AGENDA

CITY OF ORMOND BEACH, FLORIDA

CITY COMMISSION MEETING
November 7, 2023
6:00 PM
Mayor Bill Partington

Zone 1 - Commissioner Lori Tolland
Zone 2 - Commissioner Travis Sargent
Zone 3 - Commissioner Susan Persis
Zone 4 - Commissioner Harold Briley

CALVARY CHRISTIAN CENTER
1687 West Granada Boulevard, Ormond Beach, FL 32174
Phone: 386-677-0311 **Web: www.ormondbeach.org**

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1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS AND PROCLAMATIONS

A. Hometown Heroes

B. National Native American Heritage Month

5. AUDIENCE REMARKS - REGARDING ITEMS NOT ON THE AGENDA

6. APPROVAL OF MINUTES

A. Minutes from City Commission meeting - October 17, 2023

7. COMMUNITY REDEVELOPMENT AGENCY

A. **RESOLUTION NO. 2023-195**: A RESOLUTION OF THE CITY COMMISSION, ALSO ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY, OF THE CITY OF ORMOND BEACH, FLORIDA APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDMENT TO AGREEMENT FOR STREETSCAPE AND BANDING REPAIR WITH P&S PAVING, INC. REGARDING THE GRANADA BLVD. STREETSCAPE BANDING REPAIR PROJECT, UNDER BID NO. 2022-19; AUTHORIZING PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

(SEE ITEM 8A)

Staff Contact: *Shawn Finley, Public Works Director, (386) 676-3292*

8. CONSENT AGENDA

The action proposed is stated for each item on the Consent Agenda. Unless a City Commissioner removes an item from the Consent Agenda, no discussion on individual items will occur and a single motion will approve all items.

A. **RESOLUTION NO. 2023-195:** A RESOLUTION OF THE CITY COMMISSION, ALSO ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY, OF THE CITY OF ORMOND BEACH, FLORIDA APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDMENT TO AGREEMENT FOR STREETSCAPE AND BANDING REPAIR WITH P&S PAVING, INC. REGARDING THE GRANADA BLVD. STREETSCAPE BANDING REPAIR PROJECT, UNDER BID NO. 2022-19; AUTHORIZING PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Shawn Finley, Public Works Director, (386) 676-3292*

B. **RESOLUTION NO. 2023-196:** A RESOLUTION AUTHORIZING A WAIVER OF RESIDENTIAL GARAGE SALE PERMITS AND FEES AS PART OF THE 15TH ANNUAL SUPER SCENIC 150-MILE GARAGE SALE ON THE BEACHSIDE FROM THE NORTH CITY LIMITS TO THE SOUTH CITY LIMITS FROM THE HALIFAX RIVER TO THE ATLANTIC OCEAN ON SATURDAY, NOVEMBER 18, 2023 FROM 8:00 A.M. TO 2:00 P.M.; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

C. **RESOLUTION NO. 2023-197:** A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A GRANT AWARD FROM THE STATE OF FLORIDA, OFFICE OF THE ATTORNEY GENERAL REGARDING FUNDING FOR THE CITY'S VICTIM'S ADVOCATE PROGRAM; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS INCIDENTAL THERETO, INCLUDING ANY CONTRACT NECESSARY FOR THE CITY TO ACCEPT THE GRANT AWARD; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Loretta Moisio, Grants Coordinator, (386) 676-3315*

D. **RESOLUTION NO. 2023-198:** A RESOLUTION ACCEPTING THE QUOTE FROM OWENS ACCREDITATION SERVICES, LLC REGARDING ACCREDITATION SERVICES FOR THE POLICE DEPARTMENT; AUTHORIZING THE EXECUTION OF AN AGREEMENT AND PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Jesse Godfrey, Police Chief, (386) 676-3500*

E. **RESOLUTION NO. 2023-199:** A RESOLUTION AUTHORIZING THE SOLE SOURCE PROCUREMENT OF PARTS AND SERVICE FROM PARKSON CORPORATION FOR THE CITY'S AQUA GUARD SELFCLEANING BAR/FILTER SCREEN AT THE WATER RECLAMATION FACILITY; AUTHORIZING THE EXECUTION OF A CONTRACT; AND

SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Bob Preis, Utilities Manager, (386) 676-3305*

F. **RESOLUTION NO. 2023-200:** A RESOLUTION AUTHORIZING A WORK AUTHORIZATION AND ADDITIONAL FUNDING TO ANDRITZ SEPARATION, INC. FOR THE REPAIR OF THE CENTRIFUGE UNIT AT THE WATER TREATMENT PLANT; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Bob Preis, Utilities Manager, (386) 676-3305*

G. **RESOLUTION NO. 2023-201:** A RESOLUTION AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE COUNTY OF VOLUSIA UNDER THE ECHO GRANTS-IN-AID PROGRAM FOR FUNDING ASSISTANCE REGARDING THE INSTALLATION OF LED LIGHTING AT THE ORMOND BEACH SPORTS COMPLEX FOR THE SOFTBALL QUAD; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS INCIDENTAL THERETO, INCLUDING ANY CONTRACT NECESSARY FOR THE CITY TO ACCEPT THE GRANT AWARD; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Loretta Moisio, Grants Coordinator, (386) 676-3315*

H. **RESOLUTION NO. 2023-202:** A RESOLUTION AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE COUNTY OF VOLUSIA UNDER THE ECHO GRANTS-IN-AID PROGRAM FOR FUNDING ASSISTANCE REGARDING THE RENOVATION OF BASEBALL FIELDS 2-5 AT THE NOVA COMMUNITY PARK; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS INCIDENTAL THERETO, INCLUDING ANY CONTRACT NECESSARY FOR THE CITY TO ACCEPT THE GRANT AWARD; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Loretta Moisio, Grants Coordinator, (386) 676-3315*

I. **FEMA Flood Mitigation Assistance Program Grant Application**

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

Disposition: Approve as recommended in the City Manager staff report dated November 7, 2023.

J. **Auto Renewal - Golden Eagle (at Andy Romano Beachfront Park)**

Staff Contact: *Robert Carolin, Leisure Services Director, (386) 676-3279*

Disposition: Approve as recommended in the City Manager staff report dated November 7, 2023.

9. PUBLIC HEARINGS

A. **ORDINANCE NO. 2023-51:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, VACATING A PORTION OF BENTON STREET, A PLATTED PUBLIC RIGHT-OF-WAY SOUTH OF PENNSYLVANIA AVENUE, LOCATED BETWEEN VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3136-01-08-0010, 3136-01-07-0010, AND 3136-01-01-0021, AND ALONG

VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3136-01-01-0021 AND 3136-01-21-0050; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR RECORDATION AND TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

B. **ORDINANCE NO. 2023-52:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, VACATING A PORTION OF HAMMOND STREET, A PLATTED PUBLIC RIGHT-OF-WAY SOUTH OF PENNSYLVANIA AVENUE AND NORTH OF PLANTATION OAKS BOULEVARD, LOCATED BETWEEN VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3125-08-00-0014, 3136-01-07-0010 AND 3136-01-01-0021; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR RECORDATION AND TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

C. **ORDINANCE NO. 2023-53:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, VACATING A PORTION OF ROSEMARY STREET, A PLATTED PUBLIC RIGHT-OF-WAY SOUTH OF PENNSYLVANIA AVENUE, LOCATED BETWEEN VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3136-01-09-0001 AND 3136-01-08-0010; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR RECORDATION AND TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

D. **ORDINANCE NO. 2023-55:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A PLANNED RESIDENTIAL DEVELOPMENT DEVELOPMENT ORDER FOR THE "TOMOKA RESERVE" SUBDIVISION, AUTHORIZING THE DEVELOPMENT OF 272 LOTS ON 147.94+ ACRES TO BE LOCATED AT 20 TOMOKA OAKS BOULEVARD; ESTABLISHING CONDITIONS AND EXPIRATION OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

10. SECOND READING OF ORDINANCES

A. **ORDINANCE NO. 2023-54:** AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR FISCAL YEAR 2022-2023 BY AMENDING THE GENERAL FUND (001); DOWNTOWN REDEVELOPMENT TRUST FUND (104); STORMWATER UTILITY FUND (107); AIRPORT FUND (108); LOCAL LAW ENFORCEMENT TRUST FUND (109); PENSION CONTRIBUTION PASS THROUGH FUND (113); RECREATION FACILITY FEE FUND (115); GRANTS FUND (116); 2010 BEACHFRONT PARK BOND FUND (220); CAPITAL IMPROVEMENTS FUND (301); EQUIPMENT RENEWAL & REPLACEMENT FUND (302); PUBLIC SAFETY VEHICLE & EQUIPMENT FUND (305); TRANSPORTATION IMPROVEMENTS FUND (308);

FACILITIES RENEWAL & REPLACEMENT FUND (317); WATER AND WASTEWATER FUND (401); RENEWAL & REPLACEMENT FUND (409); SOLID WASTE FUND (460); AND THE GENERAL LIABILITY FUND (504); AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: *Kelly McGuire, Finance Director, (386) 676-3226*

11. REPORTS, SUGGESTIONS, REQUESTS

12. ADJOURNMENT

Website Address – www.ormondbeach.org

NOTICE – Pursuant to Section 286.0105 of the Florida Statutes, if any person decides to appeal any decision made by the City Commission with respect to any matter considered at this public meeting, such person will need a record of the proceedings and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance.
Phone: 386-677-0311



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.

In accordance with the Americans with Disabilities Act (ADA), persons with a disability, such as a vision, hearing or speech impairment, or persons needing other types of assistance, and who wish to attend City Commission meetings or any other board or committee meeting may contact the City Clerk's Office in writing, or may call 386-677-0311 for information regarding available aids and services.

MINUTES
ORMOND BEACH CITY COMMISSION
HELD AT CITY HALL COMMISSION CHAMBERS

October 17, 2023	7:00 p.m.	Commission Chambers

Present: Mayor Bill Partington, Commissioners Lori Tolland, Travis Sargent and Harold Briley, City Manager Joyce Shanahan, City Attorney Randy Hayes, Assistant City Manager Claire Whitley and City Clerk Susan Carroll Dauderis.

A G E N D A

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS AND PROCLAMATIONS

A. Janet Frank

B. Celebrate Babies Week

C. National Family Literacy Day

D. Mobility Week

5. AUDIENCE REMARKS - REGARDING ITEMS NOT ON THE AGENDA

6. APPROVAL OF MINUTES

A. Minutes from City Commission meeting - October 4, 2023

7. CONSENT AGENDA

The action proposed is stated for each item on the Consent Agenda. Unless a City Commissioner removes an item from the Consent Agenda, no discussion on individual items will occur and a single motion will approve all items.

A. **RESOLUTION NO. 2023-167:** A RESOLUTION APPOINTING A MEMBER TO THE QUALITY OF LIFE ADVISORY BOARD; SETTING FORTH TERMS AND CONDITIONS OF SERVICE; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Susan Dauderis, City Clerk, (386) 676-3340*

B. **RESOLUTION NO. 2023-168:** A RESOLUTION AMENDING THE CITY COMMISSION MEETING SCHEDULE FOR THE MONTHS OF OCTOBER, NOVEMBER AND DECEMBER 2023; PROVIDING FOR EXCEPTIONS THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Susan Dauderis, City Clerk, (386) 676-3340*

C. **RESOLUTION NO. 2023-169:** A RESOLUTION ACCEPTING A PROPOSAL FROM MEAD & HUNT, INC. TO PROVIDE CONSTRUCTION ADMINISTRATION SERVICES REGARDING THE WATER RECLAMATION FACILITY UPGRADES PROJECT; AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Bob Preis, Utilities Manager, (386) 676-3305*

D. **RESOLUTION NO. 2023-170:** A RESOLUTION ACCEPTING A BID FROM SGS CONTRACTING SERVICES, INC. FOR CONSTRUCTION SERVICES REGARDING THE WATER RECLAMATION FACILITY UPGRADES PROJECT, UNDER BID NO. 2023-28; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFOR; REJECTING ALL OTHER BIDS; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Bob Preis, Utilities Manager, (386) 676-3305*

E. **RESOLUTION NO. 2023-171:** A RESOLUTION AUTHORIZING THE SOLE SOURCE PROCUREMENT OF VARIOUS REPLACEMENT AND REPAIR PARTS FROM ALPHA GENERAL SERVICES, LLC ON AN AS-NEEDED BASIS FOR THE CITY'S PRETREATMENT EFFLUENT PUMPING TANKS; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Bob Preis, Utilities Manager, (386) 676-3305*

F. **RESOLUTION NO. 2023-172:** A RESOLUTION AUTHORIZING THE SOLE SOURCE PROCUREMENT OF PUMPING AND CONTROLS EQUIPMENT AND REPAIR SERVICES FROM XYLEM WATER SOLUTIONS USA, INC. ON AN AS-NEEDED BASIS FOR THE CITY'S WASTEWATER COLLECTION SYSTEM LIFT STATIONS; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Bob Preis, Utilities Manager, (386) 676-3305*

G. **RESOLUTION NO. 2023-173:** A RESOLUTION AUTHORIZING THE SOLE SOURCE PROCUREMENT OF PEERLESS PUMP PRODUCTS AND REPAIR SERVICES FROM TOM EVANS ENVIRONMENTAL ON AN AS-NEEDED BASIS FOR PUMPING STATIONS THROUGHOUT THE CITY; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Bob Preis, Utilities Manager, (386) 676-3305*

H. **RESOLUTION NO. 2023-174:** A RESOLUTION AUTHORIZING THE SOLE SOURCE PROCUREMENT OF NEPTUNE WATER METERS AND PARTS FROM FERGUSON ENTERPRISES, LLC ON AN ASNEEDED BASIS; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Bob Preis, Utilities Manager, (386) 676-3305*

I. **RESOLUTION NO. 2023-175:** A RESOLUTION ACCEPTING A PROPOSAL FROM DANUS UTILITIES, INC. TO PROVIDE CONSTRUCTION SERVICES REGARDING THE BREAKAWAY TRAILS LIFT STATION REHABILITATION PROJECT; AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Bob Preis, Utilities Manager, (386) 676-3305*

J. **RESOLUTION NO. 2023-176:** A RESOLUTION ACCEPTING A PROPOSAL FROM DANUS UTILITIES, INC. TO PROVIDE CONSTRUCTION SERVICES REGARDING THE WATER TREATMENT PLANT HATCH REPLACEMENT PROJECT; AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Bob Preis, Utilities Manager, (386) 676-3305*

K. **RESOLUTION NO. 2023-177:** A RESOLUTION ACCEPTING A PROPOSAL FROM ZEV COHEN & ASSOCIATES, INC. TO PROVIDE ENGINEERING SERVICES REGARDING DESIGN OF THE AIRPORT ROAD/SR40 FORCE MAIN PROJECT; AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Bob Preis, Utilities Manager, (386) 676-3305*

L. **RESOLUTION NO. 2023-178:** A RESOLUTION AUTHORIZING THE EXECUTION OF A CHANGE ORDER TO THE EXISTING AGREEMENT WITH TYLER TECHNOLOGIES INC, REGARDING AN ENTERPRISE RESOURCE SYSTEM DOCUMENT MANAGEMENT PROGRAM, INCLUDING IMPLEMENTATION, HOSTING AND MAINTENANCE SERVICES; AUTHORIZING PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

M. **RESOLUTION NO. 2023-179:** A RESOLUTION AUTHORIZING ADDITIONAL FUNDING FOR INFORMATION TECHNOLOGY SERVICES ON AN AS-NEEDED BASIS FROM ADVANCED SYSTEMS SOLUTIONS, INC., EMPIRE COMPUTING & CONSULTING, INC. AND JAMES MOORE & CO., P.L.; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Chuck Osteen, Information Technology Manager, (386) 615-7031*

N. **RESOLUTION NO. 2023-180:** A RESOLUTION RATIFYING, AFFIRMING AND AUTHORIZING EXPENDITURES FOR ARBORIST SERVICES FROM ARBOR PERMITS, LLC; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Jesse Godfrey, Police Chief, (386) 676-3500*

O. **RESOLUTION NO. 2023-182:** A RESOLUTION ACCEPTING A PROPOSAL FROM FLORIDA HEALTH CARE PLANS, INC. FOR THE PROVISION OF EMPLOYEE HEALTH/MEDICAL BENEFIT SERVICES; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Claire Whitley, Assistant City Manager, (386) 676-3202*

P. **RESOLUTION NO. 2023-183:** A RESOLUTION AUTHORIZING FUNDING OF EMPLOYEE HEALTH SAVINGS ACCOUNTS FOR THE 2024 PLAN YEAR; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Claire Whitley, Assistant City Manager, (386) 676-3202*

Q. **RESOLUTION NO. 2023-184:** A RESOLUTION ACCEPTING A PROPOSAL FROM THE STANDARD INSURANCE COMPANY FOR THE PROVISION OF EMPLOYEE DENTAL INSURANCE BENEFITS SERVICES; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Claire Whitley, Assistant City Manager, (386) 676-3202*

R. **RESOLUTION NO. 2023-185:** A RESOLUTION ACCEPTING A PROPOSAL FROM STANDARD INSURANCE COMPANY FOR THE PROVISION OF EMPLOYEE VISION INSURANCE BENEFITS; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Claire Whitley, Assistant City Manager, (386) 676-3202*

S. **RESOLUTION NO. 2023-186:** A RESOLUTION ACCEPTING A PROPOSAL FROM STANDARD INSURANCE COMPANY FOR THE PROVISION OF EMPLOYEE LONG TERM DISABILITY INSURANCE BENEFITS SERVICES; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Claire Whitley, Assistant City Manager, (386) 676-3202*

T. **RESOLUTION NO. 2023-187:** A RESOLUTION ACCEPTING A PROPOSAL FROM STANDARD INSURANCE COMPANY FOR THE PROVISION OF EMPLOYEE LIFE INSURANCE BENEFITS

SERVICES; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Claire Whitley, Assistant City Manager, (386) 676-3202*

U. **RESOLUTION NO. 2023-188:** A RESOLUTION ACCEPTING A PROPOSAL FROM STANDARD INSURANCE COMPANY FOR THE PROVISION OF EMPLOYEE VOLUNTARY LIFE INSURANCE BENEFITS SERVICES; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Claire Whitley, Assistant City Manager, (386) 676-3202*

V. **RESOLUTION NO. 2023-189:** A RESOLUTION ACCEPTING A PROPOSAL FROM STANDARD INSURANCE COMPANY FOR THE PROVISION OF EMPLOYEE VOLUNTARY SHORT-TERM DISABILITY INSURANCE BENEFITS; AUTHORIZING THE EXECUTION OF A CONTRACT AND PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Claire Whitley, Assistant City Manager, (386) 676-3202*

W. **RESOLUTION NO. 2023-190:** A RESOLUTION AUTHORIZING THE EXECUTION OF A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF ORMOND BEACH AND THE INTERNATIONAL UNION OF POLICE ASSOCIATIONS, AFL-CIO LOCAL #6075 (“IUPA”); SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Claire Whitley, Assistant City Manager, (386) 676-3202*

X. **Renewal of the Ormond Beach State Legislative Services**

Staff Contact: *Brian Rademacher, Economic Development Director, (386) 676-3266*

Disposition: Approve as recommended in the City Manager staff report dated October 17, 2023.

Y. **2024 City of Ormond Beach Legislative Action Agenda**

Staff Contact: *Brian Rademacher, Economic Development Director, (386) 676-3266*

Disposition: Approve as recommended in the City Manager staff report dated October 17, 2023.

Z. **Intent to Bid - Amsden Road Drainage Abandonment**

Staff Contact: *Alex Schumann, City Engineer, (386) 676-3302*

Disposition: Approve as recommended in the City Manager staff report dated October 17, 2023.

AA. **City Manager's Monthly Report, October 2023**

Staff Contact: *Joyce Shanahan, City Manager, (386) 676-3200*

Disposition: Accept as information as recommended in the City Manager staff report dated October 17, 2023.

8. PUBLIC HEARINGS

A. **ORDINANCE NO. 2023-51:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, VACATING A PORTION OF BENTON STREET, A PLATTED PUBLIC RIGHT-OF-WAY SOUTH OF PENNSYLVANIA AVENUE,

LOCATED BETWEEN VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3136-01-08-0010, 3136-01-07-0010, AND 3136-01-01-0021, AND ALONG VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3136-01-01-0021 AND 3136-01-21-0050; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR RECORDATION AND TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

B. **ORDINANCE NO. 2023-52:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, VACATING A PORTION OF HAMMOND STREET, A PLATTED PUBLIC RIGHT-OF-WAY SOUTH OF PENNSYLVANIA AVENUE AND NORTH OF PLANTATION OAKS BOULEVARD, LOCATED BETWEEN VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3125-08-00-0014, 3136-01-07-0010 AND 3136-01-01-0021; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR RECORDATION AND TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

C. **ORDINANCE NO. 2023-53:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, VACATING A PORTION OF ROSEMARY STREET, A PLATTED PUBLIC RIGHT-OF-WAY SOUTH OF PENNSYLVANIA AVENUE, LOCATED BETWEEN VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3136-01-09-0001 AND 3136-01-08-0010; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR RECORDATION AND TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

D. **RESOLUTION NO. 2023-191:** A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA APPROVING THE PRELIMINARY PLAT FOR THE “ENCLAVE SUBDIVISION”; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

E. **RESOLUTION NO. 2023-192:** A RESOLUTION AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A SPECIAL EXCEPTION TO ALLOW OUTDOOR ACTIVITY TO INCLUDE ITINERANT VENDING DURING SPECIAL EVENTS AT “CM CUSTOM POOL DESIGNS” AND “MOORE OUTDOOR LIVING” LOCATED AT 1133 AND 1141 NORTH U.S. HIGHWAY 1 AND BEING SITUATED WITHIN THE I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Steven Spraker, Planning Director, (386) 676-3341*

9. FIRST READING OF ORDINANCES

A. **ORDINANCE NO. 2023-54:** AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR FISCAL YEAR 2022-2023 BY AMENDING THE GENERAL FUND (001); DOWNTOWN REDEVELOPMENT TRUST FUND (104); STORMWATER UTILITY FUND (107);

AIRPORT FUND (108); LOCAL LAW ENFORCEMENT TRUST FUND (109); PENSION CONTRIBUTION PASS THROUGH FUND (113); RECREATION FACILITY FEE FUND (115); GRANTS FUND (116); 2010 BEACHFRONT PARK BOND FUND (220); CAPITAL IMPROVEMENTS FUND (301); EQUIPMENT RENEWAL & REPLACEMENT FUND (302); PUBLIC SAFETY VEHICLE & EQUIPMENT FUND (305); TRANSPORTATION IMPROVEMENTS FUND (308); FACILITIES RENEWAL & REPLACEMENT FUND (317); WATER AND WASTEWATER FUND (401); RENEWAL & REPLACEMENT FUND (409); SOLID WASTE FUND (460); AND THE GENERAL LIABILITY FUND (504); AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: *Kelly McGuire, Finance Director, (386) 676-3226*

10. REPORTS, SUGGESTIONS, REQUESTS

11. ADJOURNMENT

M I N U T E S

Item #1 – Meeting Call to Order

Mayor Partington called the meeting to order at 7:00 p.m.

Item #2 – Invocation

Pastor Neal Ganzel Jr., Coquina Presbyterian Church, provided the invocation.

Item #3 – Pledge of Allegiance

Mayor Partington led the Pledge of Allegiance.

Item #4 – Presentations and Proclamations

Item #4A – Janet Frank

Mayor Partington presented a proclamation to Ms. Janet Frank for her visits to all of the Florida State Parks.

Ms. Frank thanked the Commission for their support and proudly showed them her book with all the stamps collected at the parks.

Mayor Partington noted the Florida Governor announced The Great Outdoors initiative and mentioned some discounts available to residents.

Item #4B – Celebrate Babies Week

Mayor Partington proclaimed October 15 through October 21, 2023 as Celebrate Babies Week and presented a proclamation to Ms. Lisa Beitez from the Northeast Central Florida Infant Mental Health Chapter.

Ms. Beitez thanked the Commission for their support and discussed the importance of infant mental health.

Item #4C – National Family Literacy Day

Mayor Partington presented a proclamation to Ms. Stacey Simmons from the Daughters of the American Revolution for National Family Literacy Day.

Ms. Simmons presented a certificate award to the Mayor and Commission for their support.

Item #4D – Mobility Week

Mayor Partington proclaimed October 27 through November 4, 2023 as Mobility Week and presented a proclamation to Ms. Loreen Bobo from District 5 of the Florida Department of Transportation.

Ms. Bobo discussed the Target Zero initiative and thanked the Commission for their support.

Mayor Partington expressed his support of the Target Zero initiative.

Item #5 – Audience Remarks

Ms. Fran Cranfield, 136 Bear Creek Path, discussed the traffic issues on Hull Road and expressed concerns regarding the airport, Tomoka Oaks, and the Belvedere Fuel Farm.

Ms. Celeste Mastrobuono, 23 Malayan Sun Bear Path, expressed opposition to the Belvedere Fuel Farm.

Ms. Judy Robin, 81 Grizzly Bear Path, requested the Commission invite the Belvedere Fuel Farm owners to the site during special events, such as Biketoberfest, to view the traffic concerns.

Ms. Nancy Bates, 1 Indian Bear Path, expressed her opposition to the fuel farm and thanked the Commission for their opposition. She inquired if there was pushback from the letters previously sent. She noted she felt communication between the city and county and other entities involved should remain open.

Ms. Lindsey Pate, 40 Wild Cat Lane, thanked staff and the Commission for the work on National Night Out. She reviewed the Volusia County Council's approved motions regarding the fuel farm and expressed her concerns.

Ms. Catherine Pante, Daytona Beach, shared concerns regarding the Volusia County Council's motions. She requested the Ormond Beach Fire Department and Police Department send a letter of opposition regarding the fuel farm.

Ms. Mary Allen, 198 Bear Foot Trail, voiced concerns regarding the potential increase in traffic.

Ms. Michelle Zirkelbach, 328 River Buff Drive, discussed her experience with fuel farms and expressed concerns regarding the fuel farm and Tomoka Oaks.

Item #6 – Approval of Minutes

Mayor Partington advised the minutes of the October 4, 2023, meeting had been sent to the Commission for review and were posted on the city's website for public viewing. He asked for any corrections, additions, or omissions. He stated hearing no corrections, the minutes would stand approved as presented.

Commissioner Briley moved, seconded by Commissioner Sargent, for approval of the October 4, 2023, City Commission meetings minutes.

The motion passed by voice vote.

Item #7 – Consent Agenda

Mayor Partington advised the actions proposed for the items on the Consent Agenda were so stated on the agenda. He asked if any member of the Commission had questions or wished to discuss any items separately.

Commissioner Sargent moved, seconded by Commissioner Briley, for approval of the consent agenda.

Call Vote:	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Briley	Yes
Carried.	Mayor Partington	Yes

Comments on the Consent Agenda

Commissioner Sargent, Commissioner Tolland, and Commissioner Briley expressed support of Item 7W regarding the collective bargaining agreement with the Ormond Beach International Union of Police Associations.

Item #8 – Public Hearings

Mayor Partington opened the Public Hearings.

Item #8A – Partial Right-of-Way Vacation, Benton Street

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-51

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, VACATING A PORTION OF BENTON STREET, A PLATTED PUBLIC RIGHT-OF-WAY SOUTH OF PENNSYLVANIA AVENUE, LOCATED BETWEEN VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3136-01-08-0010, 3136-01-07-0010, AND 3136-01-01-0021, AND ALONG VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3136-01-01-0021 AND 3136-01-21-0050; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR RECORDATION AND TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Steven Spraker explained Item 8A, 8B, and 8C were for a partial right-of-way vacation, reviewed the location, and explained the next steps in the process if approved.

Commissioner Sargent moved, seconded by Commissioner Tolland, for approval of Ordinance No. 2023-51, on first reading, as read by title only.

Call Vote:	Commissioner Sargent	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
Carried.	Mayor Partington	Yes

Item #8B – Partial Right-of-Way Vacation, Hammond Street

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-52

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, VACATING A PORTION OF HAMMOND STREET, A PLATTED PUBLIC RIGHT-OF-WAY SOUTH OF PENNSYLVANIA AVENUE AND NORTH OF PLANTATION OAKS BOULEVARD, LOCATED BETWEEN VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3125-08-00-0014, 3136-01-07-0010 AND 3136-01-01-0021; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR RECORDATION AND TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Sargent moved, seconded by Commissioner Briley, for approval of Ordinance No. 2023-52, on first reading, as read by title only.

Call Vote:	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
Carried.	Mayor Partington	Yes

Item #8C – Partial Right-of-Way Vacation, Rosemary Street

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-53

AN OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, VACATING A PORTION OF ROSEMARY STREET, A PLATTED PUBLIC RIGHT-OF-WAY SOUTH OF PENNSYLVANIA

AVENUE, LOCATED BETWEEN VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3136-01-09-0001 AND 3136-01-08-0010; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR RECORDATION AND TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Briley moved, seconded by Commissioner Sargent, for approval of Ordinance No. 2023-53, on first reading, as read by title only.

Call Vote:	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
Carried.	Mayor Partington	Yes

Item #8D – Enclave Subdivision, Preliminary Plat

City Clerk Susan C. Dauderis read by title only:

RESOLUTION NO. 2023-191

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA APPROVING THE PRELIMINARY PLAT FOR THE "ENCLAVE SUBDIVISION"; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Spraker explained the request was for a preliminary plat on 26 acres with 12 individual lots. He reviewed the location, zoning, site plan features, and the next steps for the item if approved.

Commissioner Tolland inquired about the wetlands; whereby, Mr. Spraker stated the wetlands were isolated based on the environmental assessment. She asked about the right-of-way, five-foot sidewalk and if with future developments could there be a requirement for wider sidewalks to allow for multi-modal use; whereby, Mr. Spraker stated the Commission could make it a policy direction, possibly part of a master sidewalk plan.

Commissioner Briley expressed his support of larger sidewalks.

Mr. Spraker stated staff could look into a sidewalk masterplan to bring back to the Commission in the future.

Commissioner Sargent moved, seconded by Commissioner Tolland, for approval of Resolution No. 2023-191, as read by title only.

Call Vote:	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Briley	Yes
Carried.	Mayor Partington	Yes

Item #8E – 1133 and 1141 N. US Highway 1 Special Exception for Outdoor Activity

City Clerk Susan C. Dauderis read by title only:

RESOLUTION NO. 2023-192

A RESOLUTION AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A SPECIAL EXCEPTION TO ALLOW OUTDOOR ACTIVITY TO INCLUDE ITINERANT VENDING DURING SPECIAL EVENTS AT "CM CUSTOM POOL DESIGNS" AND "MOORE OUTDOOR LIVING" LOCATED AT 1133 AND 1141 NORTH U.S. HIGHWAY 1 AND BEING SITUATED WITHIN THE I-1 (LIGHT INDUSTRIAL) ZONING DISTRICT; ESTABLISHING CONDITIONS AND EXPIRATION DATE OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Spraker explained the item was for a property within the Interlocal Service Boundary Agreement and explained the location and Land Development Code regulations related to the property. He noted one of the permitted special exception uses included outdoor activity. He stated the application was to include up to ten itinerant vendors and two food

trucks on the property, noting there were no plans for outdoor music. He explained at the Planning Board meeting there was discussion regarding the fence at the rear of the property, explaining there was a recommendation to install a fence and the applicant was willing to comply with the recommendation. He clarified the special exception permit was for 3 years.

Commissioner Briley moved, seconded by Commissioner Sargent, for approval of Resolution No. 2023-192, as read by title only.

Ms. Christine Wagstaff, 1138 ½ Roberts Street, expressed concerns regarding the fence near her property and requested the Commission consider asking the applicant to include a fence on the area abutting her property. She also voiced concern regarding the noise from motorcycles, noting discussions she had with the applicant.

Ms. Robin Kann, 1138 Roberts Street, stated support of Ms. Wagstaff and voiced concerns regarding the noise.

Mayor Partington inquired if staff was involved with the neighbor's discussions with the applicant; whereby, Mr. Spraker noted staff was not involved. He explained the Planning Board recommended the fence along the 1133 Roberts Street property, noting there was an existing fence along the property of 1138 Roberts Street.

Commissioner Tolland stated it looked like there was a fence around the rear of the property except for the area abutting 1133 Roberts Street; whereby, Mr. Spraker stated that was correct. He explained there was a chain link fence on the applicant side of the property and at seven to eight-foot fence wooden fence on the neighboring side of the property.

Commissioner Briley inquired if the wooden fence was the applicant's or the neighbor's; whereby, Mr. Spraker stated the chain link fence was the applicant's, noting the applicant Mr. Coby Moore was available to confirm.

Mr. Coby Moore, applicant, stated the fences were in place when he bought the property in 2022.

Commissioner Briley inquired if the applicant would be amenable to take down the chain link fence and replace with another wooden privacy fence; whereby, Mr. Moore stated the Iron Horse Saloon was right next door and would cause more noise than the parking and planned vendors on his property, noting the motorcycle parking and vendors would be in the front of the property, not at the rear.

Commissioner Sargent inquired why a second privacy fence would be added to the 1138 Roberts Street portion of the property; whereby, Commissioner Briley stated he was asking to help buffer the noise for the surrounding neighbors.

Commissioner Sargent and Commissioner Tolland expressed concerns regarding a second privacy fence.

Mayor Partington inquired how the noise level from surrounding sites could be contained; whereby, Mr. Spraker stated there were other vendors who were permitted for live music and noted the applicants request was for ten vendor spaces, two food trucks, and parking. Mayor Partington inquired if the applicant was subject to the noise ordinances; whereby, Mr. Spraker stated that was correct and clarified the site would not produce music.

Commissioner Briley and Commissioner Tolland expressed support of the Planning Board recommendation. Commissioner Tolland requested the fence be of similar style and height to the surrounding fence; whereby, Mr. Spraker noted the Development Order could be amended to include a fence of similar height.

Ms. Wagstaff stated the higher fence would help buffer the sound, noting the fence should include her property.

Mayor Partington clarified there was already a wooden fence on Ms. Wagstaff's property; whereby, Mr. Spraker stated it appeared that way but would not be able to confirm the fence was on her property without a survey.

Commissioner Briley moved, seconded by Commissioner Sargent, for approval of Resolution No. 2023-192, with the addition of the fence to be installed of similar height, as read by title only.

Call Vote:	Commissioner Sargent	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
Carried.	Mayor Partington	Yes

Item #9A – FY 2022-23 Budget Amendments

City Clerk Susan C. Dauderis read by title only:

ORDINANCE NO. 2023-54

AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR FISCAL YEAR 2022-2023 BY AMENDING THE GENERAL FUND (001); DOWNTOWN REDEVELOPMENT TRUST FUND (104); STORMWATER UTILITY FUND (107); AIRPORT FUND (108); LOCAL LAW ENFORCEMENT TRUST FUND (109); PENSION CONTRIBUTION PASS THROUGH FUND (113); RECREATION FACILITY FEE FUND (115); GRANTS FUND (116); 2010 BEACHFRONT PARK BOND FUND (220); CAPITAL IMPROVEMENTS FUND (301); EQUIPMENT RENEWAL & REPLACEMENT FUND (302); PUBLIC SAFETY VEHICLE & EQUIPMENT FUND (305); TRANSPORTATION IMPROVEMENTS FUND (308); FACILITIES RENEWAL & REPLACEMENT FUND (317); WATER AND WASTEWATER FUND (401); RENEWAL & REPLACEMENT FUND (409); SOLID WASTE FUND (460); AND THE GENERAL LIABILITY FUND (504); AND SETTING FORTH AN EFFECTIVE DATE.

Ms. Kelly McGuire, Finance Director, explained the item was an annual item for the Commission to approve the amendments to the budget, noting most amendments were from Capital Improvement Projects previously approved by the Commission.

Commissioner Sargent moved, seconded by Commissioner Tolland, for approval of Ordinance No. 2023-54, on first reading, as read by title only.

Call Vote:	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
Carried.	Mayor Partington	Yes

Item #10 – Reports, Suggestions, Requests

Events, Compliments, and Announcements

Ms. Joyce Shanahan, City Manager, stated there was a Special City Commission meeting scheduled on October 25, 2023, Regular City Commission meeting on November, 7, 2023 at Calvary Christian Center, and discussed the remaining City Commission meetings for 2023. She reviewed upcoming events including the 150-Mile Super Scenic Highway Yard Sale, Community Helper Day, Fall Bird Walk, Hometown Heroes, and Veteran's Day Luncheon.

Commissioner Briley reviewed the events he attended including the State of the City and the Ormond Beach MainStreet Installation.

Commissioner Tolland discussed the events she attended including the Quality of Life Advisory Board meeting, Townhall meeting, State of the City, and ReGrow the Loop events. She thanked the Crotty family for their work in the community and challenged the residents to enjoy the City landmarks and enjoy the beauty of Ormond Beach.

Commissioner Sargent thanked staff and the Police Union for their work during the collective bargaining. He reviewed events he attended including State of the City and requested staff look into a State of the City for the residents and allow the Commissioners to recognize a citizen from their zone. Commissioner Sargent announced he would be seeking re-election for Zone 2 City Commissioner.

Mayor Partington shared a note he received from Mr. John Tyler with the Florida Department of Transportation. He congratulated Ormond Beach MainStreet and discussed the organization and discussed the State of the City event.

Belvedere Fuel Farm
Commissioner Sargent discussed the Volusia County motions made and noted actions taken by the City.

Audience Remarks
Mayor Partington stated there were no plans for a runway extension and wanted to stop the rumor before it spread, noting the cutting of trees was required by the Federal Aviation Administration due to the potential obstruction. He stated a post card was sent around Bear Creek regarding increased planes at the airport and noted there were no items before staff regarding increased planes by Embry-Riddle at the Ormond Beach Municipal Airport.

Item #11 – Adjournment

The meeting was adjourned at 8:42 p.m.

APPROVED: November 7, 2023

BY: _____
Bill Partington, Mayor

ATTEST:

_____
Susan Carroll Dauderis,
City Clerk

City of Ormond Beach
AGENDA ITEM

November 7, 2023 - City Commission

Number: 8.A

Section:	CONSENT AGENDA		
Item Category:	Consent - Resolution	**Res./Ord. No:**	2023-195
Strategic Goal:	Quality of Life - Other		
Department:	Public Works - Engineering		
Subject:	Granada Boulevard Streetscape Sidewalk Banding Repair Contract Modification		
Summary:	This is a request for the City Commission, also acting as the Community Redevelopment Agency (CRA) for the City, to approve a Contract Amendment with P&S Paving, Inc. for the Granada Blvd. Streetscape Sidewalk Banding Repair project. On December 6, 2022, the City Commission approved a contract with P&S Paving for the Granada Blvd. Streetscape Sidewalk Banding Repairs. Following execution of this contract, it was discovered that the specified integral shell material was unable to be sourced. While P&S Paving and City Staff made every attempt to find a solution to re-create the desired banding as directed by the Commission and specified in the awarded bid, lack of satisfactory materials prevented this from occurring. In addition to completing a test panel with alternate shell material, P&S paving pre-ordered several items for the project, including benches and trash receptacles. Staff has negotiated a contract amendment with P&S Paving to reduce the scope and price for the contract. The modification reduces the cost to $53,000.94 for expenses incurred in constructing a test panel ($2,197) and purchase of benches and trash receptacles ($50,803.14). The amendment reflects the modified terms agreed upon by P&S Paving, Ormond Beach City Attorney's office, and Ormond Beach Engineering Department. No other work will be completed under this agreement. Staff is working with Ormond Beach Main Street to identify suitable alternatives to bring back to commission for re-bidding. This item will be brought back to the City Commission for approval prior to advertising.		
Financial Impact:	Sufficient funds are available in Fund 104-Community Redevelopment Agency for the costs incurred under this modified contract. As these funds were originally budgeted in the prior year, a budget amendment will be required.		

Citizen Impact:	The streetcape sidewalk banding repair project will enhance the walkability of the CRA area and improve the overall safety and aesthetics of the downtown area. A reworking of this project will allow staff to implement a new plan that best reflects the vision of the City and aesthetically benefits Downtown Ormond Beach.
Recommended Action (Staff, Advisory Board and/or Other):	It is recommended that the City Commission, also acting as the CRA for the City, approve the Contract Amendment with P&S Paving, Inc. to reduce the contract amount to $53,000.94.
Staff Contact:	Shawn Finley, Public Works Director, (386) 676-3292
Attachments:	1. 23-195 Granada sidewalk banding-Contract Amendment P&S (P22-0146G) 2. PS Paving Coquina Sidewalk Contract Amendment, 9-28-23
Approval:	Kelly McGuire, Finance Director 10/20/2023 Claire Whitley, Assistant City Manager 10/31/2023 Joyce Shanahan, City Manager 11/2/2023

RESOLUTION NO. 2023-195

A RESOLUTION OF THE CITY COMMISSION, ALSO ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY, OF THE CITY OF ORMOND BEACH, FLORIDA APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDMENT TO AGREEMENT FOR STREETSCAPE AND BANDING REPAIR WITH P&S PAVING, INC. REGARDING THE GRANADA BLVD. STREETSCAPE BANDING REPAIR PROJECT, UNDER BID NO. 2022-19; AUTHORIZING PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City Commission approved Resolution No. 84-74 declaring the Central Business District ("District"), as described therein, to be a Community Redevelopment Area in accordance with section 163.357, *Florida Statutes*, and

WHEREAS, Resolution 84-74 further declared the City Commission to be the Community Redevelopment Agency ("Agency") for the District, and

WHEREAS, in accordance with section 163.387, Florida Statutes, the City Commission approved Ordinance No. 84-34 establishing a Redevelopment Trust Fund ("Trust Fund") for the Agency in accordance with the said statutory provisions, and

WHEREAS, by Resolution No. 87-4, the City Commission approved the Granada Boulevard Master Streetscape Plan ("Granada Plan") as the official City policy and plan for the said area, and

WHEREAS, by Resolution No. 87-53, the City Commission approved the Bovard Avenue/Vining Court Master Streetscape Plan ("Bovard Plan") as the official City policy and plan for the said area, and

WHEREAS, together the said plans comprised the Community Redevelopment Plan ("Plan") for the said area, and

WHEREAS, the City Commission, also acting as the Agency, approved Resolution Nos. 89-262, 93-178, 93-252, 00-155, and 01-168 readopting and amending the Granada and Bovard Plans, and

WHEREAS, the City Commission, also acting as the Agency, approved Resolution No. 2004-181, amending the Granada Plan to provide the establishment of a Property Improvement Grant Program ("Grant Program") for the District, and

WHEREAS, the City Commission, also acting as the Agency, approved Resolution 2004-187 establishing conditions for the implementation of the Property Improvement Grant Program for the District, and

WHEREAS, the City Commission, also acting as the Agency, approved Resolution 2007-157, adopting the updated master plan for the Ormond Beach Downtown Community Redevelopment Area (CRA), and

WHEREAS, the City Commission, also acting as the Agency, approved Resolution 2019-178, adopting the amended master plan for the Ormond Beach Downtown Community Redevelopment Area (CRA), and

WHEREAS, the City and P&S Paving, Inc. are parties to an Agreement, dated January 3, 2023, for construction services for the Granada Blvd. streetscape banding repair project ("the Project"), and

WHEREAS, subsequent to the execution of the Agreement, it became evident that materials essential for the Project were unavailable preventing the Project from being completed as planned, and

WHEREAS, the parties desire to amend the Agreement by reducing the price and scope of services as detailed on the Amendment to Agreement for Streetscape and Banding Repair attached hereto and incorporated herein by reference, and

WHEREAS, the City Manager has certified that funds in the amount of $53,000.94 have been appropriated to the credit of the Downtown Redevelopment Trust Fund (104) and have not been appropriated for any other purpose, and

WHEREAS, the City Commission, on behalf of the City and the Community Redevelopment Agency, concurs in the said determination and recommendation, now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, ALSO ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY, THAT:

SECTION ONE. The Mayor/Chairman and the City Manager are hereby authorized and directed to execute an Amendment to Agreement for Streetscape and Banding Repair at the said price, and to pay the cost thereof from the Downtown Redevelopment Trust Fund.

SECTION TWO. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED this 7th day of November, 2023.

_____

BILL PARTINGTON
Mayor, City of Ormond Beach and
Chairman, Central Business District CRA

ATTEST:

_____

SUSAN CARROLL DAUDERIS
City Clerk

AMENDMENT TO AGREEMENT FOR STREETSCAPE AND BANDING REPAIR

CITY OF ORMOND BEACH, FLORIDA
and
P & S PAVING, INC.

THE AGREEMENT between the City of Ormond Beach ("City") and P&S Paving, Inc. ("Contractor") for Granada Blvd. Streetscape Banding Repair (Bid No. 2022-19) that was entered into on January 3, 2023 in the amount of $2,818,049.80 is hereby amended as set forth below:

WHEREAS, the parties executed an Agreement for sidewalk upgrades and other related work on Granada Boulevard. Material to this contract was the removal of existing concrete pavers to be replaced with colored concrete with coquina shell finish; and

WHEREAS, after the City accepted the bid but before construction could commence, the product necessary for the coquina finish became commercially unavailable. Due to the unavailability of the product that is material to the Agreement, both parties mutually agree that the Agreement as specified is impossible to perform and at no fault of either party; and

WHEREAS, the scope of work and price under this Agreement must be modified; and

THEREFORE, the parties agree to amend the Agreement as follows:

1. As of the date of this Amendment, P&S Paving, Inc. has provided the City $50,803.14 in product (benches and receptacles) and services related to a sidewalk materials test in the amount of $2,197. The price under the Agreement shall be reduced to $53,000.94 for the reduced product and scope of services. The parties agree that no further work shall be done due to impossibility of performance, and the $53,000.94 payment shall be considered the final payment by the City to the Contractor under this Agreement.

2. All other provisions of the Agreement remain in full force and effect, including any warranties/guarantees related to the products provided.

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment to the Agreement on the dates indicated below.

DATED this _____ day of _____, 2023.

Witnesses:

CITY OF ORMOND BEACH

_____
Print Name: _____

By: _____
Bill Partington
Mayor

_____
Print Name: _____

Attest: _____
JOYCE A. SHANAHAN
City Manager

DATED this _____ day of _____, 2023.

Witnesses:

P & S PAVING, INC.

_____
Print Name: _____

By: Curtis Long Digitally signed by Curtis Long Date: 2023.09.28 18:21:46 -04'00'
Print Name: Curtis Long
Title: Vice President

_____
Print Name: _____

Attest: Wallace Combs Digitally signed by Wallace Combs Date: 2023.09.29 08:29:12 -04'00'
Print Name: Wallace Combs
Title: Project Manager

City of Ormond Beach
AGENDA ITEM

November 7, 2023 - City Commission

Number: 8.B

Section:	CONSENT AGENDA		
Item Category:	Consent - Resolution	**Res./Ord. No:**	2023-196
Strategic Goal:	Transportation & Community Development - Other		
Department:	Planning & Building		
Subject:	2023 Ormond Scenic Loop and Trail, 150 mile Super Scenic Garage Sale		
Summary:	This is a request from the Ormond Scenic Loop & Trail Corridor Management Organization to waive residential garage sale permits and fees as part of the fifteenth Annual Scenic Loop and Trail, 150 mile Super Scenic Garage Sale on the beachside from the north city limits to the south city limits, and from the Halifax River to the Atlantic Ocean, on Saturday, November 18, 2023 from 8:00 a.m. to 2:00 p.m. The City Commission has authorized this fee waiver since 2021. This year will be the 15th year of a 150-mile Super Scenic Garage Sale, an event for shoppers and sellers covering over 150 miles along Florida's east coast. The event starts in Fernandina Beach and ends in Ponce Inlet, running along State Road A1A through Nassau, Duval, St. Johns, Flagler and Volusia counties with a mix of locations to stop and shop while exploring our coastal communities along the way. The event is promoted by the Florida Scenic Highways and National Scenic Byways and the Friends of A1A Scenic & Historic Coastal Byway.		
Financial Impact:	Garage sales are allowed for residential properties up to 3 times per year. There is a $5 fee for the first two garage sales and the third garage sale is allowed with no fee. If the City Commission elects to allow the permits and fees to be waived, the financial impact will be inconsequential.		
Citizen Impact:	The 15th Annual Super Scenic 150-Mile Garage Sale is designed to promote the beachside portion of the Ormond Scenic Loop and Trail and State Road A1A. The event provides interest for commercial uses along the corridor. The event will occur with or without the permits and fees waiver limited to Sat, Nov 18, 2023, from 8:00 a.m. to 2:00 p.m. The Ormond Scenic Loop & Trail Corridor Management Organization		

	request seeks to include this portion of Ormond Beach in the 150-Mile Garage Sale.
Recommended Action (Staff, Advisory Board and/or Other):	Staff recommends the City Commission approve the request from the Ormond Scenic Loop & Trail Corridor Management Organization to waive residential garage permits and fees as part of the 15TH Annual Super Scenic 150-Mile Garage Sale, beachside from the north to the south city limits, and from Halifax River to the Atlantic Ocean, Sat, Nov 18, 2023 from 8:00 a.m. to 2:00 p.m.
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341
Attachments:	1. 23-196 OSLT garage sale waiver (P23-0213G) 2. 2023 garage Sale poster 3. A1A Super Scenic 150 mile Garage Sale - November 18th, 2023
Approval:	Kelly McGuire, Finance Director 10/16/2023 Claire Whitley, Assistant City Manager 10/18/2023 Joyce Shanahan, City Manager 11/2/2023

RESOLUTION NO. 2023-196

A RESOLUTION AUTHORIZING A WAIVER OF RESIDENTIAL GARAGE SALE PERMITS AND FEES AS PART OF THE 15TH ANNUAL SUPER SCENIC 150-MILE GARAGE SALE ON THE BEACHSIDE FROM THE NORTH CITY LIMITS TO THE SOUTH CITY LIMITS FROM THE HALIFAX RIVER TO THE ATLANTIC OCEAN ON SATURDAY, NOVEMBER 18, 2023 FROM 8:00 A.M. TO 2:00 P.M.; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, on Saturday, November 18, 2023 from 8:00 a.m. to 2:00 p.m. the fifteenth year of the Annual Super Scenic 150-Mile Garage Sale is planned, which is an event for shoppers and sellers covering over 150 miles along Florida's east coast. The event starts in Fernandina Beach and ends in Ponce Inlet, and runs along A1A through Nassau, Duval, St. Johns, Flagler and Volusia counties with a mix of locations to stop and shop, while exploring coastal communities along the way, and

WHEREAS, the Ormond Scenic Loop & Trail Corridor Management Organization desires to participate in the Annual Super Scenic 150-Mile Garage Sale to promote the beachside portion of the Ormond Scenic Loop and Trail and the State Road A1A corridor; and

WHEREAS, the Ormond Scenic Loop & Trail Corridor Management Organization has requested in an e-mail dated October 12, 2023 to waive residential garage sale permits and fees as part of the 15th Annual Super Scenic 150-Mile Garage Sale; and

WHEREAS, to assist in the promotion of the beachside portion of the Ormond Scenic Loop and Trail and the State Road A1A corridor, the City Commission desires to allow the waiver of residential garage sale permits and fees as part of the 15th Annual Super Scenic 150-

Mile Garage Sale on the beachside from the north city limits to the south city limits, from the Halifax River to the Atlantic Ocean, on Saturday, November 18, 2023 from 8:00 a.m. to 2:00 p.m., now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The City Commission hereby authorizes the waiver of residential garage sale permits and fees as part of the 15th Annual Super Scenic 150-Mile Garage Sale on the beachside from the north city limits to the south city limits, from the Halifax River to the Atlantic Ocean, on Saturday, November 18, 2023 from 8:00 a.m. to 2:00 p.m.

SECTION TWO. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED this 7th day of November, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

15th Annual A1A Super Scenic Garage Sale

Presented by the Friends of A1A Scenic & Historic Coastal Byway & Scenic Byway Friends



Saturday

November 18, 2023

8:00am - 2:00pm

A great way to raise money for your local club,nonprofit or charity!

REGISTER TODAY!

Interested in being a vendor?
Event Coordinator:
Danielle Anderson
Contact:
danielle_anderson@scenica1a.org
for more information.

A 150-MILE shopping extravaganza—the most super scenic garage sale in the country!

The 14th Annual Super Scenic Garage Sale offers shoppers an experience like no other. Participating Scenic Byways: A1A Ocean Islands Trail, A1A Scenic & Historic Coastal Byway, Ormond Scenic Loop & Trail, Halifax Heritage Byway. Four Scenic Highways across five counties, starting in Fernandina Beach and ending in Ponce Inlet.

Bring your friends and make a day of this spectacular opportunity to find everything under the sun as your wind your way along the coastal corridor.



Visit **www.ScenicA1A.org** for updates to the vendor site locations.

Florida Scenic Highways · Viano Beach Main Street · A1A Ocean Islands Trail · Scenic & Historic A1A · Ormond Scenic Loop & Trail · Halifax Heritage Byway · America's Byways

From: Nancy Galdo
To: Spraker, Steven
Subject: A1A Super Scenic 150 mile Garage Sale - November 18th, 2023
Date: Thursday, October 12, 2023 2:14:04 PM
Attachments: 2023 garage Sale poster.docx

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Spraker,

There will be another garage sale onSaturday, November 18th. Would you be so kind as to grant the same beachside waiver of garage sale fee the same as you gave us last year? I apologize for the very late request, Steven. The Loop has been so busy with ReGrow the Loop and a few other very exciting projects that the time slipped away. All we are asking is for a residential waiver of garage sale fees on beachside Ormond Beach for November 18th from 8am-2pm. There will be no community sites this year as the previous location has closed so we are hoping the residents will become involved this year. If it's too late, then darnit it's my fault for not taking care of this much sooner.

Here is the information related to this year's garage sale.

VISIT WWW.SCENICA1A.ORG FOR THE FULL 2023 ROUTE MAP

Friends of A1A and our fellow Florida Scenic Highway partners are promoting the longest Garage Sale in Northeast Florida for the 15th year! There will be many locations along the 150 mile route to stop and shop. Some are residences along the A1A Byway and others are community centers or businesses. This is the official registration form for the 2023 sale.

Buyers and Sellers are invited to participate from 8 am to 2 pm. Pre-registration allows coordinators at the Friends of A1A to limit the number of participants in small areas. At larger areas, the host property owner decides set up and location. Other facts you may need to know are listed below. If you have any questions, please find more information at www.scenica1a.org or contact A1A Super Scenic Garage Sale Coordinator Danielle Anderson at (904) 425-8055.

Who: Friends of A1A Scenic & Historic Coastal Byway (event coordinator) and partners: A1A Ocean Islands Trail (Nassau/Duval), Ormond Scenic Loop & Trail (Volusia), Halifax Heritage Byway (Volusia)

What: The 15th Annual Super Scenic 150 Mile Garage Sale

Where: From Fernandina Beach (Nassau) to Ponce Inlet (Volusia) along more than 150 **Miles of Florida Scenic Highways**

When: Saturday, November 18, 2023 from 8 am to 2 pm

Why: Friends of A1A strives to increase visitation/economic impact to the scenic sites and businesses along the Byways.

How: Friends of A1A uses registration fees to place ads in surrounding county press and internet news media, and to provide event signs. Info and signs may be picked up prior to the day of the event.

Location Assignments: As the registration fee is paid, sellers may identify community locations desired, if not on their own property. *Specific **community sites** have various fees. Visit www.scenica1a.org for each community site's location information. **Home/business registration: $25.**

Setup: Sellers bring their own table, chairs and goods. Site hosts will arrange space layouts as needed. Time of setup is one hour before event and breakdown is one hour after. Sellers are to bring all needed supplies.

Cleanup: Please leave the selling location clean and litter free upon completion of the event.

Proceeds: Sellers retain all proceeds. Contributions to Friends of A1A are always welcome.

Hope you're well. Thanks again for your consideration.

Best regards,

Nancy Galdo
Vice Chair, OSLT
Ormond Beach, Florida
305-467-4412
nancygaldo@gmail.com

City of Ormond Beach
AGENDA ITEM

November 7, 2023 - City Commission

Number: 8.C

Section:	CONSENT AGENDA		
Item Category:	Consent - Resolution	**Res./Ord. No:**	2023-197
Strategic Goal:	Public Safety - Other		
Department:	Finance - Grants		
Subject:	Victims of Crime Act (VOCA) Grant Funding, FY 2023-24		
Summary:	Request for the City Commission to retroactively (to October 2023) authorize the acceptance of a grant award between the State of Florida, Office of the Attorney General, and the City for the 24th year to fund the Victim Advocate position within the Ormond Beach Police Department. The City has received a grant award of $51,336 for FY 2023-24. There are no match requirements. In March 2023, a grant request was submitted to the Office of the Attorney General for the purpose of continuing the City's Victim Advocate program. The program was established by the U.S. Department of Justice with the passage of the Victims of Crime Act of 1984. The program is a "pass-through" by the State of Florida that provides resources to assist all crime victims to fully understand and exercise their rights established by the legislature. The advocates are used to assist in cases of assault, domestic violence, child abuse and elder abuse. However, this is only a portion of the victims assisted by the advocate. The advocate assists victims in receiving appropriate notifications of court actions, in receiving referrals to support agencies, and in participating in the Victims of Crime Compensation Program.		
Financial Impact:	The grant award is $51,336 and the grant funds will be used to pay as much as possible of the Victim Advocate's salary and benefits, some operating expenses, and for training and certifications. The grant funds cover 75% of personnel costs and other approved expenses. Any remaining costs will be derived from the Police Department Budget.		
Citizen Impact:	The Victim Advocate assists victims of crime in our community in understanding and exercising their rights.		

Recommended Action (Staff, Advisory Board and/or Other):	Retroactive approval of the attached agreement is respectfully requested.
Staff Contact:	Loretta Moisio, Grants Coordinator, (386) 676-3315
Attachments:	1. 23-197 VOCA Grant FY2023-24 (P23-0207G) 2. VOCA-C-2023-City of Ormond Beach-00141 SIGNED 3. Match Waiver 2023-2024
Approval:	Kelly McGuire, Finance Director 10/16/2023 Claire Whitley, Assistant City Manager 10/18/2023 Joyce Shanahan, City Manager 11/2/2023

RESOLUTION NO. 2023-197

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A GRANT AWARD FROM THE STATE OF FLORIDA, OFFICE OF THE ATTORNEY GENERAL REGARDING FUNDING FOR THE CITY'S VICTIM'S ADVOCATE PROGRAM; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS INCIDENTAL THERETO, INCLUDING ANY CONTRACT NECESSARY FOR THE CITY TO ACCEPT THE GRANT AWARD; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City's application to the State of Florida, Office of the Attorney General, for financial assistance in the continuation of a Victim's Advocate program within the Ormond Beach Police Department was duly filed and approved, and

WHEREAS, the total project cost is $51,336.00, and

WHEREAS, the State will provide grant funding in the full amount of $51,336.00 (100% of the cost) and the City is not required to provide any match funds for the FY2023-2024 grant period, and

WHEREAS, the City and the State of Florida desire to enter into an agreement relative thereto, and

WHEREAS, due to the grant award period beginning on October 1, 2023, and the short turnaround time afforded by the Attorney General to the City in having the Agreement signed and returned, the Mayor and City Manager executed the Agreement on September 26, 2023, and the signed Agreement was returned, now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The City Commission hereby ratifies the Mayor and City Manager's execution of an Agreement between the State of Florida, Office of the Attorney General regarding the funding of a Victim's Advocate Program. A copy of said agreement, which shall be effective retroactively to October 1, 2023, is attached hereto and incorporated herein by reference.

SECTION TWO. The Mayor and City Manager are hereby authorized and directed to execute any additional contract, including any and all documents that are necessary and incidental thereto, for the City to accept the grant award.

SECTION THREE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED this 7th day of November, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

FY 2023/2024
(Grant Period October 1, 2023, through September 30, 2024)

AGREEMENT BETWEEN THE STATE OF FLORIDA
DEPARTMENT OF LEGAL AFFAIRS
OFFICE OF THE ATTORNEY GENERAL

AND

City of Ormond Beach

GRANT NO: VOCA-C-2023-City of Ormond Beach-00141

THIS AGREEMENT is entered into in the City of Tallahassee, Leon County, Florida by and between the State of Florida, Department of Legal Affairs, Office of the Attorney General (OAG), the pass-through agency for the Victims of Crime Act (VOCA), Catalog of Federal Domestic Assistance (CFDA) Number - 16.575, hereafter referred to as "the OAG, " an agency of the State of Florida, with headquarters located at PL-01, The Capitol, Tallahassee, Florida 32399-1050, and the City of Ormond Beach, hereafter referred to as "the Provider," and jointly referred to as "the Parties." The parties agree as follows:

ARTICLE 1. ENGAGEMENT OF THE PROVIDER

The OAG engages the Provider to perform services as specified in this Agreement. All services are to be performed solely by the Provider and may not be subcontracted or assigned without prior written consent of the OAG. The consent of the OAG does not vest any rights in the subcontractor or create any obligation on behalf of the OAG to the subcontractor. All subcontract agreements will contain a disclosure to this effect.

This Agreement will be performed in accordance with the rules implementing the provisions of VOCA, 34 U.S.C. § 20103, Crime Victim Assistance, 28 C.F.R. §§ 94.101 through 94.122, the federal government-wide grant rules as set forth in 2 C.F.R. § 200, et. seq., and the U.S. Department of Justice, (DOJ), Office of Justice Programs, DOJ Grants Financial Guide, (Financial Guide), and any other regulations or guidelines currently or subsequently required by the U.S. Department of Justice and State or Federal laws.

ARTICLE 2. SCOPE OF WORK

For the 2023/2024 Grant Period, the Provider will maintain a victim services program that will be available to provide direct services to victims of crime who are identified by the Provider or are presented to the Provider, as specified in the Provider's 2023/2024 Grant Application as approved by the OAG and incorporated herein by reference.

ARTICLE 3. TIME OF PERFORMANCE

This Agreement will become effective on October 1, 2023, or on the date when this Agreement has been signed by all parties, whichever is later, and will end on September 30, 2024. No costs incurred by the Provider prior to the effective date or after the termination date of this Agreement will be reimbursed and the Provider is solely responsible for any such expenses.

ARTICLE 4. GRANT FUNDS

The Provider will not commingle grant funds (payments and reimbursements made under this Agreement) with other personal or business accounts. The DOJ Financial Guide does not require physical segregation of cash deposits or the establishment of any eligibility requirements for funds which are provided to a Provider. The Provider's accounting systems must ensure grant funds are not commingled with funds on either a program-by-program or a project-by-project basis. Grant funds specifically budgeted and received for one project may not be used to support another. When the Provider's existing accounting system cannot comply with this requirement, the Provider will establish an additional accounting system to provide adequate grant fund accountability for each project.

In accordance with the provisions of section 287.0582, Florida Statutes, if the terms of this Agreement and reimbursement contemplated by this Agreement extend beyond the current fiscal year, the OAG's performance and obligation to reimburse under this Agreement are contingent upon an annual appropriation and spending authority by the Florida Legislature. In addition, the OAG's performance and obligation to reimburse under this Agreement is contingent upon the OAG's VOCA award, as funded through the DOJ, Office for Victims of Crime formula grant program.

ARTICLE 5. FINANCIAL CONSEQUENCES

In accordance with section 215.971, Florida Statutes, provisions specifying the financial consequences that apply if the Provider fails to perform the minimum level of service required by this Agreement are set forth in this paragraph. The Provider will be held responsible for maintaining a victim services program that will be available to provide direct services to victims of crime who are identified by the Provider or are presented to the Provider, and meeting the deliverables and the performance standards as outlined in the current year VOCA Grant Application and approved by the OAG, included within the OAG E-Grants Management System, and incorporated herein by reference in the approved application, unless otherwise modified as approved by the OAG in writing. If the Provider does not maintain a victim services program that will be available to provide direct services to victims of crime as outlined in the approved application without an approved justification, the OAG may impose a corrective action plan and will reduce the final payment for the grant period under this Agreement by five percent of the total award amount listed in Article 11. Additionally, failure of Provider to comply with all provisions of this agreement, including but not limited to compliance with audits, maintenance of documentation, monitoring, and report submissions will result in the withholding of payments until such issues are resolved as determined by the OAG. The provisions in this Article do not limit the OAG's rights under the law with regard to breach of this agreement or specified termination provisions.

ARTICLE 6. REGISTRATION REQUIREMENTS

Prior to execution of this Agreement, the PROVIDER will be registered electronically with the State of Florida at MyFloridaMarketPlace.com. If the parties agree that exigent circumstances exist that would prevent such registration from taking place prior to execution of this Agreement, then the PROVIDER will so register within 21 days from execution. Failure of the PROVIDER to register electronically with the state of Florida will result in non-payment for expenditures by the Department of Financial Services until the PROVIDER has complied. The online registration can be completed at: https://vendor.myfloridamarketplace.com. If the PROVIDER needs assistance in registering, the PROVIDER may call 1-866-352-3776, fax 866-552-2992, or email: vendorhelp@myflorida.com Failure of the PROVIDER to timely register may result in cancellation of this Agreement.

The Provider will comply with the applicable requirements regarding registration with the System for Award Management (SAM) (or with a successor government-wide system officially designated by the Federal Office of Management and Budget and the DOJ's Office of Justice Programs), and to acquire and provide a Data Universal Numbering System (DUNS) number. The Provider will comply with applicable restrictions on subcontractors that do not acquire and provide a DUNS number. The details of Provider obligations are posted on the Office of Justice Programs' website at https://www.ojp.gov/funding (Award condition: Registration with

the System for Award Management and Universal Identifier Requirements) and are incorporated by reference. This special condition does not apply to the Provider who is an individual and received the grant award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

ARTICLE 7. W-9 REQUIREMENT

The State of Florida Department of Financial Services requires that vendors have a verified Substitute Form W-9 on file to avoid delays in payments. Information on how to register and complete your Substitute Form W-9 can be found at http://flvendor.myfloridacfo.com. The Vendor Management Section can also be reached at (850) 413-5519.

ARTICLE 8. E-GRANT SYSTEM REQUIREMENT

The PROVIDER's administrator has the authority to grant access to the E-Grant system to the PROVIDER'S employees. The PROVIDER will immediately remove access to the E-Grants system when an employee is no longer employed at the PROVIDER's agency or when an employee's access is no longer necessary to perform their job duties at the PROVIDER's agency. The PROVIDER will perform quarterly checks to ensure that only authorized employees have access to the E-Grant system and will report quarterly to the OAG their compliance with this provision.

ARTICLE 9. AUTHORIZED EXPENDITURES

Only expenditures which are detailed in the approved budget of the grant application, a revised budget, or an amended budget approved by the OAG are eligible for reimbursement with grant funds. Any requested modification to the budget must be submitted by the Provider in writing to the OAG and will require prior approval by the OAG. Budget modification approval is at the sole discretion of the OAG. Any grant funds reimbursed under this Agreement must be used in accordance with the rules implementing the provisions of VOCA, 34 U.S.C. § 20103, Crime Victim Assistance, 28 C.F.R. §§94.101 through 94.122, the federal government-wide grant rules as set forth in the 2 C.F.R. § 200, and the DOJ, Office of Justice Programs, DOJ Financial Guide, and any other regulations or guidelines currently or subsequently required by the DOJ and state or federal laws. Expenditures for the acquisition and maintenance of telephones and equipment will be proportional to the percentage of VOCA grant funded staff who utilize the telephones and equipment, as contemplated by this Agreement.

Grant funds cannot be used as a revenue generating source and crime victims cannot be charged either directly or indirectly for services reimbursed with grant funds. Third party payers such as insurance companies, victim compensation, Medicare or Medicaid may not be billed for services provided by grant funded personnel to clients. Grant funds must be used to provide services to all crime victims, regardless of their financial resources or availability of insurance or third-party reimbursements.

Travel expenses will be reimbursed with grant funds only in accordance with section 112.061, Florida Statutes.

Expenditures of state financial assistance must be in compliance with all laws, rules and regulations applicable to expenditures of state funds, including, but not limited to, the Florida Reference Guide for State Expenditures.

Only allowable costs resulting from obligations incurred during the term of this Agreement are eligible for reimbursement, and any balances of unobligated cash that have been advanced or paid that are not authorized to be retained for direct program costs in a subsequent period must be refunded to the OAG. Any funds paid in excess of the amount to which the Provider is entitled under the terms of this Agreement must be refunded to the

OAG.

The Provider will reimburse the OAG for all unauthorized expenditures and the Provider will not use grant funds for any expenditures made by the Provider prior to the execution of this Agreement or after the termination date of this Agreement. If the Provider is a unit of local or state government, the Provider must follow the written purchasing procedures of that governmental agency or unit. If the Provider is a non-profit organization, the Provider will obtain a minimum of three written quotes for all single item grant-related purchases equal to or in excess of $2,500 unless it is documented that the vendor is a sole source supplier. The Provider will use the lowest quote for the purchase.

The Provider will not use any federal funds (including grant funds), either directly or indirectly, in support of any contract or subaward to either the Association of Community Organizations for Reform Now (ACORN) or its subsidiaries, without the express prior written approval of the U.S. Department of Justice, Office of Justice Programs.

The Provider must report suspected fraud, waste and abuse to the OAG's Office of the Inspector General at 850-414-3300.

ARTICLE 10. PROGRAM INCOME

The Provider will provide services to crime victims, at no charge, through the VOCA grant funded project. Upon request, the Provider will provide the OAG with financial records and internal documentation regarding the collection and disposition of program income, including, but not limited to, Victim Compensation, insurance, Medicare, Medicaid, restitution and direct client fees.

ARTICLE 11. AMOUNT OF FUNDS

A. Total Funds: The OAG will reimburse the Provider for contractual services or availability to provide services for the entire time of performance, as set forth in Article 3 of this Agreement, and completed in accordance with the terms and conditions of this Agreement. The total sum of monies available for reimbursement to the Provider for services provided will not exceed $51,336.00.

B. "Availability to Provide Services" is defined as maintaining sufficient capacity to assist victims during the Provider's business hours throughout the Agreement term. Provider's business hours should be set during standard business work hours, which are between 8:00 a.m. to 6:00 p.m. Monday through Friday, unless otherwise approved as alternative standard business work hours by the OAG. Employee leave earned under this grant period is reimbursable; however, the Provider must continue to maintain sufficient capacity to assist victims.

C. "Contractual Services" are defined as those specified services established within the OAG approved budget for which the Provider is to be paid upon completion at the set rate also established within the OAG approved budget, as authorized expenditures eligible for payment, or reimbursement pursuant to ARTICLE 9, AUTHORIZED EXPENDITURES, of this Agreement.

D. The OAG strongly encourages the Provider to secure funding from other sources if the Provider anticipates the program will continue beyond the current grant year.

ARTICLE 12. METHOD OF PAYMENT

A. Payment: Payment for services performed under this Agreement will be issued in accordance with the provisions of section 215.422, Florida Statutes. The OAG will have 20 days from the receipt of any invoice

for the approval and inspection of goods or services.

B. Performance Reports: All required performance reports must be completed by the Provider and received by the OAG to document the provision of the project deliverables. Processing of reimbursement of a monthly invoice is contingent upon timely OAG receipt of performance reports, subject to approval by the OAG of the level of service provided during the invoiced period, and approval by the OAG of all required performance reports. The Provider will provide all performance reports on a quarterly and annual basis unless otherwise requested by the OAG. The quarterly reports for quarters ending December, March, and June must be submitted by the Provider to the OAG by the 15th day of the month immediately following the end of the quarter. The final performance report is due to the OAG no later than the last day of the month immediately following the cancellation, expiration, or termination of this Agreement.

C. Monthly Invoices: Except for the monthly invoices for December, March, and June, each monthly invoice and all required supporting documentation, including a Certificate of Availability, must be submitted by the Provider to the OAG by the last day of the month immediately following the month for which reimbursement is requested, unless otherwise approved by the OAG in writing. The monthly invoices for December, March, and June and all required supporting documentation, including a Certificate of Availability, must be submitted by the Provider to the OAG by the 15th day of the month immediately following the month for which reimbursement is requested, unless otherwise approved by the OAG in writing. The Provider will maintain appropriate documentation of all costs for which reimbursement is sought on the invoice. The OAG may require any appropriate documentation of expenditures prior to approval of the invoice and may withhold reimbursement if services are not satisfactorily completed or if the documentation is not satisfactory. The final invoice is due to the OAG no later than the last day of the month immediately following the cancellation, expiration, or termination of this Agreement.

D. Correction of Invoices: If the Provider submits an invoice that does not accurately reflect the costs associated for that month, the correct costs must be submitted on the next monthly invoice or forfeit reimbursement from the grant for those particular costs. The OAG will not accept any corrected invoices that are not received within this timeframe. If complete and correctly documented invoices are not received within these time frames, all right to reimbursement may be forfeited, the OAG may not honor any subsequent requests for payment. Any reimbursement due or any approval necessary under the terms of this Agreement will be withheld until all evaluation, financial and program reports due from the Provider, and necessary adjustments thereto, have been approved by the OAG.

E. Notice of Investigation: The Provider is required to inform the OAG if they are being investigated by any governmental agency for financial, programmatic, or other issues. If it comes to the attention of the OAG that the Provider is being investigated, all pending requests for reimbursement may not be processed until the matter is resolved to the satisfaction of the OAG.

F. Maintenance and Submission of Reports: The Provider will maintain and timely submit such progress, fiscal, inventory, and other reports as the OAG may require pertaining to this grant.

G. Matching Grant Award: The Provider is required to match the grant award as required in the rules implementing the Federal Victims of Crime Act. Match contributions equal to 20 percent (cash or in-kind) of the total cost of each VOCA project (VOCA grant funds plus match contributions) must be reported monthly to the OAG. All funds designated as match contributions are restricted in the same manner and to be expended for the same uses as the VOCA victim assistance grant funds and must be expended within the grant period. Unless otherwise approved by the OAG, match contributions must be reported on a monthly basis in an amount consistent with the amount of funding requested for reimbursement.

ARTICLE 13. VENDOR OMBUDSMAN

Pursuant to section 215.422(7), Florida Statutes, the Florida Department of Financial Services has

established a Vendor Ombudsman, whose duties and responsibilities are to act as an advocate for vendors who may have problems obtaining timely payments from state agencies. The Vendor Ombudsman may be reached at (850) 413-5516.

ARTICLE 14. LIABILITY AND ACCOUNTABILITY

The Provider, if a non-profit entity, will provide continuous and adequate director, officer, and employee liability insurance coverage against any personal liability or accountability by reason of actions taken while acting within the scope of their authority during the existence of this Agreement and any renewal and extension thereof. Such coverage may be provided by a self-insurance program established and operating under the laws of the state of Florida.

ARTICLE 15. INDEPENDENT CONTRACTOR

The Provider is an independent contractor and not an officer, employee, agent, servant, joint venture, or partner of the state of Florida, except where the Provider is a state Agency. Neither the Provider nor its agents, employees, subcontractors, or assignees will represent to others that the Provider has the authority to bind the OAG. This Agreement does not create any right to any state retirement, leave or other benefits applicable to state of Florida personnel as a result of the Provider performing its duties or obligations under this Agreement. The Provider will take such actions as may be necessary to ensure that each subcontractor of the Provider will be deemed an independent contractor and will not be considered or permitted to be an officer, employee, agent, servant, joint venturer, or partner of the state of Florida. The OAG will not furnish support services (e.g., office space, office supplies, telephone service, and administrative support) to the Provider, or its subcontractor or assignee, unless specifically agreed to in writing by the OAG.

All deductions for social security, withholding taxes, income taxes, contributions to unemployment compensation funds and all necessary insurance for the Provider, the Provider's officers, employees, agents, subcontractors, or assignees will be the sole responsibility of the Provider.

ARTICLE 16. DOCUMENTATION, RECORD RETENTION

The Provider will maintain books, records, and documents (including electronic storage media) in accordance with generally accepted accounting procedures and practices which sufficiently and properly reflect all revenues and expenditures of grant funds.

The Provider will maintain a file for inspection by the OAG or its designee, Chief Financial Officer, Auditor General, or the DOJ that contains written invoices for all fees, or other compensation for services and expenses, in detail sufficient for a proper pre-audit and post-audit. This includes the nature of the services performed or expenses incurred, the identity of any persons who performed the services or incurred the expenses, the daily time and attendance records and the amount of time expended in performing the services (including the day on which the services were performed), and if expenses were incurred, a detailed itemization of such expenses. All documentation, including audit working papers, will be maintained by the Provider for a period of five years from the termination date of this Agreement, or until any audit has been completed and any findings have been resolved, whichever is later.

The Provider will give authorized representatives of the OAG the right to access, receive and examine all records, books, papers, case files, documents, goods, and services related to the grant funds. The Provider, by signing this Agreement specifically authorizes the OAG to receive and review any record reasonably related to the purpose of the grant as authorized in the original approved grant application and or the amendments thereto. Failure to provide documentation as requested by the OAG under the provisions of this Agreement will result in either the termination of the agreement or suspension of further reimbursements to the Provider until all requested documentation has been received, reviewed, and the costs are approved for reimbursement by the OAG.

ARTICLE 17. PUBLIC RECORDS

The Provider will comply with Chapter 119, Florida Statutes, Florida's public record law. The Provider will keep and maintain public records required by the OAG to perform all services required under this Agreement. A request to inspect or copy public records relating to this Agreement must be made directly to the OAG. If the OAG does not possess the requested records, the OAG will immediately notify the Provider of the request. Upon request by the OAG to inspect or copy public records relating to this Agreement, the Provider will provide the OAG with a copy of the requested records at no cost to the OAG or allow the records to be inspected or copied by the member of the public making the records request at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law. The Provider must ensure that in allowing public access to all documents, papers, letters, or other materials made or received in conjunction with this Agreement, those records that are exempt or confidential and exempt from public records disclosure requirements of Chapter 119, Florida Statutes, or other provisions of Florida law, are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Provider does not transfer the records to the OAG.

If the Provider fails to provide the public records to the OAG within a reasonable time, it may be subject to penalties under section 119.10, Florida Statutes, as well as unilateral cancellation of this Agreement by the OAG. In the event the Provider's business closes or the Provider is permanently unable to perform under this Agreement, the Provider will electronically transfer, at no cost, all public records to the OAG upon becoming aware of any impending closure or event that renders the Provider unable to perform said services. Upon completion of this Agreement, the Provider will keep and maintain public records required by the OAG to perform the services to be provided in the scope of this Agreement, or electronically transfer in a file format compatible with the information technology systems of the OAG, at no cost to the OAG, all public records in possession of the Provider. If the Provider transfers all public records to the OAG upon completion or termination of the Agreement, the Provider will destroy all duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Provider keeps and maintains public records upon completion of the Agreement, it must meet all applicable requirements for retaining public records, consistent with the state of Florida's records retention schedule. All public records stored electronically must be provided to the OAG, upon request of its Custodian of Public Records, at no cost to the OAG, in a format compatible with the information technology systems of the OAG. The OAG may unilaterally terminate this Agreement if the Provider refuses to allow access to all public records made or maintained by the Provider in conjunction with this Agreement, unless the records are exempt from Section 24(a) of Art. I, Florida State Constitution, and sections 119.07(1) or 960.15, Florida Statutes.

IF THE PROVIDER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE PROVIDER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 850-414-3634, PublicRecordsRequest@myfloridalegal.com, OFFICE OF THE ATTORNEY GENERAL, PL-01, THE CAPITOL, TALLAHASSEE, FL 32399-1050.

ARTICLE 18. PROPERTY

The Provider will be responsible for the proper care and custody of all property purchased with grant funds and agrees not to sell, transfer, encumber, or otherwise dispose of property acquired with grant funds without the written permission of the OAG. If the Provider is no longer a grant funds recipient, all property acquired by grant funds will be subject to the provisions of the DOJ Financial Guide.

ARTICLE 19. AUDITS; COMPLIANCE WITH THE INSPECTOR GENERAL

A. Pursuant to section 20.055, Florida Statutes, the Provider, and any subcontractor to the Provider understand and will comply with their duty to cooperate with the Inspector General in any investigations, audit inspection or review.

B. The administration of funds disbursed by the OAG to the Provider may be subject to audits and monitoring by the OAG, as described in this section.

C. Title 2 C.F.R. Part 2, Subpart A, is applicable if the Provider is a non-federal entity, meaning a state, local government, Indian tribe, institution of higher learning, or nonprofit organization that carries out a federal award as a recipient or subrecipient, as defined in that Part.

1. In the event the Provider expends $750,000 or more during the non-federal entity's fiscal year in federal awards, it must have a single or program-specific audit conducted for that year in accordance with the provisions of federal government-wide grant rules as set forth in 2 C.F.R. § 200, et. seq. Article 11 to this Agreement indicates the amount of federal funds disbursed through the OAG by this Agreement. In determining the federal awards expended in its fiscal year, the Provider will take into account all sources of federal awards, including federal resources received from the OAG. The determination of amounts of federal awards expended should be in accordance with the guidelines established by federal government-wide grant rules as set forth in 2 C.F.R. § 200. An audit of the Provider conducted by the Auditor General in accordance with 2 C.F.R. § 200.500, will meet the requirements of this part.

2. In connection with the audit requirements addressed in this part, the Provider will fulfill the requirements relative to auditee responsibilities as provided in 2 C.F.R. § 200.508.

3. In the event the Provider expends less than $750,000 in federal awards in its fiscal year and elects to have an audit conducted in accordance with 2 C.F.R. § 200.500, the cost of the audit must be reimbursed from non-federal funds (i.e., the cost of such an audit must be reimbursed from Provider resources obtained from other than federal entities), as mandated in 2 C.F.R. § 200.400.

ARTICLE 20. AUDIT REPORT SUBMISSION

Copies of audit reports conducted pursuant to Florida Statute 215.97 and the Florida Rules of the Auditor General Chapter 10.650, must be submitted no later than 150 days following cancellation, termination or expiration of this Agreement.

A. Copies of audit reports for audits conducted in accordance with the 2 C.F.R. § 200.500, and required by this Agreement will be submitted, when required by 2 C.F.R. § 200.512, by or on behalf of the Provider directly to the following:

Office of the Attorney General
Bureau of Advocacy and Grants Management
PL-01, The Capitol
Tallahassee, Florida 32399-1050

B. Any reports, management letters, or other information required to be submitted to the OAG pursuant to this Agreement will be submitted timely in accordance with federal government-wide grant rules as set forth in 2 C.F.R. § 200, et. seq., as applicable.

C. Providers should indicate the date the financial reporting package was delivered in correspondence accompanying the financial reporting package.

ARTICLE 21. MONITORING

In addition to reviews of audits conducted in accordance with 2 C.F.R. § 200.500, the Provider will comply and cooperate with any monitoring procedures and processes and additional audits deemed appropriate by the OAG, including but not limited to on-site visits. The Provider will also comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the OAG or its designee, Chief Financial Officer, Auditor General or the U.S. Department of Justice.

The Provider may not accept duplicate funding for any cost, position, service or deliverable funded by the OAG. Duplicative funding is defined as more than 100 percent payment from all funding sources for any cost, position, service or deliverable. If there are multiple funding sources and a program is funded by the OAG, the OAG or its designee has the right to review all documents related to those funding sources to determine whether duplicative funding is an issue. If duplicate funding is found, this Agreement may be suspended, terminated or both while the extent of the overpayment is determined. Failure to comply with state or federal law, and the U.S. Department of Justice Programs, Financial Guide, may also result in the suspension, termination, or both of this Agreement while the extent of the overpayment is determined. Absent fraud, in the event that there has been an overpayment to the Provider for any reason, if the amount of the overpayment cannot be determined to a reasonable degree of certainty, as determined in the sole discretion of the OAG, the Provider will reimburse to the OAG one half of the monies previously paid to the Provider for that line item for the grant year in question.

ARTICLE 22. RETURN OF FUNDS

The Provider will return to the OAG any overpayments made to the Provider for unearned income or disallowed items pursuant to the terms and conditions of this Agreement. In the event the Provider or any outside accountant or auditor determines that an overpayment has been made, the Provider will immediately return to the OAG such overpayment without prior notification from the OAG. In the event the OAG discovers that an overpayment has been made, the contract manager, on behalf of the OAG, will notify the Provider and the Provider will forthwith return the funds to the OAG. Should the Provider fail to immediately reimburse the OAG for any overpayment, the Provider will be charged interest at the rate in effect on the date of the overpayment, as determined by the State of Florida, Chief Financial Officer, pursuant to Chapter 55, Florida Statutes, on the amount of the overpayment or outstanding balance thereof. Interest will accrue from the date of the Provider's initial receipt of funds up to the date of reimbursement of said overpayment funds to the OAG.

ARTICLE 23. PUBLIC ENTITY CRIME, AND DEBARMENT

Public Entity Crime: Pursuant to section 287.133, Florida Statutes, the following restrictions are placed on persons convicted of public entity crimes to transact business with the OAG: When a person or affiliate has been placed on the convicted vendor list following a conviction for a public entity crime, he/she may not submit a bid, proposal or reply on a contract to provide any goods or services to a public entity, may not submit a bid, proposal or reply on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids, proposals or replies on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in section 287.017, Florida Statutes, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list. The Provider certifies that neither it nor any affiliate has been placed on such convicted vendor list and will notify the OAG within five days of its, or any of its affiliates, placement thereon.

ARTICLE 24. GRATUITIES

The Provider will not offer or give any gift or any form of compensation to any OAG employee. As part of the consideration for this Agreement, the parties intend that this provision will survive this Agreement for a period of two years. In addition to any other remedies available to the OAG, any violation of this provision will

result in referral of the Provider's name and description of the violation of this term to the Department of Management Services for the potential inclusion of the Provider's name on the suspended vendors list for an appropriate period. The Provider will ensure that its subcontractors, if any, comply with these provisions.

ARTICLE 25. PATENTS, COPYRIGHTS, AND ROYALTIES

The Provider agrees that if any discovery or invention arises or is developed in the course of or as a result of work or services performed under this Agreement, or in any way connected herewith, the discovery or invention will be deemed transferred to and owned by the state of Florida. Any and all patent rights accruing under or in connection with the performance of this Agreement are hereby reserved to the state of Florida.

In the event that any books, manuals, films, or other copyrightable materials are produced, the Provider will identify all such materials to the OAG. The Provider does hereby assign to the OAG and its assigns or successors, all rights accruing under or in connection with performance under this Agreement, including the United States Copyright, all other literary rights, all rights to sell, transfer or assign the copyright, and all rights to secure copyrights anywhere in the world.

The Provider will indemnify and hold the OAG and its employees harmless from any claim or liability whatsoever, including costs and expenses, arising out of any copyrighted, patented, or unpatented invention, process, or article manufactured or used by the Provider in the performance of this Agreement. The Provider will indemnify and hold the OAG and its employees harmless from any claim against the OAG for infringement of patent, trademark, copyright or trade secrets. The OAG will provide prompt written notification of any such claim. During the pendency of any claim of infringement, the Provider may, at its option and expense, procure for the OAG, the right to continue use of, or to replace or modify the article to render it non-infringing. If the Provider uses any design, device, or materials covered by letters patent, or copyright, it is mutually agreed and understood without exception the compensation paid pursuant to this Agreement includes all royalties or costs arising from the use of such design, device, or materials in any way involved in the work contemplated by this Agreement.

Subcontracts must specify that all patent rights and copyrights are reserved to the state of Florida.

ARTICLE 26. IDEMNIFICATION AND ASSUMPTION OF LIABILITY

The Provider will be liable for and indemnify, defend, and hold the OAG, and all of its officers, agents, and employees, harmless from all claims, suits, judgments, or damages, including attorney's fees and costs, arising out of any act or omission or neglect by the Provider and its agents, employees and subcontractors during the performance or operation of this Agreement or any subsequent modifications or extensions thereof. The Provider's evaluation or inability to evaluate its liability will not excuse the Provider's duty to defend and to indemnify the OAG within seven days after notice by the OAG. The Provider will pay all costs and fees including attorney's fees related to these obligations and their enforcement by the OAG. The OAG's failure to notify the Provider of a claim will not release the Provider from these duties. The Provider will not be liable for any claims, suits, judgments, or damages arising solely from the negligent acts of the OAG. The Provider will assume all liability associated with providing services under the terms and conditions of this Agreement. This includes, but is not limited to, premises liability and any travel taken by any employee of Provider or any recipient of Provider's services.

NOTE: The indemnification provisions of this Article are not applicable to entities identified in section 768.28(2), Florida Statutes, and do not constitute a waiver of sovereign immunity, or increase the limited waiver of sovereign immunity specified in section 768.28, Florida Statutes.

ARTICLE 27. TERMINATION

A. Termination at Will: This Agreement may be terminated by the OAG for any reason upon five days

written notice via certified U.S. mail, hand delivery, or email to the Provider to the physical or email address provided by the Provider in the application.

B. Termination for Non-Appropriation or Lack of Funds: In the event funds for payment pursuant to this Agreement become unavailable, the OAG may terminate this Agreement upon no less than 24 hours written notice to the Provider. The notice will be sent by a method of email, or by hand delivery with proof of delivery, to the representative of the Provider responsible for administration of the program. The OAG will be the final authority as to the availability and adequacy of funds.

C. Upon Termination: In the event this Agreement is terminated by the OAG, the Provider will deliver documentation of ownership or title, if appropriate for all supplies, equipment and personal property purchased with grant funds to the OAG, within 30 days after termination of this Agreement. Any finished or unfinished documents, data, correspondence, reports and other products prepared by or for the Provider under this Agreement will be made available to and for the exclusive use of the OAG.

D. Notwithstanding the above, the Provider will not be relieved of liability to the OAG for damages sustained by the OAG by any termination by the OAG of this Agreement by the Provider. In the event this Agreement is terminated by the OAG, the Provider will be reimbursed for satisfactorily performed and documented services provided prior to the effective date of termination.

ARTICLE 28. AMENDMENTS

Modification of any provision of this Agreement must be mutually agreed upon by all parties and requires a written and fully executed amendment to this Agreement, except as provided for budget modifications submitted by the Provider in writing which have been previously approved by the OAG pursuant to the terms of ARTICLE 9, AUTHORIZED EXPENDITURES.

ARTICLE 29. NONDISCRIMINATION

Recipients of federal financial assistance must comply with applicable federal civil rights laws, which may include the Omnibus Crime Control and Safe Streets Act of 1968 (34 U.S.C. §§ 10228(c) and 10221(a)); the Victims of Crime Act of 1984, as amended (34 U.S.C. § 20110(e)); The Juvenile Justice and Delinquency Prevention Act of 1974, as amended (34 U.S.C. § 11182(b)); Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d); Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. §794), Title II of the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131-34); Title IX of the Education Amendments of 1972 (20 U.S.C. §§ 1681, 1683, 1685-86); the Age Discrimination Act of 1975 (42 U.S.C. §§ 6101-07); and Exec. Order 13279 (67 Fed. Reg. 241).

Pursuant to applicable federal laws and Chapter 760, Florida Statutes, the Provider will not discriminate against any client or employee in the performance of this Agreement or against any applicant for employment because of age, race, religion, color, disability, national origin, marital status or sex. All contractors, subcontractors, sub-grantees, or others that the Provider engages to provide services or benefits to clients or employees in connection with any of its programs and activities will not discriminate against those clients or employees because of age, race, religion, color, disability, national origin, marital status or sex.

The Provider must have policies and procedures in place for responding to complaints of discrimination that employees and beneficiaries file directly with the Provider. Information provided by the U.S. Department of Justice, Office of Justice Programs, to assist with policy and procedure development is available at http://ojp.gov/about/offices/ocr.htm.

In the event a federal or state court, or a federal or state administrative agency, makes a finding of discrimination after a due process hearing on the grounds of race, color, religion, national origin, marital status or sex against the Provider, the Provider will forward a copy of the findings to the Office of Justice Programs,

Office for Civil Rights (OCR), and the OAG.

As clarified by Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination on the basis of limited English proficiency (LEP). To ensure compliance with the Safe Streets Act and Title VI of the Civil Rights Act of 1964, the Provider must take reasonable steps to ensure that LEP persons have meaningful access to its programs and activities. Meaningful access may entail providing language assistance services, including oral and written translation, where necessary. The Provider is encouraged to consider the need for language services for LEP persons served or encountered both in developing its budgets and in conducting its programs and activities. Additional assistance and information regarding your LEP obligations can be found at http://www.lep.gov.

In accordance with federal civil rights laws, the Provider will not retaliate against individuals for taking action or participating in action to secure rights protected by these laws.

All Providers must complete a review of the Office of Justice Programs, Office for Civil Rights training modules during the 2023-2024 grant period and confirm compliance with this requirement to the OAG through self- reporting by December 31, 2023. The training modules are available at http://ojp.gov/about/ocr/assistance.htm. Pursuant to section 287.134, Florida Statutes, an entity or affiliate who has been placed on the discriminatory vendor list may not submit a response on a contract to provide any goods or services to a public entity; may not submit a response on a contract with a public entity for the construction or repair of a public building or public work; may not submit a response on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity. The Provider will notify the OAG if it or any of its suppliers, subcontractors, or consultants have been placed on the convicted vendor list or the discriminatory vendor list during the life of this Agreement.

The OCR issued an advisory document for federal grant recipients on the proper use of arrest and conviction records in making hiring decisions. See Advisory for Recipients of Financial Assistance from the U.S. Department of Justice on the U.S. Equal Employment Opportunity Commission's Enforcement Guidance: Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964 (June 2013), available at http://ojp.gov/about/ocr/pdfs/UseofConviction_Advisory.pdf. Recipients should be mindful that the misuse of arrest or conviction records to screen either applicants for employment or employees for retention or promotion may have a disparate impact based on race or national origin, resulting in unlawful employment discrimination. If warranted, recipients should also incorporate an analysis of the use of arrest and conviction records in their Equal Employment Opportunity Plans.

ARTICLE 30. NONDISCRIMINATION IN PROGRAMS INVOLVING STUDENTS

The Provider will not use award funding to discriminate against students that are participating in (or benefiting from) programs that are funded by those same federal funds. As an example, provided by the Office for Victims of Crime, Office of Justice Programs, the Provider cannot use VOCA funding to treat a Catholic student differently than a non-Catholic student when both are applying for, or receiving benefits from, the VOCA program. This same protection also applies to the students' parents or legal guardians.

ARTICLE 31. ACKNOWLEDGEMENTS

A. All publications, advertising, or written descriptions of the sponsorship of the program will state: "This project was supported by Award No. VOCA-C-2023-City of Ormond Beach-00141 awarded by the Office for Victims of Crime, Office of Justice Programs. Sponsored by (City of Ormond Beach) and the state of Florida."

B. The Provider is required to display a civil rights statement prominently on all publications,

websites, posters, and informational materials mentioning USDOJ programs in bold print and no smaller than the general text of the document. The full civil rights statement must be used whenever possible. Single page documents that do not have space for the full civil rights statement may contain a condensed version in a print size no smaller than the text used throughout the document. If the civil rights statement is missing on a publication, the statement must be included the next time the publication is revised or reprinted and printed copies of the statement must be attached to the current supply of the publication until the next revision is reprinted.

C. Full Civil Rights Statement: In accordance with federal law and U.S. Department of Justice policy, this organization is prohibited from discriminating on the basis of race, color, national origin, religion, sex, age, or disability. To file a complaint of discrimination, write the Florida Department of Legal Affairs, Federal Discrimination Complaint Coordinator, PL-01 The Capitol, Tallahassee, Florida, 32399-1050, or call 850 -414-3300, or write Office for Civil Rights, Office of Justice Programs, U.S. Department of Justice, 810 7th Street, NW, Washington, DC 20531 or call 202-307-0690 (Voice) or 202-307-2027 (TDD/TYY) or https://www.ojp.gov/program/civil-rights/filing-civil-rights-complaint. Individuals who are hearing impaired or have speech disabilities may also contact OCR through the Federal Relay Service at 800-877-8339 (TTY), 877-877-8982 (Speech), or 800-845-6136 (Spanish).

D. Condensed Civil Rights Statement: The City of Ormond Beach is an equal opportunity provider and employer.

E. The Provider is required to display the OAG's "Civil Rights Fact Sheet" at locations open to the public. The "Civil Rights Fact Sheet" will be made available to the Provider via the OAG E-Grants Management System.

ARTICLE 32. EMPLOYMENT

A. The employment of unauthorized aliens by the Provider is considered a violation of Title 8 section 274A(a) of the Immigration and Nationality Act. If the Provider knowingly employs unauthorized aliens, such violation will be cause for unilateral cancellation of this Agreement. Any services performed by any such unauthorized aliens will not be paid.

B. In accordance with section 448.095(2), Florida Statutes, the Provider must register with and use the U.S. Department of Homeland Security's E-Verify system: https://www.e-verify.gov/ to verify the work authorization status of all new employees hired to perform services specified in the Purchase Order. Subcontractors must also be registered in the E-Verify system and provide the Provider with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Provider will maintain a copy of such affidavit for the duration of the Agreement. The OAG may request documentation of compliance with this provision at any time during the Agreement term. The Agreement may be subject to termination for failure to comply with the requirements set forth in this Article, as specified in section 448.095(2)(a), Florida Statutes.

ARTICLE 33. NO THIRD-PARTY RIGHTS

This Agreement and the rights and obligations created by it are intended for the sole benefit of the OAG and the Provider. No third party to this Agreement, including the victims served by the Provider, have any rights under this Agreement. No third party may rely upon this Agreement, or the rights and representations created by it for any purpose.

ARTICLE 34. ADMINISTRATION OF AGREEMENT

A. All approvals referenced in this Agreement must be obtained from the parties' contract administrators or their designees. All notices must be given to the parties' contract administrators respectively.

B. The OAG's contract administrator is Christina F. Harris, Chief, Bureau of Advocacy and Grants Management.

C. The Provider's contract administrator will be provided at the time of execution.

D. The parties will provide each other with written notification of any change in its designated representative for this Agreement. Such changes do not require a formal written amendment to this Agreement.

ARTICLE 35. CONTROLLING LAW AND VENUE

This Agreement will be governed by the laws of the state of Florida. All litigation arising under this Agreement will be instituted in the appropriate state or federal court in Leon County, Florida.

ARTICLE 36. ENTIRE AGREEMENT

This Agreement and the Provider's approved 2023-2024 grant application in the E-Grants Management System, embody the entire agreement of the parties. There are no provisions, terms, conditions, or obligations other than those contained herein. This Agreement supersedes all previous communications, representations or agreements on this same subject, verbal or written, between the parties. There are no representations or statements that are relied upon by the parties that are not expressly set forth herein.

The Provider's signature below specifically acknowledges understanding of the fact that the privilege of obtaining a VOCA grant is not something this or any Provider is entitled to receive. This Agreement is for one-time funding only and will not exceed one federal fiscal year. There is absolutely no expectation or guarantee, implied or otherwise, the Provider will receive VOCA funding in the future. Each of the parties executing this Agreement have full authority to do so and have received all lawfully necessary approvals to enter into this Agreement.

IN WITNESS WHEREOF, the OFFICE OF THE ATTORNEY GENERAL and City of Ormond Beach, have executed this agreement.

Authorizing Official

Joyce Shanahan
Print Name

9/26/2023
Date

Bill Partington
Authorizing Official*

Bill Partington
Print Name

9/26/2023
Date

Authorizing Official*

Print Name

Date

FEID# of Provider

Flair Code

OAG Authorizing Official

John Guard
Print Name

Aug 28, 2023
Date

* Provided for use if multiple signatures are required by your organization.

Office of the Attorney General
Grant Award Project Summary

Office of the Attorney General Division of Victim Services Bureau of Advocacy and Grants Management PL-01 The Capitol Tallahassee, Florida 32399-1050	**Office of the Attorney General Victims of Crime Act Grant**	**2023-2024**
Subrecipient Name and Address City of Ormond Beach P.O. Box 277 Ormond Beach, Florida 32175-0277	OAG Grant Number VOCA-C-2023-City of Ormond Beach-00141	
Subrecipient DUNS Number 08-732-0164	Project Period: From 10/1/2023 To 9/30/2024	
Subrecipient IRS/Vendor/FEIN Number 59-6000398	Budget Period: From 10/1/2023 To 9/30/2024	
Project Title OVC FY 20 VOCA Victim Assistance Formula OVC FY 21 VOCA Victim Assistance Formula	Award Date 10/01/2023	Award is R&D (Y/N) No
Previous Award Amount $0.00	Amount of this Award $51,336.00	Total Award $51,336.00
Special Conditions The above grant project is approved to such conditions or limitations as are set forth in the Office of the Attorney General contract.		
Catalog of Domestic Federal Assistance (CFDA Number) 16.575 - Crime Victim Assistance		
Summary Description of Project This grant award provides funds from the Crime Victims Fund to enhance crime victim services in the State of Florida. Victims of Crime Act (VOCA) assistance funds are typically competitively awarded by the Office of the Attorney General to public agencies and/or local, not-for-profit organizations that provide direct services to crime victims.		
Federal Award Agency U.S. Department of Justice Office of Justice Programs Office for Victims of Crime	OVC Project Period 2020-2021: From 10/1/2019 to 9/30/2024 2021-2022: From 10/1/2020 to 9/30/2024	
OVC Federal Award Number 2020-V2-GX-0052 - Awarded 9-17-2020 2021-15POVC-21-GG-00618-ASSI Awarded 09-16-2021	OVC Total Award to OAG $106,717,018 $66,670,292	
OAG Staff Contact Christina Harris, Bureau Chief (850) 414-3380	Bureau Contact contact.voca@myfloridalegal.com (850) 414-3380	
Signature, OAG Authorizing Official, Date Aug 28, 2023	Signature, Agency Executive Director, Date 9/26/2023	

ASHLEY MOODY
ATTORNEY GENERAL
STATE OF FLORIDA

OFFICE OF THE ATTORNEY GENERAL
Division of Victim Services
Advocacy and Grants Management

PL-01 The Capitol
Tallahassee, FL 32399-1050
Phone (850) 414-3300 Fax (850) 487-0168
http://www.myfloridalegal.com

October 2023

Victims of Crime Act (VOCA) 2023-2024

VOCA FIX Act Match Waiver

In accordance with the VOCA Fix Act, effective July 22, 2021, and the United States Department of Justice, Office for Victims of Crime revised Match Waiver process, the Office of the Attorney General waives the match requirement for all 2023-2024 VOCA Assistance grants funded with FFY 2019 V2-GX-0047 and FFY 2020 V2-GX-0052. The time period for these awards is October 1, 2023, through September 30, 2024.

These considerations are being made due to the continued challenges service providers are experiencing in their ability to meet the match requirement due to financial constraints and unique circumstances experienced during the pandemic.

OAG Authorizing Official
Associate Deputy Attorney General

Joseph Spataro
Print Name

10/03/2023
Date

City of Ormond Beach
AGENDA ITEM

November 7, 2023 - City Commission

Number: 8.D

Section:	CONSENT AGENDA		
Item Category:	Consent - Resolution	**Res./Ord. No:**	2023-198
Strategic Goal:	Public Safety - Other		
Department:	Police Department		
Subject:	Sole Source - Contract for Owens Accreditation Services, LLC, Accreditation Services		
Summary:	Request to approve the contract for Owens Accreditation Services, LLC to provide accreditation services to the Ormond Beach Police Department (OBPD). This vendor currently provides Accreditation Services and has been instrumental in the department maintaining Accreditation Status since 2020. The OBPD became accredited in 2002 and maintained that accreditation until 2012. From 2012 to 2019 the accreditation status and staff dedicated to the process was inconsistent. In 2019, it was determined it would be best to outsource the accreditation function and Owens Accreditation Services, LLC was awarded the bid for one year. In Oct 2020, under the tutelage of Owens Accreditation Services, LLC, the OBPD was once again re-accredited, without conditions, and has maintained accreditation status. Jeff Owens, Owens Accreditation Services, LLC, is extremely knowledgeable of the accreditation system and processes, given his experience as a former accreditation manager and employee of the Florida Commission for Accreditation, and has proven to be a great resource and valuable asset to the OBPD. The intent to utilize Owen Accreditation Services, LLC as a sole source vendor was advertised via Demandstar on Aug 22, 2023 for 15 business days. A quote from Owens Accreditation Services, LLC was received for $28,968 (services invoiced monthly at $2,414) with a contract term of 3 years, with renewals of 2 additional one-year periods upon mutual agreement of the parties. (It should be noted the services obtained through outsourcing this function is more cost effective than conducting it in house with City staff. The current salary range for an accreditation specialist is $34,153.60 - $54,641.60 plus benefits.)		

Financial Impact:	The cost for accreditation services is $28,968 per year, and funds are included in the Fiscal Year 2023-24 budget.
Citizen Impact:	Maintaining an accredited Police Department improves transparency and affirms the agency's high standards of practice to earn the trust and confidence of the city's residents and businesses.
Recommended Action (Staff, Advisory Board and/or Other):	Staff recommends approval of contract renewal with Owens Accreditation Services, LLC, unless otherwise directed by the Commission.
Staff Contact:	Jesse Godfrey, Police Chief, (386) 676-3500
Attachments:	1. 23-198 Owens Accreditation Svcs (P23-0187G) 2. Owens Agreement 3. 2023 Bid to Ormond Beach Accreditation Specialist
Approval:	Kelly McGuire, Finance Director 10/6/2023 Claire Whitley, Assistant City Manager 10/13/2023 Joyce Shanahan, City Manager 11/2/2023

RESOLUTION NO. 2023-198

A RESOLUTION ACCEPTING THE QUOTE FROM OWENS ACCREDITATION SERVICES, LLC REGARDING ACCREDITATION SERVICES FOR THE POLICE DEPARTMENT; AUTHORIZING THE EXECUTION OF AN AGREEMENT AND PAYMENT THEREFOR; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City solicited quotes for professional accreditation services for the Police Department (the Project) in accordance with Section 2-300(g), *Code of Ordinances*, and

WHEREAS, the City's professional staff reviewed the only quote received and determined that the quote submitted by Owens Accreditation Services, LLC is the most advantageous quote for the City to provide accreditation services in the amount of $28,968.00/year (a copy of said quote being incorporated in the contract which is attached hereto and incorporated herein by reference), and

WHEREAS, the contract shall be effective retroactively from October 1, 2023, and

WHEREAS, based on the foregoing the City's professional staff recommends that the City Commission accept the quote from Owens Accreditation Services, LLC and enter into a contract for a three-year term totaling $86,904.00, now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The quote from Owens Accreditation Services, LLC to provide accreditation services for the City is hereby accepted.

SECTION TWO. The Mayor and the City Manager are hereby authorized and directed to execute a contract between the City and Owens Accreditation Services, LLC for the Project in an amount of $28,968.00/year (totaling $86,904.00 for a three-year term), and to pay the

cost thereof from the General Fund (001). Said contract shall be effective retroactively from October 1, 2023.

SECTION THREE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED this 7th day of November, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

AGREEMENT

THIS AGREEMENT is made and entered into by and between the **City of Ormond Beach** ("City"), a Florida municipal corporation, 22 South Beach Street, Ormond Beach, Volusia County, Florida and **Owens Accreditation Services, LLC** ("Contractor"), 3245 N.E. 106th Street, Anthony, FL 32617, and in consideration of the mutual promises and covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to the following:

1. **Scope of Work.** The Quotation dated August 23, 2023 attached hereto as Exhibit "A", and the Scope of Services, attached hereto as Exhibit "B", are incorporated herein by reference and are a material part of this Agreement. The Contractor shall fully comply with the terms and conditions described in the attached exhibits.

2. **Term.** This Agreement shall be effective retroactively to October 1, 2023 and continue for three (3) years, to September 30, 2026. This Agreement may be renewed for two (2) additional one-year periods upon mutual agreement of the parties.

3. **Consideration.** Contractor shall perform the services at the price set forth on Exhibit "A". Contractor shall prepare and submit invoices to the City at the address set forth in Paragraph 9 of this Agreement. All such invoices shall be paid by the City within thirty (30) days.

4. **Delivery.** Contractor shall complete the project within the time frame set forth on the attached exhibits.

5. **Termination of Agreement.**
   (a) The City Commission shall have the right to terminate the Agreement in the event the Contractor files any petition or proceeding for bankruptcy relief, or is adjudicated to be bankrupt or insolvent, or fails to pay just debts as they ordinarily become due; or for a material breach of this agreement that remains uncured for at least thirty days after prior written receipt of a notice of violation of same.

   (b) This Agreement may not be terminated by the Contractor.

6. **Assignment.** The Contractor shall not assign, convey or transfer all or any part of this Agreement, or all or any part of Contractor's interest herein, or all or any part of any interest in the Contractor, without the prior written consent of the City Commission, which consent shall not be unreasonably withheld.

7. **Complete Agreement.** This Agreement, including the provisions set forth in the exhibit attached hereto and incorporated by reference herein, constitutes the entire and complete agreement of the parties, and the promises and covenants herein contained shall survive the life of this Agreement.

8. **Amendment to Agreement.** Any amendment, change, or modification of this Agreement must be in writing and fully executed by both parties.

9. **Notices**. All notices which are required by this Agreement shall be provided to the parties at the following addresses, or such other addresses as may be requested in writing by either party:

City of Ormond Beach	**Owns Accreditation Services, LLC**
Joyce Shanahan, City Manager	Jeff Owens, Manager
(copy to City Attorney)	3245 N.W. 106th Street
22 South Beach Street	Anthony, FL 32617
Ormond Beach, FL 32174	

10. **Sovereign Immunity**. The City expressly retains and reserves all rights, privileges, immunities, and benefits of sovereign immunity. This provision shall be construed broadly in favor of the City.

11. **Venue**. The terms and conditions of this Agreement shall be construed and enforced under the laws of the State of Florida. Any action or proceeding, either at law or in equity, regarding this Agreement shall be brought in the circuit court, Seventh Judicial Circuit in and for Volusia County, Florida. Venue in any other jurisdiction or forum, whether it be any other circuit, state or federal venue, is hereby expressly waived.

12. **Waiver of Conditions**. No waiver by the City of any condition or breach of performance by the Contractor shall constitute an irrevocable, continuing, or subsequent waiver by the City of the same condition or breach of performance, or of any other condition or other breach of performance.

13. **Severability**. If any part of this Agreement is declared to be unenforceable or void by a court of competent jurisdiction, the remaining parts of the Agreement shall remain in full force and effect as long as the services to be provided by the Contractor are not materially affected, altered or impaired as a result of said judicial declaration.

14. **Conflicting Provisions.** In the event of any conflict between the provisions of this Agreement and any exhibits, the provision most favorable to the City shall control and shall be given full force and effect.

15. **Indemnification**. The City, its agents, employees, and officials, both elected and appointed, shall be indemnified and held harmless by Contractor from any and all liabilities, claims, and causes of action which may arise out of the willful, negligent, or unlawful acts or omissions of the Contractor or its subcontractors in the performance of this Agreement, unless such claims are a result of the City's sole negligence, as determined by the final decision maker of such claim.

16. **Duty to Defend.** The Contractor shall defend all suits and administrative actions, including all appellate proceedings, brought against the City, its agents, employees, and officials, both elected and appointed and shall pay all attorneys' fees and costs associated with the City's legal defense, as may be selected by the City, arising from all claims and causes of action described in Section 15 above. Such payment on behalf of the City shall be in addition to any and all other legal or equitable remedies available to the City and shall not be considered to be the City's exclusive remedy.

17. **Contractor's Insurance.** The Contractor shall purchase and maintain for the entire life of this Agreement, including any and all approved time extensions, until its final acceptance by the City, such insurance as will protect the Contractor from claims under Workers' Compensation, disability benefit laws or other similar employee benefit laws; from claims for damages because of bodily injury, occupational sickness or disease, or death of Contractor's employees; from claims insured by usual or unusual injury liability coverage; from claims or injury to or destruction of tangible property and from claims insured by usual Commercial General Liability coverage. This includes loss of use resulting therefrom, any or all of which may arise out of the Contractor's operations under this Agreement, whether such operations be by the Contractor, or by any Subcontractor, or by anyone directly or indirectly employed by any of them or for whose acts any of them may be legally liable. The Contractor's deductibles/self-insured retentions shall be disclosed to the City and may be disapproved by the City, and may be reduced or eliminated at the sole discretion of the City. The Contractor is responsible for the amount of any deductible or self-insured retention.

18. **Types of Insurance and Limits of Liability**

The insurance required herein shall be written for not less than any limits of liability specified and incorporated as part of the Contract Documents or as required by law, whichever is greater, and shall include and not limited to the following:

(a) Workers' Compensation Insurance in statutory limits for the State of Florida with Coverage B - Employer's Liability limits of not less than:

$100,000 Each Accident Bodily Injury by Accident
$100,000 Each Employee Bodily Injury by Disease
$500,000 Policy Limit Bodily Injury by Disease

Certificate of Exemptions. If the contractor has a State-issued Certificate of Exemption, the contractor may provide a copy in place of the requirement for coverage. However, if the contractor subcontracts or retains any other person or entity to perform under the contract, that person or entity must provide proof of workers' compensation insurance as required by law or provide a Certificate of Exemption.

It is the intent of the City that any individual who either contracts directly with the city or performs any work on behalf of any such contractor be covered by workers' compensation insurance or have a valid exemption from said coverage.

(If applicable to the Project, the policy must include benefits under the United States Longshoremen's and Harbor Workers' Act and the Jones Act coverage--all maritime coverage.)

(b) Commercial General Liability Insurance shall be written on a coverage form as broad as Insurance Services Office (ISO) Form CG 00 01 11 85, or its successor form, including but not limited to the following coverage (any deviation shall be noted on the Certificates of Insurance):

a. Premises, Operations, Products and Completed Operations
b. Owners' & Contractors' Protective
c. Products & Completed Operation
d. Explosion, Collapse & Underground Conditions
e. Blanket Contractual Liability
f. Personal Injury Liability
g. Broad Form Property Damage Endorsement, including Completed Operations
h. Independent Contractors
i. Watercraft--Owned and Non-Owned (if applicable, endorsement must be included in General Liability policy or a separate Protection & Indemnity Policy must be written)
j. Pollution Liability (if applicable)
k. Asbestos Abatement (if applicable)
l. Fire Damage Liability

Certain coverage outlined above may not be required if they do not relate to the Project, as may be determined at the sole discretion of the City.

Commercial General Liability Coverage shall be written on an occurrence basis and the limits shall be no less and not limited to the following amounts:

Limits (not less than)

$1 Million Each Occurrence
$2 Million General Aggregate
$1 Million Aggregate Products & Completed Operations

NOTE: Commercial General Liability Coverage must be purchased on either a project basis (separate policy per contract) or an endorsement allocating an aggregate limit per location or specified project.

(c) Automobile Liability Insurance is required if an Automobile(s) is used in the performance of the contract.

ISO Symbol 1 (Any Auto), or alternatively a combination of Symbol 2 (Owned Autos), Symbol 8 (Hired Autos), and Symbol 9 (Non-Owned Autos), and limits shall be no less than:

$1 Million	Combined Single Limit for Bodily Injury and Property Damage

(d) Excess Liability

For contracts $250,000 or greater an Excess Liability Policy of at least but not limited to $1,000,000 in addition to the scheduled underlying policies for Commercial General Liability, Automobile Liability and Employers' Liability, the

Contractor shall also provide an Excess Liability Policy with a maximum self-insured retention not to exceed $25,0000 per occurrence.

(e) Builder's Risk

Contractor shall purchase Builder's Risk Insurance for any contracts that are deemed to be vertical construction on an All-Risk policy, and shall also include coverage for wind, hail, and named storm. Limits of coverage shall be at least and not limited to the value of the project.

(f) Professional Liability, Malpractice and/or Errors and Omissions

The Contractor shall purchase and maintain professional liability, malpractice, or errors or omissions insurance with minimum limits of $1,000,000 per occurrence. If a claims made form of coverage is provided, the retroactive date of coverage shall be no later than the inception date of claims made coverage, unless the prior policy was extended indefinitely to cover prior acts. Coverage shall be extended beyond the policy year either by a supplemental extended reporting period (ERP) of as great a duration as is available, and with no less coverage and with reinstated aggregate limits, or by requiring that any new policy provides a retroactive date no later than the inception date of claims made coverage.

19. **Requirements for Certificates of Insurance.**

(a) With the execution of this Agreement, the Contractor shall provide certificates of such insurance acceptable to the City. These certificates and insurance policies shall contain a provision that the coverage under the policies will not be canceled, non-renewed or materially changed until at least **thirty (30)** days' prior written notice of such cancellation, non-renewal or change [except for nonpayment of premium, which shall be **ten (10)** days] has been given to the City. The Contractor shall be required to replace any expired or canceled policies in like amount and coverage to the satisfaction of the City. The Certificate of Insurance shall be the ACORD FORM 25-S (7/90), or its successor form, and shall be made a part of this Agreement.

(b) New certificates of insurance shall be provided to the City at least fifteen (15) days prior to coverage renewals.

(c) If requested by the City, the Contractor shall furnish complete copies of the Contractor's insurance policies, forms and endorsements.

(d) For Commercial General Liability coverage the Contractor shall, at the option of the City, provide an indication of the amount of claims payments or reserves chargeable to the aggregate amount of liability coverage. If the Commercial General Liability form of coverage includes an annual aggregate limitation on the amount of insurance provided, a separate project aggregate limit may be required by the City for the given contract.

(e) If the Contractor fails to obtain and maintain for the life of the Agreement the insurance required hereby or to replace any such expired or canceled policy, the City may obtain and maintain such insurance with such company as it deems satisfactory. Any amounts expended by the City in payment of premiums for such insurance shall be deducted by the City from the amount due the Contractor for the work covered by the Agreement.

(f) **Policies of Insurance**

1. Except as otherwise provided herein, all insurance policies shall be issued by insurers licensed to do business in the State of Florida on an admitted basis or which is an eligible surplus lines insurer in the State of Florida, and any such insuring company is required to have a minimum financial rating of (A-) in the latest edition of "Best's Key Rating Guide", published by A. M. Best Co., Inc., or some similarly nationally recognized rating authority, including Standard and Poors and Demotech.

2. For Workers' Compensation coverage only, self-insurance programs are acceptable with a minimum A- rated reinsurance carriers; written confirmation is required.

3. All policies of insurance or certificates thereof referred to herein shall be deposited with the City Clerk.

4. The City shall be named an Additional Insured on General Liability and Automobile Liability policies of insurance and certificates thereof.

20. **Enforcement of Costs.** If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with any provision of this Agreement, the successful or prevailing party or parties shall be entitled to recover reasonable attorneys' fees, court costs, and all expenses even if not taxable court costs (including, without limitation, all such fees, costs and expenses incident to arbitration, appellate, bankruptcy, and post-judgment proceedings), incurred in that action or proceeding or any appeal, in addition to any other relief to which the party or parties may be entitled. Attorneys' fees include legal assistant fees, expert witness fees, investigative fees, administrative costs, and all other charges billed by the attorney for the prevailing party.

21. **Compliance With Laws.** Contractor shall comply with all applicable federal, state and local laws and regulations.

22. **Compliance With Florida Public Records Law.** Contractor expressly agrees that it shall comply with the public records law provided in Florida Statutes, Chapter 119, and specifically to:

(a) Keep and maintain public records required by the City to perform the contracted service.
(b) Upon request from the City Clerk, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at

a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the City.
(d) Upon completion of the contract, transfer at no cost, to the City all public records in possession of the contractor or keep and maintain public records required by the City to perform the service. If the contractor transfers all public records to the City upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon the completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City Clerk, in a format that is compatible with the information technology systems of the City.
(e) Failure of the Contractor to comply with Public Records Law as provided by Florida Statutes, Chapter 119, shall subject the Contractor to penalties under Chapter 119.10 and subject this Agreement to termination for cause by the City.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK
22 SOUTH BEACH STREET
ORMOND BEACH, FLORIDA 32175. (386)677-0311
CITYCLERK@ORMONDBEACH.ORG

Ref: Fla. Stat. §119.0701(2016)

23. **Limitation of Remedy and Liability.** Contractor and Owner expressly waive any claim for consequential damages against the other including but not limited to, a waiver of claims for diminished bonding capacity, loss of financing, loss of business reputation, lost profits on other projects or other lost opportunity damage claims.

Contractor expressly agrees that any claim (tort, contract, claim in equity, or otherwise) by Contractor for damages against Owner shall not exceed the total amount of the contract price, less any amounts actually paid to the Contractor by the Owner.

24. **Waiver of Right to Jury Trial.** THE PARTIES HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT WHICH ANY PARTY MAY HAVE TO TRIAL BY JURY IN RESPECT OF ANY PROCEEDING, LITIGATION OR COUNTERCLAIM BASED ON, OR ARISING OUT OF, UNDER OR

IN CONNECTION WITH THIS AGREEMENT OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY. IF THE SUBJECT MATTER OF ANY LAWSUIT IS ONE IN WHICH THE WAIVER OF JURY TRIAL IS PROHIBITED, NO PARTY TO THIS AGREEMENT SHALL PRESENT AS A NON-COMPULSORY COUNTERCLAIM IN ANY SUCH LAWSUIT ANY CLAIM BASED ON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT. FURTHERMORE, NO PARTY TO THIS AGREEMENT SHALL SEEK TO CONSOLIDATE ANY SUCH ACTION IN WHICH A JURY TRIAL CANNOT BE WAIVED.

25. **Verification of Employment Status Using E-Verify System**

(a) Section 448.09, *Florida Statutes*, makes it unlawful for any person to knowingly employ, hire, recruit, or refer, either for herself or himself, or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work in the United States. Contractor warrants that it is registered with the U.S. Department of Homeland Security's E-Verify system, and is compliant with the requirements of Sections 448.09 and 448.095, *Florida Statutes*.

(b) Contractor agrees that if the contractor enters into an agreement with a subcontractor, the subcontractor must provide the contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and contractor warrants it shall maintain any such affidavits for the duration of the contract. If the City has a good faith belief that a subcontractor knowingly violated Section 448.09 (1), the City shall promptly notify the contractor and order the contractor to immediately terminate the contract with the subcontractor.

(c) In the event the City has a good faith belief that the contractor has knowingly violated Section 448.09 (1), *Florida Statutes*, the City shall terminate the contract, and as provided by statute, the contractor may not be awarded a public contract for at least one (1) year after the date of termination. The contractor may also be held liable for any additional costs incurred by the City as a result of the termination of the contract.

26. **No Conflict of Interest.** The Contractor warrants and agrees that neither it, nor any of its employees, agents, officers, directors, shareholders and independent contractors are, or will become, under contract with or accept compensation from any individual, business, corporation or governmental entity that has the possibility of an adverse interest to those of the City of Ormond Beach. The Contractor and its officers, directors, shareholders, employers, agents and subcontractors, agree not to provide any services or assistance to any entity directly or indirectly relating to the services provided to the City and to immediately notify the City Manager and City Attorney of any contact with any entity that has, or potentially has, a conflict of interest with the City of Ormond Beach. This provision shall be interpreted as broadly as possible to prevent any potential or actual conflict of interest presently or in the future by the Contractor.

27. **Effective Date.** This Agreement shall become effective upon the date last signed by the parties hereto.

IN WITNESS WHEREOF, the undersigned parties have caused this Agreement to be signed on the dates indicated hereinbelow.

DATED this _____ day of _____, 2023.

Witnesses:

CITY OF ORMOND BEACH

_____

By: _____
BILL PARTINGTON
Mayor

Print Name: _____

_____

By: _____
JOYCE SHANAHAN
City Manager

Print Name: _____

DATED this 16th day of OCTOBER, 2023.

Witnesses:

OWENS ACCREDITATION SERVICES, LLC

CHRIS ROOS

By: _____

Print Name: CAPTAIN CHRIS ROOS

Print Name: JEFFREY OWENS

Title: OWNER/MANAGER

JOHN BORZNER

Attest: _____

Print Name: LT. JOHN BORZNER

Print Name: _____

Title: _____

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August 23, 2023

Bid Coordinator
City of Ormond Beach
22 South Beach Street
Ormond Beach, FL 32174

I respectfully submit this bid in response to your currently advertised position of Police Accreditation Specialist for the Ormond Beach Police Department. My quote considers the next scheduled reaccreditation assessment for the police department in 2026.

- Start date or October 1, 2023
- Project end date September 30, 2026
- A fee of $28,968.00 per year (Invoiced Monthly at $2414.00)

I have proof of professional and personal insurance on file at Ormond Beach City Hall with HR Christina Maguire.

As you may know, I have served in this position since 2019 and would be honored to continue serving.

I have a well-rounded career in the criminal justice arena that began in 1985. [Resume' below]

I have experience in drafting department policies, working with fellow staff to create and review policies, maintaining and updating policies through PowerDMS, overseeing policy reviews to maintain CFA compliance, collecting necessary documentation to ensure accreditation compliance, revising policies to sustain changes in CFA requirements, researching applicable issues that apply to policy direction, planning work assignments to comply with the Police Chief's goals and objectives, preparing appropriate agency correspondence, providing accreditation overviews to new employees, reviewing the accuracy of proofs, performing annual inventories and inspections, promoting a friendly demeanor with coworkers, acting as a liaison with CFA in Tallahassee, and attending triennial CFA accreditation conferences.

Please feel free to contact me for any questions.

Respectfully,

Jeff Owens

(352) 509-1721•265anthony@gmail.com
Jeffrey Owens

Jeffrey Owens - Professional Resume`

Objective

Performing at an exceptional level in the Law Enforcement Policy and Accreditation arena.

Experience

1985-2015 (Retired) Marion County Sheriff's Office Ocala, FL

Lieutenant – Policy and Accreditation Manager

- Managing Law Enforcement Accreditation
- Managing Communications Accreditation
- Managing Jail Accreditation
- Managing Planning and Research
- Managing Grants

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- Managing the Agency LASO role for CJIS

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Managing the accreditation program for Florida Law Enforcement Agencies and Jails at FDLE Tallahassee Headquarters. (One of three such people on Staff)

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- Managing the CFA Accreditation Process

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Contract Accreditation Manager

- Managing the CFA Accreditation Process

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Contract Accreditation Manager

- Managing the CFA Accreditation Process

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Contract Policy Writer

- Updating the Agency Policy Manual rewrite

October 2020 — Founder of "Accreditation Colony, LLC" — At Large, Florida

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High School Diploma	North Marion High School	Citra, FL
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- I have received State training as an Accreditation Manager and as an Accreditation Assessor for the CFA and FCAC credentials in Florida. Inversely, I have also taught these programs to new policy and accreditation professionals.



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Since retiring from his original "accredited" agency, Jeff has now successfully served several other Florida agencies through the process of accreditation and reaccreditation. These include the Daytona Beach Police Department, the Indian River County Sheriff's Office, the Hollywood Police Department, the Kenneth City Police Department, the Ormond Beach Police Department, the Golden Beach Police Department, the Juno Beach Police Department, the Suwannee County Sheriff's Office, and the Tequesta Police Department.

He also had the honor and privilege of working for the Florida Accreditation Office in Tallahassee as a Program Manager for several months. Jeff is a trained Accreditation Manager and Assessment Team Leader in the disciplines of Law Enforcement, Corrections, and Communications.

I appreciate your consideration.

EXHIBIT "B"

The City of Ormond Beach is seeking an agency to provide services for Accreditation Specialist. A breakdown of what is being requested is attached.

- Drafts department policies and procedures through research, analysis and need study.
- Assigns department personnel tasks to create and/or review policies and procedures as directed by staff
- Maintains and updates department policies and procedures to reflect changes in department practice, legal guidelines and changing CFA requirements.
- Oversees the periodic review process where all policies and procedures are reviewed for content and currency per CFA requirements.
- Ensures compliance with CFA accreditation requirements. Oversees and collects regular documentation for proof of compliance.
- Crafts and revises department policy to ensure compliance with CFA standards.
- Researches (via the internet, visitation, conferencing, network and other network) emerging issues in law enforcement practice with eye toward how they will affect our department and look at the best way of implementing them here.
- Prepares and submits proposals to staff members and supervisors initiating changes and new programs.
- Plans work assignments based on departmental goals.
- Prepares various types of reports and correspondence.
- Reviews the work product of employees for accuracy and completeness as they pertain to CFA standards and/or proofs.
- Counsels and provides training on employee assignments.
- Meets attendance requirements.
- Promotes consumer friendly environment within the department.
- Performs annual inspections/inventories as required by CFA requirements.
- Acts as liaison with CFA. Keeps abreast with trends and future issues with accreditation.
- Conducts inspections of work areas as required by CFA standards and departmental standards and directives.
- Develops and implements employee training related to CFA standards and/or requirements.
- Evaluates working conditions to promote maximum efficiency.
- Completes other duties and job functions associated with the position as may be assigned.

The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Minimum of one year of previous law enforcement experience required.
- Minimum of one year working in in law enforcement accreditation required.
- Must possess mastery of reading, verbal and written communication skills. Must be able to understand and express ideas clearly and concisely both verbally and in writing.

- Ability to make decisions, render judgments, take action and commit oneself to a course of action.
- Ability to recognize problems and then to obtain and process information from different sources to assist in identifying possible causes of problems.
- Ability to reach logical conclusions and courses of action based on factual information.
- Ability to anticipate problems and use a proactive approach to solving them.
- Ability to reach effective decisions under frequently and/or rapidly changing situations.
- Ability to plan, schedule, coordinate work and establish priorities to accomplish a task or goal.
- Ability to develop training related to the Accreditation process.
- Ability to perceive the impact of decisions within the department as well as on other agencies and the public.
- Knowledge of interpersonal communication principles and techniques.
- Knowledge of human resources management.
- Knowledge of departmental reporting procedures, forms and record keeping.
- Knowledge of training and instruction principals and techniques.
- Ability to manage large scale projects, multi-tasking, and numerous deadlines.
- Ability to work independently with minimal supervision
- Highly self-motivated.

August 23, 2023

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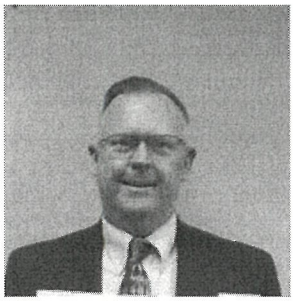
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Jeff Owens is a career criminal justice professional who has work experience in Communications, Law Enforcement, and Corrections. He spent the first part of his career as a Marion County, Florida Deputy Sheriff and retired as a Lieutenant who managed and oversaw several State and National accreditation credentials, including FMJS, ACA, FCAC, CFA, CALEA, CALEA-Communications, and FL-TAC.

Since retiring from his original "accredited" agency, Jeff has now successfully served several other Florida agencies through the process of accreditation and reaccreditation. These include the Daytona Beach Police Department, the Indian River County Sheriff's Office, the Hollywood Police Department, the Kenneth City Police Department, the Ormond Beach Police Department, the Golden Beach Police Department, the Juno Beach Police Department, the Suwannee County Sheriff's Office, and the Tequesta Police Department.

He also had the honor and privilege of working for the Florida Accreditation Office in Tallahassee as a Program Manager for several months. Jeff is a trained Accreditation Manager and Assessment Team Leader in the disciplines of Law Enforcement, Corrections, and Communications.

I appreciate your consideration.

City of Ormond Beach
Purchasing Department
22 South Beach Street
Room 102
Ormond Beach, FL 32174
(386) 676-3223

NOTICE OF INTENT TO SOLE SOURCE

File No.: Owens Accreditation Services, LLC
Date: 8/22/2023

The attached sole source justification form contains the specifications and justification for the proprietary service and or parts being sought. Any vendor/contractor, who believes that they can meet or exceed the stated requirements, must provide a written statement, containing convincing technical data sufficient to support their position.

It will be the vendor/contractor's responsibility to provide adequate information in their written statement to enable the Purchasing Department to ensure that the proposed product meets the required criteria. If adequate information is not submitted with the statement, it shall be rejected. The City of Ormond Beach Purchasing Department must receive replies to this notice not later than close of business on September 13th, 2023. Responses to this notice will be used to determine whether bona fide competition exists.

Send written responses to the City of Ormond Beach, Purchasing Department, 22 South Beach Street, Room 102, Ormond Beach, FL 32174, or email Rob.Hart@ormondbeach.org . For further information call (386)676-3223.

City of Ormond Beach
SOLE SOURCE JUSTIFICATION FORM

Requisition No.: _____ Date: 8/22/2023

Vendor: Owens Accreditation Services, LLC Cost: _____

Requested by: Captain Roos Department: PD

Per City Ordinance Sec. 2-300(g)- A contract may be made without competition when the department head or division manager certifies to the purchasing agent or the finance director's designee in writing that after conducting a good faith review of available sources, that there is only one (1) source for the required item(s) or service(s). The purchasing agent or the finance director's designee shall conduct negotiations as appropriate as to price, delivery and terms. A record of sole procurements shall be maintained as a public record.

Describe the product or service being requested in detail:

The City of Ormond Beach is seeking an agency to provide services for Accreditation Specialist. A breakdown of what is being requested is attached.

- Drafts department policies and procedures through research, analysis and need study.
- Assigns department personnel tasks to create and/or review policies and procedures as directed by staff
- Maintains and updates department policies and procedures to reflect changes in department practice, legal guidelines and changing CFA requirements.
- Oversees the periodic review process where all policies and procedures are reviewed for content and currency per CFA requirements.
- Ensures compliance with CFA accreditation requirements. Oversees and collects regular documentation for proof of compliance.
- Crafts and revises department policy to ensure compliance with CFA standards.
- Researches (via the internet, visitation, conferencing, network and other network) emerging issues in law enforcement practice with eye toward how they will affect our department and look at the best way of implementing them here.
- Prepares and submits proposals to staff members and supervisors initiating changes and new programs.
- Plans work assignments based on departmental goals.
- Prepares various types of reports and correspondence.
- Reviews the work product of employees for accuracy and completeness as they pertain to CFA standards and/or proofs.
- Counsels and provides training on employee assignments.
- Meets attendance requirements.
- Promotes consumer friendly environment within the department.
- Performs annual inspections/inventories as required by CFA requirements.
- Acts as liaison with CFA. Keeps abreast with trends and future issues with accreditation.
- Conducts inspections of work areas as required by CFA standards and departmental standards and directives.
- Develops and implements employee training related to CFA standards and/or requirements.
- Evaluates working conditions to promote maximum efficiency.
- Completes other duties and job functions associated with the position as may be assigned.

Under Florida Statute 838.22(2) It is unlawful for a public servant, with corrupt intent, to obtain a benefit for any person or to cause unlawful harm to another, to circumvent a competitive bidding process required by law or rule by using a sole-source contract for commodities or services. (3) It is unlawful for any person to knowingly agree, conspire, combine, or confederate, directly or indirectly, with a public servant to violate subsection (1) or subsection (2). (4) It is unlawful for any person to knowingly enter into a contract for commodities or services which was secured by a public servant acting in violation of subsection (1) or subsection (2). **(5) Any person who violates this section commits a felony of the second degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.**

Explain why the requested product or service is the only one that can satisfy your requirements (attach additional sheets, if necessary):

The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

- Minimum of one year of previous law enforcement experience required.
- Minimum of one year working in in law enforcement accreditation required.
- Worked within the law enforcement accreditation field within the last 3 years.
- Must possess mastery of reading, verbal and written communication skills. Must be able to understand and express ideas clearly and concisely both verbally and in writing.
- Ability to make decisions, render judgments, take action and commit oneself to a course of action.
- Ability to recognize problems and then to obtain and process information from different sources to assist in identifying possible causes of problems.
- Ability to reach logical conclusions and courses of action based on factual information.
- Ability to anticipate problems and use a proactive approach to solving them.
- Ability to reach effective decisions under frequently and/or rapidly changing situations.
- Ability to plan, schedule, coordinate work and establish priorities to accomplish a task or goal.
- Ability to develop training related to the Accreditation process.
- Ability to perceive the impact of decisions within the department as well as on other agencies and the public.
- Knowledge of interpersonal communication principles and techniques.
- Knowledge of human resources management.
- Knowledge of departmental reporting procedures, forms and record keeping.
- Knowledge of training and instruction principals and techniques.
- Ability to manage large scale projects, multi-tasking, and numerous deadlines.
- Ability to work independently with minimal supervision
- Highly self-motivated.

Explain why this vendor is the only practicably available source for this purchase, and identify what steps were taken to find other sources (attach additional sheets, if necessary):

Past searches have been unsuccessful in finding any other individuals or organizations with the necessary skillset to perform this job successfully.

STATEMENT OF NEED:
My department's recommendation for sole source is based upon an objective review of the product/service required and is in the best interest of the City of Ormond Beach. I know of no conflict of interest on my part or any other individual's part, nor do I have any personal involvement in any way with the supplier(s) involved. No gratuities, favors or compromising action have taken place. Neither has my personal familiarity with particular brands, types of equipment, materials or firms been a deciding influence on my request to sole source this purchase when there are other known suppliers to exist.

Signature (Dept. Director or Division Manager)

CAPTAIN
Title

Under Florida Statute 838.22(2) It is unlawful for a public servant, with corrupt intent, to obtain a benefit for any person or to cause unlawful harm to another, to circumvent a competitive bidding process required by law or rule by using a sole-source contract for commodities or services. (3) It is unlawful for any person to knowingly agree, conspire, combine, or confederate, directly or indirectly, with a public servant to violate subsection (1) or subsection (2). (4) It is unlawful for any person to knowingly enter into a contract for commodities or services which was secured by a public servant acting in violation of subsection (1) or subsection (2). **(5) Any person who violates this section commits a felony of the second degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.**

City of Ormond Beach
AGENDA ITEM

November 7, 2023 - City Commission

Number: 8.E

Section:	CONSENT AGENDA		
Item Category:	Consent - Resolution	**Res./Ord. No:**	2023-199
Strategic Goal:	Water Quality & the Environment - Other		
Department:	Public Works - Utilities Management		
Subject:	Sole Source - Barscreen Rebuild for WRF from Parkson		
Summary:	This is a sole source purchase request from Parkson for Rebuild/Retrofit of one of the Aqua Guard Continuous Self-Cleaning Barscreen units at the City's Water Reclamation Facility (WRF). The WRF utilizes 2 Parkson barscreen units at the headworks of the facility. The purpose of these screen units is to remove any materials larger than 6 mm in size from the wastewater stream entering the plant. Having these screens in operation aids in reducing the amount of solids and debris that other plant equipment has to deal with, thereby reducing the overall wear and tear on those machines. The barscreen units aid in reducing the amount of material that accumulates in the WRF's treatment basins over time, and are expected to operate on a continuous basis (24 hours, seven days a week). These screens wear down over time and need to be periodically rebuilt to maintain the level of service expected. Parkson has met the City's barscreen needs in the past and has provided written confirmation indicating they are the only authorized vendor in the State of Florida for the OEM parts for Parkson barscreen products. Intent to utilize a sole source vendor was advertised via Demandstar on Aug. 25, 2023.		
Financial Impact:	$172,817 for Rebuild/Retrofit of one Aqua Gaurd Barscreen unit is included in the FY 2023-24 budget, Fund 409 - Water and Wastewater Renewal and Replacement, General Facility and System Upgrades.		
Citizen Impact:	The replacement of bar screen parts as part of an established preventative maintenance program provides for safe and efficient operation of the wastewater treatment system while reducing unexpected costs and repairs.		

Recommended Action (Staff, Advisory Board and/or Other):	Staff recommends approval of the sole source purchase of Rebuild/Retrofit for one barscreen unit at the WRF.
Staff Contact:	Bob Preis, Utilities Manager, (386) 676-3305
Attachments:	1. 23-199 Bar Screen Rebuild-Parkson (P23-0182G) 2. Parkson Agreement 3. Sole Source Form - Parkson 4. Sole Source Letter (Ormond Beach) 2023
Approval:	Kelly McGuire, Finance Director 10/16/2023 Claire Whitley, Assistant City Manager 10/18/2023 Joyce Shanahan, City Manager 11/2/2023

RESOLUTION NO. 2023-199

A RESOLUTION AUTHORIZING THE SOLE SOURCE PROCUREMENT OF PARTS AND SERVICE FROM PARKSON CORPORATION FOR THE CITY'S AQUA GUARD SELF-CLEANING BAR/FILTER SCREEN AT THE WATER RECLAMATION FACILITY; AUTHORIZING THE EXECUTION OF A CONTRACT; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City's Water Reclamation Facility houses two Aqua Guard self-cleaning bar/filter screens which operate on a continuous basis, and

WHEREAS, one of the units has become worn down and is in need of rehabilitation, and

WHEREAS, Parkson Corporation is the sole source provider for parts and service that are compatible with the City's existing Aqua Guard self-cleaning bar/filter screen, and therefore, this purchase is a sole source procurement pursuant to Section 2-300(g), of the *Code of Ordinances*, and

WHEREAS, the City's staff recommends the purchase of parts and service from Parkson Corporation at a cost of $172,817.00, and

WHEREAS, the City Manager has certified that the money for the payment of the parts and services has been appropriated to the credit of the Water and Wastewater Renewal and Replacement Fund (409) and is not appropriated for any other purpose, and

WHEREAS, the City Commission concurs in the said determination and recommendation, now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The City Commission hereby approves the sole source purchase of parts and service for the Aqua Guard self-cleaning bar/filter screen at the Water Reclamation Facility from Parkson Corporation in the amount of $172,817.00 and to pay the cost thereof from the Water and Wastewater Renewal and Replacement Fund.

SECTION TWO. The Mayor and City Manager are hereby authorized and directed to execute a contract with Parkson Corporation for the services, a copy of said contract being attached hereto and incorporated herein by reference.

SECTION THREE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED this 7th day of November, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

AGREEMENT

THIS AGREEMENT is made and entered into by and between the **City of Ormond Beach** ("City"), a Florida municipal corporation, 22 South Beach Street, Ormond Beach, Volusia County, Florida and **Parkson Corporation** ("Contractor"), 1401 W. Cypress Creek Road, Suite 100, Ft. Lauderdale, FL 33309, and in consideration of the mutual promises and covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to the following:

1. **Scope of Work.** The Quotation dated August 21, 2023 attached hereto as Exhibit "A", is incorporated herein by reference and is a material part of this Agreement. The Contractor shall fully comply with the terms and conditions described in the attached exhibit.

2. **Term.** This Agreement shall be effective on the date it is fully executed by the parties.

3. **Consideration.** Contractor shall provide the equipment and perform the services at the prices set forth on Exhibit "A". Contractor shall prepare and submit invoices to the City at the address set forth in Paragraph 9 of this Agreement. All such invoices shall be paid by the City within thirty (30) days.

4. **Delivery.** Contractor shall complete the project within the time frame set forth on Exhibit "A".

5. **Termination of Agreement**.
   (a) The City Commission shall have the right to terminate the Agreement in the event the Contractor files any petition or proceeding for bankruptcy relief, or is adjudicated to be bankrupt or insolvent, or fails to pay just debts as they ordinarily become due; or for a material breach of this agreement that remains uncured for at least thirty days after prior written receipt of a notice of violation of same.

   (b) This Agreement may not be terminated by the Contractor.

6. **Assignment**. The Contractor shall not assign, convey or transfer all or any part of this Agreement, or all or any part of Contractor's interest herein, or all or any part of any interest in the Contractor, without the prior written consent of the City Commission, which consent shall not be unreasonably withheld.

7. **Complete Agreement**. This Agreement, including the provisions set forth in the exhibit attached hereto and incorporated by reference herein, constitutes the entire and complete agreement of the parties, and the promises and covenants herein contained shall survive the life of this Agreement.

8. **Amendment to Agreement**. Any amendment, change, or modification of this Agreement must be in writing and fully executed by both parties.

9. **Notices**. All notices which are required by this Agreement shall be provided to the parties at the following addresses, or such other addresses as may be requested in writing by either party:

City of Ormond Beach	**Parkson Corporation**
Joyce Shanahan, City Manager	Andrew Singer, Contracts Manager
(copy to City Attorney)	1401 W. Cypress Creek Road, Suite 100
22 South Beach Street	Ft. Lauderdale, FL 33309
Ormond Beach, FL 32174	

10. **Sovereign Immunity**. The City expressly retains and reserves all rights, privileges, immunities, and benefits of sovereign immunity. This provision shall be construed broadly in favor of the City.

11. **Venue**. The terms and conditions of this Agreement shall be construed and enforced under the laws of the State of Florida. Any action or proceeding, either at law or in equity, regarding this Agreement shall be brought in the circuit court, Seventh Judicial Circuit in and for Volusia County, Florida. Venue in any other jurisdiction or forum, whether it be any other circuit, state or federal venue, is hereby expressly waived.

12. **Waiver of Conditions**. No waiver by the City of any condition or breach of performance by the Contractor shall constitute an irrevocable, continuing, or subsequent waiver by the City of the same condition or breach of performance, or of any other condition or other breach of performance.

13. **Severability**. If any part of this Agreement is declared to be unenforceable or void by a court of competent jurisdiction, the remaining parts of the Agreement shall remain in full force and effect as long as the services to be provided by the Contractor are not materially affected, altered or impaired as a result of said judicial declaration.

14. **Conflicting Provisions.** In the event of any conflict between the provisions of this Agreement and any exhibits, the provision most favorable to the City shall control and shall be given full force and effect.

15. **Indemnification**. The City, its agents, employees, and officials, both elected and appointed, shall be indemnified and held harmless by Contractor from any and all third-party liabilities, claims, and causes of action to the extent caused by the willful, negligent, or unlawful acts or omissions of the Contractor or its subcontractors in the performance of this Agreement, unless such claims are a result of the City's sole negligence, as determined by the final decision maker of such claim.

16. **Duty to Defend.** The Contractor shall defend all suits and administrative actions, including all appellate proceedings, brought against the City, its agents, employees, and officials, both elected and appointed and shall pay all attorneys' fees and costs associated with the City's legal defense, as may be selected by the Contractor and approved by the City, arising from all claims and causes of action described in Section 15 above. Such payment on behalf of the City shall be in addition to any and all other legal or equitable remedies available to the City and shall not be considered to be the City's exclusive remedy.

17. **Contractor's Insurance**. The Contractor shall purchase and maintain for the entire life of this Agreement, including any and all approved time extensions, until its final acceptance by the City, such insurance as will protect the Contractor from claims under Workers' Compensation, disability benefit laws or other similar employee benefit laws; from claims for damages because of bodily injury, occupational sickness or disease, or death of Contractor's employees; from claims insured by usual or unusual injury liability coverage; from claims or injury to or destruction of tangible property and from claims insured by usual Commercial General Liability coverage. This includes loss of use resulting therefrom, any or all of which may arise out of the Contractor's operations under this Agreement, whether such operations be by the Contractor, or by any Subcontractor, or by anyone directly or indirectly employed by any of them or for whose acts any of them may be legally liable. The Contractor shall provide the City with a Certificate of Insurance evidencing these requirements. The Contractor is responsible for the amount of any deductible or self-insured retention.

18. **Types of Insurance and Limits of Liability**

The insurance required herein shall be written for the limits of liability specified herein, and shall include the following:

(a) Workers' Compensation Insurance in statutory limits for the State of Florida with Coverage B - Employer's Liability limits of not less than:

$100,000 Each Accident Bodily Injury by Accident
$100,000 Each Employee Bodily Injury by Disease
$500,000 Policy Limit Bodily Injury by Disease

Certificate of Exemptions. If the contractor has a State-issued Certificate of Exemption, the contractor may provide a copy in place of the requirement for coverage. However, if the contractor subcontracts or retains any other person or entity to perform under the contract, that person or entity must provide proof of workers' compensation insurance as required by law or provide a Certificate of Exemption.

It is the intent of the City that any individual who either contracts directly with the city or performs any work on behalf of any such contractor be covered by workers' compensation insurance or have a valid exemption from said coverage.

(b) Commercial General Liability Insurance shall be written on a coverage form as broad as Insurance Services Office (ISO) Form CG 00 01 11 85, or its successor form, including but not limited to the following coverage (any deviation shall be noted on the Certificates of Insurance):

a. Premises, Operations, Products and Completed Operations
b. Owners' & Contractors' Protective
c. Products & Completed Operation
d. Explosion, Collapse & Underground Conditions
e. Blanket Contractual Liability

f. Personal Injury Liability
g. Broad Form Property Damage Endorsement, including Completed Operations
h. Independent Contractors
i. Fire Damage Liability

Certain coverage outlined above may not be required if they do not relate to the Project, as may be determined at the sole discretion of the City.

Commercial General Liability Coverage shall be written on an occurrence basis and the limits shall be for the following amounts:

$1 Million Each Occurrence
$2 Million General Aggregate
$1 Million Aggregate Products & Completed Operations

(c) Automobile Liability Insurance is required if an Automobile(s) is used in the performance of the contract.

ISO Symbol 1 (Any Auto), or alternatively a combination of Symbol 2 (Owned Autos), Symbol 8 (Hired Autos), and Symbol 9 (Non-Owned Autos), and limits shall be no less than:

$1 Million	Combined Single Limit for Bodily Injury and Property Damage

(d) Excess Liability
[not applicable]

(e) Builder's Risk
[not applicable]

(f) Professional Liability, Malpractice and/or Errors and Omissions
[not applicable]

19. **Requirements for Certificates of Insurance.**

(a) With the execution of this Agreement, the Contractor shall provide certificates of such insurance acceptable to the City. These certificates and insurance policies shall contain a provision that the coverage under the policies will not be canceled, non-renewed or materially changed until at least **thirty (30)** days' prior written notice of such cancellation, non-renewal or change [except for nonpayment of premium, which shall be **ten (10)** days] has been given to the City. The Contractor shall be required to replace any expired or canceled policies in like amount and coverage to the satisfaction of the City. The Certificate of Insurance shall be the ACORD FORM 25-S (7/90), or its successor form, and shall be made a part of this Agreement.

(b) New certificates of insurance shall be provided to the City no later than thirty (30) days after coverage renewals. There shall be no gap in insurance coverage during the required coverage period.

(c) If requested by the City, the Contractor shall furnish complete copies of the Contractor's insurance policies, forms and endorsements.

(d) If the Contractor fails to obtain and maintain for the life of the Agreement the insurance required hereby or to replace any such expired or canceled policy, the City may obtain and maintain such insurance with such company as it deems satisfactory. Any amounts expended by the City in payment of premiums for such insurance shall be deducted by the City from the amount due the Contractor for the work covered by the Agreement.

(e) **Policies of Insurance**

1. Except as otherwise provided herein, all insurance policies shall be issued by insurers licensed to do business in the State of Florida on an admitted basis or which is an eligible surplus lines insurer in the State of Florida, and any such insuring company is required to have a minimum financial rating of (A-) in the latest edition of "Best's Key Rating Guide", published by A. M. Best Co., Inc., or some similarly nationally recognized rating authority, including Standard and Poors and Demotech.

2. For Workers' Compensation coverage only, self-insurance programs are acceptable with a minimum A- rated reinsurance carriers; written confirmation is required.

3. All policies of insurance or certificates thereof referred to herein shall be deposited with the City Clerk.

4. The City shall be named an Additional Insured on General Liability and Automobile Liability policies of insurance and certificates thereof.

20. **Enforcement of Costs.** If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with any provision of this Agreement, the successful or prevailing party or parties shall be entitled to recover reasonable attorneys' fees, court costs, and all expenses even if not taxable court costs (including, without limitation, all such fees, costs and expenses incident to arbitration, appellate, bankruptcy, and post-judgment proceedings), incurred in that action or proceeding or any appeal, in addition to any other relief to which the party or parties may be entitled. Attorneys' fees include legal assistant fees, expert witness fees, investigative fees, administrative costs, and all other charges billed by the attorney for the prevailing party.

21. **Compliance With Laws.** Contractor shall comply with all applicable federal, state and local laws and regulations.

22. **Compliance With Florida Public Records Law.** Contractor expressly agrees that it shall comply with the public records law provided in Florida Statutes, Chapter 119, and specifically to:

(a) Keep and maintain public records required by the City to perform the contracted service.
(b) Upon request from the City Clerk, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the City.
(d) Upon completion of the contract, transfer at no cost, to the City all public records in possession of the contractor or keep and maintain public records required by the City to perform the service. If the contractor transfers all public records to the City upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon the completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City Clerk, in a format that is compatible with the information technology systems of the City.
(e) Failure of the Contractor to comply with Public Records Law as provided by Florida Statutes, Chapter 119, shall subject the Contractor to penalties under Chapter 119.10 and subject this Agreement to termination for cause by the City.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

CITY CLERK
22 SOUTH BEACH STREET
ORMOND BEACH, FLORIDA 32175. (386)677-0311
CITYCLERK@ORMONDBEACH.ORG

Ref: Fla. Stat. §119.0701(2016)

23. **Limitation of Remedy and Liability.** Contractor and Owner expressly waive any claim for indirect, incidental, punitive, exemplary, special, and consequential damages against the other including but not limited to, a waiver of claims for diminished bonding capacity, loss of financing, loss of business reputation, lost profits on other projects or other lost opportunity damage claims, even if either or both parties have been advised of the

possibility of such damages. In no event shall Contractor's (to include its officers, directors, employees, and agents) aggregate liability arising out of, resulting from, or in any way related to this Agreement from any cause or causes exceed the Purchase Order price or applicable insurance coverage, whichever is greater. This limitation of liability is cumulative and not per incident.

Contractor expressly agrees that any claim (tort, contract, claim in equity, or otherwise) by Contractor for damages against Owner shall not exceed the total amount of the contract price, less any amounts actually paid to the Contractor by the Owner.

24. **Waiver of Right to Jury Trial.** THE PARTIES HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT WHICH ANY PARTY MAY HAVE TO TRIAL BY JURY IN RESPECT OF ANY PROCEEDING, LITIGATION OR COUNTERCLAIM BASED ON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY. IF THE SUBJECT MATTER OF ANY LAWSUIT IS ONE IN WHICH THE WAIVER OF JURY TRIAL IS PROHIBITED, NO PARTY TO THIS AGREEMENT SHALL PRESENT AS A NON-COMPULSORY COUNTERCLAIM IN ANY SUCH LAWSUIT ANY CLAIM BASED ON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT. FURTHERMORE, NO PARTY TO THIS AGREEMENT SHALL SEEK TO CONSOLIDATE ANY SUCH ACTION IN WHICH A JURY TRIAL CANNOT BE WAIVED.

25. **Verification of Employment Status Using E-Verify System**

(a) Section 448.09, *Florida Statutes*, makes it unlawful for any person to knowingly employ, hire, recruit, or refer, either for herself or himself, or on behalf of another, for private or public employment within the state, an alien who is not duly authorized to work in the United States. Contractor warrants that it is registered with the U.S. Department of Homeland Security's E-Verify system, and is compliant with the requirements of Sections 448.09 and 448.095, *Florida Statutes*.

(b) Contractor agrees that if the contractor enters into an agreement with a subcontractor, the subcontractor must provide the contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and contractor warrants it shall maintain any such affidavits for the duration of the contract. If the City has a good faith belief that a subcontractor knowingly violated Section 448.09 (1), the City shall promptly notify the contractor and order the contractor to immediately terminate the contract with the subcontractor.

(c) In the event the City has a good faith belief that the contractor has knowingly violated Section 448.09 (1), *Florida Statutes*, the City shall terminate the contract, and as provided by statute, the contractor may not be awarded a public contract for at least one (1) year after the date of termination. The contractor may also be held liable for any additional costs incurred by the City as a result of the termination of the contract.

26. **No Conflict of Interest.** The Contractor warrants and agrees that neither it, nor any of its employees, agents, officers, directors, shareholders and independent contractors are, or will become, under contract with or accept compensation from any individual, business, corporation or governmental entity that has the possibility of an adverse interest to those

of the City of Ormond Beach. The Contractor and its officers, directors, shareholders, employers, agents and subcontractors, agree not to provide any services or assistance to any entity directly or indirectly relating to the services provided to the City and to immediately notify the City Manager and City Attorney of any contact with any entity that has, or potentially has, a conflict of interest with the City of Ormond Beach. This provision shall be interpreted as broadly as possible to prevent any potential or actual conflict of interest presently or in the future by the Contractor.

27. **Effective Date.** This Agreement shall become effective upon the date last signed by the parties hereto.

IN WITNESS WHEREOF, the undersigned parties have caused this Agreement to be signed on the dates indicated hereinbelow.

DATED this _____ day of _____, 2023.

Witnesses:

CITY OF ORMOND BEACH

_____

By: _____
BILL PARTINGTON
Mayor

Print Name: _____

_____

By: _____
JOYCE SHANAHAN
City Manager

Print Name: _____

DATED this _____ day of _____, 2023.

Witnesses:

PARKSON CORPORATION

_____

By: _____

Print Name: _____

Print Name: _____

Title: _____

_____

Attest: _____

Print Name: _____

Print Name: _____

Title: _____

Parkson
Treating Water Right
MRI SCHREIBER FilterONE USA HYCOR

CORPORATE OFFICE
1401 W. Cypress Creek Rd., Ste. 100
Fort Lauderdale, FL 33309
Phone 954.974.6610
Fax 954.974.6182

Quotation

NUMBER: B02011500 Rev 2

DATE: October 12, 2023

TO: Ormond Beach WWTP
550 N Orchard Street
Ormond Beach, FL 32174
Attn: Ron Burk
Tel:
Fax:
E-Mail: ron.burk@ormondbeach.org

REF.: Project Name:
Ormond Beach WWTP
Project Location:
Ormond Beach, FL

Original Serial #: AG-799
Rebuild #: 201121
Specification Sec.: n/a

Parkson Corporation proposes the reconditioning of your existing Aqua Guard® Continuous Self-Cleaning Bar/Filter Screen and is pleased to provide this ***Rebuild/Retrofit Quotation*** for the following:

ITEM 1 AQUA GUARD SELF-CLEANING BAR/FILTER SCREEN

# Existing Units:	2
Unit #:	20112104, LH
Model:	**AG-S-A**

1.A Existing Equipment:

Description

Screen Width:	3'-4.5"
Solids Discharge Height:	12'
[as measured from the bottom of the channel to the discharge point]	
Screen Angle:	75 °
Screen Opening:	6 mm
Application / Industry:	Municipal

Materials of Construction

Elements:	high impact polycarbonate alloy
Frame:	304 SS
Conveyor Chain:	all 316 SS
Filter Element Shafts:	316 SS
Side Plate:	316 SS

Parkson

1.B **The following parts are recommended for replacement on one (1) unit:**

AG-799 / 201121 B02011500
Ormond Beach WWTP
AG-S-A-75 3'4.5"x12.0', 304ss/316ss

Item Description	Quantity	Unit Price	Total Cost
Crane	2	$3,500.00	$7,000.00
Forklift	1	$2,750.00	$2,750.00
Screen Assembly	1	$76,336.00	$76,336.00
Rotating Brush	1	$3,956.00	$3,956.00
Brush Hubs	2	$1,685.00	$3,370.00
Hardware, Brush	1	$57.00	$57.00
Front Seal Assembly	1	$1,538.00	$1,538.00
Brush, 6x27 1/8x0.030, Nylon	1	$650.00	$650.00
Brush, 3x27 1/8x0.030, Nylon	1	$475.00	$475.00
Side Seal Rubber, outside,	4	$240.00	$960.00
Side Seal Rubber, inside,	1	$250.00	$250.00
Discharge Pan Seal, Neoprene	1		
Sprocket insert, Drive Shaft	20	$135.00	$2,700.00
Upper Guide Rail Assy	2	$2,825.00	$5,650.00
Middle Frame Rail, 2ft long	2	$976.00	$1,952.00
Front Guide Rail	2	$3,135.00	$6,270.00
Decatenary Rail	2	$1,885.00	$3,770.00
Rail,Lower Guide,AG-S,316	2	$1,775.00	$3,550.00
Chain, #80 Drive	1	$477.00	$477.00
Sprocket, Driven	1	$482.00	$482.00
Bushing (Driven Sprocket)	1	$177.00	$177.00
Sprocket, Drive, w/ Shear Pin Hub	1	$2,560.00	$2,560.00
Bushing (Sprocket-Driver), Q1,1.75" B.	1	$111.00	$111.00
Sprocket, Idler	1	$211.00	$211.00
Idler Shaft	1	$285.00	$285.00
Idler Tightener	1	$377.00	$377.00
Drive Chain #50, w M/L	1	$185.00	$185.00
Brush Sprocket (Driver)	1	$575.00	$575.00
Idler Sprocket (Brush Chain)	1	$320.00	$320.00
Brush Sprocket (Driven)	1	$335.00	$335.00
Bushing (Brush Sprocket-Driven), Q1,1 15/16"	1	$127.00	$127.00
Bushing (Brush Sprocket-Driver), Q1,2" B.	1	$147.00	$147.00
Idler Tightener	1	$533.00	$533.00
Idler Shaft	1	$166.00	$166.00

Take-Up Block, T-B22439H,	2	$1,635.00	$3,270.00
Flange Bearing (Brush), 1 15/16"	2	$535.00	$1,070.00
Thrust Bearing	2	$757.00	$1,514.00
Paint, Safety Blue, for bearings	1	$156.00	$156.00
Lubrication, Flex line 12"	1	$225.00	$225.00
Lubrication, Flex line 24"	1	$315.00	$315.00
Nameplates & Labels Set	1	$45.00	$45.00

ITEM 2 OFFERINGS - PURCHASE PRICE

2.A Parkson Certified On-site Rebuild with OEM Parts & Technicians (Per Unit) .....$172,817.00 USD

1. To customer/owner is responsible for thoroughly cleaning, pressure washing and disinfecting the unit prior to rebuild.
2. All parts listed in [1B] above.
3. Parts will be shipped F.O.B. Factory, freight included to jobsite.
4. Removal and reinstallation of the unit in the channel is included.
5. Work performed by Parkson authorized field technicians, who will test run equipment at completion of rebuild.
6. City is tax exempt. City to provide exemption certificate or other documentation to Parkson in advance of initial invoice.

Rebuild / Start-Up Assistance - Included

Parkson will furnish one certified crew as required to rebuild unit, provide start-up and operator training. Dates of service to be scheduled upon receipt of Buyer's written request.

Additional start-up service can be purchased for $1,200 per day plus travel and living expenses.

ITEM 3 OPTIONS FOR EXISTING UNITS(S) ONLY

1. Motor, 1HP, Baldor ..... ADD..... 2,530.00 **USD**
2. Reducer, Winsmith, 9MCTD ..... ADD..... 15,035.00 **USD**

ITEM 4 SCHEDULE, VALIDITY, PAYMENT TERMS

4.A Schedule

- Submittal Phase not required on this project.
- Parts availability: 14-16 weeks following receipt of acceptable written Purchase Order.
- Field/on-site rebuild will be accomplished within 4 – 6 weeks after parts are delivered to customer (depending on workload at time of PO).

4.B Validity:

Price is valid until November 30th, 2023, for shipment of Equipment within the timetable stated above.

4.C Payment Terms:

90% net 30 days upon shipment of parts to site, 10% upon rebuild completion, not to exceed 90 days after shipment of parts should rebuild be delayed by other than Parkson. Payment terms for parts only without any factory labor or field service is 100% net 30 days from shipment.

ITEM 5 WARRANTY, DRAWINGS & MANUALS

5.A Mechanical Warranty:

1. As defined in Section XVI (see attached link under terms and conditions) Standard Conditions of Sale, Parkson offers a one (1) year mechanical warranty for all new parts installed on the Aqua Guard screen by a) factory certified rebuild, b) on-site certified rebuild, or c) on-site supervised, certified rebuild.

2. Installation labor of parts or parts not ordered as part of a rebuild package have a 90-day warranty.

5.B Drawings and Installation, Operation and Maintenance (IO&M) Manuals:

1. Approval Drawings:	Not required
2. Certified Drawings:	Not required
3. IO&M Manuals:	Not required

TERMS AND CONDITIONS:

This Quotation is governed by and subject to Parkson's Standard Conditions of Sale, which are incorporated by reference and accessible at: http://www.parkson.com/files/documents/AFRM-terms.pdf

PATENTS:

The Equipment and/or process quoted herein may operate under one or more U.S. patents. The Purchase Price includes a one-time royalty payment (if any), which provides the Buyer with immunity to operate the Equipment specified in the Quotation under any applicable patents.

CLARIFICATIONS AND EXCEPTIONS:

Parkson is not in receipt of any plans and specifications. The equipment quoted above is based upon Parkson's current standards and may or may not comply with any specification that may exist. Parkson reserves the right to revise this quotation upon receipt of any plans and specifications.

BUYER / OWNER RESPONSIBILITY UNLESS OTHERWISE STATED:

Getting the Unit ready for the Rebuild/Retrofit

- Upon disassembly on-site, if any unforeseen parts or structural repairs are discovered, Parkson Corporation will notify the customer prior to commencement of any repairs which will

be beyond the originally quoted scope. The costs for these items and any time extension will be added to the scope of work.

- Removal and installation of Aqua Guard unit in channel, includes and is not limited to:
  1. High pressure washing of the unit / removal of all solids. Additional charges and delays will occur if it is necessary for our crew / factory to send equipment out for cleaning and solids disposal.
  2. Disassembling from adjoining equipment / electrical / controls.
  3. Disconnecting shower water connections and water supply.
  4. Disconnecting controls / electrical connection and interconnecting wiring removal (including any of the following, but not limited to: E-stop button, solenoids, motors, interlock switches, wiring and conduit from each unit-mounted electrical device to a terminal box or control panel).
  5. Removing piping connections, platforms, gratings and railings unless stated otherwise.
  6. Removing any other auxiliary equipment or service not detailed above.
- Readiness of the equipment before requesting [rebuild or start-up] service. Non-readiness may result in additional charges.

Getting the Site ready for the Rebuild/Retrofit (Personnel Safety is of utmost importance)

- Provide a safe work area around the equipment.
  7. If the rebuild is performed with the unit in the channel; customer/owner to cover the channel with minimum ¾" plywood and ensure it is properly secured.
  8. If unit is tilted out of the channel customer/owner to supply a brace (spanning the channel) sufficient enough to support the weight of the unit while it is being rebuilt.
  9. Whenever possible, unit should be staged away a safe distance away from any currently utilized equipment and/or work areas.
- Provide proper ventilation inside the building
- Care and storage of rebuild components upon receipt at customer site.
- Unloading of replacement parts when they arrive on site.
- Delivered material needs to be stored at the same elevation and within 10 feet of the screen (if applicable)
- Redirect channel flow.
- Provide clean, dry channel.
- Old parts weighing 50 lbs or more should be loaded on a customer supplied forklift (or equal) in order to place them in a customer supplied dumpster.

Customer must Provide

- At a minimum a forklift and possibly a crane / hoist.
- Manlift, ladders
- Dumpster for all old parts [on-site rebuild only].
- Hydraulic puller to remove gear assembly.
- Any other specialty tool which may be required.

- Please return one signed copy of this quotation and Purchase Order to Parkson Corporation at the address below. Refer to this quotation, date, and related correspondence.

Issued By: Carlos Robaina

PARKSON CORPORATION
1401 West Cypress Creek Road, Ste. 100
Fort Lauderdale, FL 33309

Name: Marty Unger
Title: Regional Sales Manager
Phone: 954 383-1757
E-Mail: munger@parkson.com
Fax: 954-252-3775
Date: 8-21-2023

Accepted By: (Herein called the Buyer)

Title:
Date:

Local Rep: Bob Bierhorst
MTS Environmental
813-760-5508
bbierhorst@mts-florida.com

cc: Edna Sugden

Aqua Guard Rebuild 9/26/2018 supersedes 06/09/17

Parkson
Treating Water Right

Standard Conditions of Sale

I. GENERAL: All references to Parkson (or any derivative thereof) shall mean Parkson Corporation. and all references to Buyer shall mean the customer named in a purchase order, quotation or proposal (collectively referred to herein as "quotation"). All quotations from Parkson shall be considered solicitations of offers and all purchase orders placed by Buyer shall be considered offers, which can only be accepted in writing by Parkson. Buyer shall either sign Parkson's quotation, or in the alternative, issue a non-conflicting purchase order containing necessary information, such as site name, price schedule, type and quantity of product, requested delivery date and delivery instructions. Parkson hereby objects to and rejects any and all additional or different terms proposed by Buyer, whether contained in Buyer's request for quotation, purchase order, purchasing or shipping release forms. Notwithstanding any terms or conditions that may be included in Buyer's purchase order form or other communications, Parkson's acceptance is conditional upon Buyer's assent to the terms and conditions set forth herein. It is agreed that sales are made only on the terms and conditions herein and any other terms or conditions shall not become a part of the agreement unless expressly agreed to in writing by Parkson. Parkson's failure to object to any terms or conditions contained in Buyer's purchase order or other communication shall not be deemed to be acceptance of such terms or conditions. These terms and conditions shall be deemed incorporated (as though set forth in full) into any agreement entered into between Parkson and Buyer unless otherwise noted in writing. Parkson reserves the right, without any increase in price, to modify the design and specifications of Parkson products, provided that the modification does not adversely affect the original performance specifications as specified by Parkson or as requested by Buyer. Shipments, deliveries and performance of work shall at all times be subject to the approval of Parkson's Credit Department. Parkson may at any time decline to make any shipment or delivery or perform any work except upon receipt of payment or security or upon terms and conditions satisfactory to Parkson.

II. PRICES, TERMS OF PAYMENT & TAXES: (a) **PRICES**: Unless expressly stated to be firm for a definite period, Parkson's offers are subject to change without notice, and in all cases are subject to withdrawal at any time before acknowledgment by Buyer. Quoted prices are firm for only thirty (30) days. Orders placed after thirty (30) days are subject to price increases in Parkson's sole discretion. Prices on acknowledged orders are firm for the agreed upon delivery time. Customer requests to extend originally agreed upon delivery date(s) will be subject to price escalation. If a price is stated in the quotation, it is based upon shipment of the quantities and quality requested by Buyer and based on Parkson's internal delivery schedule at the time of preparation of said quotation. (b) **TERMS OF PAYMENT**: Payments against invoices shall be due and payable thirty (30) days from the date of delivery to a carrier, or upon receipt of an invoice from Parkson, whichever first occurs. If in Parkson's opinion, Buyer's financial condition does not justify continuation of production or shipment on the terms of payment specified, Parkson may, upon written notice to Buyer, cancel or suspend any outstanding order or part thereof, unless Buyer shall promptly pay for all goods delivered or shall make advance payments to Parkson as it, at its option, shall determine. If Buyer delays shipment for any reason, date of readiness for shipment shall be deemed to be the date of shipment for payment purposes. If Buyer delays manufacture for any reason, a payment shall be made based on purchase price and percentage of completion, with the balance payable in accordance with the terms as stated. If payments are not made in conformance with the terms stated herein, the contract price shall, without prejudice to Parkson's right to immediate payment, be increased by 1½% per month on the unpaid balance, not to exceed the maximum amount permitted by law. If at any time in Parkson's judgment Buyer may be or may become unable or unwilling to meet the terms specified herein, Parkson may require satisfactory assurance or full or partial payment as a condition to commencing, or continuing manufacture, or in advance of shipment. A 2.0% processing fee will be added to all invoices over $10,000 paid by credit card. (c) **TAXES**: Except for the amount, if any, of tax stated in a Parkson quotation, the prices set forth therein are exclusive of any amount for federal, state, local, excise, sales, use, property, in-country, import, VAT or similar taxes or duties. Such prices also exclude permit, license, customs and similar fees levied upon shipment of Parkson products. The City of Ormond Beach is not subject to sales tax.

III. SHIPMENT/STORAGE: (a) SHIPMENT: The anticipated shipment date(s) set forth in the quotation is/are approximate and subject to change. Notwithstanding other limitations set forth by Parkson, Parkson shall not be liable for any delays in shipment which are caused by events beyond the control of Parkson including, but not limited to, delays caused by inaccurate or incomplete data, changes, or revisions in the work to be performed, tardy approval of drawings by Buyer, acts of Buyer or Buyer's agent, Force Majeure (see Section XIII below). Parkson shall have the right to extend the anticipated shipment date for up to ten (10) business days, for any reason, provided Parkson shall give Buyer written notice of such delay prior to the scheduled shipping date. Buyer's order will be crated for domestic truck shipment and Parkson assumes no responsibility for loss of, or damage to, the equipment following delivery to a carrier, who shall be deemed to be acting as agent for Buyer, and the equipment shall thereafter be at the Buyer's sole risk. It is Parkson's policy to ship its equipment "Bill Collect," and the carrier will mail its invoice(s) directly to Buyer's billing address, unless otherwise agreed to in writing. **(b) STORAGE**: Once Buyer has been notified that its order is ready for shipment, if Buyer requests that the order (in whole or in part) not be shipped until a later date, the equipment will be segregated from other inventory and Buyer shall execute Parkson's Transfer of Title form evidencing transfer of title and transfer of risk of loss from Parkson to Buyer pursuant to Section IV below. In the event that Buyer shall refuse to execute Parkson's Transfer of Title form and/or if the fabricator is unable to withstand storage of the equipment, Parkson shall have the right, at its sole discretion, to transfer the equipment to an intermediate storage facility, all at Buyer's cost, whereby transfer of title and risk of loss will be deemed to pass, pursuant to Section IV below, when the products are delivered to the carrier at the factory. All costs associated with shipping the equipment to said storage facility or from said storage facility to the job site (or any other site requested by Buyer) shall be the responsibility of Buyer. Buyer shall reimburse Parkson upon demand for any costs incurred by Parkson in connection with said storage, including without limitation, steps taken to protect the equipment from the elements, transport, storage facility fees, insurance, etc. Any delay in shipment requested or caused by Buyer or its agents will not affect the Terms of Payment above.

IV. TITLE & RISK OF LOSS: Parkson's prices are F.O.B. Parkson's Factory and are exclusive of taxes, shipping, handling and insurance. Title to all equipment and risk of loss, deterioration or damage shall pass to Buyer upon delivery to a carrier; except that a

security interest in the equipment or any replacement shall remain in Parkson's name, regardless of mode of attachment to realty or other property, until the full purchase price has been received by Parkson. Any claim by Buyer against Parkson for shortage or damage occurring prior to delivery must be made in writing within thirty (30) calendar days after receipt of shipment and accompanied by an original transportation bill signed by the carrier noting that carrier received goods from Parkson in the condition claimed. Parkson shall have the right to ship all goods at one time or in portions, within the time for shipping provided in such order, unless specifically requested in writing by the Buyer that these shipments be made in total. Any shipments returned to Parkson as a result of Buyer's unexcused delay or failure to accept delivery will require Buyer to pay all additional costs incurred by Parkson, including any storage costs as set forth in Section III above.

V. **ERECTION**: Unless otherwise agreed in writing, products are assembled, installed and/or erected by and at the full expense of Buyer.

VI. **CANCELLATION & BREACH**: Buyer agrees that Parkson products are specially manufactured goods that are not suitable for sale to others in the ordinary course of business. Therefore, purchase orders placed with Parkson cannot be canceled without recourse, nor shipments of goods made up, or in process, be deferred beyond the original shipment dates specified, except with Parkson's written consent.

VII. **DRAWINGS & SPECIFICATIONS:** In the event that drawings are sent to Buyer for approval after an order is placed, the drawings must be returned marked "Approved" or "Approved as Noted" within twenty (20) calendar days after receipt unless otherwise noted. In the event that Buyer's written comments are not given within the twenty (20) day period, Parkson shall deem the items approved.

VIII. **CORRECTIVE WORK & "BACK CHARGES".** In no event shall any work be done, or services or material be purchased, or expense otherwise incurred by the Buyer for the account of Parkson until after full and complete particulars (including an estimate of material cost) have been submitted in writing and approved in writing by Parkson. Parkson must be given the opportunity to discuss and research alternative methods to lower the costs involved in such corrective work. Unless agreed-upon in writing by Parkson, Parkson will not be liable for labor costs, overhead, administrative costs, interest or any other consequential or indirect costs Buyer incurs. Returned items will not be accepted unless Parkson has previously agreed to such return in writing and supplied written return-shipping instructions to Buyer.

IX. **SELECTION OF MATERIALS:** Because all Parkson products are specially manufactured products, the material make-up of many of Parkson's products varies from project to project. The determination of the materials' suitability and adaptability (including without limitation, paints and/or coatings) to the specific needs of the Buyer is solely the Buyer's choice and responsibility.

X. **CONFIDENTIAL INFORMATION & IMPROVEMENTS:** The design, construction, application and operation of Parkson's products, services and relevant documentation embody proprietary and confidential information; therefore, Buyer will maintain this information in strict confidence, will not disclose it to others, and will only use this information in connection with the use of the products or to facilitate the provision of services sold by Parkson. Buyer will not copy or reproduce any written or printed materials or drawings furnished to Buyer by Parkson. Buyer agrees to immediately return all confidential material to Parkson if requested in writing by Parkson. Buyer will not copy any information provided by Parkson or make any design drawings of Parkson's equipment and will not permit others to copy or make any design drawings of the equipment. Parkson shall have a royalty-free license to make, use and sell, any changes or improvements in the products invented or suggested by Buyer or its employees. Buyer acknowledges that a remedy at law for any breach or attempted breach of this Section will result in a harm to Parkson for which monetary damages alone will not be adequate. Buyer covenants and agrees that neither it nor any of its affiliates will oppose any demand for specific performance and injunctive and other equitable relief in case of any such breach or attempted breach. Notwithstanding anything to the contrary herein, Parkson may seek enforcement of any breach of this Section without the necessity of complying with the provisions regarding resolution of disputes herein. Parkson acknowledges that under Florida Public Records law, records must be produced under that law which may be contrary to this provision, and Buyer's compliance with Florida Public Records law shall not be deemed a breach of this agreement.

XI. **FIELD SERVICE:** Field Service included in the quotation will only be scheduled upon written request and may be subject to credit approval. Should the Buyer have outstanding balances due Parkson, no startup / field service will be scheduled until such payments are received by Parkson. The Buyer assumes all responsibility for the readiness of the system when it requests startup service. Should Parkson's Field Service Engineer arrive at the jobsite and determine that the system cannot be started up within a reasonable time, Parkson shall have the option to bring the Field Service Engineer home and bill the Buyer for time, travel and living expenses. Additional field service is available from Parkson at the prevailing per-diem rate at the time of the request for service plus all travel and living expenses, portal-to-portal. A purchase order or change order will be required prior to scheduling this additional service.

XII. **LIMITATION OF LIABILITY:** Unless expressly agreed to in writing, all damages not direct and actual in nature, including without limitation, consequential, incidental, indirect, exemplary and punitive damages, shall be expressly prohibited damages for either party. Such prohibited damages include, but are not limited to, lost rent or revenue; rental payments; costs (increased or not) of administration or supervision; costs or delays suffered by others unable to commence work or provide services as previously scheduled for which a party to this contract may be liable; increased costs of borrowing funds devoted to the project (including interest); delays in selling all or part of the project upon completion; damages caused by reason of Force Majeure or acts of God (with the broadest statutory or court of law definition possible); termination of agreements to lease or buy all or part of the project, whether or not suffered before completion of services or work; forfeited bonds, deposits, or other monetary costs or penalties due to delay of the project; interest for any reason assessed to either party; increased taxes (federal, state, local, or international) due to delay or recharacterization of the project; lost tax credits or deductions due to delay; impairment of security; attorney and other legal fees for any reason assessed to either party, loss of use of the Equipment or any associated Equipment, costs of substitute Equipment, facilities or services, down time costs, claims of customers of Buyer for such other damages; or any other indirect loss arising from the conduct of the parties. Parkson only agrees to responsibility for damages from proven negligent and willful acts of its direct employees only.

XIII. FORCE MAJEURE AND UNFORESEEN PRICE/TIME ESCALATIONS – Parkson shall not be responsible for failure to fulfill its obligations hereunder due to causes beyond its reasonable control, including but not limited to, acts of God, acts of Purchaser, natural or artificial disaster, riot, war, strike, delay by carrier, acts or omissions of other parties, changes in law, material shortage, fire, strikes, floods an the like which shall be considered Force Majeure excusing Parkson from performance and barring any remedies for non- performance. During the daily course of business, Parkson absorbs normal trade supply chain fluctuations; however, in the event that between the time that the pricing is extended, and the purchase of materials used, there is an enactment by any governmental entity or a tariff of other charge that impacts the cost or timing to obtain materials beyond a normal fluctuation, Parkson reserves the right to increase the price and/or timing of products delivered to the Purchaser to include all or a portion of this tariff or other charge.

XIV. APPLICABLE LAWS & GOVERNING LAW: To the best of Parkson's knowledge, Parkson products comply with most laws, regulations and industrial practices; however, Parkson does not accept responsibility for any state, city or other local law not specifically brought to Parkson's attention. For OSHA compliance, (1) Parkson is only liable for those OSHA standards that are in effect as of the date of the quotation, and to the extent they are applicable to the performance of Parkson. (2) Parkson is only responsible for the physical characteristics of the product(s) and not for the circumstances of the use of the product(s). (3) Parkson's liability through any noncompliance to OSHA shall be limited to the cost of modifying the product(s) or replacing the non-complying product(s) or component(s) after receipt of prompt written notice of noncompliance. The rights and obligations of Buyer and Parkson shall be governed by and interpreted in accordance with the substantive laws of the state of Florida including the uniform commercial code of Florida, excluding conflicts of law and choice of law principles.

XV. DISPUTE RESOLUTION: Any issue, difference, claim or dispute ("Action") that may arise out of or in connection with the project referenced in the quotation, including these terms and conditions, shall be first resolved by negotiation at the highest executive levels between the Buyer and Parkson. If said negotiation is unsuccessful, any said Action shall be filed in the State of Florida, County of Volusia. Both parties expressly waive the right to trial by jury.

XVI. PATENTS: Parkson shall indemnify Buyer against any judgment for damages and costs which may be rendered against Buyer in a suit brought on account of the alleged infringement of any United States patent by any product supplied by Parkson, unless (a) the alleged infringement occurs as a result of any alteration or modification to the product or the use of the product in combination with the products or services of any party other than Parkson, or (b) the product was made in accordance with materials, designs or specifications furnished or designated by Buyer.

XVII. MECHANICAL WARRANTY: For a period of one (1) year following the date the Equipment is shipped ("Warranty Period"), Parkson's Equipment is limitedly warranted to be free from defective material and workmanship, under normal use and service and when installed, operated and maintained in accordance with installation instructions, this policy and maintenance/operating procedures. To make claim under this Warranty, Buyer must notify Parkson within forty-five (45) business days after the date of discovery of any nonconformity and make the affected Equipment immediately available for inspection by Parkson or its service representative. Parkson Equipment may be deemed nonconforming only by an authorized Parkson representative. **Returns will not be accepted unless Parkson has authorized said return in writing.** If Parkson's inspection indicates nonconforming materials and/or workmanship, the Equipment will, at Parkson's option, either be repaired or replaced without charge. Upon receipt of Parkson's written consent, Equipment may be promptly returned to Parkson, F.O.B. its factory. However, under certain circumstances, Parkson may decide, in its sole discretion, to repair or replace the Equipment at the Project site. Buyer hereby agrees to provide Parkson, its employees and/or representatives, free of charge, on-site access to the Project site, and any necessary utilities and plant personnel needed by Parkson for the purpose of repairing and/or replacing nonconforming Equipment per this Warranty.

The following will void this Warranty:

(A) Equipment is used for purposes other than those for which it was designed;
(B) Equipment is not used in accordance with generally approved practices;
(C) Disasters, whether natural or manmade, such as fire, flood, wind, earthquake, cave-in, lightning, war, or vandalism;
(D) Unauthorized alterations to or modifications of the Equipment not approved by Parkson, in writing;
(E) Abuse, neglect or misuse of Equipment, including without limitation, operation of Equipment after a defect is discovered;
(F) Operation of Equipment by persons not properly trained for that purpose;
(G) Failure to operate the Equipment in accordance with Parkson's specifications, O&M manuals or other written guidelines; and/or
(H) Failure to perform regular cleaning, inspection, adjustment and/or preventative maintenance.

BE ADVISED: Parkson is not liable for any corrective work or expenditure that has not been authorized by Parkson in writing prior to the commencement of such work and prior to committing to such expenditures. Inspection service calls, requested by Buyer, where no evidence of nonconforming materials and/or workmanship is found, will be invoiced to the Buyer at Parkson's current per diem, plus all travel and living expenses. Onsite labor and freight are not covered by this Warranty. This Warranty does not cover normal wear and tear. Following a Warranty claim, verification of proper operation and maintenance is required. Physical damage due to external forces and/or accident is not covered by this Warranty. The effects of corrosion and unforeseeable influent characteristics are excluded from this Warranty. Actions by 3rd parties in causing nonconformity of the Equipment are not covered under this Warranty.

THE FOREGOING LIMITED WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER GUARANTEES AND WARRANTIES OF ANY KIND WHATSOEVER, WRITTEN, ORAL OR IMPLIED; ALL OTHER WARRANTIES INCLUDING WITHOUT LIMITATION ANY WARRANTY OF MERCHANTABILITY AND/OR FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED.

XVIII. INDEMNIFICATION: Buyer shall comply and require its employees to comply with all instructions given by Parkson regarding installation, use and maintenance of the Equipment sold by Parkson and shall require its employees to use reasonable care and all safety devices in the operation and maintenance of said Equipment. Buyer shall not remove or permit removal or modification of any safety device, warning sign or label. Buyer shall immediately give Parkson written notice of any personal injury or property damage arising out of the use of the Equipment and cooperate with Parkson in investigating any such accident or malfunction.

XIX. MISCELLANEOUS: Parkson does not assume responsibility for nor warrant the performance or accuracy of Buyer's furnished design, design criteria, or specifications. The parties agree that the foregoing terms and conditions constitute the entire terms and conditions between Buyer and Parkson and that there are no other agreements, terms or conditions, expressed or implied, unless otherwise agreed to in writing by Parkson. The terms and conditions herein shall supersede any terms and conditions of any other document that may apply to the transaction between the Buyer and Parkson. This document may not be modified or superseded other than by an instrument in writing signed by both Buyer and Parkson. This document shall be binding upon and inure to the benefit of Buyer and Parkson and their heirs, assignees, legal representatives and the project Owner for the project referenced in the quotation. The invalidity or non-enforceability of any particular provision of this document shall not affect the other provisions hereof, and this document shall be construed in all respects as if such invalid or unenforceable provisions were omitted.

City of Ormond Beach
SOLE SOURCE JUSTIFICATION FORM

Requisition No.: _____ Date: 8/25/23

Vendor: Parkson's Corporation Cost: $172,817.00

Requested by: Ron Burk, Equipment Maintenance Supervisor Department: Equipment Maintenance

Per City Ordinance Sec. 2-300(g)- A contract may be made without competition when the department head or division manager certifies to the purchasing agent or the finance director's designee in writing that after conducting a good faith review of available sources, that there is only one (1) source for the required item(s) or service(s). The purchasing agent or the finance director's designee shall conduct negotiations as appropriate as to price, delivery and terms. A record of sole procurements shall be maintained as a public record.

Describe the product or service being requested in detail:
This is for the rebuild of One (1) Parkson Aqua Guard Continuous Self-Cleaning Bar/Filter Screen that is in operation at the City's Water Reclamation Facility (WRF).

Explain why the requested product or service is the only one that can satisfy your requirements (attach additional sheets, if necessary):

Parkson Corporation is the original manufacturer/supplier and is the only source for the OEM replacement parts.

Explain why this vendor is the only practicably available source for this purchase, and identify what steps were taken to find other sources (attach additional sheets, if necessary):

Parkson Corporation is the original manufacturer/supplier and is the only source for the OEM replacement parts. Parkson Corporation has provided a sole source letter.

STATEMENT OF NEED:
My department's recommendation for sole source is based upon an objective review of the product/service required and is in the best interest of the City of Ormond Beach. I know of no conflict of interest on my part or any other individual's part, nor do I have any personal involvement in any way with the supplier(s) involved. No gratuities, favors or compromising action have taken place. Neither has my personal familiarity with particular brands, types of equipment, materials or firms been a deciding influence on my request to sole source this purchase when there are other known suppliers to exist.

Bob Preis, Utilities Manager

Under Florida Statute 838.22(2) It is unlawful for a public servant, with corrupt intent, to obtain a benefit for any person or to cause unlawful harm to another, to circumvent a competitive bidding process required by law or rule by using a sole-source contract for commodities or services. (3) It is unlawful for any person to knowingly agree, conspire, combine, or confederate, directly or indirectly, with a public servant to violate subsection (1) or subsection (2). (4) It is unlawful for any person to knowingly enter into a contract for commodities or services which was secured by a public servant acting in violation of subsection (1) or subsection (2). **(5) Any person who violates this section commits a felony of the second degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.**

1401 West Cypress Creek Road
Suite 100
Fort Lauderdale FL 33309-1969

Phone 1.888.PARKSON
Fax 954.974.6182

Date: August 23, 2023

Ormond Beach WWTP
550 N Orchard Street
Ormond Beach, FL 32174

Attn: Mr. Mike Stephenson, P.E.

Subject: Sole Source Letter

Subject Product: Aquaguard®

Dear Mr. Stephenson,

This document is to confirm that Parkson Corporation is the sole source provider for parts for the subject product. Parkson Corporation is the original manufacturer/supplier of the subject product and is the only source for OEM replacement parts. In addition, Parkson is the sole source provider for certified technicians trained to service the subject product.

If you have questions regarding this issue, please contact Marty Unger at 954-383-1757.

Sincerely,

Marty Unger

Parkson Corporation

City of Ormond Beach
AGENDA ITEM

November 7, 2023 - City Commission

Number: 8.F

Section:	CONSENT AGENDA		
Item Category:	Consent - Resolution	**Res./Ord. No:**	2023-200
Strategic Goal:	Water Quality & the Environment - Other		
Department:	Public Works - Utilities Management		
Subject:	Work Authorization - Refurbishment of WTP Centrifuge Unit		
Summary:	This is a request for the execution of a work authorization with Andritz Seperation, Inc. (Andritz) for the refurbishment of a Centrifuge unit at the Water Treatment Plant (WTP) for the amount of $118,895. On April 18, 2023, the City Commission authorized an agreement with Andritz for services to repair the centrifuge unit with a not-to-exceed amount of $101,242 for the shipping, inspection, and repairs. This was an estimate at the time because the extent of the needed repairs for the centrifuge unit was unknown. Upon disassembly at Andritz's factory, the gear unit and conveyor system were discovered to be heavily worn, beyond what was originally anticipated. On August 24, 2023, Andritz sent the City a Scope of Repair report with a price of $118,895, with supporting documentation justifying the additional cost of $17,653 for repair work. Andritz was given approval to proceed with the repairs. This agenda item is to inform and request approval from the Commission for the additional cost and funding of $17,653, bringing the actual price for refurbishing the centrifuge unit to $118,895. This extensive repair will bring the Centrifuge unit into conformance with the manufacturer's recommendations.		
Financial Impact:	Fund 409 - Water and Wastewater Renewal and Replacement - General Facility and System Upgrades has adequate funds to cover the additional cost of $17,653 for refurbishing the centrifuge unit.		
Citizen Impact:	Maintenance and repair of critical equipment at the WTP is required for the City to maintain the level of service expected by its customers.		
Recommended Action (Staff,	Staff recommends approval of the work authorization for an additional $17,653 (for a total of $118,895) to Andritz for the refurbishment of the WTP centrifuge unit.		

Advisory Board and/or Other):	
Staff Contact:	Bob Preis, Utilities Manager, (386) 676-3305
Attachments:	1. 23-200 Centrifuge repair-Andritz-Work Auth-AddFunding (P23-0210G) 2. Andritz (work authorization) 3. Repair 18x28 - PA69 Ormond Beach 20868793 K89387
Approval:	Kelly McGuire, Finance Director 10/18/2023 Claire Whitley, Assistant City Manager 10/18/2023 Joyce Shanahan, City Manager 11/2/2023

RESOLUTION NO. 2023-200

A RESOLUTION AUTHORIZING A WORK AUTHORIZATION AND ADDITIONAL FUNDING TO ANDRITZ SEPARATION, INC. FOR THE REPAIR OF THE CENTRIFUGE UNIT AT THE WATER TREATMENT PLANT; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City and Andritz Separation, Inc. are parties to an agreement for services to repair a centrifuge unit at the water treatment plant dated April 18, 2023, and

WHEREAS, Resolution 2023-74, approving said agreement, authorized the expenditure of the not-to-exceed amount of $101,242.00 for shipping, inspection and repairs of the centrifuge, and

WHEREAS, the cost to repair the centrifuge is $17,653.00 more than previously authorized as detailed on the comprehensive repair report which is incorporated in the Work Authorization attached hereto and incorporated herein by reference, and

WHEREAS, the City Manager has certified that additional funding in the amount of $17,653.00 for the repair costs has been appropriated to the credit of the Water & Wastewater Renewal and Replacement Fund (409) and has not been appropriated for any other purpose, and

WHEREAS, the City Commission concurs in the said determination and recommendation, now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The City Commission hereby approves the additional funding of $17,653.00 for the centrifuge repairs, and to pay the cost thereof from the Water and Wastewater Renewal and Replacement Fund.

SECTION TWO. The Mayor and the City Manager are hereby authorized and directed to execute a Work Authorization between the City and Andritz Separation, Inc. for repair services for the centrifuge unit at the water treatment plant.

SECTION THREE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED this 7th day of November, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

WORK AUTHORIZATION

In accordance with and incorporating the terms of the Contract dated April 18, 2023 between the City of Ormond Beach, Florida, and Andritz Separation, Inc. the following Scope of Work and Costs are agreed to by the parties to the Agreement:

Project Title: Centrifuge Repairs - Water Treatment Plant

Project Description: To provide **repair/refurbishment services** for the centrifuge at the Water Treatment Plant, per the attached proposal/comprehensive repair report dated August 24, 2023.

Scope of Work and Costs

Required Work Task	Estimated Cost	Actual Cost
Shipping	$ 6,800.00	$ 6,800.00
Field Service	$ 14,442.00	$ 14,442.00
Repairs	$ 80,000.00	$ 81,870.00 (Machine M2200) $ 15,783.00 (Gear Unit PA69)
TOTALS:	**$101,242.00**	**$118,895.00**

Funding Source: Resolution 2023-74 authorized the expenditure of $101,242.00. An additional $17,653.00 is required from the Water & Wastewater Renewal and Replacement Fund (409).

Estimated Time for Completion: November 17, 2023

AUTHORIZED:
CITY OF ORMOND BEACH

By: _____
Bill Partington
Mayor

Date: _____

By: _____
Joyce A. Shanahan
City Manager

Date: _____

ACCEPTED:
ANDRITZ SEPARATION, INC.

By: _____
Luke Markert, Sales

Date: _____

QUOTATION

Customer: 128448
City of Ormond Beach
PO Box 277
Ormond Beach FL 32175-0277

Contact: **Ron Burk**
Fax:
Copy to:
Your inquiry: **EXHIBIT A**

Our quote no: **20868793**

Supplier: **Andritz Separation Inc.**
Contact: **Osiel Verastegui**
Phone: **+1 817 375 4405**
Fax: **+18173756418**
E-mail: osiel.verastegui@andritz.com
Date: **08/24/2023**

Sales Responsible: **MARKERT, LUKE**

Dear Ron Burk,

The delivery dates and price in Suppliers quotations dated 03/28/23, although represented as firm, were calculated based on sourcing and manufacturing certain components in areas affected by restrictions resulting from the COVID-19 break out and on information existing prior to the implementation of these restrictions.

Unfortunately, the unforeseen outbreak, spread and consequences of COVID-19, including governmental and other restrictions being put in place to mitigate its spread, will have an impact on the delivery time and price related to the components sourced from such countries. As such, Supplier's quoted delivery times and price will need to be adjusted once Supplier has better information with respect to the full impact of the coronavirus and related restrictions and when normal sourcing, manufacturing, personnel travel and transportation activities in or to the affected areas will resume. Supplier will update Purchaser as soon as more information is available and will submit a revised quotation/proposal with firm delivery dates and price as soon as commercially practicable.

Andritz reserves its right and shall be entitled to adjust its quoted delivery dates and/or price in order to reflect these impacts. Nothing in the quotations, or in any contractual documentation based upon the quotations shall be construed as a waiver of this right.

1. Scope of supply

For 400472464 A-Type Decanter (504)
Serial number: LB4452

Should you choose to place an order, please provide the following information:
1. Shipping Address for Delivery
2. Billing Address for Invoice
3. Shipping Terms: If a specific carrier is preferred, please list as FCA, Origin Collect with preferred carrier. Otherwise, list as FCA, Origin Prepaid & Add.

ANDRITZ Separation Inc.
1010 Commercial Blvd. South
Arlington, TX 76001 USA

Tel : +1 (817) 465-5611
Fax: +1 (817) 468-3961

Remit to:
ANDRITZ Separation Inc.
Dept: 0312
P.O. Box 120312
Dallas, TX 75312-0312
Federal Tax ID Number: 59-3773483

Wire instructions:
Nordea Bank Abp
New York Branch
SWIFT: NDEAUS3N
Account: 8879433001
ABA: 026010786

Our quote no: **20868793**

Item	Product	ID No.	S/W*	Quantity	Unit	Unit Price	Amount
10	FIELD SERVICE	100031977		1	EA	14,442.00	14,442.00

Please be advised this is an estimate only for the Field Service part of the job. Actual costs will be adjusted, based on the service tech's time sheet and expenses, and invoiced upon completion of the service trip. It will be necessary to receive your purchase order before we can confirm this trip in our service schedule.

Labor per each trip:
16 Travel Hours @ $153.50/hr. = $2,456.00
Up to 8 Service Hours @ $215.00/hr. = $1,720.00
Up to 2 OT Service Hours @ $322.50/hr. = $645.00

Estimated Expenses per each trip = $2,400.00

Please see attached rate sheet.

*Travel hours are based on travel from the technician's home base to the City of Ormond Beach and back.
*Regarding Labor hours & Expenses, any cost in excess of the amount shown above per trip, must be preapproved by the City of Ormond Beach. Andritz will provide itemization of the expenses at the time of invoice.

EXPLANATION OF SERVICES:
Service to be completed in 2 separate trips.

1st trip for removal of Rotating Assembly:
1) Andritz technician meeting with staff at the City of Ormond to remove the centrifuge
2) Removal of the rotating assembly from base
3) Preparation of the centrifuge for transport

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Federal Tax ID Number: 59-3773483

Wire instructions:
Nordea Bank Abp
New York Branch
SWIFT: NDEAUS3N
Account: 8879433001
ABA: 026010786

Our quote no: **20868793**

Item	Product	ID No.	S/W*	Quantity	Unit	Unit Price	Amount
	2nd trip for instalaltion of Rotating Assembly: 1) Andritz technician meeting with staff at the City of Ormond to reinstall the centrifuge 2) Installation of the rotating assembly back into the base 3) Start-up of machine same day. (Based on customer's ability to re-wire motors and reconnect utilities as soon as machine is installed)						
	CUSTOMER RESPONSIBILITIES: **Please have machine cleared and prepared for service. ** >Customer to have overhead lifting capabilities in order to pull/re-install rotating assembly from the base frame. >Customer to disconnect/reconnect utilities, including electrical for rotating assembly to be removed/re-installed accordingly. >Customer to provide suitable means to load machine onto transport truck. > Customer to provide assistance from site staff as needed for the duration of the services. **Any additional work/customer-requested services, including overtime and extra trips needed, will incur additional charges according to the Andritz standard rate sheet.**						
20	FREIGHT Freight Cost Andritz to arrange 3rd party transportation of the rotating assembly from the City of Ormond to an Andritz Service Center and back.	100039916		2	EA	3,400.00	6,800.00
30	Budget repair 18x28 This is a budget repair price for (1) 18x28 centrifuge. The centrifuge will be	129999900		1	PC		

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Wire instructions:
Nordea Bank Abp
New York Branch
SWIFT: NDEAUS3N
Account: 8879433001
ABA: 026010786

Our quote no: **20868793**

Item	Product	ID No.	S/W*	Quantity	Unit	Unit Price	Amount
	dismantled,cleaned , and inspected. At the conclusion of the inspection a comprehensive repair report will be provided outlining the repair cost and scope of work. Andritz must seek prior approval of the work and cost by the City before commencing any repair work. The City may authorize repair after the City analyzes the cost/benefit of repair upon receipt of the inspection and estimate report						
40	REPAIR 18X28, R/A, ORMOND BEACH, SN LB-4452	300340095		1	PC	81,870.00	81,870.00
50	REPAIR PA69, GEAR UNIT, ORMOND BEACH, SN 10488	300340096		1	PC	15,783.00	15,783.00
Total Amount						USD	118,895.00

* S = Spare Parts, W = Wear Parts

Technical contact: Steven Howe /**Phone:** +1 304 552 0831 / steve.howe@andritz.com

Terms and Conditions

2 . **Delivery Time:**
after receipt of order and any clarifications.

3 . **Terms of delivery:**
Our terms of delivery are FCA included in quote, according to INCOTERMS 2020.

4 . **Terms of Payment:**
Within 30 days Due net
(1% default interest per month for delayed payment).

5 . **Validity of quotation:**
This quotation is valid to 04/22/2023.

Other Terms:

6 . **********

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SWIFT: NDEAUS3N
Account: 8879433001
ABA: 026010786

ANDRITZ Separation

M2200 Repair

Customer: City of Ormond Beach
Salesperson: Luke Markert
Date Quoted: 8/24/2023
Model: M2200 (18x28)
Serial Number: LB-4452

Location: Ormond Beach, FL
Material of Construction: 316
Job Number: S-48-K89387
Manufacturer: BIRD
Assembly Drawing: L2-953-157
Estimated Delivery ARO: 7 - 8 weeks dependent on parts delivery and service center workload at the time of PO received.

Totals

Total Labor :	$	54,100.00
Total Material :	$	27,770.00
TOTAL REPAIR:	**$**	**81,870.00**

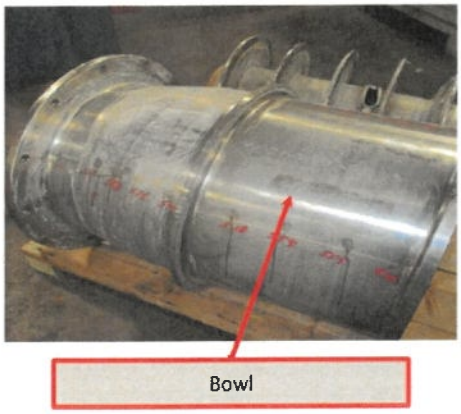
Notes:

• Machine M2200 was received from ORMOND BEACH and was completely disassembled, cleaned and inspected for wear and dimensional accuracy.

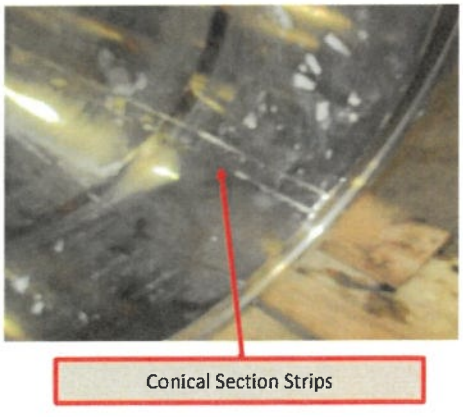
Component Findings / Recommended Scope of Repair

BOWL

• The bowl strips are in acceptable condition.
• The solid and effluent heads will be assembled to the bowl.
• The bowl will be balanced as an assembly per OEM specifications.

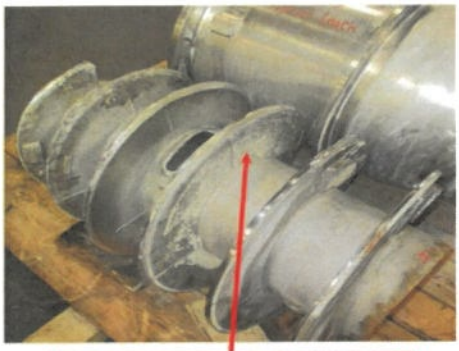




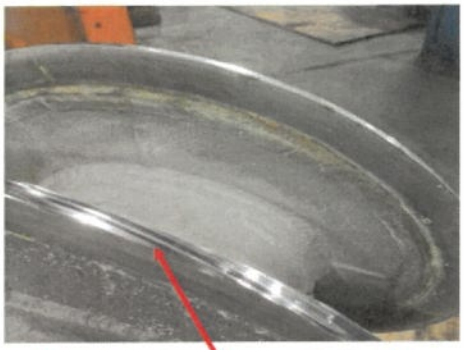


CONVEYOR

- The conveyor flights are heavily worn throughout the entire length of the conveyor. The conveyor flights will be removed and new flights will be installed and profiled to OEM specifications..
- New T/C tiles will be installed on the conveyor flights.
- New wear material will be applied to the pushing face of the conveyor and profiled to OEM specifications.
- The feed ports are in acceptable condition.
- The conveyor will be stress relieved per ANDRITZ specifications.
- The conveyor will be linebored to ANDRITZ specifications.
- The conveyor will be balanced as an assembly to ANDRITZ specifications.



Conveyor



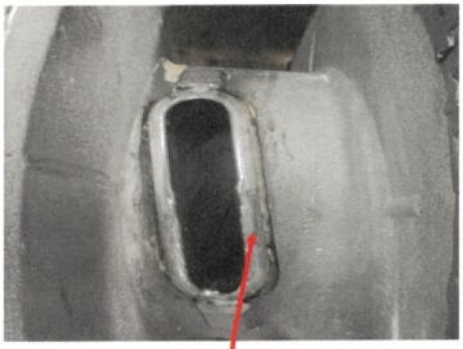
Worn Conveyor Flights



Damaged Tiles



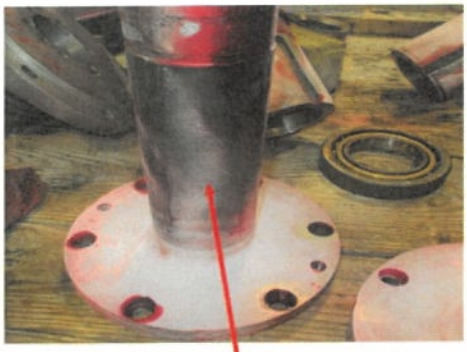
Damaged Tiles



Feed Port

SPLINE TRUNNION

- The bushing/seal area is within OEM specifications.
- The spline features are in acceptable condition.
- The trunnion fit will be matched to the conveyor.

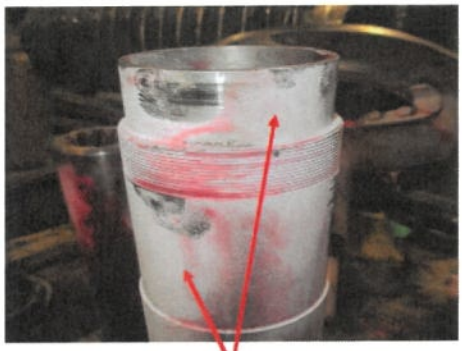




FEED TRUNNION

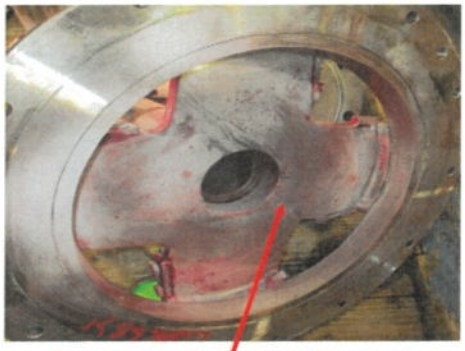
- The bushing/seal area is within OEM specifications.
- The thrust bearing area is within OEM specifications.
- The seal area on the end of the trunnion is within OEM specifications.
- The trunnion fit will be matched to the conveyor.



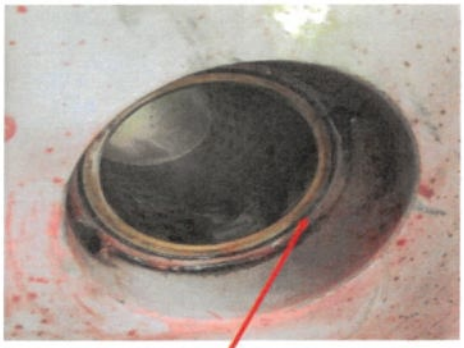


SOLIDS HEAD

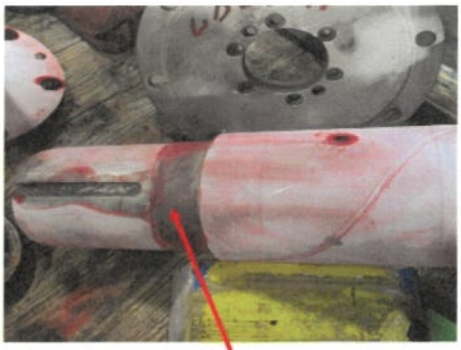
- The main bearing area is within OEM specifications.
- The oil/case flinger area is within OEM specifications.
- The gear flange mounting area is within OEM specifications.
- The bushing is not within OEM specifications. The bushing will be replaced and honed to OEM specifications.
- The conveyor seal bore is within OEM specifications.
- The wear tabs are showing wear. The wear tabs will be touched up as needed.
- The wear ring on the head is in acceptable condition.
- There is slight wear on the head spokes. The worn areas will be polished.
- The head plows are in acceptable condition.
- The head case plows are in acceptable condition.
- The head fit will be matched to the bowl.
- The head will be assembled using new bearings, seals, O-rings and fasteners.



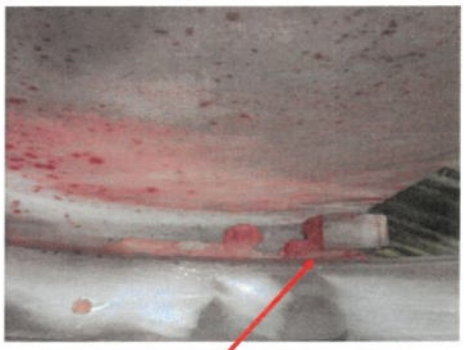
Solids Head



Conveyor Bushing/Seal Area



Main Bearing Area



Wear Tab



Head Plow

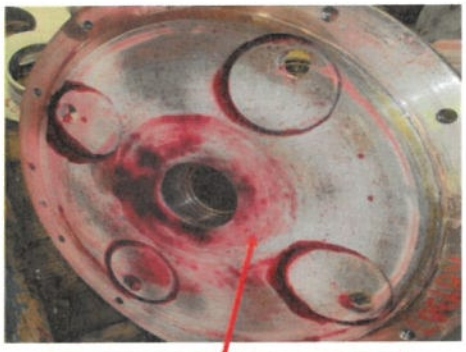


Case Plow

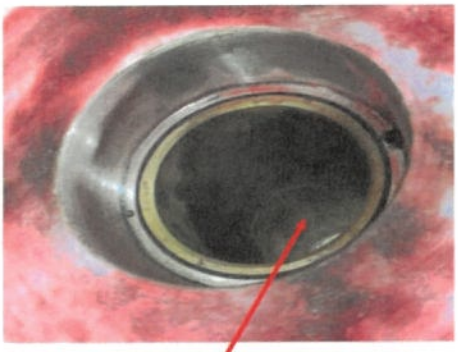
ANDRITZ Separation

EFFLUENT HEAD

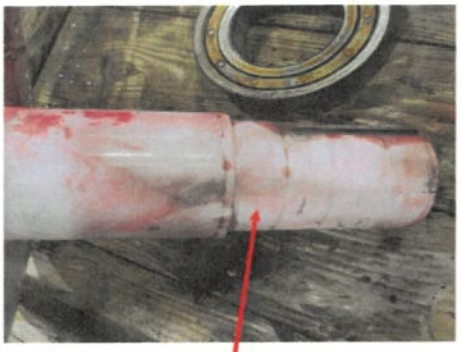
- The main bearing area is within OEM specifications.
- The oil/case flinger area is within OEM specifications.
- The sheave mounting area is within OEM specifications.
- The bushing is not within OEM specifications. The bushing will be replaced and honed to OEM specifications.
- The conveyor seal bore is within OEM specifications.
- The head fit will be matched to the bowl.
- The head will be assembled using new bearings, seals, O-rings and fasteners.



Effluent Head



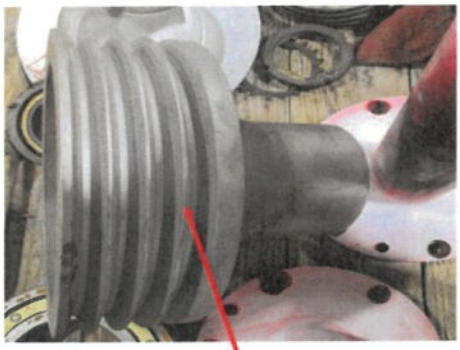
Conveyor Bushing/Seal Area



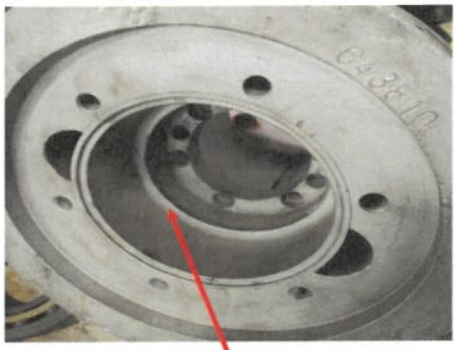
Main Bearing Area

SHEAVE

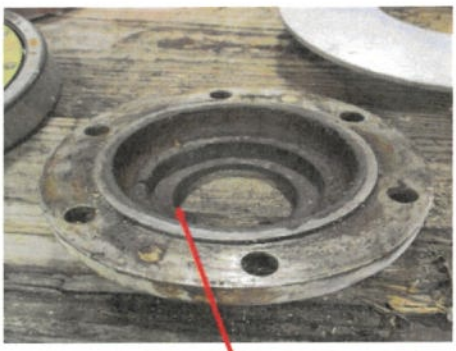
- The sheave V-grooves are in acceptable condition.
- The thrust bearing bore is not within OEM specifications. The bearing bore will be repaired.
- The thrust cap is in acceptable condition.
- The thrust cap will be machined to the proper stack-up during assembly.



Sheave V-grooves



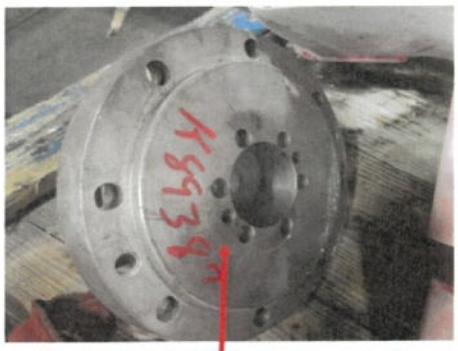
Thrust Bearing Bore



Thrust Cap

GEAR FLANGE

- The gear flange is in acceptable condition.
- The face and fit of the gear flange will be machined after assembly.



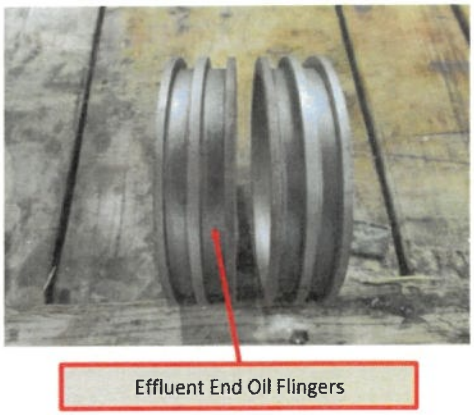
Gear Flange

OIL FLINGERS

- The solids end oil flingers are in acceptable condition.
- The effluent end oil flingers are in acceptable condition.



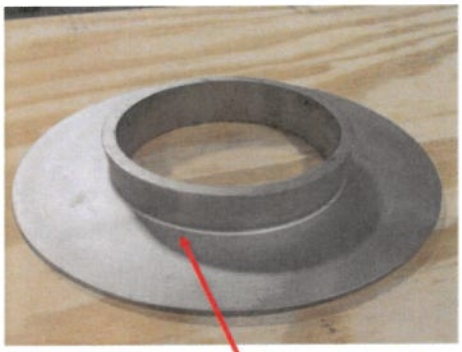
Solids End Oil Flingers



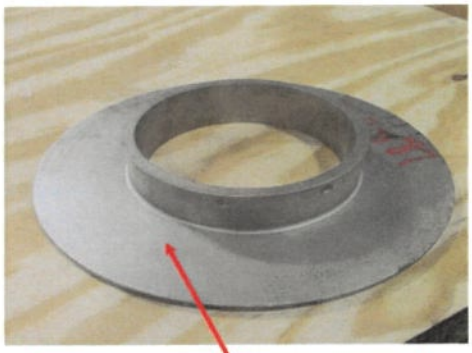
Effluent End Oil Flingers

CASE FLINGERS

- The solids end case flingers are in acceptable condition.
- The effluent end case flingers are in acceptable condition.



Solids End Case Flinger



Effluent End Case Flinger

FEED PIPE

- No feed pipe was provided with this repair.

PILLOW BLOCKS

- No pillow blocks were provided with this repair.

GEAR UNIT

- The gear unit is quoted below.

ASSEMBLY

- The centrifuge will be assembled with new bearings, seals, O-rings and fasteners.
- The customers repaired gear unit will be installed.
- The centrifuge will be moved to the test area and prepared for the testing operation.

TEST AND SHIP

- The standard test will be documented per ANDRITZ QA-127 at the customers operating speed 1800 RPM.
- The centrifuge will be removed from the test area, cleaned, and all required areas will be painted.
- The centrifuge will be prepared for return shipment to the customer.

ANDRITZ Separation

PARTS LIST

BOWL ASSEMBLY

SAP NUMBER	ITEM DESCRIPTION	QTY

CONVEYOR ASSEMBLY

SAP NUMBER	ITEM DESCRIPTION	QTY
131418470	T/C TILE FACE BLADE	230
131442008	HARD SOLDER	18
131315347	PLATE	527.876
131003096	WELD WIRE	25
133515928	GRINDING STONE	3

LIQUID HEAD ASSEMBLY

SAP NUMBER	ITEM DESCRIPTION	QTY
132042370	BALL BEARING	1
131456448	O-RING	4
131416505	ANGULAR CONTACT BEARING	1
131362010	LOCK WASHER	1
131416108	LOCK NUT	1
131413762	SEAL	1
131387555	HEAD RING SEAL	1
131414342	SPRING	8
131188898	O-RING	1
131387509	TRUNNION FEED END RING SEAL	1
131445825	HEX HEAD CAP SCREW	12
131337383	SOCKET HEAD CAP SCREW	8
131455453	SOCKET HEAD CAP SCREW	6
131385790	SPACER RING	1
131455838	SET SCREW	2
131455829	SET SCREW	2
131383390	BUSHING	1

SOLIDS HEAD ASSEMBLY

SAP NUMBER	ITEM DESCRIPTION	QTY
132042370	BALL BEARING	1
131387555	HEAD RING SEAL	1
131414342	SPRING	8
131188898	O-RING	1
131387510	TRUNNION GEAR END RING SEAL	1
131445825	HEX HEAD CAP SCREW	12
131383254	HEAD PLOW	4
131455657	HEX HEAD CAP SCREW	8
131455904	SET SCREW	2
131455482	SOCKET HEAD CAP SCREW	6
131385790	SPACER RING	1
131383390	BUSHING	1

PA69 Repair

Customer:	City of Ormond Beach	**Location:**	Ormond Beach FL
Salesperson:	Luke Markert	**Material of Construction:**	Steel
Date Quoted:	8/24/2023	**Job Number:**	S-48-K89387
Model:	PA69	**Manufacturer:**	ANDRITZ
Serial Number:	GU10488	**Assembly Drawing:**	CG2-942-0014
		Estimated Delivery ARO:	Ships with centrifuge

Totals

Total Labor :	$	10,242.00
Total Material :	$	5,541.00
TOTAL REPAIR:	**$**	**15,783.00**

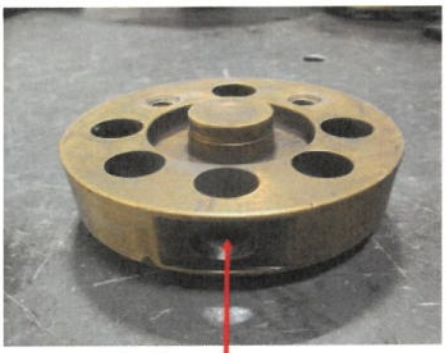
Notes:

• The PA69 gear unit was received from ORMOND BEACH and was completely disassembled, cleaned and inspected for wear and dimensional accuracy.

Component Findings / Recommended Scope of Supply

1st Stage Journals

• The 1st stage journals are within OEM specifications. The OD will be polished to remove any burrs.



1st Stage Journal

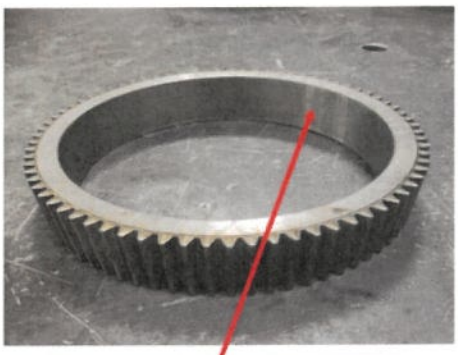
1st Stage Planet Gears

• The 1st stage planet gears are within OEM specifications. The ID will be polished to remove any burrs.

• The teeth will be stoned to remove any burrs.



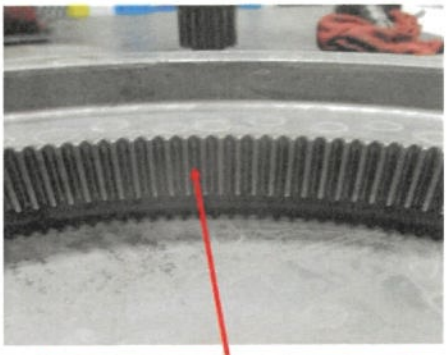
1st Stage Planet Gear Teeth



1st Stage Planet Gear ID

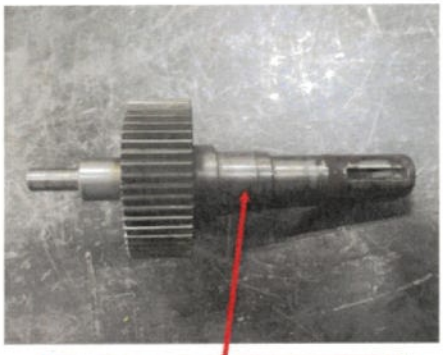
1st Stage Ring Gear

- The 1st stage ring gear is within OEM specifications.
- The teeth will be stoned to remove any burrs.



1st Stage Pinion

- The 1st stage pinion is not within OEM specifications. The pinion will be replaced.



1st Stage Gear Plates

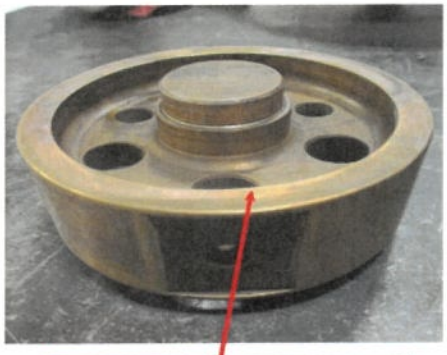
- The 1st stage outer cage plate is within OEM specifications.
- The 1st stage inner gear plate is within OEM specifications.

Center Plate

- The center plate is within OEM specifications.

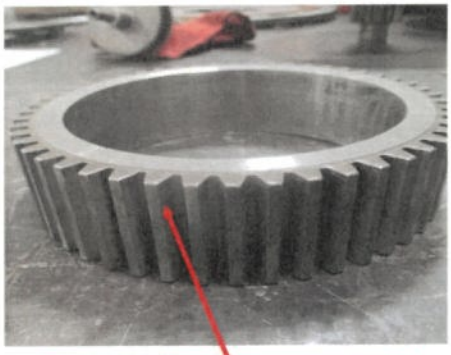
2nd Stage Journals

- The 2nd stage journals are within OEM specifications. The OD will be polished to remove any burrs.

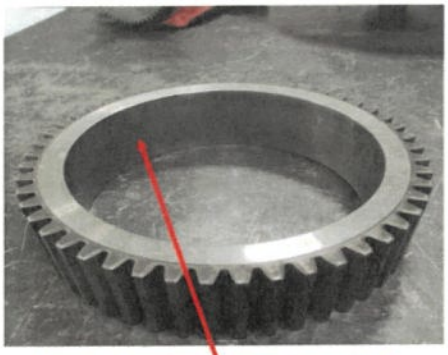


2nd Stage Planet Gears

- The 2nd stage planet gears are within OEM specifications. The ID will be polished to remove any burrs.
- The teeth will be stoned to remove any burrs.



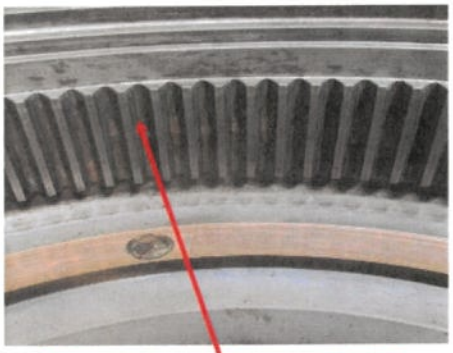
2nd Stage Planet Gear Teeth



2nd Stage Planet Gear ID

2nd Stage Ring Gear

- The 2nd stage ring gear is within OEM specifications.
- The teeth will be stoned to remove any burrs.



2nd Stage Ring Gear

2nd Stage Pinion

- The 2nd stage pinion is within OEM specifications.



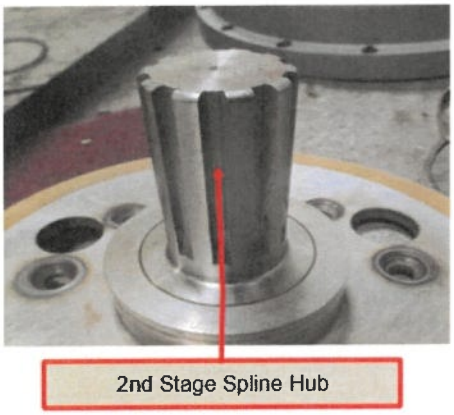
2nd Stage Pinion

2nd Stage Cage Plate

- The 2nd stage cage plate is within OEM specifications.

2nd Stage Spline Hub

- The 2nd stage spline hub is not within OEM specifications. The spline hub will be replaced.



Final Assembly

- Polish all bushing and seal areas.
- Assemble with all new bearings, seals, O-rings and fasteners.
- Assemble to test base.

Test Run

- Document standard two-hour test. Test will be at ANDRITZ specified speed.
- Remove gear unit from test stand, paint, and skid for shipment.

PARTS LIST

SAP NUMBER	ITEM DESCRIPTION	QTY
131418585	1ST STAGE PINION	1
131454712	SPLINE SHAFT ASSEMBLY	1
131037805	BALL BEARING	1
132032478	BALL BEARING	1
131416163	NEEDLE BEARING	1
131416160	NEEDLE BEARING	1
131414078	OIL SEAL	1
131414072	OIL SEAL	1
131862929	O-RING	1
131320468	O-RING	1
131386391	BEARING RING PLATE	1
131420592	BEARING CENTER PLATE	1
131456407	RETAINING RING	1
131456433	RETAINING RING	1
131456411	RETAINING RING	1
131456419	RETAINING RING	1
131456321	PARALLEL KEY	1
131456850	HEX SOCKET PLUG	4
131456848	HEX SOCKET PLUG	2
131337316	SOCKET HEAD CAP SCREW	16
131337330	SOCKET HEAD CAP SCREW	6
131456038	COUNTERSUNK HEAD SCREW	4
131456045	COUNTERSUNK HEAD SCREW	4
131456002	COUNTERSUNK HEAD SCREW	8
131456015	HEX HEAD SCREW	6
131418528	NAME PLATE	1
131418573	OIL LABEL	1
131415172	LUBRICATION	5

Our quote no: **20868793**

COVID-19 pandemic delays, disrupts, or prevents Andritz's performance, or increases shipping or freight costs, Andritz shall be entitled to change order containing an appropriate adjustment in the contract price and/or delivery schedule. Furthermore, in the event that developments related to the pandemic, whether initiated prior to or after the date of this proposal, quotation, or order, including but not limited to travel advisories, steps taken to protect the health and safety of employees, Government orders, and temporary facility shutdowns, increase the cost or time for delivery, Andritz shall be entitled to adjust the price and delivery dates herein to reflect these impacts. Andritz's delivery date and prices (including freight) are estimates only based on Andritz's standard delivery dates and prices and do not account for the present and future schedule impacts of the COVID-19 pandemic. Nothing in this proposal, quotation, or order, or any contract based hereon, shall be construed as a waiver of these rights.

****

The crisis in Russia/Ukraine is impacting the complete global supply chain, including but not limited to, raw material shortages, extended delivery times, unavailability/restricted availability of transport as well as unforeseeable price increases. The Parties therefore agree that the price and delivery times in this order confirmation are indicative only. In case the crisis leads to any impacts on the delivery time or to a price increase of more than 5% of the order value after the date of the order confirmation, we reserve our right to adapt the prices and/or the delivery times accordingly. Nothing in this order confirmation can be construed as a waiver of such right. Of course, we will stay in close contact with you, being stipulated that we are doing our best effort to overcome this significant cost pressure and hurdles in the supply chain.

****

TERMS APPLICABLE

This quotation or acknowledgement and Seller's sale of Products and /or provision of Services described in Buyer's purchase order issued in whole or in part in response to this quotation or in response to which this acknowledgement is issued are expressly limited to and expressly made conditional on, Buyer's acceptance of the Terms and Conditions of Sale and/or Service listed below, which are the exclusive terms and conditions upon which Andritz Separation Inc. or the applicable Andritz entity supplying the same ("Seller") will accept a purchase order for the sale of new, used and refurbished products, equipment, parts and/or the provision of services ("Products" and "Services"). These Terms and Conditions of Sale and/or Service control, supersede and replace any and all other additional and/or different terms and conditions of Buyer, and Seller hereby objects to and rejects all such terms and conditions of Buyer without further notification, except to the extent Seller expressly agrees to such conditions in writing. Seller's commencement of work under the Purchase Order or Buyer's acceptance of delivery of or payment for any Products or Services covered by this Agreement, in whole or in part, shall be deemed Buyer's agreement to the foregoing. The term "this Agreement" as used herein means this quotation or acknowledgment or Buyer's purchase order, together with any attachment thereto, any documents expressly incorporated by reference (but excluding any Buyer terms and conditions attached thereto or incorporated therein by reference), and these Terms and Conditions of Sale and/or Service.

7 . DELIVERY OR PERFORMANCE

Delivery or performance dates are good faith estimates and do not mean that "time is of the essence." Buyer's failure to promptly make advance or interim payments, supply technical information, drawings and approvals will result in a commensurate delay in delivery or performance. Installation of any Product shall not be Seller's responsibility unless specifically provided for in this Agreement. Upon and after delivery, risk of loss or damage to the Products shall be Buyer's. Delivery of the Products hereunder will be made on the terms agreed to by the parties as set forth in this Agreement, according to INCOTERMS 2010.

8 . WARRANTY

(a) Products Warranty.

(i) New Equipment Warranty. In the case of the purchase of new equipment the Seller warrants to Buyer that the new equipment manufactured by it will be delivered free from defects in material and workmanship. This warranty shall commence upon delivery of the new equipment to Buyer and shall expire on the earlier to occur of 12 months from initial operation of the new equipment and 18 months from delivery thereof (the "Warranty Period").

(ii) Parts and Used or Reconditioned Machinery or Equipment Warranty. In the case of parts or used or reconditioned machinery or equipment, and unless otherwise indicated, Seller warrants to Buyer that the parts or the used or reconditioned machinery or equipment manufactured by it will be delivered free from defects in material and workmanship. This warranty shall commence upon delivery of the parts or the used or reconditioned machinery or equipment to the buyer and shall expire 6 months from delivery thereof (the "Warranty Period").

(iii) If during the Warranty Period Buyer discovers a defect in material or workmanship of a Product and gives Seller written notice thereof within 10 days of such discovery, Seller will, at its option, either deliver to Buyer, on the same terms as the original delivery was made, according to INCOTERMS 2010, a replacement part or repair the defect in place. Any repair or replacement part furnished pursuant to this warranty are warranted against defects in material and workmanship for one period of 12 months from completion of such repair or replacement, with no further extension. Seller will have no warranty obligations for the Products under this Paragraph 3(a): (i) if the Products have not been stored, installed, operated and maintained in accordance with generally approved industry practice and with Seller's specific written instructions; (ii) if the Products are used in connection with any mixture or substance or operating condition other than that for which they were designed; (iii) if Buyer fails to give Seller such written 10 day notice; (iv) if the Products are repaired by someone other than Seller or have been intentionally or accidentally damaged; (v) for corrosion, erosion, ordinary wear and tear or in respect of any parts which by their nature are exposed to severe wear and tear or are considered expendable; or (vi) for expenses incurred for work in connection with the removal of the defective articles and reinstallation following repair or replacement.

(b) Services Warranty. Seller warrants to Buyer that the Services performed will be free from defects in workmanship and will conform to any mutually agreed upon specifications. If any failure to meet this warranty appears within 12 months from the date of completion of the Services, on the condition that Seller be promptly notified in writing thereof, Seller as its sole obligation for breach of this warranty will correct the failure by re-performing any defective portion of the Services furnished. Seller does not warrant the accuracy of, or performance results of, any conclusions or recommendations provided, nor that any desired objective will result from the Service provided and Seller shall not be liable for any loss of use or any production losses whatsoever.

(c) Seller further warrants to Buyer that at delivery, the Products manufactured by it will be free of any liens or encumbrances. If there are any such liens or encumbrances, Seller will cause them to be discharged promptly after notification from Buyer of their existence.

(d) THE EXPRESS WARRANTIES SELLER MAKES IN THIS PARAGRAPH 3 ARE THE ONLY WARRANTIES IT WILL MAKE. THERE ARE NO OTHER WARRANTIES, WHETHER STATUTORY, ORAL, EXPRESS OR IMPLIED. IN PARTICULAR, THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

(e) The remedies provided in Paragraphs 3(a), 3(b), and 3(c) are Buyer's exclusive remedy for breach of warranty.

(f) With respect to any Product or part thereof not manufactured by Seller, Seller shall pass on to Buyer only those warranties made to Seller by the manufacturer of such Product or part which are capable of being so passed on.

ANDRITZ Separation Inc.
1010 Commercial Blvd. South
Arlington, TX 76001 USA

Tel : +1 (817) 465-5611
Fax: +1 (817) 468-3961

Remit to:
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Dept: 0312
P.O. Box 120312
Dallas, TX 75312-0312
Federal Tax ID Number: 59-3773483

Wire instructions:
Nordea Bank Abp
New York Branch
SWIFT: NDEAUS3N
Account: 8879433001
ABA: 026010786

9. LIMITATION OF LIABILITY

Notwithstanding any other provision in this Agreement, the following limitations of liability shall apply:

(a) In no event, whether based on contract, tort (including negligence), strict liability or otherwise, shall Seller, its officers, directors, employees, subcontractors, suppliers or affiliated companies be liable for loss of profits, revenue or business opportunity, loss by reason of shutdown of facilities or inability to operate any facility at full capacity, or cost of obtaining other means for performing the functions performed by the Products, loss of future contracts, claims of customers, cost of money or loss of use of capital, in each case whether or not foreseeable, or for any indirect, special, incidental or consequential damages of any nature resulting from, arising out of or connected with the Products, Services, or this Agreement or from the performance or breach hereof.

(b) The aggregate liability of Seller, its officers, directors, employees, subcontractors, suppliers or affiliated companies, for all claims of any kind for any loss, damage, or expense resulting from, arising out of or connected with the Products, Services or this Agreement or from the performance or breach hereof, together with the cost of performing make good obligations to pass performance tests, if applicable, shall in no event exceed the contract price.

(c) The limitations and exclusions of liability set forth in this Paragraph 4 shall take precedence over any other provision of this Agreement and shall apply whether the claim of liability is based on contract, warranty, tort (including negligence), strict liability, indemnity, or otherwise. The remedies provided in this Agreement are Buyer's exclusive remedies.

(d) All liability of Seller, its officers, directors, employees, subcontractors, suppliers or affiliated companies resulting from, arising out of or connected with the Products, Services or this Agreement or from the performance or breach hereof shall terminate on the third anniversary of the date of this Agreement.

(e) In no event shall Seller be liable for any loss or damage whatsoever arising from its failure to discover or repair latent defects or defects inherent in the design of goods serviced (unless such discovery or repair is normally discoverable by tests expressly specified in the scope of work under this Agreement) or caused by the use of goods by the Buyer against the advice of Seller. If Seller furnishes Buyer with advice or assistance concerning any products or systems that is not required pursuant to this Agreement, the furnishing of such advice or assistance will not subject Seller to any liability whether in contract, indemnity, warranty, tort (including negligence), strict liability or otherwise.

10. CHANGES, DELETIONS AND EXTRA WORK

Seller will not make changes in the Products unless Buyer and Seller have executed a written Change Order for such change. Buyer, without invalidating this Agreement, may make changes by altering, adding to or deducting from the general scope of the Services by written Change Order. Any such Change Order will include an appropriate adjustment to the contract price and delivery schedule. If the change impairs Seller's ability to satisfy any of its obligations to Buyer, the Change Order will include appropriate modifications to this Agreement. Seller shall be entitled to a Change Order adjusting the contract price, delivery schedule and/or any affected obligations of Seller if, after the date of this Agreement a change in applicable law should require a change in the Products or Services or in the event and to the extent that an act or omission of Buyer, or any error or change in Buyer-provided information, affects the Seller's performance hereunder.

11. TAXES

Seller's prices do not include any sales, use, excise or other taxes. In addition to the price specified herein, the amount of any present or future sales, use, excise or other tax applicable to the sale or use of the Products or Services shall be billed to and paid by Buyer unless Buyer provides to Seller a tax-exemption certificate acceptable to the relevant taxing authorities.

12. SECURITY INTEREST

Seller shall retain a purchase money security interest and Buyer hereby grants Seller a lien upon and security interest in the Products until all payments hereunder have been made in full. Buyer acknowledges that Seller may file a financing statement or comparable document as required by applicable law and may take all other action it deems reasonably necessary to perfect and maintain such security interest in Seller and to protect Seller's interest in the Products.

13. SET OFF

Neither Buyer nor any of its affiliates shall have any right to set off claims against Seller or any of its affiliates for amounts owed under this Agreement or otherwise.

14. PATENTS

Unless the Products or any part thereof are designed to Buyer's specifications and provided the Product or any part thereof is not used in any manner other than as specified or approved by Seller in writing, (i) Seller shall defend against claims made in a suit or proceeding brought against Buyer by an unaffiliated third party that any Product infringes a device claim of a United States or Canadian patent issued as of the effective date of this Agreement and limited to the field of the specific Products provided under this Agreement; provided Seller is notified promptly in writing and given the necessary authority, information and assistance for the defense of such claims; (ii) Seller shall satisfy any judgment (after all appeals) for damages entered against Buyer on such claims so long as such damages are not attributable to willful conduct or sanctioned litigation conduct; and (iii) if such judgment enjoins Buyer from using any Product or a part thereof, then Seller will, at its option: (a) obtain for Buyer the right to continue using such Product or part; (b) eliminate the infringement by replacing or modifying all or part of the Products; or (c) take back such Product or part and refund to Buyer all payments on the purchase price that Seller has received for such Product or part. The foregoing states Seller's entire liability for patent infringement by any Product or part thereof.

15. SOFTWARE LICENSE, WARRANTY, FEES

The following Software Terms and Conditions apply to any embedded or separately packaged software produced by Seller and furnished by Seller hereunder.

(a) Seller hereby grants to Buyer a non-exclusive, non-transferable, non-sub-licensable license to the Software, and any modifications made by Seller thereto only in connection with configuration of the Products and operating system for which the Software is ordered hereunder, and for the end-use purpose stated in the related Seller operating documentation. Buyer agrees that neither it nor any third party shall modify, reverse engineer, decompile or reproduce the Software, except Buyer may create a single copy for backup or archival purposes in accordance with the related Seller operating documentation (the "Copy"). Buyer's license to use the Software and the Copy of such Software shall terminate upon any breach of this Agreement by Buyer. All copies of the Software, including the Copy, are the property of Seller, and all copies for which the license is terminated shall be returned to Seller with written confirmation after termination.

(b) Seller warrants that, on the date of shipment of the Software or the Products containing the Software to Buyer: (1) the Software media contain a true and correct copy of the Software and are free from material defects; (2) Seller has the right to grant the license hereunder; and (3) the Software will function substantially in accordance with the related Seller operating documentation.

(c) If within 12 months from the date of delivery of the Software or Products containing the Software, Buyer discovers that the Software is not as warranted above and notifies Seller in writing prior to the end of such 12 month period, and if Seller determines that it cannot or will not correct the nonconformity, Buyer's and Buyer's Seller-authorized transferee's exclusive remedies, at Seller's option, are: (1) replacement of the nonconforming Software; or (2) termination of this license and a refund of a pro rata share of the contract price or license fee paid.

(d) If any infringement claims are made against Buyer arising out of Buyer's use of the Software in a manner specified by Seller, Seller shall: (i) defend against any claim in a suit or proceeding brought by an unaffiliated third party against Buyer that the Software violates a registered copyright or a confidentiality agreement to which Seller was a party, provided that Seller is notified promptly in writing and given the necessary authority, information and assistance for the defense and settlement of such claims (including the sole authority to select counsel and remove the Software or stop accused infringing usage); (ii) Seller shall satisfy a final judgment (after all appeals) for damages entered against Buyer for such claims, so long as such damages are not attributable to willful conduct or sanctioned litigation conduct; and (iii) if such judgment enjoins Buyer from using the Software, Seller may at its option: (a) obtain for Buyer the right to continue using such Software; (b) eliminate the infringement by replacing or modifying the Software; or (c) take back such Software and refund to Buyer all payments on the purchase price that Seller has received. However, Seller's obligations under this Paragraph shall not apply to the extent that the claim or adverse final judgment relates to: (1) Buyer's running of the Software after being notified to discontinue; (2) non-Seller software, products, data or processes; (3) Buyer's alteration of the Software; (4) Buyer's distribution of the Software to, or its use for the benefit of, any third party; or (5) Buyer's acquisition of confidential information (a) through improper means; (b) under circumstances giving rise to a duty to maintain its secrecy or limit its use; or (c) from a third party who owed to the party asserting the claim a duty to maintain the secrecy or limit the use of the confidential information. Buyer will reimburse Seller for any costs or damages that result from actions 1 to 5. In Seller's discretion and at Seller's own expense, with regard to any actual or perceived infringement claim related to the Software, Seller may: (i) procure the right to use the Software, (ii) replace the Software with a functional equivalent, and/or (iii) modify the Software. Under (ii) and (iii) above, Buyer shall immediately stop use of the allegedly infringing Software.

(e) This warranty set forth in subparagraph (c) above shall only apply when: (1) the Software is not modified by anyone other than Seller or its agents authorized in writing; (2) there is no modification in the Products in which the Software is installed by anyone other than Seller or its agents authorized in writing; (3) the Products are in good operating order and installed in a suitable operating environment; (4) the nonconformity is not caused by Buyer or a third party; (5) Buyer promptly notifies Seller in writing, within the period of time set forth in subparagraph (c) above, of the nonconformity; and (6) all fees for the Software due to Seller have been timely paid. SELLER HEREBY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, WITH REGARD TO THE SOFTWARE, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, COURSE OF DEALING AND USAGE OF TRADE.

(f) Buyer and its successors are limited to the remedies specified in this Paragraph.

(g) Any subsequent modifications or enhancements to the Software made by Seller are, at Seller's option, subject to a fee.

16. SITE RISKS

(a) Concealed Conditions. The parties acknowledge and agree that increased costs or schedule extensions due to any concealed conditions at the job site shall be to Buyer's account. Buyer shall hold Seller harmless for increased costs and grant any necessary schedule extensions if any concealed or hazardous conditions are found.

(b) Environmental Remediation. Buyer acknowledges that Seller is not an expert in environmental remediation and shall not be directed by change order or otherwise to perform any environmental remediation as part of the Services, including but not limited to asbestos and lead paint removal. If any environmental remediation becomes necessary, Buyer will contract directly with a qualified third party to perform such work.

17. TERMINATION

(a) Buyer may terminate this Agreement upon breach by Seller of a material obligation hereunder and Seller's failure to cure, or to commence a cure of, such breach within a reasonable period of time (but not less than 30 days) following written receipt of notice of

ANDRITZ Separation Inc.
1010 Commercial Blvd. South
Arlington, TX 76001 USA

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Fax: +1 (817) 468-3961

Remit to:
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Dept: 0312
P.O. Box 120312
Dallas, TX 75312-0312
Federal Tax ID Number: 59-3773483

Wire instructions:
Nordea Bank Abp
New York Branch
SWIFT: NDEAUS3N
Account: 8879433001
ABA: 026010786

the same from Buyer.

(b) Buyer may only terminate this Agreement for Buyer's convenience upon written notice to Seller and upon payment to Seller of Seller's termination charges, which shall be specified to Buyer and shall take into account among other things expenses (direct and indirect) incurred and commitments already made by Seller and an appropriate profit, provided, that in no event shall Seller's termination charges be less than 25% of the contract price.

(c) Seller shall have the right to suspend and/or terminate its obligations under this Agreement if payment is not received within 30 days of due date. In the event of the bankruptcy or insolvency of Buyer or in the event of any bankruptcy or insolvency proceeding brought by or against Buyer, Seller shall be entitled to terminate any order outstanding at any time during the period allowed for filing claims against the estate and shall receive reimbursement for its cancellation charges.

18. CONFIDENTIALITY

Buyer acknowledges that the information that Seller submits to Buyer in connection with this Agreement and the performance hereof includes Seller's confidential and proprietary information, both of a technical and commercial nature. Buyer agrees not to disclose such information to third parties without Seller's prior written consent. Seller grants to Buyer a non- exclusive, royalty-free, perpetual, non-transferrable license to use Seller's confidential and proprietary information for the purpose of the installation, operation, maintenance and repair of the Products that are the subject hereof only. Buyer further agrees not to, and not to permit any third party to, analyze, measure the properties of, or otherwise reverse engineer the Products; fabricate the Products or any parts thereof from Seller's drawings or to use the drawings other than in connection with this Agreement. Buyer will defend and indemnify Seller from any claim, suit or liability based on personal injury (including death) or property damage related to any Product or part thereof which is fabricated by a third party without Seller's prior written consent and from and against related costs, charges and expenses (including attorneys' fees). All copies of Seller's confidential and proprietary information shall remain Seller's property and may be reclaimed by Seller at any time in the event Buyer is in breach of its obligations under this Paragraph.

19. END USER

If Buyer is not the end user of the Products sold hereunder (the "End User"), then Buyer will use its best efforts to obtain the End User's written consent to be bound to Seller by the provisions hereof. If Buyer does not obtain such End User's consent, Buyer shall defend and indemnify Seller and Seller's agents, employees, subcontractors and suppliers from any action, liability, cost, loss, or expense for which Seller would not have been liable or from which Seller would have been indemnified if Buyer had obtained such End User's consent.

20. FORCE MAJEURE

(a) Force Majeure Defined. For the purpose of this Agreement "Force Majeure" will mean all events, whether or not foreseeable, beyond the reasonable control of either party which affect the performance of this Agreement, including, without limitation, acts of God, acts or advisories of governmental or quasi-governmental authorities, laws or regulations, strikes, lockouts or other industrial disturbances, acts of public enemy, wars, insurrections, riots, epidemics, pandemics, outbreaks of infectious disease or other threats to public health, lightning, earthquakes, fires, storms, severe weather, floods, sabotage, delays in transportation, rejection of main forgings and castings, lack of available shipping by land, sea or air, lack of dock lighterage or loading or unloading facilities, inability to obtain labor or materials from usual sources, serious accidents involving the work of suppliers or sub-suppliers, thefts and explosions.

(b) Suspension of Obligations. If either Buyer or Seller is unable to carry out its obligations under this Agreement due to Force Majeure, other than the obligation to make payments due hereunder, and the party affected promptly notifies the other of such delay, then all obligations that are affected by Force Majeure will be suspended or reduced for the period of Force Majeure and for such additional time as is required to resume the performance of its obligations, and the delivery schedule will be adjusted to account for the delay.

(c) Option to Terminate. If the period of suspension or reduction of operations will extend for more than four (4) consecutive months or periods of suspension or reduction total more than 6 months in any 12 month period, then either Buyer or Seller may terminate this Agreement.

(d) Strikes On-Site. Notwithstanding anything herein to the contrary, in the event a strike, lockout, labor, union or other industrial disturbance at Buyer's site affects, delays, disrupts or prevents Seller's performance of the Agreement, Seller shall be entitled to a Change Order containing an appropriate adjustment in the contract price and delivery schedule.

21. INDEMNIFICATION AND INSURANCE

(a) Indemnification. Seller agrees to defend and indemnify Buyer from and against any third-party claim for bodily injury or damage to tangible property ("Loss") arising in connection with the Products or the Services provided by Seller hereunder, but only to the extent such Loss has been caused by the negligence, willful misconduct or other legal fault ("Fault") of Seller. Buyer shall promptly tender the defense of any such third-party claim to Seller. Seller shall be entitled to control the defense and resolution of such claim, provided that Buyer shall be entitled to be represented in the matter by counsel of its choosing at Buyer's sole expense. Where such Loss results from the Fault of both Seller and Buyer or a third party, then Seller's defense and indemnity obligation shall be limited to the proportion of the Loss that Seller's Fault bears to the total Fault.

(b) Insurance. Seller shall maintain commercial general liability insurance with limits of $2,000,000 per occurrence and in the aggregate covering claims for bodily injury (including death) and physical property damage arising out of the Products or Services. Seller shall also provide workers' compensation insurance or the like as required by the laws of the jurisdiction where the Services will be performed, and owned and non-owned auto liability insurance with limits of $1,000,000 combined single limit. Seller will provide a Certificate of Insurance certifying the existence of such coverages upon request.

22. GENERAL

(a) Seller represents that any Products or parts thereof manufactured by Seller will be produced in compliance with all applicable federal, state, and local laws applicable to their manufacture and in accordance with Seller's engineering standards. Seller shall not be liable for failure of the Products to comply with any other specifications, standards, laws or regulations.

(b) This Agreement shall inure only to the benefit of Buyer and Seller and their respective successors and assigns. Any assignment of this Agreement or any of the rights or obligations hereunder, by either party without the written consent of the other party shall be void.

(c) This Agreement contains the entire and only agreement between the parties with respect to the subject matter hereof and supersedes all prior oral and written understandings between Buyer and Seller concerning the Products, Services and any prior course of dealings or usage of the trade not expressly incorporated herein.

(d) This Agreement may be modified, supplemented,or amended onlyby a writing signed by an authorized representative of Seller. Seller's waiver of any breach by Buyer of any terms of this Agreement must also be in writing and any waiver by Seller or failure by Seller to enforce any of the terms and conditions of this Agreement at any time, shall not affect, limit, or waive Seller's right thereafter to enforce and compel strict compliance with every term and condition hereof.

(e) All terms of this Agreement which by their nature should apply after the cancellation, completion or termination of this Agreement shall survive and remain fully enforceable after any cancellation, completion, or termination hereof.

(f) (i) If Seller's office is located in the United States, this Agreement and the performance hereof will be governed by and construed according to the laws of the State of Georgia. (ii) If Seller's office is located in Canada, this Agreement and the performance hereof will be governed by and construed according to the laws of the Province of New Brunswick.

(g) (i) In the circumstances of f(i) above, any controversy or claim arising out of or relating to this Agreement, or the breach hereof, or to the Products or the Services provided pursuant hereto, shall be definitively settled by arbitration, to the exclusion of courts of law, administered by the American Arbitration Association ("AAA") in accordance with its Construction Industry Arbitration Rules in force at the time this Agreement is signed and to which the parties declare they will adhere (the "AAA Rules"), and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction over the party against whom enforcement is sought or having jurisdiction over any of such party's assets. The arbitration shall be conducted in Atlanta, Georgia by a panel of three members, one of whom will be appointed by each of Buyer and Seller and the third of whom will be the chairman of the panel and will be appointed by mutual agreement of the two party appointed arbitrators. All arbitrators must be persons who are not employees, agents, or former employees or agents of either party. In the event of failure of the two party appointed arbitrators to agree within 45 days after submission of the dispute to arbitration upon the appointment of the third arbitrator, the third arbitrator will be appointed by the AAA in accordance with the AAA Rules. In the event that either of Buyer or Seller fails to appoint an arbitrator within 30 days after submission of the dispute to arbitration, such arbitrator, as well as the third arbitrator, will be appointed by the AAA in accordance with the AAA Rules. (ii) In the circumstances of f(ii) above, any controversy or claim arising out of or relating to this Agreement, or the breach hereof, or to the Products or the Services provided pursuant hereto, shall be definitively settled under the auspices of the Canadian Commercial Arbitration Centre ("CCAC"), by means of arbitration and to the exclusion of courts of law, in accordance with its General Commercial Arbitration Rules in force at the time the Agreement is signed and to which the parties declare they will adhere (the "CCAC Rules"), and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction over the party against whom enforcement is sought or having jurisdiction over any of such party's assets. The arbitration shall be conducted in Saint John, New Brunswick by a panel of three arbitrators, one of whom will be appointed by each of Buyer and Seller and the third of whom will be the chairman of the arbitral tribunal and will be appointed by mutual agreement of the two party-appointed arbitrators. All arbitrators must be persons who are not employees, agents, or former employees or agents of either party. In the event of failure of the two party-appointed arbitrators to agree within 45 days after submission of the dispute to arbitration upon the appointment of the third arbitrator, the third arbitrator will be appointed by the CCAC in accordance with the CCAC Rules. In the event that either of Buyer or Seller fails to appoint an arbitrator within 30 days after submission of the dispute to arbitration, such arbitrator, as well as the third arbitrator, will be appointed by the CCAC in accordance with the CCAC Rules.

(h) In the event this Agreement pertains to the sale of any goods outside the United States or Canada, the parties agree that the United Nations Convention for the International Sale of Goods shall not apply to this Agreement.

(i)The parties hereto have required that this Agreement be drawn up in English. Les parties aux presentes ont exige que la presente convention soit rédigée en anglais.

Please do not hesitate to contact us if you require further information.

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P.O. Box 120312
Dallas, TX 75312-0312
Federal Tax ID Number: 59-3773483

Wire instructions:
Nordea Bank Abp
New York Branch
SWIFT: NDEAUS3N
Account: 8879433001
ABA: 026010786

Our quote no: **20868793**

Yours sincerely

Andritz Separation Inc.
This document is issued electronically and valid without signature.

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QUOTATION

Customer: 128448
City of Ormond Beach
PO Box 277
Ormond Beach FL 32175-0277

Contact: **Ron Burk**
Fax:
Copy to:
Your inquiry: **EXHIBIT A**

Our quote no: **20868793**

Supplier: **Andritz Separation Inc.**
Contact: **Osiel Verastegui**
Phone: **+1 817 375 4405**
Fax: **+18173756418**
E-mail: osiel.verastegui@andritz.com
Date: **08/24/2023**

Sales Responsible: **MARKERT, LUKE**

Dear Ron Burk,

The delivery dates and price in Suppliers quotations dated 03/28/23, although represented as firm, were calculated based on sourcing and manufacturing certain components in areas affected by restrictions resulting from the COVID-19 break out and on information existing prior to the implementation of these restrictions.

Unfortunately, the unforeseen outbreak, spread and consequences of COVID-19, including governmental and other restrictions being put in place to mitigate its spread, will have an impact on the delivery time and price related to the components sourced from such countries. As such, Supplier's quoted delivery times and price will need to be adjusted once Supplier has better information with respect to the full impact of the coronavirus and related restrictions and when normal sourcing, manufacturing, personnel travel and transportation activities in or to the affected areas will resume. Supplier will update Purchaser as soon as more information is available and will submit a revised quotation/proposal with firm delivery dates and price as soon as commercially practicable.

Andritz reserves its right and shall be entitled to adjust its quoted delivery dates and/or price in order to reflect these impacts. Nothing in the quotations, or in any contractual documentation based upon the quotations shall be construed as a waiver of this right.

1. Scope of supply

For 400472464 A-Type Decanter (504)
Serial number: LB4452

Should you choose to place an order, please provide the following information:
1. Shipping Address for Delivery
2. Billing Address for Invoice
3. Shipping Terms: If a specific carrier is preferred, please list as FCA, Origin Collect with preferred carrier. Otherwise, list as FCA, Origin Prepaid & Add.

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ABA: 026010786

Our quote no: **20868793**

Item	Product	ID No.	S/W*	Quantity	Unit	Unit Price	Amount
10	FIELD SERVICE	100031977		1	EA	14,442.00	14,442.00

Please be advised this is an estimate only for the Field Service part of the job. Actual costs will be adjusted, based on the service tech's time sheet and expenses, and invoiced upon completion of the service trip. It will be necessary to receive your purchase order before we can confirm this trip in our service schedule.

Labor per each trip:
16 Travel Hours @ $153.50/hr. = $2,456.00
Up to 8 Service Hours @ $215.00/hr. = $1,720.00
Up to 2 OT Service Hours @ $322.50/hr. = $645.00

Estimated Expenses per each trip = $2,400.00

Please see attached rate sheet.

*Travel hours are based on travel from the technician’s home base to the City of Ormond Beach and back.
*Regarding Labor hours & Expenses, any cost in excess of the amount shown above per trip, must be preapproved by the City of Ormond Beach. Andritz will provide itemization of the expenses at the time of invoice.

EXPLANATION OF SERVICES:
Service to be completed in 2 separate trips.

1st trip for removal of Rotating Assembly:
1) Andritz technician meeting with staff at the City of Ormond to remove the centrifuge
2) Removal of the rotating assembly from base
3) Preparation of the centrifuge for transport

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Our quote no: **20868793**

Item	Product	ID No.	S/W*	Quantity	Unit	Unit Price	Amount
	2nd trip for instalaltion of Rotating Assembly: 1) Andritz technician meeting with staff at the City of Ormond to reinstall the centrifuge 2) Installation of the rotating assembly back into the base 3) Start-up of machine same day. (Based on customer's ability to re-wire motors and reconnect utilities as soon as machine is installed) CUSTOMER RESPONSIBILITIES: **Please have machine cleared and prepared for service. ** >Customer to have overhead lifting capabilities in order to pull/re-install rotating assembly from the base frame. >Customer to disconnect/reconnect utilities, including electrical for rotating assembly to be removed/re-installed accordingly. >Customer to provide suitable means to load machine onto transport truck. > Customer to provide assistance from site staff as needed for the duration of the services. **Any additional work/customer-requested services, including overtime and extra trips needed, will incur additional charges according to the Andritz standard rate sheet.**						
20	FREIGHT Freight Cost Andritz to arrange 3rd party transportation of the rotating assembly from the City of Ormond to an Andritz Service Center and back.	100039916		2	EA	3,400.00	6,800.00
30	Budget repair 18x28 This is a budget repair price for (1) 18x28 centrifuge. The centrifuge will be	129999900		1	PC		

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Our quote no: **20868793**

Item	Product	ID No.	S/W*	Quantity	Unit	Unit Price	Amount
	dismantled,cleaned , and inspected. At the conclusion of the inspection a comprehensive repair report will be provided outlining the repair cost and scope of work. Andritz must seek prior approval of the work and cost by the City before commencing any repair work. The City may authorize repair after the City analyzes the cost/benefit of repair upon receipt of the inspection and estimate report						
40	REPAIR 18X28, R/A, ORMOND BEACH, SN LB-4452	300340095		1	PC	81,870.00	81,870.00
50	REPAIR PA69, GEAR UNIT, ORMOND BEACH, SN 10488	300340096		1	PC	15,783.00	15,783.00
Total Amount						USD	118,895.00

* S = Spare Parts, W = Wear Parts

Technical contact: Steven Howe /**Phone:** +1 304 552 0831 / steve.howe@andritz.com

Terms and Conditions

2 . Delivery Time:
after receipt of order and any clarifications.

3 . Terms of delivery:
Our terms of delivery are FCA included in quote, according to INCOTERMS 2020.

4 . Terms of Payment:
Within 30 days Due net
(1% default interest per month for delayed payment).

5 . Validity of quotation:
This quotation is valid to 04/22/2023.

Other Terms:

6 . **********

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M2200 Repair

Customer: City of Ormond Beach
Salesperson: Luke Markert
Date Quoted: 8/24/2023
Model: M2200 (18x28)
Serial Number: LB-4452

Location: Ormond Beach, FL
Material of Construction: 316
Job Number: S-48-K89387
Manufacturer: BIRD
Assembly Drawing: L2-953-157
Estimated Delivery ARO: 7 - 8 weeks dependent on parts delivery and service center workload at the time of PO received.

Totals

Total Labor :	$	54,100.00
Total Material :	$	27,770.00
TOTAL REPAIR:	**$**	**81,870.00**

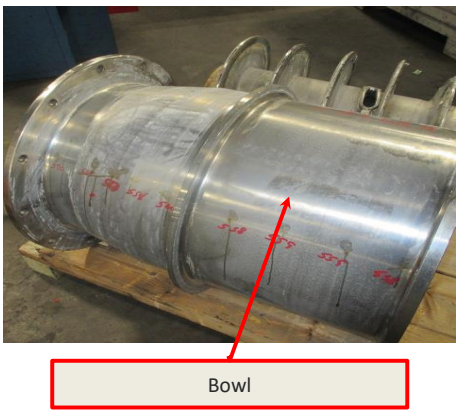
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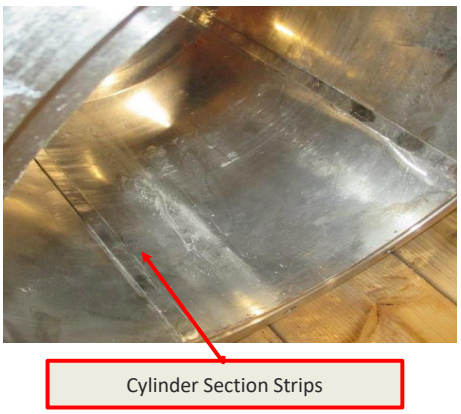
• Machine M2200 was received from ORMOND BEACH and was completely disassembled, cleaned and inspected for wear and dimensional accuracy.

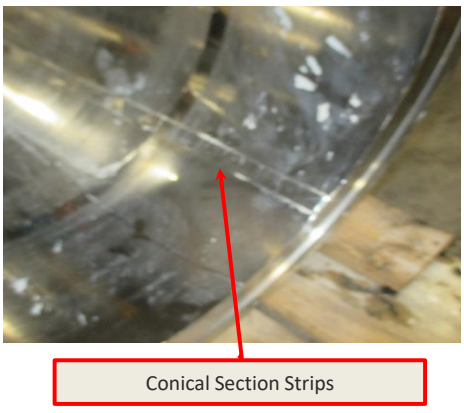
Component Findings / Recommended Scope of Repair

BOWL

• The bowl strips are in acceptable condition.
• The solid and effluent heads will be assembled to the bowl.
• The bowl will be balanced as an assembly per OEM specifications.







CONVEYOR

• The conveyor flights are heavily worn throughout the entire length of the conveyor. The conveyor flights will be removed and new flights will be installed and profiled to OEM specifications..

• New T/C tiles will be installed on the conveyor flights.

• New wear material will be applied to the pushing face of the conveyor and profiled to OEM specifications.

• The feed ports are in acceptable condition.

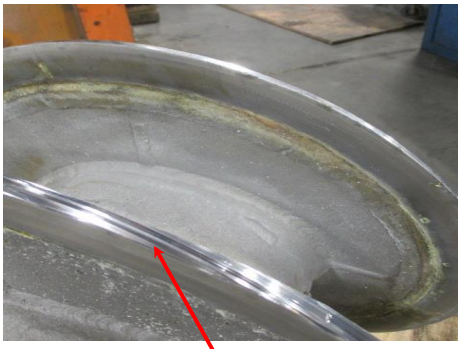
• The conveyor will be stress relieved per ANDRITZ specifications.

• The conveyor will be linebored to ANDRITZ specifications.

• The conveyor will be balanced as an assembly to ANDRITZ specifications.



Conveyor



Worn Conveyor Flights



Damaged Tiles



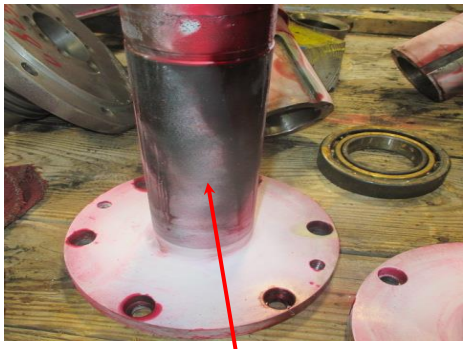
Damaged Tiles



Feed Port

SPLINE TRUNNION

• The bushing/seal area is within OEM specifications.
• The spline features are in acceptable condition.
• The trunnion fit will be matched to the conveyor.





FEED TRUNNION

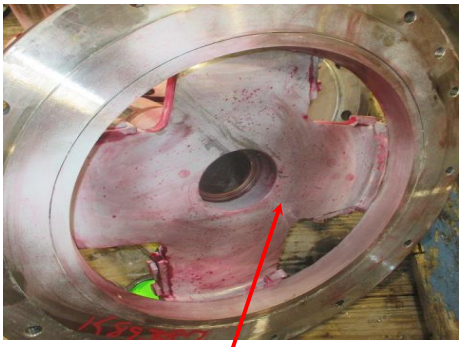
• The bushing/seal area is within OEM specifications.
• The thrust bearing area is within OEM specifications.
• The seal area on the end of the trunnion is within OEM specifications.
• The trunnion fit will be matched to the conveyor.





SOLIDS HEAD

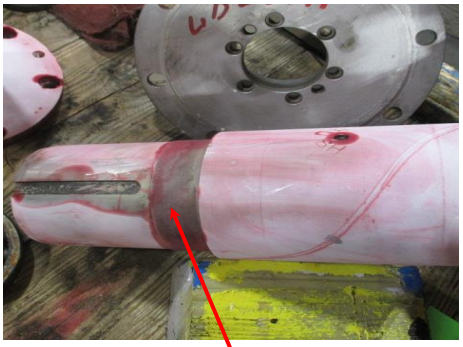
- The main bearing area is within OEM specifications.
- The oil/case flinger area is within OEM specifications.
- The gear flange mounting area is within OEM specifications.
- The bushing is not within OEM specifications. The bushing will be replaced and honed to OEM specifications.
- The conveyor seal bore is within OEM specifications.
- The wear tabs are showing wear. The wear tabs will be touched up as needed.
- The wear ring on the head is in acceptable condition.
- There is slight wear on the head spokes. The worn areas will be polished.
- The head plows are in acceptable condition.
- The head case plows are in acceptable condition.
- The head fit will be matched to the bowl.
- The head will be assembled using new bearings, seals, O-rings and fasteners.



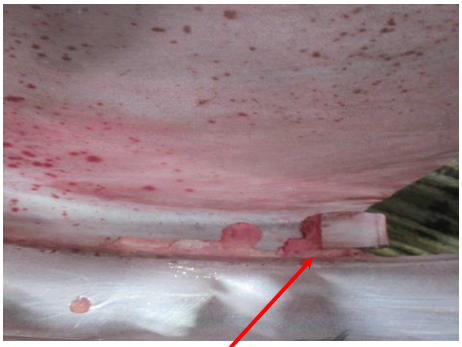
Solids Head



Conveyor Bushing/Seal Area



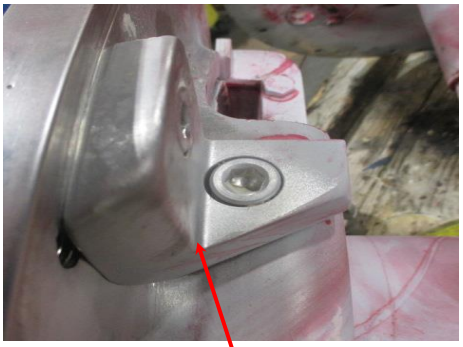
Main Bearing Area



Wear Tab



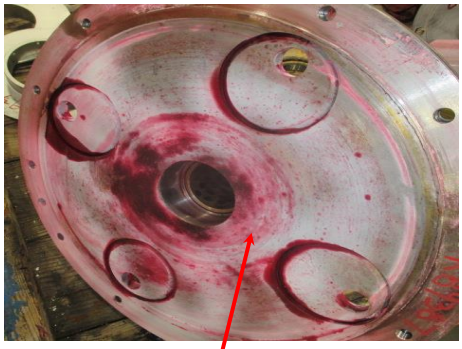
Head Plow



Case Plow

EFFLUENT HEAD

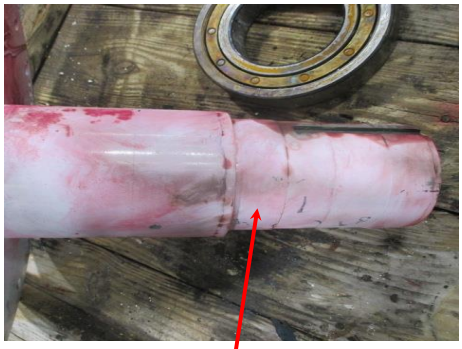
- The main bearing area is within OEM specifications.
- The oil/case flinger area is within OEM specifications.
- The sheave mounting area is within OEM specifications.
- The bushing is not within OEM specifications. The bushing will be replaced and honed to OEM specifications.
- The conveyor seal bore is within OEM specifications.
- The head fit will be matched to the bowl.
- The head will be assembled using new bearings, seals, O-rings and fasteners.



Effluent Head



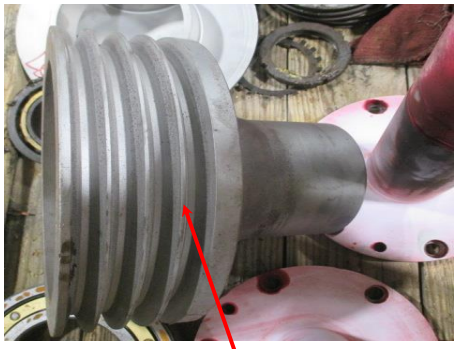
Conveyor Bushing/Seal Area



Main Bearing Area

SHEAVE

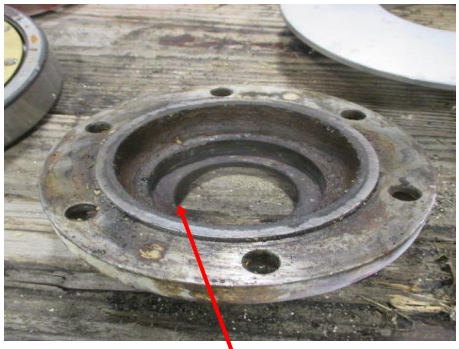
- The sheave V-grooves are in acceptable condition.
- The thrust bearing bore is not within OEM specifications. The bearing bore will be repaired.
- The thrust cap is in acceptable condition.
- The thrust cap will be machined to the proper stack-up during assembly.



Sheave V-grooves



Thrust Bearing Bore



Thrust Cap

GEAR FLANGE

- The gear flange is in acceptable condition.
- The face and fit of the gear flange will be machined after assembly.

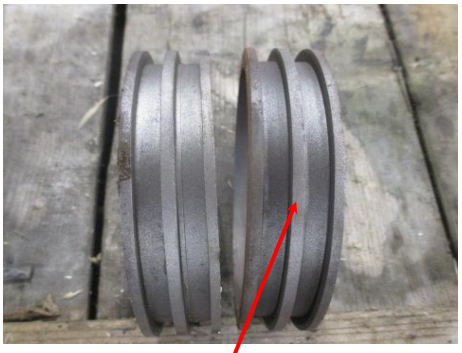


Gear Flange

OIL FLINGERS

• The solids end oil flingers are in acceptable condition.

• The effluent end oil flingers are in acceptable condition.



Solids End Oil Flingers

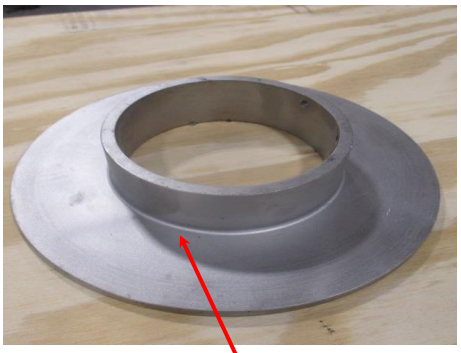


Effluent End Oil Flingers

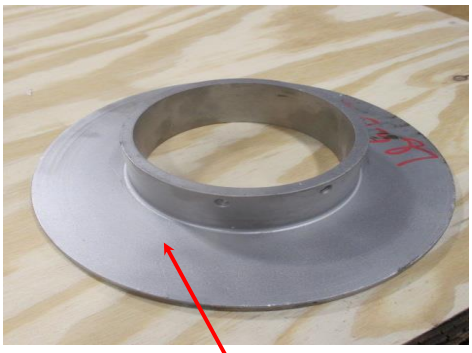
CASE FLINGERS

• The solids end case flingers are in acceptable condition.

• The effluent end case flingers are in acceptable condition.



Solids End Case Flinger



Effluent End Case Flinger

FEED PIPE

• No feed pipe was provided with this repair.

PILLOW BLOCKS

• No pillow blocks were provided with this repair.

GEAR UNIT

• The gear unit is quoted below.

ASSEMBLY

• The centrifuge will be assembled with new bearings, seals, O-rings and fasteners.

• The customers repaired gear unit will be installed.

• The centrifuge will be moved to the test area and prepared for the testing operation.

TEST AND SHIP

• The standard test will be documented per ANDRITZ QA-127 at the customers operating speed 1800 RPM.

• The centrifuge will be removed from the test area, cleaned, and all required areas will be painted.

• The centrifuge will be prepared for return shipment to the customer.

PARTS LIST

BOWL ASSEMBLY

SAP NUMBER	ITEM DESCRIPTION	QTY

CONVEYOR ASSEMBLY

SAP NUMBER	ITEM DESCRIPTION	QTY
131418470	T/C TILE FACE BLADE	230
131442008	HARD SOLDER	18
131315347	PLATE	527.876
131003096	WELD WIRE	25
133515928	GRINDING STONE	3

LIQUID HEAD ASSEMBLY

SAP NUMBER	ITEM DESCRIPTION	QTY
132042370	BALL BEARING	1
131456448	O-RING	4
131416505	ANGULAR CONTACT BEARING	1
131362010	LOCK WASHER	1
131416108	LOCK NUT	1
131413762	SEAL	1
131387555	HEAD RING SEAL	1
131414342	SPRING	8
131188898	O-RING	1
131387509	TRUNNION FEED END RING SEAL	1
131445825	HEX HEAD CAP SCREW	12
131337383	SOCKET HEAD CAP SCREW	8
131455453	SOCKET HEAD CAP SCREW	6
131385790	SPACER RING	1
131455838	SET SCREW	2
131455829	SET SCREW	2
131383390	BUSHING	1

SOLIDS HEAD ASSEMBLY

SAP NUMBER	ITEM DESCRIPTION	QTY
132042370	BALL BEARING	1
131387555	HEAD RING SEAL	1
131414342	SPRING	8
131188898	O-RING	1
131387510	TRUNNION GEAR END RING SEAL	1
131445825	HEX HEAD CAP SCREW	12
131383254	HEAD PLOW	4
131455657	HEX HEAD CAP SCREW	8
131455904	SET SCREW	2
131455482	SOCKET HEAD CAP SCREW	6
131385790	SPACER RING	1
131383390	BUSHING	1

PA69 Repair

Customer:	City of Ormond Beach	**Location:**	Ormond Beach FL
Salesperson:	Luke Markert	**Material of Construction:**	Steel
Date Quoted:	8/24/2023	**Job Number:**	S-48-K89387
Model:	PA69	**Manufacturer:**	ANDRITZ
Serial Number:	GU10488	**Assembly Drawing:**	CG2-942-0014
		Estimated Delivery ARO:	Ships with centrifuge

Totals

Total Labor :	$	10,242.00
Total Material :	$	5,541.00
TOTAL REPAIR:	**$**	**15,783.00**

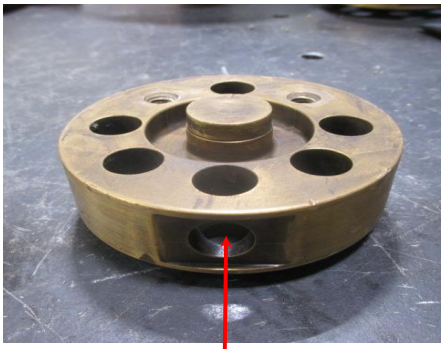
Notes:

• The PA69 gear unit was received from ORMOND BEACH and was completely disassembled, cleaned and inspected for wear and dimensional accuracy.

Component Findings / Recommended Scope of Supply

1st Stage Journals

● The 1st stage journals are within OEM specifications. The OD will be polished to remove any burrs.



1st Stage Journal

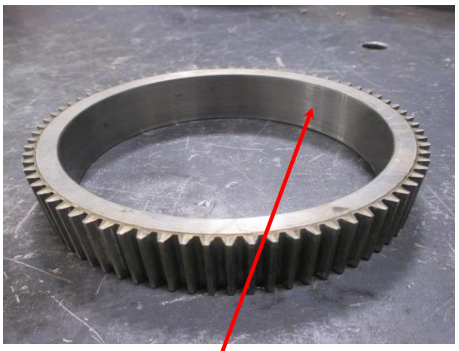
1st Stage Planet Gears

● The 1st stage planet gears are within OEM specifications. The ID will be polished to remove any burrs.

● The teeth will be stoned to remove any burrs.



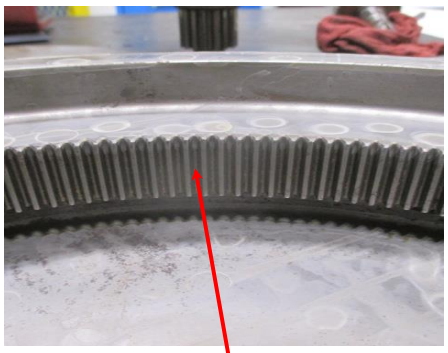
1st Stage Planet Gear Teeth



1st Stage Planet Gear ID

1st Stage Ring Gear

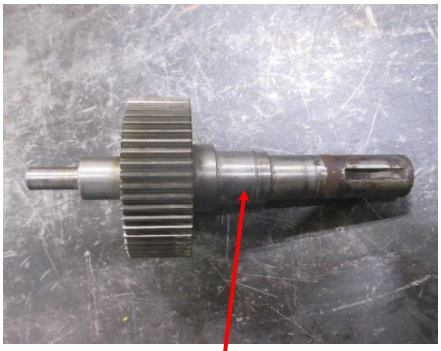
- The 1st stage ring gear is within OEM specifications.
- The teeth will be stoned to remove any burrs.



1st Stage Ring Gear Teeth

1st Stage Pinion

- The 1st stage pinion is not within OEM specifications. The pinion will be replaced.



1st Stage Pinion

1st Stage Gear Plates

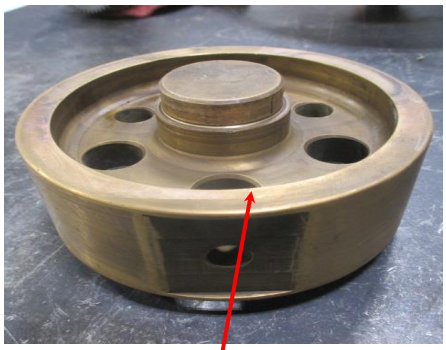
- The 1st stage outer cage plate is within OEM specifications.
- The 1st stage inner gear plate is within OEM specifications.

Center Plate

- The center plate is within OEM specifications.

2nd Stage Journals

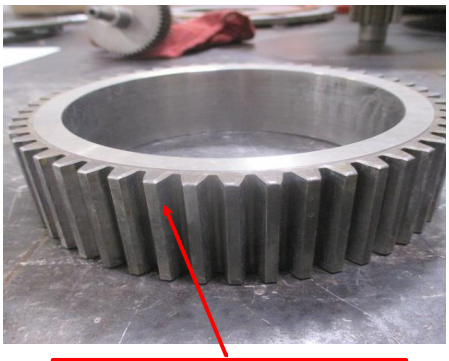
- The 2nd stage journals are within OEM specifications. The OD will be polished to remove any burrs.



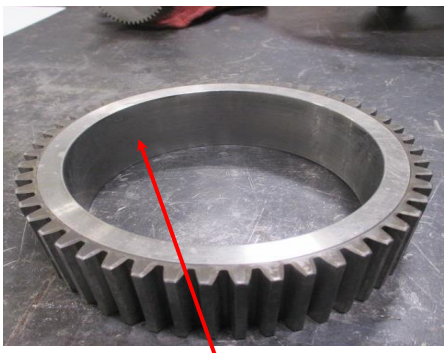
2nd Stage Journal

2nd Stage Planet Gears

- The 2nd stage planet gears are within OEM specifications. The ID will be polished to remove any burrs.
- The teeth will be stoned to remove any burrs.



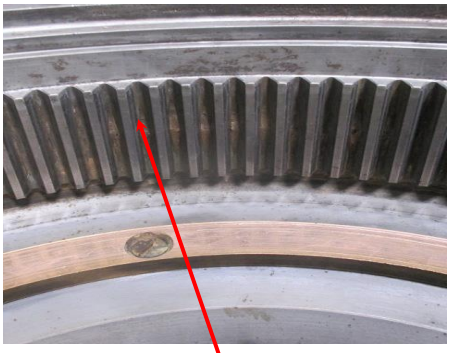
2nd Stage Planet Gear Teeth



2nd Stage Planet Gear ID

2nd Stage Ring Gear

- The 2nd stage ring gear is within OEM specifications.
- The teeth will be stoned to remove any burrs.



2nd Stage Ring Gear

2nd Stage Pinion

- The 2nd stage pinion is within OEM specifications.



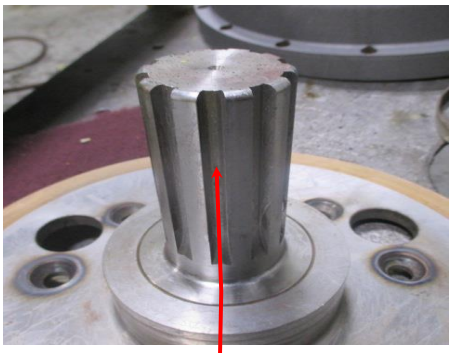
2nd Stage Pinion

2nd Stage Cage Plate

- The 2nd stage cage plate is within OEM specifications.

2nd Stage Spline Hub

- The 2nd stage spline hub is not within OEM specifications. The spline hub will be replaced.



Final Assembly

- Polish all bushing and seal areas.
- Assemble with all new bearings, seals, O-rings and fasteners.
- Assemble to test base.

Test Run

- Document standard two-hour test. Test will be at ANDRITZ specified speed.
- Remove gear unit from test stand, paint, and skid for shipment.

PARTS LIST

SAP NUMBER	ITEM DESCRIPTION	QTY
131418585	1ST STAGE PINION	1
131454712	SPLINE SHAFT ASSEMBLY	1
131037805	BALL BEARING	1
132032478	BALL BEARING	1
131416163	NEEDLE BEARING	1
131416160	NEEDLE BEARING	1
131414078	OIL SEAL	1
131414072	OIL SEAL	1
131862929	O-RING	1
131320468	O-RING	1
131386391	BEARING RING PLATE	1
131420592	BEARING CENTER PLATE	1
131456407	RETAINING RING	1
131456433	RETAINING RING	1
131456411	RETAINING RING	1
131456419	RETAINING RING	1
131456321	PARALLEL KEY	1
131456850	HEX SOCKET PLUG	4
131456848	HEX SOCKET PLUG	2
131337316	SOCKET HEAD CAP SCREW	16
131337330	SOCKET HEAD CAP SCREW	6
131456038	COUNTERSUNK HEAD SCREW	4
131456045	COUNTERSUNK HEAD SCREW	4
131456002	COUNTERSUNK HEAD SCREW	8
131456015	HEX HEAD SCREW	6
131418528	NAME PLATE	1
131418573	OIL LABEL	1
131415172	LUBRICATION	5

Our quote no: **20868793**

COVID-19 pandemic delays, disrupts, or prevents Andritz's performance, or increases shipping or freight costs, Andritz shall be entitled to change order containing an appropriate adjustment in the contract price and/or delivery schedule. Furthermore, in the event that developments related to the pandemic, whether initiated prior to or after the date of this proposal, quotation, or order, including but not limited to travel advisories, steps taken to protect the health and safety of employees, Government orders, and temporary facility shutdowns, increase the cost or time for delivery, Andritz shall be entitled to adjust the price and delivery dates herein to reflect these impacts. Andritz's delivery date and prices (including freight) are estimates only based on Andritz's standard delivery dates and prices and do not account for the present and future schedule impacts of the COVID-19 pandemic. Nothing in this proposal, quotation, or order, or any contract based hereon, shall be construed as a waiver of these rights.
****

The crisis in Russia/Ukraine is impacting the complete global supply chain, including but not limited to, raw material shortages, extended delivery times, unavailability/restricted availability of transport as well as unforeseeable price increases. The Parties therefore agree that the price and delivery times in this order confirmation are indicative only. In case the crisis leads to any impacts on the delivery time or to a price increase of more than 5% of the order value after the date of the order confirmation, we reserve our right to adapt the prices and/or the delivery times accordingly. Nothing in this order confirmation can be construed as a waiver of such right. Of course, we will stay in close contact with you, being stipulated that we are doing our best effort to overcome this significant cost pressure and hurdles in the supply chain.
****

TERMS APPLICABLE

This quotation or acknowledgement and Seller's sale of Products and /or provision of Services described in Buyer's purchase order issued in whole or in part in response to this quotation or in response to which this acknowledgement is issued are expressly limited to and expressly made conditional on, Buyer's acceptance of the Terms and Conditions of Sale and/or Service listed below, which are the exclusive terms and conditions upon which Andritz Separation Inc. or the applicable Andritz entity supplying the same ("Seller") will accept a purchase order for the sale of new, used and refurbished products, equipment, parts and/or the provision of services ("Products" and "Services"). These Terms and Conditions of Sale and/or Service control, supersede and replace any and all other additional and/or different terms and conditions of Buyer, and Seller hereby objects to and rejects all such terms and conditions of Buyer without further notification, except to the extent Seller expressly agrees to such conditions in writing. Seller's commencement of work under the Purchase Order or Buyer's acceptance of delivery of or payment for any Products or Services covered by this Agreement, in whole or in part, shall be deemed Buyer's agreement to the foregoing. The term "this Agreement" as used herein means this quotation or acknowledgment or Buyer's purchase order, together with any attachment thereto, any documents expressly incorporated by reference (but excluding any Buyer terms and conditions attached thereto or incorporated therein by reference), and these Terms and Conditions of Sale and/or Service.

7 . DELIVERY OR PERFORMANCE

Delivery or performance dates are good faith estimates and do not mean that "time is of the essence." Buyer's failure to promptly make advance or interim payments, supply technical information, drawings and approvals will result in a commensurate delay in delivery or performance. Installation of any Product shall not be Seller's responsibility unless specifically provided for in this Agreement. Upon and after delivery, risk of loss or damage to the Products shall be Buyer's. Delivery of the Products hereunder will be made on the terms agreed to by the parties as set forth in this Agreement, according to INCOTERMS 2010.

8 . WARRANTY

(a) Products Warranty.

(i) New Equipment Warranty. In the case of the purchase of new equipment the Seller warrants to Buyer that the new equipment manufactured by it will be delivered free from defects in material and workmanship. This warranty shall commence upon delivery of the new equipment to Buyer and shall expire on the earlier to occur of 12 months from initial operation of the new equipment and 18 months from delivery thereof (the "Warranty Period").

(ii) Parts and Used or Reconditioned Machinery or Equipment Warranty. In the case of parts or used or reconditioned machinery or equipment, and unless otherwise indicated, Seller warrants to Buyer that the parts or the used or reconditioned machinery or equipment manufactured by it will be delivered free from defects in material and workmanship. This warranty shall commence upon delivery of the parts or the used or reconditioned machinery or equipment to the buyer and shall expire 6 months from delivery thereof (the "Warranty Period").

(iii) If during the Warranty Period Buyer discovers a defect in material or workmanship of a Product and gives Seller written notice thereof within 10 days of such discovery, Seller will, at its option, either deliver to Buyer, on the same terms as the original delivery was made, according to INCOTERMS 2010, a replacement part or repair the defect in place. Any repair or replacement part furnished pursuant to this warranty are warranted against defects in material and workmanship for one period of 12 months from completion of such repair or replacement, with no further extension. Seller will have no warranty obligations for the Products under this Paragraph 3(a): (i) if the Products have not been stored, installed, operated and maintained in accordance with generally approved industry practice and with Seller's specific written instructions; (ii) if the Products are used in connection with any mixture or substance or operating condition other than that for which they were designed; (iii) if Buyer fails to give Seller such written 10 day notice; (iv) if the Products are repaired by someone other than Seller or have been intentionally or accidentally damaged; (v) for corrosion, erosion, ordinary wear and tear or in respect of any parts which by their nature are exposed to severe wear and tear or are considered expendable; or (vi) for expenses incurred for work in connection with the removal of the defective articles and reinstallation following repair or replacement.

(b) Services Warranty. Seller warrants to Buyer that the Services performed will be free from defects in workmanship and will conform to any mutually agreed upon specifications. If any failure to meet this warranty appears within 12 months from the date of completion of the Services, on the condition that Seller be promptly notified in writing thereof, Seller as its sole obligation for breach of this warranty will correct the failure by re-performing any defective portion of the Services furnished. Seller does not warrant the accuracy of, or performance results of, any conclusions or recommendations provided, nor that any desired objective will result from the Service provided and Seller shall not be liable for any loss of use or any production losses whatsoever.

c) Seller further warrants to Buyer that at delivery, the Products manufactured by it will be free of any liens or encumbrances. If there are any such liens or encumbrances, Seller will cause them to be discharged promptly after notification from Buyer of their existence.

(d) THE EXPRESS WARRANTIES SELLER MAKES IN THIS PARAGRAPH 3 ARE THE ONLY WARRANTIES IT WILL MAKE. THERE ARE NO OTHER WARRANTIES, WHETHER STATUTORY, ORAL, EXPRESS OR IMPLIED. IN PARTICULAR, THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

(e) The remedies provided in Paragraphs 3(a), 3(b) and 3(c) are Buyer's exclusive remedy for breach of warranty.

(f) With respect to any Product or part thereof not manufactured by Seller, Seller shall pass on to Buyer only those warranties made to Seller by the manufacturer of such Product or part which are capable of being so passed on.

ANDRITZ Separation Inc.
1010 Commercial Blvd. South
Arlington, TX 76001 USA

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Fax: +1 (817) 468-3961

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P.O. Box 120312
Dallas, TX 75312-0312
Federal Tax ID Number: 59-3773483

Wire instructions:
Nordea Bank Abp
New York Branch
SWIFT: NDEAUS3N
Account: 8879433001
ABA: 026010786

Our quote no: **20868793**

9 . LIMITATION OF LIABILITY

Notwithstanding any other provision in this Agreement, the following limitations of liability shall apply:

(a) In no event, whether based on contract, tort (including negligence), strict liability or otherwise, shall Seller, its officers, directors, employees, subcontractors, suppliers or affiliated companies be liable for loss of profits, revenue or business opportunity, loss by reason of shutdown of facilities or inability to operate any facility at full capacity, or cost of obtaining other means for performing the functions performed by the Products, loss of future contracts, claims of customers, cost of money or loss of use of capital, in each case whether or not foreseeable, or for any indirect, special, incidental or consequential damages of any nature resulting from, arising out of or connected with the Products, Services, or this Agreement or from the performance or breach hereof.

(b) The aggregate liability of Seller, its officers, directors, employees, subcontractors, suppliers or affiliated companies, for all claims of any kind for any loss, damage, or expense resulting from, arising out of or connected with the Products, Services or this Agreement or from the performance or breach hereof, together with the cost of performing make good obligations to pass performance tests, if applicable, shall in no event exceed the contract price.

(c) The limitations and exclusions of liability set forth in this Paragraph 4 shall take precedence over any other provision of this Agreement and shall apply whether the claim of liability is based on contract, warranty, tort (including negligence), strict liability, indemnity, or otherwise. The remedies provided in this Agreement are Buyer's exclusive remedies.

(d) All liability of Seller, its officers, directors, employees, subcontractors, suppliers or affiliated companies, resulting from, arising out of or connected with the Products, Services or this Agreement or from the performance or breach hereof shall terminate on the third anniversary of the date of this Agreement.

(e) In no event shall Seller be liable for any loss or damage whatsoever arising from its failure to discover or repair latent defects or defects inherent in the design of goods serviced (unless such discovery or repair is normally discoverable by tests expressly specified in the scope of work under this Agreement) or caused by the use of goods by the Buyer against the advice of Seller. If Seller furnishes Buyer with advice or assistance concerning any products or systems that is not required pursuant to this Agreement, the furnishing of such advice or assistance will not subject Seller to any liability whether in contract, indemnity, warranty, tort (including negligence), strict liability or otherwise.

10 . CHANGES, DELETIONS AND EXTRA WORK

Seller will not make changes in the Products unless Buyer and Seller have executed a written Change Order for such change. Buyer, without invalidating this Agreement, may make changes by altering, adding to or deducting from the general scope of the Services by written Change Order. Any such Change Order will include an appropriate adjustment to the contract price and delivery schedule. If the change impairs Seller's ability to satisfy any of its obligations to Buyer, the Change Order will include appropriate modifications to this Agreement. Seller shall be entitled to a Change Order adjusting the contract price, delivery schedule and/or any affected obligations of Seller if after the date of this Agreement a change in applicable law should require a change in the Products or Services or in the event and to the extent that an act or omission of Buyer, or any error or change in Buyer-provided information, affects the Seller's performance hereunder.

11 . TAXES

Seller's prices do not include any sales, use, excise or other taxes. In addition to the price specified herein, the amount of any present or future sales, use, excise or other tax applicable to the sale or use of the Products or Services shall be billed to and paid by Buyer unless Buyer provides to Seller a tax-exemption certificate acceptable to the relevant taxing authorities.

12 . SECURITY INTEREST

Seller shall retain a purchase money security interest and Buyer hereby grants Seller a lien upon and security interest in the Products until all payments hereunder have been made in full. Buyer acknowledges that Seller may file a financing statement or comparable document as required by applicable law and may take all other action it deems reasonably necessary to perfect and maintain such security interest in Seller and to protect Seller's interest in the Products.

13 . SET OFF

Neither Buyer nor any of its affiliates shall have any right to set off claims against Seller or any of its affiliates for amounts owed under this Agreement or otherwise.

14 . PATENTS

Unless the Products or any part thereof are designed to Buyer's specifications and provided the Product or any part thereof is not used in any manner other than as specified or approved by Seller in writing, (i) Seller shall defend against claims made in a suit or proceeding brought against Buyer by an unaffiliated third party that any Product infringes a device claim of a United States or Canadian patent issued as of the effective date of this Agreement and limited to the field of the specific Products provided under this Agreement; provided Seller is notified promptly in writing and given the necessary authority, information and assistance for the defense of such claims; (ii) Seller shall satisfy any judgment (after all appeals) for damages entered against Buyer on such claims so long as such damages are not attributable to willful conduct or sanctioned litigation conduct; and (iii) if such judgment enjoins Buyer from using any Product or a part thereof, then Seller will, at its option: (a) obtain for Buyer the right to continue using such Product or part; (b) eliminate the infringement by replacing or modifying all or part of the Products; or (c) take back such Product or part and refund to Buyer all payments on the purchase price that Seller has received for such Product or part. The foregoing states Seller's entire liability for patent infringement by any Product or part thereof.

15 . SOFTWARE LICENSE, WARRANTY, FEES

The following Software Terms and Conditions apply to any embedded or separately packaged software produced by Seller and furnished by Seller hereunder:

(a) Seller hereby grants to Buyer a non-exclusive, non-transferable, non-sub-licensable license to the Software, and any modifications made by Seller thereto only in connection with configuration of the Products and operating system for which the Software is ordered hereunder, and for the end-use purpose stated in the related Seller operating documentation. Buyer agrees that neither it nor any third party shall modify, reverse engineer, decompile or reproduce the Software, except Buyer may create a single copy for backup or archival purposes in accordance with the related Seller operating documentation (the "Copy"). Buyer's license to use the Software and the Copy of such Software shall terminate upon any breach of this Agreement by Buyer. All copies of the Software, including the Copy, are the property of Seller, and all copies for which the license is terminated shall be returned to Seller with written confirmation after termination.

(b) Seller warrants that, on the date of shipment of the Software or the Products containing the Software to Buyer: (1) the Software media contain a true and correct copy of the Software and are free from material defects; (2) Seller has the right to grant the license hereunder; and (3) the Software will function substantially in accordance with the related Seller operating documentation.

(c) If within 12 months from the date of delivery of the Software or Products containing the Software, Buyer discovers that the Software is not as warranted above and notifies Seller in writing prior to the end of such 12 month period, and if Seller determines that it cannot or will not correct the nonconformity, Buyer's and Buyer's Seller-authorized transferee's exclusive remedies, at Seller's option, are: (1) replacement of the nonconforming Software; or (2) termination of this license and a refund of a pro rata share of the contract price or license fee paid.

(d) If any infringement claims are made against Buyer arising out of Buyer's use of the Software in a manner specified by Seller, Seller shall: (i) defend against any claim in a suit or proceeding brought by an unaffiliated third party against Buyer that the Software violates a registered copyright or a confidentiality agreement to which Seller was a party, provided that Seller is notified promptly in writing and given the necessary authority, information and assistance for the defense and settlement of such claims (including the sole authority to select counsel and remove the Software or stop accused infringing usage); (ii) Seller shall satisfy a final judgment (after all appeals) for damages entered against Buyer for such claims, so long as such damages are not attributable to willful conduct or sanctioned litigation conduct; and (iii) if such judgment enjoins Buyer from using the Software, Seller may at its option: (a) obtain for Buyer the right to continue using such Software; (b) eliminate the infringement by replacing or modifying the Software, or (c) take back such Software and refund to Buyer all payments on the purchase price that Seller has received. However, Seller's obligations under this Paragraph shall not apply to the extent that the claim or adverse final judgment relates to: (1) Buyer's running of the Software after being notified to discontinue; (2) non-Seller software, products, data or processes; (3) Buyer's alteration of the Software; (4) Buyer's distribution of the Software to, or its use for the benefit of, any third party; or (5) Buyer's acquisition of confidential information (a) through improper means; (b) under circumstances giving rise to a duty to maintain its secrecy or limit its use; or (c) from a third party who owed to the party asserting the claim a duty to maintain the secrecy or limit the use of the confidential information. Buyer will reimburse Seller for any costs or damages that result from actions 1 to 5. In Seller's discretion and at Seller's own expense, with regard to any actual or perceived infringement claim related to the Software, Seller may: (i) procure the right to use the Software, (ii) replace the Software with a functional equivalent, an/or (iii) modify the Software. Under (ii) and (iii) above, Buyer shall immediately stop use of the allegedly infringing Software.

(e) This warranty set forth in subparagraph (c) above shall only apply when: (1) the Software is not modified by anyone other than Seller or its agents authorized in writing; (2) there is no modification in the Products in which the Software is installed by anyone other than Seller or its agents authorized in writing; (3) the Products are in good operating order and installed in a suitable operating environment; (4) the nonconformity is not caused by Buyer or a third party; (5) Buyer promptly notifies Seller in writing, within the period of time set forth in subparagraph (c) above, of the nonconformity; and (6) all fees for the Software due to Seller have been timely paid. SELLER HEREBY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, WITH REGARD TO THE SOFTWARE, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, COURSE OF DEALING AND USAGE OF TRADE.

(f) Buyer and its successors are limited to the remedies specified in this Paragraph.

(g) Any subsequent modifications or enhancements to the Software made by Seller are, at Seller's option, subject to a fee.

16 . SITE RISKS

(a) Concealed Conditions. The parties acknowledge and agree that increased costs or schedule extensions due to any concealed conditions at the job site shall be to Buyer's account. Buyer shall hold Seller harmless for increased costs and grant any necessary schedule extensions if any concealed or hazardous conditions are found.

(b) Environmental Remediation. Buyer acknowledges that Seller is not an expert in environmental remediation and shall not be directed by change order or otherwise to perform any environmental remediation as part of the Services, including but not limited to asbestos and lead paint removal. If any environmental remediation becomes necessary, Buyer will contract directly with a qualified third party to perform such work.

17 . TERMINATION

(a) Buyer may terminate this Agreement upon breach by Seller of a material obligation hereunder and Seller's failure to cure, or to commence a cure of, such breach within a reasonable period of time (but not less than 30 days) following written receipt of notice of

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Dallas, TX 75312-0312
Federal Tax ID Number: 59-3773483

Wire instructions:
Nordea Bank Abp
New York Branch
SWIFT: NDEAUS3N
Account: 8879433001
ABA: 026010786

Our quote no: **20868793**

the same from Buyer.

(b) Buyer may only terminate this Agreement for Buyer's convenience upon written notice to Seller and upon payment to Seller of Seller's termination charges, which shall be specified to Buyer and shall take into account among other things expenses (direct and indirect) incurred and commitments already made by Seller and an appropriate profit; provided, that in no event shall Seller's termination charges be less than 25% of the contract price.

(c) Seller shall have the right to suspend and/or terminate its obligations under this Agreement if payment is not received within 30 days of due date. In the event of the bankruptcy or insolvency of Buyer or in the event of any bankruptcy or insolvency proceeding brought by or against Buyer, Seller shall be entitled to terminate any order outstanding at any time during the period allowed for filing claims against the estate and shall receive reimbursement for its cancellation charges.

18 . CONFIDENTIALITY

Buyer acknowledges that the information that Seller submits to Buyer in connection with this Agreement and the performance hereof includes Seller's confidential and proprietary information, both of a technical and commercial nature. Buyer agrees not to disclose such information to third parties without Seller's prior written consent. Seller grants to Buyer a non- exclusive, royalty-free, perpetual, non-transferrable license to use Seller's confidential and proprietary information for the purpose of the installation, operation, maintenance and repair of the Products that are the subject hereof only. Buyer further agrees not to, and not to permit any third party to, analyze, measure the properties of, or otherwise reverse engineer the Products, fabricate the Products or any parts thereof from Seller's drawings or to use the drawings other than in connection with this Agreement. Buyer will defend and indemnify Seller from any claim, suit or liability based on personal injury (including death) or property damage related to any Product or part thereof which is fabricated by a third party without Seller's prior written consent and from and against related costs, charges and expenses (including attorneys' fees). All copies of Seller's confidential and proprietary information shall remain Seller's property and may be reclaimed by Seller at any time in the event Buyer is in breach of its obligations under this Paragraph.

19 . END USER

If Buyer is not the end user of the Products sold hereunder (the "End User"), then Buyer will use its best efforts to obtain the End User's written consent to be bound to Seller by the provisions hereof. If Buyer does not obtain such End User's consent, Buyer shall defend and indemnify Seller and Seller's agents, employees, subcontractors and suppliers from any action, liability, cost, loss, or expense for which Seller would not have been liable or from which Seller would have been indemnified if Buyer had obtained such End User's consent.

20 . FORCE MAJEURE

(a) Force Majeure Defined. For the purpose of this Agreement "Force Majeure" will mean all events, whether or not foreseeable, beyond the reasonable control of either party which affect the performance of this Agreement, including, without limitation, acts of God, acts or advisories of governmental or quasi-governmental authorities, laws or regulations, strikes, lockouts or other industrial disturbances, acts of public enemy, wars, insurrections, riots, epidemics, pandemics, outbreaks of infectious disease or other threats to public health, lightning, earthquakes, fires, storms, severe weather, floods, sabotage, delays in transportation, rejection of main forgings and castings, lack of available shipping by land, sea or air, lack of dock lighterage or loading or unloading facilities, inability to obtain labor or materials from usual sources, serious accidents involving the work of suppliers or sub-suppliers, thefts and explosions.

(b) Suspension of Obligations. If either Buyer or Seller is unable to carry out its obligations under this Agreement due to Force Majeure, other than the obligation to make payments due hereunder, and the party affected promptly notifies the other of such delay, then all obligations that are affected by Force Majeure will be suspended or reduced for the period of Force Majeure and for such additional time as is required to resume the performance of its obligations, and the delivery schedule will be adjusted to account for the delay.

(c) Option to Terminate. If the period of suspension or reduction of operations will extend for more than four (4) consecutive months or periods of suspension or reduction total more than 6 months in any 12 month period, then either Buyer or Seller may terminate this Agreement.

(d) Strikes On-Site. Notwithstanding anything herein to the contrary, in the event a strike, lockout, labor, union or other industrial disturbance at Buyer's site affects, delays, disrupts or prevents Seller's performance of this Agreement, Seller shall be entitled to a Change Order containing an appropriate adjustment in the contract price and delivery schedule.

21 . INDEMNIFICATION AND INSURANCE

(a) Indemnification. Seller agrees to defend and indemnify Buyer from and against any third-party claim for bodily injury or damage to tangible property ("Loss") arising in connection with the Products or the Services provided by Seller hereunder, but only to the extent such Loss has been caused by the negligence, willful misconduct or other legal fault ("Fault") of Seller. Buyer shall promptly tender the defense of any such third-party claim to Seller. Seller shall be entitled to control the defense and resolution of such claim, provided that Buyer shall be entitled to be represented in the matter by counsel of its choosing at Buyer's sole expense. Where such Loss results from the Fault of both Seller and Buyer or a third party, then Seller's defense and indemnity obligation shall be limited to the proportion of the Loss that Seller's Fault bears to the total Fault.

(b) Insurance. Seller shall maintain commercial general liability insurance with limits of $2,000,000 per occurrence and in the aggregate covering claims for bodily injury (including death) and physical property damage arising out of the Products or Services. Seller shall also provide workers' compensation insurance or the like as required by the laws of the jurisdiction where the Services will be performed, and owned and non-owned auto liability insurance with limits of $1,000,000 combined single limit. Seller will provide a Certificate of Insurance certifying the existence of such coverages upon request.

22 . GENERAL

(a) Seller represents that any Products or parts thereof manufactured by Seller will be produced in compliance with all applicable federal, state, and local laws applicable to their manufacture and in accordance with Seller's engineering standards. Seller shall not be liable for failure of the Products to comply with any other specifications, standards, laws or regulations.

(b) This Agreement shall inure only to the benefit of Buyer and Seller and their respective successors and assigns. Any assignment of this Agreement or any of the rights or obligations hereunder, by either party without the written consent of the other party shall be void.

(c) This Agreement contains the entire and only agreement between the parties with respect to the subject matter hereof and supersedes all prior oral and written understandings between Buyer and Seller concerning the Products, Services and any prior course of dealings or usage of the trade not expressly incorporated herein.

(d) This Agreement may be modified, supplemented,or amended onlyby a writing signed by an authorized representative of Seller. Seller's waiver of any breach by Buyer of any terms of this Agreement must also be in writing and any waiver by Seller or failure by Seller to enforce any of the terms and conditions of this Agreement at any time, shall not affect, limit, or waive Seller's right thereafter to enforce and compel strict compliance with every term and condition hereof.

(e) All terms of this Agreement which by their nature should apply after the cancellation, completion or termination of this Agreement shall survive and remain fully enforceable after any cancellation, completion, or termination hereof.

(f) (i) If Seller's office is located in the United States, this Agreement and the performance hereof will be governed by and construed according to the laws of the State of Georgia. (ii) If Seller's office is located in Canada, this Agreement and the performance hereof will be governed by and construed according to the laws of the Province of New Brunswick.

(g) (i) In the circumstances of f(i) above, any controversy or claim arising out of or relating to this Agreement, or the breach hereof, or to the Products or the Services provided pursuant hereto, shall be definitively settled by arbitration, to the exclusion of courts of law, administered by the American Arbitration Association ("AAA") in accordance with its Construction Industry Arbitration Rules in force at the time this Agreement is signed and to which the parties declare they will adhere (the "AAA Rules"), and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction over the party against whom enforcement is sought or having jurisdiction over any of such party's assets. The arbitration shall be conducted in Atlanta, Georgia by a panel of three members, one of whom will be appointed by each of Buyer and Seller and the third of whom will be the chairman of the panel and will be appointed by mutual agreement of the two party appointed arbitrators. All arbitrators must be persons who are not employees, agents, or former employees or agents of either party. In the event of failure of the two party appointed arbitrators to agree within 45 days after submission of the dispute to arbitration upon the appointment of the third arbitrator, the third arbitrator will be appointed by the AAA in accordance with the AAA Rules. In the event that either of Buyer or Seller fails to appoint an arbitrator within 30 days after submission of the dispute to arbitration, such arbitrator, as well as the third arbitrator, will be appointed by the AAA in accordance with the AAA Rules. (ii) In the circumstances of f(ii) above, any controversy or claim arising out of or relating to this Agreement, or the breach hereof, or to the Products or the Services provided pursuant hereto, shall be definitively settled under the auspices of the Canadian Commercial Arbitration Centre ("CCAC"), by means of arbitration and to the exclusion of courts of law, in accordance with its General Commercial Arbitration Rules in force at the time the Agreement is signed and to which the parties declare they will adhere (the "CCAC Rules"), and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction over the party against whom enforcement is sought or having jurisdiction over any of such party's assets. The arbitration shall be conducted in Saint John, New Brunswick by a panel of three arbitrators, one of whom will be appointed by each of Buyer and Seller and the third of whom will be the chairman of the arbitral tribunal and will be appointed by mutual agreement of the two party-appointed arbitrators. All arbitrators must be persons who are not employees, agents, or former employees or agents of either party. In the event of failure of the two party-appointed arbitrators to agree within 45 days after submission of the dispute to arbitration upon the appointment of the third arbitrator, the third arbitrator will be appointed by the CCAC in accordance with the CCAC Rules. In the event that either of Buyer or Seller fails to appoint an arbitrator within 30 days after submission of the dispute to arbitration, such arbitrator, as well as the third arbitrator, will be appointed by the CCAC in accordance with the CCAC Rules.

(h) In the event this Agreement pertains to the sale of any goods outside the United States or Canada, the parties agree that the United Nations Convention for the International Sale of Goods shall not apply to this Agreement.

(i)The parties hereto have required that this Agreement be drawn up in English. Les parties aux présentes ont exigé que la présente convention soit rédigée en anglais.

Please do not hesitate to contact us if you require further information.

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Federal Tax ID Number: 59-3773483

Wire instructions:
Nordea Bank Abp
New York Branch
SWIFT: NDEAUS3N
Account: 8879433001
ABA: 026010786

Our quote no: **20868793**

Yours sincerely

Andritz Separation Inc.
This document is issued electronically and valid without signature.

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City of Ormond Beach
AGENDA ITEM

November 7, 2023 - City Commission

Number: 8.G

Section:	CONSENT AGENDA		
Item Category:	Consent - Resolution	**Res./Ord. No:**	2023-201
Strategic Goal:	Quality of Life - Other		
Department:	Finance - Grants		
Subject:	Volusia County ECHO Grant Request - Sports Complex Softball Quad LED Lighting		
Summary:	This is a request for the City Commission to authorize the submittal of a grant application to the Volusia County Environmental, Cultural, Historical and Outdoor Recreation (ECHO) program for funding assistance relative to the installation of LED lighting fixture head replacement for the softball quad at the Ormond Beach Sports Complex. To qualify for ECHO funds, program funds are to be used solely to finance acquisition, restoration, construction and improvement of environmental/ecological, cultural, historical/heritage and outdoor recreation facilities for public use. The minimum amount that can be requested is $12,500; the total project cost must be at least $25,000 since the program requires a dollar-for-dollar match. The maximum that can be requested is $600,000 per project, for a $1,200,000 total cost under normal project guidelines. The sum of all ECHO grants received by a standard project, or multiple projects on a site or facility complex may total up to, but not more than $3.1 million over the life of the ECHO program. ECHO requires projects that are funded be open for public use within 2 years of grant award date. No more than 1 application for the same facility, complex, project, or site will be awarded per year regardless of the number of applicant organizations. An applicant may only have 3 open awards and applications combined at a time. The City currently has 1 open ECHO project. The current ECHO cycle is open with the following timeline: • Mandatory Workshop - Thursday, Sept 28, 9:00 AM. • Mandatory Technical Completeness Application Deadline - Thursday, Nov 9, 4 PM - Applications must be submitted as final.		

	• Final Application Deadline - Thursday, Dec 14, 4 PM - Deadline for any insufficiencies determined under technical review by ECHO staff to be corrected and resubmitted. • ECHO Advisory Committee Tour and Eligibility Meeting, Mandatory for Applicants - Thursday, Jan 25. • ECHO Advisory Committee meets as Grant Review Panel, Mandatory for Applicants - Thursday, Feb 15, 9 AM. ECHO funding applications require a 50% local match. The ECHO program will not fund project planning, such as feasibility studies and architectural drawings, or program and operational support. However, some of these expenses may be used as part of the match. To submit a grant application, the City must provide a resolution authorizing the submittal of a grant application and budgeting/appropriation of local matching funds as a requirement. The Sports Complex is an active recreational facility with a large variety of amenities situated on approximately 130 acres. The City strives to implement green technologies that have low impact on the environment. Over the past several years, staff has been working, in conjunction with the LSAB, to implement LED lighting projects on recreational facilities. Adding LED lighting to the softball quad, will reduce energy consumption, CO2 and waste. LED lighting is far more environmentally friendly, energy efficient and economically viable compared to fluorescent and halogen lighting. Lower energy usage reduces carbon emissions and is beneficial to the environment. LEDs contain no environmentally harmful substances and with long life expectancy, the impact on the environment is minimized. Due to long-life expectancies and superior construction design of LEDs, operational and maintenance costs will be minimal and have an operational life of 35,000 to 50,000 hours. 35,000 hours is a 20-year life span if lights are operated 4-5 hours per day. Benefits of LED lighting are numerous: environmentally friendly, energy efficient, longer life, cost savings, simple installation, low maintenance, increased safety, better game quality, and more playing time.
Financial Impact:	Total estimated cost for this project is $912,959. The ECHO grant request will be for $456,479 with the City of Ormond Beach providing $456,480 in cash match from the Leisure Services Capital Fund.
Citizen Impact:	The lighting renovations will temporarily close down one softball field at a time. This approach will allow three softball fields to be operational during the implementation of replacing the old fixture heads with new LED technology. Staff implementing the project will work with Leisure Services to coordinate field closures relating to their recreational activities.
Recommended Action (Staff,	Staff recommends the City Commission authorize the submittal of a grant proposal for this project, budgeting/appropriation of matching

Advisory Board and/or Other):	funds, and authorize the execution of any and all documents necessary to accept a grant award if offered.
Staff Contact:	Loretta Moisio, Grants Coordinator, (386) 676-3315
Attachments:	1. 23-201 ECHO Sports Complex Lighting P23-0212G 2. DRAFT 2024-ECHO-Grant-Application SOFTBALL QUAD 10 24 2023 3. 2023-ECHO-Guidebook-Approved-by-CC-05.16.23
Approval:	Kelly McGuire, Finance Director 10/26/2023 Claire Whitley, Assistant City Manager 10/30/2023 Joyce Shanahan, City Manager 11/2/2023

RESOLUTION NO. 2023-201

A RESOLUTION AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE COUNTY OF VOLUSIA UNDER THE ECHO GRANTS-IN-AID PROGRAM FOR FUNDING ASSISTANCE REGARDING THE INSTALLATION OF LED LIGHTING AT THE ORMOND BEACH SPORTS COMPLEX FOR THE SOFTBALL QUAD; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS INCIDENTAL THERETO, INCLUDING ANY CONTRACT NECESSARY FOR THE CITY TO ACCEPT THE GRANT AWARD; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the County of Volusia has a current grant cycle open under the ECHO Grants-In-Aid Program in which the City can request maximum funding assistance in the amount of $600,000.00 with City matching funds on a dollar-for-dollar basis, or 50:50 match, and

WHEREAS, the City Commission desires to submit a grant application to the County of Volusia under the ECHO Grants-In-Aid Program, a draft copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, for the purpose of obtaining funding assistance in the amount of $456,479.00 regarding the installation of LED lighting for the softball quad at the Ormond Beach Sports Complex ("the Project"), and

WHEREAS, the total Project cost is estimated to be $912,959.00, and

WHEREAS, the City is required to make a matching contribution of at least $456,480.00, now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA, THAT:

SECTION ONE. The City Manager or her designee is hereby authorized and directed to submit a grant application, including any and all documents that are necessary and incidental thereto, to the County of Volusia under the ECHO Grants-In-Aid Program in the amount of $456,479.00 regarding the installation of LED lighting for the softball quad at the Ormond Beach Sports Complex.

SECTION TWO. The Mayor and City Manager are hereby further authorized and directed to execute any contract, including any and all documents that are necessary and incidental thereto, for the City to accept the grant award.

SECTION THREE. The City Manager hereby certifies that the City's matching funds in the amount of $456,480.00 will be derived from the Leisure Services Capital Fund.

SECTION FOUR. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED this 7th day of November, 2023.

_____

BILL PARTINGTON
Mayor

ATTEST:

_____

SUSAN CARROLL DAUDERIS
City Clerk

DRAFT



2024 GRANTS-IN-AID

STANDARD & EXCEPTIONAL GRANT APPLICATION

APPLICANT INFORMATION

1. Applicant (Legal name of organization): City of Ormond Beach
2. Address (mailing): P.O. Box 277

   City: Ormond Beach

   State: Florida

   Zip Code: 32175-0277
3. Type of Organization:

   ☒ Municipal government ☐Volusia County Government

   ☐ Not-for-Profit Corporation classified as a 501(c) (3)
4. Federal ID #: 59-6000398

   Florida Not-for-Profit Corporation Charter # (if applicable): NA

   Florida Dept. of Agriculture & Consumer Services Registration # (if applicable):

   NA
5. County Council District of Project: ☐1 ☐2 ☐3 ☒4 ☐5
6. Is the project in a Community Redevelopment District (CRA)? ☐Yes ☒No
7. Contact Person:

   Name: Loretta Moisio

   Title: Grants Coordinator

   Telephone #: 386-676-3315

   E-Mail: Loretta.Moisio@ormondbeach.org
8. Provide the Mission Statement for your organization:

   The future of the City of Ormond Beach depends on a partnership among citizens, businesses, civic organizations, elected officials, and City employees. Working together, we can make Ormond Beach one of the most attractive, stimulating, and progressive cities in the nation.

   We see Ormond Beach as a community characterized by a high quality of life for all. From our youngest citizens to our oldest, we want to provide significant opportunities for earning, for learning, for leisure and recreation, and for self-expression.

We see Ormond Beach as a community of many dimensions. Among these, we see our City as:

- *A family oriented community, striving to provide a safe and supportive environment in which families of all ages can build on their strengths and their traditions.*
- *A learning community, in which all citizens may participate in life-long opportunities for personal growth and development, especially as they participate in the strong historic, cultural, artistic, and athletic traditions of the area.*
- *An environmentally sensitive community, marked by mature trees, clean water, well-kept neighborhoods, and attractively landscaped thoroughfares.*
- *An economically sound community, boasting a diverse economy and a balanced, controlled, but friendly approach to business and development.*
- *A diverse community, one in which all citizens and all sectors of the City find meaningful opportunities and one in which all are valued for the unique contribution they make.*
- *A responsive community, with a City government that cares and communicates well with the citizenry and provides timely, even-handed, and courteous service to all.*
- *A well-run community, offering high quality basic City services in an effective and efficient manner, and encouraging creative and proactive approaches to government.*

An involved community, one in which citizens throughout the community acknowledge and respect their differences, but recognize that the accomplishment of our objectives will require the full participation of all.

PROJECT INFORMATION

1. Project Title: Ormond Beach Sports Complex Softball Quad Installation of LED Lighting

   Project Location Address: 700 Hull Road

   City: Ormond Beach

   State: Florida

   Zip Code: 32174

2. Type of Project:

   ☐ Renovation ☐ Restoration ☒ New Construction ☐ Acquisition

3. ECHO Category – Select One (review ECHO Guidebook pages 3 - 4):

   ☐ Environmental ☐ Cultural ☐ Historic ☒Outdoor Recreation

4. The Project Site of Facility is (select one):

   ☒ Owned by Applicant ☐ Leased by Applicant (length of lease): Length of lease

   ☐ Land/Project Management Agreement (length of agreement): Length of agreement

NOTE: LEASES/AGREEMENTS MUST BE BINDING AND NON-CANCELABLE

5. Is the Project Site/Facility mortgaged or will it be? ☐ Yes ☒ No

PROJECT DESCRIPTION

1. Describe the project and explain how it will achieve the goals of Resolution 2020-79 to plan for the future growth of Volusia and enhance the quality of life for its residents (use factual information/documentation to show how this project will accomplish these goals):

   County Resolution 2020-79 seeks to "enhance the quality of life for its residents by continuing to provide environmental, cultural, historical, and outdoor recreational opportunities." As a family-oriented community, Ormond Beach consistently works to meet the needs of its citizens and visitors. The Ormond Beach Sports Complex provides a wide variety of recreational opportunities which makes this project match perfectly to the goals of Resolution 2020-79. This project further promotes the goals of County Resolution 2020-79 by ensuring that ECHO projects are geographically distributed as the Ormond Beach Sports Complex is the only comprehensive sports venue in northeast Volusia County with the capacity to accommodate the needs of local, regional, state, national and international sports programming. This project will also further the goals of Resolution 2020-79 as it will provide for the "continuing need for high quality user oriented outdoor recreational opportunities."

   The Ormond Beach Sports Complex is a very active recreational facility with a large variety of amenities situated on approximately 130 acres. The Complex is bounded on the southeast corner The Sports Complex has nine (9) full size soccer fields, three (3) multi-purpose fields, four (4) full size baseball fields, four (4) T-ball fields, five (5) softball fields, a shuffleboard facility with six (6) courts, a picnic area, a meeting facility, four (4) concession stands, paved and unpaved parking areas, as well as overflow parking. The Complex is also the site of the Limitless Playground which is an all-inclusive playground for people of all levels and abilities to enjoy as well as another playground which is located near the soccer fields and T-ball fields. This facility hosts professional, national, regional, college and high school competitive and recreational events. The softball, baseball, and soccer fields are used annually by many different age groups. The Champions Field/Stadium hosts soccer and football games for local high schools, Pop Warner football programs, and the Ormond Beach Soccer Club. LED lighting is already on many of fields at the Sports Complex with the exceptions of the T-ball fields, the Kiwanis Baseball Field, two multi-purpose fields, and the softball quad. The project of this application is to install environmentally friendly LED lighting on the softball quad. Providing lighting to the softball quad would expand the usage of this extremely popular sports facility for night time play.

   For fiscal year 2022-2023, there was 190 days of programming consisting of 2,912 hours at the softball quad. The fields were used for practices and games by Ormond Beach Youth Baseball & Softball Association (OBYBSA) Baseball Association Machine Pitch League, USSSA Baseball Tournaments, Seabreeze High School, Warner Christian Softball, Calvary Christian Softball, City

Adult COED Softball, City Youth Flag Football, OBYBSA Lady Spikes, and Athletx Baseball Tournament.

2. If applying for an exceptional grant, describe how the project meets the requirements of an exceptional project. An exceptional project means a project of paramount and crucial countywide importance which provides for receipt of services by significantly large numbers of people in all areas of the county. For more information on exceptional projects see page 8 of the ECHO Guidebook.
   NA

3. Describe the project and construction timeline:

   For this project, the contract bidding and awarding process is anticipated to occur between June and September 2024 with construction anticipated to begin in October 2024 and completed by April 2025.

4. Describe how the green infrastructure and sustainability standards will be used in the project (Green Building Standards | US EPA).

   The City of Ormond Beach continually strives to implement green technologies that have low impact on the environment. Staff has been working with the Leisure Service Advisory Board to implement LED lighting projects in the five-year Capital Improvement Plan. This project will assist in continuing to implement LED lighting in recreational facilities. By implementing LED lighting at the softball quad, we will reduce the impacts on the environment by lowering energy consumption, CO2 and waste. LED lighting is a far more environmentally friendly, energy efficient and an economically viable option compared to traditional methods, such as fluorescent and halogen lighting. The lower energy usage reduces carbon emissions and is therefore beneficial to the environment. LEDs contain no environmentally harmful substances and with long life expectancy, the impact on the environment is also minimized.

   Due to the long life expectancies and superior construction design of LEDs, the operational and maintenance costs will be minimal. They will have an operational life of between 35,000 to 50,000 hours. With regard to life span, 35,000 hours is a 20 year life span if you operate the lights between 4-5 hours per day. Ongoing maintenance is virtually eliminated. The benefits of LED lighting are numerous: environmentally friendly, energy efficient, longer life, cost savings, simple installation, low maintenance, increased safety and better game quality.

5. How will the project conserve water and/or promote water efficiency?

   NA

6. How will the project conserve energy and/or promote renewable energy?

   LED lighting uses lower energy than traditional fluorescent and halogen lighting thereby reducing energy consumption.

7. How will the project, if a new facility, meet the green building standards or certifications?

   NA

8. Describe how the project will comply with the ADA accessibility requirements:

   All ADA requirements will be met with this project.

9. If applicable, describe any additional phases:

   No additional project phases are planned.

PROJECT TEAM

1. List the name and address of the architect, engineer, design consultants and/or general contractor selected. Include the information for the persons signing the Certification of Information and Compliance Form:

   Joyce Shanahan, City Manager
   Kelly McGuire, Finance Director
   Shawn Finley, P.E., Public Works Director
   Alex Schumann, P.E., City Engineer
   Robert Carolin, Leisure Services Director
   Stefan Sibley, Assistant Leisure Services Director
   Cara Culliver, Principal Landscape Architect
   April Martti, Engineering Projects Coordinator
   Loretta Moisio, Grants Coordinator
   Address for all listed above: P.O. Box 277, Ormond Beach, FL 32175-0277

2. List the person/persons who created the budget and describe their experience with this type of project:

   Shawn Finley, P.E., Public Works Director, and Alex Schumann, P.E., City Engineer, created the budget for this project. Mr. Finley has been with the City for thirteen years serving first as Civil Engineer, then Deputy City Engineer, then City Engineer and now Public Works Director. Mr.

Finley has served as project manager for a large number and variety of projects implemented throughout the City. Mr. Schumann has been with the City for over six years, three as a Civil Engineer, two as Deputy City Engineer and being promoted to City Engineer in 2021 and has experience managing City ECHO projects. The implementation of all ECHO funded projects has been the responsibility of the City's Engineering Division.

3. If a complete list is not available, explain why (include when the project team will be selected):

   Staff has been working with Musco Sports Lighting to prepare engineered drawings for this sports field lighting project. The City will also utilize the expertise of A.M. Weigel Construction Company (Weigel) as its Construction Managers for this project. Weigel, and its principals, are highly qualified construction managers having worked on many public projects for Volusia County Schools, the Daytona Beach International Airport, Embry-Riddle Aeronautical University, and many municipalities, including the City of Ormond Beach. Weigel has served the City of Ormond Beach as construction managers on three ECHO funded projects; Ormond Beach Skate Park Expansion (2012); the Environmental Discovery Center (2014); and, the Ormond Beach Sports Complex Field Lighting (2018).

PROJECT MANAGEMENT TEAM

1. List the name of staff dedicated to this project (include their responsibilities and the amount of time each will be spending on the project per week):

Staff	Responsibilities	Weekly Time
Alex Schumann, P.E., City Engineer	Project Management: Bidding, Award, Construction	5%
Shawn Finley, P.E., Public Works Director	Project Management: Bidding, Award, Construction	5%
Cara Culliver, Principal Landscape Architect	Project Management: Bidding, Award, Construction	10%
April Martti, Engineering Projects Coordinator	Project Management: Grant Administration	5%
Stefan Sibley, Assistant Leisure Services Director	Post Construction Management	15%
Robert Carolin, Leisure Services Director	Post Construction Management	5%

PERFORMANCE MEASURES

1. Explain the project's goals and objectives:

The goal is to convert all field lighting to LED at the Sports Complex. As this project site is within the Sports Complex, it will assist in accomplishing the goal. Ongoing maintenance is virtually eliminated. The benefits of LED lighting are numerous: environmentally friendly, energy efficient, longer life, cost savings, simple installation, low maintenance, increased safety and better game quality.

2. Elaborate on how these goals and objectives will be measured for the length of the restrictive covenants:

Data is collected on the usage of fields and reported monthly, quarterly, and annually. This data collection will continue in perpetuity and thereby meet the restrictive covenants length requirement.

Categories of Measurements:

- Programs Offered: 9
- Participants: 11,120
- Attendance: 19,165
- Volunteers: 142
- Volunteer Hours: 2,130
- New Programs: 1
- Returning Programs: 8
- Participant/Attendee Surveys: 0

FUNDING REQUEST

1. Project Funding (Grant Request Amount and Match Amount):
    a. Standard Grant Request (up to $600,000.00) $ 456,479.00
    b. Exceptional Grant Request (up to $2,500,000.00) $ NA
    c. Confirmed Match Funds $ 456,480.00
    d. Total Project Cost (ECHO + Match) $ 912,959.00
2. Mandatory Workshop was attended by: Loretta Moisio

    Date of Workshop: 9/28/2023
3. List any prior year grants received from ECHO (include year, project name and amount of grant):

    2005 – Central Park Development - $205,000
    2006 – Central Park Development: Boardwalk - $300,000
    2007 – The Casements/Rockefeller Gardens Restoration - $500,000

2012 – Skate Park Expansion - $225,000
2014 – Environmental Discovery Center Construction - $400,000
2018 – Ormond Beach Sports Complex Field Lighting - $400,000
2019 – Ormond Beach Sports Complex: Championship Softball Field – $400,000
2020 – MacDonald House Restoration - $400,000
2020 – Nova Tennis Court Lighting - $137,500
2022 – Performing Arts Center Renovation - $600,000

BUDGET INFORMATION

1. A complete project budget must be submitted in the format provided by the county. Budget must be accurate and realistic (projects will be implemented within the budget set at the time of application).

2. The budget should be presented by each type of funding:
    a. UC = Unencumbered Cash
    b. LM = Land Match
    c. IK = In-kind
    d. PSC = Previously Spent Cash
3. The budget must include temporary and permanent ECHO signage (signs may not be funded with ECHO funding).

BUDGET DETAIL CHART Construction Phase Expenditures *Add rows as needed*	UC +	LM +	IN-KIND +	PSC	= MATCH	ECHO	TOTAL
General Requirements:	147,459				147,459	0.00	147,459
Mobilization, Waste Collection, etc.							
Contractor Fees							
Professional Services:							
Consultant Services							
Construction:							
Field Lighting Fixtures	250,000				250,000	325,000	575,000
Fixture Installation	53,521				53,521	131,479	185,000
Specialties							
Playground Equipment							
Picnic tables, grilles							
Signage:	5,500				5,500	0.00	5,500
Educational Signage							
ECHO Temp Sign							
ECHO Permanent Sign							
PROJECT TOTALS	456,480				456,480	456,479	912,959

Line items should be made to match your project (some examples are Equipment, Metals, Finishes, Wood, and Plastic, Thermal, Plumbing). Budgeted match amounts should be placed in the corresponding description column (Unencumbered Cash, Land Match, In-kind Services/Items or Previously Spent Cash).

Request amounts should be compromised of all line items and entered in the detail category heading.

MATCH DOCUMENTATION

1. All documentation for match must be included in the application as outlined in the ECHO Guidebook pages 9 - 11.

RESTRICTIVE COVENANTS

1. Do you agree to comply with the requirement to file a 20-year Restrictive Covenant with the Volusia County Clerk of Court if ECHO Grant is awarded?

☒ Yes ☐ No

△ *If the project of the application is mortgaged or leased property, other than those applying for trails in the County Master Plan or projects on land not owned by the applicant, a letter from the Mortgagee or Lessor, stating that they agree to sign the Restrictive Covenants must be provided with the application.*

△ *Applicants with projects on State or Federal owned lands are automatically exempt from this requirement but are held to the same liquidated damages cited within the Restrictive Covenants through language found in the final ECHO agreement for which the grantee is held responsible.*

OPERATING FORECAST DETAIL

1. Outline how the facility or project will operate once complete. The narration should include such items (as applicable) as staffing, maintenance requirements, increased programming, fees and memberships. Include a detailed maintenance and replacement plan for the 20-year compliance period:

   The addition of LED lighting will provide for expanded playing time on all four of fields. The selected vendor will have a twenty-five (25) year full coverage warranty that will include all LED components critical to the operation of the lighting system. During this timeframe, there will be little to no maintenance costs. Additional staff will not be required.

   A uniform fee structure for all of Volusia County residents will be charged based on usage, duration and specifics needed for preparation of the individual fields. The current fee schedule is attached.

   The City of Ormond Beach has a full-time Leisure Services Department with sixty-four (64) employees and is responsible for all City facility staffing, programming and maintenance. In addition, the City of Ormond Beach maintains a continuing contractor program through multiple approved vendors that perform various levels of service.

2. Submit a business plan, feasibility study and marketing plan. These plans must be specific to Volusia County and the proposed project:

   Currently, the Ormond Beach Leisure Services partners with Volusia County Schools, the Daytona Beach Convention and Visitors Bureau, the Ormond Beach Youth Sports Associations, Bethune Cookman College, various local, state and national sport associations.

Press releases, print advertisements, and social media notifications will be used for promoting upcoming events and activities. Information will also be posted on the Sports Volusia website and the Ormond Beach website.

BUSINESS PLAN:

FEASIBILITY STUDY: In 2021, the City initiated its update of the City of Ormond Beach Parks and Recreation Master Plan. As part of the update, the following occurred:

- A statistically valid survey was sent out to the public;
- An online survey was made available to the public;
- Public meetings were held and audience polling was conducted during the meetings; and,
- A joint Leisure Services Advisory Board and Quality of Life Board meeting was held during which member polling was conducted.

The responses from these activities were compiled to form the basis for a report of "Existing Conditions and Needs Assessment Findings" which was presented to the City Commission at a workshop on August 17, 2021. (Attached.) Based on the data in this report, there is substantial public support for athletic field renovations.

Statistically Valid Survey Sent Out to the Public:

- In the summary of findings and priority actions, recommendation #2 is to upgrade existing parks including athletic fields. (Page 11)

- The survey showed that 25.1% of the respondents had visited the Sports Complex during the past two years. (Page 24)

- The survey showed that 24.6% of the respondent households had participated in youth sports over the last five years. (Page 27)

- The survey responses for Residents' Level of Support for Actions the City Could Take to Improve the Parks and Recreation System showed a 51% level of support to "upgrade existing parks." (Page 33)

Online Survey Made Available to the Public:

- The online survey results showed that 36.26% of the respondents had visited the Sports Complex during the past two years. (Page 35)

- The online survey results showed that 32.6% of the respondents and/or household members had visited parks and recreation facilities on a daily basis in the past two years. (Page 36)

- The online survey results showed that 38% of the respondents and/or household members participated in youth sports in the last five years. (Page 38)

Joint Leisure Services Advisory Board and Quality of Life Board Meeting held with Member Polling Conducted:

- In interviews with the members of Joint Advisory Board, four members stated the need to place a priority on improvements to existing parks and facilities to ensure high quality experiences. (Page 60)

MARKETING PLAN: Once the renovations are complete, the improved facility will continue to be marketed through the City's website, its social media platforms, and local media outlets.

Social Media Marketing: As part of the overall marketing plan for leisure services facilities, Facebook is a key tool. A multi-faceted approach to social media by focusing on programming, and customer relationships is essential to reach program participants.

The Leisure Services Facebook page was created in 2018. Since that time, the page has grown to 2,186 likes and 2,768 followers. The Leisure Services Facebook has reached over 27,000 people within the last three months. These numbers illustrate the importance of using social media to engage with our customers.

City of Ormond Beach Website: Program participants can register from the City's website. Customers can click "registration" on the Leisure Service webpage. After clicking on the link, customers are re-directed to the registration site where they will find information about program offerings and then can select their choices and complete the registration process.

TIPS:

Tips for writing a business plan:

- A business plan is a document detailing a business's future objectives and strategies for achieving them.
- A business plan should be a detailed road map that explains the goals and plans to achieve them.

Tips for writing a feasibility study:

- A feasibility study is an assessment of the practicality of a proposed plan or method that will provide a clear picture of your organization's budget and operations.
- A few factors that should be considered while writing the feasibility study:
    - How will the project provide quality of life benefits to county residents?
    - Have you conducted a survey or public meeting/workshop?

- Is the project practical?
- What is the life expectancy of the project?
- Can the organization maintain the project for the 20 year compliance period?

Tips for writing a marketing plan:

- A marketing plan is an operational document that outlines an advertising strategy an organization will implement to reach its target market.
- The marketing plan should include details on the marketing channels and the campaign.

FISCAL STABILITY

1. **BUSINESS INFORMATION** (not all line items will apply to all applicants)

Operational funding for this organization	Prior Completed Year	Current Year	Projected Year	Next Projected Year
Fundraising, Memberships, Donations, etc.				
County Grants (other than ECHO)				
Grants (Non-County)				
Cash Donations				
TOTALS				
Administrative Costs	62,667.97	63,898.16	65,815.10	67,789.55
Program Costs	1,217,897.85	1,327,294.46	1,467,598.00	1,511,625.94
Educational Outreach Programs				
Contractor Services (for this project)				
Marketing & Advertising	250	250	250	250
Payroll Total Expense	271,094.93	145,441.84	149,805.10	154,299.25
TOTAL	1,511,910.75	1,536,884.46	1,683,468.20	1,733,964.74
Not-for-Profit				
Endowments				
TOTALS				
Number of Full-time Employees	4	4	4	4
Number of Part-time Employees	7	7	7	7
Volunteer Hours	1,739	1,791	1,844	1,899
Value of Volunteer Hours (@ /hr.)	42,936	44,220	45,528	46,886
TOTALS	1,554,846.75	1,581,104.46	1,728,996.20	1,780,850.74

2. Has this organization defaulted on any grant in the past five years?
   ☐ Yes ☒No

   If yes, please explain:

FINANCIAL AUDIT/REVIEW/AGREED UPON PROCEDURES

1. County of Volusia and Local Municipalities must provide a link to their Financial Statement under GASB 34.

   https://www.ormondbeach.org/ArchiveCenter/ViewFile/Item/10221

   The link should include the following documents:
   a. A Management Letter from the last fiscal year Independent Auditor's Report on the Basic Financial Statement.
   b. A Response Letter from the last fiscal year Independent Auditor's Report on the Basic Financial Statement.

c. An Opinion Letter from the last fiscal year Independent Auditor's Report on the Basic Financial Statement.

2. Not-for-Profit Organizations: the required financial information is determined by the operating revenue or expenses/expenditures annual average of the three fiscal years prior to the application deadline, as outlined in the ECHO Guidebook.
    a. Additional supporting documents for Not-for-Profit organizations:
        i. IRS letter granting Not-for-Profit 501 (c) (3) status in Florida.
        ii. The most recent Uniform Business Report (Annual Report) filed with the State of Florida, Division of Corporations.
        iii. Unrestrictive ownership or undisturbed use of facility documentation (unless the project is an acquisition).
        iv. Letter of intent to sell from the owner for Acquisition Projects.

DRAWINGS

1. Drawings are required from ALL applicants (documents must be legible and to scale with legends):
    b. Current drawings and/or excavation plans for the facility.
    a. Site survey with existing structures and site plans with structures.

2. Vacant land acquisition projects shall include:

    a. Conceptual drawings of improvements to the property, which are to be completed within two years of acquisition.
    b. Proposed structures must include elevations, floor plans and design elements such as landscaping.
3. Street Locator Map (indicate the physical location of the project within the local areas; include road names and "North" for directional reference).

4. Site Plan should show the building footprint, travel ways, parking, landscaping, etc. This section should include:
    a. Site Survey
    b. Trees and topography
    c. Civil drawing
    d. Water retention drainage and circulation

5. Preliminary and Schematic Drawings. Drawings should show:
    a. A general model of floor/site plans, showing the location of project elements.
    b. Florida-friendly landscape plan (The Florida Friendly Landscaping guide can be found at https://ffl.ifas.ufl.edu/pdf/FYN_Plant_Selection_Guide_2015.pdf).

6. Design and Development Documents. Documents should show more detail including:
    a. Selection of materials and engineering systems involved
    b. Detailed cost estimate
    c. Environmentally sustainable materials

7. Construction Documents should include written and graphic instructions. These documents should be focused on specifications for the project (building systems, floor plans, elevations, etc.) and should include site utilities and ADA information.
    a. Outdoor, trails, parks, sports facilities and playgrounds require a bid set of plans, which are ready to be used for the procurement process.
    b. New construction, facility remodel and historic projects require a set of A&E plans, which are ready to be used for the procurement process.
    c. Historic projects need to demonstrate research and compliance with the Historic Preservation Standards and Guidelines.

8. Permanent ECHO Sign documents should include site design, materials and site placement.

CERTIFICATION OF INFORMATION AND COMPLIANCE FORM

I/We certify that all of the information contained within this application and subsequent attachments is true and correct to the best of my/our knowledge and that the project for which the application is made shall be in compliance with the Americans with Disabilities Act of 1990, and that should a grant be awarded, the organization agrees to comply with the conditions of the grant award agreement including the Restrictive Covenants.

OFFICIAL WITH AUTHORITY TO CONTRACT FOR THE OWNER OF THE PROPERTY
Signature/Date: November 8, 2023
Printed Name: Joyce Shanahan, City Manager
Phone #: 386-676-3200
OFFICIAL WITH AUTHORITY TO CONTRACT FOR THE APPLICANT
Signature/Date: November 8, 2023
Printed Name: Joyce Shanahan, City Manager
Phone #: 386-676-3200
CHIEF FINANCIAL OFFICER FOR THE APPLICANT
Signature/Date: November 8, 2023
Printed Name: Kelly McGuire, Finance Director
Phone #: 386-676-3226
NOT FOR PROFITS ONLY – PRESIDENT, BOARD OF DIRECTORS
Signature/Date:
Printed Name:
Phone #:
Executive Board or Board of Directors reviewed and approved this application on (date):

PROJECT/CONSTRUCTION TIMELINE CHART

Description	April - June 2023	July - Sept 2023	Oct - Dec 2023	Jan - March 2024	April - June 2024	July - Sept 2024	Oct - Dec 2024	Jan - March 2025	April - June 2025
Design			XXXXXX						
Construction						XXXXXX	XXXXXX	XXXXXX	XXXXXX
ECHO Temporary Sign						XXXXXX			
ECHO Permanent Sign									XXXXXX

Attachment Checklist: Please check your application before submitting

The following items/documentation **must** be included with your application or your application **will not** be scored. All match sources must be secured and proof thereof submitted by the application deadline.

APPLICANT

☒ECHO Application, completed and signed
☒Mission Statement for Organization
☒Proof of ownership or copy of lease
☒Restrictive Covenants or Statement agreeing to follow this requirement
☒Project Budget Detail Chart
☒Official Documentation of Match
☒Business Plan
☒Feasibility Study
☒Marketing Plan
☒Fiscal Stability Chart
☒Financial Audit Documents (listed in the ECHO Guidebook page 15)
☐Not-for-Profits only: IRS Status Letter classifying Organization as a 501(c) (3)
☒Completed and signed Drawings
☒Street Locator Map
☒Site Plan
☒Preliminary & Schematic Drawings
☒Design & Development Documents
☒Construction Documents
☒Permanent ECHO Sign Documents
☒Certification of Information and Compliance
☒Project/Construction Timeline Chart
☒Other

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PROOF OF OWNERSHIP

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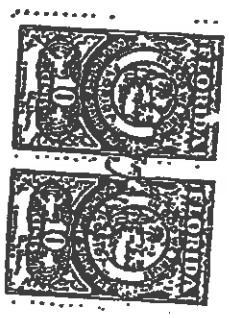
QUITCLAIM DEED

STATE OF GEORGIA)
)
COUNTY OF FULTON)

THIS INDENTURE, made this the 2nd day of June, 1959, between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949, approved June 30, 1949 (63 Stat. 377), as amended, and the Surplus Property Act of 1944 (58 Stat. 765), as amended, and regulations and orders promulgated thereunder, party of the first part, and the CITY OF ORMOND BEACH, a municipal corporation created, organized and operating under and by virtue of the laws of the State of Florida, in the County of Volusia, in the State of Florida, party of the second part.

WITNESSETH:

That the said party of the first part, for and in consideration of the assumption by the party of the second part of all the obligations and its taking subject to certain reservations, restrictions and conditions and its covenant to abide by and agreement to certain other reservations, restrictions and conditions, all as set out hereinafter, has remised, released and forever quitclaimed and by these presents does remise, release and forever quitclaim to the party of the second part, its successors and assigns, under and subject to the reservations, restrictions and conditions, and exceptions, all as hereinafter expressed and set out, all right, title, interest, claim and demand which the party of the first part has in and to that certain tract of land in Sections 12, 13, in the Grant to George Anderson (Section 37) and in the Grant to Ann Papy (Section 38), Township 14 South, Range 31 East, and in Sections 7, 8, 18 in the Grant to Ann Papy (Section 44) and in the Grant to George Anderson (Section 38), Township 14 South, Range 32 East, situate, lying and being in the County of Volusia, in the State of Florida, and more particularly described as follows, to-wit:



BEGINNING at a point where the southwesterly side of the right-of-way of the Florida East Coast Railway is intersected by the waters of Tomoka River, and run thence N 43° 02' 50" W along the southwesterly side of said railway right-of-way, a distance of 310 feet, more or less, to a point where the southwesterly side of said railway right-of-way is intersected by the southerly boundary of the Grant to George Anderson, Section 38, Township 14 South, Range 32 East; thence N 75° 43' 30" W along the southerly boundary of said Anderson Grant, 5574.52 feet more or less to a point 1600 feet southeasterly from the southwest corner of said Grant, (the southwest corner of Section 37, Township 14 South, Range 31 East); thence N 14° 28' 20" E along a line parallel to the west boundary of said Anderson Grant and distant 1600 feet easterly therefrom, 990 feet; thence N 75° 43' 30" W parallel to the southerly boundary of said Grant, 1500 feet to the west boundary of said Grant; thence S 14° 28' 20" W along the westerly boundary of said Anderson Grant, 796.90 feet more or less to a point where the west boundary of said Grant (Section 37, Township 14 South, Range 31 East) is intersected by the line dividing Sections 1 and 12 in said last mentioned Township; thence S 88° 21' 20" W along the line dividing said Section 1 and 12, 1140.25 feet more or less to the northwest corner of Government Lot 1 in said Section 12; thence S 1° 36' 10" E along the westerly boundary of said Government Lot 1, 2676.04 feet more or less to the southwest corner of said Government Lot 1; thence S 88° 39' 10" W along the northerly boundary of Government Lot 3 in said Section 12, 1318.61

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feet, more or less to the northwest corner of said Government Lot 3; thence S 1° 38' E along the westerly boundary of said Government Lot 3, 2669.29 feet, more or less to a point in the southerly boundary of said Section 12; thence N 88° 04' 20" E along the southerly boundary of said Section 12, 902.43 feet more or less to a point in the west boundary of the Grant to Ann Papy (Section 38, Township 14 South, Range 31 East); thence S 1° 05' 40" E along the west boundary of said Ann Papy Grant, 876.68 feet more or less to the southwest corner of said Grant; thence N 89° 00' 20" E along the southerly boundary of said Papy Grant, 409.75 feet more or less, to a point where the southerly boundary of said Grant is intersected by the westerly boundary of Government Lot 1 in Section 13, Township 14 South, Range 31 East; thence S 1° 37' 40" E along the westerly boundary of said Government Lot 1, 1735.42 feet more or less to the southwest corner of said Government Lot; thence N 89° 00' 20" E along the southerly boundary of Government Lot 1 in said Section 13, Township 14 South, Range 31 East, 1320 feet; thence N 88° 52' 50" E along the southerly boundary of Government Lots 3, 2, and 1 in Section 18, Township 14 South, Range 32 East, 4032.28 feet more or less to the waters of Tomoka River; thence northerly and in a northeasterly direction down the waters of said river, 7800 feet, more or less, to the point of beginning; LESS AND EXCEPT THEREFROM, and reserving unto the party of the first part, the following three parcels of land which parcels are described as follows, to-wit:

Section 38 of the Ann Papy Grant, Township 14 South, Range 31 East, containing 67.2 acres, more or less, and

Lot 1, Section 13, Township 14 South, Range 31 East, containing 53.6 acres, more or less, and

Lot 3, Section 18, Township 14 South, Range 32 East, containing 54.0 acres, more or less.

ALSO, that certain permanent easement, for road purposes, in and over the following described land, to-wit:

A strip of land in the Grant to George Anderson, Section 38 Township 14 South, Range 32 East, Volusia County, Florida, said strip of land being described more particularly as follows: For point of reference commence at the Southwest corner of said Anderson Grant (Southwest Corner of Section 37, Township 14 South, Range 31 East) and run thence South 75° 43' 30" East along the Southerly boundary of said Anderson Grant, a distance of 1600 feet; run thence North 14° 28' 20" East and parallel to the Westerly boundary of said Anderson Grant, a distance of 990 feet for point of beginning. From the point of beginning thus described run North 75° 43' 30" West and parallel to the Southerly boundary of said Anderson Grant, a distance of 100 feet; run thence North 14° 28' 20" East, and parallel to the Westerly boundary of said Anderson Grant, a distance of 2635.59 feet to a point in the right-of-way of the Florida East Coast Railway near the Northeasterly side of said Right of Way; run thence North 49° 01' 20" East a distance of 573.35 feet to the southwesterly side of the right-of-way of Florida State Road #4 (U. S. Highway #1); run thence South 43° 01' 40" East along said right-of-way, a distance of 100.06 feet to a point; run thence South 49° 01' 20" West a distance of 545.83 feet to a point in the Northeasterly side of the right-of-way of the Florida East Coast Railway which lies North 14° 28' 20" East from the point of beginning; run thence

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South 14° 28' 20" West a distance of 3594.15 feet to the point of beginning, containing 7.35 acres, more or less; subject, however, to the following:

(1) All existing public utility easements;
(2) The primary right of the Florida East Coast Railway Company, the trustees of its property, their successors and assigns, to use, for all usual, customary and incidental common carrier purposes, that portion of the hereinbefore described strip of land which lies within the right-of-way of the Florida East Coast Railway, the said Florida East Coast Railway right-of-way being a strip of land 145 feet wide, extending 60 feet northwesterly and 85 feet southwesterly from the center line of the main northbound track of said Railway when measured at right angles to the center line of said track.

SUBJECT, HOWEVER, to the following:

(1) All existing easements and rights-of-way for roads, highways, railroads, pipelines and public utilities; and

(2) A prohibition against the placing of any obstruction on any of the above described land which lies within 2000 feet in any direction from the Federal Aviation Agency V. O. R. Facility presently situate on the above described property. For the purpose of this prohibition, an obstruction is defined to be any structure over six feet in height or any metal fence or other metal object or structure which would adversely affect the operations of the said Federal Aviation Agency V. O. R. Facility; and

(3) The reservation by the party of the first part, for so long as is required, of an easement for the maintenance and operation of the presently existing Federal Aviation Agency V. O. R. Facility, and ingress thereto and egress therefrom, in, on, over and across the following described property, to-wit:

A tract of land in Lots 3, 4 and 6 in the southwest quarter of Section 7, Township 14 South, Range 32 East, Volusia County, Florida; BEGINNING at the SW corner of Lot 3, in said Section 7, proceed North 680 feet more or less along the west line of said Lot 3 to the north side of a paved taxiway; thence along the north edge of said taxiway Southeasterly 460 feet more or less; thence South 720 feet more or less; thence West 400 feet more or less; thence North 280 feet more or less along the west side of lot 6 to the point of beginning; together with one hundred foot wide strip of land embracing an existing paved taxiway and extending along its centerline from near the NW corner of the above plot of land Northwestwardly 1100 feet more or less.

IT IS AGREED AND UNDERSTOOD by and between the parties hereto that the party of the second part will not be required to maintain the NE/SW and NW/SE runways situate on the above described property.

AISO, EXCEPTING from this conveyance all right, title and interest in and to all its property in the nature of equipment, furnishings and other personal property located on the above described premises which can be removed from the land without material injury to the land or structures located thereon, other than property of such nature located on the premises conveyed hereby which is reasonably necessary for the operation or maintenance of the airport or for the operation or maintenance of the structures and improvements specifically listed hereinabove as being transferred hereby, for any reasonable use for which such structures or improvements are readily adaptable; and further excepting from this conveyance all its structures on said premises other than structures specifically described or enumerated above as being conveyed hereunder; and reserving to the party of the first part for itself and its lessees, licensees, permittees, agents, and assigns the right to use the property and structures excepted hereby in such a manner as will not materially and adversely affect the development, improvements, operation or maintenance of the airport and the right of removal from said premises of such property and structures,

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all within a reasonable period of time after the date hereof, which shall not be construed to mean any period more than one (1) year after the date of this instrument, together with a right of ingress to and egress from said premises for such purposes.

The property hereby conveyed has heretofore been declared surplus to the needs of the UNITED STATES OF AMERICA, is presently under the jurisdiction of the General Services Administration, is available for disposal and its disposal has been heretofore authorized by the Administrator of General Services, acting pursuant to the above referred to laws, regulations and orders.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest or claim whatsoever of the said party of the first part, either in law or in equity, except the property excepted hereinabove and the rights reserved hereinabove, and under and subject to the reservations, restrictions and conditions set forth in this instrument, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns, forever.

By the acceptance of this deed or any rights hereunder, the said party of the second part, for itself, its successors and assigns, agrees that the transfer of the property transferred by this instrument, is accepted subject to the following restrictions set forth in subparagraphs (1) and (2) of this paragraph, which shall run with the land, imposed pursuant to the authority of Article 4, Section 3, Clause 2 of the Constitution of the UNITED STATES OF AMERICA, the Surplus Property Act of 1944, as amended, the Federal Property and Administrative Services Act of 1949, as amended, and applicable rules, regulations and orders:

(1) That, except as provided in subparagraph (6) of the next succeeding unnumbered paragraph, the land, buildings, structures, improvements and equipment in which this instrument transfers any interest shall be used for public airport purposes for the use and benefit of the public, on reasonable terms and without unjust discrimination and without grant or exercise of any exclusive right for use of the airport within the meaning of the terms "exclusive right" as used in subparagraph (4) of the next succeeding paragraph. As used in this instrument, the term "airport" shall be deemed to include at least all such land, buildings, structures, improvements and equipment.

(2) That, except as provided in subparagraph (6) of the next succeeding paragraph, the entire landing area, as defined in GSA Regulation 2-I-102.01 a. 11, dated December 1953, and all structures, improvements, facilities and equipment in which this instrument transfers any interest shall be maintained for the use and benefit of the public at all times in good and serviceable condition, to assure its efficient operation, provided, however, that such maintenance shall be required as to structures, improvements, facilities and equipment only during the remainder of their estimated life, as determined by the Administrator of the Federal Aviation Agency or his successor. In the event materials are required to rehabilitate or repair certain of the aforementioned structures, improvements, facilities or equipment, they may be procured by demolition of other structures, improvements, facilities or equipment transferred hereby and located on the above land which have outlived their use as airport property in the opinion of the Administrator of the Federal Aviation Agency or his successor.

By the acceptance of this deed or any rights hereunder, the said party of the second part for itself, its successors and assigns, also assumes the obligations of, covenant to abide by and agree to, and this transfer is made subject to, the following reservations and restrictions set forth in subparagraph (1) to (7), inclusive, of this paragraph, which shall run with the land, imposed pursuant to the authority of Article 4, Section 3, Clause 2 of the Constitution of the UNITED STATES OF AMERICA, the Surplus Property Act of 1944, as amended, Federal Property and Administrative Services Act of 1949, as amended, and applicable rules, regulations and orders:

(1) That insofar as it is within its powers, the party of the second part shall adequately clear and protect the aerial approaches to the

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airport by removing, lowering, relocating, marking or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

(2) That the UNITED STATES OF AMERICA (hereinafter sometimes referred to as the "Government") through any of its employees or agents shall at all times have the right to make nonexclusive use of the landing area of the airport at which any of the property transferred by this instrument is located or used, without charge: Provided, however, that such use may be limited as may be determined at any time by the Administrator of the Federal Aviation Agency or his successor to be necessary to prevent undue interference with use by other authorized aircraft: Provided, further, that the Government shall be obligated to pay for damages caused by such use, or if its use of the landing area is substantial, to contribute a reasonable share of the cost of maintaining and operating the landing area, commensurate with the use made of it.

(3) That during any national emergency declared by the President of the UNITED STATES OF AMERICA or the Congress thereof, including any existing national emergency, the Government shall have the right to make exclusive or nonexclusive use and have exclusive or nonexclusive control and possession, without charge, of the airport at which any of the property transferred by this instrument is located or used, or of such portion thereof as it may desire, provided, however, that the Government shall be responsible for the entire cost of maintaining such part of the airport as it may use exclusively, or over which it may have exclusive possession or control, during the period of such use, possession, or control, and shall be obligated to contribute a reasonable share, commensurate with the use made by it, of the cost of maintenance of such property as it may use nonexclusively or over which it may have nonexclusive control and possession: Provided, further, that the Government shall pay a fair rental for its use, control or possession, exclusively or nonexclusively, of any improvements to the airport made without United States aid, and never owned by the United States.

Rec'd by Dept of Justice 11/14/63

(4) That no exclusive right, as defined in subsection (g) (2) (C) of Section 13 of the Surplus Property Act of 1944, as amended, for the use of the airport at which the property transferred by this instrument is located shall be vested (directly or indirectly) in any person or persons to the exclusion of others in the same class, the term "exclusive right" being defined to mean

(1) any exclusive right to use the airport for conducting any particular aeronautical activity requiring operation of aircraft;

(2) any exclusive right to engage in the sale or supplying of aircraft, aircraft accessories, equipment, or supplies (excluding the sale of gasoline and oil), or aircraft services necessary for the operation of aircraft (including the maintenance and repair of aircraft, aircraft engines, propellers, and appliances).

(5) That, except as provided in subparagraph (6) of this paragraph, the property transferred hereby may be successively transferred only with the proviso that any such subsequent transferee assumes all the obligations imposed upon the party of the second part by the proviso of this instrument.

(6) That no property transferred by this instrument shall be used, leased, sold, salvaged, or disposed of by the party of the second part for other than airport purposes without the written consent of the Administrator of the Federal Aviation Agency, which shall be granted only if said Administrator determines that the property can be used, leased, sold, salvaged or disposed of for other than airport purposes without materially and adversely affecting the development, improvement, operation or maintenance of the airport at which such property is located: Provided, that no structures disposed of hereunder shall be used as an industrial plant, factory, or similar facility within the meaning of Section 23 of the Surplus Property Act of 1944, as amended, unless the party of the second par shall pay to the United States such sums as the Administrator of the Federal Aviation Agency or his successor in function shall determine to be a fair consideration for the removal of the restriction imposed by this proviso.

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(7) The party of the second part does hereby release the Government, and will take whatever action may be required by the Administrator of the Federal Aviation Agency to assure the complete release of the Government from any and all liability the Government may be under for restoration or other damages under any lease or other agreement covering the use by the Government of the airport, or part thereof, owned, controlled or operated by the party of the second part, upon which, adjacent to which, or in connection with which, any property transferred by this instrument was located or used: Provided, that no such release shall be construed as depriving the party of the second part of any right it may otherwise have to receive reimbursement under Section 17 of the Federal Airport Act for the necessary rehabilitation or repair of public airports heretofore or hereafter substantially damaged by any Federal agency.

By acceptance of this instrument or any rights hereunder, the party of the second part further agrees with the party of the first part as follows:

(1) That in the event that any of the aforesaid terms, conditions, reservations or restrictions are not met, observed, or complied with by the party of the second part or any subsequent transferee, whether caused by the legal inability of said party of the second part or subsequent transferee to perform any of the obligations herein set out, or otherwise, the title, right of possession and all other rights transferred by this instrument to the party of the second part, or any portion thereof, shall at the option of the party of the first part revert to the party of the first part sixty (60) days following the date upon which demand to this effect is made in writing by the Administrator of the Federal Aviation Agency or his successor in function, unless within sixty (60) days such default or violation shall have been cured and all such terms, conditions, reservations and restrictions shall have been met, observed, or complied with, in which event said reversion shall not occur and title, right of possession, and all other rights transferred hereby, except such, if any, as shall have previously reverted, shall remain vested in the party of the second part, its transferees, successors and assigns.

(2) That if the construction as covenants of any of the foregoing reservations and restrictions recited herein as covenants or the application of the same as covenants in any particular instance is held invalid, the particular reservations or restrictions in question shall be construed instead merely as conditions upon the breach of which the Government may exercise its option to cause the title, interest, right of possession and all other rights transferred to the party of the second part, or any portion thereof, to revert to it, and the application of such reservations or restrictions as covenants in any other instance and the construction of the remainder of such reservations and restrictions as covenants shall not be affected thereby.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

UNITED STATES OF AMERICA
Acting by and through
Administrator of General Services

WITNESSES:

Montene M. Hudson

By Frank J. O'Gara
FRANK J. O'GARA
Regional Commissioner
General Services Administration
Region IV, Atlanta, Georgia

WITNESSES:

Irene Beckham

Blanche A. Sheehan

CITY OF ORMOND BEACH
A municipal corporation

By Leonard Rizzo
Mayor

ATTEST: Gerald F. Gilbouse
City Clerk

(SEAL)

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STATE OF GEORGIA)
)
COUNTY OF FULTON)

This day, before the undersigned, personally appeared FRANK J. O'GARA, to me well known and known to be the person described in and who executed the foregoing instrument on behalf of the UNITED STATES OF AMERICA, and acknowledged that he, FRANK J. O'GARA, being thereunto duly authorized as Regional Commissioner, General Services Administration, Region IV, Atlanta, Georgia, executed the same for the uses and purposes therein expressed as the free act and deed of the UNITED STATES OF AMERICA, the General Services Administration, the Administrator of General Services and himself.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal of office at Atlanta, Georgia, this the 2nd day of June, 1959.

Montene W. Hudson
MONTENE W. HUDSON, Notary Public
Georgia, State at Large
My Commission expires July 16, 1962

STATE OF FLORIDA)
)
COUNTY OF VOLUSIA)

I, the undersigned Notary Public in and for the above County and State, hereby certify that on this day personally appeared before me, LEONARD RIZZO and GERALD F. ALTHOUSE, Mayor and Clerk, respectively, of the City of Ormond Beach, State of Florida, to me well known and known to be the persons described in and who executed the foregoing instrument, and acknowledged that they, in their respective capacities, executed the same for the purposes therein expressed as the free act and deed of the City of Ormond Beach, State of Florida, and that they caused to be affixed thereto the official seal of the City of Ormond Beach, State of Florida, and that the said instrument is the act and deed of the City of Ormond Beach, State of Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal of office in Ormond Beach, Florida, this the 25th day of June, 1959.

Irene Becklen
NOTARY PUBLIC
Notary Public, State of Florida at Large
My Commission expires ... May 11, 1962

OFFICIAL RECORDS
FILED FOR RECORD
RECORD ACCEPTED
BOOK 212 PAGE 604

1959 JUL 10 AM 8 29

Clerk of Circuit Court

19399

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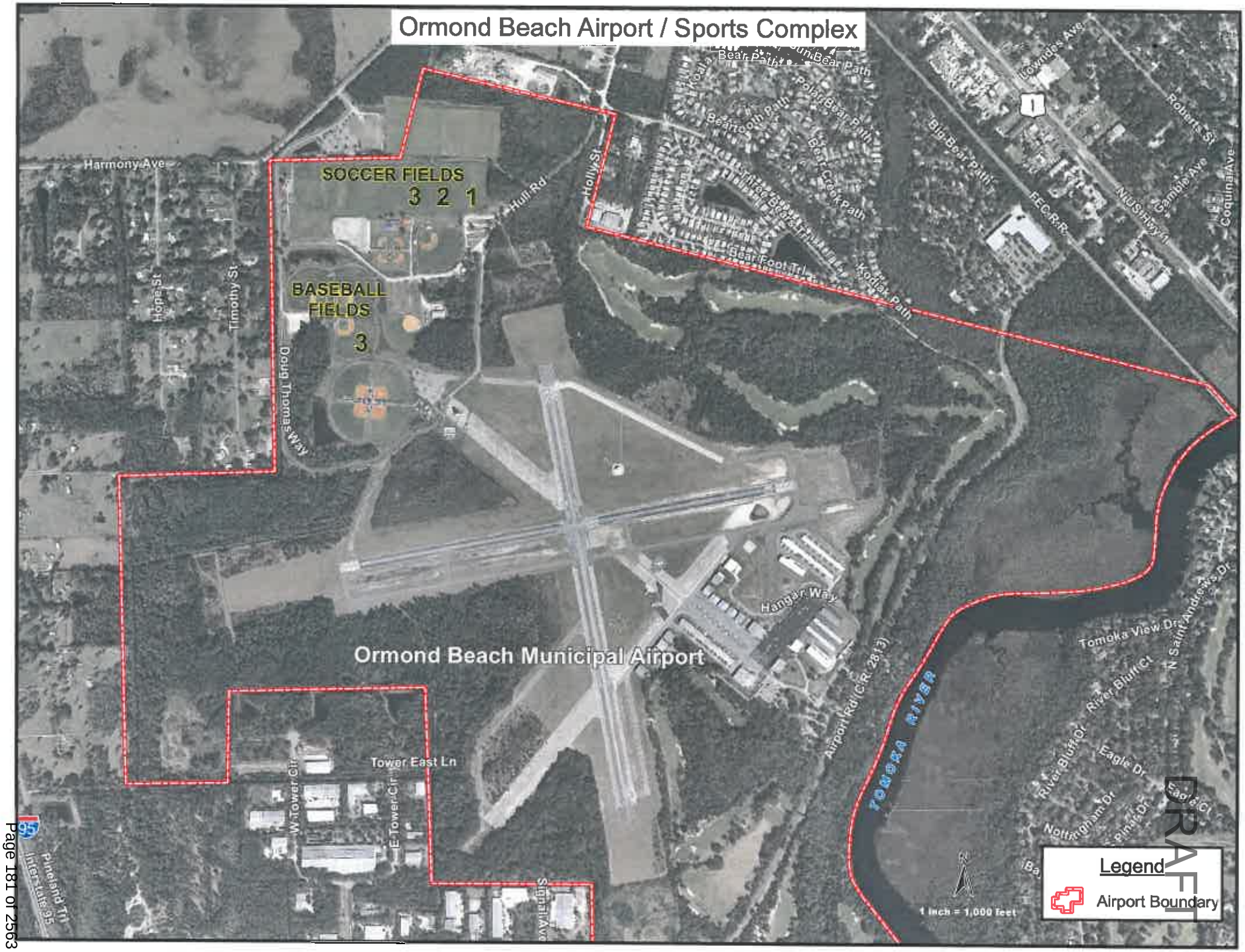
CERTIFICATE OF RECORDATION

STATE OF FLORIDA)
)
COUNTY OF VOLUSIA)

This is to certify that a Quitclaim Deed dated June 2, 1959, from the UNITED STATES OF AMERICA conveying to the CITY OF ORMOND BEACH, FLORIDA, a portion of Tomoka Outlying Field for airport purposes, was filed in my office at 8:29 o'clock A. m. on the 10th day of July, 1959, and has been duly recorded at page 604 of Official Records Book No. 212 of the records in my office.

JESS MATHAS,
Clerk of the Circuit Court
Volusia County, Florida
By Clifford Butts
Deputy

RETURN TO
HUGH K. MAHON, JR.
Regional Counsel
GENERAL SERVICES ADMINISTRATION
50 SEVENTH STREET, N. E.
ATLANTA 23, GEORGIA

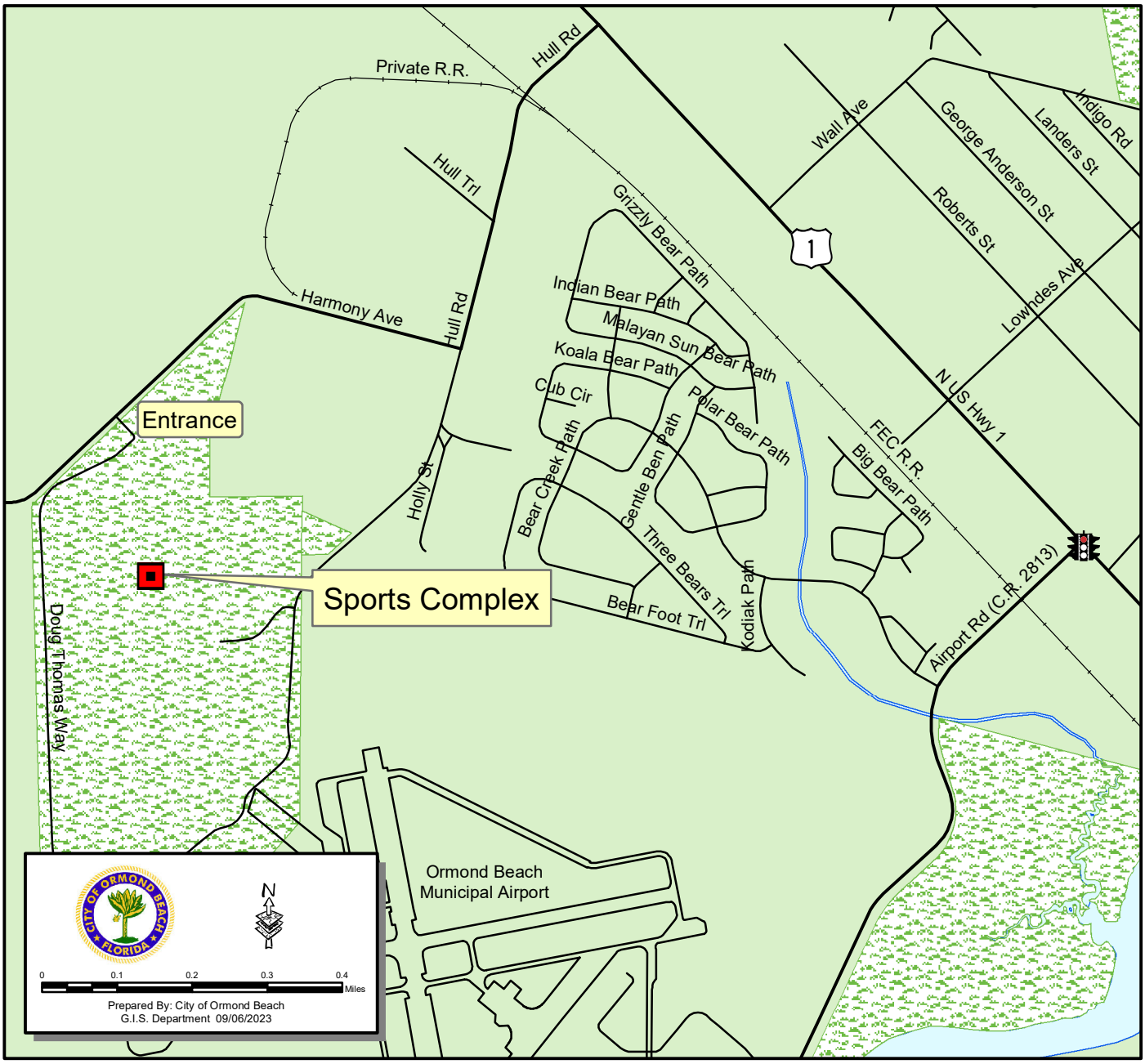

Ormond Beach Airport / Sports Complex
SOCCER FIELDS
3 2 1
BASEBALL FIELDS
3
Ormond Beach Municipal Airport
Harmony Ave
Hull Rd
Holly St
Hope St
Timothy St
Doug Thomas Dr
Bear Path
Polar Bear Path
Bear Tooth Path
Great Bear Trail
Great Creek Path
Bear Foot Trl
Kodiak Path
Big Bear Path
Roberts St
FEC R.R.
Gamble Ave
Coquina Ave
Hangar Way
Airport Rd (C.R. 2813)
Tomoka View Dr
N Saint Andrews Dr
River Bluff Ct
River Bluff Dr
Eagle Dr
Eagle Ct
Nottingham Dr
Pinal Dr
TOMOKA RIVER
Tower East Ln
W Tower Cir
E Tower Cir
Signal Ave
Pineland Tr
Inter-Lake 95
1 inch = 1,000 feet
Legend
Airport Boundary
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STREET LOCATOR MAP

Ormond Beach Sports Complex
Location Map

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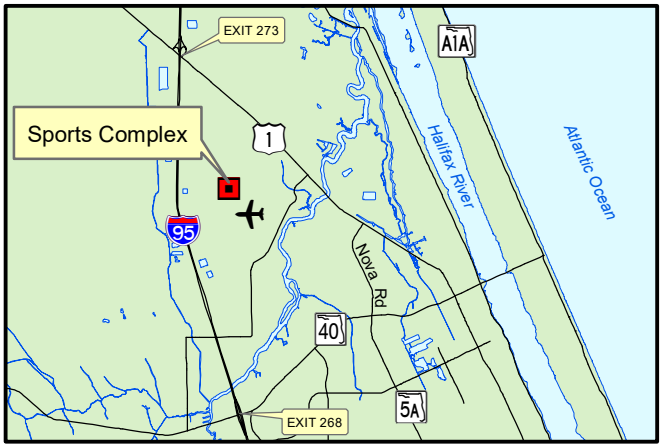
Driving Instructions

From I-95 Northbound:

- Get off at Exit #268 and turn right on SR 40 (W Granada Blvd).
- Continue east on SR 40 approx. 2.5 miles to Nova Rd (SR5A).
- Turn left on Nova Road for approx. 1.5 miles to US Hwy 1.
- Turn left on US Hwy 1 for approx. 2 miles to Hull Road.
- Turn left on Hull Road for 1 mile to Harmony Avenue.
- Turn right on Harmony Ave for 0.5 mile to the Sports Complex entrance.

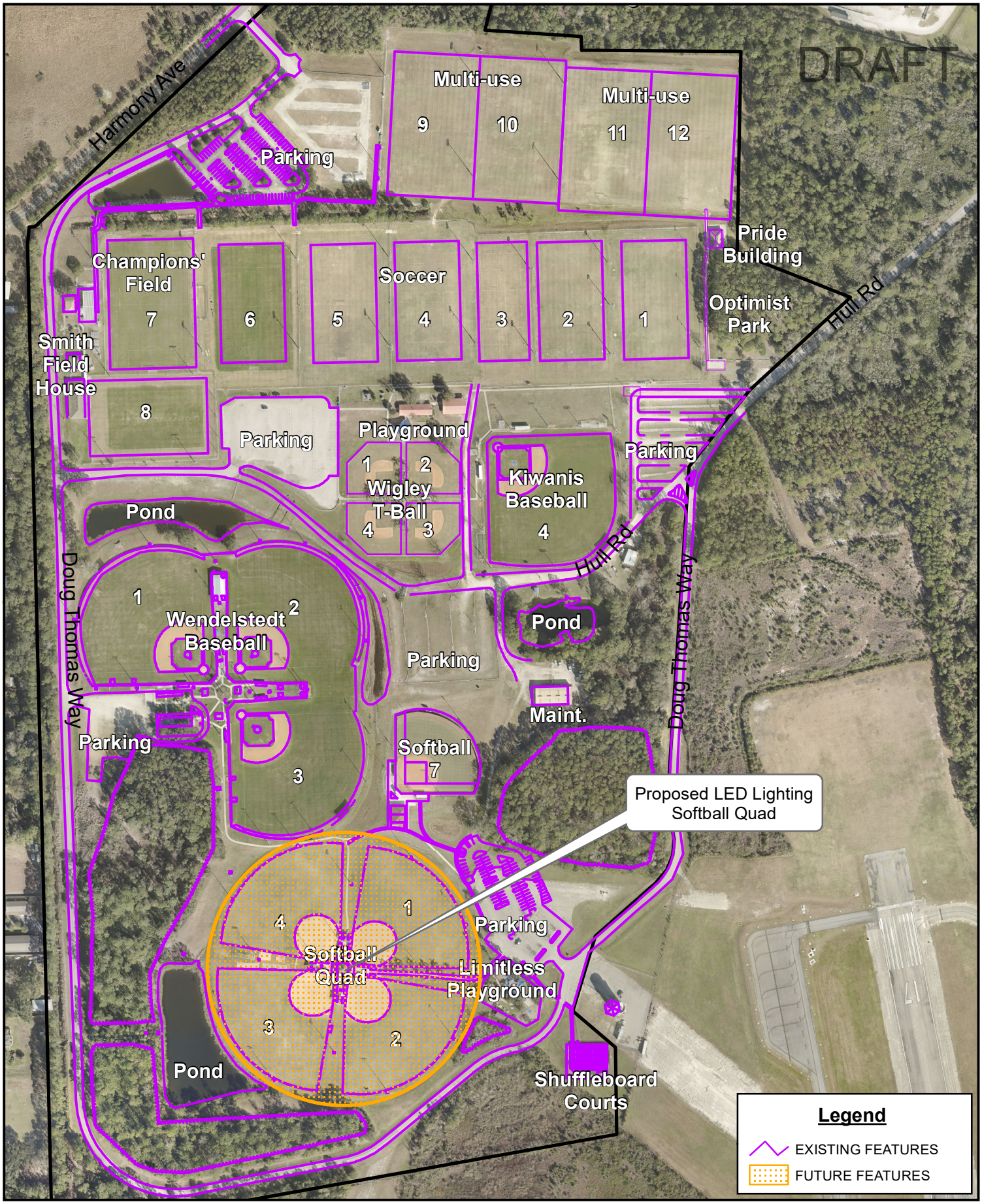
From I-95 Southbound:

- Get off at Exit #273 and turn left on US Hwy 1.
- Continue south on US Hwy 1 approx. 2 miles to Hull Road.
- Turn right on Hull Road for 1 mile to Harmony Avenue.
- Turn right on Harmony Ave for 0.5 mile to the Sports Complex entrance.



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SITE PLAN AND BOUNDARY MAP

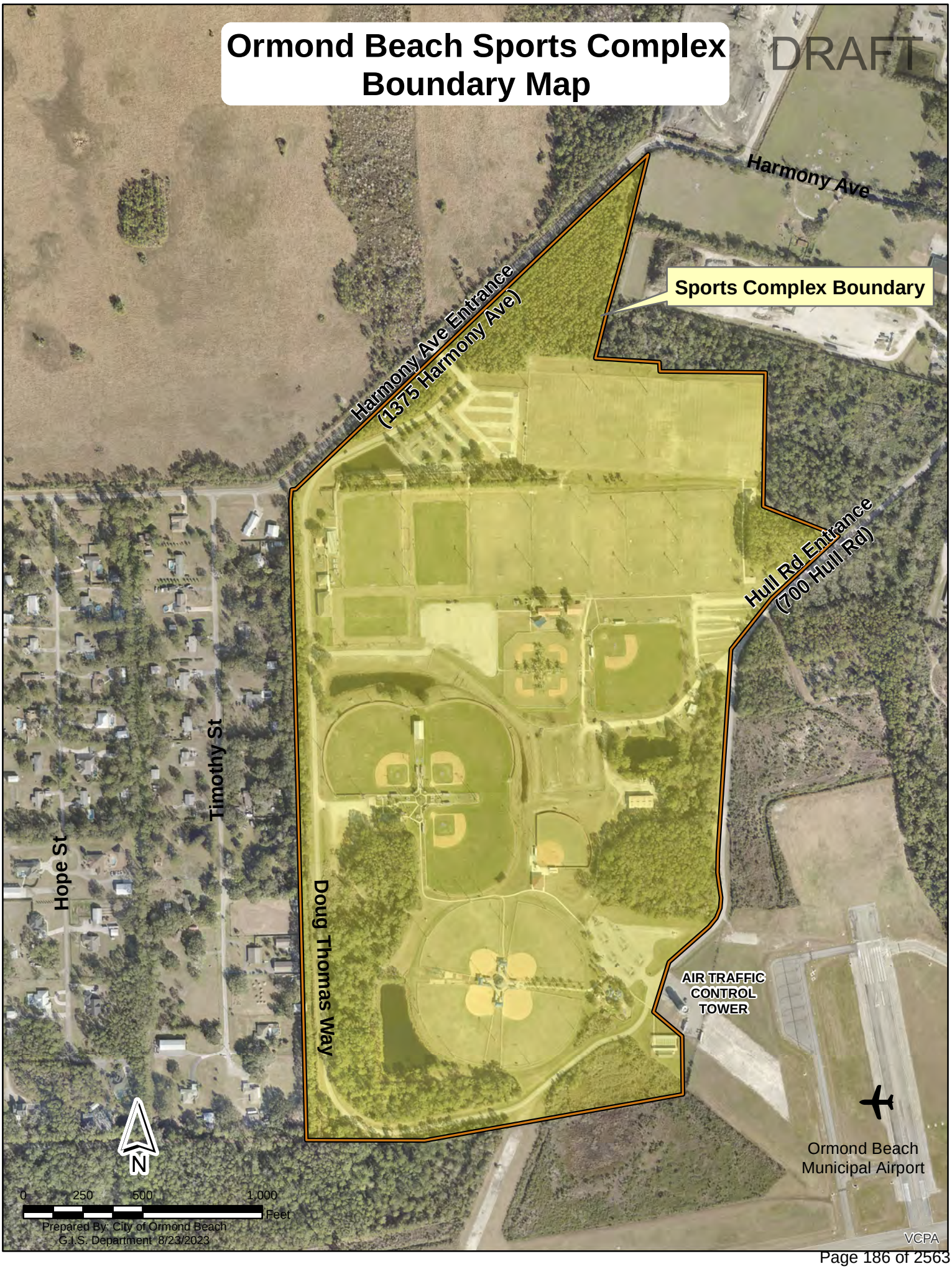


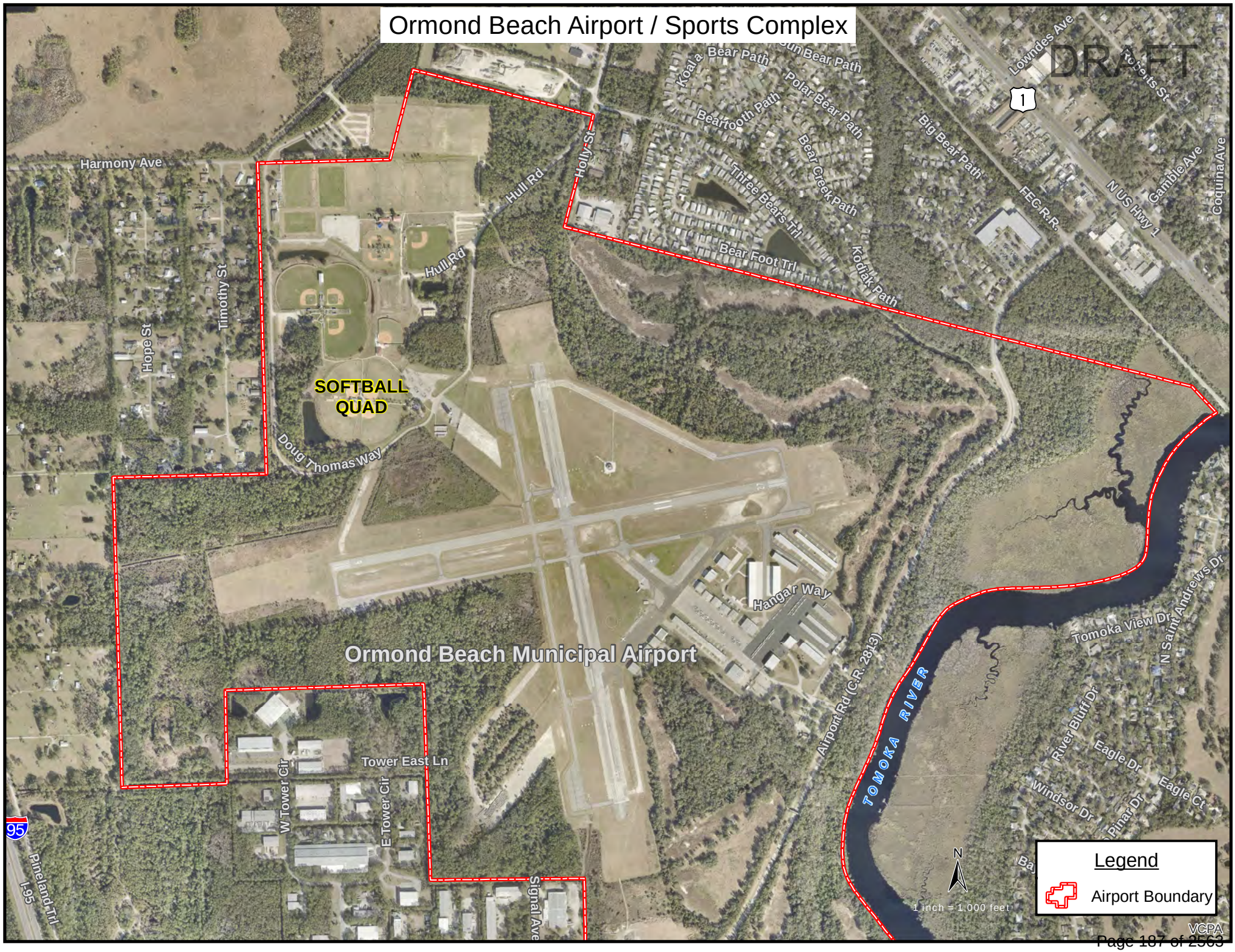
Ormond Beach Sports Complex
Overall Site Plan
-Softball Quad-

N

0 75 150 300 Feet

Prepared By: City of Ormond Beach
G.I.S. Department 09/06/2023


Ormond Beach Sports Complex
Boundary Map
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Harmony Ave
Sports Complex Boundary
Harmony Ave Entrance
(1375 Harmony Ave)
Hull Rd Entrance
(700 Hull Rd)
Timothy St
Hope St
Doug Thomas Way
AIR TRAFFIC
CONTROL
TOWER
Ormond Beach
Municipal Airport
N
0
250
500
1,000
Feet
Prepared By: City of Ormond Beach
G.I.S. Department 8/23/2023
VCPA


Ormond Beach Airport / Sports Complex
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SOFTBALL QUAD
Ormond Beach Municipal Airport
Harmony Ave
Hope St
Timothy St
Hull Rd
Holly St
Doug Thomas Way
Koala Bear Path
Polar Bear Path
Bearfoot Path
Bear Creek Path
Three Bears Trl
Bear Foot Trl
Kodiak Path
Big Bear Path
Lowndes Ave
Roberts St
FEC R.R.
N US Hwy 1
Gamble Ave
Coquina Ave
Hangar Way
Airport Rd (C.R. 2013)
TOMOKA RIVER
Tomoka View Dr
N Saint Andrews Dr
River Bluff Dr
Eagle Dr
Eagle Ct
Windsor Dr
Pinar Dr
Tower East Ln
W Tower Cir
E Tower Cir
Signal Ave
I-95
Pineland Trl
N
1 inch = 1,000 feet
Legend
Airport Boundary
VCPA

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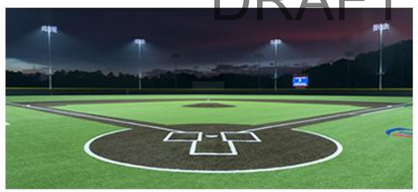
DESIGN & DEVELOPMENT DOCUMENTS

Ormond Beach Softball

Ormond Beach, FL

From Hometown to Professional

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Pole / Fixture Summary

Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
A1	68'	68'	3	TLC-LED-1200	3.51 kW	A
		16'	1	TLC-BT-575	0.58 kW	A
		68'	3	TLC-LED-1200	3.51 kW	D
		16'	1	TLC-BT-575	0.58 kW	D
		40'	1	CREE OSQ	0.10 kW	E
A2	68'	68'	3	TLC-LED-1200	3.51 kW	A
		16'	1	TLC-BT-575	0.58 kW	A
		68'	3	TLC-LED-1200	3.51 kW	B
		16'	1	TLC-BT-575	0.58 kW	B
		40'	1	CREE OSQ	0.10 kW	E
A3	68'	68'	3	TLC-LED-1200	3.51 kW	B
		16'	1	TLC-BT-575	0.58 kW	B
		68'	3	TLC-LED-1200	3.51 kW	C
		16'	1	TLC-BT-575	0.58 kW	C
		40'	1	CREE OSQ	0.10 kW	E
A4	68'	68'	3	TLC-LED-1200	3.51 kW	C
		16'	1	TLC-BT-575	0.58 kW	C
		68'	3	TLC-LED-1200	3.51 kW	D
		16'	1	TLC-BT-575	0.58 kW	D
		40'	1	CREE OSQ	0.10 kW	E
B1	68'	68'	5	TLC-LED-1200	5.85 kW	A
		19'	1	TLC-BT-575	0.58 kW	A
		68'	5	TLC-LED-1200	5.85 kW	D
		19'	1	TLC-BT-575	0.58 kW	D
		40'	1	CREE OSQ	0.10 kW	E
B2	68'	68'	5	TLC-LED-1200	5.85 kW	A
		19'	1	TLC-BT-575	0.58 kW	A
		68'	5	TLC-LED-1200	5.85 kW	B
		19'	1	TLC-BT-575	0.58 kW	B
		40'	1	CREE OSQ	0.10 kW	E
B3	68'	68'	5	TLC-LED-1200	5.85 kW	B
		19'	1	TLC-BT-575	0.58 kW	B
		68'	5	TLC-LED-1200	5.85 kW	C
		19'	1	TLC-BT-575	0.58 kW	C
		40'	1	CREE OSQ	0.10 kW	E
B4	68'	68'	5	TLC-LED-1200	5.85 kW	C
		19'	1	TLC-BT-575	0.58 kW	C
		68'	5	TLC-LED-1200	5.85 kW	D
		19'	1	TLC-BT-575	0.58 kW	D
		40'	1	CREE OSQ	0.10 kW	E
C1-C2	68'	68'	4	TLC-LED-1200	4.68 kW	A
		19'	2	TLC-BT-575	1.15 kW	A
C3-C4	68'	68'	4	TLC-LED-1200	4.68 kW	B
		19'	2	TLC-BT-575	1.15 kW	B
C5-C6	68'	68'	4	TLC-LED-1200	4.68 kW	C
		19'	2	TLC-BT-575	1.15 kW	C
C7-C8	68'	68'	4	TLC-LED-1200	4.68 kW	D
		19'	2	TLC-BT-575	1.15 kW	D
16			***136***		***131.55 kW***	

Single Luminaire Amperage Draw Chart

Driver (.90 min power factor)	Max Line Amperage Per Luminaire						
Single Phase Voltage	**208 (60)**	**220 (60)**	**240 (60)**	**277 (60)**	**347 (60)**	**380 (60)**	**480 (60)**
TLC-LED-1200	6.9	6.5	6.0	5.2	4.2	3.8	3.0
Cree OSQ	-	-	-	-	0.3	-	0.2
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8	1.5

Circuit Summary

Circuit	Description	Load	Fixture Qty
A	Northeast Field	32.68 kW	32
B	Southeast Field	32.68 kW	32
C	Southwest Field	32.68 kW	32
D	Northwest Field	32.68 kW	32
E	Security	0.83 kW	8

Fixture Type Summary

Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-1200	LED 5700K - 75 CRI	1170W	150,000	>120,000	>120,000	>120,000	96
CREE OSQ	LED 5700K - 70 CRI	104W	12,227	--	--	--	8
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>120,000	>120,000	>120,000	32

Calculation Grid Summary

Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Glare (cd) - 150' Offset	Max Candela (by Fixture)	1911	660	3341	5.06	2.89	A,B,C,D	128
Northeast Field (Infield)	Horizontal Illuminance	52.9	43	64.6	1.50	1.23	A	32
Northeast Field (Outfield)	Horizontal Illuminance	30.4	21.2	46.2	2.18	1.44	A	32
Northwest Field (Infield)	Horizontal Illuminance	52.9	43	64.6	1.50	1.23	D	32
Northwest Field (Outfield)	Horizontal Illuminance	30.4	21.2	46.2	2.18	1.44	D	32
Southeast Field (Infield)	Horizontal Illuminance	52.9	43	64.6	1.50	1.23	B	32
Southeast Field (Outfield)	Horizontal Illuminance	30.4	21.2	46.2	2.18	1.44	B	32
Southwest Field (Infield)	Horizontal Illuminance	52.9	43	64.6	1.50	1.23	C	32
Southwest Field (Outfield)	Horizontal Illuminance	30.4	21.2	46.2	2.18	1.44	C	32
Spill (fc) - 150' Offset	Horizontal Illuminance	0.01	0	0.02	6.31	3.58	A,B,C,D	128
Spill (fc) - 150' Offset	Max Vert Illuminance (by Light Bank)	0.05	0.02	0.07	3.85	2.59	A,B,C,D	128

We Make It Happen.

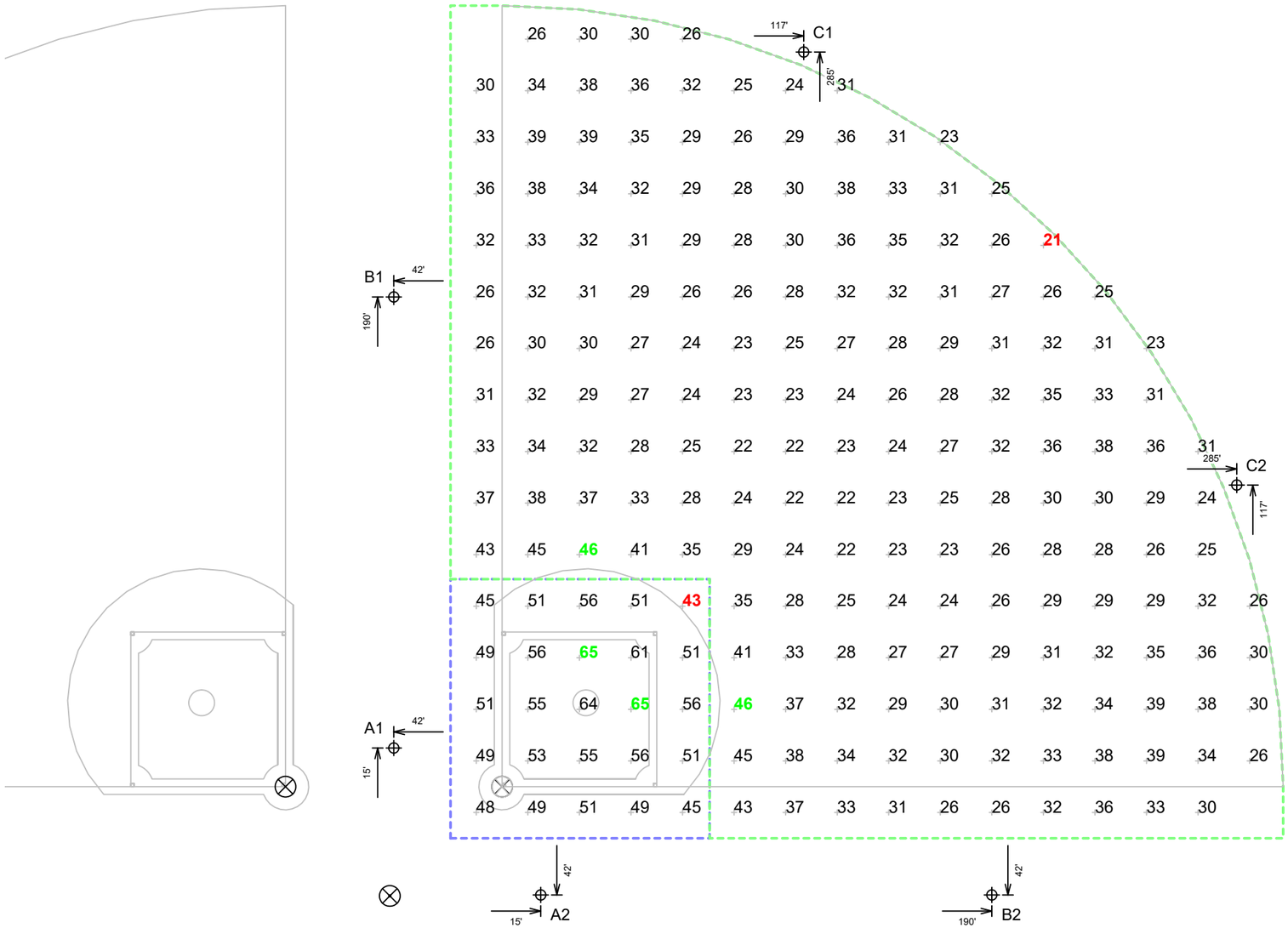
ENGINEERED DESIGN By: D.Alexander · File #192067B · 26-Sep-23

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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	68'	-	15.5'	TLC-BT-575	1/1*	1	1
				40'	CREE OSQ	1	0	1
				68'	TLC-LED-1200	3/3*	3	3
2	B1-B2	68'	-	19'	TLC-BT-575	1/1*	1	1
				40'	CREE OSQ	1	0	1
				68'	TLC-LED-1200	5/5*	5	5
2	C1-C2	68'	-	19'	TLC-BT-575	2	2	0
				68'	TLC-LED-1200	4	4	0
6	TOTALS					56	32	24

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 50

0' 50' 100'

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Ormond Beach Softball

Ormond Beach, FL

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GRID SUMMARY

Name:	**Northeast Field**
Size:	303'/303'/303' - basepath 60'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	**50**	**30**
Scan Average:	52.92	30.44
Maximum:	64.6	46.2
Minimum:	43.0	21.2
Avg / Min:	1.23	1.43
Guaranteed Max / Min:	**2**	**2.5**
Max / Min:	1.50	2.18
UG (adjacent pts):	1.20	1.33
CU:	0.68	
No. of Points:	25	185

LUMINAIRE INFORMATION

Applied Circuits:	A
No. of Luminaires:	**32**
Total Load:	32.68 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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Ormond Beach Softball

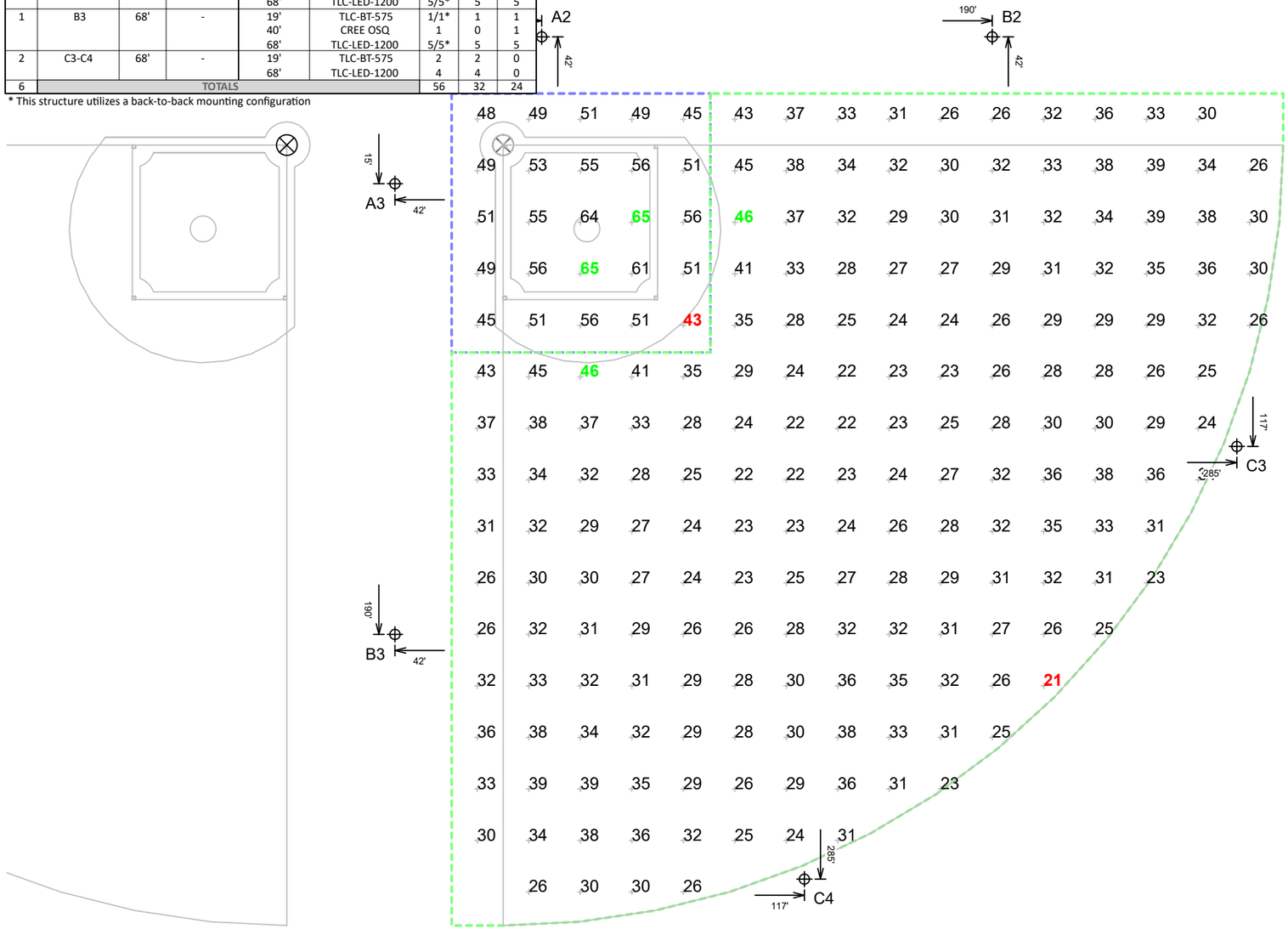
Ormond Beach, FL

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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A2	68'	-	15.5'	TLC-BT-575	1/1*	1	1
				40'	CREE OSQ	1	0	1
				68'	TLC-LED-1200	3/3*	3	3
1	A3	68'	-	15.5'	TLC-BT-575	1/1*	1	1
				40'	CREE OSQ	1	0	1
				68'	TLC-LED-1200	3/3*	3	3
1	B2	68'	-	19'	TLC-BT-575	1/1*	1	1
				40'	CREE OSQ	1	0	1
				68'	TLC-LED-1200	5/5*	5	5
1	B3	68'	-	19'	TLC-BT-575	1/1*	1	1
				40'	CREE OSQ	1	0	1
				68'	TLC-LED-1200	5/5*	5	5
2	C3-C4	68'	-	19'	TLC-BT-575	2	2	0
				68'	TLC-LED-1200	4	4	0
6	TOTALS					56	32	24

* This structure utilizes a back-to-back mounting configuration



GRID SUMMARY

Name:	**Southeast Field**
Size:	303'/303'/303' - basepath 60'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	**50**	**30**
Scan Average:	52.92	30.44
Maximum:	64.6	46.2
Minimum:	43.0	21.2
Avg / Min:	1.23	1.43
Guaranteed Max / Min:	**2**	**2.5**
Max / Min:	1.50	2.18
UG (adjacent pts):	1.20	1.33
CU:	0.68	
No. of Points:	25	185

LUMINAIRE INFORMATION

Applied Circuits:	B
No. of Luminaires:	**32**
Total Load:	32.68 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 50

0' 50' 100'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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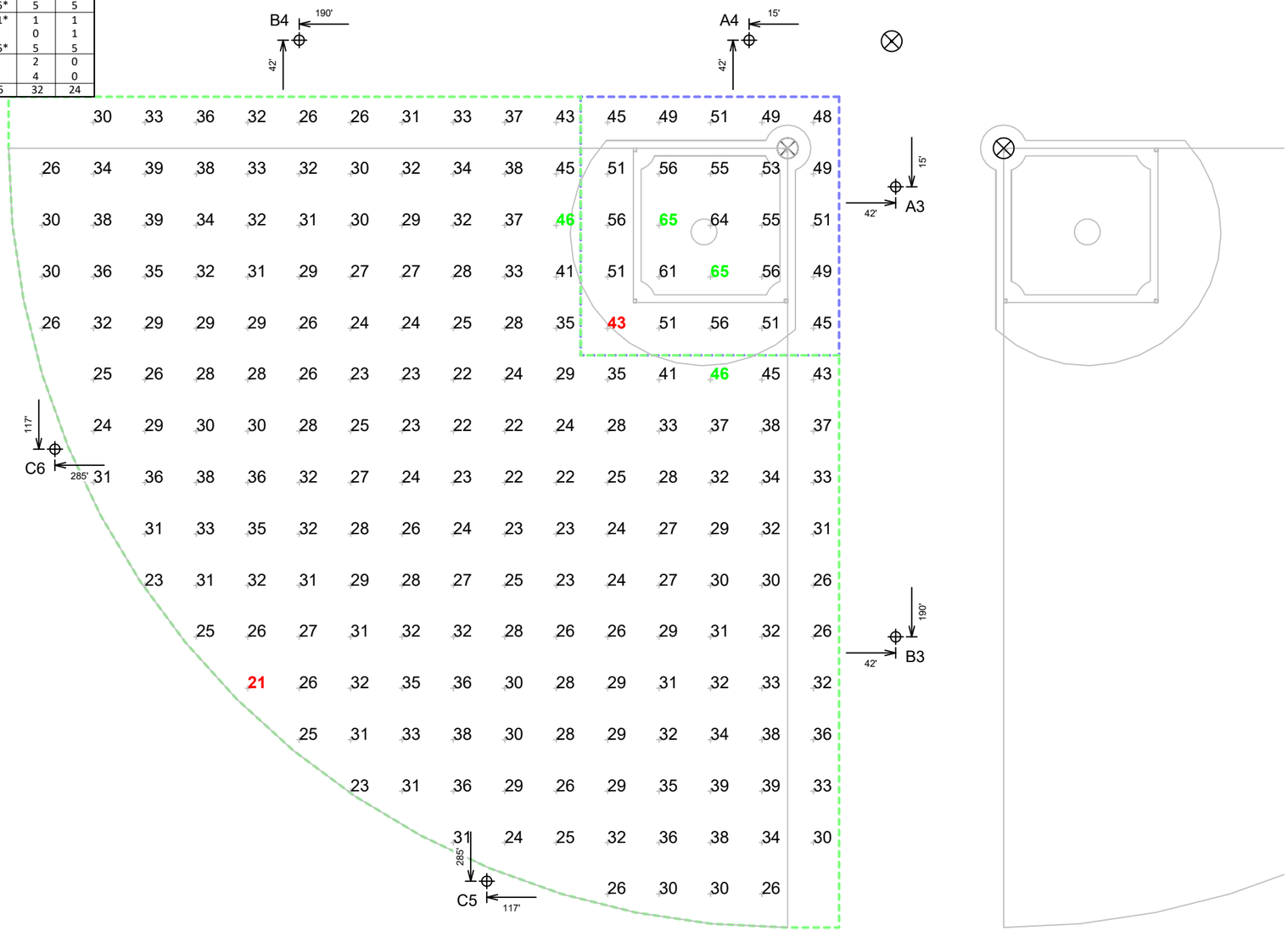
Ormond Beach, FL

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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A3	68'	-	15.5'	TLC-BT-575	1/1*	1	1
				40'	CREE OSQ	1	0	1
				68'	TLC-LED-1200	3/3*	3	3
1	A4	68'	-	15.5'	TLC-BT-575	1/1*	1	1
				40'	CREE OSQ	1	0	1
				68'	TLC-LED-1200	3/3*	3	3
1	B3	68'	-	19'	TLC-BT-575	1/1*	1	1
				40'	CREE OSQ	1	0	1
				68'	TLC-LED-1200	5/5*	5	5
1	B4	68'	-	19'	TLC-BT-575	1/1*	1	1
				40'	CREE OSQ	1	0	1
				68'	TLC-LED-1200	5/5*	5	5
2	C5-C6	68'	-	19'	TLC-BT-575	2	2	0
				68'	TLC-LED-1200	4	4	0
6	TOTALS					56	32	24

* This structure utilizes a back-to-back mounting configuration



GRID SUMMARY

Name:	**Southwest Field**
Size:	303'/303'/303' - basepath 60'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	**50**	**30**
Scan Average:	52.92	30.44
Maximum:	64.6	46.2
Minimum:	43.0	21.2
Avg / Min:	1.23	1.43
Guaranteed Max / Min:	**2**	**2.5**
Max / Min:	1.50	2.18
UG (adjacent pts):	1.20	1.33
CU:	0.68	
No. of Points:	25	185

LUMINAIRE INFORMATION

Applied Circuits:	C
No. of Luminaires:	**32**
Total Load:	32.68 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 50

0' 50' 100'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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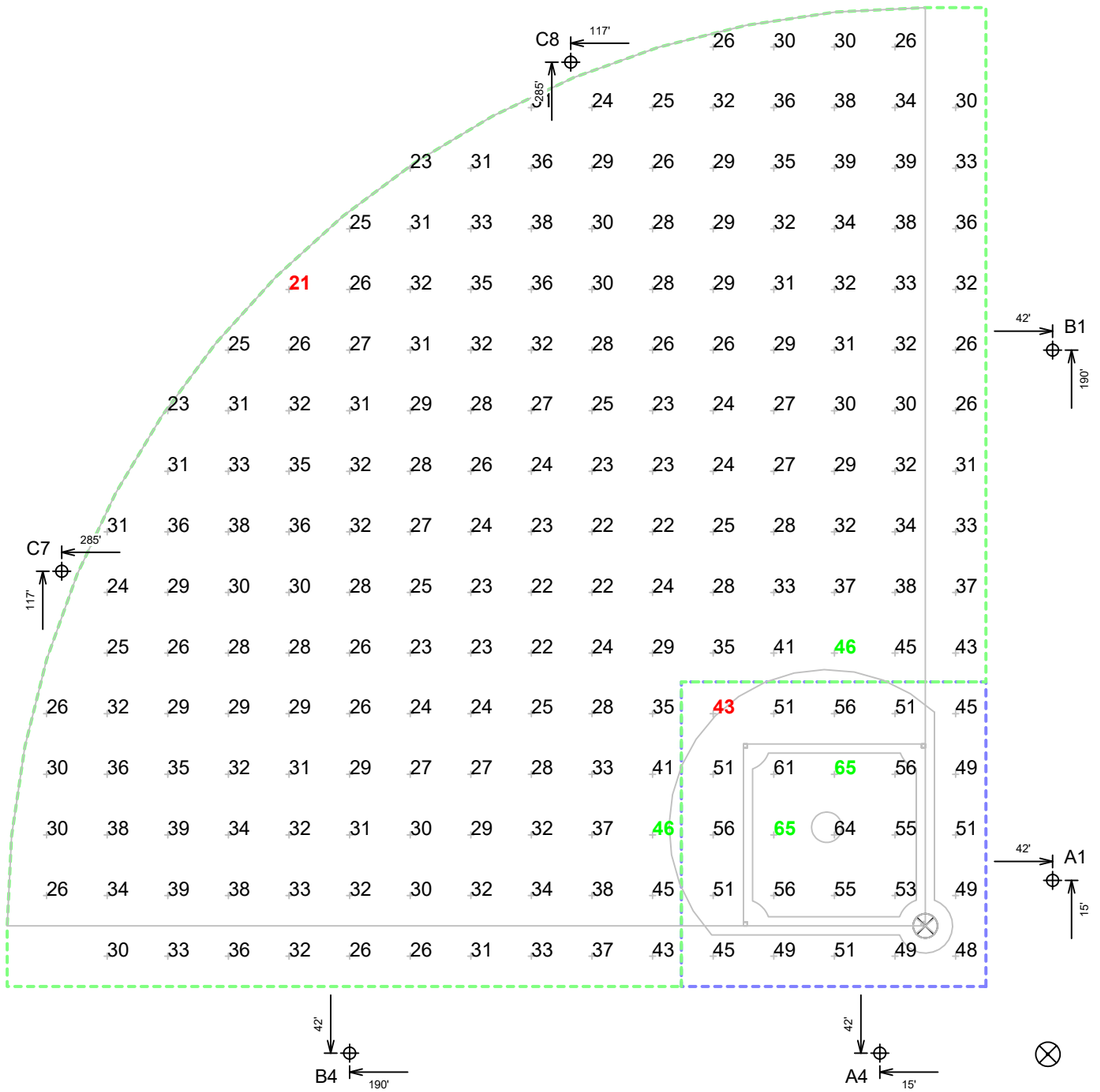
Ormond Beach, FL

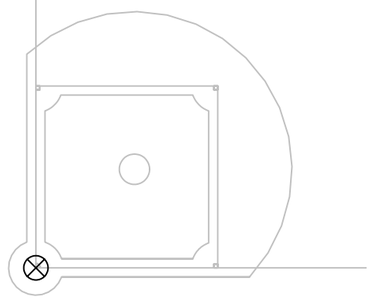
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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1, A4	68'	-	15.5'	TLC-BT-575	1/1*	1	1
				40'	CREE OSQ	1	0	1
				68'	TLC-LED-1200	3/3*	3	3
2	B1, B4	68'	-	19'	TLC-BT-575	1/1*	1	1
				40'	CREE OSQ	1	0	1
				68'	TLC-LED-1200	5/5*	5	5
2	C7-C8	68'	-	19'	TLC-BT-575	2	2	0
				68'	TLC-LED-1200	4	4	0
6	TOTALS					56	32	24

* This structure utilizes a back-to-back mounting configuration





GRID SUMMARY

Name:	**Northwest Field**
Size:	303'/303'/303' - basepath 60'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	**50**	**30**
Scan Average:	52.92	30.44
Maximum:	64.6	46.2
Minimum:	43.0	21.2
Avg / Min:	1.23	1.43
Guaranteed Max / Min:	**2**	**2.5**
Max / Min:	1.50	2.18
UG (adjacent pts):	1.20	1.33
CU:	0.68	
No. of Points:	25	185

LUMINAIRE INFORMATION

Applied Circuits:	D
No. of Luminaires:	**32**
Total Load:	32.68 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 50

0' 50' 100'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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Ormond Beach Softball

Ormond Beach, FL

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GRID SUMMARY

Name:	**Spill (fc) - 150' Offset**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	0.0143
Maximum:	0.022
Minimum:	0.004
No. of Points:	106

LUMINAIRE INFORMATION

Applied Circuits:	A, B, C, D
No. of Luminaires:	**128**
Total Load:	130.72 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 120

0' 120' 240'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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Ormond Beach, FL

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GRID SUMMARY

Name:	**Spill (fc) - 150' Offset**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAX VERTICAL FOOTCANDLES

	Entire Grid
Scan Average:	0.0493
Maximum:	0.072
Minimum:	0.019
No. of Points:	106

LUMINAIRE INFORMATION

Applied Circuits:	A, B, C, D
No. of Luminaires:	**128**
Total Load:	130.72 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 120

0' 120' 240'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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GRID SUMMARY	
Name:	**Glare (cd) - 150' Offset**
Spacing:	30.0'
Height:	5.0' above grade

ILLUMINATION SUMMARY	
CANDELA (PER FIXTURE)	
	Entire Grid
Scan Average:	1910.8582
Maximum:	3341.302
Minimum:	660.069
No. of Points:	106
LUMINAIRE INFORMATION	
Applied Circuits:	A, B, C, D
No. of Luminaires:	**128**
Total Load:	130.72 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 120

0' 120' 240'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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Ormond Beach, FL

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EQUIPMENT LAYOUT

INCLUDES:

· Northeast Field
· Northwest Field
· Security
· Southeast Field
· Southwest Field

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
4	A1-A4	68'	-	15.5'	TLC-BT-575	1/1*
				40'	CREE OSQ	1
				68'	TLC-LED-1200	3/3*
4	B1-B4	68'	-	19'	TLC-BT-575	1/1*
				40'	CREE OSQ	1
				68'	TLC-LED-1200	5/5*
8	C1-C8	68'	-	19'	TLC-BT-575	2
				68'	TLC-LED-1200	4
16	TOTALS					136

* This structure utilizes a back-to-back mounting configuration

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Driver (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-1200	6.9	6.5	6.0	5.2	4.2	3.8	3.0
Cree OSQ	-	-	-	-	0.3	-	0.2
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8	1.5

SCALE IN FEET 1 : 80

0' 80' 160'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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PERMANENT ECHO SIGN
DESIGN, LOCATION AND MATERIALS

Permanent ECHO Sign

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Sign Location



This is an example of one of our permanent ECHO signs. This one will also be made of bronze, will include the ECHO approved language and logos, and will be placed as indicated above.

Sign Design and Materials

CITY OF ORMOND BEACH
LEISURE SERVICES DEPARTMENT

Fee Schedule
2023-2024

EXCERPT

DEFINITIONS/CLARIFICATIONS FOR PURPOSES OF FEE SCHEDULE

Information provided below applies to all classes, programs, events, activities, rentals within the Leisures Services Department fee schedule, unless otherwise stated in fee schedule.

"RESIDENT" DEFINED. Proof of residency must be supplied at time of registration in order to receive resident rates/benefits.

- one who has a domicile or permanent residence within the City limits of Ormond Beach,
- a person who is permanently inhabiting quarters within the City limits of Ormond Beach,
- a person who owns real property within the City limits of Ormond Beach
- a person who owns and operates a business (with a valid occupational license) physically located within the City limits of Ormond Beach
- a person who is employed by the City of Ormond Beach.
- for purposes of programs, rentals and activities at The Casements and Rockefeller Gardens, the Nova Skate Park and Tennis Courts, Central Park, Andy Romano Beachfront Park, Environmental Discovery Center and the Sports Complex, a resident shall include a person who maintains his or her domicile or permanent residence in any of the incorporated municipalities within Volusia County unincorporated area of Volusia County, who operates a business in any of the incorporated municipalities within Volusia County or the Volusia County or is employed by any municipality within Volusia County or by the County of Volusia. This is due to Volusia unincorporated area of ECHO grant funding that was provided for these locations.
- all other persons shall be classified as non-residents.

"SCHOLARSHIP CREDIT (FEE WAIVER)" DEFINED. A partial or full fee waiver given to resident participants who cannot afford the full cost of certain programs. They must meet certain scholarship eligibility requirements (provide current State of Florida letter verifying food stamp or Medicaid eligibility for child, or letter from school indicating eligibility for free lunch program.)

"NON-RESIDENT FEE": A non-resident shall pay 50% more than the resident fee or shall pay the non-resident rate if shown, as applicable. This applies to all fees shown in this fee schedule.

"FACILITY FEE": 10% is added to all "base" fees in the Leisure Services Department; (i.e., program, classes, rentals, etc.). The fees shown in this updated schedule do include the 10% facility fee.

"FACILITY CAP": On programs or activities that can only handle a certain number of participants, residents will be accepted before nonresidents can be added to the program unless the program is co-sponsored by another agency, i.e., Volusia County.

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"CENTER ACTIVITY CARDS": Cards are issued to those who wish to participate in center activities at a recreation center where there is no program or class charge (i.e., free play basketball in gymnasium, game room activities). These cards are used at Nova Community Center and South Ormond Neighborhood Center only.

the
South Ormond Neighborhood Center.

"NON-PROFIT": "Non-profit" groups shall pay 50% less than "For profit" groups or shall pay the non-profit rate as shown, if applicable. Staff fees, overtime, utility charges, field lights, cleaning, other extra fees are not included in non-profit discounted fees. In order to qualify for the reduced fee, the entity must submit a non-profit status certificate; i.e., 501(c)3 status certificate.

"SALES TAX": FL State Sales Tax is required on rentals. Sales tax exempt certificate required for tax exemption.

CLASSES/PROGRAMS/EVENTS/FACILITY RENTALS

Note: Any classes, programs, events, facility rentals shown in this schedule are indicative of the Leisure Services Department offerings and may be added to or deleted as necessary with the approval of the Leisure Services Director.
Material and supplies may be an added fee, based on program requirements.

"Volunteer Instructor-run Classes": These classes are offered through the use of volunteer instructors. No class fee is charged to the participants.

"Room Rental to Class Instructors" The instructor will collect payment directly from the student and the City will receive a room rental fee from the instructor equivalent to 30% of the revenue collected plus 10% facility fee or the instructor may elect to pay the room rental shown in this fee schedule.
There will be a minimum utility surcharge to the instructor depending on the total number of hours used, on a per program basis.

"Department-run Classes, Clinics": Class fees are established by the Coordinator in charge. Nonresident fees are 50% additional.

"Department-run Youth Sports": Youth Volleyball, Basketball Training League, Flag Football, Girl's Basketball, Summer Sports Clinics and other youth sports. Fee established by Athletics Supervisor.

"Department-run Adult Sports": Adult Coed Softball, Adult CoedVolleyball, Men's Basketball League, Men's Softball, Men's Baseball and other adult sports. Fee established by Athletics Supervisor.

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"Parent Sponsored Youth Sports": Ormond Beach Youth Baseball/Softball Association; Ormond Beach Youth Soccer Club; Ormond Beach Youth Basketball Association: Ormond Beach Youth Football and Cheerleading Association, Inc.; and Ormond Beach Pride, Inc. "Base" fees are determined by each Association.

Associations have the option to do their own registration or to have Leisure Services do the registration. Either way, per lease agreement with associations, fees collected are shared between City and Association as follows:

Association:	Base fee (as determined by Association)
City:	10% Facility fee (10% of fee charged to participant)
City:	Nonresident fee (50% additional which is charged to nonresidents only)
City:	If Dept. does the registration, a per participant registration fee of $2.50 per child is paid to City by Association.

FEES TO BE INCREASED 3% ANNUALLY, WITH CITY COMMISSION APPROVAL, UNLESS OTHERWISE NOTED.

Please note: Fees in this document have been rounded up to the nearest dollar.

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Festival Vendor Fees:			
Arts and Crafts			
For Profit	Deposit $50	$95-$185	$98-$190
Non-Profit	Deposit $25	$50-$96	$52-$99
Food Vendors			
For Profit	Deposit $100	$223-$324	$230-$334
Non-Profit	Deposit $ 50	$116-$166	$119-$171
70% vendor/30% city - concessions split at small events - typically less than 250 attendees; i.e. Movie Night, etc.)		70/30 split	70/30 split
Exhibitor - No Sales			
For Profit	Deposit $50	$95-$185	$98-$190
Non-Profit	Deposit $25	$50-$96	$52-$99
Specialty Vendors			
Game Merchant			
For Profit	Deposit $100	$370	$381
Non-Profit	Deposit $ 50	$190	$196
Amusements/Inflatables - Fees will be reviewed based on extension of venues.			
ENVIRONMENTAL DISCOVERY CENTER (EDC)			
CLASSES/PROGRAMS:		***F/Y 22/23***	***F/Y 23/24***
Enviro-Camp Per Session (8 weeks)	Price per Week Supplies may be additional	$115	$118
Scholarships for camp are available through the Joyce Ebbets Scholarship Program			
CLASSROOM RENTALS: Utilities are $25 per day		$25-$46	$26-$47
Refundable Deposit		$79	$81
Volusia Co. Nonprofit group (cont meetings) Up to 4 meetings per month, Up to 2 hours per meeting plus s/t & nonprofit cert required)		$58	$60
Volusia Co. Nonprofit group (1 time) up to 2 hours (s/t & nonprofit cert required)		$32	$33
Non-Volusia Co. Nonprofit group (cont meetings) Up to 4 meetings per month, Up to 2 hours per meeting plus s/t & nonprofit cert required)		$90	$93
Non-Volusia Co. Nonprofit group (1 time) up to 2 hours (s/t & nonprofit cert required)		$45	$46
Volusia Co. Group/Business (continuous meetings) Up to 4 meetings per month, Up to 2 hours per meeting plus s/t		$117	$121
Volusia Co. Group/Business (1 time) up to 2 hours plus s/t		$63	$65
Non-Volusia Co. Group/Business (continuous meetings) Up to 4 meetings per month, Up to 2 hours per meeting plus s/t		$177	$182
Non-Volusia Co. Group/Business (1 time) up to 2 hours plus s/t		$94	$97
Additional staff (overtime, other than normal work hours, etc) Hourly rate		$43	$44
Additional Set Up, if applicable, per meeting		$31	$32
COMMUNITY GARDEN PLOT			
Resident Fee			$20
GROUP FIELD TRIPS			
Group field trips are to be scheduled in advance. Groups larger than 10 people require a facility use agreement			
Schools and Scout groups: $3.00 per student. For every 10 students, one teacher or chaperon is free.			
Additional adults & family members are $6.00 each. Rentals are in 2-hour blocks.			
Adult Groups: $3.00 per person. Rentals are in 2-hour blocks.			
EDC Grounds: (i.e., weddings, social gatherings)			
	Volusia Co. Residents Per hour	$81	$83
	Non-Volusia Co. Residents Per hour	$122	$126
FIELD RENTAL - ATHLETIC FIELDS (EXCLUDES CHAMPIONSHIP FIELD #7)			
ORMOND BEACH SPORTS COMPLEX, NOVA COMMUNITY PARK COMPLEX, SO. ORMOND NEIGHBORHOOD CENTER		***F/Y 22/23***	***F/Y 23/24***
ALL SPORTS			

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Permit required.		
Non-refundable Deposit required on all field rentals	$250	$250
A multi-day discount for field rental rates (excluding lights, extra marking, overtime, restroom cleaning, extra services) for		
consecutive day rentals will be applied as follows: 2nd day 20%; 3rd day 25%; 4th day and after 30% discount.		
Nonresident Teams and Colleges:		
Practice - per 3 hours	$166	$171
Practice - additional hours over 3 hrs - Per hour	$61	$63
Games - single each	$219	$226
Games - doubleheader (2 games)	$341	$351
Extra marking - Billed per man hour	$45	$46
Lights - per each game/practice	$92	$95
High Schools: (Rates may not apply to school(s) with lease agreements)		
Practice - per 3 hours	$113	$116
Practice - additional hours over 3 hrs - Per hour	$39	$40
Games - single each including pre-game marking	$158	$163
Games - doubleheader (2 games)	$273	$281
Doubleheader marking: Billed per man hour	$45	$46
Lights - Per each game/practice	$92	$95
City Co-Sponsored Youth Teams from Ormond Beach (OBYBSA, etc.):		
Practices	No Charge	No Charge
Games each	No Charge	No Charge
Association Sponsored Clinics - No more than one clinic per season	No Charge	No Charge
Other Governmental Agency Groups: same as High Schools above		
Ormond Beach Business/Residents/Not for Profit Organizations		
Games/Practices Per Hour	$39	$40
Lights - Add per each game/practice	$91	$94
Marking per hour	$54	$56
Extra marking - Billed per man hour	$45	$46
Locker Room Use (OB Sports Complex at Wendelstedt Fields) Add per day	$69	$71
Rental of Fields for Camps, Clinics: All administration/registration for these		
camps will be handled by the renting party.		
1 Day - Rental Charge (up to 4 hours per day) - per day per field	$166	$171
1 Day - Rental Charge (Minimum 4 hours per day)- per day per field	$227	$234
Lights - Add per session per field	$92	$95
Extra marking - Billed per man hour	$45	$46
Tournament Play		
Temporary Fencing		
Ballfield 200'	$2,000	$2,060
Ballfield 300'	$2,800	$2,884
Tournament - Per Field Per Day up to 8 hours per day	$261	$269
Tournament - Additional hours over 8 hours - Add per hour	$37	$38
Field Maintenance Overtime - Billed per man hour	$44	$45
Restroom Cleaning - Per service, plus supplies	$45	$46
Add for Lights - Per game/practice	$89	$92
PRESS BOX @ Rick Boehm Girls' Softball Field		
in addition to field rental		
Press box - Up to 4 hours, per day	$145	$149
Press box - Additional hours - per hour	$36	$37
SOCCER, FOOTBALL, LACROSSE, RUGBY		

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Non-refundable Deposit required on all field rentals	$250	$250
A multi-day discount for field rental rates (excluding lights, extra marking, overtime, restroom cleaning, extra services) for		
consecutive day rentals will be applied as follows: 2nd day 20%; 3rd day 25%; 4th day and after 30% discount.		
Field Rental - all users (other than recreational parent-run sports) up to 4 hrs	$582	$599
Field Rental - all users (other than recreational parent-run sports) up to 8 hrs	$832	$857
Field Rental - Additional hours over 8 hours - per hour	$102	$105
Lights - Per night	$189	$195
PRESS BOX @ OB Sports Complex Championship Field #7		
in addition to field rental		
Press box - Up to 4 hours, per day	$145	$149
Press box - Additional hours - per hour	$36	$37
GREG SMITH FIELD HOUSE @ OB Sports Complex		
City Co-Sponsored Youth Groups:		
Pre-scheduled use pending availability and at discretion of Leisure Services Director or appointee.		
Field House Rental - up to 4 hrs per day	$243	$250
Field House Rental - 4 to 8 hrs per day	$492	$507
Field House Rental - over 8 hrs add per hour	$62	$64
Lessee is responsible for restroom cleaning and/or field house cleaning - per cleaning	$46	$47
Security Deposit - Refundable	$500	$500
FIELD #7 RENTAL PACKAGE		
Includes up to 4 hours rental for Champion Field #7, Pressbox, Scoreboard & Greg Smith Field House	$835	$860
Includes up to 8 hours rental for Champion Field #7, Pressbox, Scoreboard & Greg Smith Field House	$1,476	$1,520
Not included: Lights per Night ADD	$188	$194
Not included: Restroom and/or field house cleaning, per cleaning ADD	$46	$47
Refundable Security Deposit for Greg Smith Field House ADD	$500	$500
FORTUNATO PARK		
FORTUNATO GROUNDS	***F/Y 22/23***	***F/Y 23/24***
Commercial Use/Events Park is rented in 4 hour increments Resident	$891	$918
Non-commercial Private Events Park is rented in 4 hour increments Resident	$605	$623
NOVA COMMUNITY CENTER - ACTIVITIES		
Center Activity Cards	***F/Y 22/23***	***F/Y 23/24***
Residents - Free		
Single - Per person per year	$68	$70
Family - Per family per year	$168	$173
Sr. Citizen - Per person per year	$45	$46
DAILY PASS		
Nonresidents pay per pass Not increased annually	$4	$4
CLASSES/PROGRAMS		
Classes/programs may be added/deleted as needed.		
NOVA COMMUNITY PARK - COURT RENTALS		
NOTE: This is an open free play facility. If reservations are requested, courts must be	***F/Y 22/23***	***F/Y 23/24***
reserved in advance.		
TENNIS COURT RENTAL FOR SCHOOLS, COLLEGES, ORGANIZATIONS:		

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PHOTOGRAPHS


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CITY COMMISSION RESOLUTION 2023-###

NOVEMBER 7, 2023

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EXISTING CONDITIONS AND NEEDS ASSESSMENT FINDINGS POWER POINT PRESENTATION AUGUST 2021

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Parks and Recreation Master Plan

Existing Conditions + Needs Assessment Findings
Joint Advisory Board Presentation August 17, 2021

- Introduction
- Review of Project Goals
- Review of Planning Process + Schedule
- Review of Findings
- Discussion
- Next Steps
- Completion of Visioning Survey

Project Goals

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Position the City of Ormond Beach to build on the community's unique parks and recreation assets

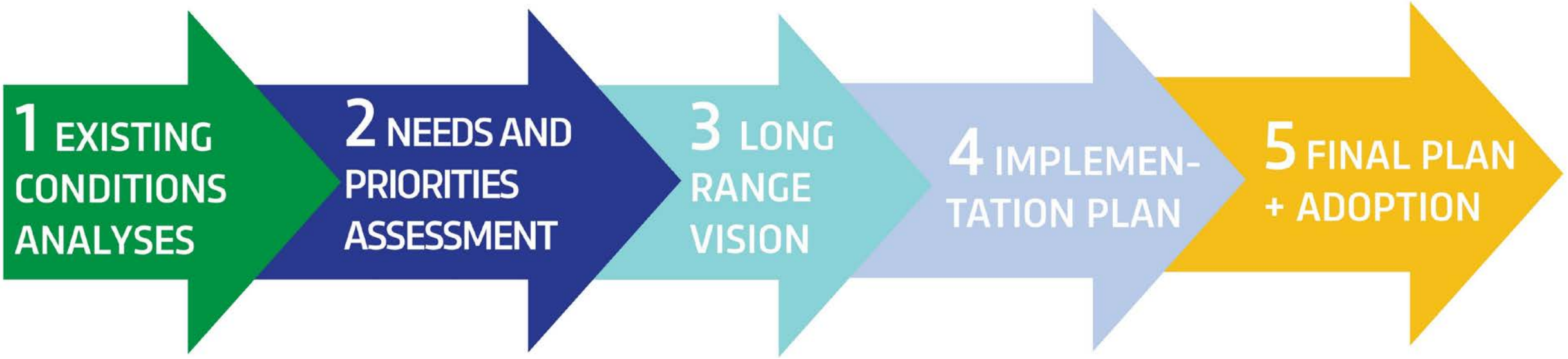
Identifying new opportunities

Prioritizing future improvements to align with the desired needs of citizens

Steer the future of the Leisure Services Department

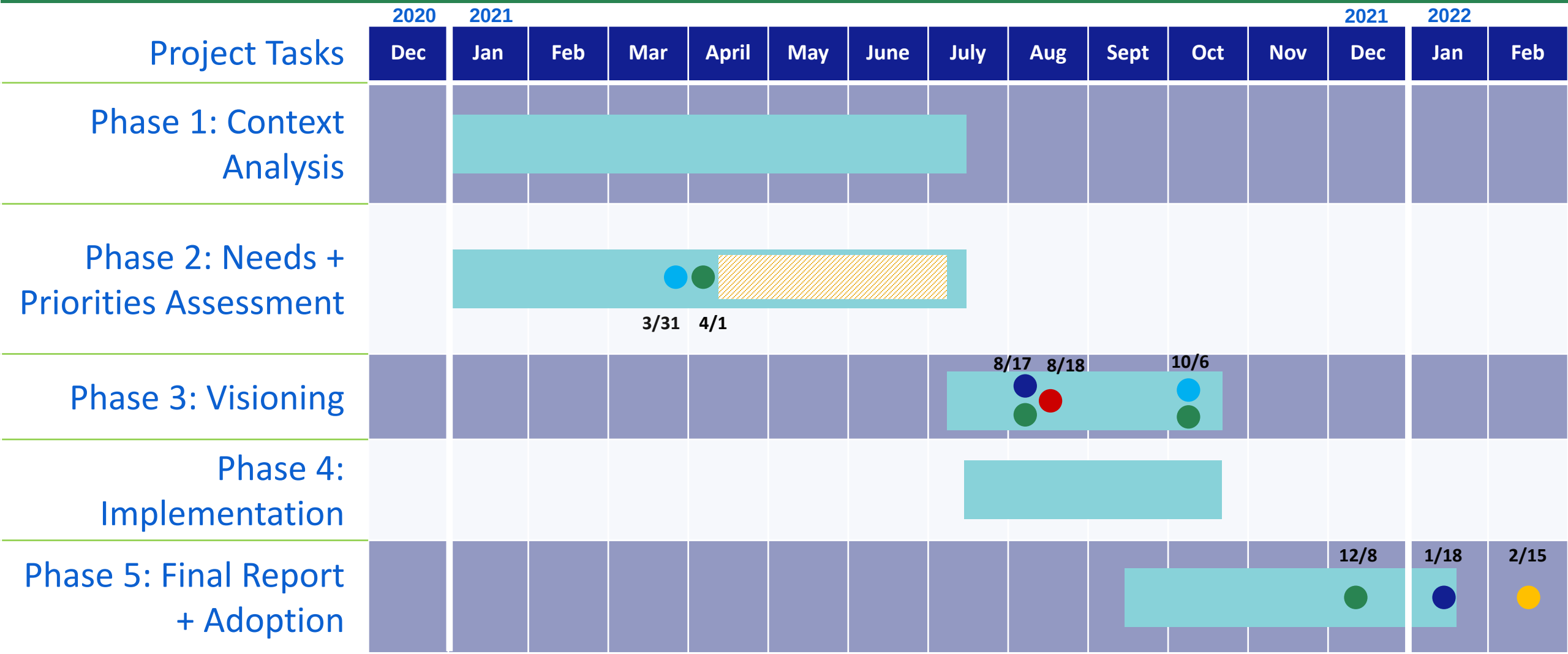
Parks + Recreation Master Planning Process

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City of Ormond Beach
Parks and Recreation Master Plan

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Qualitative Techniques

- Advisory Committee Meetings
- Elected Official Interviews
- Virtual Public Meetings
- Focus Group Interviews
- Online Survey



Observational Techniques

•Park Site Evaluations | Population + Demographic Overview

Quantitative Techniques

- Statistically-Valid Survey
- Acreage Level-Of Service
- Access Level of Service
- Capacity Level of Services
- Quality Level of Services
- Benchmarking

Public Engagement Highlights

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1,100+ Participants

- Statistically Valid Survey – 402
- On-line Survey – 646
- Public Meeting – 78
- Joint Advisory Boards – 22
- Interviews/Focus Groups - 43

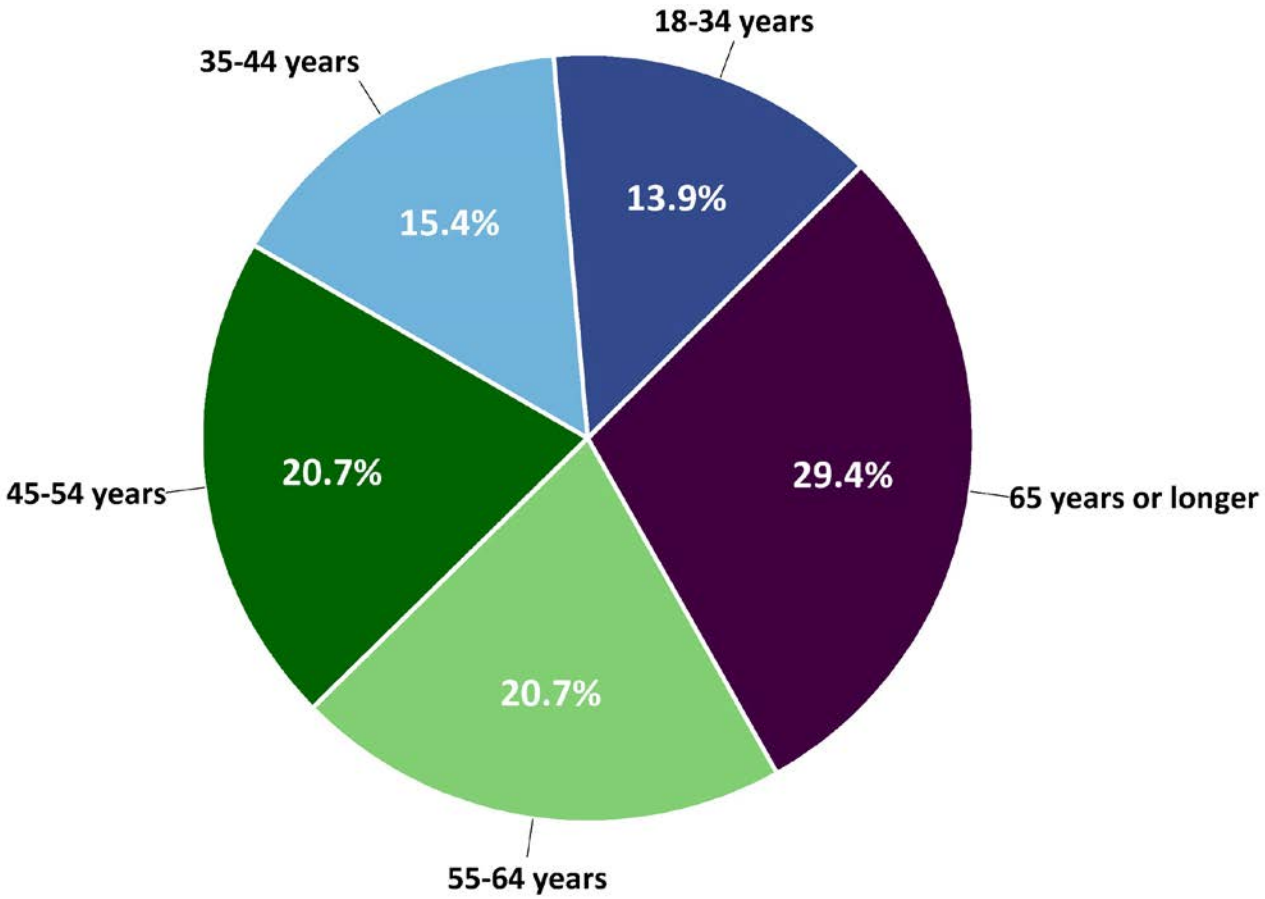




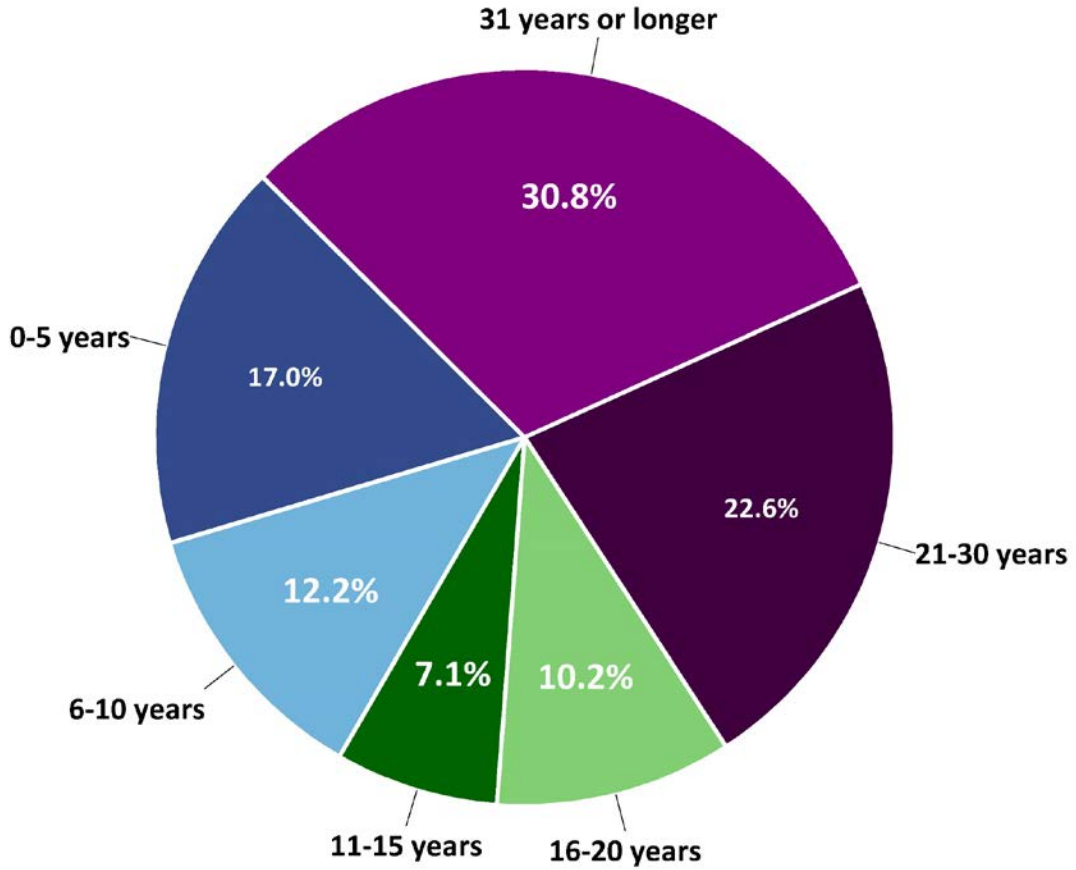
Statistically Valid Survey Demographics

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Age



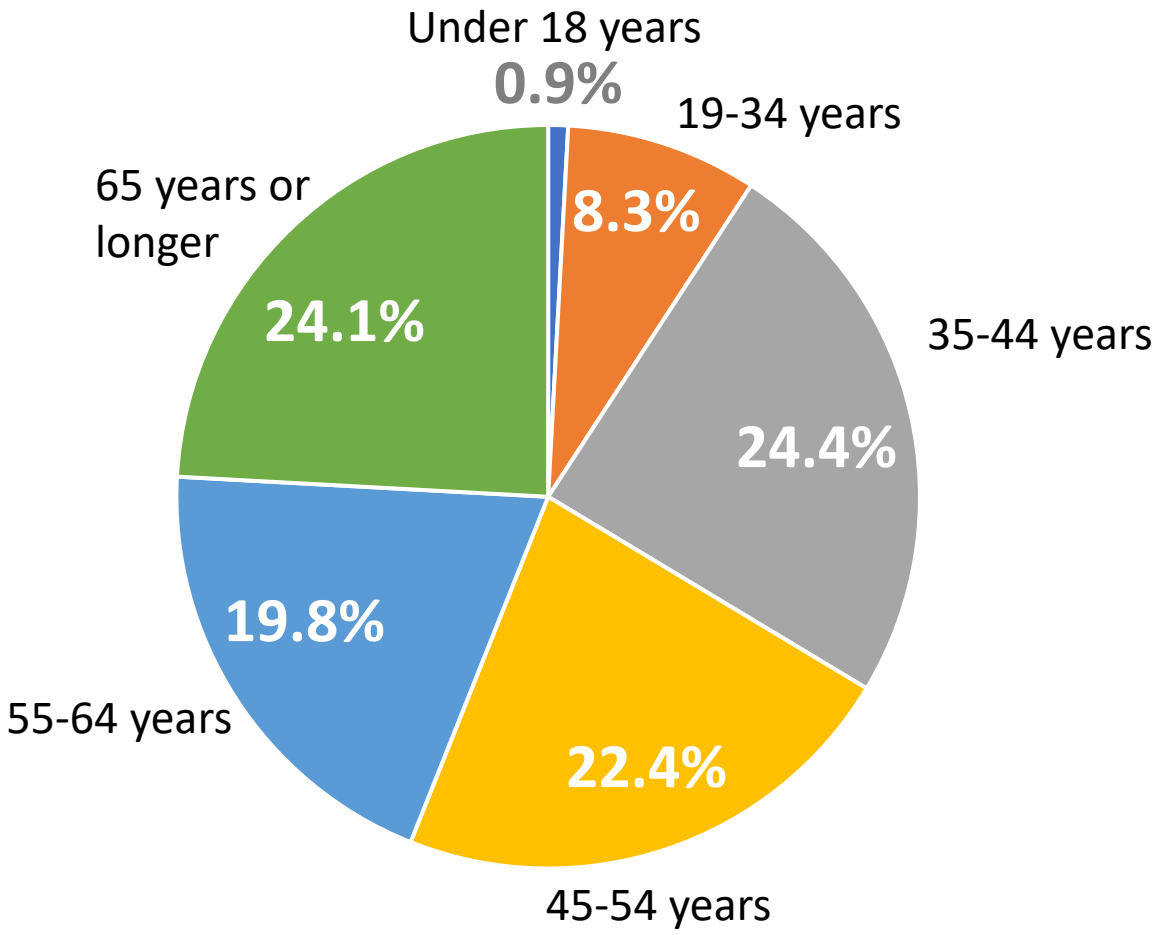
Time in Ormond Beach



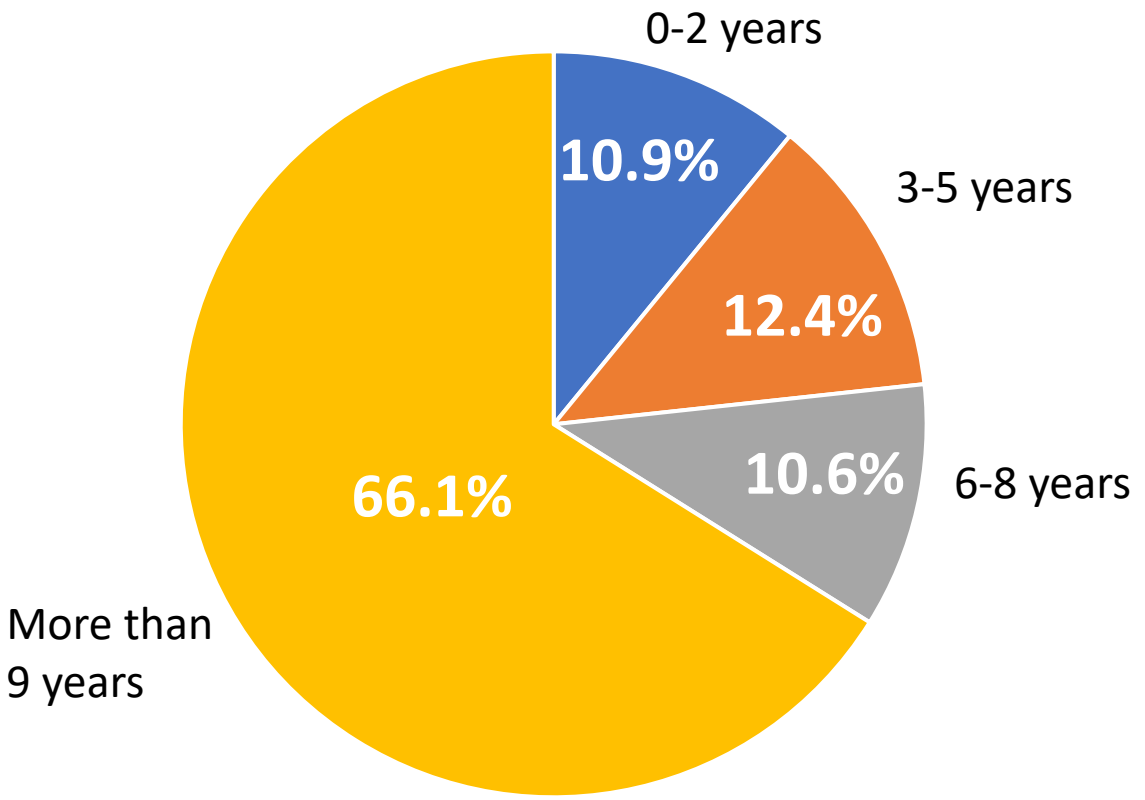
On-line Survey Demographics

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Age



Time in Ormond Beach



- Introduction
- Review of Project Goals
- Review of Planning Process + Schedule
- Review of Findings
- Discussion
- Next Steps
- Completion of Visioning Survey

Summary Findings | Priority Actions

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NEEDS ASSESSMENT TECHNIQUE:	Statistically Valid Survey	On-line Survey	Level-of-Service Analysis + Benchmark	Public Meeting	Stakeholder Interviews	Focus Group Interviews	Joint Advisory Board	Park Site Evaluations
#1. Provide safe bicycle and pedestrian facilities in the City	●	●	●	●	●	●	●	-
#2. Upgrade existing parks including athletic fields	●	●	●	-	●	-	●	●
#3. Acquire land for preservation of greenspace, parks, and natural areas	●	●	●	●	●	●	●	
#4. Continue renovation and improvements of Historical Centers	●	●	●	-	-	-	-	●
#5. Provide additional beachfront parking	●	●	●	-	●	-	-	-
#6. Acquire more beachfront park land	●	●	●	-	-	-	-	-
#7. Continue renovation and improvements of Performing Arts & Cultural Centers	●	●	●	-	-	-	●	●
#8. Develop a multi-purpose Indoor Community Recreation Center/Sports Center	●	●	●	-	●	●	-	-
#9. Develop community/civic/events center	●	●	●	-	●	●	-	

Summary Findings | High Priority Facilities

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NEEDS ASSESSMENT TECHNIQUE:	Statistically Valid Survey	On-line Survey	Level-of-Service Analysis + Benchmark	Public Meeting	Stakeholder Interviews	Focus Group Interviews	Joint Advisory Board	Park Site Evaluations
#1. Walking and hiking nature trails	●	●	-	●	-	●	-	-
#2. Off-beaching parking	●	●	-	-	-	-	●	-
#3. Beachfront Parks	●	●	●	-	-	-	●	-
#4. Natural areas/Nature Parks	●	●		●	-	●	●	-
#5. Paved multi-purpose tails	●	●	-	●	-	●	●	-
#6. Public Wi-fi	●	●	-	-	-	-	●	-
#7. Outdoor stage/amphitheater	●	-	●	-	-	-	●	-
#8 Dog Park	●	-	●	-	-	-	-	-

Summary Findings | High Priority Programs

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NEEDS ASSESSMENT TECHNIQUE:	Statistically Valid Survey	On-line Survey	Level-of-Service Analysis + Benchmark	Public Meeting	Stakeholder Interviews	Focus Group Interviews	Joint Advisory Board	Park Site Evaluations
#1. Summer concerts	●	●	-	●	-	-	●	-
#2. Adult fitness/wellness	●	-	-	●	-	-	-	-
#3. Community events	●	●	-	●	-	-	●	-
#4. Nature programs	●	-	-	-	-	-	-	-
#5. Performing arts programs	●	-	-	-	-	-	●	-

Summary Findings | Other Needs

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Based on Stakeholder Input:

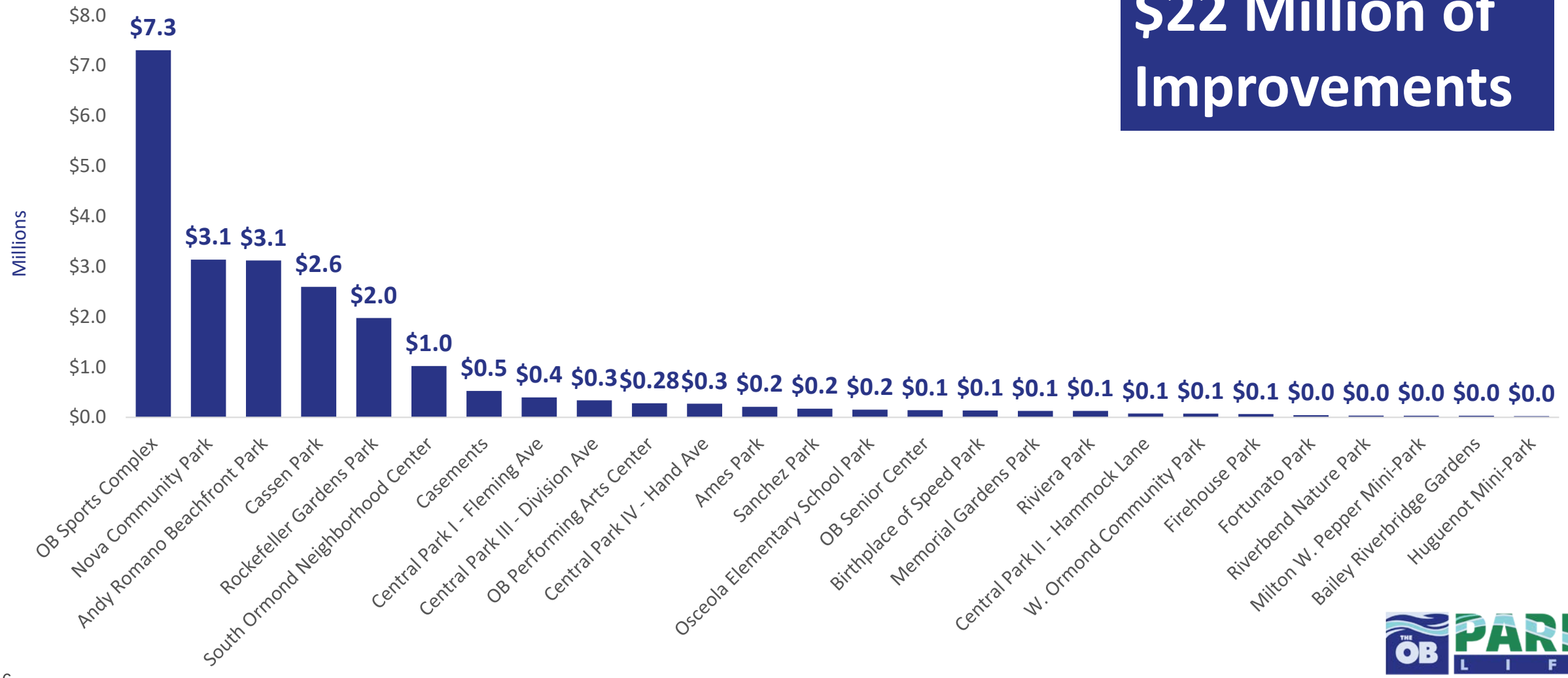
- Adding a new gym/multi-purpose center/civic center;
- Provision of adequate pickleball facilities;
- Addition of a multi-purpose open space;
- Providing adequate recreation opportunities in West Ormond, including a community center and athletic fields; and
- Providing additional amenities in parks, restrooms in particular.

How did we identify these summary needs?

Projects Implemented Since Last Parks and Recreation Master Plan
2006-2020

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$22 Million of Improvements



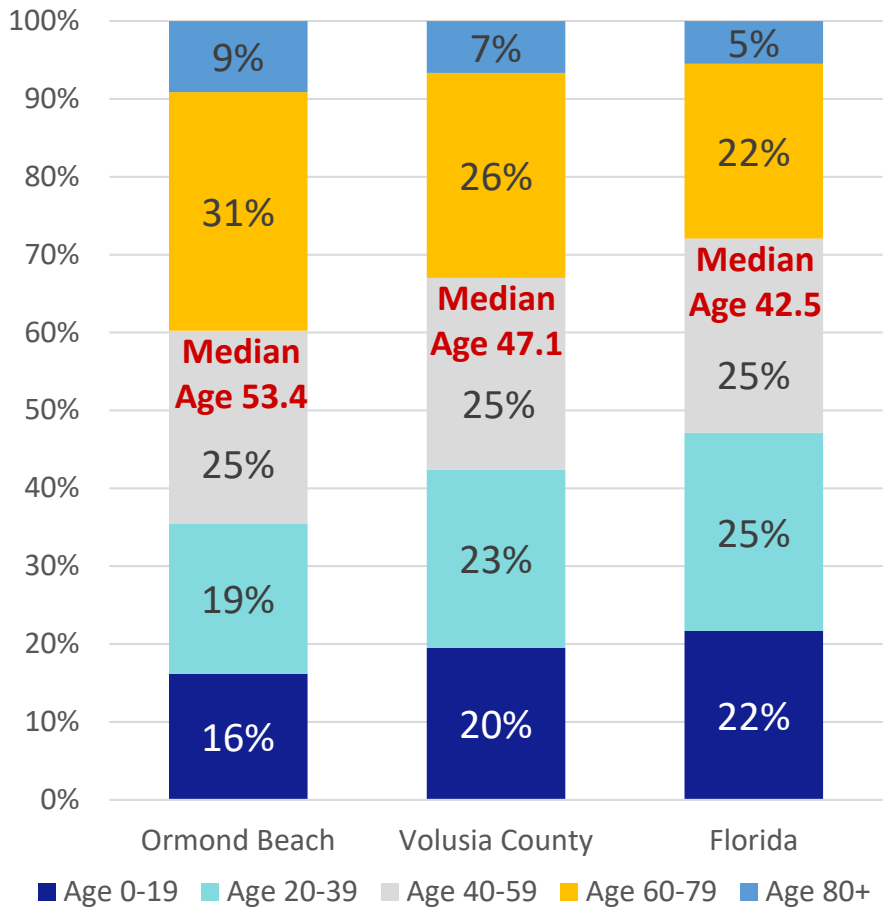
Demographics Analysis

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Population Growth Rate

	Ormond Beach	Volusia County	Florida
2010	38,137	494,593	18,801,310
Growth Rate 2010-2020	10%	12%	15%
2020	41,782	551,588	21,555,986
2025	45,604	573,800	23,130,870
2030	47,858	595,800	24,426,200

Age



Park Site Evaluations

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- 4 Evaluation Categories
- 30 Evaluation Subcategories
  - Proximity, Access, Linkages
  - Comfort and Image
  - Uses, Activities, and Sociability
  - Buildings and Architecture



LEGEND	
Needs Improvement	1.0-1.9
	2.0-2.9
Meets Expectations	3.0-3.9
	4.0-4.9
Exceeding Expectations	5.0

Park System Average Score = 3.1

Park Site Evaluations

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Parks That Scored Below Meeting Expectations

- Arroyo Fountain Park
- Arroyo Oaks Mini Park
- Division Avenue Passive Park
- Hospital Gardens Mini Park
- Huguenot Park
- Mainstreet Park
- Nova Road Passive Park – North and South
- Ormond Beach Lions Park
- Ormond Beach Middle School Park
- Ormond Beach Performing Arts Center
- Ormond Beach Senior Center
- Ormond Parkway Park
- Osceola Elementary School Park
- Plaza Gardens Park
- Rosewood Avenue Mini Park
- Santa Lucia Park
- South Old King Road Passive Park
- Ted Porter Park
- Vander Park
- Woodmere Park



Park Site Evaluations

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Criteria that Scored Below Expectations

- Transit access
- Clarity of information and signage
- Protection from bad weather
- Branding
- Level of activity
- Marketing or promotional efforts for facility and activities
- Energy and sustainability



Park Site Evaluations

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Strengths

- Cleanliness/overall quality of maintenance in indoor facilities
- Evidence of management and stewardship in indoor facilities
- Ability to supervise and manage indoor facilities
- Condition and effectiveness of equipment and operating systems
- Programming flexibility



Park Site Evaluations

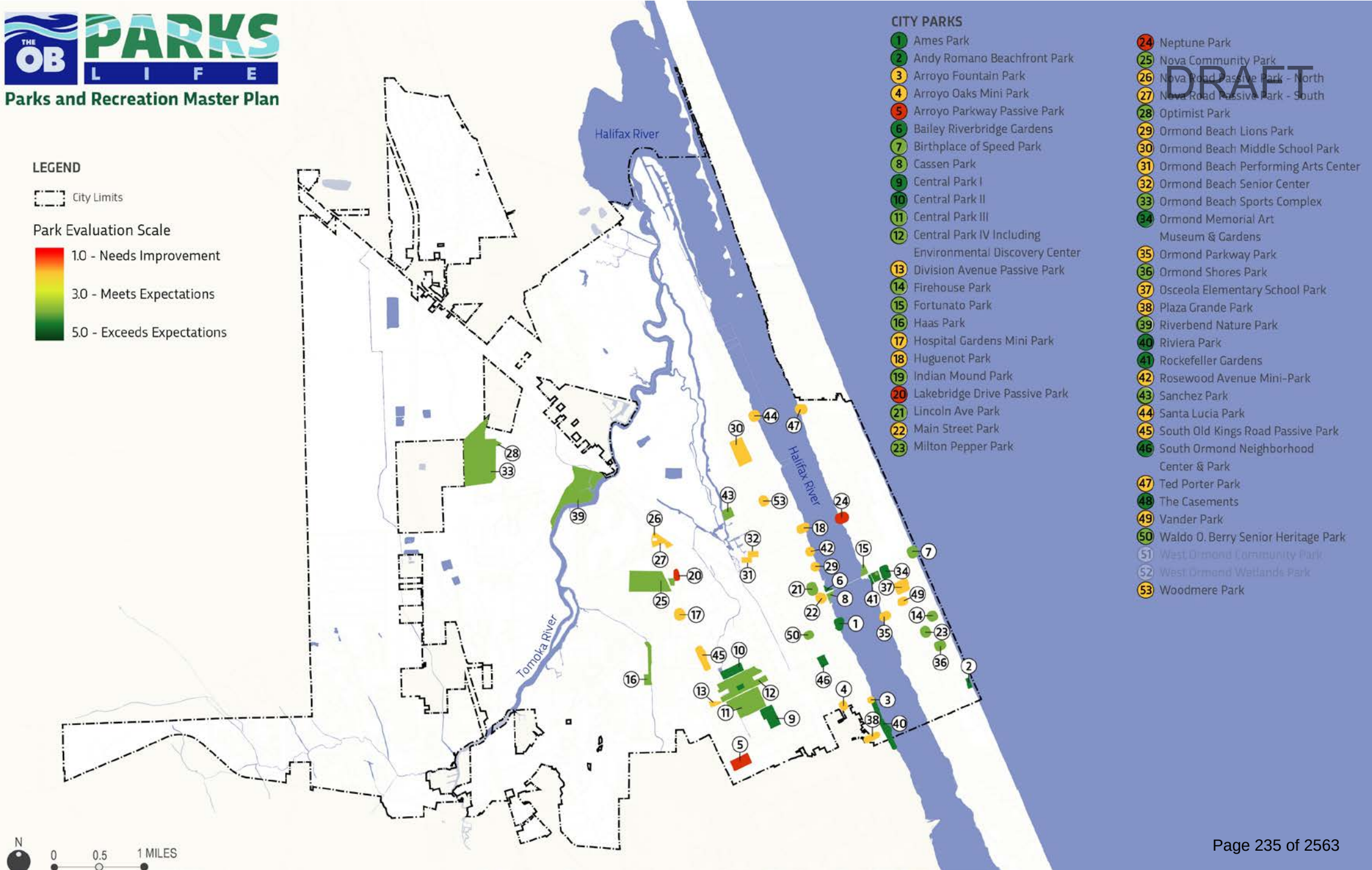
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Opportunities

- Transit access
- Clarity of information and signage
- Protection from bad weather
- Branding
- Level of activity
- Marketing or promotional efforts
- Energy and sustainability



Park Site Evaluations

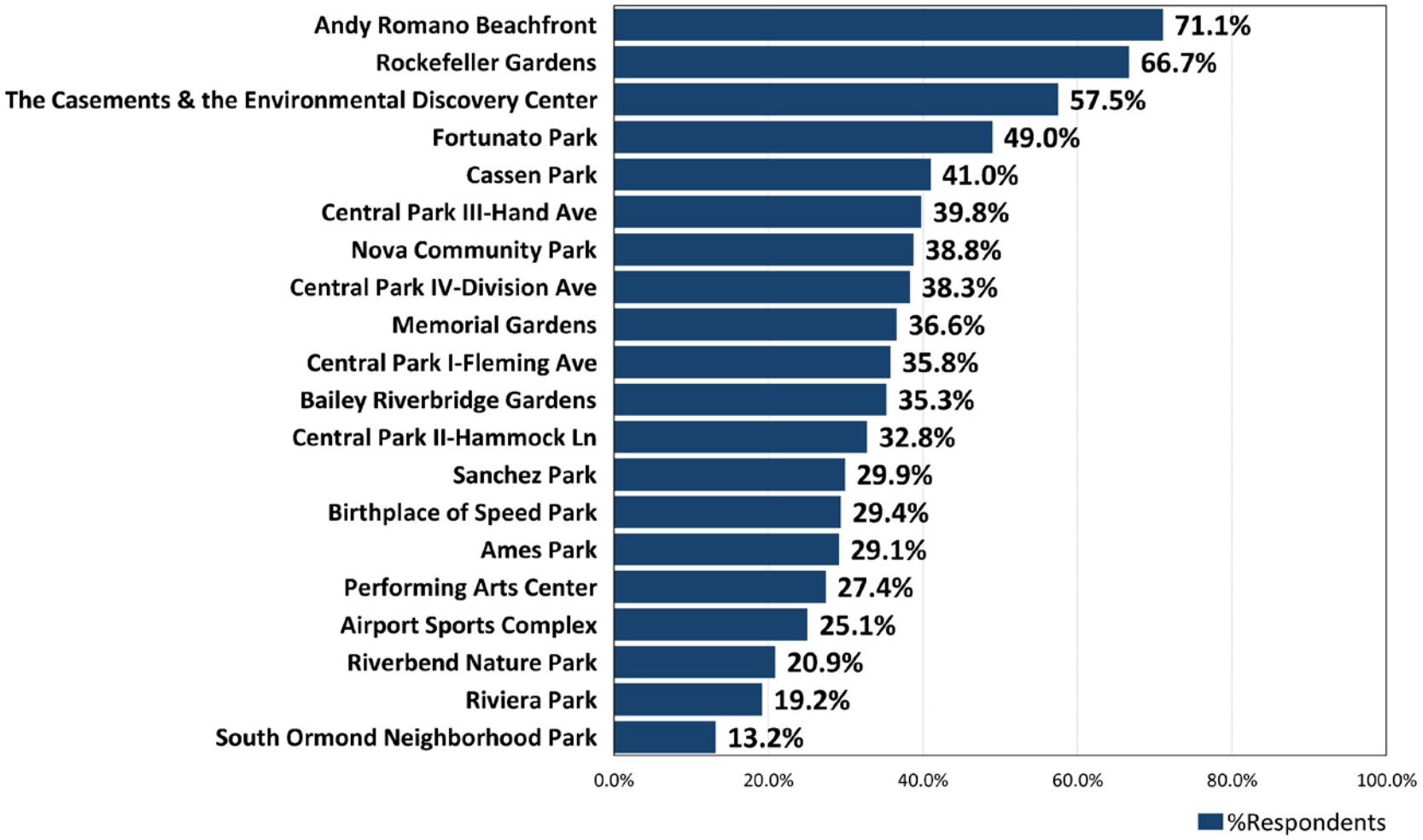


Statistically Valid Survey

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Q1. Major Parks and Facilities, Operated by the City of Ormond Beach Parks Department, That Residents Visited During the Past Two Years (Including Prior to the COVID-19 Pandemic)

by percentage of respondents (multiple choices could be selected)

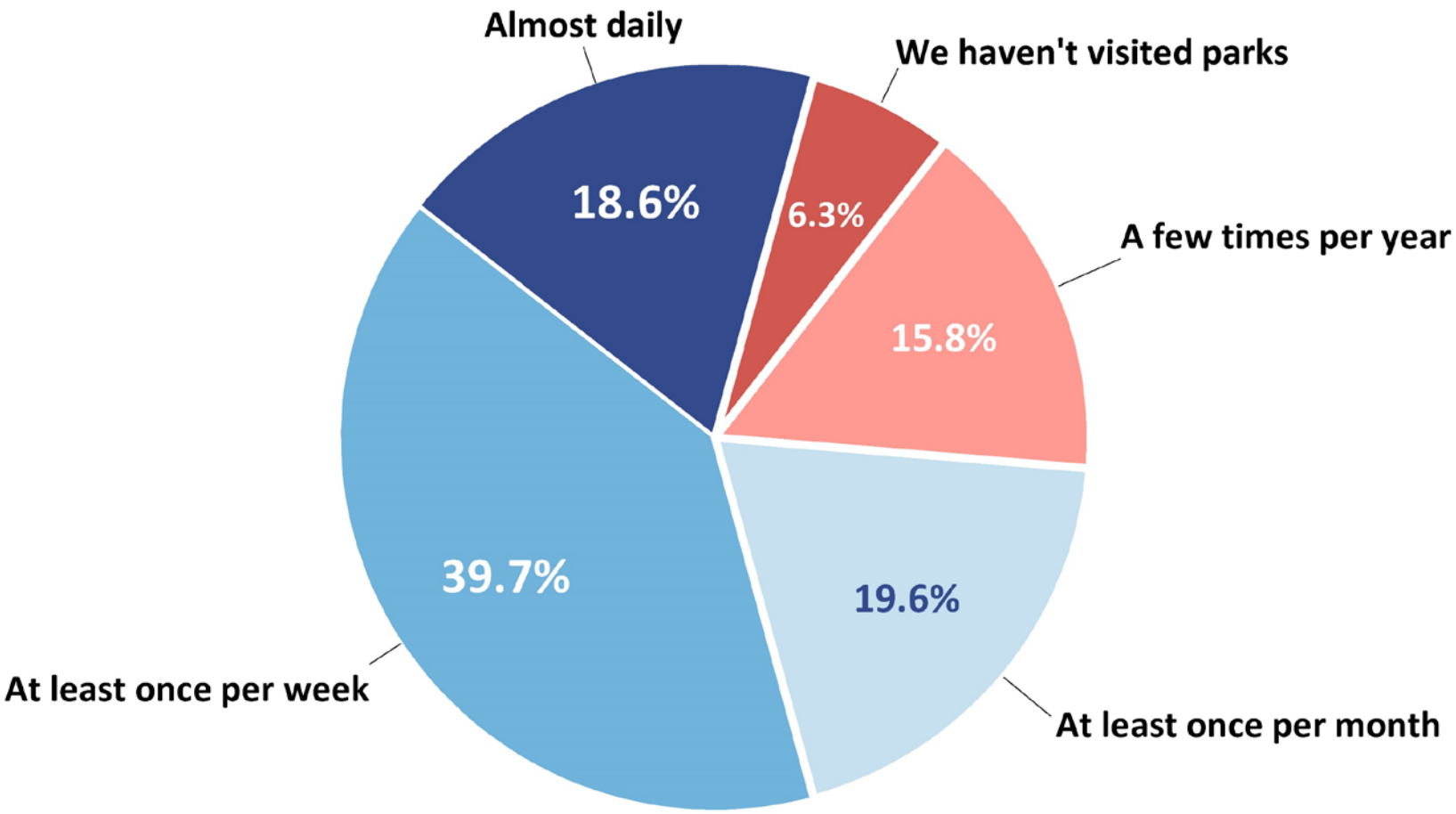


Statistically Valid Survey

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Q7. On average, how often have you and members of your household visited parks and recreation facilities in the City of Ormond Beach in the past two years, including before the COVID-19 pandemic?

by percentage of respondents (excluding ***not provided*** responses)

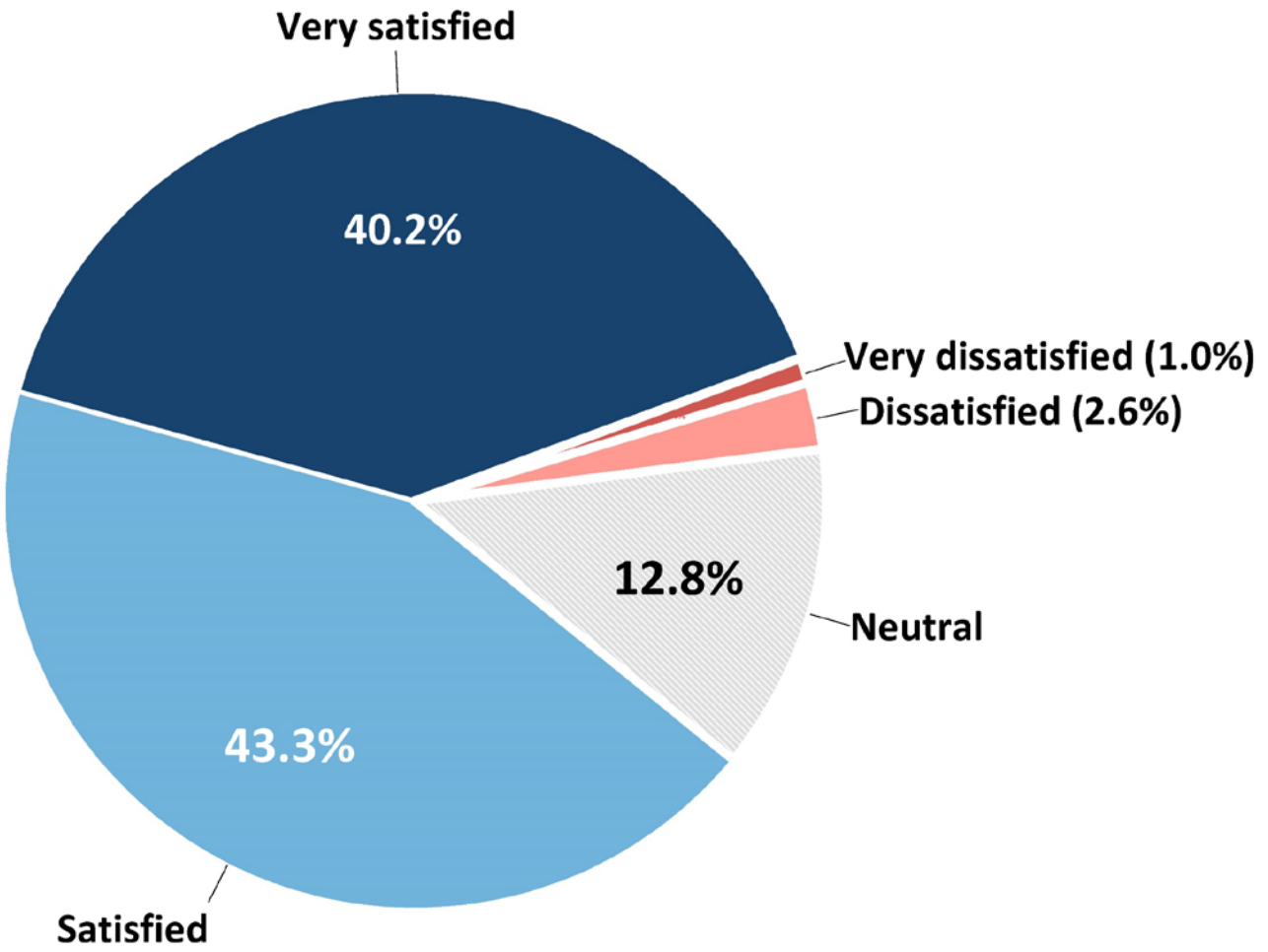


Statistically Valid Survey

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Q8. Overall, how satisfied are you with the parks and recreation facilities provided by the City of Ormond Beach Parks Department?

by percentage of respondents (excluding ***don't know*** responses)

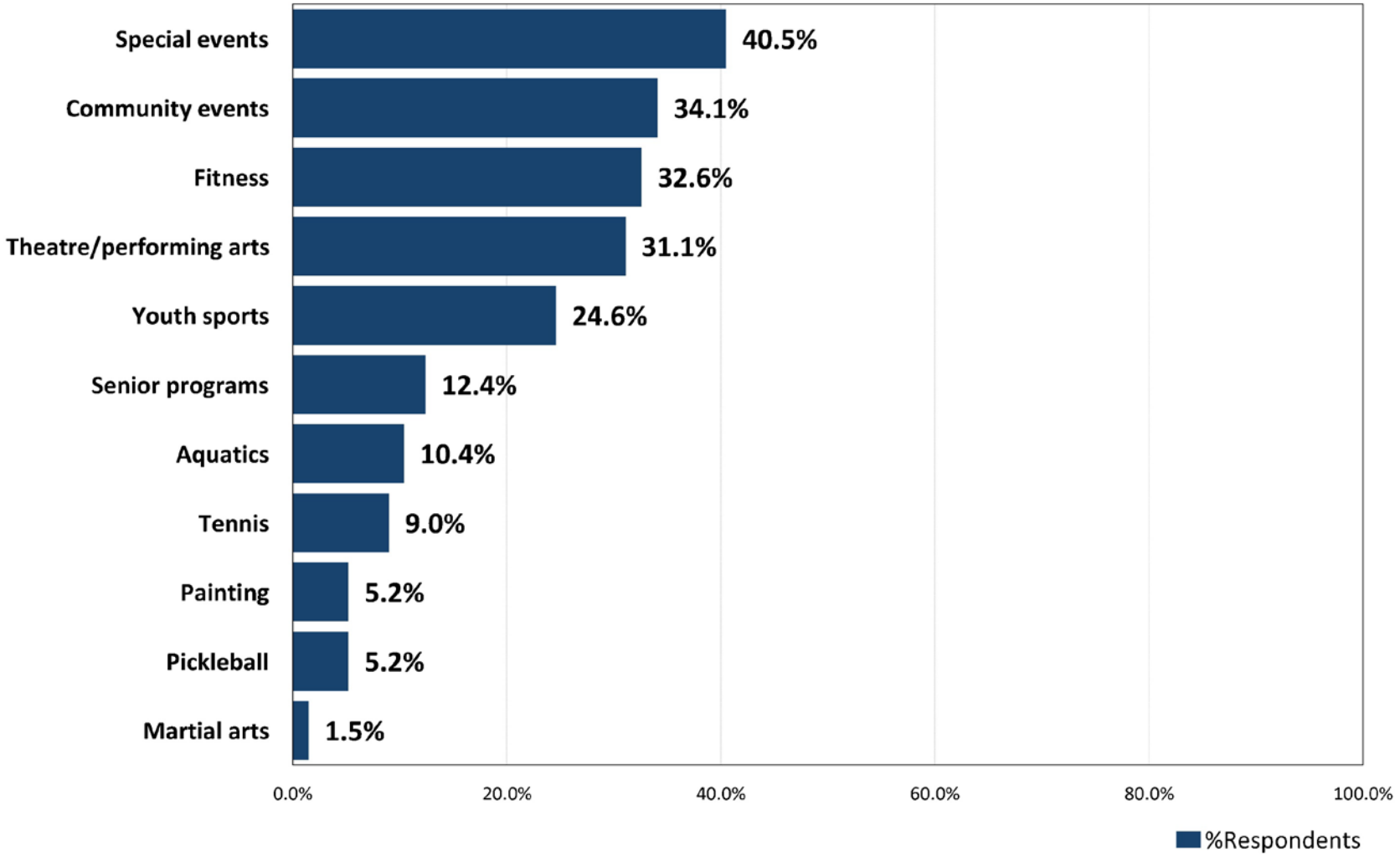


Statistically Valid Survey

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Q10. Programs, Offered in the City of Ormond Beach, That Households Have Participated in Over the Last Five Years

by percentage of respondents (multiple choices could be selected)

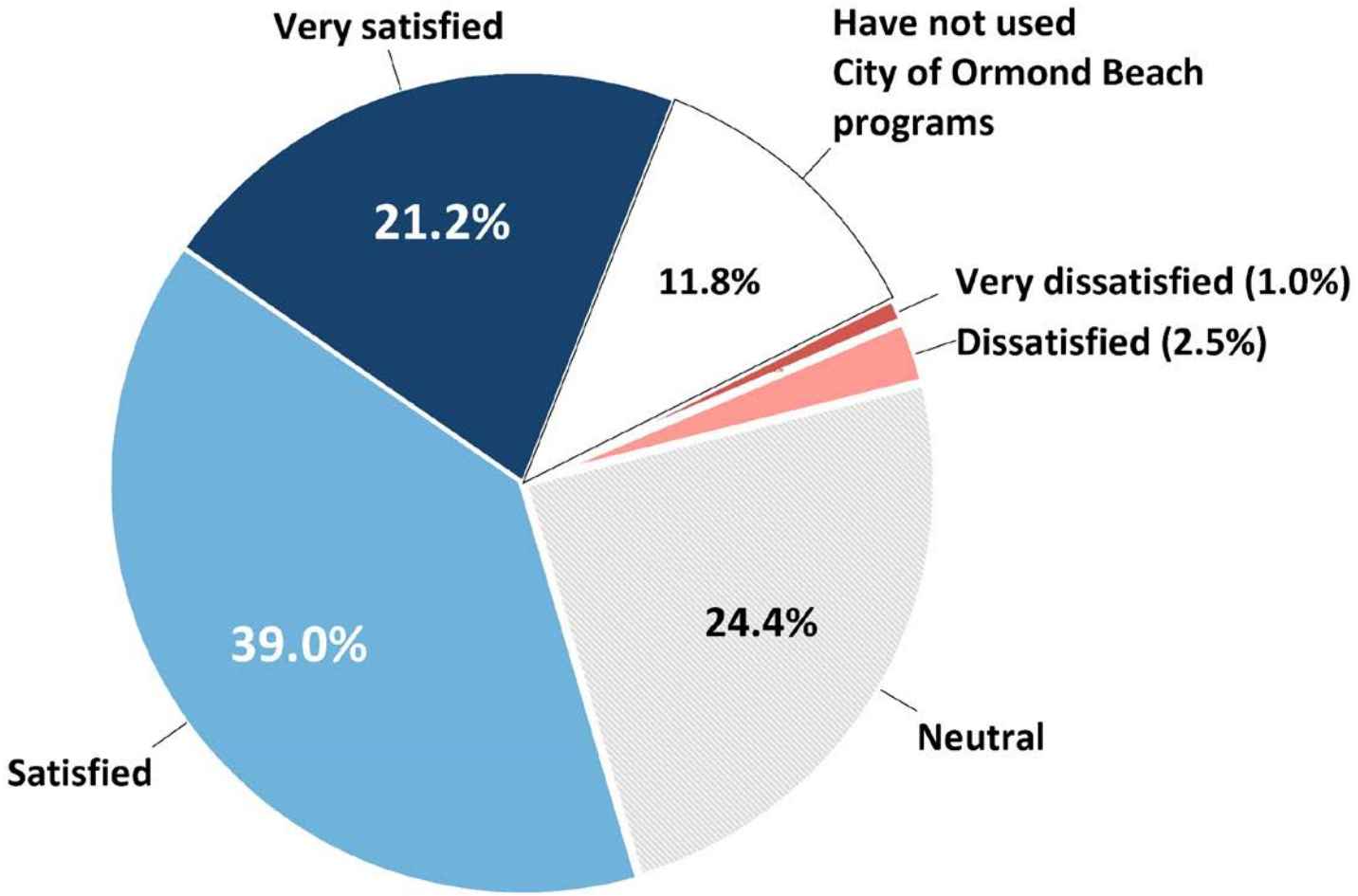


Statistically Valid Survey

DRAFT

Q13. How satisfied are you with the programs offered by the City of Ormond Beach?

by percentage of respondents (excluding ***not provided*** responses)

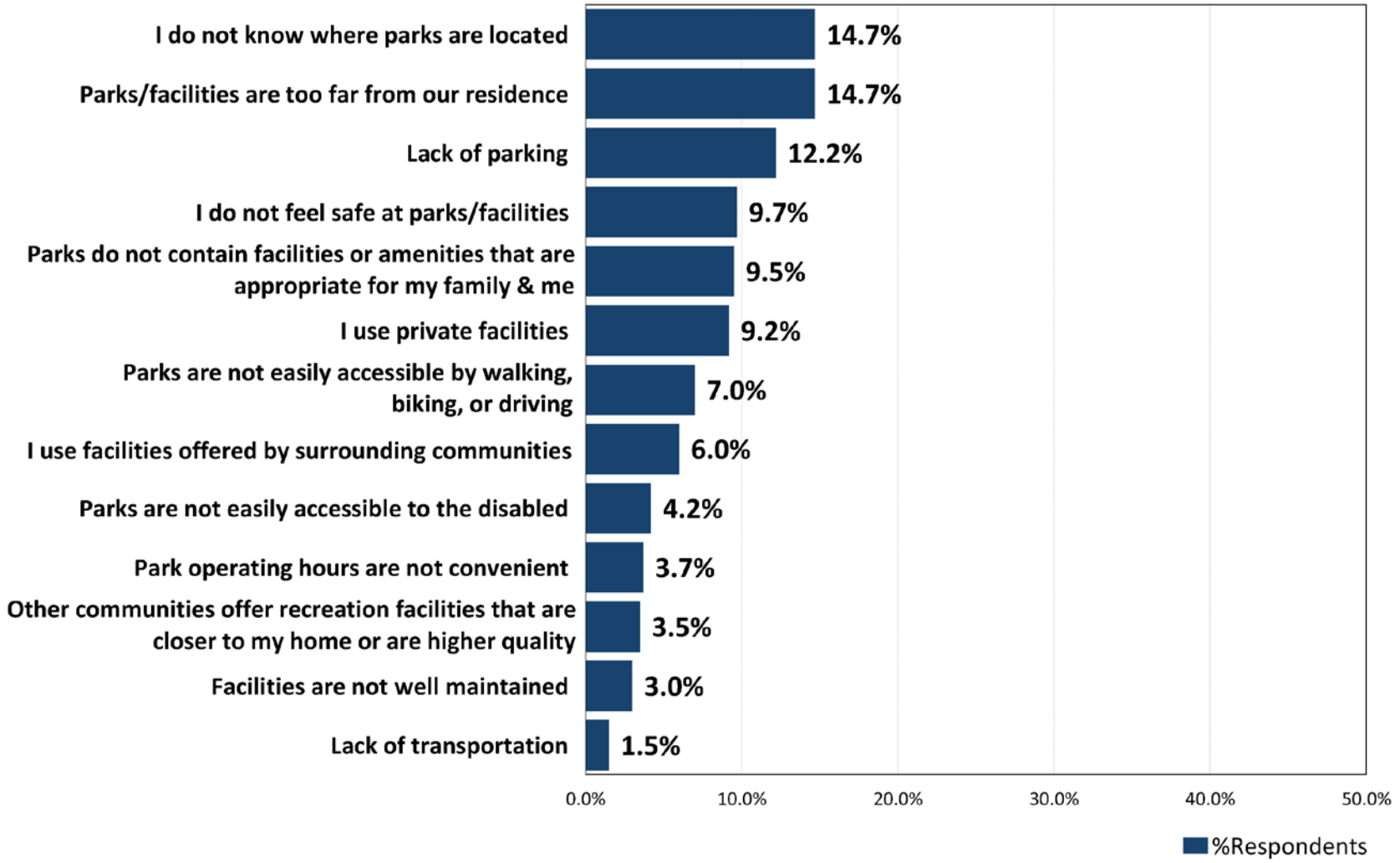


Statistically Valid Survey

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Q15. Reasons That Prevent Households From Using the Parks and Recreation Facilities Offered by the City of Ormond Beach More Often

by percentage of respondents (multiple choices could be selected)

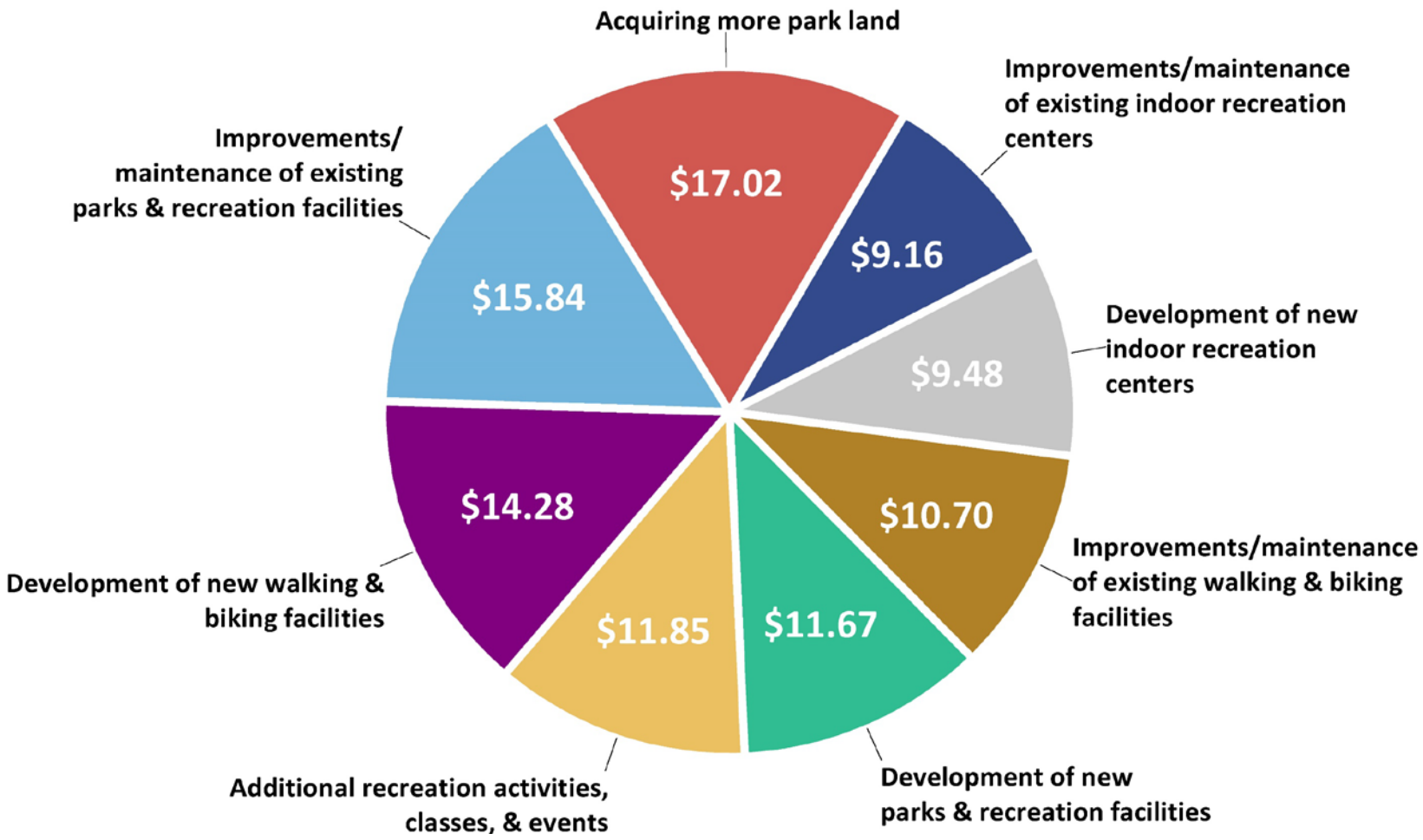


Statistically Valid Survey

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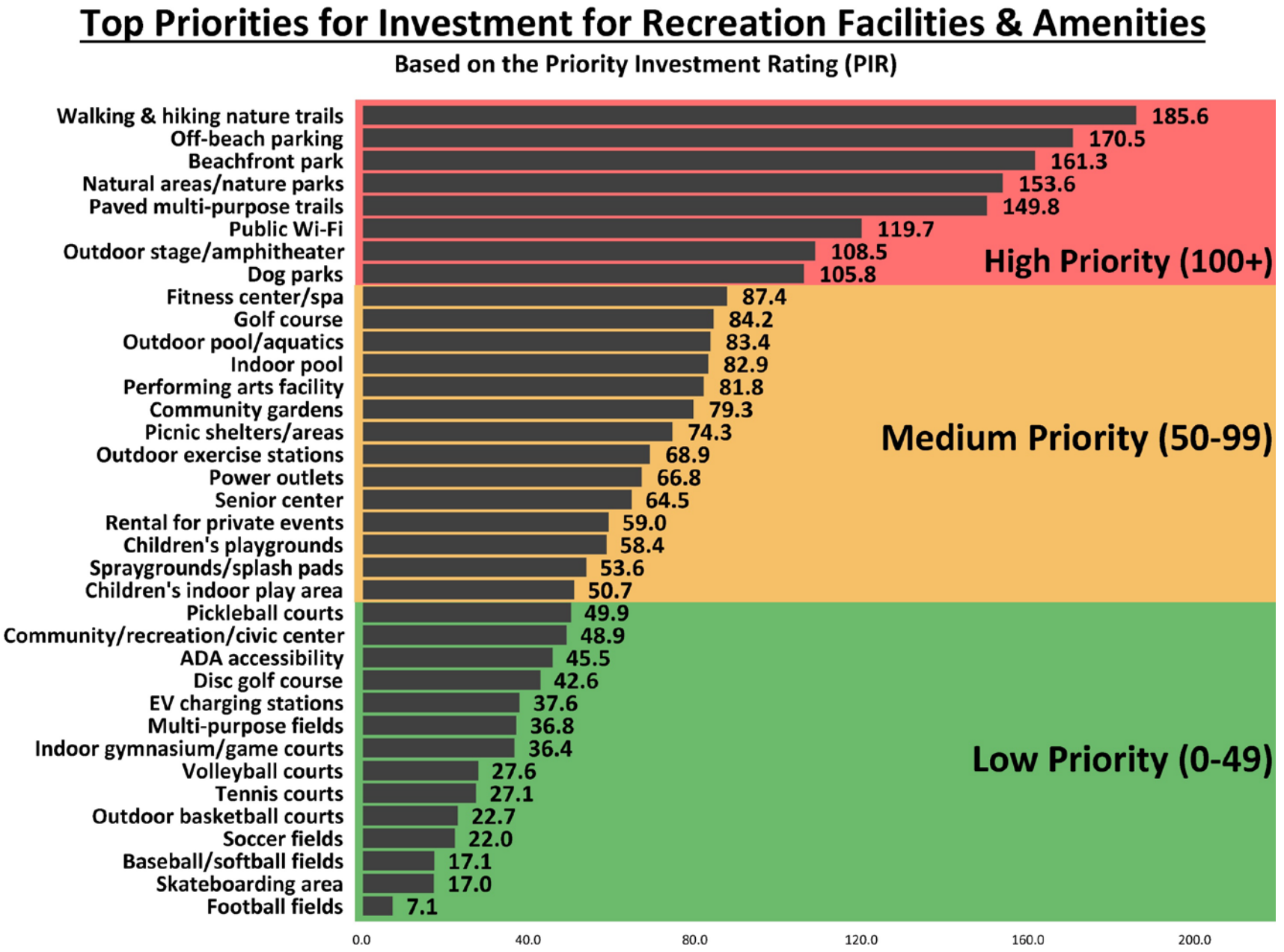
Q17. If you had a budget of $100 for services provided by the City of Ormond Beach Leisure Services Department, how would you allocate the funds among the categories of funding listed below?

by percentage of respondents



Statistically Valid Survey

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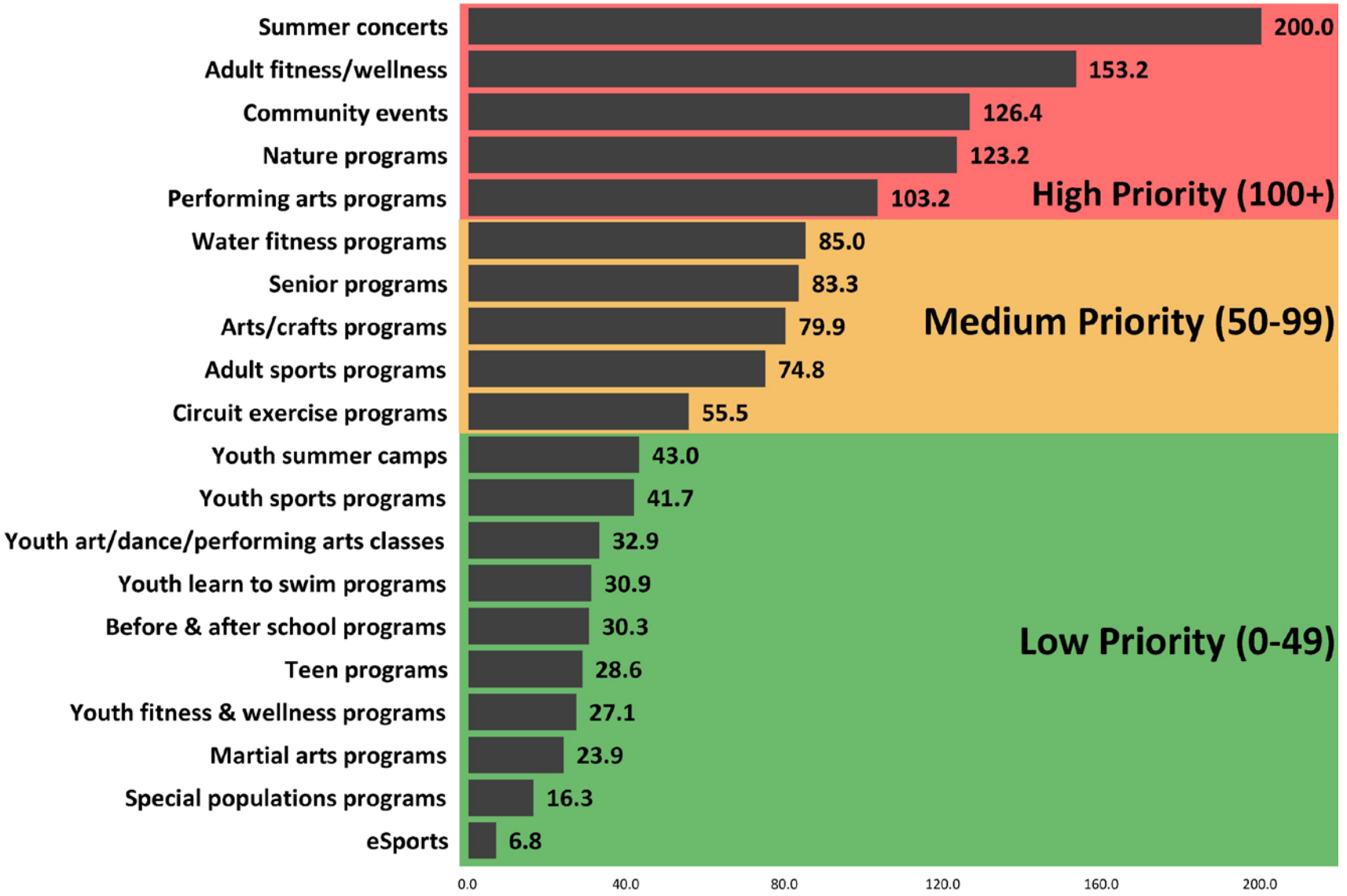


Statistically Valid Survey

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Top Priorities for Investment for Recreation Programs & Activities

Based on the Priority Investment Rating (PIR)

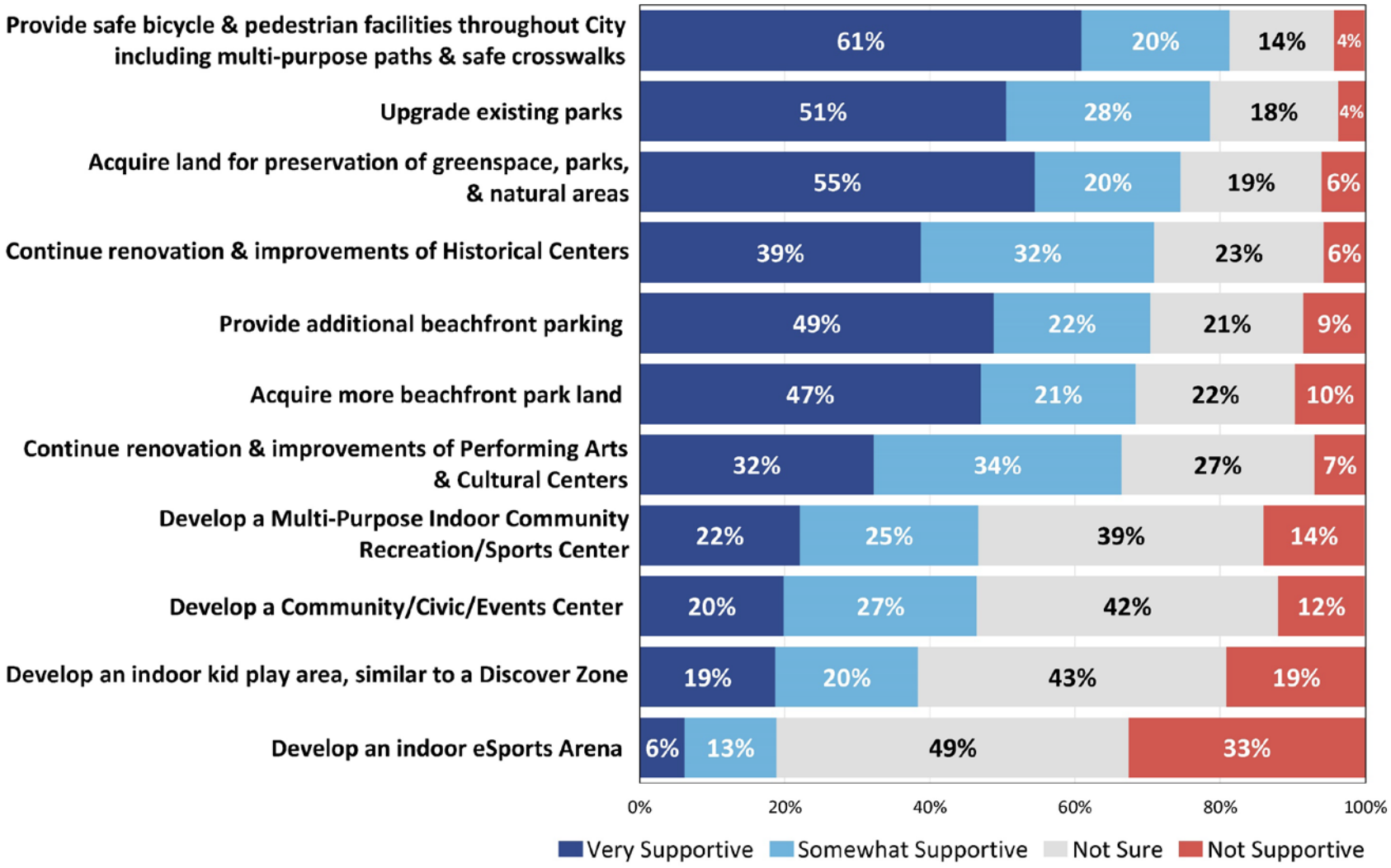


Statistically Valid Survey

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Q25. Residents' Level of Support for Actions the City Could Take to Improve the Parks and Recreation System

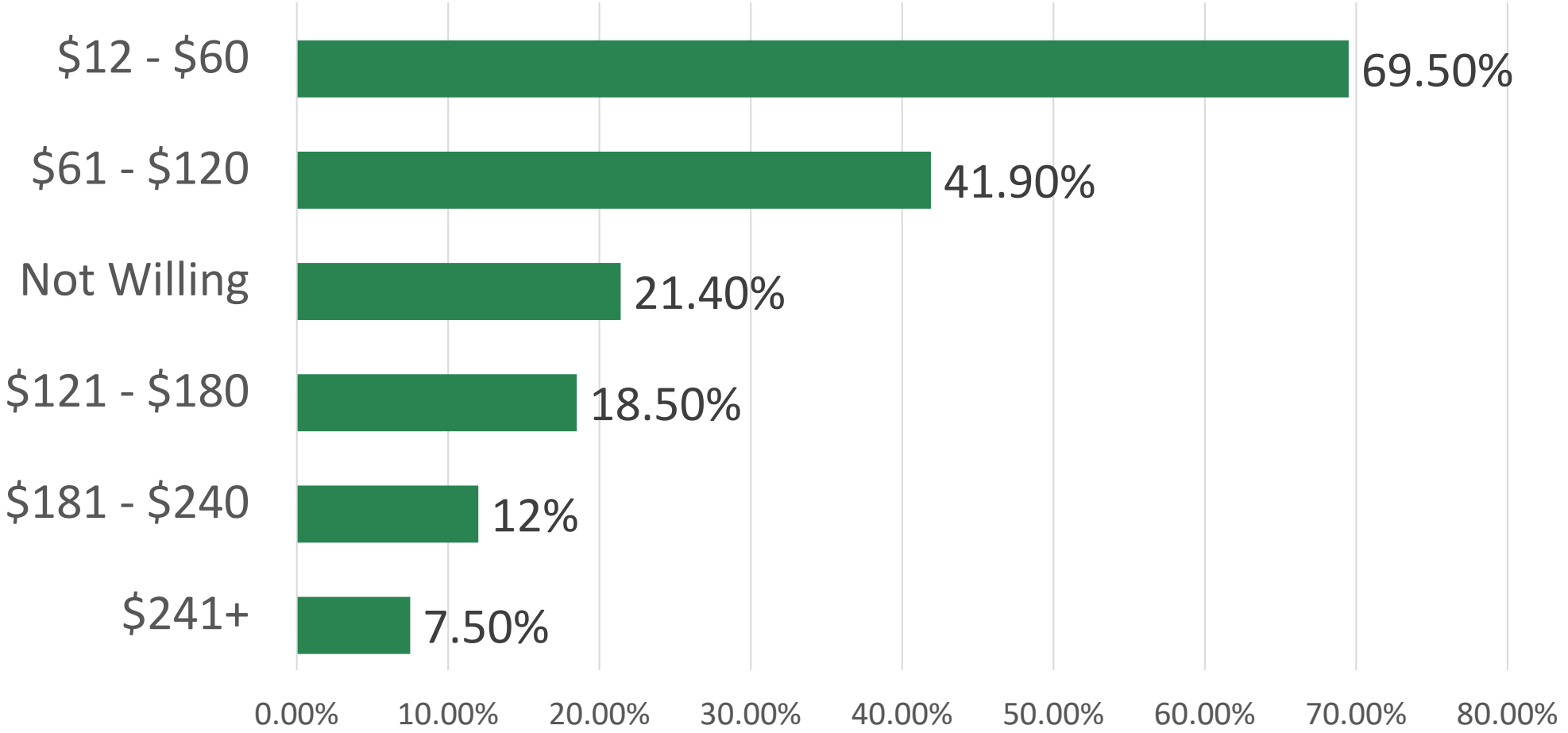
by percentage of respondents, using a 4-point scale, where 4 means *very supportive* and 1 means *not supportive*



Statistically Valid Survey

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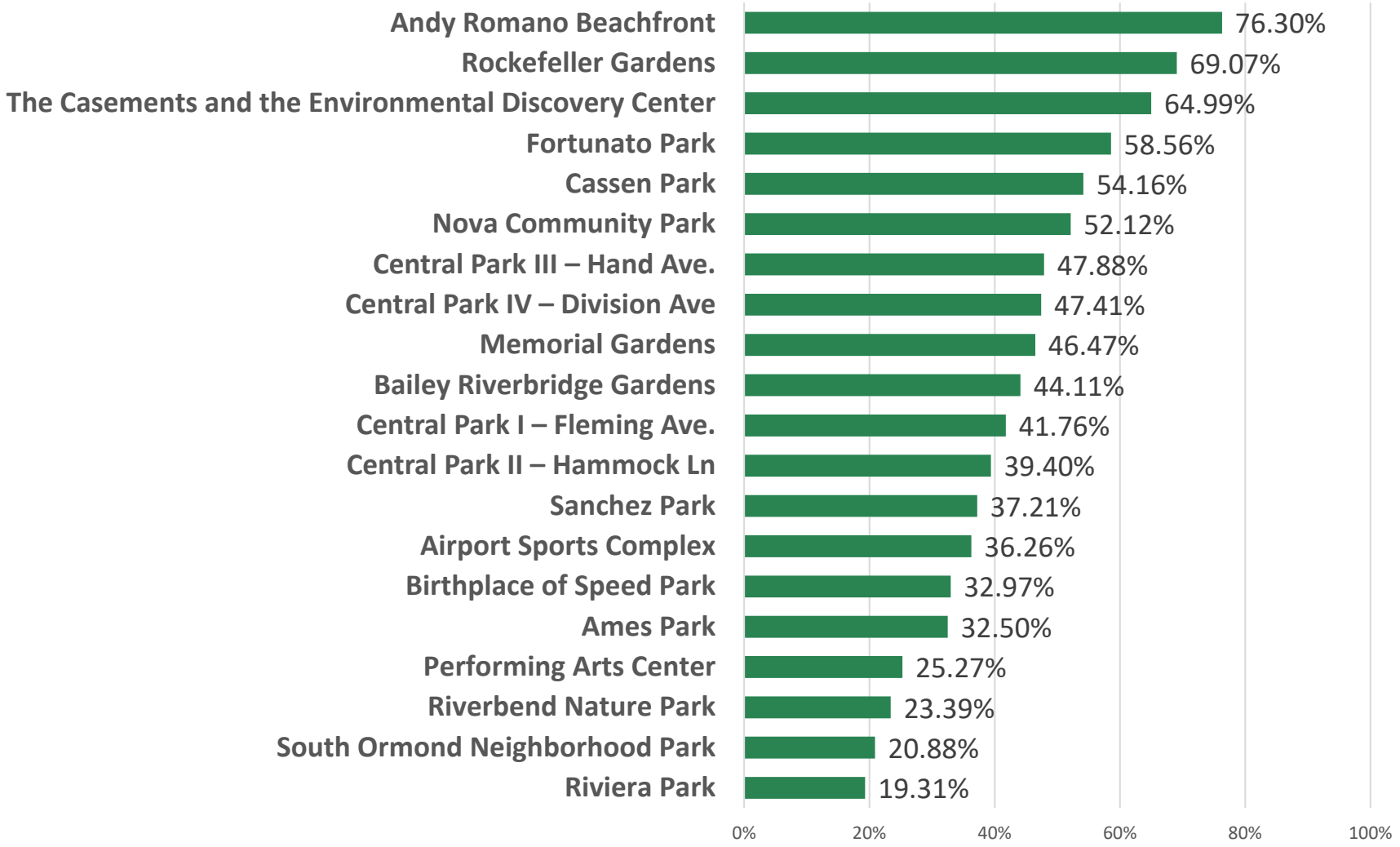
Q24. What amount would you be willing to pay yearly to fund the types of parks, recreation facilities, and programs that are most important to you and your household?



On-Line Survey

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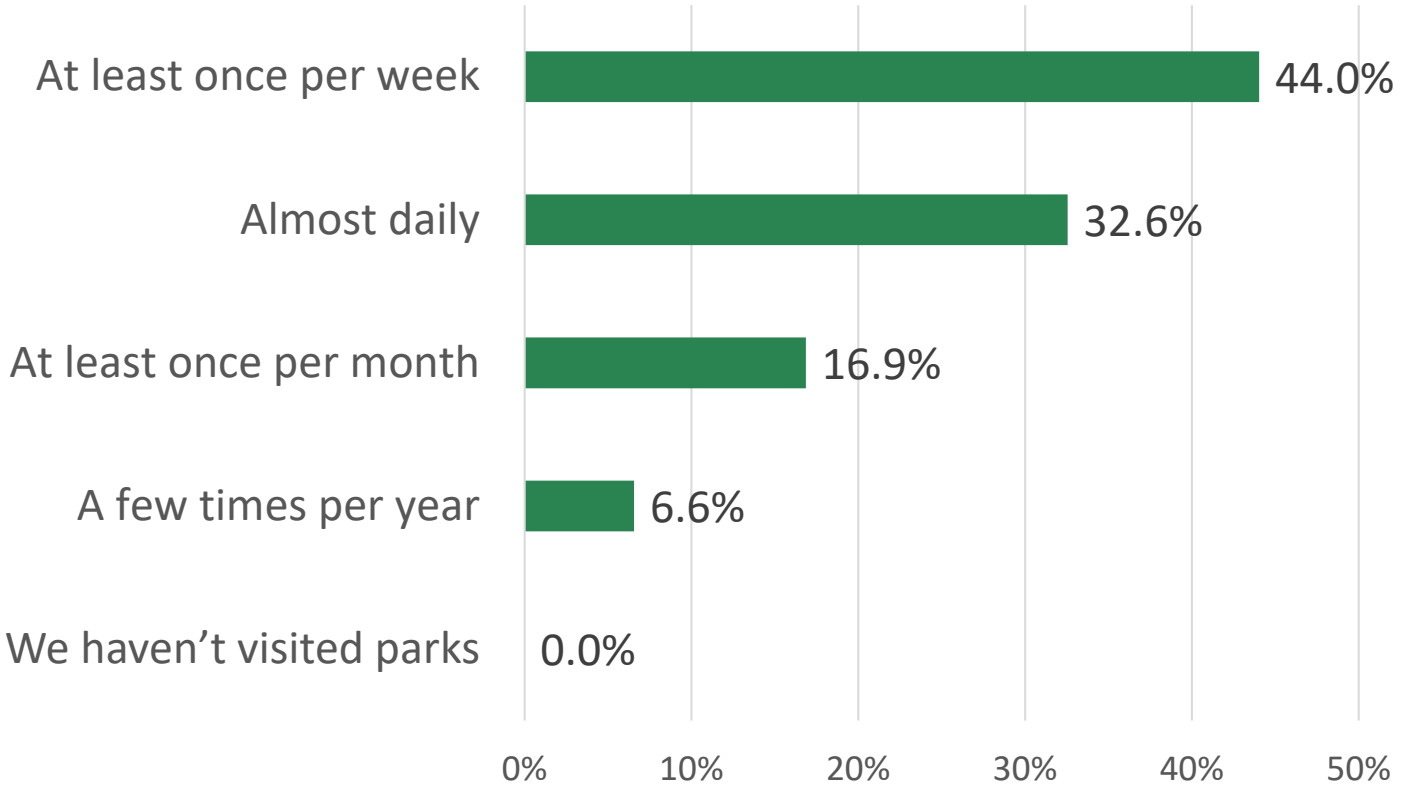
Q2. Please select the major parks and recreation facilities operated by the City of Ormond Beach Parks Department that you and other members of your household have visited during the past two years, including before the COVID-19 pandemic.



On-Line Survey

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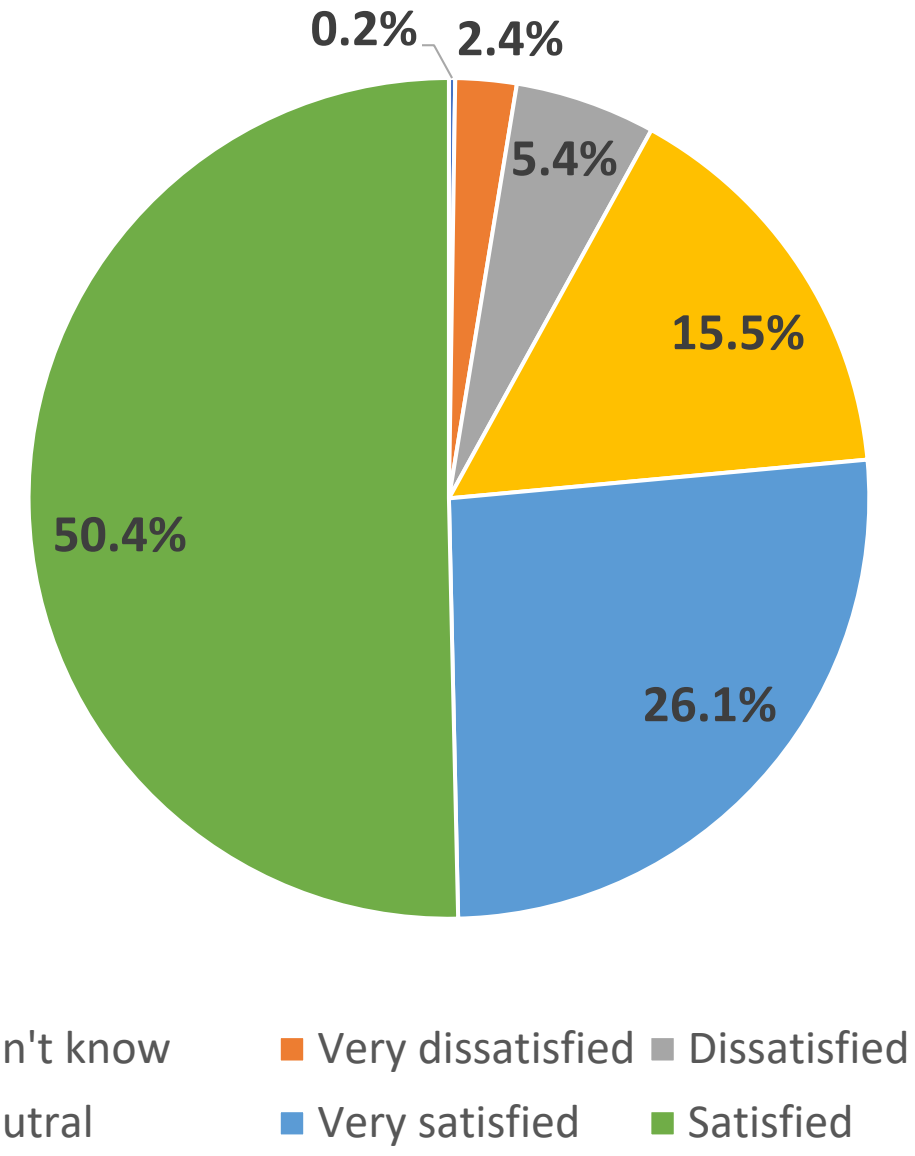
Q8. On average, how often have you and members of your household visited parks and recreation facilities in the City of Ormond Beach in the past two years, including before the COVID-19 pandemic?



On-Line Survey

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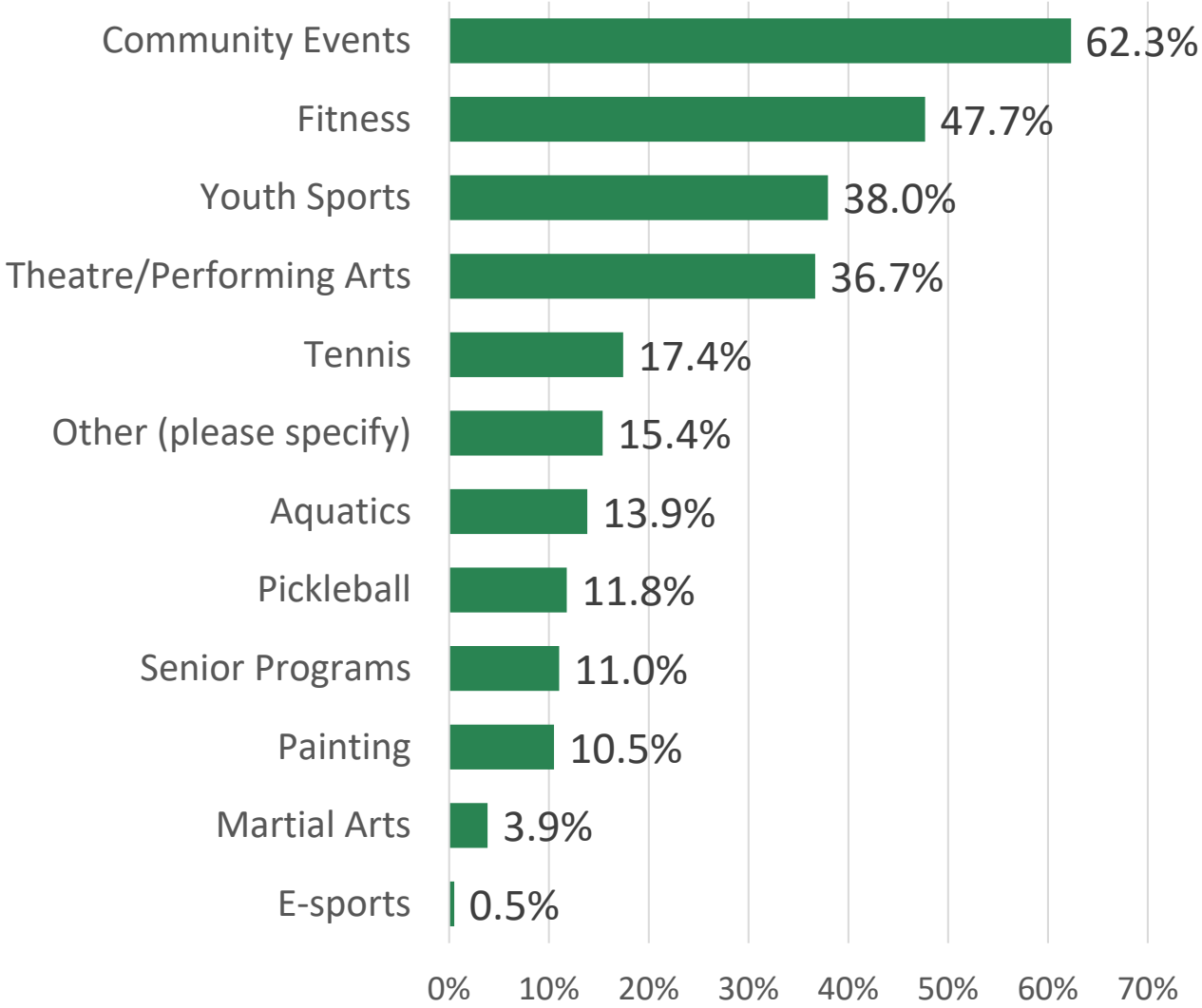
Q9. Overall, how satisfied are you with the parks and recreation facilities provided by the City of Ormond Beach Parks Department?



On-Line Survey

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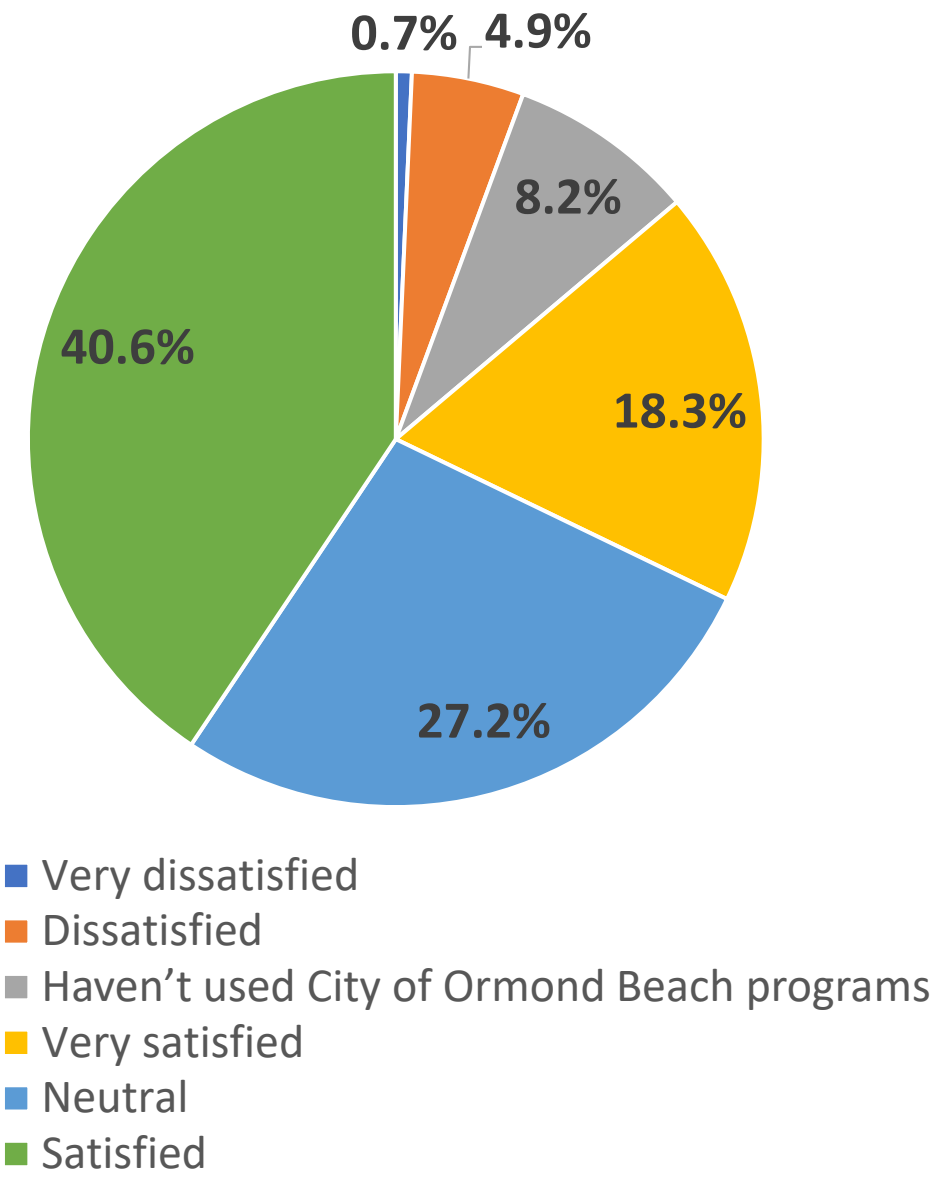
Q11. Please CHECK ALL the programs offered in the City of Ormond Beach that you and other members of your household have participated in over the last FIVE years.



On-Line Survey

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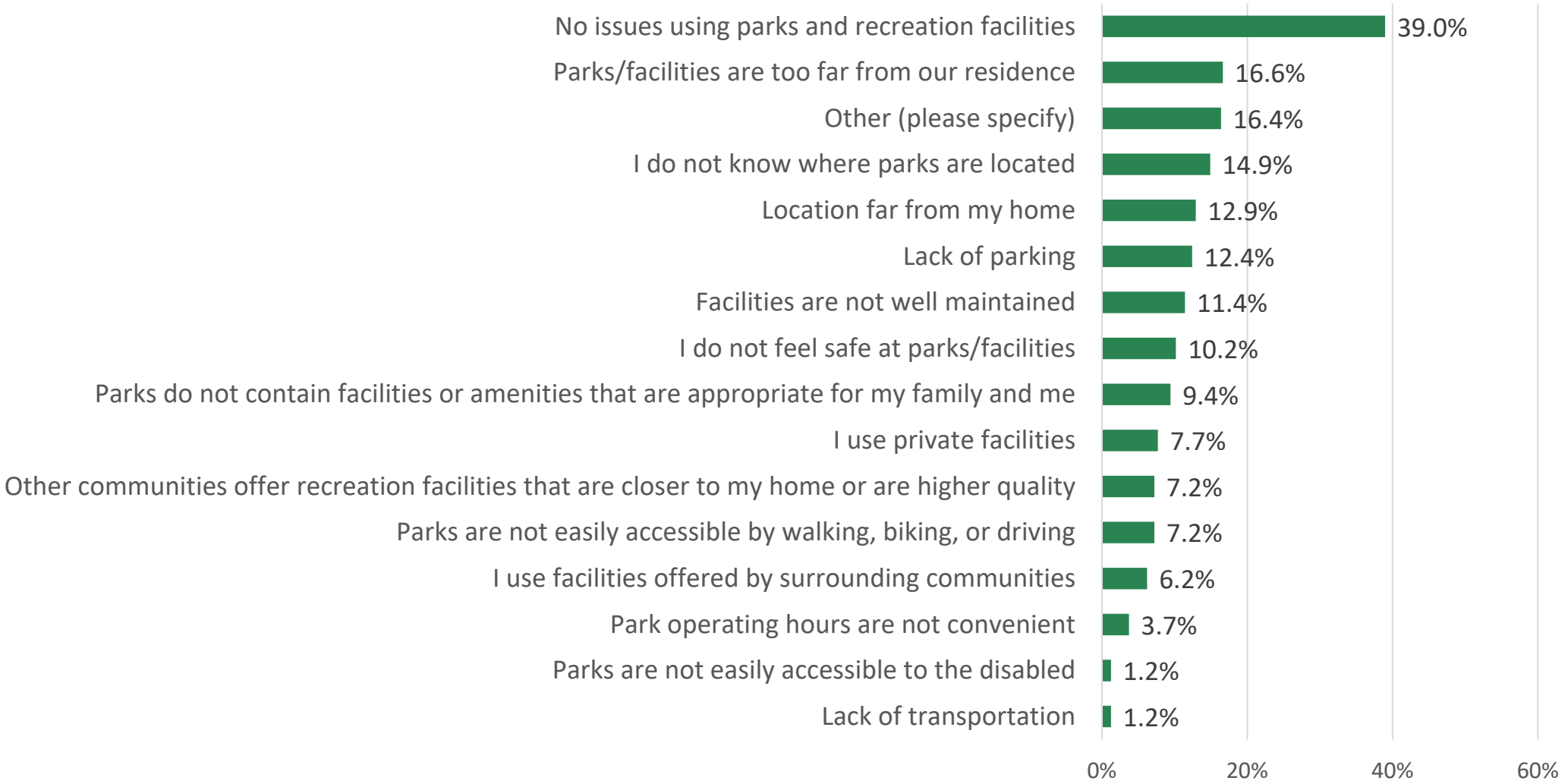
Q14. How satisfied are you with the programs offered by the City of Ormond Beach?



On-Line Survey

DRAFT

Q16. Please CHECK ALL the reasons that prevent you or other members of your household from using the parks and recreation facilities of the City of Ormond MORE OFTEN.

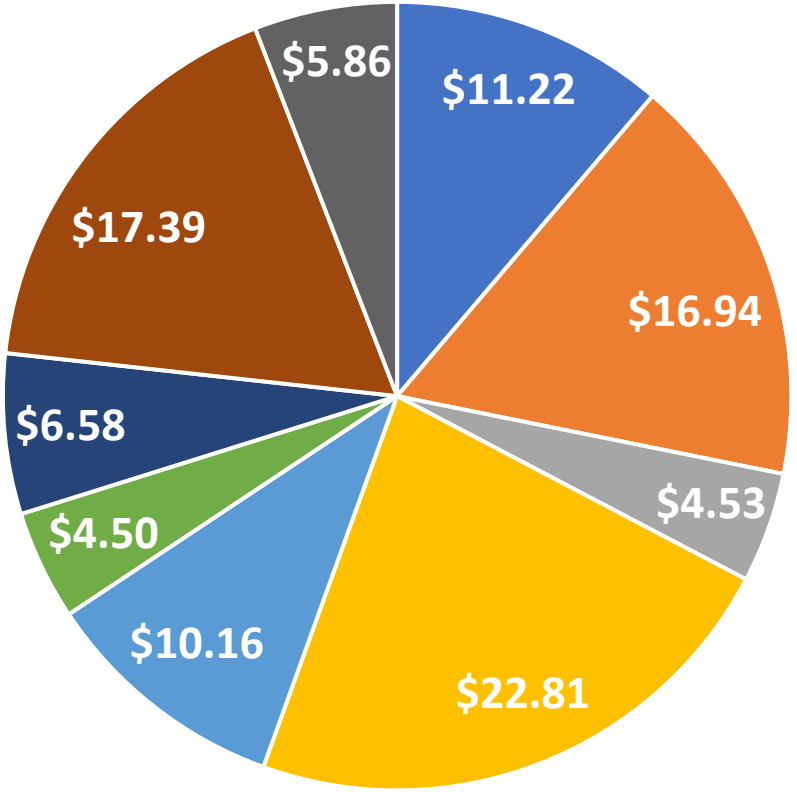


On-Line Survey

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Q18. If you had a budget of $100 for services provided by the City of Ormond Beach Leisure Services Department, how would you allocate the funds among the categories listed below?

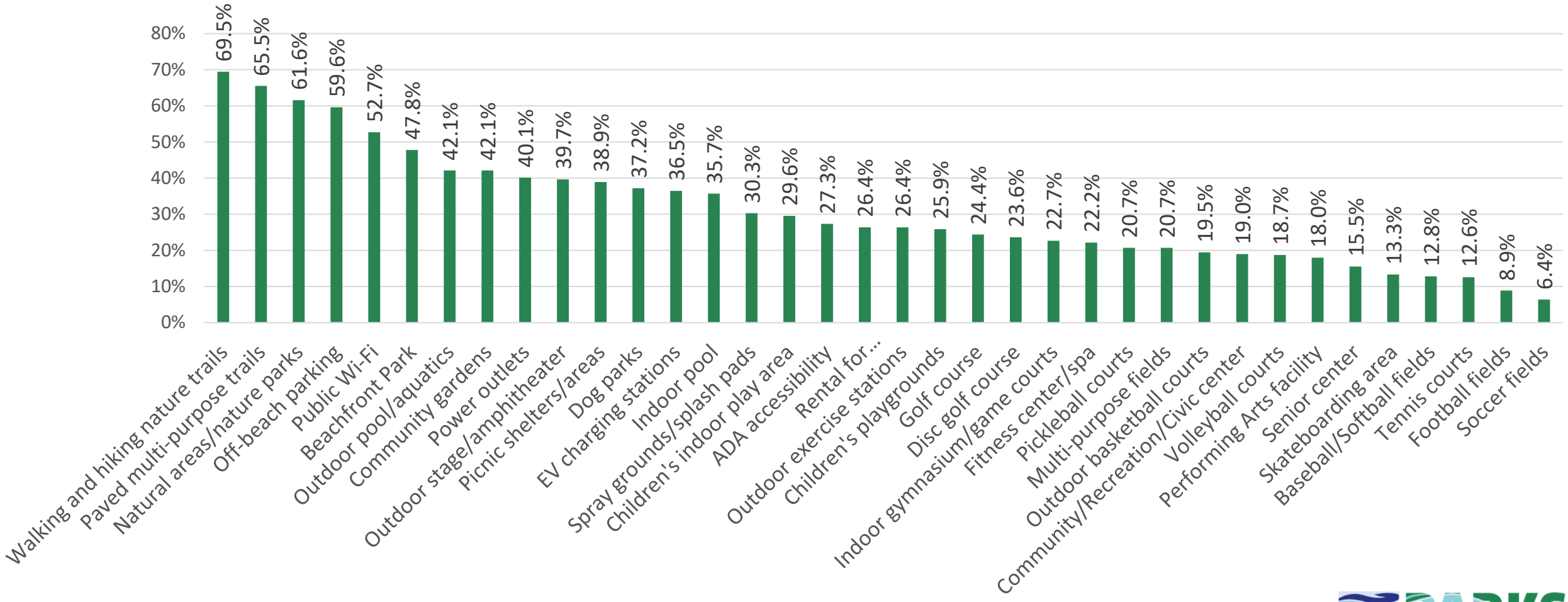
- Development of new parks and recreation facilities
- Development of new walking and biking facilities
- Development of new indoor recreation centers
- Improvements/maintenance of existing parks and recreation facilities
- Improvements/maintenance of existing walking and biking facilities
- Improvements/maintenance of existing indoor recreation centers
- Additional recreation activities, classes, and events
- Acquiring more park land
- Other:



On-Line Survey

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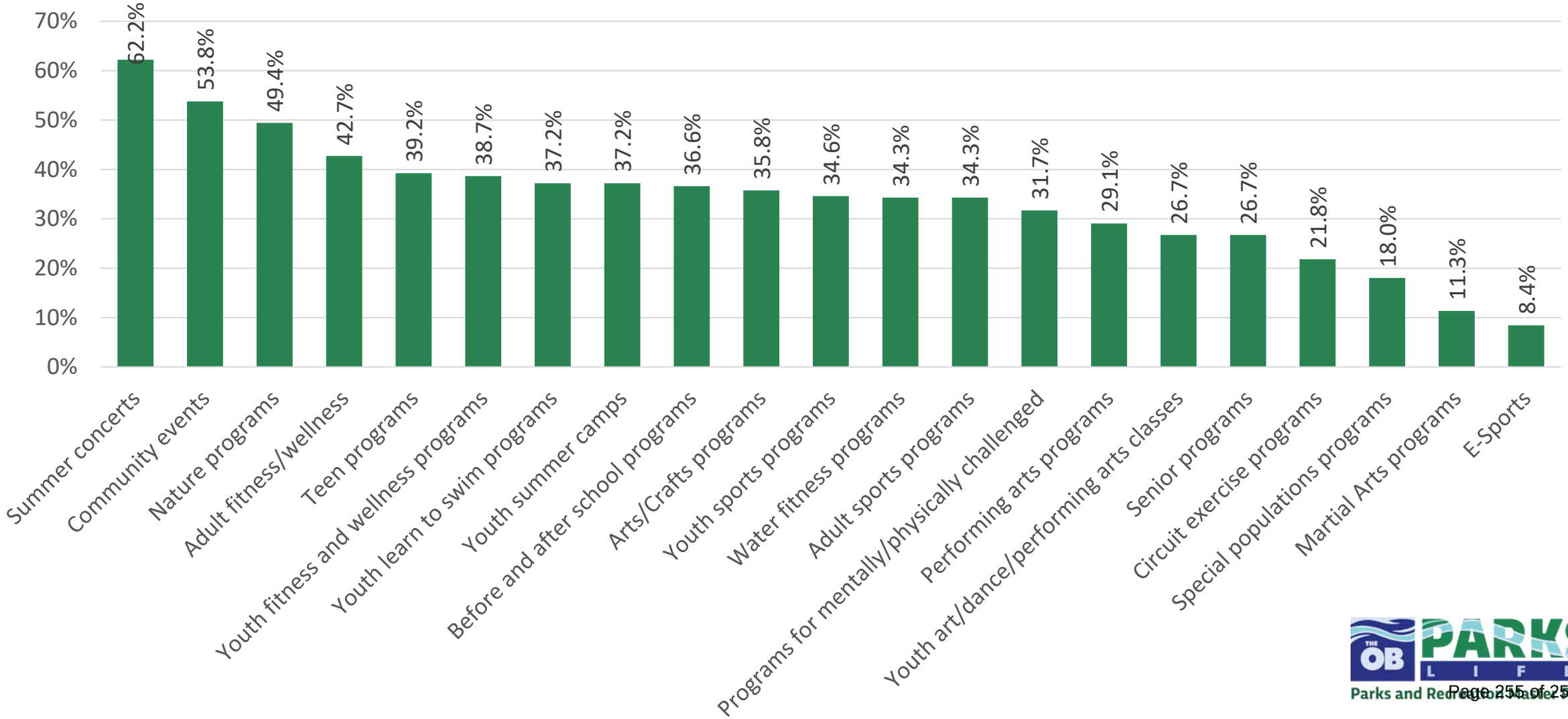
Q20. Please indicate if you or any member of your household NEED MORE of the type of parks and recreation facilities listed below.



On-Line Survey

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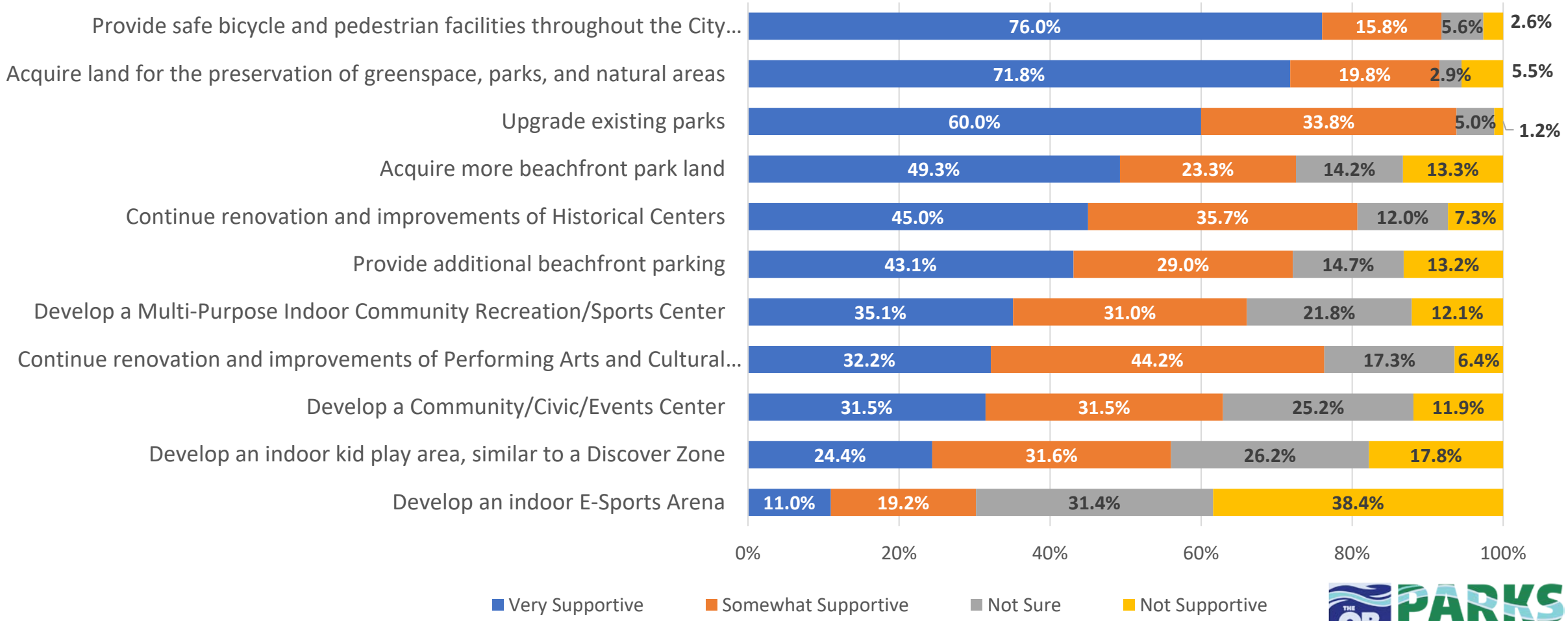
Q21. Please indicate if you or any member of your household NEED MORE of the type of parks and recreation programs listed below.



On-Line Survey

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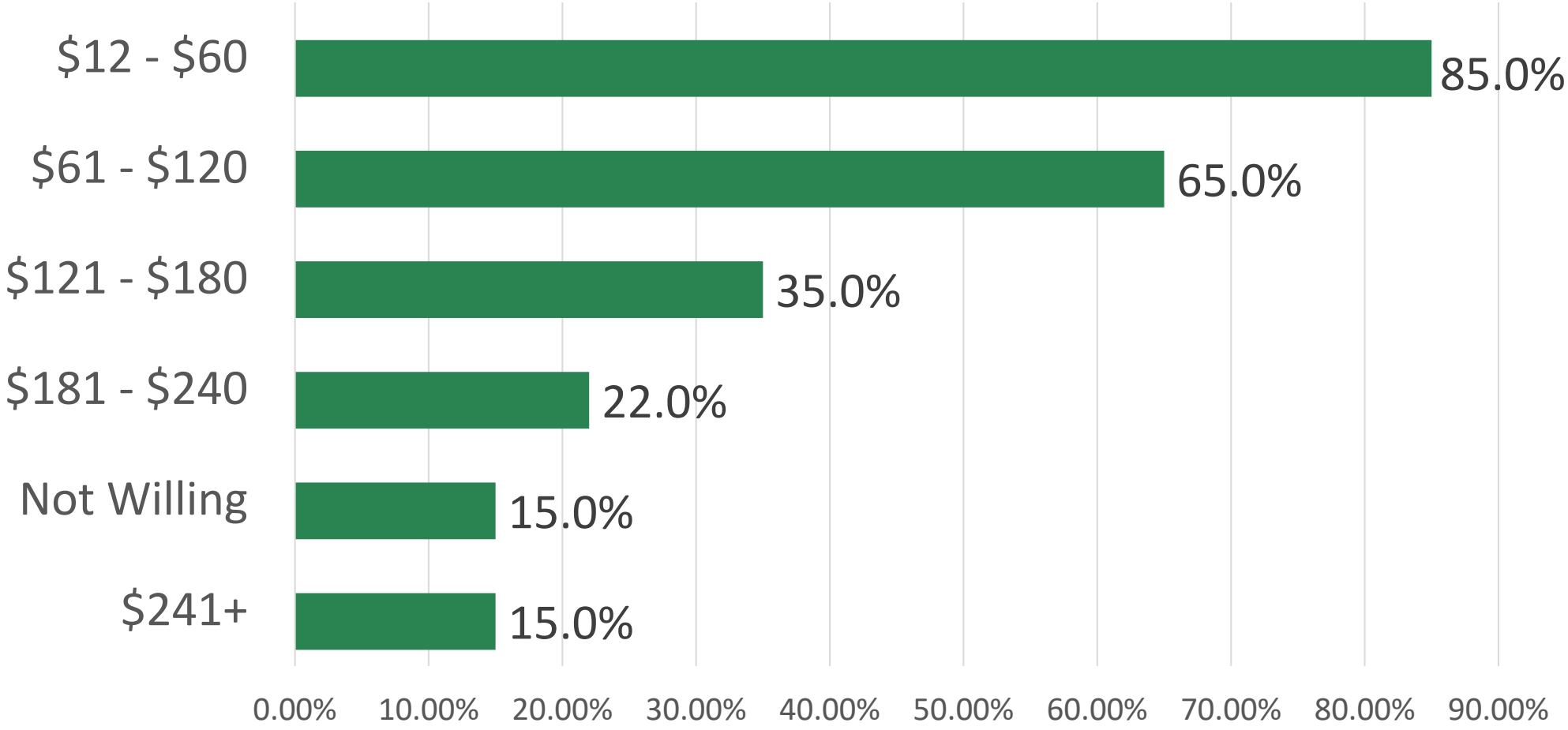
Q28. Please indicate the ACTIONS you would be VERY SUPPORTIVE, SOMEWHAT SUPPORTIVE, NOT SURE, or NOT SUPPORTIVE of each action.



On-Line Survey

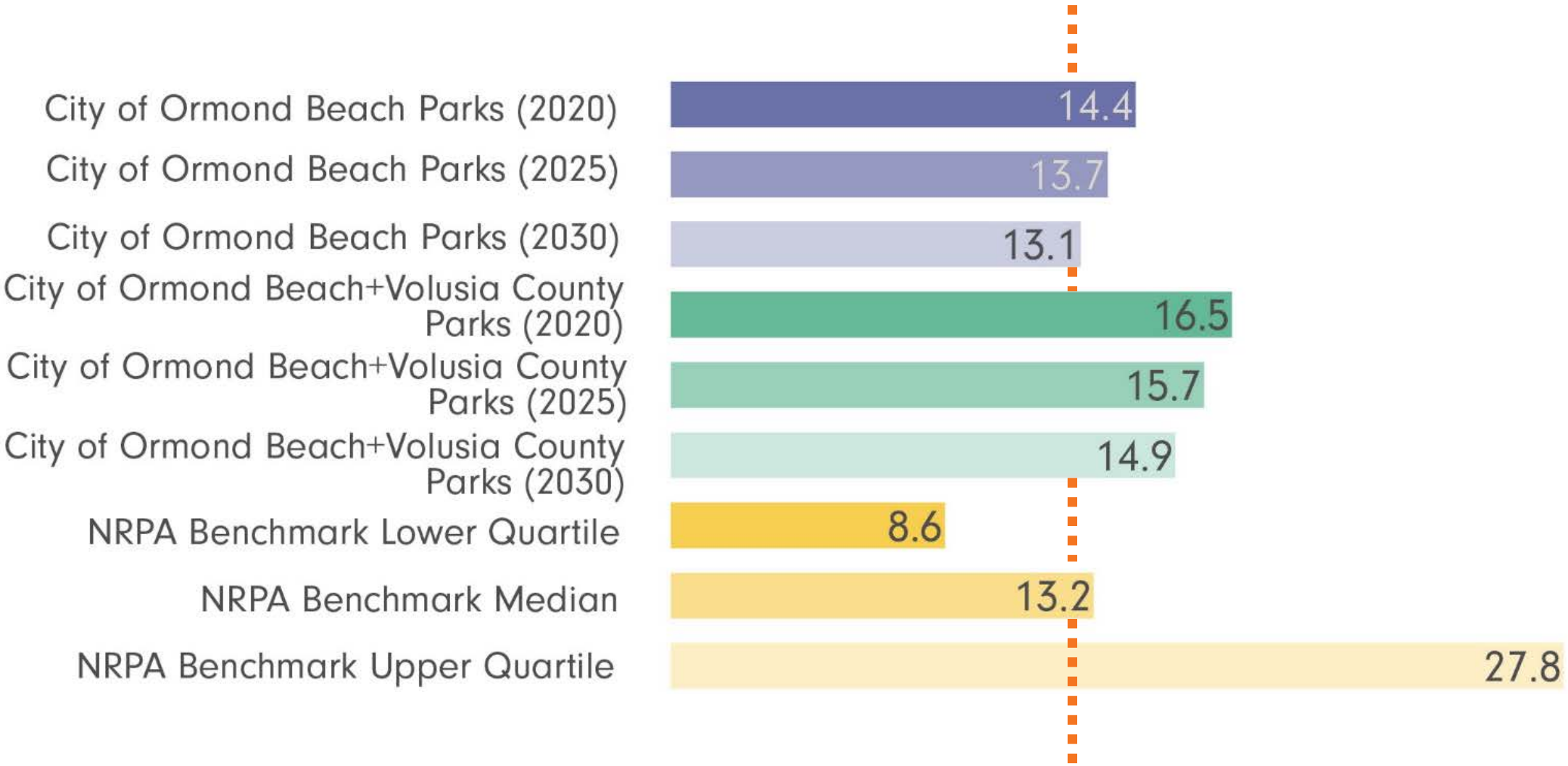
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Q24. What amount would you be willing to pay yearly to fund the types of parks, recreation facilities, and programs that are most important to you and your household?



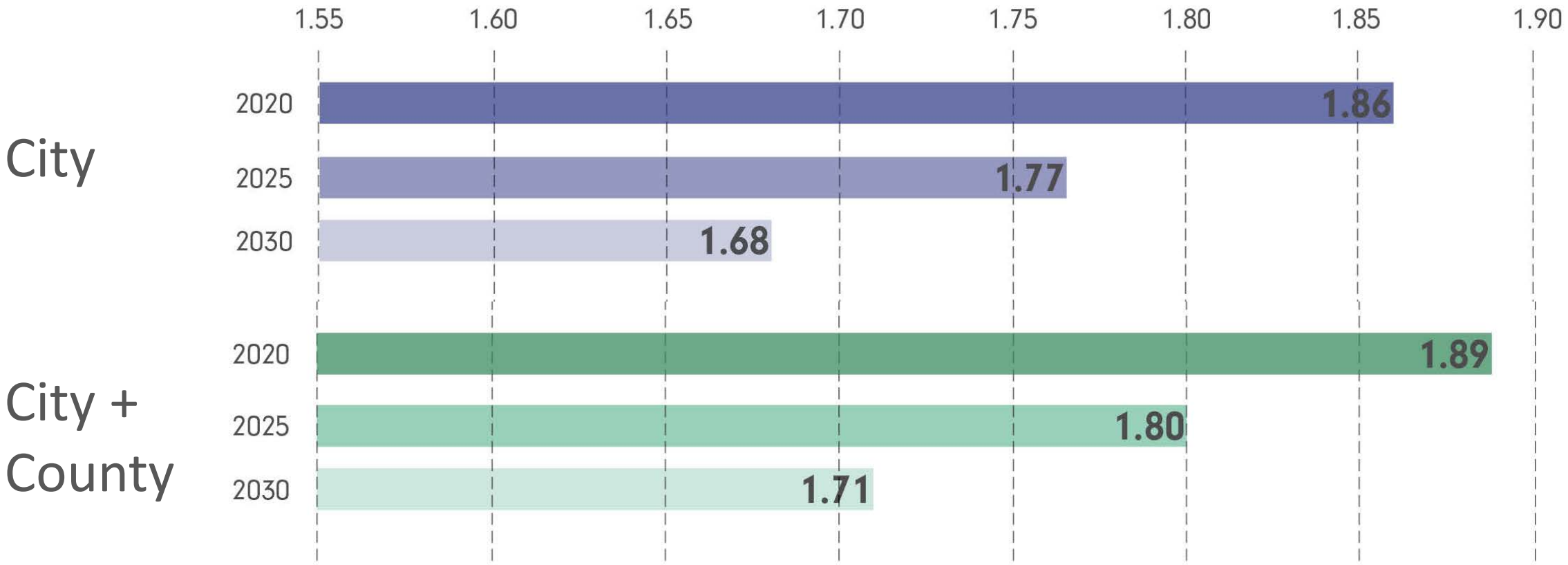
Acreage Level of Service

DRAFT



Indoor Square Footage Level of Service

DRAFT



Facilities Level of Service | NRPA Benchmarks

DRAFT

Potential Need Due to Limited Number of **City** Facilities:

- Senior Centers
- Nature Centers
- Gyms
- Diamond fields: baseball - youth
- Diamond fields: softball fields - youth
- Playgrounds (by 2030)
- *Dog park (currently managed by the YMCA)*
- Tot lots
- Skate park

Potential Need Due to Lack of **City** Facilities:

- Stadiums
- Arenas
- Golf Course (18-Holes)
- Rectangular fields: multi-purpose synthetic
- *Swimming pools (outdoor only), provided by YMCA)*

Facilities Level of Service | NRPA Benchmarks

DRAFT

Potential Need Due to Limited Number of **City + County** Facilities:

- Senior Centers
- Nature Centers
- Gyms
- Diamond fields: baseball - youth
- Diamond fields: softball fields – youth
- *Dog park (currently managed by the YMCA)*
- Tot lots
- Skate park

Potential Need Due to Lack of **City + County** Facilities:

- Stadiums
- Arenas
- Golf Course (18-Holes)
- Rectangular fields: multi-purpose synthetic
- *Swimming pools (outdoor only), provided by YMCA*

Facilities Level of Service | SCORP Benchmarks

Facility Type	Central East Region LOS x/ 1,000 residents (2025)	# City Facilities	City (Need) / Surplus to Meet Central East Region LOS by 2020	City (Need) / Surplus to Meet Central East Region LOS by 2025	City (Need) / Surplus to Meet Central East Region LOS by 2030
Saltwater Beach Activities (Linear Feet of Beach)	34.14	19,113	18,257	18,213	18,168
Saltwater Non-Boat Fishing (Linear Feet of Pier)	38.56	2,040	1,702	1,684	1,666
Saltwater Boat Ramp Lanes	0.11	3	2	2	2
Freshwater Boat Ramps	0.14	0	(1)	(1)	(1)
Paved Trails (Biking)	0.091	2	0	0	0
Baseball/Softball fields	1.33	14	7	7	7
Football fields	0.53	3	0	0	0
Soccer fields	0.25	12	11	10	10
Basketball courts	1.23	10	1	1	0
Tennis courts	1.19	21	15	15	14
Outdoor swimming pools	0.043	0	(1)	(1)	(1)

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Access Level of Service



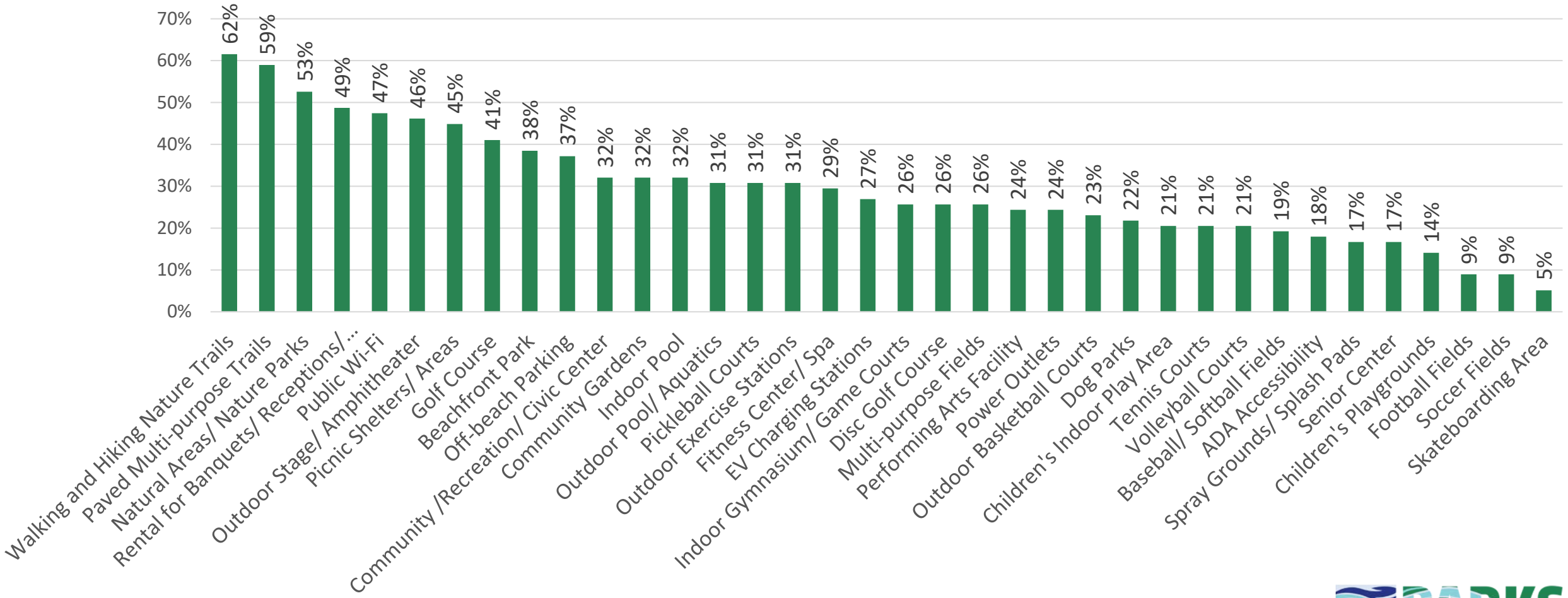
Access Level of Service



Public Meeting

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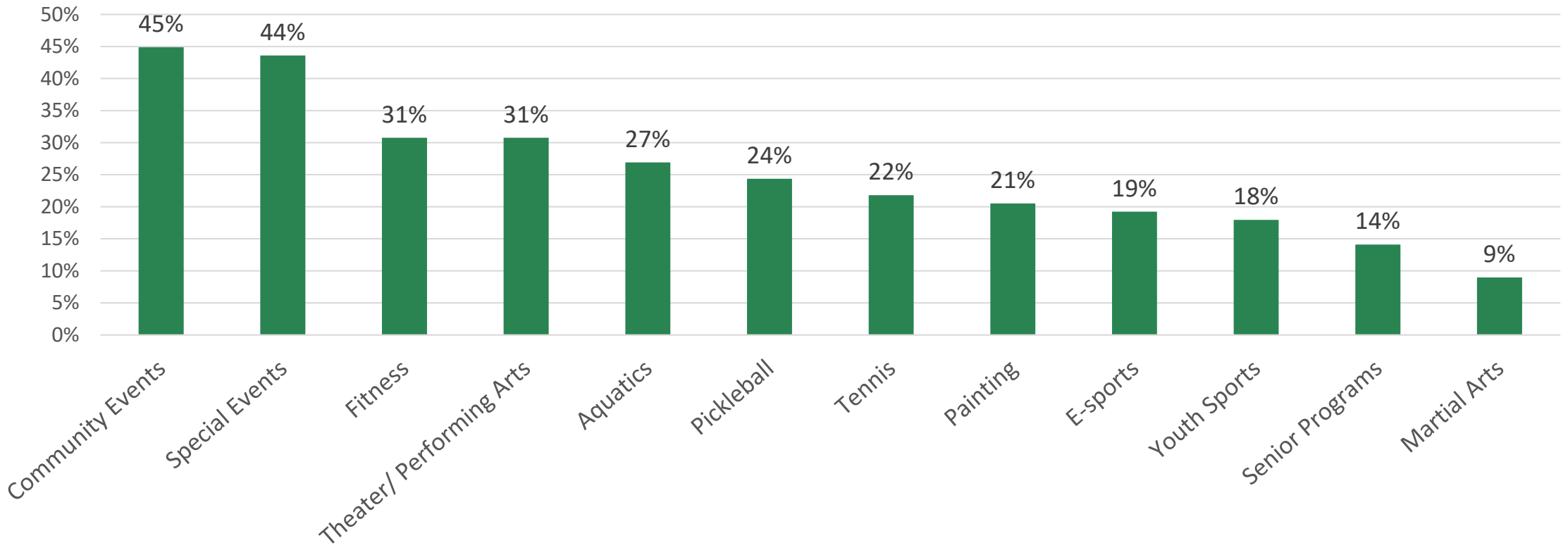
Facilities that are important but not adequately provided.



Public Meeting

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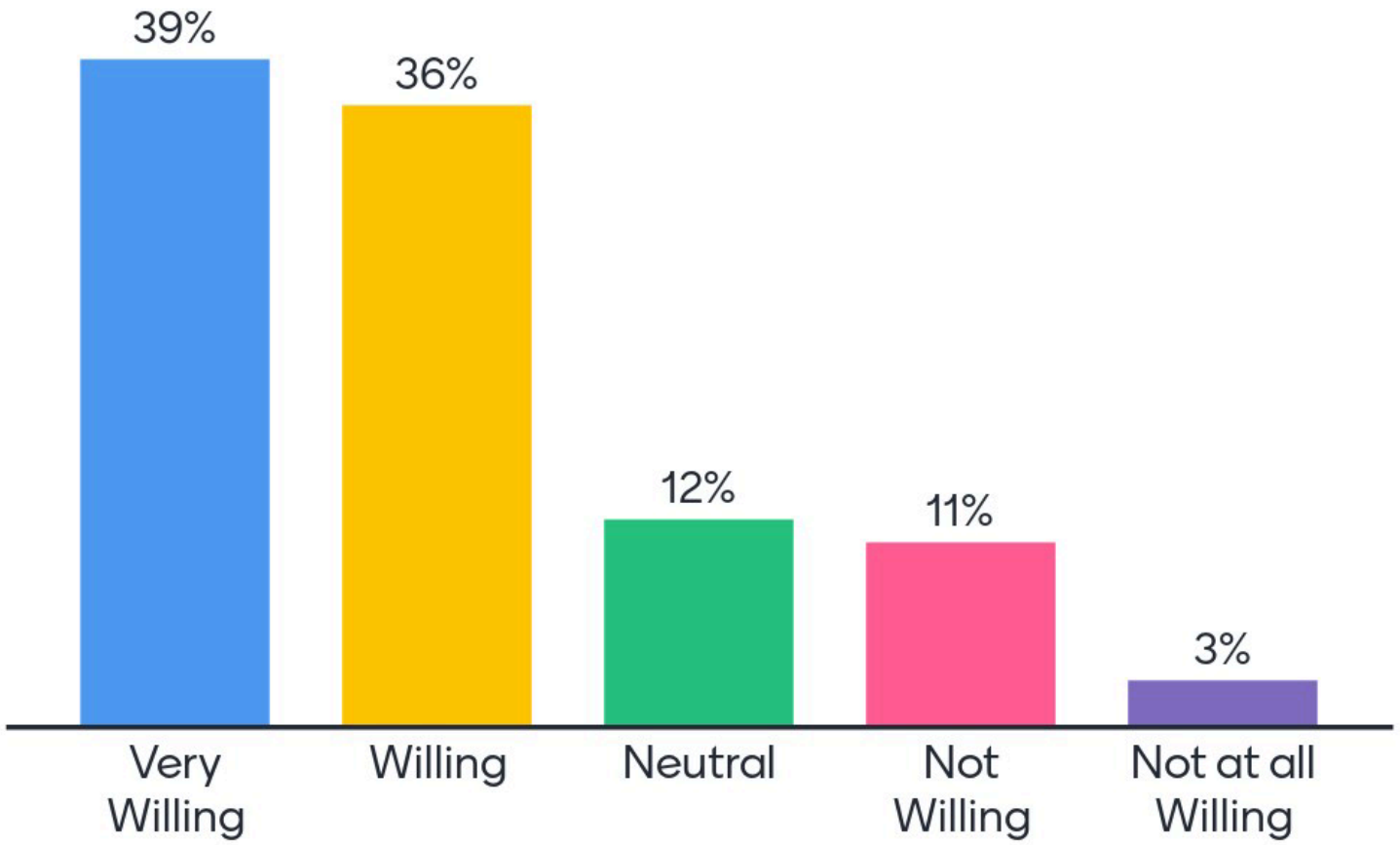
Programs that are important but not adequately provided.



Public Meeting

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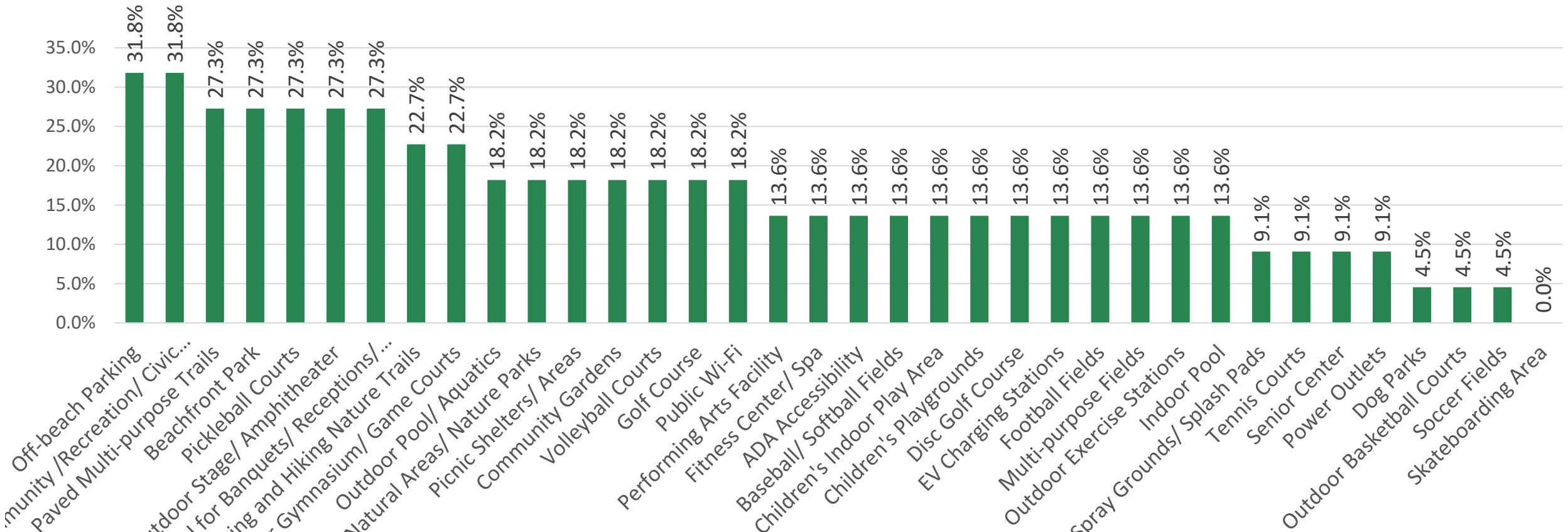
Willingness to pay additional taxes to fund the type of parks, recreation facilities, and programs that are most important to participant's household



Joint Advisory Board Meeting

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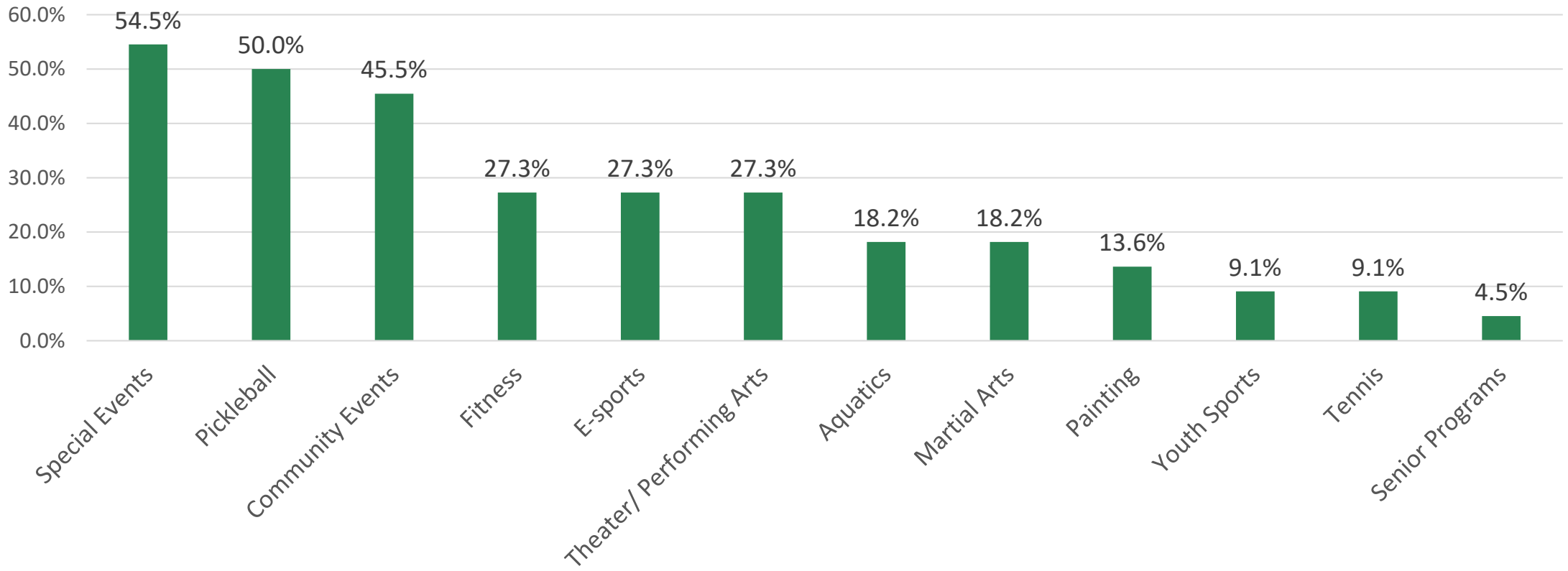
Facilities that are important but not adequately provided.



Joint Advisory Board Meeting

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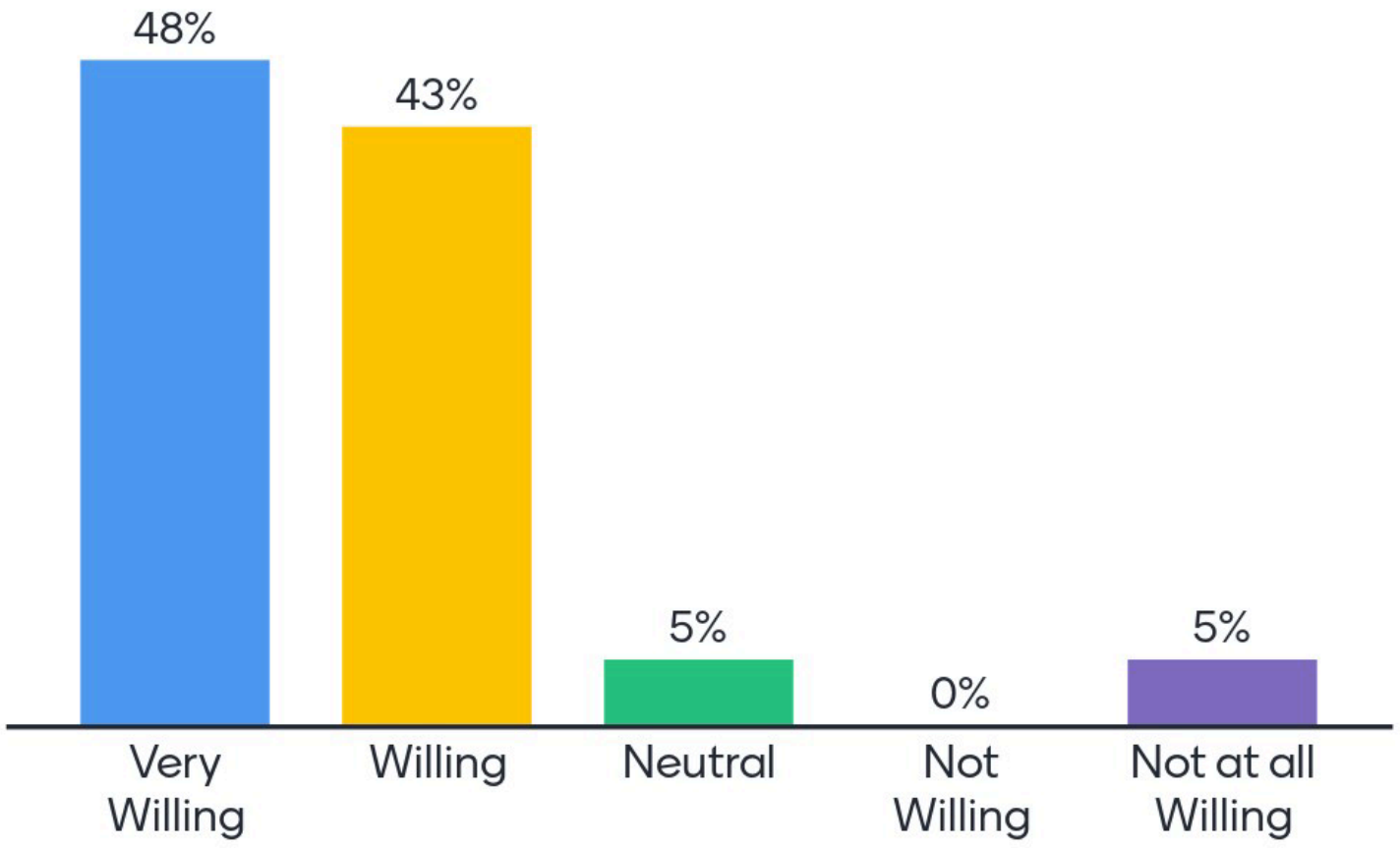
Programs that are important but not adequately provided.



Joint Advisory Board Meeting

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Willingness to pay additional taxes to fund the type of parks, recreation facilities, and programs that are most important to participant's household



Mayor and Commissioner Interviews

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- Upgrading sports facilities and adding a new gym;
- Keeping up with recreation trends, including provision of adequate pickleball facilities;
- Addition of a multi-purpose open space;
- Adding “another” Andy Romano Beachfront Park;
- Saving green space;
- Specific park improvements, including:
  - Granada Bridge enhancement and expanding “four corners” to include coffee, snack stand;
  - Water taxis to Cassen Park/restaurants;
- Providing adequate recreation opportunities in West Ormond, including a community center; and
- Overall, improving public safety, health, and quality of life through the parks and recreation system.

Joint Advisory Board Member Interviews

DRAFT

- Need for improvements to and maintenance of existing parks and facilities to ensure high quality experiences. Ormond Beach Sports Complex was noted in particular to have drainage issues on the fields and be in need of stadium improvements (4);
- Parks and recreation facilities in West Ormond (2);
- Improve the performing arts center (2);
- A gymnasium/multi-purpose indoor center (2);
- A civic center/place for formal events (2);
- Safe bicycle paths/trails through city (2);
- Additional amenities in parks - restrooms in particular (2);
- Expansion of Cassen Park, possibly with a restaurant (2); and
- Pickleball courts (2).

Stakeholder and Focus Group Interviews

DRAFT

- More connected walking, biking, and multi-use trails (7);
- Improved safety (improvement of pedestrian crosswalks, widening trails, lighting) (3);
- Improved marketing/communication to make people aware of current programming/facilities (3);
- Increase in accessible natural areas (2); and
- Greater accessibility - in terms of transit to facilities (1) and for people with disabilities (1).

Summary Findings | Priority Actions

DRAFT

NEEDS ASSESSMENT TECHNIQUE:	Statistically Valid Survey	On-line Survey	Level-of-Service Analysis + Benchmark	Public Meeting	Stakeholder Interviews	Focus Group Interviews	Joint Advisory Board	Park Site Evaluations
#1. Provide safe bicycle and pedestrian facilities in the City	●	●	●	●	●	●	●	-
#2. Upgrade existing parks including athletic fields	●	●	●	-	●	-	●	●
#3. Acquire land for preservation of greenspace, parks, and natural areas	●	●	●	●	●	●	●	
#4. Continue renovation and improvements of Historical Centers	●	●	●	-	-	-	-	●
#5. Provide additional beachfront parking	●	●	●	-	●	-	-	-
#6. Acquire more beachfront park land	●	●	●	-	-	-	-	-
#7. Continue renovation and improvements of Performing Arts & Cultural Centers	●	●	●	-	-	-	●	●
#8. Develop a multi-purpose Indoor Community Recreation Center/Sports Center	●	●	●	-	●	●	-	-
#9. Develop community/civic/events center	●	●	●	-	●	●	-	

Summary Findings | High Priority Facilities

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NEEDS ASSESSMENT TECHNIQUE:	Statistically Valid Survey	On-line Survey	Level-of-Service Analysis + Benchmark	Public Meeting	Stakeholder Interviews	Focus Group Interviews	Joint Advisory Board	Park Site Evaluations
#1. Walking and hiking nature trails	●	●	-	●	-	●	-	-
#2. Off-beaching parking	●	●	-	-	-	-	●	-
#3. Beachfront Parks	●	●	●	-	-	-	●	-
#4. Natural areas/Nature Parks	●	●		●	-	●	●	-
#5. Paved multi-purpose tails	●	●	-	●	-	●	●	-
#6. Public Wi-fi	●	●	-	-	-	-	●	-
#7. Outdoor stage/amphitheater	●	-	●	-	-	-	●	-
#8 Dog Park	●	-	●	-	-	-	-	-

Summary Findings | High Priority Programs

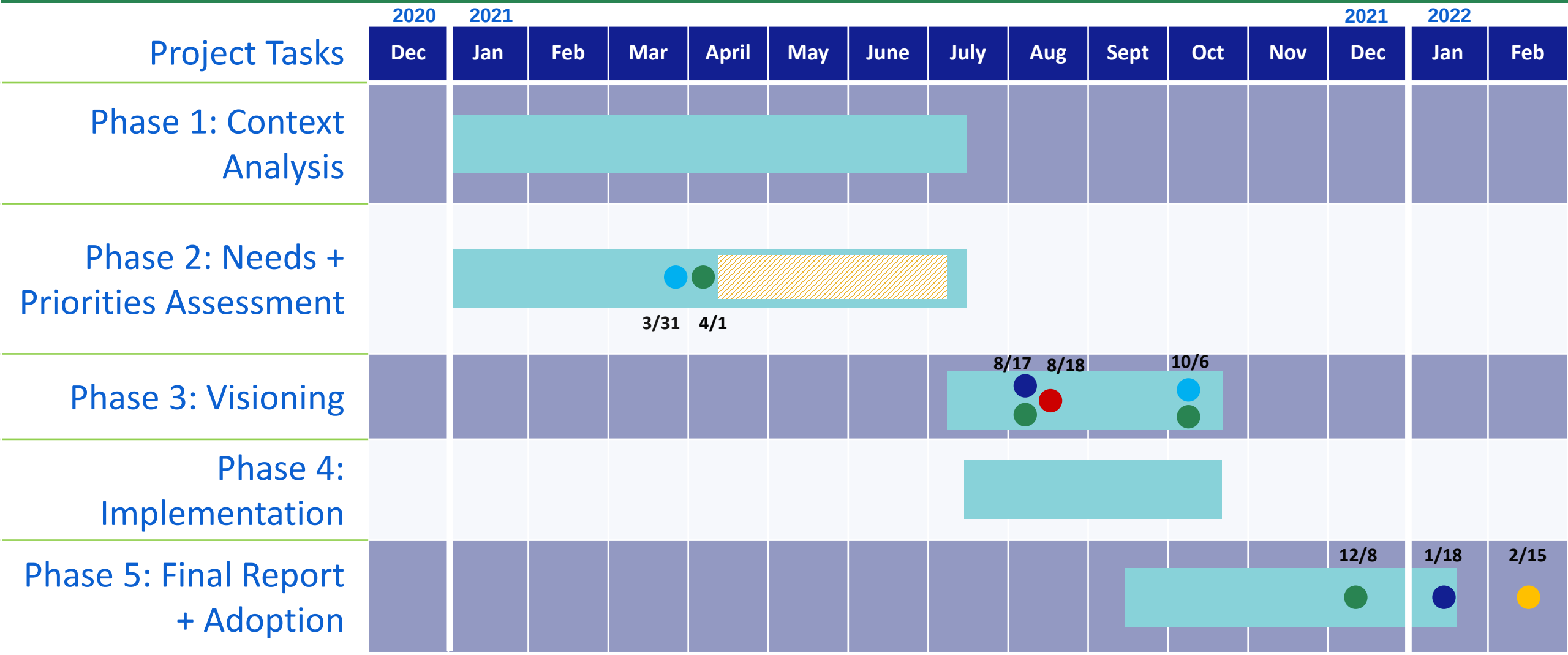
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NEEDS ASSESSMENT TECHNIQUE:	Statistically Valid Survey	On-line Survey	Level-of-Service Analysis + Benchmark	Public Meeting	Stakeholder Interviews	Focus Group Interviews	Joint Advisory Board	Park Site Evaluations
#1. Summer concerts	●	●	-	●	-	-	●	-
#2. Adult fitness/wellness	●	-	-	●	-	-	-	-
#3. Community events	●	●	-	●	-	-	●	-
#4. Nature programs	●	-	-	-	-	-	-	-
#5. Performing arts programs	●	-	-	-	-	-	●	-

- Introduction
- Review of Project Goals
- Review of Planning Process + Schedule
- Review of Findings
- Discussion
- Next Steps
- Completion of Visioning Survey

City of Ormond Beach
Parks and Recreation Master Plan

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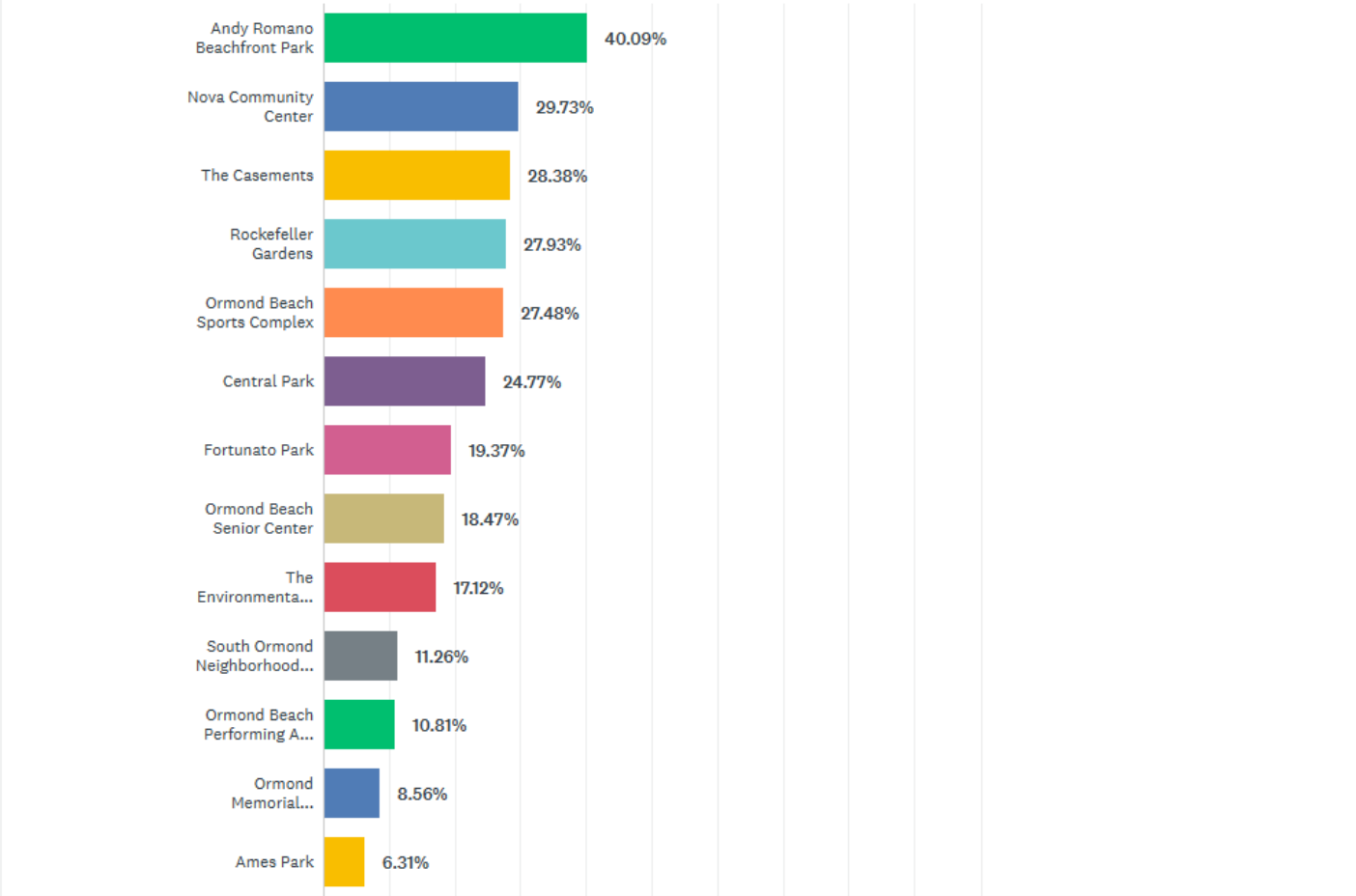
Visioning Survey

https://www.surveymonkey.com/r/OBParksLifeVision

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Where do you need Public Wi-Fi the most?We heard from many of you that you would like to have Wi-Fi in the City's parks! Great! We are curious, from the list of parks below, please select the top 3 parks that you would like to see Wi-Fi installed. Please share any additional comments that you might have to better understand your Wi-Fi preferences.

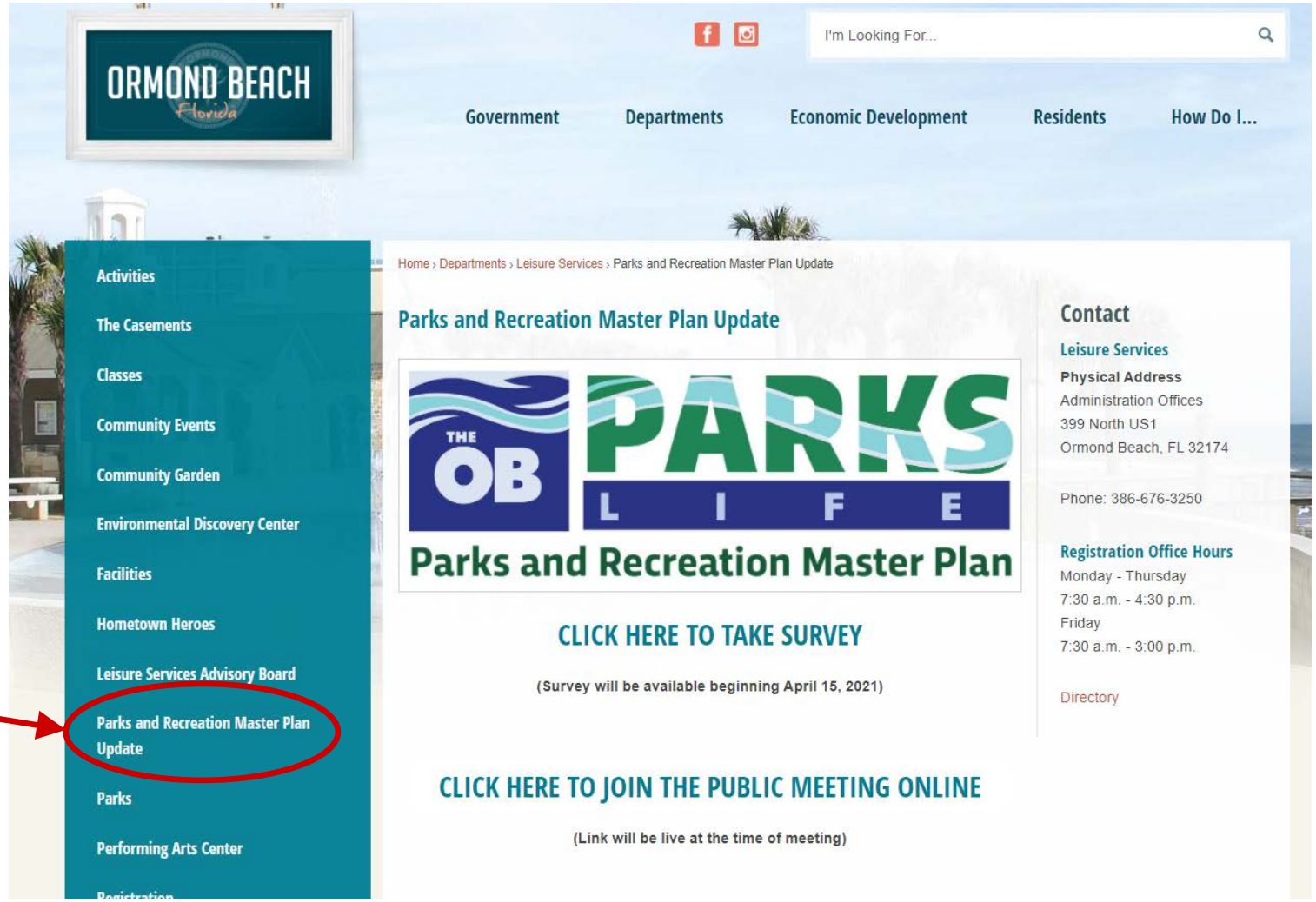
Answered: 222 Skipped: 28



Project Website

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- Go to the City's Website: www.ormondbeach.org
- Select Departments
- Select Leisure Services
- Look for **Parks and Recreation Master Plan** in left side of the web-page



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Parks and Recreation Master Plan

Existing Conditions + Needs Assessment Findings
Joint Advisory Board Presentation August 17, 2021

Volusia County
FLORIDA

Volusia ECHO Program

A guide for applicants









TABLE OF CONTENTS

Introduction 3
- History
- Overview
- Funding

Applicant Eligibility 5
- Clean Hands

Project Eligibility 6
- Public Access
- Unrestricted Ownership and Undistributed Use of Facility
- Exceptional Project

Match Requirements 9

Application 13
- Application Process
- Application Requirements
- Technical Application
- Final Application
- Eligibility Meeting
- Grant Review Panel
- County Council

Award Phase 18
- Process
- Publicity Requirements

Construction Phase 20
- Process
- Project Time Limits
- Project Extensions
- Changes in Scope/Budget
- Report Requirements
- Monitoring

Post-Construction Phase 22
- Changes in Scope
- Reporting Requirements
- Publicity Requirements
- Monitoring

Definitions 23

Restrictive Covenants 26

Independent Report 28

HISTORY

The Volusia ECHO program, generated by a grassroots initiative, resulted from a citizen approved referendum passed November 7, 2000. Volusia ECHO provides grant funds to finance acquisition, restoration, construction or improvement of projects to be used for environmental, cultural, historical and outdoor recreational purposes. It is the intent of the Volusia County Council that funds be allocated throughout the county to provide broad geographical distribution and apportioned appropriately among the environmental, cultural, historical and outdoor recreational projects.

The Volusia ECHO Program seeks to enhance the quality of life of Volusia County's residents by working to achieve the following goals over a broad geographic base:

- Provide environmental/ecological, cultural, historical/heritage and outdoor recreational opportunities.
- Preserve significant archaeological or historic resources; and develop, enhance and promote heritage tourism opportunities, experiences and resources.
- Foster public memory and community identity by promoting and providing access to destinations and experiences associated with past events, peoples and places within the County of Volusia.
- Provide high quality, user oriented outdoor recreational opportunities including, but not limited to, access to the Atlantic Ocean through the establishment of oceanfront parks and off-beach parking.
- Improve the quality of life for Volusia's residents by providing access to the cultural arts, increase cultural based tourism, and encourage redevelopment and revitalization of downtown and urban areas through the provision of cultural arts projects.

OVERVIEW

Environmental



Understanding of the environment and educating the public are key factors in maintaining a healthy sustainable community. ECHO funds support development of environmental projects, including green infrastructure and nature-based solutions, which promote environmental awareness and stewardship to help citizens make responsible decisions that will protect our environment and future sustainability.

Volusia County has a diverse and delicate ecosystem, ranging from low beach and marsh areas to high and dry pine forests. A sole source aquifer below the county's land mass sustains our water needs. It is critical that a proper balance is maintained between preserving life sustaining ecological systems and meeting the demands of our increasing population.

Cultural



Cultural activities play an important role in improving the quality of life for residents and visitors. Volusia County is a proud supporter of the arts.

The arts increase the county's tourism-based economy and encourage redevelopment in our downtown and urban areas.

Historic



Volusia County is home to over 200 sites listed on the National Register of Historic Places, including downtown neighborhoods, agricultural and educational districts, and individual buildings, churches, and archaeological sites. In 2005, the Historic Preservation Board, a County Council advisory board, developed a list of critical historic properties. In an effort to save Volusia County's historical landmarks, special ECHO policies were approved by the County Council to encourage restoration and acquisition of these endangered facilities.

Each year, the Florida Trust for Historic Preservation recognizes significant contributions of individuals, societies, businesses and government entities that have demonstrated outstanding achievement in the field of historic preservation through its statewide Annual Preservation Awards Program. The County of Volusia received the "Outstanding Organization Achievement Award" in 2010 for its commitment to historic preservation through the ECHO program.

Outdoor Recreation



Outdoor recreation plays an important role in the quality of life of Volusia County residents and tourists. The 2000 ECHO referendum, passed by our citizens, resulted from a grassroots initiative that viewed Volusia County as an extensive and vibrant park system.

Our county's abundant natural resources enrich our lives through passive and active sports parks. Additionally, the countywide trail system meanders as a linear park throughout Volusia County.

FUNDING

The County's Chief Financial Officer shall determine the amount of funds available for award each year. Each application that is recommended for funding will be funded at 100% of the requested amount as funds are available. If the recommended awards result in a grantee receiving only partial funding, the applicant will be given the option of accepting the partial funding amount during the Grant Review Panel session.

The potential grantee shall provide a revised budget to the County prior to the approval of final award by the County Council that describes the use of the reduced ECHO grant and corresponding match.

Standard Project

The maximum standard grant request amount is $600,000. The minimum amount is $12,500. Required match is 1:1. A standard project is defined by the total square footage of the facility to be constructed, renovated or improved and the site on which the project exists. Both the improved and unimproved property will have an established footprint based on the initial application.

A project or facility complex may receive multiple standard grants up to, but not more than, $3.1 million over the life of the ECHO program unless the project provides a substantial expansion to the total square footage of a project or site, which results in significant additional public use. Such an expansion may allow the Grantee to apply for an additional $3.1 million. Approval by the County Council is required prior to application in order for an applicant to exceed the initial $3.1 million funding cap.

Exceptional Project

The maximum exceptional grant request amount is $2.5 million. Required match is 1:1. No project or facility complex may receive more than one Exceptional grant award through the life of the ECHO program. If the exceptional award was not the maximum award, the applicant may request a Standard Single-Phase project grant(s) to reach the cap amount.



ECHO Grant applicants must be:

- Volusia County Government; or
- Municipal Government within Volusia County; or
- Not-for-Profit Corporation that meets the following criteria:
    - A Not-For-Profit corporation incorporated in the State of Florida and classified as a 501(c)(3) tax exempt under Federal Internal Revenue Service regulations and designated in compliance with s.170 of the Internal Revenue Code of 1954; and
    - Has maintained incorporated status for more than two years prior to the application deadline; or
    - Has been incorporated in the State of Florida for less than two years at the time of the application deadline, but has provided sufficient evidence of operations for a minimum of 10 years in Volusia County and provided the most recent five years of Independent Certified Audits and Management Letters of the organization.
    - Is registered as a Foreign Corporation doing business in the State of Florida with a local group within Volusia County that can provide sufficient evidence of public service to Volusia County citizens for the five-year period prior to the ECHO application deadline. Foreign corporations must also demonstrate five years of 501(c)(3) status in its State of Incorporation.

The applicant may not owe the County of Volusia any money or have any outstanding violations of Volusia County Code of Ordinances.

The applicant must have satisfied all administrative requirements of previous grants and agreements received from or administered by the County of Volusia.

The applicant may have no more than three open projects at one time to be eligible to apply for additional funding.

Projects whose owner/tenant (i.e., the applicant) does not provide ECHO related services as their main mission are ineligible.

The applicant must agree to required match per the guidelines established in the ECHO Guidebook.

Clean Hands

The applicant may not owe the County of Volusia any money or have any outstanding violations of Volusia County's Code of Ordinances. The ECHO Committee strongly suggests applicants request a "Clean Hands" search well in advance of submitting an ECHO grant to determine if they owe money to the County or are in violation of a County Code.

The ECHO Clean Hands form has instructions and lists the contacts in each of the five County Departments to which it, and the Not-For-Profit Officers and Shareholders form, must be submitted. Forms and information may be requested from the ECHO office.

ECHO staff will conduct a Clean Hands search of all applicants prior to presenting the grant award recommendations to the County Council. Failure to resolve clean hand situations prior to the County Council meeting will result in the applicant being ineligible for a grant award.



Pursuant to Volusia County Council Resolution 2000-156, an organization's project/application must meet the following criteria:

- The Volusia ECHO Program funds are to be used solely to finance acquisition, restoration, construction and improvement of environmental/ecological, cultural, historical/heritage and outdoor recreation projects for public use.

  In addition to all other requirements, standalone green infrastructure and nature-based solutions projects require a conservation easement or other legally binding document to guarantee long-term management and public access.

- Only one application for the same project, facility complex or site will be accepted in a single grant cycle.
- There may be no more than two open ECHO grant awards per project site to be an eligible application.
- Projects should not duplicate each other or an existing or planned ECHO related function in the same area of service, whether public or private. This applies to projects from the same applicant or different applicants.
- County staff shall make recommendations on duplication and eligibility.
- Historic restoration, a trail system, off-beach parking, green infrastructure, nature-based solutions projects and established, fully open to the public ECHO related projects are exempt from these duplication restrictions.
- Projects solely for depreciable items, with less life expectancy than the required grant agreement period, are ineligible unless there is sufficient evidence the applicant has the ability to replace them.

PUBLIC ACCESS

The project must be accessible to the public for a period of 20 years from execution of the grant agreement. In addition, grantees may not discriminate in the schedule of fees or terms of use of the facility. Public access must be provided within two years of the ECHO award. If this does not occur, the applicant will not be eligible to apply for additional ECHO funding.

Projects that ultimately allow access only to the exterior of a building are ineligible unless the project is a standalone green infrastructure or nature-based solutions project. These include:

- Projects intended primarily for students, faculty and staff and/or that are intended to augment or supplement a curriculum.
- Projects on multi-use campuses/complexes with no designated parking.

UNRESTRICTED OWNERSHIP/ UNDISTURBED USE OF FACILITY

Documentation of the ownership or lease of the facility and property shall provide for undisturbed use. Length of the lease shall be consistent with requirements set in the Restrictive Covenants. Leases shall not be cancelable without cause. Owners of leased property must be a municipality of Volusia County, the County of Volusia, the State or Federal government, or an eligible Not for Profit.

Applicant must document ownership or undisturbed use by one of the following:

- Proof of unrestricted ownership of property and/or building(s): unrestricted shall mean unqualified ownership and power of disposition. Projects leased to For-Profit entities are not eligible for ECHO funding. Documentation may be a copy of the deed or the title. Provisional sales contracts, property appraiser documents, binders, or letters of intent are not acceptable documentation of ownership.
- Proof of undisturbed use of property and/or building(s) for 20 years.
- Trails on the County's Trails Master Plan/ Projects with Land Management Agreements: Ten years with an automatic 10-year renewal or a Use Permit may be provided as proof for any trail system that is going to be constructed on another government's right-of-way or property that is not available for purchase or lease. Trail projects are still required to provide 20 years public use for restoration, expansion, and new projects and are subject to the penalties set in the Restrictive Covenants if the public use period is reduced.
- Trails and projects on public lands not owned by the applicant: In lieu of the restrictive covenants and unrestricted ownership, trails projects that are part of the County's Trails Master Plan approved by the County Council or projects on State or Federal lands, the public right of continuing access and undisturbed use shall be provided by a use permit, land management agreement, or Project Management Agreement to which the applicant is party. Agreements between the owner and applicant shall meet the 20-year time period requirements. If the Agreement between the owner and the applicant is dissolved prior to the end of the time period stated within the Agreement, the grantee shall repay the County in the manner set forth in the restrictive covenants and the final ECHO Grant Agreement.

- Project management agreements on State or Federal Public Land for the purpose of developing an Environmental Learning Center and or experience, or to restore a historic structure shall be for the construction and/or restoration period. The applicant must provide, at a minimum, a letter of intent from the property owner that demonstrates:
    - The property owner will agree to a project management agreement for the construction / restoration period.
    - The property owner has the ability to manage and maintain the property and meet programs/goals identified in their application.
    - Confirmation that the property owner understands the scope of the project and the commitments of this application. The grantee shall be responsible for submitting required reports.

Acquisition Projects. Applications that request funding for the acquisition of property as part of a project must include a notarized letter of "agreement to sell" from the current property owner and provide an appraisal by a State Certified or MAI appraiser unless the sale price is $250,000 or less, whereby a Certified General Appraisal is acceptable.

When the application is to acquire real property, applicants will be considered exempt from this ownership eligibility requirement and undisturbed use requirement at the time of application.

In the application, the applicant must provide:

- A legal description of the real property;
- The purchase price;
- An appraisal by a State Certified or MAI Appraiser if the sale price is greater than $250,000 (see definition for State Certified and MAI Appraiser, appendix A), or a certified general appraisal including narrative analysis for acquisitions with a sale price of $250,000 or less (see definition for certified general appraisal, appendix A);
- A notarized letter of intent to sell signed by the property owner.

Historic or Off-beach Parking Reimbursement Projects requesting funds from ECHO for projects with a sale price of greater than $250,000 must provide an appraisal by a State Certified Appraiser or a Member of the Appraisers Institute If the project sale price is $250,000 or less, an appraisal by a certified general appraiser must be provided.

The purchase of (closing on) most real property (an expense) may not take place prior to the execution of the final Grant Award Agreement although a purchase agreement may be negotiated. The following is required:

- A statement that the grantee will meet the ownership or undisturbed use requirements immediately upon acquisition.

To request a check at closing: Applicants must operate on less than $100,000 per year and the grant request is less than $150,000. Applicants will be required to include the Restrictive Covenants as part of the closing agreement.

ACCESSIBILITY REQUIREMENTS



Section 504 of the Rehabilitation Act of 1973 provides that no otherwise qualified individual with a disability in the United States, as defined in Section 7 (20), shall, solely by reason of his/her handicap (disability), be excluded from the participation in, be denied the benefits of, or be subject to discrimination under any program or activity receiving federal financial assistance.

In addition, the Americans with Disabilities Act of 1990 (ADA) prohibits discrimination on the basis of disability in employment (Title I), State and local government services (Title II), and places of public accommodation and commercial facilities (Title III).

Regardless of federal funding requirements, all Volusia County ECHO grant award agreements state, all acts to be performed in conjunction with this agreement shall be performed in strict conformity with all applicable federal, state, and local laws. This includes compliance with Chapter 553, Florida Statutes, Building Construction Standards, Part V, and accessibility by Handicapped Persons. This statute formally incorporates into the laws of Florida the accessibility requirements of the Americans with Disabilities Act of 1990.

IMPORTANT: Applicants must review the compliance mandates of Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990 for information regarding facility accessibility. Contact the State Architectural and Transportation Barriers Compliance Board.

The National Endowment for the Arts can also be contacted for information; ask for assistance through the Office of Accessibility at 202-682-5532 or https://www.arts.gov/accessibility/accessibility-resources/nea-office-accessibility. Request the 504/ADA Handbook. This handbook provides helpful information regarding compliance with federal laws; however, there are instances where the State of Florida law prescribes access measures which exceed the federal standards. In case of conflict, the organization must comply with the more stringent requirement. For information on state standards, please contact the State of Florida Division of Cultural Affairs at 850-245-6356.

EXCEPTIONAL PROJECT



Exceptional Project means a project of paramount and crucial countywide importance, which provides for receipt of services by significantly large numbers of people in all areas of the county as demonstrated and determined by a three-fourths majority of the appointed ECHO Advisory Committee (up to nine members) and a majority of the County Council (four of seven).

Grant Funding Amounts and Match

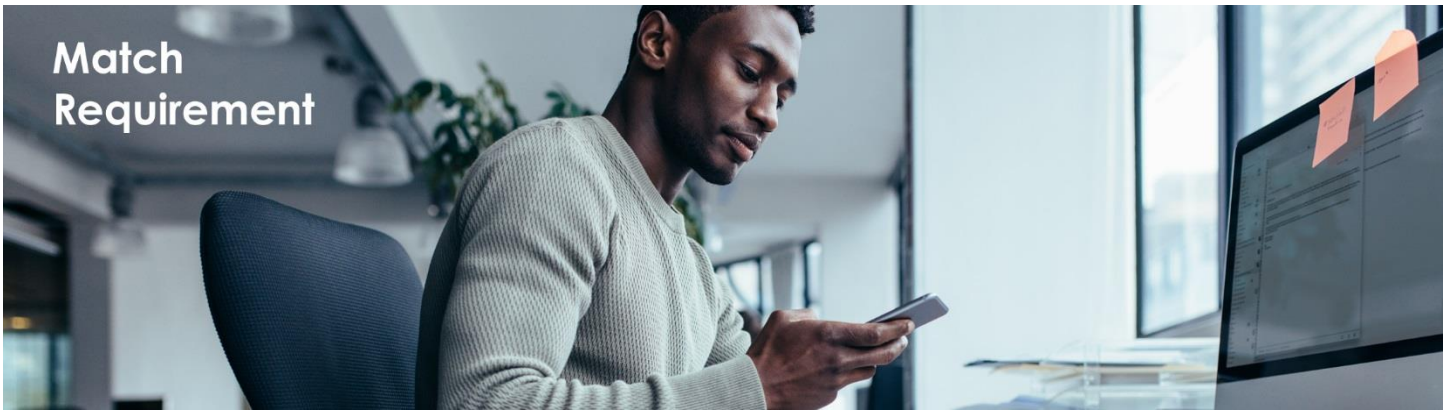
Exceptional project applicants may request up to $2.5 million. The applicant must provide a 1:1 match. Fifty percent of the match must be unencumbered Cash Match and up to one-half of the Cash Match may come from previously spent cash.

Projects or facility complexes may not receive multiple Exceptional Awards that total more than the maximum allowed for a single Exceptional Award. The cap for their request is set by the County Council.

The project or facility complex may not request another Exceptional Grant award throughout the life of the ECHO program even if it is for a substantial expansion of the facility. The project may receive standard grants until reaching the $3.1 million lifetime cap, unless there is a substantial expansion and if approved by the County Council.

The date of required public access will be within four three years of the ECHO award. If this does not occur, the applicant will not be eligible to apply for additional ECHO funding.

Encumbrance and construction period extensions are available under the same conditions as a standard grant.



Documentation of match must be provided during the application process. Below are the categories of match and acceptable documentation for each category. Applicants must provide official documentation of match.

UNENCUMBERED CASH ON HAND

Cash in the bank, grants from other sources (grants must be awarded with contract executed) and funds must be encumbered before the Grant Review Panel is convened, and irrevocable pledges from the applicant organization (pledges must be in the bank before the Grant Review Panel is convened). The amount of required match that must be unencumbered cash on hand varies depending on the agency type and size. The guidelines below will be followed:

County Government or Local Municipality:
Must provide 50% of overall match in unencumbered cash or expenditures.

A Not-For-Profit organization with:

- Operating revenues or expenses/ expenditures annual average of the three fiscal years completed prior to the application deadline of $500,000 or greater. Must provide 50% of overall match in unencumbered cash or expenditures.
- Operating revenues or expenses/ expenditures annual average of the three fiscal years complete prior to the application deadline less than $500,000 and greater than $250,000. Must provide 30% of overall match in unencumbered cash or expenditures.
- Operating revenues or expenses/ expenditures annual average of the three fiscal years complete prior to the application deadline less than $250,000. Must provide 20% of overall match in unencumbered cash or expenditures.

Documentation:

- Current bank statement or copy of signed/executed resolution including pledged dollar amount, project name and date the funds will be available.
- Funds from grant awards used for match, that have not been previously expended, may be used for unencumbered cash match and be provided throughout the ECHO grant period and are not required to be in the bank prior to issuance of a notice to proceed by the County. Government grants must have an executed grant document. If the applicant is using the unspent portion of a grant for unencumbered cash match, the applicant must provide an official document showing the remaining grant balance that is available for this project. Potential grants that have been applied for are not eligible match but may be mentioned in the application.
- Irrevocable pledges must have a notarized letter stating the pledged amount, the purpose of the pledge and the date the funds will be made available. Funds must be in the bank prior to the grant review panel meeting.

IN-KIND SERVICES/ PREVIOUSLY SPENT CASH

In-kind services are the documented non-cash contributions provided to the applicant by individuals and non-corporate, non-governmental parties. Contributions may be in the form of the fair market value of goods and services directly benefiting and specifically identifiable to the project.

Previously spent cash is the encumbrances or cash expenditures completed within the seven-year period prior to the application. Expenditures must have been on eligible items (list on next page).

Documentation:

- **In-Kind Services (IK):** An itemized list of products or services including:
  - Name of person or organization making the in-kind donation.
  - Description of the goods and/or services donated.
  - Fair market value of the in-kind contributions including total value of the goods/services, value amount of the donation and basis for determination of the value.
  - Date the donation was/will be provided for the project.

  Future in-kind donations must be supported by a notarized letter.

  Previously provided in-kind service or product donations do not require backup in this application other than specified in the manual; however, official documentation must be available for review upon request by the County or the ECHO Advisory Committee.

- **Previously Spent Cash:** Copies of the work order, invoice and the front and back of the canceled check are required for each purchase.

LAND MATCH (LM)

The documented current market value, sale price or current leasehold value of real property used for the project (property value must be documented by appraisal documents obtained from the Volusia County Property Appraiser's Office or a professional appraiser). The property value is set at the time of first use. Once 100% of the property value has been used for ECHO mission purposes, it cannot be used again. In addition, if property value has been used to secure other grants (not ECHO) that amount is considered ineligible. LM can be used for up to 25% of total match. Property donated by the County or acquired through a County source, including ECHO or Forever, is NOT eligible for match.

Unless the project is an eligible Historic or Off-Beach Parking Reimbursement project or a trail section of the Trails Master Plan, at least half of the cash match (25% of the 1:1 total match) must be unencumbered cash or irrevocable pledge that are guaranteed to be on hand in the bank prior to the Grant Review Panel.

One hundred percent of the cash match may be derived from real property value when the project is a section of the County's Trails Master Plan including real property not owned by the applicant. Eligible reimbursement projects may use the purchase price and/or mortgage as 100% match.

Trails on the County's Master Plan, projects on State or Federal land, and property donated by the County are not eligible for match.

An applicant operating on more than $100,000 annually may use real property value for up to one-half of the required cash match if the property was purchased or donated within the seven years prior to the deadline of the application. A copy of the deed and a copy of the appraisal must be provided.

An applicant operating on less than $100,000 annually and requesting $150,000 or less in ECHO funds may use up to 25% of the purchase price or real property value no matter when the property was purchased or donated. A copy of the deed and a copy of the appraisal must be provided.

The total value of the real property, for the purpose of match, is set at the value documented in the application whereby an initial grant is awarded to the project site. Applicant may use real property as match for more than one project, but only up to the value documented at the time of first use.

Property already used as match for a grant other than ECHO is considered encumbered and is not eligible for use as match for ECHO projects.

In the case of Real Property with large tracts of land with multiple uses, including non-ECHO eligible property, only the value of real property needed for the ECHO capital project and adjacent property required for access (including parking) and for reaching programming goals may be used for match.

The acquisition value and/or fair market value of real property, provided for the purpose of a historical restoration and/or environmental learning project on State or Federal land, may be used in lieu of up to 50% of the required cash match and 100% of the other match (or 75% of the total required match) regardless of when the property was donated, purchased, leased, or when a Land Management Agreement or Project Management Agreement was initiated, but may be used only once as match. The acquisition value and/or fair market value of land provided for the purpose of a trail project of the County's Trails Master Plan, including land not owned by the applicant, may be used for 100% of the match regardless of when the property was donated, purchased, leased, or when a Land Management Agreement or Project Management Agreement was initiated, but may be used only once as match. The applicant is reminded that ECHO is a reimbursement grant program. The applicant must

discuss the ability to initiate the reimbursement program.

For any linear trails crossing large tracts of land, the value will reflect the value of the total land available for public access. In lieu of using actual acquisition value of land for match, the value may be determined by the Property Appraiser value or a general appraisal by an independent.

The current annual fair market value of an unencumbered lease may be used as match as demonstrated with a State Certified or MAI Appraisal.

ELIGIBLE MATCH OR ECHO FUNDING

Additional funding restrictions are stated within the categories below. Expenses may include the actual amount to be paid or the value of the in-kind contribution.

Match and/or ECHO:

- **Architectural/Engineering Services:** Match items may include design work, schematics, design development, engineering, bidding and negotiation, consultant services, surveys necessary to develop the project (boundary, wetland, tree, historical, or archeological), and contract administration. Most architectural services may be used as match if they meet the seven-year match rule for in-kind services/ previously spent cash, with some exceptions, such as feasibility studies. Applicants may use ECHO grant dollars only for final construction drawings that are generated after a grant is awarded and after a Notice to Proceed has been issued by the County to the grantee.
- **Site Construction:** Items may include building demolition, site clearing, sewers and drainage, underground ducts and utility structures, utility connection and structures, termite control, exterior irrigation systems, earthwork, landscaping and parking surfaces.
- **Concrete:** May include cast-in-place concrete, architectural cast-in-place concrete-form work, structural pre-cast concrete and special concrete toppings/finishes.
- **Masonry:** May include unit masonry, stone masonry veneer, restoration and cleaning, and glass masonry assemblies.
- **Metals:** May include structural steel, metal fabrication, metal stairs, pipe and tube railings, gratings and ornamental metalwork.
- **Wood and Plastic:** May include rough carpentry, finish carpentry, interior/exterior architectural woodwork, panel-work or plastic fabrications.
- **Thermal and Moisture Protection:** May include waterproofing, fireproofing, shingles and roofing, siding and sealants.
- **Doors and Windows:** May include steel, wood, glass, and aluminum doors; frames; automatic or revolving doors; steel, wood, glass and aluminum windows; decorative or mirrored glass; and door and window hardware.
- **Finishes:** May include plaster, sheathing, ceramic tile, wood/brick flooring, carpet, paint and wall coverings. Acoustical treatments such as panel or tile ceilings apply only to theatres, performing art centers, auditoriums and science centers.
- **Specialties:** May include louvers and vents, permanent signs, lockers, metal storage shelving, partitions and mobile storage units. ECHO may fund 100% of permanently installed educational interpretive signs.
- **Equipment:** May include such items as theatre and stage equipment and playground equipment that is permanently installed. Note: Do not include expenses for office equipment in the ECHO or Match columns. Match funds that are spent on these items must be directly related to project public use, such as computer equipment used to educate the public, and not be administrative.
- **Furnishings:** May include casework and theatre seating or other items required for public use. Note: Do not include expenses for office furniture, window treatment hardware or louver blinds in the ECHO or Match column.
- **Special Construction:** May include X-ray protection and metal building systems.
- **Conveying Systems:** May include elevators, moving walkways, wheelchair lifts and vertical conveyors.
- **Mechanical:** May include pumps, motors, interior fire protection sprinkler systems, plumbing fixtures, water heaters, HVAC pumps and controls, boilers, furnaces, liquid coolers and evaporators, air-conditioning units, humidifiers, fans, metal ductwork and air filters.
- **Electrical:** May include wires, cables, transformers, switchgear, panel-boards, fuses, disconnect switches, circuit breakers, interior and exterior lighting (including theatrical lighting), fire

alarm systems, public address systems and lighting control equipment.

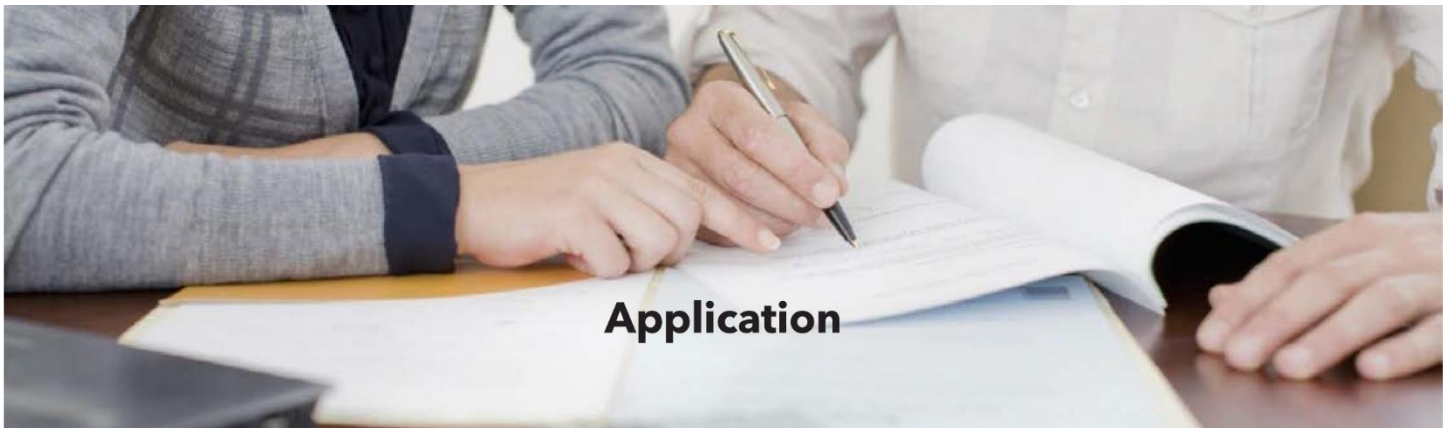
Historic Reimbursement or Off-Beach Parking Reimbursement Projects may use mortgaged funds as match. If the grant amount is less than the actual purchase price, the balance of the purchase price (even when mortgaged) may be used as 100% of the required match. When a mortgage for an eligible Historical or Off-Beach Parking Reimbursement project is used as match, the interest paid on the mortgage is considered to be the "cost of doing business," and may not be used as match.

Eligible match, but not ECHO funding:

- Expenditures for eligible items made prior to the execution of the Grant Award for the subject project of this application, unless the project is a Historic or Off Beach Parking Reimbursement.
- Expenditures for architectural, engineering and other technical services necessary to initiate the project (construction drawing expenses incurred within the grant period, relative to the project phase that is funded, are permitted).
- Environmental remediation or code compliance expenditures needed to complete an eligible project; Level I only of environmental assessments.
- Applicant organizations operating on less than $200,000 annually, averaged over a three-year period, may use up to $7,500 of the expenditures for a grant writer.
- Not-For-Profit organizations operating on less than $200,000 annually, averaged over a three-year period, may use expenditures for Agreed upon Procedures.
- Certified Audits or Reviews necessary for applying to ECHO as PSC cash match.
- If the same audit/review is used for two grant periods, its use as match is limited to the year an initial grant is awarded.
- When the grantee is acting as the general contractor, hourly wages of employees who work directly on physical construction of the project (not administrative), less benefits, are eligible for match only.
- Work and expenses must be clearly documented on a spreadsheet as it pertains to the project.
- Back-up required by the County will include at a minimum location of work, type of work, date/time recorded daily, and record of payment less benefits.
- Expenditures for temporary or permanent ECHO sign.

May not be used for match or ECHO funding:

- Expenses associated with lobbying or attempting to influence Federal, State or local legislation, the judicial branch and State agencies.
- Fundraising, private entertainment, food, beverages, plaques, awards or scholarships.
- Projects that are restricted to private or exclusive participation, including restricting access based on sex, race, color, religion, national origin, disability, age, handicap or marital status.
- Debt reduction unless the project is a Historic or Off-Beach Parking Reimbursement Project.
- Loans or borrowed funds.
- Endowments.
- Operational support (i.e., organizational salaries, programs, travel, supplies, furniture, fixtures and equipment).
- Permit preparation or fees with the exception of a level one environmental study.
- Maintenance.
- Legal fees or taxes.
- Feasibility studies and conceptual drawings.
- Projects whose main purpose is to provide environmental remediation or code compliance.
- Contingency fees.
- Match from a County source unless the County is the applicant.
- Revenue from bond issues that have not been passed (approved) at the time of this application.
- Expenditures from tax increment financing districts or community redevelopment agencies unless pre-approved by the County Council for a project with countywide economic impact.



APPLICATION PROCESS

Applicants must complete the following steps in the ECHO application process:

- Attend an ECHO Grant Review Workshop. The grant review workshop is mandatory for all applicants. The workshop(s) are offered on an annual basis, and attendance is required. The workshops will review the application process and grant requirements for the upcoming grant cycle.
- Submit a Technical Application.
- Submit a Final Application. Applicant must be eligible to apply and the subsequent application must demonstrate eligibility.
- Attend an Eligibility Meeting.
- Attend the Grant Review Panel. Application must achieve a minimum score of eighty from the ECHO Advisory Committee acting as the Grant Review Panel in order to be recommended for funding.
- Receive final approval by official action of the County Council.

APPLICATION REQUIREMENTS

There are several components that are required to be submitted in an application. The following information is required for each section:

- **Applicant information.** This includes basic contact information and the applicant's mission.
- **Project information.** This includes items such as project location, type, ECHO Category, applicable leases or mortgages on the property.
- **Project funding.** Include the amount requested, value of match and indicate other funding.
- **Project team.** Include names, contact information and experience of the project team and management of project.
- **Notice of Restrictive Covenant:**
  - Applicant must confirm that they agree to the terms of the restrictive covenant.
  - If the project of the application is mortgaged or leased property, other than those applying for trails in the County Master Plan or projects on State or Federal land not owned by the applicant, a letter from the Mortgagee or Lessor, stating that they agree to sign the Restrictive Covenants, must be supplied with the application.
  - Applicants with projects on State-owned land are automatically exempt from this requirement, but are held to the same liquidated damages cited within the Restrictive Covenants through language found in the final ECHO Agreement for which the grantee is held responsible.
- **Certification of Information and Compliance.** Must be executed by officials with appropriate authority for contracts, CFO and Board of Directors for Nonprofits.
- **Project description.** Explain how project will achieve the goals of Resolution 2020-79 to plan for future growth of Volusia County and enhance the quality of life for residents.
  - Use factual information/documentation to show how project will accomplish those goals (preserve historic resources, provide heritage tourism opportunities, create user oriented outdoor recreational opportunities

including oceanfront parks and/or provide access to the cultural arts).
    - The description needs to address the project and construction timeline, green infrastructure and sustainability standards, public accessibility, ADA accessibility requirements, and if applicable any additional phases.
    - When addressing green infrastructure and sustainability standards the following questions should be answered:
        - How will the project conserve water and/or promote water efficiency?
        - How will the project conserve energy and/or promote renewable energy?
        - If the project is a new facility, how will it meet green building standards or certifications?

- **Performance measures.** Explain the project's goals and objectives. Elaborate on how these goals and objectives will be measured for the length of the restrictive covenant.

- **Drawings.** Drawings are required from all applicants. All applicants must submit current drawings and/or excavation plans for the facility, site survey with existing structures and site plans with structures. Maps must be legible, to scale with legends.
    - Vacant land acquisition projects shall include conceptual drawings of improvements to the property, which are to be completed within two years of acquisition. Proposed structures shall include elevations, floor plans and design elements such as landscaping.

- **Street Locator Map.** The map should indicate the physical location of the project within the local area. It should also include road names and "North" for directional reference.

- **Site Plan.** Plans should show a building footprint, travel ways, parking, landscaping, etc. Plans should be to scale. This section includes site survey, trees and topography, civil, water retention drainage and circulation.

- **Preliminary and Schematic Drawings.** Drawings should show a general model of floor/site plans, showing location of project elements. This includes a Florida-friendly landscape plan.

- **Design and Development Documents.** Documents should show more detail, including selection of materials and engineering systems (heating, cooling, etc.) involved. Documents should also have a more detailed cost estimate and include green infrastructure and environmentally sustainable materials where appropriate. County and municipal applicants are reminded of the construction of energy-efficient and sustainable buildings requirements pursuant to Florida Statute § 255.2575.

- **Construction documents.** Documents should include written and graphic instructions. These documents should be focused on specifications for the project (building systems, floor plans, elevations, etc.). These documents should include site utilities and ADA information.
    - Outdoor, trails, parks, sports facilities and playgrounds would require a bid set of plans, which are ready to be used for the procurement process. New construction, facility remodel and historic projects would require a bid set of A&E plans, which are ready to be used for the procurement process. In addition, historic projects would need to demonstrate research and compliance with Historic Preservation Standards and Guidelines.

- **Permanent ECHO Sign documents.** Include sign design, materials and site placement.

- **Project Budget (including match)**
  Project Budget Detail Chart
    - A complete project budget must be submitted in the format provided by the county. The budget should be presented by each type of funding: UC unencumbered cash, LM land match, IK in-kind services or PSC previously spent cash, ECHO Request and Project Total. The budget must include temporary and permanent ECHO signage (the ECHO portion of the budget may not be used to fund the signs). It is imperative that the budget is accurate and realistic because all awarded projects will be responsible to implement their projects as presented in the application's budget.

- **Match documentation.** All documentation for match must be included in the application as required in the ECHO guidebook.

- **Operating Forecast.** This section must outline how the facility or project will operate, such as staffing, maintenance requirements and increased programming. All fees, including memberships and entrance fees, must be included. It also includes a detailed maintenance and replacement plan for the

20-year compliance period. Applicants must provide sufficient evidence that they address sustainability as part of the project design and as part of the operating forecast.
    - Applicants must submit a business plan, feasibility study and marketing plan. These plans must be specific to Volusia County and the proposed project.

- **Fiscal Stability.** This includes a review of fiscal stability of applicants, which should be an overview of the organization or department in local government. It also includes operational funding and costs associated with the project. This must be completed for the prior fiscal year, current fiscal year and the upcoming two fiscal years. Not-for-Profits may reflect the use of endowments to demonstrate fiscal stability.

- **Financial Audit.** The requirements for this section vary depending on the type and size of the applicant. Below is an outline of the requirements.

County of Volusia and Local Municipalities

These entities shall provide a link to their Financial Statement under GASB 34. The link should include the following documents:

- A Management Letter from the last fiscal year Independent Auditor's Report on the Basic Financial Statement.
- A Response Letter from the last fiscal year Independent Auditor's Report on the Basic Financial Statement. If no response letter was needed, make that statement here.
- An Opinion Letter from the last fiscal year Independent Auditor's Report on the Basic Financial Statement.

Not-for-Profit Organizations

The required financial information for a Not-for-Profit is determined by the operating revenue or expenses/expenditures annual average of the three fiscal years completed prior to the application deadline, as outlined below.

A Not-for-Profit organization with operating revenues or expenses/expenditures annual average of the three fiscal years completed prior to the application deadline of $500,000 or greater must provide:

- A Certified Financial Audit of its most recent completed fiscal year and completed within 18 months prior to the application deadline.
- A Management Letter that is part of the audit.
- The most recent Response Letter relative to the Management Letter. If no official response was provided, the applicant shall provide a statement to that effect and the applicant shall provide a response to comments made in the Management Letter.
- Most recent Month-End Finance Statement.

A Not-For-Profit organization with operating revenues or expenses/expenditures annual average of the three fiscal years complete prior to the application deadline less than $500,000 and greater than $250,000 must provide:

- A Financial Statement Review of its most recent completed fiscal year and completed within 18 months prior to the application deadline.
- A Management Letter that is part of the review.
- The most recent Response Letter relative to the Management Letter. If no official response was provided, the applicant shall provide a statement to that effect and the applicant shall provide a response to comments made in the Management Letter.
- Their most recent Month-End Financial Statement.

A Not-For-Profit organization with operating revenues or expenses/expenditures annual average of the three fiscal years complete prior to the application deadline less than $250,000 must provide:

- Agreed upon Procedures as defined in Guidebook.
- Their most recent Month-End Financial Statement.

Additional supporting documents for Not-for-Profit organizations:

- Must attach an official IRS letter granting Not-for-Profit 501(c)(3) status in Florida.
- Must attach their most recent Uniform Business Report (also referred to as an Annual Report) filed with the State of Florida, Division of Corporations.
- Must attach unrestrictive ownership or undisturbed use of facility documentation unless the project is an acquisition of real property.
- Must attach a letter of intent to sell from the owner for Acquisition Projects.

TECHNICAL APPLICATION

Submittal of a complete technical application is mandatory. If the application is received after the submission deadline, the County will not accept the submittal and the application will be deemed ineligible to submit a final application.

ECHO program staff will review the technical application and provide feedback to the applicant regarding eligibility, including compliance with program guidelines and completeness requirements. Staff will provide each applicant with a technical review prior to the final application deadline. This will give applicants the ability to implement recommendations in the review to ensure that their final application complies with program rules/guidelines and completeness requirements.

FINAL APPLICATION

Submittal of a final application is mandatory. If the application is received after the submission deadline, the County will not accept submittal and the application will be deemed ineligible. No deficiency correction will be allowed after the final application deadline.

ECHO Program Staff shall determine compliance with applicant/project eligibility and completeness requirements. Applications missing items or not meeting application/project eligibility requirements may be deemed ineligible. Staff will provide each applicant and ECHO Advisory Committee members with a Final Completeness Review recommending eligibility and the completeness status prior to the mandatory Eligibility Meeting. The Final Completeness Review will include whether the project has public accessibility, regardless of anticipated future phases.

If the applicant is advised, they must provide to the County all documentation noted as deficient in the County's Final Completeness Review. The amending supplement must be submitted electronically via email with the subject titled as follows: name of the organization, name of the project, and the grant number assigned to the application. The email shall also include a list of the documents attached to the email. The amending supplement documents shall clearly indicate the section of the application being replaced, changed, or supplemented on each of the pages. (These will be labeled as "addendums.")

ECHO Advisory Committee members will receive copies of the grant applications before the Eligibility Meeting. Members may contact ECHO Program staff during their review of the applications to better understand statements within the applications and clarification on ECHO policies, procedures and criteria. The committee has final determination as to the completeness of an application and its acceptance for subsequent scoring,

Clean Hands

The "Clean Hands" requirement stipulates that the applicant, its officers and/or significant stakeholders must be in compliance with all Volusia County codes and have no outstanding past due debt with the County of Volusia to be eligible to receive an ECHO Grant.

Staff will complete a "Clean Hands" search prior to the eligibility meeting. Copies of this search will be maintained in the project file. Applicants that do not pass this requirement will be deemed ineligible. Therefore, it is recommended that applicants complete this search themselves prior to application. This will allow time for the applicants to resolve any outstanding issues.

ELIGIBILITY MEETING

The ECHO Advisory Committee shall visit each applicant's project site, at which it is mandatory that the applicant's representative is in attendance. During the site visit, the applicant will have the opportunity to make a brief presentation and answers questions from the committee. These visits could take multiple meetings. After the site visits, the committee will confirm the eligibility of the applications.

Applicant requirements:

- Must attend the eligibility meeting at their project site and when the committee convenes to discuss eligibility of applications.
- Respond to initial questions from the committee.
- Prepared to provide a brief presentation and to answer questions posed by the committee on all areas of the application information and the project.
- Applicants may only update the committee/panel on topics covered in the application such as additional match funds or design changes.

GRANT REVIEW PANEL

The ECHO Advisory Committee sits as the Grant Review Panel to review and score all eligible applications. The committee will:

- Determine exceptional status for any applications requesting such, and
- Score and rank all eligible projects, and
- Indicate their reasons for the scores by writing comments on the Project Evaluation Sheet forms. Comments are intended to assist the applicant in future applications and should include remarks relative to the strength or weakness of the application, and
- Sign and date the score sheets and provide them to the County for public record. Eligible applications will be evaluated on their application along with information verbalized by the applicant as part of their grant review panel session. The total number of possible points is 100. Each panel member's evaluations will be based on:
    - Administrative compliance of the grant;
    - Project description;
    - Budget detail; and
    - Operating forecast details.

Evaluations are averaged to determine a score for the application. In calculating an average score, the highest and lowest individual scores will not be included. Each panel member may grant additional points for applications which provide sufficient evidence that sustainability elements (e.g. green infrastructure) are part of the approved project design.

Applications scoring 80 or above will be recommended for grants to the County Council by the ECHO Advisory Committee. Projects not recommended by the ECHO Committee may be funded by a majority vote of the County Council.

Exceptional Project Scoring

The Grant Review Panel will review all applications at the same time and will determine if a project meets the Exceptional Project criteria by a three-fourths majority vote of appointed members prior to the project ranking process (see definition for Exceptional Project in guidebook). This initial determination does not rank the project. If a project is determined Exceptional, then it will be either be recommended or not recommended by the committee to County Council. This recommendation is dependent upon funding availability and the standard grant scoring criteria for ECHO projects.

VOLUSIA COUNTY COUNCIL



Before the County will approve a grant for acquisition, all documentation required by the applicant and required by law or by any party for closing must be presented for review by staff and by the County Council. The term "any party" shall include seller, buyer/applicant, mortgagee, lien holder, realtor, title company, insurer and closing agent. ECHO funding is restricted to the actual purchase price and does not include closing fees and costs or property tax payments. All funding must be approved by the County Council.

At a regularly scheduled meeting of the County Council, the ECHO Program staff shall provide the County Council documentation of the ECHO awards recommended by the ECHO Advisory Committee, including the names of all applicants and projects, project locations and funding recommendations.

Additionally, staff will provide verification that the applicants recommended for awards have received "Clean Hands" status and information on those applications that were determined ineligible, if applicable.

County staff and the ECHO Advisory Chair or designee will present the committee's recommended projects and grant awards to the County Council for final approval.

The Council will review the recommendations and approve or deny recommended projects. The County Council has final authority over all grant awards. Although not required, applicants may wish to attend the County Council meeting to address questions posed by the Council during their discussions of the ECHO recommended awards.



THE AWARD PROCESS

The ECHO Grant Agreement must be executed by the applicant prior to County Council approval. If approved, the County Council will execute the ECHO Grant Agreement on the date of approval by County Council.

The following items must be completed prior to issuance of a Notice to Proceed:

- **Restrictive Covenants.** These covenants, accompanied by the complete legal description of the project property, must be filed with the Clerk of the Court if a grant is awarded. The restrictive covenant will remain on the property for a period of 20 years.
  - The complete legal description of the property is required and is found on the survey and/or the deed. This legal description must be approved by the ECHO office prior to recording with the Restrictive Covenants.
  - Land Management Agreements for trails of the County Master Plan or Project Management Agreements for projects on State or Federal lands not owned or leased by the applicant are acceptable in lieu of Restrictive Covenants but are subject to the same penalties of the Restrictive Covenants as stated in the ECHO Grant Agreement.
- **Bid Documents.** All local governments should follow their local procurement guidelines in selection of architect or construction services. All other grant applicants shall supply documentation of their bidding process or donation of services.
- **Performance Bond.** A performance bond naming Volusia County as a co-obligee must be submitted prior to notice to proceed is issued.
- **Management Agreements.** Management services agreements, existing or anticipated. The continuing use of any facility built with ECHO funds must be consistent with ECHO program goals as set forth in this application guide. The commitments and obligations for use and public access in the original grant application and the binding restrictive covenant must be maintained. ECHO recognizes that public-private partnerships may be mutually beneficial. Private, for-profit entities may be engaged to perform management services only if the ECHO goals and the application commitments are maintained. All management agreements, existing or future, must be approved by the County to ensure compliance with these objectives. For existing or potential agreements, the applicant shall provide the name of the management service, contact, phone number, and address.

Once these items are completed, a Notice to Proceed will be issued by the ECHO office. All of the ECHO funds awarded must be allocated toward products and services occurring after issuance of the notice to proceed by the County unless the project is a historic reimbursement or off-beach parking project.

Grantees who receive multiple grants for a project over several grant cycles must maintain the budget policies set in the year in which the individual grant was awarded unless the County approves that they may combine budgets.

The applicant must comply with all legal, financial, reporting and record maintenance requirements set forth in the application guidelines and agreement.

PUBLICITY REQUIREMENTS

The Volusia County logo and ECHO logo shall appear on the project and applicant website and shall be included in all media, print or electronic, for the project within 90 days of award. Any materials, print or electronic, that utilize the Volusia County logo and ECHO logo must be approved by Volusia County prior to publication.

A temporary ECHO construction sign must be erected within 90 days of award. The sign should be a minimum of 32 square feet. It must include the Volusia County logo, ECHO logo, project name, project type and the following language:

County of Volusia and (Grantee Name)

Working together to improve Environmental, Cultural, Historic and Outdoor Recreation opportunities for our residents and visitors. This project is funded in part by the voter-approved Volusia ECHO grant program.

Volusia ECHO has funded more than 240 projects.

These are a few of them.



Southeast Museum of Photography



Jackie Robinson Ballpark



Lyonia Environmental Center



Barkley Square Dog Park



PROJECT TIME LIMITS

Each grant must result in a project that is physically open to the public within two years of the grant award.

ECHO projects must complete construction within 730 days of execution of the Grant Agreement by the County.

Physical public access is required after each ECHO project is complete.

Exceptional Grants: The time frame to complete construction is three years from execution of the Grant Agreement by the County.

PROJECT EXTENSIONS

It is expected by the County that, at a minimum, all grant funds and match funds will be encumbered within the required project time limit, unless uncontrollable unforeseen circumstances occur.

Grantees may request extensions by writing to the ECHO Program no later than 60 days prior to the end of the project time limit period. Extensions by staff may not exceed an additional 365 days beyond the project time period allowed for a standard project or phase of an exceptional project.

The ECHO Program will send a written response within thirty days of receipt of the request, approving or denying the extension. Applicants receiving a denial can request review by the ECHO Advisory Committee.

Any extension requiring more than an additional 365 days beyond the project time period must submit a request in writing to the ECHO Program. These requests will only be reviewed two times per year, therefore it is imperative that grantees plan appropriately to ensure the grant award does not lapse. These requests will be reviewed by the ECHO Advisory Committee who will recommend approval or denial to the County Council.

CHANGES IN SCOPE/BUDGET

Grantees considering design changes must notify the County at the earliest time possible. The design provided in the application is part of the ECHO contract Agreement.

County staff may approve changes, including budgeted line items that do not alter the intent of the grant agreement or change the scope of the project. Changes in budget must be at or below 20% of the project's approved budget line item for staff to be able to approve them.

Major changes that alter the intended use or central design of a facility must be submitted to the ECHO Advisory Committee for review. This includes changes that add or delete a project element or budget changes that are above 20% of the project's approved budget line item. These requests will be reviewed by the ECHO Advisory Committee who will recommend approval or denial to the County Council.

Approval must be granted by the County before expenditures are encumbered for proposed design changes or a construction change is ordered in an existing contract.

Applicants are advised that this approval process may take several months.

REPORT REQUIREMENTS

Quarterly reports and pay requests must be submitted on a quarterly basis. After staff processed the quarterly reports, a summary will be provided to the ECHO Advisory Committee.

If quarterly reports are not submitted or not submitted timely (15th day after the end of the quarter, or the next business day) for two consecutive quarters, the grantee will be required to attend an ECHO Advisory Committee meeting to provide an update on their project status.

Quarterly reports should include the following information:

- Completion percentage of project design;
- Completion percentage of construction;
- Narrative describing progress made since previous quarter; and
- Changes or anticipated changes in timelines, scope and/or budget.

Pay request may be submitted more frequently if deemed necessary by the applicant.

Pay requests must include:

- Item description, provider, application/ invoice number and date and be signed by grant manager.
- Reimbursement requests must match line items in approved budget.
- Reimbursement much match at least a 1:1 amount (accrued over complete project).
- Grantee must submit documentation for each request, including invoices and proof of payment (canceled checks and a lien release).
- The initial pay request must include proof that the applicant received a performance bond that names the County of Volusia as the co-obligee. Payment will not be permitted without this documentation.

After the project is completed, retainage may be released once:

- The grantee submits an official letter stating that the project is complete and requesting release of retainage; and

- ECHO staff completes a monitoring visit to ensure that all work in the original application has been completed including installation of a permanent ECHO sign.

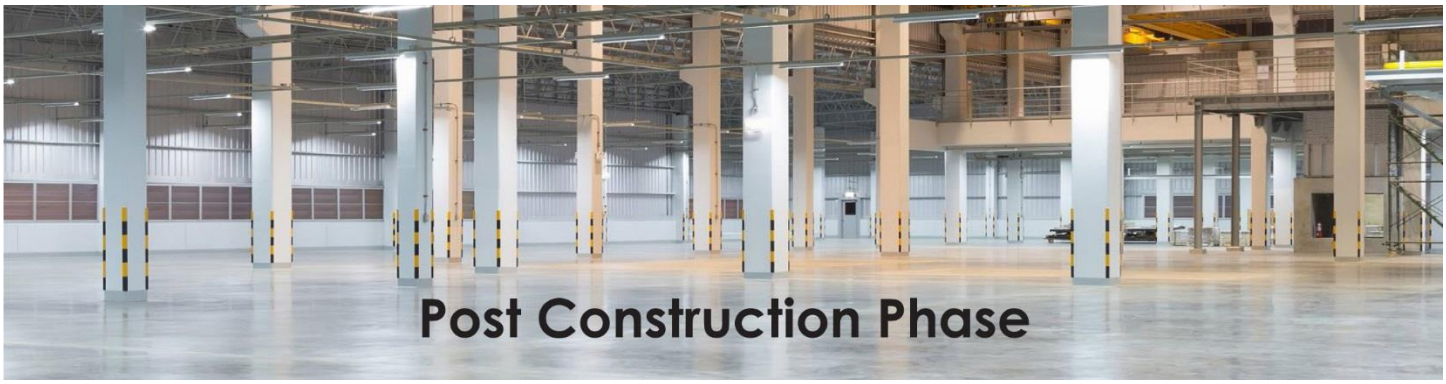


MONITORING

ECHO program staff must be granted access to the project as requested during the construction phase. At a minimum, sites will be visited two times per year during the construction phase. ECHO staff will complete a monitoring worksheet after each site visit to ensure program compliance.

This monitoring worksheet will at the minimum ensure a review is completed of the following documents:

- Executed Agreement.
- Restrictive Covenants.
- Timely submittal of quarterly reports and reimbursement requests (including applicable back up documentation).
- All pay requests included proper documentation of payments for ECHO and match funds, which were appropriately filed.
- Items compensated in the last pay request completed.
- Documentation of bid process.
- Performance bond, naming the County of Volusia as co-obligee, for all contracted work prior to expenditure of ECHO funds.
- If the property is further encumbered.
- Timeliness of completion of project by applicable deadlines or extension requests.
- Changes to design, scope or intended use of the project and if so where proper approvals received.
- Temporary ECHO sign placed in a prominent public location.



CHANGES IN SCOPE

Major changes that alter the intended use of a facility as identified in the grant agreement must be submitted to the ECHO Advisory Committee for review during the 20-year period after execution of the grant agreement. These requests will be reviewed by the ECHO Advisory Committee who will recommend approval or denial to the County Council.

REPORTING REQUIREMENTS

Annual reports are to be submitted by July 15 of each year for a period of 20 years from the date of grant award, execution of the agreement.

Annual reports should include reporting from the grantees on the following information:

- Hours of operation/public access
- Programing and how it relates to ECHO
- Population served, including number served and applicable fees
- Operations/Budgets
- Partnerships
- Outlook for next year

PUBLICITY REQUIREMENTS

The Volusia County logo and ECHO logo shall appear on the project and applicant website and shall be included in all media, print or electronic, for the project within 90 days of grant award. Any materials, print or electronic, that utilize the Volusia County logo and ECHO logo must be approved by Volusia County prior to publication.

An ECHO sign must be erected prior to release of the retainage. The sign should be a minimum of 8 square feet and made of bronze, engraved granite, corian, or bronze finish of aluminum. It must be permanently installed in a prominent, highly visible location that is pre-approved by ECHO staff. It must include the Volusia County logo, ECHO logo, year of award and the following language:

> The Volusia ECHO Grant Program was approved by Volusia County citizens in November 2020 to construct environmental, cultural, historical and outdoor recreation projects.

The size can be decreased for historical projects upon request and approval of ECHO staff.

MONITORING

ECHO program staff must be granted access to the project as requested during the 20 year period from the date the agreement was executed. At a minimum, project sites will be visited on a tri-annual basis. If there are concerns, a site visit will be completed on an annual basis or more frequently if warranted, until the project receives three consecutive clean monitoring reports. ECHO staff will complete a monitoring worksheet after each site visit to ensure program compliance.

This monitoring worksheet will at the minimum ensure a review is completed of the following:

- Timely submittal of annual reports
- If the property is further encumbered
- County staff access to the facility
- Public Accessibility/Fees
- ADA Accessibility
- If the facility used for purposes defined in the grantee's original application
- If the facility is in clean working order (grant items being maintained and/or replaced as needed)
- If a permanent ECHO sign on site in a prominent location

DEFINITIONS

ENVIRONMENTAL / ECOLOGICAL PROJECT (Category “E” of ECHO) means a site, building or facility that provides access to an environmental/ ecological experience by the public.

CULTURAL PROJECT (Category “C” of ECHO) means a site, building or facility which shall be designed specifically for the programming, production, presentation, exhibition, or any combination of the above functions of any of the cultural disciplines, such as: music, dance, theatre, creative writing, literature, painting, sculpture, folk arts, photography, crafts, public media, and includes historical and science museums.

HISTORIC / HERITAGE PROJECT (Category “H” of ECHO) means a site, building or facility which utilizes its own and other historical resources to provide historical and/or heritage opportunities to the public and/or the facility is eligible to be registered as a significant historic facility by Federal, State or Local government and provides ECHO related programming by an ECHO eligible applicant.

OUTDOOR RECREATION PROJECT (Category “O” of ECHO) means a project that provides capital improvement structures and/or amenities that can be used or supports use by the public for outdoor recreational enjoyment. Amenity support can include outdoor athletic fields/athletic courts, boardwalks, trails, playgrounds and other facilities that provide outdoor recreational activity. It can also include capital facilities that support outdoor recreational use such as bathrooms, parking areas, pavilions, signage and other similar amenities.

ADVISORY COMMITTEE means the nine-member Committee appointed by the County Council to oversee the ECHO program and make recommendations for funding of the ECHO grant dollars to the County Council.

APPLICANT means a qualifying 501(c)(3) organization incorporated in the State of Florida with its principal office located in Volusia County, a municipality of the County of Volusia, or a budgeted organization of Volusia County Government.

ASSESSED VALUE OF PROPERTY means an annual determination by the Volusia County Property Appraiser of the just or fair market value of a property.

BUDGET means the organization’s unrestricted operating revenue.

CASH ON HAND means unencumbered cash dedicated to the ECHO project listed in the application.

CERTIFIED GENERAL APPRAISAL means a narrative appraisal, including a written analysis, opinion, or conclusion, issued by an appraiser relating to the nature, quality, value, or utility of a specified interest in, or aspect of, identified real property and includes a report communicating an appraisal analysis, opinion or conclusion of value regardless of title.

CERTIFIED GENERAL APPRAISER (not the County Property Appraiser) means a person who is certified by the Florida Department of Business and Professional Regulation are qualified to issue appraisal reports for any type of real property.

CERTIFIED FINANCIAL AUDIT means an examination of financial statements to determine whether operations are properly conducted in accordance with legal and regulatory requirements. Financial audits must be conducted in accordance with generally accepted auditing standards and governmental auditing standards. (These audits should include a Management Letter and a Response Letter).

COUNTY COUNCIL means the seven elected members of the Volusia County Council.

COMPLEX means a building or multiple buildings on the same site that share infrastructure or supporting facilities, amenities, signage or designation, or has other attributes of actual or perceived linkage.

ENVIRONMENTAL ASSESSMENT LEVEL I means appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice and the provisions of CERCLA (Comprehensive Environmental Response, Compensation, and Liability Act) and ASTM E1527-05 (American Society for Testing and Materials). Information concerning CERCLA regulations may be found on the EPA website. An overview of the scope of ASTM E1527-05 may be found at the American Society for Testing and Materials website.

ENVIRONMENTAL/ECOLOGICAL EDUCATION means a process that leads to responsible individual and group actions. It should enhance critical thinking, problem solving and effective decision-making skills. It also should engage and

motivate individuals, enable them to weigh various sides of an environmental issue, make informed and responsible decisions, and take appropriate actions (based on the League of Environmental Educators of Florida Definition).

EXCEPTIONAL PROJECT means a project of paramount and crucial County-wide importance which provides services to (significant) large numbers of people in all areas of the County as demonstrated and determined by a three-fourths nine members) and a majority of the County Council (four of seven).

FEES means the financial sum charged by the applicant to the public for use of or entrance into the facility for which the applicant is applying for funds. Fees may include resident and non-resident charges, professional and nonprofit charges.

FINANCIAL STATEMENT REVIEW means performing inquiry and analytical procedures that provide the accountant with a reasonable basis for expressing limited assurance that there are no material modifications that should be made to the financial statements for them to be in conformity with GAAP or, if applicable, OCBOA (Other Comprehensive Basis of Accounting). (All audits and reviews of nonprofit and governments must include a Management Letter and a Response Letter.)

FISCAL STABILITY means the financial results of operations, available resources, and the organizational plan to resolve deficit problems. A concern for fiscal stability would be indicated by multi-year operating deficits and declining fund balances

FURNITURE AND EQUIPMENT means items that are not used for public purposes and are generally used for the administration of the building. (Examples: Tables, chairs and computers that are used for administrative purposes; equipment that is leased; desks and other office equipment which are used for administrative purposes; refrigerators, rugs, planters, books, etc.)

GRANT PERIOD means the time period in which grant funds are used for the project as set forth in the grant agreement.

GREEN INFRASTRUCTURE means the range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspirate stormwater and reduce flows to sewer systems or to surface waters. (United States Environmental Protection Agency, n.d.)

IN-KIND CONTRIBUTION means the documented fair market value of non-cash contributions provided by the grantee or third parties that consist of real property or the value of goods and services directly benefiting and specifically identifiable to the project.

LEED, Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ encourages and accelerates global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria.

LEASE means a contract that conveys unconditional use of real property for a specific period of time. The minimum period of time shall be consistent with requirements set forth in the manual and the required length of the lease shall be determined from the final application deadline date.

LEARNING CENTER means a building that shall be used to provide educational or learning opportunities to the public and will serve as a center for research focusing on Volusia County's environmental/ecological, cultural, historical/ heritage and/or outdoor experiences.

MAI CERTIFIED APPRAISER means an appraiser who has completed the necessary training to achieve Membership in the Appraisal Institute.

MAINTENANCE is providing care, upkeep, repair or support of a physical piece of property. Maintenance expenditures are NOT allowed to be used for ECHO or Match dollars.

MANAGEMENT LETTER is a formal, written document that conveys the CPA's findings and observations about particular aspects of the client's business. It may describe certain procedures that the CPA performed in an engagement and identify ideas and recommendations that can improve the entity's operations. (The management letter should address issues related to the client's accounting systems, procedures and reports/issues, such as internal control environment, procurement practices, accounting policies, procedures and financial reporting practices. The management letter might also be expanded to cover other observations.)

MASTER TRAIL PROJECT means a specific segment of the Trail Master Plan that was approved by the County Council.

MEASURED GOALS AND OBJECTIVES means a set of specific quantifiable and qualifiable

accomplishments that can reasonably be anticipated to be achieved by the project and will be used for comparison to the expressed bases, standards and criteria of the ECHO program.

MONTH-END FINANCIAL REVIEW means the performance of inquiries and analytical procedures that provide the accountant with a reasonable basis for expressing limited assurance that there are no material modifications that should be made to the financial statements for them to be in conformity with GAAP.

NATURE-BASED SOLUTIONS means actions to protect, sustainably manage, and restore natural or modified ecosystems that address societal challenges effectively and adaptively, simultaneously providing human well-being and biodiversity benefits (International Union for Conservations of Nature, n.d.).

NEW CONSTRUCTION means adding a facility for the purpose of meeting the goals of this grant program to a property where no building previously existed or for the purpose of establishing an ECHO agreement period may also mean a substantial expansion or renovation that results in a significantly new public experience.

PAYMENT & PERFORMANCE BOND means surety insurance issued by a quality rated insurer authorized to issue in the face amount of the bond in the State of Florida, which guarantees the execution of the work under the construction contract.

PERMITS includes any building, zoning, use, excavation, fill, surface water, utility, or other official action of Federal, State, Regional or local government having the effect of permitting development of land.

PLANNING means the preliminary development of architectural, engineering and other technical services necessary to carry out the project.

PROJECT means the acquisition, construction, renovation and/or improvement of buildings and appurtenances, site improvements (such as driveways, parking facilities, stormwater management facilities, landscaping, signage and pedestrian facilities), and mandated off-site improvements that meet the requirements of an eligible ECHO project for the use and benefit of the public. This definition specifically excludes furniture, fixtures and equipment.

PROJECT AGREEMENT means an executed contract between Volusia County and a project sponsor setting forth mutual obligations regarding an approved ECHO funded project.

REHABILITATION means the act or process of returning a site or property to a state of utility through repair or alteration, which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.

RENOVATION/IMPROVEMENT means the act or process of giving a property a state of increased utility or returning a property to a state of utility through repair, addition, or alteration that makes possible more efficient use.

RESPONSE LETTER is written by the client in response to the CPA's management letter. The response should be a written statement of explanation or rebuttal concerning the deficiencies or recommendations, including any corrective action taken or to be taken, related to the auditor's observations.

RESTORATION means the act or process of accurately recovering the form and details of a site or property and its setting as it appeared at a particular period of time by means of the removal of later work or by replacement of missing earlier work. Restoration of projects receiving ECHO funds shall be completed by architects, contractors and tradesmen having particular skill and sensitivity for handling historic building materials with care and attention to preservation and quality of details. Additionally, projects will be restored based on the Secretary of the Interior’s Standards.

STANDARD PROJECT means a project that can be completed including the grant and match, expended and the project be opened to the public within 730 days following the execution of a grant agreement.

SUSTAINABILITY means the ability to exist constantly while continuing to provide public accessibility as it relates to ECHO requirements.

UNDISTURBED USE means that the building to be renovated, expanded, or constructed and the site of such building will be owned by, or will be under lease to, the applicant by the date of the application submission and that the use of the site and building will be unencumbered by covenants, easements or other conditions contrary to the purpose of the project for a minimum length of time as required.

Prepared By:
County of Volusia
Legal Department
123 W. Indiana Ave.
DeLand, Florida 32720

Restrictive Covenants

THESE COVENANTS are entered into this _____ day of _____, 20___, by the _____ _____. *Hereinafter referred to as* "the Owner" and _____, *hereinafter referred to as* "the Grantee/Lessee", and shall be effective for a period of 20 years from the date of recordation by the Clerk of the Circuit Court of Volusia County, Florida.

WHEREAS, the Owner is the fee simple title holder of the Property located at _____, in the County of Volusia, Florida, as described as Exhibit A (legal description), attached to and made a part hereof, and

WHEREAS, the Grantee/Lessee is to receive ECHO Grant Program funds administered by the County of Volusia, Florida, 123 W. Indiana Avenue, DeLand, Florida 32720, *hereinafter referred to as* "the County", in the amount of $_____, to be used for the construction of the facility for public use specifically described in the ECHO Grant Agreement and its attached documents, situated on the property as described as Exhibit A, and

Now THEREFORE, as part of the consideration for the County grant, the Owner and the Grantee/Lessee hereby make and declare the following restrictive covenants which shall run with the title to said Property and be binding on the Owner and its successors in interest, if any, for the period stated in the preamble above:

1. The Owner and the Grantee/Lessee agree to maintain the property so that it continues to be used for as an ECHO facility as defined in the ECHO application definition and described in the grantee's application No. _____. This includes the requirement to maintain public access for the project for a period of twenty (20) years from the date of recording this restrictive covenant.
2. The Owner and the Grantee/Lessee agree that the County of Volusia, its agents and its designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether the conditions of the Grant Award Agreement and these covenants are being observed.
3. The Owner and the Grantee/Lessee agree that these restrictions shall encumber the property for a period of 20 years from the date of recordation, and that if the restrictions are violated within the 20 year period, the County of Volusia shall be entitled to liquidated damages pursuant to the following schedule:
    a. If the violation occurs within the first half of the effective time period of these covenants, the County shall be entitled to return of the entire grant amount.
    b. If the violation occurs after the first half of the effective time period, the County shall be entitled to the return of the entire grant amount, less the quotient of two (2) divided by the number of years in the time period times each year past the mid period of the effective time period times the grant amount. For instance, if the violation occurs after the thirteenth (13^{th}) anniversary of the effective date of these covenants but prior to the fourteenth (14^{th}) anniversary, the County shall be entitled to return of 50% of the original grant amount.
4. The Owner and Grantee/Lessee are liable to the County of Volusia for the amount of the grant if the Owner or Grantee/Lessee breach these Restrictive Covenants and/or the Grant Award Agreement dated _____. To insure the ability to repay the grant, the Owner and Grantee/Lessee have agreed that they will maintain unencumbered equitable value in the property of at least the amount, and for at least the period of time provided in paragraph three (3) above. The Owner and Grantee/Lessee will not secure with a mortgage or otherwise hypothecate that equitable value in the property.
5. The Owner agrees to file these covenants with the Clerk of the Circuit Court of Volusia County, Florida, and shall pay any and all expenses associated with their filings and recording.
6. The Owner and Grantee/Lessee agree that the County of Volusia shall incur no tax liability as a result of these restrictive covenants.

IN WITNESS WHEREOF, the Owner and Grant Recipient have read these Restrictive Covenants and have hereto affixed their signatures.

OWNER:

_____

Sign

Witness: _____

Sign

Witness: _____

Sign

GRANTEE:

_____

Sign

_____

Print

_____

Print

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 202_, by _____, as _____ who is [____] personally known to me, or [____] who has produced a _____ _____driver's license as identification.

_____
Print Name:_____
Notary Public, State of Florida
Commission No.:_____
My Commission Expires:_____

INDEPENDENT REPORT ON APPLYING AGREED-UPON PROCEDURES

We have performed the procedures enumerated below, which were agreed to by the <ECHO Applicant>, solely to assist them with the filing of a Grant in Aid Application (the "ECHO Application") related to <ECHO Applicant>'s project with the County of Volusia (VC) for the calendar year (beginning January 1, 20____, and ending December 31, 20____). <ECHO Applicant>'s management is responsible for the filing of an ECHO Application related to <ECHO Applicant>'s project with Volusia County. This agreed-upon-procedure engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

The following procedures were applied to the organizational, financial and accounting records:

[ ] We observed the IRS determination letter verifying the entity is exempt from taxation under Code Section 501(c)(3).

[ ] We verified the current filing of the Form 990, Annual Return of Organization Exempt from Income Tax.

[ ] We verified the IRS Form 941 with proof of payment of withholding taxes for most recent calendar quarter.

[ ] We verified the entity's status with the Florida Department of State, Division of Corporations as currently being active.

[ ] We verified the entity's actual ownership of the real property on which the project will be constructed.

[ ] We observed sufficient documentation substantiating the outstanding mortgage balance on the project property.

[ ] We reviewed the real estate appraisal to verify the value used in the match calculations.

[ ] Describe, in general, the accounting system used in preparing the entity's financial statements.

[ ] Describe the process by which the entity accumulates the volunteer hours that will be used in the match calculations. Verify the amount was calculated using the hourly rate determined by the Independent Sector.

[ ] For previously spent cash match, we traced the amounts to the supporting invoices and cancelled checks.

[ ] Observe the existence of cash used in the match calculation to ensure availability on the date the application is submitted for critical review.

[ ] For the donated goods and services match, we traced the amounts to the supporting invoices and other appropriate documentation.

[ ] We obtained a representation letter from <ECHO Applicant>'s management confirming it made available to us all relevant information and it responded fully to all inquiries made by us during the engagement.

We were not engaged to, and did not perform an audit, the objective of which would be the expression of an opinion on the specified elements, accounts or items. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of <ECHO Applicant>, and the County of Volusia and is not intended to be used by anyone other than those specified parties.

Signature Date Print

City of Ormond Beach
AGENDA ITEM

November 7, 2023 - City Commission

Number: 8.H

Section:	CONSENT AGENDA		
Item Category:	Consent - Resolution	**Res./Ord. No:**	2023-202
Strategic Goal:	Quality of Life - Other		
Department:	Finance - Grants		
Subject:	Volusia County ECHO Grant Request - Nova Community Park Fields 2-5 Renovation		
Summary:	This is a request for the City Commission to authorize the submittal of a grant application to the Volusia County Environmental, Cultural, Historical and Outdoor Recreation (ECHO) program for funding assistance for the renovation of baseball fields 2-5 at the Nova Community Park. The project will replace the softball field (field number 2) infield area and partial outfield with a youth size baseball field due to the increasing needs by the community and the demand for more regulation tournaments. In addition to field 2, this project will renovate the three (3) baseball fields (field numbers 3-5), located on the west side of Nova Road. The infield areas and partial outfields will receive new clay, drainage improvements, Bermuda sod, irrigation and new pitcher rubber/bases. In November 2000, Volusia County voters approved a referendum to establish a funding program for environmental, cultural, heritage and outdoor projects. Pursuant to Volusia County Council Resolution 2000-156, program funds are to be used solely to finance acquisition, restoration, construction and improvement of environmental/ecological, cultural, historical/heritage and outdoor recreation facilities for public use. The program was to sunset after 20 years; however, Volusia County voters re-authorized the program for another 20 years during the 2020 general election. The minimum amount that can be requested in the Volusia ECHO program is $12,500, meaning that the total project cost must be at least $25,000 since the program requires a dollar-for-dollar match. The maximum that can be requested is $600,000 per project, for a $1,200,000 total project cost under the normal project guidelines. The		

	sum of all ECHO grants received by a standard project, or multiple projects on a site or facility complex may total up to, but not more than, $3.1 million over the life of the ECHO program. ECHO requires that projects funded must be open for public use within two (2) years of the grant award date. No more than one (1) application for the same facility, complex, project, or site will be awarded per year regardless of the number of applicant organizations. An applicant may only have three (3) open awards and applications combined at a time. The City currently has one open ECHO project. The current ECHO cycle is open with the following timeline: • Mandatory Workshop - Thursday, September 28, 9:00 AM. • Mandatory Technical Completeness Application Deadline - Thursday, November 9, 4:00 PM - Applications must be submitted as final. • Final Application Deadline - Thursday, December 14, 4:00 PM - Deadline for any insufficiencies determined under technical review by ECHO staff to be corrected and resubmitted. • ECHO Advisory Committee Tour and Eligibility Meeting, Mandatory for Applicants - Thursday, January 25. • ECHO Advisory Committee meets as Grant Review Panel, Mandatory for Applicants - Thursday, February 15, 9:00 AM. ECHO funding applications require a 50% local match. The ECHO program will not fund project planning, such as feasibility studies and architectural drawings, or program and operational support. However, some of these expenses may be used as part of the match. To submit a grant application, the City Commission must provide a resolution authorizing the submittal of a grant application and the budgeting and appropriation of local matching funds as a grant requirement.
Financial Impact:	The total estimated cost for this project is $432,652. The ECHO grant request will be for $216,326 with the City of Ormond Beach providing $216,326 in cash match from the Leisure Services Capital Fund ($100,000) and General Fund Reserves ($116,326) for the project.
Citizen Impact:	The renovation of baseball fields 2-5 at Nova Community Park will temporarily close down fields as the infield and partial outfield renovations take place. Staff implementing the project will work with the Leisure Services Department to coordinate field closures relating to their recreational activities.
Recommended Action (Staff, Advisory Board and/or Other):	Staff recommends that the City Commission authorize the submittal of a grant proposal for this project and the budgeting and appropriation of matching funds with the approval of the attached resolution and further authorize the execution of any and all documents necessary to accept a grant award if offered.
Staff Contact:	Loretta Moisio, Grants Coordinator, (386) 676-3315

Attachments:	1. 23-202 ECHO Nova Fields P23-0211G 2. DRAFT 2024-ECHO-Grant-Application NOVA FIELDS 2-5 10 31 2023 3. 2023-ECHO-Guidebook-Approved-by-CC-05.16.23
Approval:	Kelly McGuire, Finance Director 10/31/2023 Claire Whitley, Assistant City Manager 10/31/2023 Joyce Shanahan, City Manager 11/2/2023

RESOLUTION NO. 2023-202

A RESOLUTION AUTHORIZING THE SUBMITTAL OF A GRANT APPLICATION TO THE COUNTY OF VOLUSIA UNDER THE ECHO GRANTS-IN-AID PROGRAM FOR FUNDING ASSISTANCE REGARDING THE RENOVATION OF BASEBALL FIELDS 2-5 AT THE NOVA COMMUNITY PARK; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS INCIDENTAL THERETO, INCLUDING ANY CONTRACT NECESSARY FOR THE CITY TO ACCEPT THE GRANT AWARD; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the County of Volusia has a current grant cycle open under the ECHO Grants-In-Aid Program in which the City can request maximum funding assistance in the amount of $600,000.00 with City matching funds on a dollar-for-dollar basis, or 50:50 match, and

WHEREAS, the City Commission desires to submit a grant application to the County of Volusia under the ECHO Grants-In-Aid Program, a copy of which is attached hereto and incorporated herein by reference, for the purpose of obtaining funding assistance in the amount of $216,326.00 regarding the renovation of baseball fields 2-5 at the Nova Community Park (the Project"), and

WHEREAS, the total Project cost is estimated to be $432,652.00 and

WHEREAS, the City is required to make a matching contribution of at least $216,326.00, now therefore

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, VOLUSIA COUNTY, FLORIDA, THAT:

SECTION ONE. The above recitals are true and correct and are incorporated by reference.

SECTION TWO. The City Manager or her designee is hereby authorized and directed to submit a grant application, including any and all documents that are necessary and incidental thereto, to the County of Volusia under the ECHO Grants-In-Aid Program for funding assistance in the amount of $216,326.00 regarding the renovation of baseball fields 2-5 at the Nova Community Park.

SECTION THREE. The Mayor and City Manager are hereby further authorized and directed to execute any contract, including any and all documents that are necessary and incidental thereto, for the City to accept the grant award.

SECTION FOUR The City Manager hereby certifies that the City's matching funds in the amount of $216,326.00 will be derived from the Leisure Services Capital Fund.

SECTION FIVE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED this 7th day of November, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk



2024 GRANTS-IN-AID
STANDARD & EXCEPTIONAL GRANT APPLICATION

APPLICANT INFORMATION

1. Applicant (Legal name of organization): City of Ormond Beach
2. Address (mailing): P.O. Box 277

   City: Ormond Beach

   State: Florida

   Zip Code: 32175-0277
3. Type of Organization:

   ☒ Municipal government ☐Volusia County Government

   ☐ Not-for-Profit Corporation classified as a 501(c) (3)
4. Federal ID #: 59-6000398

   Florida Not-for-Profit Corporation Charter # (if applicable): NA

   Florida Dept. of Agriculture & Consumer Services Registration # (if applicable):

   NA
5. County Council District of Project: ☐1 ☐2 ☐3 ☒4 ☐5
6. Is the project in a Community Redevelopment District (CRA)? ☐Yes ☒No
7. Contact Person:

   Name: Loretta Moisio

   Title: Grants Coordinator

   Telephone #: 386-676-3315

   E-Mail: Loretta.Moisio@ormondbeach.org
8. Provide the Mission Statement for your organization:

   The future of the City of Ormond Beach depends on a partnership among citizens, businesses, civic organizations, elected officials, and City employees. Working together, we can make Ormond Beach one of the most attractive, stimulating, and progressive cities in the nation.

   We see Ormond Beach as a community characterized by a high quality of life for all. From our youngest citizens to our oldest, we want to provide significant opportunities for earning, for learning, for leisure and recreation, and for self-expression.

We see Ormond Beach as a community of many dimensions. Among these, we see our City as:

- *A family oriented community, striving to provide a safe and supportive environment in which families of all ages can build on their strengths and their traditions.*
- *A learning community, in which all citizens may participate in life-long opportunities for personal growth and development, especially as they participate in the strong historic, cultural, artistic, and athletic traditions of the area.*
- *An environmentally sensitive community, marked by mature trees, clean water, well-kept neighborhoods, and attractively landscaped thoroughfares.*
- *An economically sound community, boasting a diverse economy and a balanced, controlled, but friendly approach to business and development.*
- *A diverse community, one in which all citizens and all sectors of the City find meaningful opportunities and one in which all are valued for the unique contribution they make.*
- *A responsive community, with a City government that cares and communicates well with the citizenry and provides timely, even-handed, and courteous service to all.*
- *A well-run community, offering high quality basic City services in an effective and efficient manner, and encouraging creative and proactive approaches to government.*

An involved community, one in which citizens throughout the community acknowledge and respect their differences, but recognize that the accomplishment of our objectives will require the full participation of all.

PROJECT INFORMATION

1. Project Title: Nova Community Park Renovation of Fields 2-5

   Project Location Address: 440 North Nova Road

   City: Ormond Beach

   State: Florida

   Zip Code: 32174

2. Type of Project:

   ☒ Renovation ☐ Restoration ☐ New Construction ☐ Acquisition

3. ECHO Category – Select One (review ECHO Guidebook pages 3 - 4):

   ☐ Environmental ☐ Cultural ☐ Historic ☒Outdoor Recreation

4. The Project Site of Facility is (select one):

   ☒ Owned by Applicant ☐ Leased by Applicant (length of lease): Length of lease

   ☐ Land/Project Management Agreement (length of agreement): Length of agreement

NOTE: LEASES/AGREEMENTS MUST BE BINDING AND NON-CANCELABLE

5. Is the Project Site/Facility mortgaged or will it be? ☐ Yes ☒ No

PROJECT DESCRIPTION

1. Describe the project and explain how it will achieve the goals of Resolution 2020-79 to plan for the future growth of Volusia and enhance the quality of life for its residents (use factual information/documentation to show how this project will accomplish these goals):

   County Resolution 2020-79 seeks to "enhance the quality of life for its residents by continuing to provide environmental, cultural, historical, and outdoor recreational opportunities." As a family-oriented community, Ormond Beach consistently works to meet the needs of its citizens and visitors. In this regard, we continually invest to keep premier recreational facilities the very best they can be by **improving** them, **expanding** them, and **creating** new ones as needed by our citizens. Therefore, the City's goals align perfectly with those of Volusia County.

   Nova Community Park facilities provide a wide variety of organized, self-motivated, and passive recreational opportunities which rightly aligns this project to the goals of Resolution 2020-79. This project further promotes the goals of County Resolution 2020-79 as it will provide for the "continuing need for high quality user oriented outdoor recreational opportunities."

   Nova Community Park is a very active recreational facility with a large variety of amenities situated on approximately 64 acres. It is located in the urban area of the City with direct access and frontage on SR5A (Nova Road). The site is bounded on the south and north by homes with some commercial uses located near the road. The Park has five (5) baseball/softball fields – four on the west side of Nova Road and one on the east side of Nova Road. In addition to the baseball/softball fields, there are six (6) tennis courts, five (5) racquetball courts, one (1) outdoor basketball court, three (3) picnic facilities, a large playground, and a skateboard park. There is also a half mile 10-foot wide multipurpose trail system around the perimeter of the Park with interior connecting walkways for a total of approximately 1.5 miles. Nova Community Park is also home to the Nova Community Center with a gymnasium, fitness room, and activity room.

   Public access for vehicles is available at two park entrances. One is directly off Nova Road (SR5A) onto park property and the other is off Main Trail which is accessible from Nova Road. Public access for pedestrians is available via sidewalks along Nova Road, and through the adjacent neighborhoods and trails within the park area.

   In FY 2022-2023, Nova Fields #2-5 were actively used for a total of 171 days, totaling 2,443 hours. This usage included hosting the OBYBSA BASEBALL ASSOCIATION MINOR & MAJOR LEAGUES, the USSSA BASEBALL TOURNAMENTS, Athletic Baseball Tournament, and special populations challenger baseball league. During this time, the fields were frequented by 20,560 program participants and 28,590 event spectators. Currently, the Nova fields are rated as minor and

bambino by Babe Ruth Baseball. Now, with the planned conversion of one of our softball fields into a baseball field, we anticipate being able to accommodate more outside teams, leagues, tournaments, and spectators. This expansion will also enable us to offer a broader range of youth baseball programs, further enriching our community's sporting opportunities.

The project of this application is to replace the softball field (field number 2) infield area and partial outfield with a youth size baseball field due to the increasing needs by the community and the demand for more regulation tournaments. Besides field 2, this project will also renovate the three (3) baseball fields (field numbers 3-5; see location map), located on the west side of Nova Road. These fields were last renovated 20 years ago and due to heavy usage have deteriorated over time. Despite our efforts with quality annual maintenance, these fields have reached their expiration due to their high level of use. This project will be to completely renovate the infield areas and partial outfields for each of these fields and including drainage improvements. The infield areas and partial outfields will receive new clay, drainage improvements, Bermuda sod, irrigation and new pitcher rubber/bases. Ormond Beach is committed to investing in premier recreational facilities by improving them, expanding them and creating new ones.

2. If applying for an exceptional grant, describe how the project meets the requirements of an exceptional project. An exceptional project means a project of paramount and crucial countywide importance which provides for receipt of services by significantly large numbers of people in all areas of the county. For more information on exceptional projects see page 8 of the ECHO Guidebook.
   NA

3. Describe the project and construction timeline:

   For this project, the contract bidding and awarding process is anticipated to occur between June and September 2024 with construction anticipated to begin in October 2024 and completed by June 2025.

4. Describe how the green infrastructure and sustainability standards will be used in the project (Green Building Standards | US EPA).

   The City of Ormond Beach continually strives to implement green technologies that have low impact on the environment. By installing new “smart” irrigation technology, this will both save water and money. Efficient irrigation reduces impacts of overwatering by installing a weather base controller to adjust the irrigation schedule based on local weather conditions.

5. How will the project conserve water and/or promote water efficiency?

   The project will cut costs and water use by installing Falcon rotors with rain curtain nozzles to maximize performance and coverage pressure regulating systems which optimize flow rate to

conserve water. Efficient irrigation reduces impacts of over watering. Powered by current weather data, Rain Bird controllers only irrigate when the landscape requires it, saving additional time and water.

6. How will the project conserve energy and/or promote renewable energy?

   NA

7. How will the project, if a new facility, meet the green building standards or certifications?

   NA

8. Describe how the project will comply with the ADA accessibility requirements:

   All ADA requirements will be met with this project.

9. If applicable, describe any additional phases:

   No additional project phases are planned.

PROJECT TEAM

1. List the name and address of the architect, engineer, design consultants and/or general contractor selected. Include the information for the persons signing the Certification of Information and Compliance Form:

   Joyce Shanahan, City Manager
   Kelly McGuire, Finance Director
   Shawn Finley, P.E., Public Works Director
   Alex Schumann, P.E., City Engineer
   Robert Carolin, Leisure Services Director
   Stefan Sibley, Assistant Leisure Services Director
   Cara Culliver, Principal Landscape Architect
   April Martti, Engineering Projects Coordinator
   Loretta Moisio, Grants Coordinator
   Address for all listed above: P.O. Box 277, Ormond Beach, FL 32175-0277

2. List the person/persons who created the budget and describe their experience with this type of project:

Shawn Finley, P.E., Public Works Director, and Alex Schumann, P.E., City Engineer, created the budget for this project. Mr. Finley has been with the City for thirteen years serving first as Civil Engineer, then Deputy City Engineer, then City Engineer and now Public Works Director. Mr. Finley has served as project manager for a large number and variety of projects implemented throughout the City. Mr. Schumann has been with the City for over six years, three as a Civil Engineer, two as Deputy City Engineer and being promoted to City Engineer in 2021 and has experience managing City ECHO projects. The implementation of all ECHO funded projects has been the responsibility of the City's Engineering Division.

3. If a complete list is not available, explain why (include when the project team will be selected):

Staff has engaged the services of Zev Cohen and Associates (ZCA) to prepare engineering drawings and specifications for the construction of this project. ZCA is an interdisciplinary civil engineering, land planning and environmental consulting firm with extensive experience in the design and permitting of public recreation facilities in Volusia County dating back to 1977. The City will also utilize the expertise of A.M. Weigel Construction Company (Weigel) as its Construction Managers for this project. Weigel, and its principals, are highly qualified construction managers having worked on many public projects for Volusia County Schools, the Daytona Beach International Airport, Embry-Riddle Aeronautical University, and many municipalities, including the City of Ormond Beach. Weigel has served the City of Ormond Beach as construction managers on ECHO funded projects; Ormond Beach Skate Park Expansion (2012); the Environmental Discovery Center (2014); and, the Ormond Beach Sports Complex Field Lighting (2018). The estimate provided with this application was prepared by Weigel based upon plans prepared by ZCA.

PROJECT MANAGEMENT TEAM

1. List the name of staff dedicated to this project (include their responsibilities and the amount of time each will be spending on the project per week):

Staff	Responsibilities	Weekly Time
Alex Schumann, P.E., City Engineer	Project Management: Bidding, Award, Construction	5%
Shawn Finley, P.E., Public Works Director	Project Management: Bidding, Award, Construction	5%
Cara Culliver, Principal Landscape Architect	Project Management: Bidding, Award, Construction	10%
April Martti, Engineering Projects Coordinator	Project Management: Grant Administration	5%
Stefan Sibley, Assistant Leisure Services Director	Post Construction Management	15%

Robert Carolin, Leisure Services Director	Post Construction Management	5%

PERFORMANCE MEASURES

1. Explain the project's goals and objectives:

   The goal of this project is to renovate these fields to provide a safe environment where rising athletes can perform to the best of their ability. To provide for the community's needs and enhance outdoor playing spaces for everyone to enjoy.

2. Elaborate on how these goals and objectives will be measured for the length of the restrictive covenants:

Data is collected on the usage of fields and reported monthly, quarterly, and annually. This data collection will continue in perpetuity and thereby meet the restrictive covenants length requirement.

Categories of Measurements: (Figures reflect FY 22-23.)

- Programs Offered: 25
- Participants: 20,560
- Attendance: 28,590
- Volunteers: 0
- Volunteer Hours: 0
- New Programs: 0
- Returning Programs: 25
- Participant/Attendee Surveys: 0

FUNDING REQUEST

1. Project Funding (Grant Request Amount and Match Amount):
   a. Standard Grant Request (up to $600,000.00) $ 216,326.00
   b. Exceptional Grant Request (up to $2,500,000.00) $ NA
   c. Confirmed Match Funds $ 216,326.00
   d. Total Project Cost (ECHO + Match) $ 432,652.00
2. Mandatory Workshop was attended by: Loretta Moisio

   Date of Workshop: 9/28/2023

3. List any prior year grants received from ECHO (include year, project name and amount of grant):

   2005 – Central Park Development - $205,000
   2006 – Central Park Development: Boardwalk - $300,000
   2007 – The Casements/Rockefeller Gardens Restoration - $500,000
   2012 – Skate Park Expansion - $225,000
   2014 – Environmental Discovery Center Construction - $400,000
   2018 – Ormond Beach Sports Complex Field Lighting - $400,000
   2019 – Ormond Beach Sports Complex: Championship Softball Field – $400,000
   2020 – MacDonald House Restoration - $400,000
   2020 – Nova Tennis Court Lighting - $137,500
   2022 – Performing Arts Center Renovation - $600,000

BUDGET INFORMATION

1. A complete project budget must be submitted in the format provided by the county. Budget must be accurate and realistic (projects will be implemented within the budget set at the time of application).

2. The budget should be presented by each type of funding:
   a. UC = Unencumbered Cash
   b. LM = Land Match
   c. IK = In-kind
   d. PSC = Previously Spent Cash

3. The budget must include temporary and permanent ECHO signage (signs may not be funded with ECHO funding).

BUDGET DETAIL CHART Construction Phase Expenditures *Add rows as needed*	UC +	LM +	IN-KIND +	PSC	= MATCH	ECHO	TOTAL
General Requirements:	75,711				75,711	0.00	75,711
Mobilization, Waste Collection, etc.							
Contractor Fees							
Professional Services:							
Consultant Services							
Site Construction:	135,115				135,115	216,326	351,441
Ballfield Site Work, Irrigation & Drainage Improvements							
Specialties							
Playground Equipment							
Picnic tables, grilles							
Signage:	5,500				5,500		5,500
Educational Signage							
ECHO Temp Sign	500				500		500
ECHO Permanent Sign	5,000				5,000		5,000
PROJECT TOTALS	216,326				216,326	216,326	432,652

Line items should be made to match your project (some examples are Equipment, Metals, Finishes, Wood, and Plastic, Thermal, Plumbing). Budgeted match amounts should be placed in the corresponding description column (Unencumbered Cash, Land Match, In-kind Services/Items or Previously Spent Cash).

Request amounts should be compromised of all line items and entered in the detail category heading.

MATCH DOCUMENTATION

1. All documentation for match must be included in the application as outlined in the ECHO Guidebook pages 9 - 11.

RESTRICTIVE COVENANTS

1. Do you agree to comply with the requirement to file a 20-year Restrictive Covenant with the Volusia County Clerk of Court if ECHO Grant is awarded?
   ☒ Yes ☐ No

   △ *If the project of the application is mortgaged or leased property, other than those applying for trails in the County Master Plan or projects on land not owned by the applicant, a letter from the Mortgagee or Lessor, stating that they agree to sign the Restrictive Covenants must be provided with the application.*

   △ *Applicants with projects on State or Federal owned lands are automatically exempt from this requirement but are held to the same liquidated damages cited within the Restrictive Covenants through language found in the final ECHO agreement for which the grantee is held responsible.*

OPERATING FORECAST DETAIL

1. Outline how the facility or project will operate once complete. The narration should include such items (as applicable) as staffing, maintenance requirements, increased programming, fees and memberships. Include a detailed maintenance and replacement plan for the 20-year compliance period:

   Once the renovation of the fields is complete, it will allow for additional programming and expanded play on all four fields. Additional staff will not be required. If a grant is awarded, the facility will have a uniform fee structure for all of Volusia County residents based on usage, duration and specifics needed for preparation of the individual fields. The current fee schedule is attached and will be updated if a grant is awarded.

   The City of Ormond Beach has a full-time Leisure Services Department with sixty-four (64) employees and is responsible for all City facility staffing, programming and maintenance. In addition, the City of Ormond Beach maintains a continuing contractor program through multiple approved vendors that perform various levels of service.

2. Submit a business plan, feasibility study and marketing plan. These plans must be specific to Volusia County and the proposed project:

   Currently, the Ormond Beach Leisure Services partners with Volusia County Schools, the Daytona Beach Convention and Visitors Bureau, the Ormond Beach Youth Sports Associations, Bethune-Cookman University, various local, state and national sport associations.

Press releases, print advertisements, and social media notifications will be used for promoting upcoming events and activities. Information will also be posted on the Sports Volusia website and the Ormond Beach website.

BUSINESS PLAN:

FEASIBILITY STUDY: In 2021, the City initiated its update of the City of Ormond Beach Parks and Recreation Master Plan. As part of the update, the following occurred:

- A statistically valid survey was sent out to the public;
- An online survey was made available to the public;
- Public meetings were held and audience polling was conducted during the meetings; and,
- A joint Leisure Services Advisory Board and Quality of Life Board meeting was held during which member polling was conducted.

The responses from these activities were compiled to form the basis for a report of "Existing Conditions and Needs Assessment Findings" which was presented to the City Commission at a workshop on August 17, 2021. (Attached.) Based on the data in this report, there is substantial public support for athletic field renovations.

Statistically Valid Survey Sent Out to the Public:

- In the summary of findings and priority actions, recommendation #2 is to upgrade existing parks including athletic fields. (Page 11)

- The survey showed that 38.8% of the respondents had visited Nova Community Park during the past two years. (Page 24)

- The survey showed that 24.6% of the respondent households had participated in youth sports over the last five years. (Page 27)

- The survey responses for Residents' Level of Support for Actions the City Could Take to Improve the Parks and Recreation System showed a 51% level of support to "upgrade existing parks." (Page 33)

Online Survey Made Available to the Public:

- The online survey results showed that 52.12% of the respondents had visited Nova Community Park during the past two years. (Page 35)

- The online survey results showed that 32.6% of the respondents and/or household members had visited parks and recreation facilities on a daily basis in the past two years. (Page 36)

- The online survey results showed that 38% of the respondents and/or household members participated in youth sports in the last five years. (Page 38)

Joint Leisure Services Advisory Board and Quality of Life Board Meeting held with Member Polling Conducted:

- In interviews with the members of Joint Advisory Board, four members stated the need to place a priority on improvements to existing parks and facilities to ensure high quality experiences. (Page 60)

MARKETING PLAN: Once the renovations are complete, the improved facility will continue to be marketed through the City's website, its social media platforms, and local media outlets.

Social Media Marketing: As part of the overall marketing plan for leisure services facilities, Facebook is a key tool. A multi-faceted approach to social media by focusing on programming, and customer relationships is essential to reach program participants.

The Leisure Services Facebook page was created in 2018. Since that time, the page has grown to 2,186 likes and 2,768 followers. The Leisure Services Facebook has reached over 27,000 people within the last three months. These numbers illustrate the importance of using social media to engage with our customers.

City of Ormond Beach Website: Program participants can register from the City's website. Customers can click "registration" on the Leisure Service webpage. After clicking on the link, customers are re-directed to the registration site where they will find information about program offerings and then can select their choices and complete the registration process.

TIPS:

Tips for writing a business plan:

- A business plan is a document detailing a business's future objectives and strategies for achieving them.
- A business plan should be a detailed road map that explains the goals and plans to achieve them.

Tips for writing a feasibility study:

- A feasibility study is an assessment of the practicality of a proposed plan or method that will provide a clear picture of your organization's budget and operations.
- A few factors that should be considered while writing the feasibility study:
    - How will the project provide quality of life benefits to county residents?
    - Have you conducted a survey or public meeting/workshop?

- Is the project practical?
- What is the life expectancy of the project?
- Can the organization maintain the project for the 20 year compliance period?

Tips for writing a marketing plan:

- A marketing plan is an operational document that outlines an advertising strategy an organization will implement to reach its target market.
- The marketing plan should include details on the marketing channels and the campaign.

FISCAL STABILITY

1. **BUSINESS INFORMATION** (not all line items will apply to all applicants)

Operational funding for this organization	Prior Completed Year	Current Year	Projected Year	Next Projected Year
Fundraising, Memberships, Donations, etc.				
County Grants (other than ECHO)				
Grants (Non-County)				
Cash Donations				
TOTALS				
Administrative Costs	62,667.97	63,898.16	65,815.10	67,789.55
Program Costs	1,217,897.85	1,327,294.46	1,467,598.00	1,511,625.94
Educational Outreach Programs				
Contractor Services (for this project)				
Marketing & Advertising	250	250	250	250
Payroll Total Expense	271,094.93	145,441.84	149,805.10	154,299.25
TOTAL	1,511,910.75	1,536,884.46	1,683,468.20	1,733,964.74
Not-for-Profit				
Endowments				
TOTALS				
Number of Full-time Employees	4	4	4	4
Number of Part-time Employees	7	7	7	7
Volunteer Hours	1,739	1,791	1,844	1,899
Value of Volunteer Hours (@ /hr.)	42,936	44,220	45,528	46,886
TOTALS	1,554,846.75	1,581,104.46	1,728,996.20	1,780,850.74

2. Has this organization defaulted on any grant in the past five years?
   ☐ Yes ☒No

   If yes, please explain:

FINANCIAL AUDIT/REVIEW/AGREED UPON PROCEDURES

1. County of Volusia and Local Municipalities must provide a link to their Financial Statement under GASB 34.

   https://www.ormondbeach.org/ArchiveCenter/ViewFile/Item/10221

   The link should include the following documents:
   a. A Management Letter from the last fiscal year Independent Auditor's Report on the Basic Financial Statement.
   b. A Response Letter from the last fiscal year Independent Auditor's Report on the Basic Financial Statement.

c. An Opinion Letter from the last fiscal year Independent Auditor's Report on the Basic Financial Statement.

2. Not-for-Profit Organizations: the required financial information is determined by the operating revenue or expenses/expenditures annual average of the three fiscal years prior to the application deadline, as outlined in the ECHO Guidebook.
    a. Additional supporting documents for Not-for-Profit organizations:
        i. IRS letter granting Not-for-Profit 501 (c) (3) status in Florida.
        ii. The most recent Uniform Business Report (Annual Report) filed with the State of Florida, Division of Corporations.
        iii. Unrestrictive ownership or undisturbed use of facility documentation (unless the project is an acquisition).
        iv. Letter of intent to sell from the owner for Acquisition Projects.

DRAWINGS

1. Drawings are required from ALL applicants (documents must be legible and to scale with legends):
    b. Current drawings and/or excavation plans for the facility.
    a. Site survey with existing structures and site plans with structures.

2. Vacant land acquisition projects shall include:

    a. Conceptual drawings of improvements to the property, which are to be completed within two years of acquisition.
    b. Proposed structures must include elevations, floor plans and design elements such as landscaping.
3. Street Locator Map (indicate the physical location of the project within the local areas; include road names and "North" for directional reference).

4. Site Plan should show the building footprint, travel ways, parking, landscaping, etc. This section should include:
    a. Site Survey
    b. Trees and topography
    c. Civil drawing
    d. Water retention drainage and circulation

5. Preliminary and Schematic Drawings. Drawings should show:
    a. A general model of floor/site plans, showing the location of project elements.
    b. Florida-friendly landscape plan (The Florida Friendly Landscaping guide can be found at https://ffl.ifas.ufl.edu/pdf/FYN_Plant_Selection_Guide_2015.pdf).

6. Design and Development Documents. Documents should show more detail including:
    a. Selection of materials and engineering systems involved
    b. Detailed cost estimate
    c. Environmentally sustainable materials

7. Construction Documents should include written and graphic instructions. These documents should be focused on specifications for the project (building systems, floor plans, elevations, etc.) and should include site utilities and ADA information.
    a. Outdoor, trails, parks, sports facilities and playgrounds require a bid set of plans, which are ready to be used for the procurement process.
    b. New construction, facility remodel and historic projects require a set of A&E plans, which are ready to be used for the procurement process.
    c. Historic projects need to demonstrate research and compliance with the Historic Preservation Standards and Guidelines.

8. Permanent ECHO Sign documents should include site design, materials and site placement.

CERTIFICATION OF INFORMATION AND COMPLIANCE FORM

I/We certify that all of the information contained within this application and subsequent attachments is true and correct to the best of my/our knowledge and that the project for which the application is made shall be in compliance with the Americans with Disabilities Act of 1990, and that should a grant be awarded, the organization agrees to comply with the conditions of the grant award agreement including the Restrictive Covenants.

OFFICIAL WITH AUTHORITY TO CONTRACT FOR THE OWNER OF THE PROPERTY
Signature/Date: November 8, 2023
Printed Name: Joyce Shanahan, City Manager
Phone #: 386-676-3200
OFFICIAL WITH AUTHORITY TO CONTRACT FOR THE APPLICANT
Signature/Date: November 8, 2023
Printed Name: Joyce Shanahan, City Manager
Phone #: 386-676-3200
CHIEF FINANCIAL OFFICER FOR THE APPLICANT
Signature/Date: November 8, 2023
Printed Name: Kelly McGuire, Finance Director
Phone #: 386-676-3226
NOT FOR PROFITS ONLY – PRESIDENT, BOARD OF DIRECTORS
Signature/Date:
Printed Name:
Phone #:
Executive Board or Board of Directors reviewed and approved this application on (date):

PROJECT/CONSTRUCTION TIMELINE CHART

Description	April - June 2023	July - Sept 2023	Oct - Dec 2023	Jan - March 2024	April - June 2024	July - Sept 2024	Oct - Dec 2024	Jan - March 2025	April - June 2025
Design			XXXXXX						
Construction					XXXXXX	XXXXXX	XXXXXX	XXXXXX	
ECHO Temporary Sign						XXXXXX			
ECHO Permanent Sign									XXXXXX

Attachment Checklist: Please check your application before submitting

The following items/documentation **must** be included with your application or your application **will not** be scored. All match sources must be secured and proof thereof submitted by the application deadline.

APPLICANT

- ☒ECHO Application, completed and signed
- ☒Mission Statement for Organization
- ☒Proof of ownership or copy of lease
- ☒Restrictive Covenants or Statement agreeing to follow this requirement
- ☒Project Budget Detail Chart
- ☒Official Documentation of Match
- ☒Business Plan
- ☒Feasibility Study
- ☒Marketing Plan
- ☒Fiscal Stability Chart
- ☒Financial Audit Documents (listed in the ECHO Guidebook page 15)
- ☐Not-for-Profits only: IRS Status Letter classifying Organization as a 501(c) (3)
- ☒Completed and signed Drawings
- ☒Street Locator Map
- ☒Site Plan
- ☒Preliminary & Schematic Drawings
- ☒Design & Development Documents
- ☒Construction Documents
- ☒Permanent ECHO Sign Documents
- ☒Certification of Information and Compliance
- ☒Project/Construction Timeline Chart
- ☒Other

DRAFT

PROOF OF OWNERSHIP

TITLE SEARCH REPORT

DRAFT

Fund File Number: 333795

The information contained in this title search is being furnished by Attorneys' Title Fund Services, LLC. If this report is to be used by a title insurance agent for evaluation and determination of insurability by the agent prior to the issuance of title insurance, then the agent shall have liability for such work.

Provided For: City of Ormond Beach Legal Department***Agent's File Reference:*** Nova Tennis Court Lighting

After an examination of this search the Agent must:

A. Evaluate all instruments, plats and documents contained in the report.

B. Include in the Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of the surveys, prior title evidence or other relevant information from the transaction.

C. Verify the status of corporations and limited partnerships and other business entities with the appropriate governmental agency or other authority.

D. Determine whether the property has legal access.

E. Determine if any unpaid municipal taxes or assessments exist, which are not recorded in the Official Records Books of the county.

F. Determine whether any portion of the property is submerged or artificially filled, if the property borders a body of water, and if riparian or littoral rights exist.

G. The information provided herein does not include a search of federal liens and judgment liens filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:

(a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and

(b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)

Prepared Date: July 7, 2016 ***Attorneys' Title Fund Services, LLC***

Prepared by: Donna Brooks, Senior Examiner
Phone Number: (800) 637-0767 x5205
Email Address: DBrooks@TheFund.com

TITLE SEARCH REPORT

DRAFT

Fund File Number: 333795

Effective Date of approved base title information: August 24, 1938

Effective Date of Search: June 28, 2016 at 11:00 PM

Apparent Title Vested in:

The City of Ormond Beach, a Florida municipal corporation, also known as The City of Ormond and The City of Ormond Beach, Florida

Description of real property to be insured/foreclosed situated in Volusia County, Florida.

See Exhibit A

Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:

1. Warranty Deed from James A. Groover to City of Ormond, recorded August 24, 1938, in Deed Book 262, Page 179, Public Records of Volusia County, Florida.
2. Warranty Deed from J.A. Groover to The City of Ormond, recorded December 24, 1959, in O.R. Book 164, Page 39, Public Records of Volusia County, Florida.
3. Warranty Deed from The City of Daytona Beach, Florida to The City of Ormond Beach, Florida, recorded October 22, 1969, in O.R. Book 1137, Page 220, Public Records of Volusia County, Florida.
4. Warranty Deed from James R. Dills and Arlene K. Dills to City of Ormond Beach, recorded October 28, 1969, in O.R. Book 1139, Page 576, Public Records of Volusia County, Florida.
5. Warranty Deed from Dorothy McNeil etc. to The City of Ormond Beach, Florida, recorded April 10, 1979, in O.R. Book 1190, Page 254, Public Records of Volusia County, Florida.
6. Warranty Deed from The City of Holly Hill to City of Ormond Beach, recorded July 30, 1971, in O.R. Book 1320, Page 371, Public Records of Volusia County, Florida.
7. Warranty Deed from James R. Dills and Arlene K. Dills to The City of Ormond Beach, recorded October 29, 1973, in O.R. Book 1675, Page 493, Public Records of Volusia County, Florida.

Mortgages, Assignments and Modifications:

1. Nothing Found

Other Property Liens:

1. Taxes are EXEMPT.

TITLE SEARCH REPORT

DRAFT

Fund File Number: 333795

Restrictions/Easements:

1. Declaration regarding Land Fill recorded in O.R. Book 4583, Page 1482 and Affidavit recorded in O.R. Book 2997, Page 964, Public Records of Volusia County, Florida.
2. Easement in favor of Southern Bell Telephone and Telegraph Company recorded in O.R. Book 2784, Page 210, Public Records of Volusia County, Florida.
3. Notice of Limitation of Use/Site Dedication recorded in O.R. Book 6365, Page 4809, Public Records of Volusia County, Florida.
4. Restrictive Covenant recorded in O.R. Book 6698, Page 856, Public Records of Volusia County, Florida.
5. Interlocal Agreement recorded in O.R. Book 6889, Page 843, Public Records of Volusia County, Florida.
6. Bond recorded in O.R. Book 7066, Page 1137, Public Records of Volusia County, Florida, provided for informational purposes only.
7. Rights of the lessees under unrecorded leases.

Other Encumbrances:

1. Nothing Found

REAL PROPERTY TAX INFORMATION ATTACHED

Proposed Insured:

None

A 20-year name search was not performed on the proposed insured. It is the agent's responsibility to obtain a name search if a loan policy to be issued based on this product is other than a 100% purchase money mortgage.

STANDARD EXCEPTIONS

Unless satisfactory evidence is presented to the agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.

1. ***General or special taxes and assessments required to be paid in the year and subsequent years.***
2. ***Rights or claims of parties in possession not shown by the public records.***
3. ***Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.***

4. ***Easements or claims of easements not shown by the public records.***

5. ***Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.***

6. ***Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.***

7. ***Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:***

   (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and

   (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)

8. ***Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.***

The report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.

In foreclosure proceedings, title should be examined between the effective date of this report and the recording of the lis pendens to assure that all necessary and proper parties are joined. Consideration should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.

Prior to issuance of any policy of title insurance underwritten by Old Republic National Title Insurance Company, the agent must obtain and evaluate a title search for the period between the effective date of this Title Search Report and the recording date(s) of the instrument(s) on which the policy is based.

If this product is not used for the purpose of issuing a policy, then the maximum liability for incorrect information is $1,000.

Fund File Number: 333795

Note: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of $1,000,000.00 or more.

DRAFT

Fund File Number: 333795

That portion of Government Lots 2 and 3, Section 17, Township 14 South, Range 32 East, known as the North 1204.50 feet as lies Northerly of Wildwood Villas-Phase I, Map Book 38, Page 154 and Wildwood Villas- Phase II, Map Book 39, Page 39 and Autumn Wood II-Unit II, Map Book 35, Page 161 as recorded in the Public Records of Volusia County, Florida, and East of the Trails Subdivision, Unit 4, Map Book 34, Pages 140 and 141, as recorded in the Public Records of Volusia County, Florida and Southerly of the North line of Government Lots 2 and 3 and Westerly of Nova Road, also known as State Road 5A, a 100' Right-of- Way, and being more particularly described as follows:

For the Point of Beginning commence at the Northwest corner of said Government Lot 3, said point also being the Northeast Corner of Lot 187, The Trails Subdivision, Unit 4; Thence S89°35'09"E, along the North line of said Government Lots 2 and 3, a distance of 1913.37 feet to the Westerly Right-of-Way line of said State Road 5A; thence S25°40'58"E, along said Westerly Right-of-Way line of said State Road 5A, a distance of 1342.06 feet to the Northerly Right-of-Way of the Trail, an 80 foot Right-of- Way as now laid out and established; thence N89°33'47"W, along said Northerly Right-of-Way of the Trail and the Northerly Line of Wildwood Villas, Phase I, a distance of 1198.37 feet; thence continue N89°33'47"W, along the Northerly line of Wildwood Villas Phase I and the Northerly line of Autumn Wood II-Unit II, a distance of 1350.43 feet to the Westerly line of said Government Lot 3, thence N02°33'26"E, continuing along said Autumn Wood II-Unit II and along the East line of The Trails Subdivision, Unit 4, a distance of 1205.07 feet to the Point of Beginning.

DRAFT

F. J. LEWIS and EVA LEWIS, his wife
TO
JAMES A GROOVER, single

WARRANTY DEED--STATUTORY

Filed for record this 24th day of August 1936, at 3:42 o'clock P. M.
Clerk Circuit Court.
FILE # 2958 By D. C.

THIS INDENTURE, Made this 18th day of August A. D. 1936, BETWEEN F. J. LEWIS and EVA LEWIS, his wife, of the County of Volusia, in the State of Florida, part ies of the first part, and JAMES A. GROOVER, single whose permanent address is Ormond, of the County of Volusia, in the State of Florida part y of the second part, WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, to them in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said part y of the second part, his heirs and assigns forever, the following described land, situate, lying and being in the County of Volusia State of Florida, to-wit:

The North 792 feet of the East 867.42 feet of Lot 2, Section 17, Township 14 South, Range 32 East, except the North 417.42 feet of the East 417.42 feet thereof. Also described as: The East 15.77 acres, more or less, except the Northeast 4 acres of the North one-half of the 48 acres of Lot 2, Section 17, Township 14 South, Range 32 East.

$1.00 United States Documentary Revenue Stamp attached and cancelled. Aug. 24, 1936.
70¢ Florida Documentary Revenue Stamps attached and cancelled. Aug. 24, 1936.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whatsoever.
IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.
Signed, sealed and delivered in presence of us:

James L. Willis — F. J. LEWIS (Seal)
D. C. Peek — EVA LEWIS (Seal)

STATE OF FLORIDA,
COUNTY OF VOLUSIA

I HEREBY CERTIFY, That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, F. J. LEWIS and EVA LEWIS, his wife to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed. AND I FURTHER CERTIFY, That the said EVA LEWIS known to me to be the wife of the said F. J. LEWIS on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of relinquishing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Ormond, County of Volusia and State of Florida, this 18th day of August, A. D. 1936.

My Commission expires Jan. 30, 1938 (SEAL) R. R. Scott
Notary Public, State of Florida at Large

WARRANTY DEED--STATUTORY

JAMES A GROOVER, Single
TO
CITY OF ORMOND, a municipal corporation

Filed for record this 24th day of August 1936, at 3:42 o'clock P. M.
Clerk Circuit Court.
FILE # 2959 By D. C.

THIS INDENTURE, Made this 18th day of August A. D. 1936, BETWEEN JAMES A. GROOVER, single of the County of Volusia, in the State of Florida part y of the first part, and CITY OF ORMOND, a municipal corporation of the County of Volusia, in the State of Florida part y of the second part, WITNESSETH, That the said part y of the first part, for and in consideration of the sum of Ten and No/100 Dollars, to him in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said part y of the second part, its successors and assigns forever, the following described land, situate, lying and being in the County of Volusia State of Florida, to-wit:

The North 792 feet of the East 867.42 feet of Lot 2, Section 17, Township 14 South, Range 32 East, except the North 417.42 feet of the East 417.42 feet thereof. Also described as: The East 15.77 acres, more or less, except the Northeast 4 acres of the North one-half of the 48 acres of Lot 2, Section 17, Township 14 South, Range 32 East.

$1.00 United States Revenue Stamp attached and cancelled. Aug. 24, 1936.
70¢ Florida Documentary Revenue Stamps attached and cancelled. Aug. 24, 1936.

And the said part y of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.
IN WITNESS WHEREOF, The said part y of the first part has hereunto set his hand and seal the day and year first above written.
Signed, sealed and delivered in presence of us:

Conley S. Whitehurst — JAMES A. GROOVER (Seal)
Geo. P. Brannack — (Seal)

STATE OF FLORIDA,
COUNTY OF VOLUSIA

I HEREBY CERTIFY, That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, JAMES A. GROOVER, single to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed. AND I FURTHER CERTIFY, That the said wife known to me to be the wife of the said on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of relinquishing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Ormond, County of Volusia and State of Florida, this 18th day of August, A. D. 1936.

My Commission expires September 11th, 1937 (SEAL) Geo. P. Brannack
Notary Public, State of Florida at Large

DEED RECORD BOOK 202

WARRANTY DEED--STATUTORY 32553 ORB REC 164 PAGE 39

DRAFT

This Indenture, Made this 29th day of August A. D. 19 39

BETWEEN J.A.Groover, single, of the City of Ormond,

of the County of Volusia, in the State of Florida

part Y of the first part, and the City of Ormond, a Florida corporation,

whose permanent address is Ormond,

of the County of Volusia, in the State of Florida

part Y of the second part,

Witnesseth, That the said part Y of the first part, for and in consideration of the sum of

Ten Dollars ($10.00) and other valuable considerations - - - - - Dollars,

to him in hand paid by the said part Y of the second part, the receipt whereof is hereby

acknowledged, has granted, bargained and sold to the said part Y of the second part,

their successors and assigns forever, the following described land, situate, lying and being in

the County of Volusia, State of Florida, to-wit:

The East eight hundred sixty-seven and forty-two one hundredths (867.42) feet of the South thirty-three (33) feet of the North eight hundred twenty-five (825) feet of the North forty-eight (48) acres of Lot Two (2) Section Seventeen (17), Township Fourteen (14) South, Range Thirty-two (32) East.

And the said part Y of the first part do es hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said part Y of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Boyd Reynolds

G. P. B.

J. A. Groover (Seal)

(Seal)

JCI 30

DRAFT

State of Florida
County of VOLUSIA

I Hereby Certify, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, J.A. Groover, single,

to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

~~And I Further Certify That the said~~ known to me to be the wife of the said on a separate and private examination taken and made by and before me separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and ~~without any compulsion, constraint, apprehension or fear of or from her said husband.~~

Witness my hand and official seal at Ormond, County of Volusia, and State of Florida, this 29th day of August, A. D. 1938.

Geo P Brannock
Notary Public, State of Florida
My Commission Expires 9-10-41

(SEAL)

(STAMP) $2.55

WARRANTY DEED

FROM J.A. Groover, single,

TO City of Ormond, a Florida Corporation.

Dated 29th day of August, A. D. 1938

Filed in the office of the Clerk of the Circuit Court of the County of Volusia, State of Florida, on the ..... day of ..... A. D. 19..

at ..... o'clock ..... M. and recorded in Book ..... on Page .....

Record Verified

Clerk Circuit Court.

By ..... D.C.

Recorded ..... 19..

FILED FOR RECORD
DEC 24 AM 8 38

32553

Best Copy Available

DRAFT

WARRANTY DEED
STATUTORY

Signed and Acknowledgment and Clerk's File on back.

This Indenture, Made this 21 day of October A.D. 1969
between

THE CITY OF DAYTONA BEACH, FLORIDA, a municipal corporation

of the County of Volusia, in the State of Florida
party of the first part, and

THE CITY OF ORMOND BEACH, FLORIDA, a municipal corporation

whose permanent address is Post Office Box 277
of the County of Volusia, in the State of Florida
party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of

----------SIXTEEN THOUSAND, SIX HUNDRED FIFTY AND 00/100 ($16,650.00)----------Dollars.

and other good and valuable considerations to it in hand paid by said part of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land, situate, lying and being in the County of Volusia, State of Florida, to-wit:

Beginning at a point on the West line of Lot 3, Section 17, Township 14 South, Range 32 East, and distant 301.95 feet South of the Northwest corner of said Lot 3; thence in a direction South along the West line of Lot 3, a distance of 300.11 feet to a point; thence in a direction East and parallel to the North line of Lot 3, a distance of 1772.6 feet to a point; thence in a direction North and parallel to the West line of Lot 3, a distance of 272.06 feet to a point; thence in a direction West a distance of 330 feet to a point; thence in a direction North a distance of 28.05 feet to a point, the Southeast corner of a 10 acre tract, formerly the property of Volusia County; thence in a direction West along the South line of said former property of Volusia County, a distance of 1442.6 feet to the place of beginning. The above described property being a part of Lots 2 and 3, Section 17, Township 14 South, Range 32 East, Volusia County, Florida and contains 12 acres.

STATE OF FLORIDA
DOCUMENTARY SUR TAX $2.10
STATE OF FLORIDA
DOCUMENTARY SUR TAX $1.10
STATE OF FLORIDA
DOCUMENTARY SUR TAX $4.50
STATE OF FLORIDA
DOCUMENTARY SUR TAX $11.00

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

THE CITY OF DAYTONA BEACH, FLORIDA

By: _____ (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

DRAFT

Form furnished by:
Jess Mathes
Clerk Circuit Court,
P.O. Box 43
DeLand, Florida 32720

Sur. Tax Stamps
Total

Return to:
City Clerk

FILED FOR RECORD
RECORD VERIFIED
BOOK 1133 PAGE 220

1969 OCT 22 AM 11 43

32779

STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared J. Owen Eubank and Joseph W. Taggart, Mayor and City Clerk respectively, of The City of Daytona Beach, Florida; and the said Joseph W. Taggart, duly authorized to do so, affixed the true and correct seal of said City to this instrument to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this day of October, A.D. 1969.

Notary Public,

My commission expires

32779

DRAFT

BEST COPY

STATE OF FLORIDA
DOCUMENTARY
PD. $ 5.10

COUNTY

Volusia, Florida

OR 1139 PAGE 576

This instrument was prepared by:

Name: PREPARED BY LOUIS E. CONWAY
Raymond, Wilson, Karl, Conway and Barr
Address: 200 EAST GRANADA AVENUE
ORMOND BEACH, FLORIDA 32074

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 27th day of October 1969 . **Between**
JAMES R. DILLS and ARLENE K. DILLS, his wife

of the County of Volusia , State of Florida , grantor*, and
CITY OF ORMOND BEACH, a municipal corporation of the state of Florida
whose post office address is P. O. Box 277

of the County of Volusia , State of Florida , grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of $10.00

Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Volusia County, Florida, to-wit:

PARCEL 1.

From the Point of Beginning, being the Northwest Corner of Lot 3, Section 17, Township 14 South, Range 32 East; run thence South 00° 39' 30" West along the West Line of said Lot 3 a distance of 301.95 feet to a point; run thence South 89° 35' 30" East and parallel to the North line of said Lot 3 a distance of 1158.72 feet to a point; run thence North 00° 06' 30" East a distance of 301.95 feet to a point in the North line of said Lot 3; run thence North 89° 30' 35" West along North line of Lot 3 distance of 1154.68 feet to the Point of Beginning, said property consisting of 8.02 Acres more or less, and

PARCEL 2.

The North 330 feet of the East 396.8 feet of the West 519.7 feet of Government Lot 2, Section 17, Township 14 South, Range 32 East, said property consisting of 3.01 Acres more or less.

Subject to taxes for 1969 and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Elizabeth A. Hoe

[signature] (Seal)
James R. Dills

(Seal)

[signature] (Seal)
Arlene K. Dills

(Seal)

STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JAMES R. DILLS and ARLENE K. DILLS, his wife

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 27th day of October 19 69 .

Elizabeth A. Hoe
Notary Public
State of Florida, at Large

My commission expires: May 20, 1972

NOTARY PUBLIC STATE OF FLORIDA

RECORD VERIFIED
CLERK CIRCUIT COURT
VOLUSIA COUNTY, FLA.

FILED FOR RECORD
1969 OCT 28 AM 10 51
CLERK CIRCUIT COURT
VOLUSIA COUNTY, FLA.

1139 PAGE 576

DOCUMENTARY STAMPS
$1.10

33560

DRAFT

1121

1190 PAGE 254

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:

Name PREPARED BY: LOUIS E. CONWAY
Raymond, Wilson, Kail, Conway and Barr
Address 200 EAST GRANADA AVENUE
ORMOND BEACH, FLORIDA 32074

Warranty Deed

STATUTORY FORM — SECTION 689.02 F.S.

This Indenture, Made this 9th day of April 19 70, Between

DOROTHY McNEIL, a widow and single, a/k/a MRS. EVERETT G. McNEIL, SR.

of the County of Volusia, State of Florida, grantor*, and

the CITY of ORMOND BEACH, FLORIDA

whose post office address is: Post Office Box 277
Ormond Beach, Florida

of the County of Volusia, State of Florida, grantee*,

Witnesseth: That said grantor, for and in consideration of the sum of

TEN AND NO/100---------- Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Volusia County, Florida, to-wit:

North 301.95 feet of the West 122.6 feet of Lot 2 and the North 301.95 feet of Lot 3, all in Section 17, Township 14 South, Range 32 East.

Subject to taxes for 1970 and subsequent years.

STATE OF FLORIDA DOCUMENTARY STAMP TAX $1.10 — STATE OF FLORIDA DOCUMENTARY STAMP TAX $1.10 — STATE OF FLORIDA DOCUMENTARY STAMP TAX $.55 — CANCELLED

RECORDED AND RECORD VERIFIED 1190 254 11 55

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Grantor and grantee are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Dorothy McNeil (Seal)

(Seal)

(Seal)

(Seal)

STATE OF Florida
COUNTY OF Volusia

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

DOROTHY McNEIL, a widow and single, a/k/a MRS. EVERETT G. McNEIL, SR.

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of April 19 70.

My commission expires: 8-1-71

Notary Public
State of Florida at Large

28159

Prepared by:
Nicholas A. Caputo
333 Second Street
Holly Hill, Florida

DRAFT

BK 1320 PG 371

WARRANTY DEED

This Warranty Deed made and executed the 27th day of July, A. D., 1971, by CITY OF HOLLY HILL, a municipal corporation, also known as TOWN OF HOLLY HILL, a municipal corporation, existing under the laws of Florida, and having its principal place of business at 1065 Ridgewood Avenue, Holly Hill, Florida, hereinafter called the Grantor, to CITY OF ORMOND BEACH, a Florida municipal corporation, whose postoffice address is Post Office Box 277, Ormond Beach, Florida, hereinafter called the Grantee:

Witnesseth: That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Volusia County, Florida, viz:

Parcel #1: A parcel of land situated in Gov't lots 2 & 3, Sec. 17, T. 14 S., R. 32 E., Volusia Co., Florida, more particularly described as follows:

Starting at the N. E. Cor. of Gov't lot 2, thence southerly along the east line of lot 2, a distance of 825.0 feet; thence westerly and parallel to the north line of lots 2 & 3, a distance of 1062.8 feet for a point of beginning; thence westerly and parallel to the north line of lots 2 & 3, a distance of 1588.8 feet to the west line of lot 3; thence northerly along the west line of lot 3, a distance of 222.9 feet; thence easterly and parallel to the north line of lots 2 & 3, a distance of 1585.8 feet; thence southerly and parallel to the east line of lot 2, a distance of 222.9 feet to the point of beginning. Being 8.124 acres more or less.

Also including all minerals and rock on said premises, either above or below the surface thereof.

VOLUSIA COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX JUL 1971 5250 COMPTROLLER P.S. PAID

STATE OF FLORIDA DOCUMENTARY STAMP TAX $1.10

STATE OF FLORIDA DOCUMENTARY STAMP TAX $1.10

STATE OF FLORIDA DOCUMENTARY STAMP TAX $11.00

STATE OF FLORIDA DOCUMENTARY STAMP TAX $3.50

STATE OF FLORIDA DOCUMENTARY STAMP TAX $.55

CANCELED

DRAFT

Parcel #2: A parcel of land situated in Government lots 2 and 3, Section 17, Township 14 South, Range 32 East, Volusia County, Florida, more particularly described as follows:

Starting at the Northeast corner of Government lot 2 thence southerly along the east line of lot 2 a distance of 825 feet; thence westerly and parallel to the north line of lot 2, a distance of 867.4 feet for a point of beginning; thence westerly and parallel to the north line of lot 2, a distance of 195.4 feet; thence northerly and parallel to the East line of lot 2, a distance of 222.9 feet; thence easterly and parallel to the north line of lot 2, a distance of 195.4 feet; thence southerly and parallel to the east line of lot 2, a distance of 222.9 feet to the point of beginning, being 1 acre more or less.

Also including all minerals and rock on said premises, either above or below the surface thereof.

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed and delivered in the presence of:

Clarene Rogers

Henry D. Randall

City of Holly Hill, a municipal corporation, also known as Town of Holly Hill, a municipal corporation

By _____
Mayor

Attest: _____
City Clerk-Manager

DRAFT

State of Florida :
ss:
County of Volusia :

I Hereby Certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared B. D. Wiggins and David P. Cain, well known to me to be the Mayor and City Clerk-Manager respectively of the municipal corporation named as Grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said municipal corporation and that the seal affixed thereto is the true corporate seal of said municipal corporation.

Witness my hand and official seal in the County and State last aforesaid this 27 day of July, A. D., 1971.

Gilbert L. Hennessey
Notary Public,
State of Florida at large.
My commission expires: April 27, 1975

FILED FOR RECORD
1971 JUL 30 PM 2 23

-3-

29159

55180 OR 1675 PAGE 493

DRAFT

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:
THIS INSTRUMENT WAS PREPARED BY
Name: [illegible]
DUFFETT, BARRY & [illegible]
Address: [illegible]
P. O. BOX 2553
[illegible]

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

FILED FOR RECORD VOLUSIA COUNTY, FLORIDA
'73 OCT 29 PM 12 29

This Indenture, Made this 26th day of October 19 73. Between

JAMES R. DILLS and ARLENE K. DILLS, his wife,

of the County of Volusia, State of Florida, grantor*, and

THE CITY OF ORMOND BEACH, a municipal corporation,

whose post office address is 22 South Beach Street, Ormond Beach,

of the County of Volusia, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of TEN AND NO/100---- ($10.00)----------Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Volusia County, Florida, to-wit:

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE 225.00

That part of the East 1/4 of North 189.75 feet of South 759 feet of South 48 acres of North 96 acres of Lots 2 and 3, except part east of highway, said lots being Government Lots 2 and 3, and located in Section 17, Township 14, South, Range 32 East. The East 1/4 of the North 189.75 feet of the South 569.25 feet of the South 48 acres of the North 96 acres of the Government Lots 2 and 3, Section 17, Township 14 South, Range 32 East, except part East of Highway. The Westerly 3/4 of the Southerly 379.5 feet of the Northerly 1204.5 feet of Government Lots 2 and 3, Section 17, Township 14 South, Range 32 East of Volusia County, Florida.

SUBJECT to taxes for 1973 and subsequent years, and restrictions, easements, and reservations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Clara B. Spangler — James R. Dills (Seal)
Mary K. McCall — Arlene K. Dills (Seal)
(Seal)
(Seal)

DOCUMENTARY STAMP TAX FLORIDA 0-2-50

STATE OF FLORIDA
COUNTY OF VOLUSIA.

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JAMES R. DILLS and ARLENE K. DILLS, his wife,

to me known to be the person s described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of October, 1973.

Clara B. Spangler
Notary Public

My commission expires:

NOTARY PUBLIC, STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES FEB. 12, 1976
BONDED thru [illegible]

55180

55180 RE 1675 PAGE 493

DRAFT

Printed by Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:
THIS INSTRUMENT WAS PREPARED BY:
Name: [illegible]
DUFFETT, BARRY & DEES
Address: [illegible]
P. O. BOX 2033
ORMOND BEACH, FLA. 32074

Warranty Deed (STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 26th day of October 1973, **Between**

JAMES R. DILLS and ARLENE K. DILLS, his wife,

of the County of Volusia, State of Florida, grantor*, and

THE CITY OF ORMOND BEACH, a municipal corporation,

whose post office address is 22 South Beach Street, Ormond Beach,

of the County of Volusia, State of Florida, grantee*,

RECORDED & RECORD VERIFIED
VOLUSIA COUNTY, FLORIDA
FILED FOR RECORD
1973 OCT 29 PM 12 21

Witnesseth, That said grantor, for and in consideration of the sum of TEN AND NO/100---- ($10.00) ---------- Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Volusia County, Florida, to-wit:

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE 2.50

That part of the East 1/4 of North 189.75 feet of South 759 feet of South 48 acres of North 96 acres of Lots 2 and 3, except part east of highway, said lots being Government Lots 2 and 3, and located in Section 17, Township 14, South, Range 32 East. The East 1/4 of the North 189.75 feet of the South 569.25 feet of the South 48 acres of the North 96 acres of the Government Lots 2 and 3, Section 17, Township 14 South, Range 32 East, except part East of Highway. The Westerly 3/4 of the Southerly 379.5 feet of the Northerly 1204.5 feet of Government Lots 2 and 3, Section 17, Township 14 South, Range 32 East of Volusia County, Florida.

SUBJECT to taxes for 1973 and subsequent years, and restrictions, easements, and reservations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Clara B Spangler — James R. Dills (Seal)
Mary K. McNeil — Arlene K. Dills (Seal)
(Seal)
(Seal)

DOCUMENTARY SURTAX FLORIDA 2.50

STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JAMES R. DILLS and ARLENE K. DILLS, his wife,

to me known to be the person s described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of October 1973.

Clara B Spangler
Notary Public

My commission expires:

NOTARY PUBLIC, STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES FEB. 12, 1976
BONDED [illegible]

55180

08/21/2000 16:51
Instrument # 2000-148218
Book: 4583
Page: 1482

DRAFT

DECLARATION TO THE PUBLIC
CITY OF ORMOND BEACH
SOLID WASTE LANDFILL

The Nova Road Class III Landfill located in the City of Ormond Beach, Volusia County, on Nova Road (S.R. 5A) approximately ½ mile north of S.R. 40, has been closed as of December 1, 1996. A legal description of the property on which the landfill is located and a site plan specifying the area actually filled with solid waste are attached hereto and incorporated herein by reference.

Any future owner or user of the site should consult with the Department of Environmental Protection prior to planning or initiating any activity involving the disturbance of the landfill cover, monitoring system or other control structures.

BY: CITY OF ORMOND BEACH

EUGENE MILLER
City Manager

ATTEST:

VERONICA PATTERSON
City Clerk

c:\data\vad\declaration

DRAFT

LEGAL DESCRIPTION OF PROPERTY

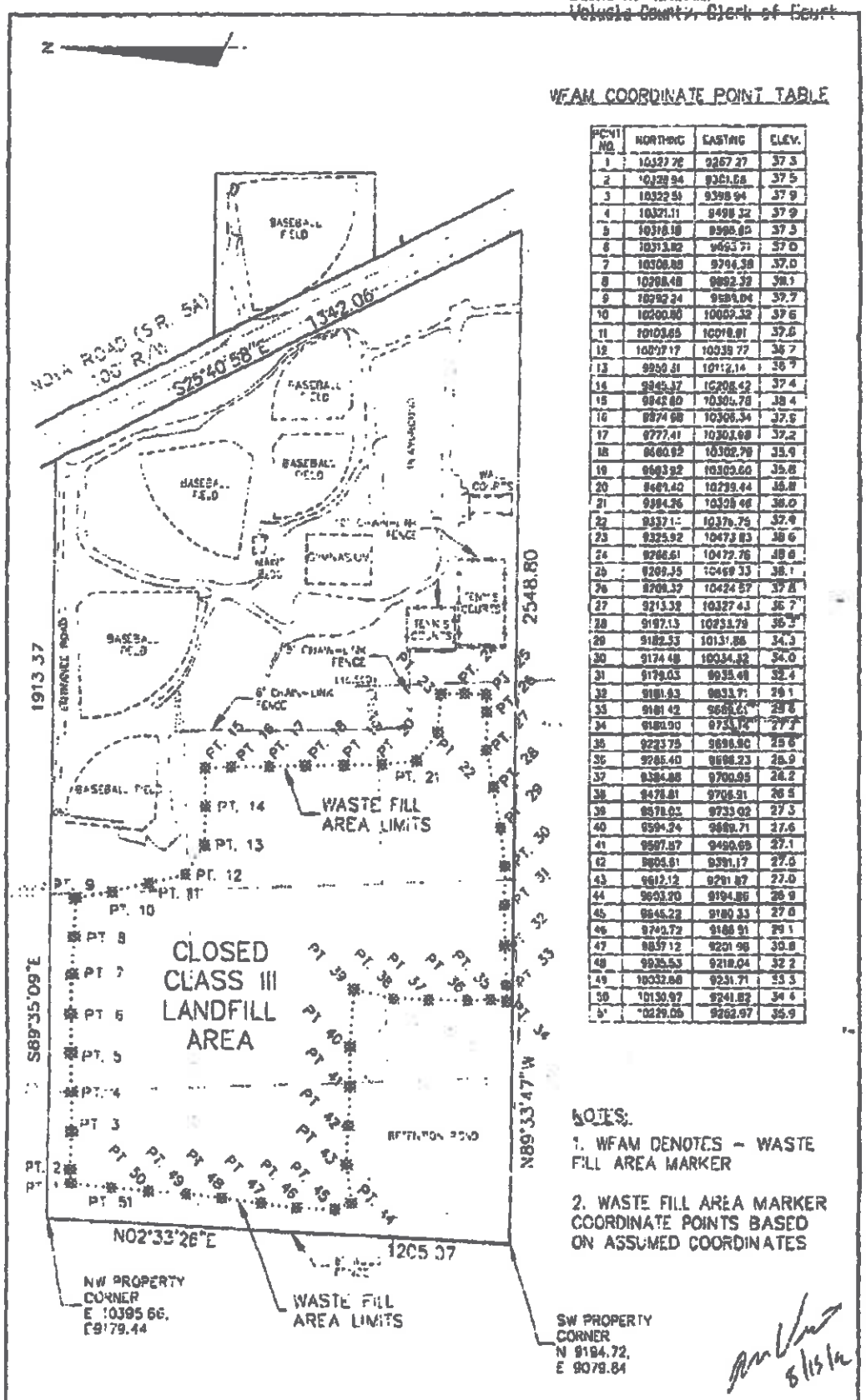
From a boundary survey performed on May 5. 1990 by the Registered Land Surveyor Robert C. Bolles, Jr., P.L.S #3464, the property is described as:

That portion of Government Lots 2 and 3, Section 17, Township 14 South, Range 32 East, known as the North 1204.50 feet, as lies Northerly of Wildwood Villas-Phase I, Map Book 38, Page 154 and Wildwood Villas-Phase II, Map Book 39, Page 39 and Autumn Wood II-Unit II, Map Book 35, Page 161 as recorded in the Public Records of Volusia County, Florida, and East of the Trails Subdivision, Unit 4, Map Book 34, Pages 140 and 141, as recorded in the Public Records of Volusia County, Florida, and Southerly of the North line of Government Lots 2 and 3, and Westerly of Nova Road, also known as State Road 5A, a 100' Right-of-Way, and being more particularly described as follows:

For the Point of Beginning commence at the Northwest corner of said Government Lot 3, said point also being the Northeast Corner of Lot 187, The Trails Subdivision, Unit 4; Thence S89°35'09"E, along the North line of said Government Lots 2 and 3, a distance of 1913.37 feet to the Westerly Right-of-Way line of said State Road 5A; thence S25°40'58"E, along said Westerly Right-of-Way line of said State Road 5A, a distance of 1342.06 feet to the Northerly Right-of-Way of the Trail, an 80 foot Right-of-Way as now laid out and established; thence N89°33'47"W, along said Northerly Right-of-Way of the Trail and the Northerly Line of Wildwood Villas, Phase I, a distance of 1198.37 feet; thence continue N89°33'47"W, along the Northerly line of Wildwood Villas Phase I and the Northerly line of Autumn Wood II-Unit II, a distance of 1350.43 feet to the Westerly line of said Government Lot 3, thence N02°33'26"E, continuing along said Autumn Wood II-Unit II and along the East line of The Trails Subdivision, Unit 4, a distance of 1205.07 feet to the Point of Beginning.

Book: 4583
Page: 1484
Diane M. Matousek
Volusia County Clerk of Court

DRAFT



WFAM COORDINATE POINT TABLE

POINT NO.	NORTHING	EASTING	ELEV.
1	10337.76	9267.27	37.3
2	10328.94	9301.68	37.5
3	10322.91	9398.94	37.9
4	10321.11	9498.32	37.9
5	10318.18	9598.82	37.5
6	10313.82	9693.71	37.0
7	10308.88	9794.38	37.0
8	10308.48	9892.32	38.1
9	10292.24	9989.04	39.7
10	10280.80	10092.32	39.6
11	10103.65	10098.81	37.8
12	10017.17	10039.77	36.7
13	9950.81	10112.14	36.7
14	9945.37	10208.42	37.4
15	9945.80	10305.78	38.4
16	9874.98	10306.34	37.6
17	9777.41	10303.68	37.2
18	9680.92	10302.78	35.9
19	9683.92	10303.60	35.8
20	9681.40	10299.44	35.8
21	9584.36	10308.48	36.0
22	9537.1-	10376.75	37.9
23	9525.92	10473.83	38.6
24	9268.61	10477.76	38.6
25	9269.35	10469.33	38.1
26	9208.37	10424.57	37.8
27	9213.32	10327.43	36.7
28	9197.13	10253.79	36.3
29	9182.53	10131.86	34.3
30	9174.48	10034.82	34.0
31	9179.03	9935.48	32.4
32	9181.83	9833.71	29.1
33	9181.42	9686.23	28.6
34	9180.90	9735.76	27.7
35	9223.75	9696.90	28.6
36	9285.40	9698.23	28.9
37	9384.88	9700.95	26.2
38	9478.81	9706.91	26.5
39	9578.03	9733.02	27.3
40	9594.34	9889.71	27.6
41	9597.87	9490.69	27.1
42	9605.81	9591.17	27.0
43	9612.12	9701.87	27.0
44	9603.70	9194.86	28.9
45	9645.22	9180.33	27.0
46	9740.72	9188.91	29.1
47	9837.12	9201.98	30.8
48	9935.53	9218.04	32.2
49	10032.66	9231.71	33.3
50	10130.97	9241.82	34.4
51	10229.06	9262.97	35.9

NOTES:

1. WFAM DENOTES – WASTE FILL AREA MARKER

2. WASTE FILL AREA MARKER COORDINATE POINTS BASED ON ASSUMED COORDINATES

8/15/14

McKIM&CREED
DAYTONA BEACH FLORIDA

CITY OF ORMOND BEACH, FL.
NOVA ROAD CLASS III LANDFILL CLOSING
WASTE FILL AREA PLAN

DRAFT

AFFIDAVIT

2997096

BOOK PAGE
VOLUSIA COUNTY
FLORIDA

STATE OF FLORIDA
COUNTY OF VOLUSIA

ON THIS DAY personally appeared before me BERNARD J. MURPHY, JR. who, after being duly sworn, deposed and said:

1. I, BERNARD J. MURPHY, JR. the City Manager of and the owner, in fee simple of certain real estate, lying and being in Volusia County, State of Florida, described as: (give legal description of property)..

Section 17, Township 14 South, Range 32 East

2. From approx. 1963 (date landfill began) to 1983 (date landfill completed) the following portions of the above described real estate were used for disposal of municipal garbage and yard trash (describe type of solid waste ..e.g., municipal garbage, industrial sludge, etc.): (describe portions of property used for disposal of solid waste. Location, address, roads, or junction, town, range, section and 1/4 section if applicable. Also, property description as noted on deed).

See descriptions of parcels described on Exhibit A attached hereto and incorporated herein by reference.

together with that area of Lot 2 shown as being cross-hatched on Exhibit B attached hereto and incorporated herein by reference

FURTHER AFFIANT SAYETH NAUGHT

Bernard J. Murphy, Jr., City Manager
Affiant

(signature of landowner)

SWORN TO AND SUBSCRIBED before me on this 19th day of June, 1987.

NOTARY PUBLIC
State of Florida at Large

NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

3. Return this notarized Affidavit, after the notation is entered on land deed, to the Department of Environmental Regulation, 3 Maguire Boulevard, Suite 232, Orlando, Florida 32803-3767.

Permit Number S064-74650, and S064-0082

ID Number 3064W00077

Site Name City of Ormond Beach Class I & Class III Landfills Closed Permit Number

RECORDED & RECORDED
Jun 22 9 PM '87
0 0 9 0 6

DRAFT

That part of the East 1/4 of North 189.75 feet of South 759 feet of South 48 acres of North 96 acres of Lots 2 and 3, except part east of highway, said lots being Government Lots 2 and 3, and located in Section 17, Township 14, South, Range 32 East. The East 1/4 of the North 189.75 feet of the South 569.25 feet of the South 48 acres of the North 96 acres of the Government Lots 2 and 3, Section 17, Township 14 South, Range 32 East, except part East of Highway. The Westerly 3/4 of the Southerly 379.5 feet of the Northerly 1206.5 feet of Government Lots 2 and 3, Section 17, Township 14 South, Range 32 East of Volusia County, Florida.

A parcel of land situated in Gov't lots 2 & 3, Sec. 17, T. 14 S., R. 32 E., Volusia Co., Florida, more particularly described as follows:

Starting at the N. E. Cor. of Gov't lot 2, thence southerly along the east line of lot 2, a distance of 825.0 feet; thence westerly and parallel to the north line of lots 2 & 3, a distance of 1062.8 feet for a point of beginning; thence westerly and parallel to the north line of lots 2 & 3, a distance of 1588.8 feet to the west line of lot 3; thence northerly along the west line of lot 3, a distance of 222.9 feet; thence easterly and parallel to the north line of lots 2 & 3, a distance of 1585.8 feet; thence southerly and parallel to the east line of lot 2, a distance of 222.9 feet to the point of beginning. Being 8.124 acres more or less.

2997 0965
BOOK PAGE
VOLUSIA COUNTY
FLORIDA

A parcel of land situated in Government lots 2 and 3, Section 17, Township 14 South, Range 32 East, Volusia County, Florida, more particularly described as follows:

Starting at the Northeast corner of Government lot 2 thence southerly along the east line of lot 2 a distance of 825 feet; thence westerly and parallel to the north line of lot 2, a distance of 867.4 feet for a point of beginning; thence westerly and parallel to the north line of lot 2, a distance of 195.4 feet; thence northerly and parallel to the East line of lot 2, a distance of 222.9 feet; thence easterly and parallel to the north line of lot 2, a distance of 195.4 feet; thence southerly and parallel to the east line of lot 2, a distance of 222.9 feet to the point of beginning, being 1 acre more or less.

Beginning at a point on the West line of Lot 3, Section 17, Township 14 South, Range 32 East, and distant 301.95 feet South of the Northwest corner of said Lot 3; thence in a direction South along the West line of Lot 3, a distance of 300.11 feet to a point; thence in a direction East and parallel to the North line of Lot 3, a distance of 1772.6 feet to a point; thence in a direction North and parallel to the West line of Lot 3, a distance of 272.06 feet to a point; thence in a direction West a distance of 330 feet to a point; thence in a direction North a distance of 28.05 feet to a point, the Southeast corner of a 10 acre tract, formerly the property of Volusia County; thence in a direction West along the South line of said former property of Volusia County, a distance of 1442.6 feet to the place of beginning. The above described property being a part of Lots 2 and 3, Section 17, Township 14 South, Range 32 East, Volusia County, Florida and contains 12 acres.

EXHIBIT A - PAGE 1

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From the Point of Beginning, being the Northwest Corner of Lot 3, Section 17, Township 14 South, Range 32 East; run thence South 00° 39' 30" West along the West Line of said Lot 3 a distance of 301.98 feet to a point; run thence South 89° 35' 30" East and parallel to the North line of said Lot 3 a distance of 1158.72 feet to a point; run thence North 00° 06' 30" East a distance of 301.95 feet to a point in the North line of said Lot 3; run thence North 89° 30' 35" West along North line of Lot 3 distance of 1154.69 feet to the Point of Beginning, said property consisting of 8.02 Acres more or less, and

North 301.95 feet of the West 122.6 feet of Lot 2 and the North 301.95 feet of Lot 3, all in Section 17, Township 14 South, Range 32 East.

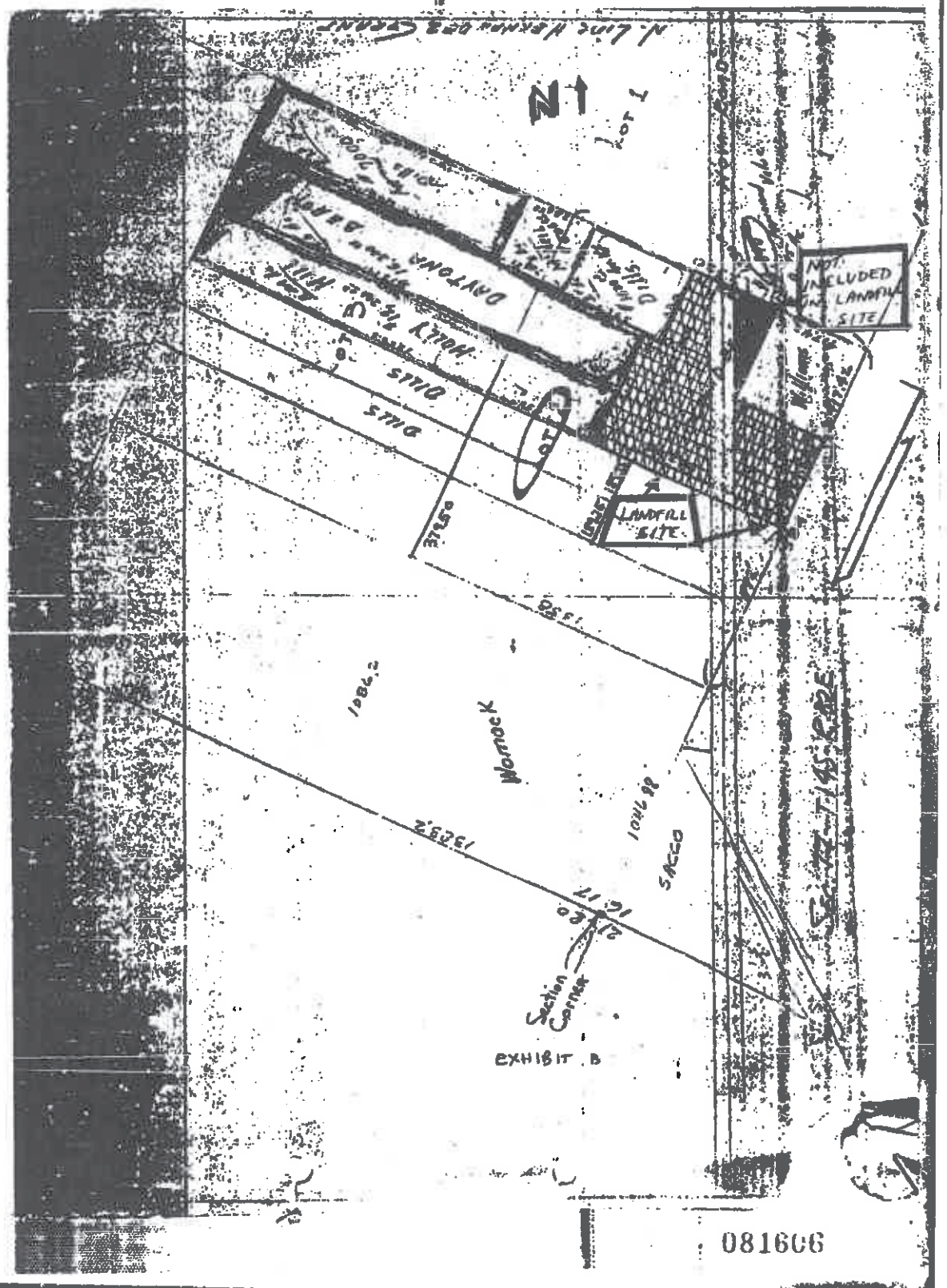
The North 330 feet of the East 396.8 feet of the West 519.7 feet of Government Lot 2, Section 17, Township 14 South, Range 32 East, said property consisting of 3.01 Acres more or less.

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BOOK PAGE
VOLUSIA COUNTY
FLORIDA



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DEED OF EASEMENT

The undersigned owner(s) of the premises herein described ("Grantor"), for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the adequacy and receipt of which are acknowledged, hereby grant, sell and convey to Southern Bell Telephone and Telegraph Company, a Georgia corporation, authorized to do business in Florida, whose post office address is 20A53 Southern Bell Center, Atlanta, Georgia 30375, its successors, assigns and affiliated and associated companies ("Grantee"), an exclusive easement for the construction, operation and maintenance of a telecommunications electrical equipment structure commonly described as a "Concrete Hut"

as well as appurtenant facilities reasonably required for the support, use, operation and maintenance of such equipment structure to be installed from time to time with the right to reconstruct, improve, add to, enlarge and remove the same on, in or over the premises described in the attached Exhibit "A" ("Premises"); provided, however, that any addition or enlargement of the structure will be subject to approval by Special Exception;

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BOOK VOLUSIA COUNTY PAGE

Grantee may allow any other person to construct wires or lay cable or conduit within the Premises for water, communications or electric power transmission or distribution. Grantee shall have the right of ingress, egress and regress to and upon said Premises at all times for the purposes of installing, constructing, operating, inspecting, maintaining and repairing its facilities. The Grantee shall have the right to clear and keep the Premises clear of all trees, undergrowth or other obstructions and to trim, cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside the Premises which might interfere with the lines or systems of communication or electric power serving the Grantee, subject to compliance with the City of Ormond Beach Tree Ordinance in effect at the time of trimming, clearing or cutting.

The grant of this Easement shall in no way restrict the right and interest of the Grantor in the use, maintenance and quiet enjoyment of the Premises to the extent that such use does not interfere with the rights granted herein. Any ad valorem taxes accruing from Grantee's improvements shall be chargeable to and paid by Grantee when due if separately assessed by the taxing authority as the personal or real property of Grantee. The Grantee shall be liable for personal injuries and damage to real or personal property that may result from its use of the Premises, and shall indemnify the Grantor in the event Grantor is required to pay any claim arising from said use by Grantee.

This Easement shall run with the land in perpetuity and shall be binding on and shall inure to the benefits of the parties hereto, their successors or assigns.

Grantor covenants that it is the fee simple owner of the Premises, has full right, title and capacity to grant this Easement, that the property is free and clear of any encumbrances or liens whatsoever character, and that it will defend the same against the claims of all parties.

In the event the Easement granted hereby is abandoned, the same shall automatically be deemed revoked and shall forthwith revert to the Grantor, with the Grantee having the right, within 90 days of abandonment, to remove all structures erected by it upon the premises.

FILED FOR RECORD
AS VERIFIED
FEB 10 11 05 AM '96
0 1 5 2 4 6

This instrument prepared by:
Fred S. Disselkoen, Jr., Esq.
Duffett, Sepe and Akers
120 East Granada Boulevard
P.O. Box 2633
Ormond Beach, FL 32074

O.M.L.

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BOOK PAGE
VOLUSIA COUNTY
FLORIDA

Page 2 of Deed of Easement
From: CITY OF ORMOND BEACH
To: Southern Bell Telephone and Telegraph Company

IN WITNESS WHEREOF, the undersigned Grantor has executed this Deed of Easement, this 5th day of February, 1986.

Signed, Sealed and Delivered in the presence of:

Marion F. Mozarel
WITNESS

Valorie W. Lee
WITNESS

GRANTOR:

CITY OF ORMOND BEACH
(Type or Print)

BY: Nicholas A. Fortunato
NICHOLAS A. FORTUNATO
TITLE: MAYOR

ATTEST: John H. Leenkuil
JOHN H. LEENKUIL
TITLE: CITY MANAGER

(Corporate Seal)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me, this 5th day of February, 1986 by NICHOLAS A. FORTUNATO and JOHN H. LEENKUIL, as MAYOR and CITY MANAGER of the CITY of ORMOND BEACH, a FLORIDA MUNICIPAL corporation, on behalf of the corporation.

(Official Seal)

Marion F. Mozarel
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
My COMMISSION EXP SEPT 21,1989
BONDED THRU GENERAL INS. UND.

PR:lp NLD13/89

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BOOK PAGE
VOLUSIA COUNTY

EXHIBIT "A" to Deed of Easement
From: CITY OF ORMOND BEACH
To: Southern Bell Telephone and Telegraph Company

PHASE:

EXHIBIT A

LEGAL DESCRIPTION: A portion of Government Lot 2, Section 17, Township 14 south, Range 32 east, Volusia County, Florida more particularly described as follows:

From a point of reference being the intersection of the westerly right-of-way line of Nova Road (SR 5A), a 100-foot right-of-way as now established, with the northerly line of said Government Lot 2; thence N89°36'29"W along said northerly lot line a distance of 50.00 feet to the point of beginning; thence cont. N89°36'29"W along said northerly lot line a distance of 23.00 feet; thence S00°23'31"W a distance of 15.00 feet; thence S89°36'29"E parallel to said northerly lot line, a distance of 23.00 feet; thence N00°23'31"E, a distance of 15.00 feet to a point on the northerly line of aforesaid Government Lot 2 and the point of beginning together with an easement for underground cable, said easement being the northerly 5.00 feet of said Government Lot 2 and extending from the northeast corner of the above described parcel to the westerly right-of-way line of aforesaid Nova Road.

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Book: 6365
Page: 4809

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NOTICE OF LIMITATION OF USE/ SITE DEDICATION

This Notice of Limitation of Use/Site Dedication gives notice that the Real Property identified in the project agreement and the boundary map, attached hereto as Exhibits "A" and "B," respectively (the "Property"), has been acquired by or developed with financial assistance provided by the Florida Legislature, through the Department of Environmental Protection, under the grant program called the Florida Recreation Development Assistance Program (FRDAP). In accordance with section 375.075, F.S., and chapter 62D-5, F.A.C., the Property is hereby dedicated to the public in perpetuity as an outdoor recreation area for the use and benefit of the general public. The Property is subject to all applicable terms of the statute and rule cited herein.

DEDICATOR

Original signature

Joyce A. Shanahan
Printed name

City Manager
Title

Witness Signature

April M. Martti
Printed Name

Witness Signature

Eric Dickens
Printed Name

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this May 8, 2009 by Joyce A Shanahan, who is personally known to me or who produced _____ as identification.

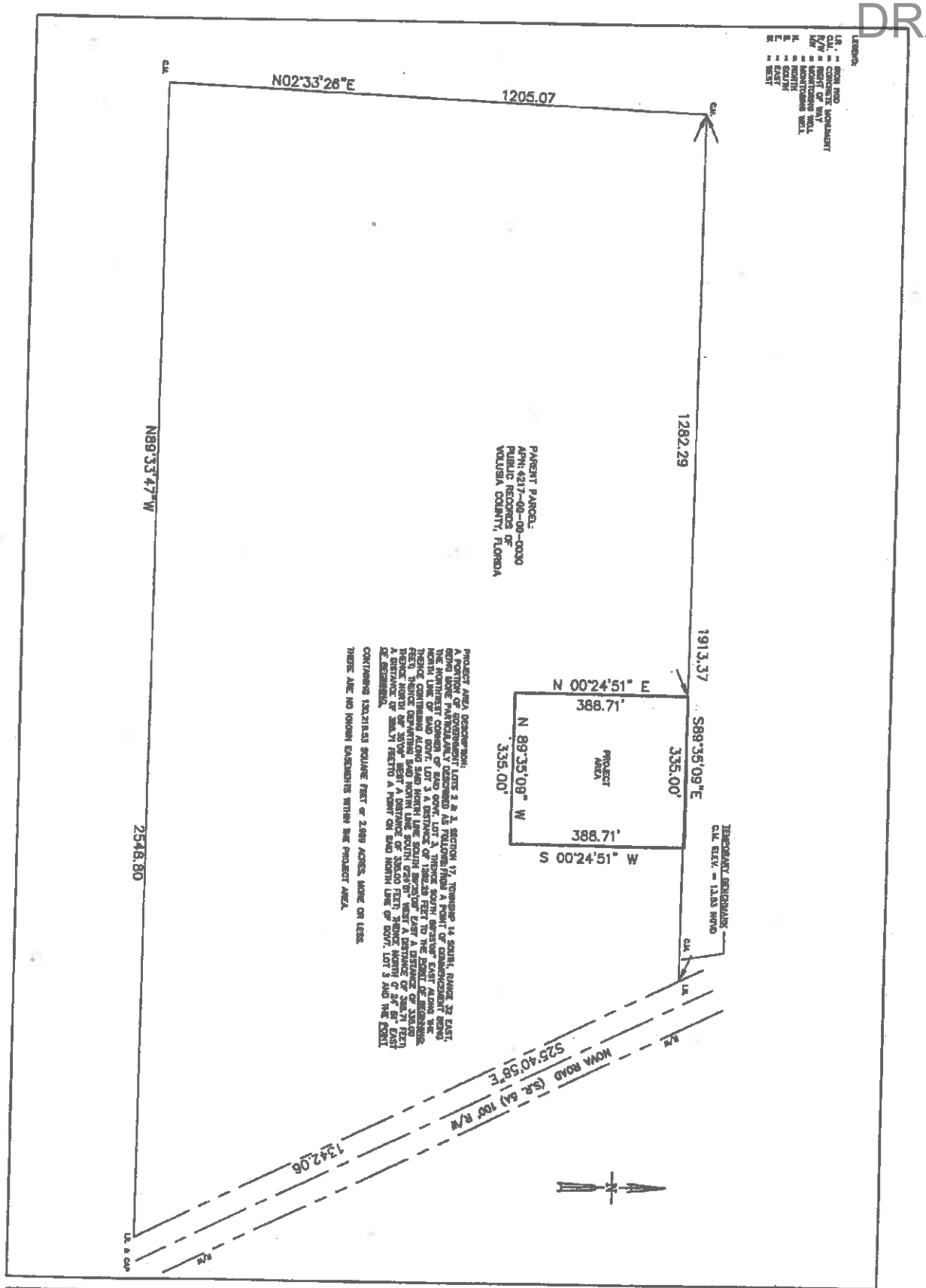
Stamp: STEVEN R. JOHNSON MY COMMISSION # DD626570 EXPIRES: November 27, 2012 FL Notary Discount Assoc. Co.

Notary Public, State of Florida

FPS-A038
F:\Groups\IRS\grants\FRDAP\Administrative Packet-FRDAP\Completion Docs\Notice of Limitation of Use.doc
(05/20/08)

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Instrument# 2009-110674 # 2
Book: 6365
Page: 4810



PROJECT AREA DESCRIPTION:
A PORTION OF GOVERNMENT LOTS 2 & 3, SECTION 17, TOWNSHIP 14 SOUTH, RANGE 32 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF COMMENCEMENT BEING THE NORTHWEST CORNER OF SAID GOVT. LOT 3, A DISTANCE OF 1282.29 FEET SOUTH, 89°35'09" EAST ALONG THE NORTH LINE OF SAID GOVT. LOT 3 A DISTANCE OF 1913.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH, 89°35'09" EAST A DISTANCE OF 335.00 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH, 0°24'51" WEST A DISTANCE OF 388.71 FEET; THENCE NORTH 89°35'09" WEST A DISTANCE OF 335.00 FEET; THENCE NORTH, 0°24'51" EAST A DISTANCE OF 388.71 FEET TO A POINT ON SAID NORTH LINE OF GOVT. LOT 3 AND THE POINT OF BEGINNING.

CONTAINING 130,218.53 SQUARE FEET or 2.989 ACRES, MORE OR LESS.

THERE ARE NO KNOWN EASEMENTS WITHIN THE PROJECT AREA.

WRITTEN DESCRIPTION FOR PROJECT AREA NOVA RECREATIONAL SPORTS COMPLEX	City of Ormond Beach Engineering Division 22 South Beach Street Ormond Beach, FL 32175 DATE: 7/26/06	

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Instrument# 2009-110674 # 3
Book: 6365
Page: 4811

DEP Agreement No. F8018
CSFA Number: 37.017
CSFA Title: FRDAP

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM (FRDAP)

PROJECT AGREEMENT (SFY 2007-08) – Development

This PROJECT AGREEMENT is made and entered into this 23rd day of _____, 2007, by and between the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, hereinafter called the DEPARTMENT, and the CITY OF ORMOND BEACH, hereinafter called the GRANTEE, a local government, in furtherance of an approved public outdoor recreation project. In consideration of the mutual covenants contained herein and pursuant to section 375.075, Florida Statutes, and chapter 62D-5, Part V, Florida Administrative Code, the parties hereto agree as follows:

1. This PROJECT AGREEMENT shall be performed in accordance with section 375.075, Florida Statutes; and chapter 62D-5, Part V, Florida Administrative Code, effective August 15, 2004, hereinafter called the RULE. The GRANTEE shall comply with all provisions of the RULE, which is incorporated into this PROJECT AGREEMENT as if fully set forth herein. It is the intent of the DEPARTMENT and the GRANTEE that none of the provisions of section 163.01, Florida Statutes, shall apply to this PROJECT AGREEMENT.

2. The DEPARTMENT has found that public outdoor recreation is the primary purpose of the project known as Nova Community Park-Field #5 (Florida Recreation Development Assistance Program (FRDAP), FRDAP Project Number F08018), hereinafter called the PROJECT, and enters into this PROJECT AGREEMENT with the GRANTEE for the development of that real property, the legal description of which shall be submitted to the DEPARTMENT as described in the Florida Recreation Development Assistance Program Development Project Pre-reimbursement/Commencement Documentation Form, DEP Form FPS-A034.

3. All forms referenced in this PROJECT AGREEMENT may be found at www.dep.state.fl.us/parks/oirs. Further, the GRANTEE will also receive all

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applicable forms for administration of project with GRANTEE's copy of the fully executed PROJECT AGREEMENT.

4. The GRANTEE shall construct, or cause to be constructed, certain public outdoor recreation facilities and improvements consisting of the following PROJECT ELEMENTS: Renovation of baseball field and other related support facilities. These PROJECT ELEMENTS may be modified by the DEPARTMENT if the GRANTEE shows good cause and the DEPARTMENT approves the modification.

5. The DEPARTMENT shall pay, on a reimbursement basis, to the GRANTEE, funds not to exceed $200,000.00, which will pay the DEPARTMENT's share of the cost of the PROJECT. DEPARTMENT funding is based upon the following:

DEPARTMENT Amount:	$200,000.00	50 %
GRANTEE Match:	$200,000.00	50 %
Type of Match:	Cash/In-Kind Services and/or Land Value	

6. The PROJECT reimbursement request shall include all documentation required by the DEPARTMENT for a proper pre-audit and post-audit review. Within sixty (60) days after receipt of the final request, the DEPARTMENT's Grant Manager shall review the completion documentation and payment request from the GRANTEE for the PROJECT. If the documentation is sufficient and meets the requirements of the Florida Recreation Development Assistance Program Completion Documentation Form, DEP Form FPS-A036, referenced in s. 62D-5.058(7)(d) of the RULE, the DEPARTMENT will approve the request for payment.

7. In addition to the invoicing requirements contained in the paragraph above, the DEPARTMENT will periodically request proof of a transaction (such as invoice or payroll register) to evaluate the appropriateness of costs to the PROJECT AGREEMENT pursuant to State guidelines (including cost allocation guidelines). When requested, this information must be provided within thirty (30) calendar days of the date of such request. The GRANTEE may also be required to submit a cost allocation plan to the DEPARTMENT in support of its multipliers (overhead, indirect, general administrative costs, and fringe benefits). State guidelines for allowable costs can be found in the Department of Financial Services' Reference Guide for State Expenditures at http://www.fldfs.com/aadir/reference%5Fguide, which GRANTEE shall follow .

8. The GRANTEE agrees to comply with the Division of Recreation and Parks' Grant and Contract Accountability Procedure, hereinafter called the PROCEDURE, incorporated into this PROJECT AGREEMENT by reference as if fully set forth herein. A copy of this PROCEDURE has been provided with this PROJECT AGREEMENT and may also be found at http://www.dep.state.fl.us/parks/oirs. All purchases of goods and services for

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accomplishment of the PROJECT shall be secured in accordance with the GRANTEE's procurement procedures. Expenses representing the PROJECT costs, including the required matching contribution, shall be reported to the DEPARTMENT and summarized on certification forms provided in the PROCEDURE. The DEPARTMENT and GRANTEE agree to use the PROCEDURE guidelines for accounting for FRDAP funds disbursed for the PROJECT. The parties further agree that the principles for determining the eligible costs, supporting documentation and minimum reporting requirements of the PROCEDURE shall be used.

9. Allowable indirect costs as defined in the PROCEDURE shall not exceed 15% of the GRANTEE's eligible wages and salaries, unless approved in advance as described herein. Indirect costs that exceed 15% must be approved in advance in writing by the DEPARTMENT to be considered eligible PROJECT expenses.

10. It is understood by the GRANTEE that the amount of this PROJECT AGREEMENT may be reduced should the Governor's Office declare a revenue shortfall and assess a mandatory reserve. Should a shortfall be declared, the amount of this PROJECT AGREEMENT may be reduced by the amount deemed appropriate by the DEPARTMENT.

11. The State of Florida's performance and obligation to pay under this PROJECT AGREEMENT is contingent upon an annual appropriation by the Legislature. The GRANTEE understands that this PROJECT AGREEMENT is not a commitment of future appropriations.

12. All monies expended by the GRANTEE for the purpose contained herein shall be subject to pre-audit review and approval by the State of Florida Chief Financial Officer in accordance with section 17.03(2), Florida Statutes.

13. PROJECT funds may be reimbursed for eligible Preagreement Expenses (as defined in s. 62D-5.054(34) of the RULE) incurred by GRANTEE prior to execution of this PROJECT AGREEMENT in accordance with s. 62D-5.055(9) of the RULE. The DEPARTMENT and the GRANTEE fully understand and agree that there shall be no reimbursement of PROJECT funds by the DEPARTMENT for any expenditure made prior to the execution of this PROJECT AGREEMENT with the exception of those expenditures which meet the requirements of the foregoing sections of the RULE.

14. Prior to commencement of PROJECT development, the GRANTEE shall submit the documentation required by the Florida Recreation Development Assistance Program Development Project Pre-reimbursement/Commencement Documentation Form, DEP Form FPS-A034, referenced in s. 62D-5.058(7)(c) of the RULE, to the DEPARTMENT. Upon determining that the documentation complies with the RULE, the DEPARTMENT will give written notice to GRANTEE to commence the development.

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15. The GRANTEE shall obtain all required local, state and federal permits and approvals prior to completion of the PROJECT construction and shall certify that it has done so to the DEPARTMENT by completing the Project Completion Certification, FPS-A037, referenced in s. 62D-5.058(7)(d) of the RULE.

16. This PROJECT AGREEMENT shall become effective upon execution by both parties and the GRANTEE shall complete construction of all PROJECT ELEMENTS on or before April 30, 2010 (hereinafter referred to as the PROJECT completion date), at which time all payment requests and completion documentation will be due to the DEPARTMENT.

17. Project completion means the PROJECT is open and available for use by the public. PROJECT must be designated complete prior to release of final reimbursement. See Rule 62D-5.054(41).

18. The GRANTEE shall maintain books, records and documents directly pertinent to performance under this PROJECT AGREEMENT in accordance with generally accepted accounting principles consistently applied, including the PROCEDURE. The DEPARTMENT, the State, or their authorized representatives shall have access to such records for audit purposes during the term of this PROJECT AGREEMENT and for five years following PROJECT AGREEMENT completion or resolution of any dispute arising under this PROJECT AGREEMENT. In the event any work is subcontracted, the GRANTEE shall similarly require each subcontractor to maintain and allow access to such records for audit purposes.

19. A. In addition to the requirements of the preceding paragraph, the GRANTEE shall comply with the applicable provisions contained in **Attachment 1, Special Audit Requirements**, attached hereto and made a part hereof. **Exhibit 1** to **Attachment 1** summarizes the funding sources supporting the PROJECT AGREEMENT for purposes of assisting the GRANTEE in complying with the requirements of **Attachment 1**. A revised copy of **Exhibit 1** must be provided to the GRANTEE for each amendment which authorizes a funding increase or decrease. If the GRANTEE fails to receive a revised copy of **Exhibit 1**, the GRANTEE shall notify the DEPARTMENT's Grant Manager to request a copy of the updated information.

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B. The GRANTEE is hereby advised that the Federal and/or Florida Single Audit Act Requirements may further apply to lower tier transactions that may be a result of this PROJECT AGREEMENT. The GRANTEE shall consider the type of financial assistance (federal and/or state) identified in **Attachment 1, Exhibit 1** when making its determination. For federal financial assistance, the GRANTEE shall utilize the guidance provided under OMB Circular A-133, Subpart B, Section ___.210 for determining whether the relationship represents that of a subrecipient or vendor. For state financial assistance, the GRANTEE shall utilize the form entitled "Checklist for Nonstate Organizations Recipient/Subrecipient vs. Vendor Determination" (form number DFS-A2-NS) that can be found under the "Links/Forms" section appearing at the following website:

https://apps.fldfs.com/fsaa

The GRANTEE should confer with its chief financial officer, audit director or contact the DEPARTMENT for assistance with questions pertaining to the applicability of these requirements.

20. Following receipt of an audit report identifying any reimbursement due the DEPARTMENT for the GRANTEE's noncompliance with this PROJECT AGREEMENT, the GRANTEE will be allowed a maximum of thirty (30) days to submit additional pertinent documentation to offset the amount identified as being due to the DEPARTMENT. The DEPARTMENT, following a review of the documentation submitted by the GRANTEE, will inform the GRANTEE of the final reimbursement due the DEPARTMENT.

21. The GRANTEE warrants and represents that it is self-funded for liability insurance, appropriate and allowable under Florida law, and that such self-insurance offers protection applicable to the GRANTEE's officers, employees, servants and agents while acting within the scope of their employment with the GRANTEE.

22. To the extent required by law, the GRANTEE will be self-insured against, or will secure and maintain during the life of this PROJECT AGREEMENT, Workers' Compensation Insurance for all of its employees connected with the work of this Project and, in case any work is subcontracted, the GRANTEE shall require the subcontractor to provide Workers' Compensation Insurance for all of the subcontractor's employees unless such employees are covered by the protection afforded by the GRANTEE. Such self-insurance program or insurance coverage shall comply fully with the Florida Workers' Compensation law. In case any class of employees engaged in hazardous work under this PROJECT AGREEMENT is not protected under Workers' Compensation statutes, the GRANTEE shall provide, and cause each subcontractor to provide, adequate insurance satisfactory to the DEPARTMENT, for the protection of its employees not otherwise protected.

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23. The GRANTEE covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner or degree with the performance of services required.

24. The purchase of non-expendable equipment is not authorized under the terms of this PROJECT AGREEMENT.

25. For the purpose of this PROJECT AGREEMENT, the DEPARTMENT's Grant Manager shall be responsible for ensuring performance of its terms and conditions and shall approve all reimbursement requests prior to payment. The GRANTEE's Grant Manager, identified in paragraph 26, or successor, shall act on behalf of the GRANTEE relative to the provisions of this PROJECT AGREEMENT. The GRANTEE, shall submit to the DEPARTMENT signed PROJECT status reports every January 5th, May 5th, and September 5th of each year summarizing the work accomplished, problems encountered, percentage of completion, and other information which may be requested by the DEPARTMENT. Photographs to reflect the construction work accomplished shall be submitted when the DEPARTMENT requests them.

26. Any and all notices required by this PROJECT AGREEMENT shall be deemed sufficient if delivered or sent by certified mail to the parties at the following addresses:

GRANTEE's Grant Manager	DEPARTMENT's Grant Manager
Ms. Loretta Moisio Grants Coordinator Post Office Box 277 Ormond Beach, FL 32175	Rita Ventry Florida Department of Environmental Protection 3900 Commonwealth Blvd., MS585 Tallahassee, Florida 32399-3000

27. Prior to final reimbursement, the GRANTEE must erect a permanent information sign on the PROJECT site which credits PROJECT funding or a portion thereof, to the Florida Department of Environmental Protection and the Florida Recreation Development Assistance Program.

28. The DEPARTMENT has the right to inspect the PROJECT and any and all records related thereto at any reasonable time.

29. This PROJECT AGREEMENT may be unilaterally canceled by the DEPARTMENT for refusal by the GRANTEE to allow public access to all documents, papers, letters, or other material made or received by the GRANTEE in conjunction with this PROJECT AGREEMENT unless the records are exempt from Section 24(a) of Article I of the State Constitution and Section 119.07, Florida Statutes.

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30. A. The DEPARTMENT may terminate this PROJECT AGREEMENT at any time in the event of the failure of the GRANTEE to fulfill any of its obligations under this PROJECT AGREEMENT. Prior to termination, the DEPARTMENT shall provide thirty (30) calendar days written notice of its intent to terminate and shall provide the GRANTEE an opportunity to consult with the DEPARTMENT regarding the reason(s) for termination.

B. The DEPARTMENT may terminate this PROJECT AGREEMENT after three years if the Governor does not approve certification forward of the PROJECT funds.

31. Prior to the closing of the PROJECT, the DEPARTMENT shall have the right to a refund, either in whole or in part, of the FRDAP funds provided to the GRANTEE for noncompliance with the material terms of this PROJECT AGREEMENT. The GRANTEE, upon such written notification from the DEPARTMENT, shall refund, and shall forthwith pay to the DEPARTMENT, the amount of money demanded by the DEPARTMENT. Interest on any refund shall begin the date that the GRANTEE was informed that a refund was required and continues to accrue until the date the refund and interest are paid to the DEPARTMENT.

32. The GRANTEE shall comply with all federal, state and local regulations, rules and ordinances in developing this PROJECT. The GRANTEE acknowledges that this requirement includes compliance with all federal, state and local health and safety rules and regulations including all applicable building codes. The GRANTEE further agrees to include the requirements of this paragraph in all subcontracts made to perform this PROJECT AGREEMENT.

33. The GRANTEE may subcontract work under this PROJECT AGREEMENT without the prior written consent of the DEPARTMENT'S Grant Manager. The GRANTEE agrees to be responsible for the fulfillment of all work elements included in any subcontract. It is understood and agreed by the GRANTEE that the DEPARTMENT shall not be liable to any subcontractor for any expenses or liabilities incurred under the subcontract and that the GRANTEE shall be solely liable to the subcontractor for all expenses and liabilities incurred under the subcontract.

34. Land owned by the GRANTEE, which is developed or acquired with FRDAP funds, shall be dedicated in perpetuity as an outdoor recreation site by the GRANTEE for the use and benefit of the public as stated in section 62D-5.059(1) of the RULE. Land under control other than by ownership of the GRANTEE, such as by lease, shall be dedicated as an outdoor recreation area for the use and benefit of the public for a minimum period of twenty-five (25) years from the completion date set forth in the PROJECT completion certificate. All dedications must be recorded in the county property records by the owner, or by the GRANTEE if the owner has given GRANTEE authority to do so. Such PROJECT

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shall be open at reasonable times and shall be managed in a safe and attractive manner appropriate for public use.

35. Failure to comply with the provisions of the RULE or the terms and conditions of this PROJECT AGREEMENT will result in termination of the PROJECT AGREEMENT by the DEPARTMENT. The DEPARTMENT shall give the GRANTEE in violation of the RULE or this PROJECT AGREEMENT a notice in writing under Paragraph 26 of the particular violations stating a reasonable time to comply. Failure to comply within the time period stated in the written notice shall result in termination of the PROJECT AGREEMENT and shall result in the imposition of the terms in Paragraph 31.

36. In the event of conflict in the provisions of the RULE, the PROJECT AGREEMENT and the Project Application, the provisions of the RULE shall control over this PROJECT AGREEMENT and this PROJECT AGREEMENT shall control over the Project Application documents.

37. If the DEPARTMENT determines that site control is not sufficient under the RULE, or has been compromised, the DEPARTMENT shall give the GRANTEE a notice in writing and a reasonable time to comply. If the deficiency is not corrected within the time specified in the notice, the DEPARTMENT shall terminate this PROJECT AGREEMENT and shall impose the terms of Paragraph 31.

38. Pursuant to section 216.347, Florida Statutes, the GRANTEE is prohibited from spending FRDAP grant funds for the purpose of lobbying the legislature, the judicial branch, or a state agency.

39. A. No person on the grounds of race, creed, color, national origin, age, sex, marital status or disability, shall be excluded from participation in; be denied the proceeds or benefits of; or be otherwise subjected to discrimination in performance of this PROJECT AGREEMENT.

B. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not award or perform work as a contractor, supplier, subcontractor, or consultant under contract with any public entity, and may not transact business with any public entity. The Florida Department of Management Services is responsible for maintaining the discriminatory vendor list which may be found at http://dms.myflorida.com/dms/purchasing/convicted_suspended_discriminatory_complaints_vendor_lists. Questions regarding the discriminatory vendor list may be directed to the Florida Department of Management Services, Office of Supplier Diversity at (850) 487-0915.

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40. Each party hereto agrees that it shall be solely responsible for the wrongful acts of its employees and agents. However, nothing contained herein shall constitute a waiver by either party of its sovereign immunity or the provisions of section 768.28, Florida Statutes.

41. The PROJECT AGREEMENT has been delivered in the State of Florida and shall be construed in accordance with the laws of Florida. Wherever possible, each provision of this PROJECT AGREEMENT shall be interpreted in such manner as to be effective and valid under applicable Florida law, but if any provision of this PROJECT AGREEMENT shall be prohibited or invalid under applicable Florida law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this PROJECT AGREEMENT. Any action hereon or in connection herewith shall be brought in Leon County, Florida unless prohibited by applicable law.

42. No delay or failure to exercise any right, power or remedy accruing to either party upon breach or default by either party under this PROJECT AGREEMENT shall impair any such right, power or remedy of either party; nor shall such delay or failure be construed as a waiver of any such breach or default, or any similar breach or default thereafter.

43. This PROJECT AGREEMENT is not intended nor shall it be construed as granting any rights, privileges or interest to any third party without mutual written agreement of the parties hereto.

44. This PROJECT AGREEMENT is an exclusive contract and may not be assigned in whole or in part without the prior written approval of the DEPARTMENT.

45. This PROJECT AGREEMENT represents the entire agreement of the parties. Any alterations, variations, changes, modifications or waivers of provisions of this PROJECT AGREEMENT shall only be valid when they have been reduced to writing, in the form of an Amendment duly executed by each of the parties hereto, and attached to the original of this PROJECT AGREEMENT.

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IN WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed on the day and year last written above.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: _____
Division Director (or Designee)
Division of Recreation and Parks

7/19/07
Date

Address:
Office of Information and Recreation Services
Division of Recreation and Parks
3900 Commonwealth Boulevard
Mail Station 585
Tallahassee, Florida 32399-3000

_____
DEP Grant Manager

CITY OF ORMOND BEACH

By: _____
Printed Name:
Title:

7/10/07
Date

Address:
Post Office Box 277
Ormond Beach, FL 32175

_____
Grantee Attorney

Approved as to Form and Legality:
This form has been pre-approved as to form and legality by Suzanne Brantley, Assistant General Counsel, on May 10, 2007 for use for one year.

List of attachments/exhibits included as part of this Agreement:

Specify Type	Letter/ Number	Description (include number of pages)
Attachment	1	Special Audit Requirements (5 Pages)

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ATTACHMENT 1

SPECIAL AUDIT REQUIREMENTS

The administration of resources awarded by the Department of Environmental Protection *(which may be referred to as the "Department", "DEP", "FDEP" or "Grantor", or other name in the contract/agreement)* to the recipient *(which may be referred to as the "Contractor", Grantee" or other name in the contract/agreement)* may be subject to audits and/or monitoring by the Department of Environmental Protection, as described in this attachment.

MONITORING

In addition to reviews of audits conducted in accordance with OMB Circular A-133 and Section 215.97, F.S., as revised (see "AUDITS" below), monitoring procedures may include, but not be limited to, on-site visits by Department staff, limited scope audits as defined by OMB Circular A-133, as revised, and/or other procedures. By entering into this Agreement, the recipient agrees to comply and cooperate with any monitoring procedures/processes deemed appropriate by the Department of Environmental Protection. In the event the Department of Environmental Protection determines that a limited scope audit of the recipient is appropriate, the recipient agrees to comply with any additional instructions provided by the Department to the recipient regarding such audit. The recipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Chief Financial Officer or Auditor General.

AUDITS

PART I: FEDERALLY FUNDED

This part is applicable if the recipient is a State or local government or a non-profit organization as defined in OMB Circular A-133, as revised.

1. In the event that the recipient expends $500,000 or more in Federal awards in its fiscal year, the recipient must have a single or program-specific audit conducted in accordance with the provisions of OMB Circular A-133, as revised. EXHIBIT 1 to this Agreement indicates Federal funds awarded through the Department of Environmental Protection by this Agreement. In determining the Federal awards expended in its fiscal year, the recipient shall consider all sources of Federal awards, including Federal resources received from the Department of Environmental Protection. The determination of amounts of Federal awards expended should be in accordance with the guidelines established by OMB Circular A-133, as revised. An audit of the recipient conducted by the Auditor General in accordance with the provisions of OMB Circular A-133, as revised, will meet the requirements of this part.

2. In connection with the audit requirements addressed in Part I, paragraph 1, the recipient shall fulfill the requirements relative to auditee responsibilities as provided in Subpart C of OMB Circular A-133, as revised.

3. If the recipient expends less than $500,000 in Federal awards in its fiscal year, an audit conducted in accordance with the provisions of OMB Circular A-133, as revised, is not required. In the event that the recipient expends less than $500,000 in Federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of OMB Circular A-133, as revised, the cost of the audit must be paid from non-Federal resources (i.e., the cost of such an audit must be paid from recipient resources obtained from other than Federal entities).

4. The recipient may access information regarding the Catalog of Federal Domestic Assistance (CFDA) via the internet at **http://12.46.245.173/cfda/cfda.html.**

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PART II: STATE FUNDED

This part is applicable if the recipient is a nonstate entity as defined by Section 215.97(2)(m), Florida Statutes.

1. In the event that the recipient expends a total amount of state financial assistance equal to or in excess of $500,000 in any fiscal year of such recipient, the recipient must have a State single or project-specific audit for such fiscal year in accordance with Section 215.97, Florida Statutes; applicable rules of the Department of Financial Services; and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. EXHIBIT 1 to this Agreement indicates state financial assistance awarded through the Department of Environmental Protection by this Agreement. In determining the state financial assistance expended in its fiscal year, the recipient shall consider all sources of state financial assistance, including state financial assistance received from the Department of Environmental Protection, other state agencies, and other nonstate entities. State financial assistance does not include Federal direct or pass-through awards and resources received by a nonstate entity for Federal program matching requirements.

2. In connection with the audit requirements addressed in Part II, paragraph 1; the recipient shall ensure that the audit complies with the requirements of Section 215.97(7), Florida Statutes. This includes submission of a financial reporting package as defined by Section 215.97(2), Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.

3. If the recipient expends less than $500,000 in state financial assistance in its fiscal year, an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, is not required. In the event that the recipient expends less than $500,000 in state financial assistance in its fiscal year, and elects to have an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, the cost of the audit must be paid from the non-state entity's resources (i.e., the cost of such an audit must be paid from the recipient's resources obtained from other than State entities).

4. For information regarding the Florida Catalog of State Financial Assistance (CSFA), a recipient should access the Florida Single Audit Act website located at https://apps.fldfs.com/fsaa for assistance. In addition to the above websites, the following websites may be accessed for information: Legislature's Website at http://www.leg.state.fl.us/Welcome/index.cfm, State of Florida's website at http://www.myflorida.com/, Department of Financial Services' Website at http://www.fldfs.com/ and the Auditor General's Website at http://www.state.fl.us/audgen.

PART III: OTHER AUDIT REQUIREMENTS

(NOTE: This part would be used to specify any additional audit requirements imposed by the State awarding entity that are solely a matter of that State awarding entity's policy (i.e., the audit is not required by Federal or State laws and is not in conflict with other Federal or State audit requirements). Pursuant to Section 215.97(8), Florida Statutes, State agencies may conduct or arrange for audits of State financial assistance that are in addition to audits conducted in accordance with Section 215.97, Florida Statutes. In such an event, the State awarding agency must arrange for funding the full cost of such additional audits.)

PART IV: REPORT SUBMISSION

1. Copies of reporting packages for audits conducted in accordance with OMB Circular A-133, as revised, and required by PART I of this Attachment shall be submitted, when required by Section .320 (d), OMB Circular A-133, as revised, by or on behalf of the recipient directly to each of the following:

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A. The Department of Environmental Protection at the following address:

Audit Director

Florida Department of Environmental Protection
Office of the Inspector General, MS 40
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

B. The Federal Audit Clearinghouse designated in OMB Circular A-133, as revised (the number of copies required by Sections .320 (d)(1) and (2), OMB Circular A-133, as revised, should be submitted to the Federal Audit Clearinghouse), at the following address:

Federal Audit Clearinghouse
Bureau of the Census
1201 East 10th Street
Jeffersonville, IN 47132

C. Other Federal agencies and pass-through entities in accordance with Sections .320 (e) and (f), OMB Circular A-133, as revised.

2. Pursuant to Section .320(f), OMB Circular A-133, as revised, the recipient shall submit a copy of the reporting package described in Section .320(c), OMB Circular A-133, as revised, and any management letters issued by the auditor, to the Department of Environmental Protection at the following address:

Audit Director

Florida Department of Environmental Protection
Office of the Inspector General, MS 40
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

3. Copies of financial reporting packages required by PART II of this Attachment shall be submitted by or on behalf of the recipient directly to each of the following:

A. The Department of Environmental Protection at the following address:

Audit Director

Florida Department of Environmental Protection
Office of the Inspector General, MS 40
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

B. The Auditor General's Office at the following address:

State of Florida Auditor General
Room 401, Claude Pepper Building
111 West Madison Street
Tallahassee, Florida 32399-1450

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4. Copies of reports or management letters required by PART III of this Attachment shall be submitted by or on behalf of the recipient directly to the Department of Environmental Protection at the following address:

Audit Director

Florida Department of Environmental Protection
Office of the Inspector General, MS 40
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

5. Any reports, management letters, or other information required to be submitted to the Department of Environmental Protection pursuant to this Agreement shall be submitted timely in accordance with OMB Circular A-133, Florida Statutes, or Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

6. Recipients, when submitting financial reporting packages to the Department of Environmental Protection for audits done in accordance with OMB Circular A-133, or Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date that the reporting package was delivered to the recipient in correspondence accompanying the reporting package.

PART V: RECORD RETENTION

The recipient shall retain sufficient records demonstrating its compliance with the terms of this Agreement for a period of 5 years from the date the audit report is issued, and shall allow the Department of Environmental Protection, or its designee, Chief Financial Officer, or Auditor General access to such records upon request. The recipient shall ensure that audit working papers are made available to the Department of Environmental Protection, or its designee, Chief Financial Officer, or Auditor General upon request for a period of 3 years from the date the audit report is issued, unless extended in writing by the Department of Environmental Protection.

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EXHIBIT – 1

FUNDS AWARDED TO THE RECIPIENT PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

Federal Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following:

Federal Program Number	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category

State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following Matching Resources for Federal Programs:

Federal Program Number	Federal Agency	CFDA	CFDA Title	Funding Amount	State Appropriation Category

State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following Resources Subject to Section 215.97, F.S.:

State Program Number	Funding Source	State Fiscal Year	CSFA Number	CSFA Title or Funding Source Description	Funding Amount	State Appropriation Category
F8018	Land Acquisition Trust Fund	FY2007-2008	37.017	Florida Recreation Development Assistance Program	$200,000.00	140002

Total Award		$200,000.00

For each program identified above, the recipient shall comply with the program requirements described in the Catalog of Federal Domestic Assistance (CFDA) [http://12.46.245.173/cfda/cfda.html] and/or the Florida Catalog of State Financial Assistance (CSFA) [https://apps.fldfs.com/fsaa/searchCatalog.aspx]. The services/purposes for which the funds are to be used are included in the Contract scope of services/work. Any match required by the recipient is clearly indicated in the Contract.

Instrument# 2009-10674 #17
Book: 6365
Page: 4825
Diane M. Matousek
Volusia County, Clerk of Court
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04/09/2012 09:51 AM
Instrument# 2012-060000 #1
Book: 6698
Page: 856

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This instrument prepared by:
Jamie Seaman
Deputy County Attorney, County of Volusia
123 W. Indiana Avenue, DeLand, FL 32720

RESTRICTIVE COVENANTS

THESE COVENANTS are entered into this 15th day of March 2012, by the **City of Ormond Beach, 22 S. Beach Street, Ormond Beach, FL 32174,** hereinafter referred to as "the Owner" and **City of Ormond Beach,** hereinafter referred to as "the Grantee/Lessee," and shall be effective for a period of **30** years from the date of recordation by the Clerk of the Circuit Court of Volusia County, Florida

WHEREAS, the Owner is the fee simple title holder of the Property located on **440 N. Nova Road, Ormond Beach, FL 32174,** in the County of Volusia, Florida, as described as Exhibit A (legal description), attached to and made a part hereof, and

WHEREAS, the Grantee/Lessee is to receive ECHO Grant Program funds administered by the County of Volusia, Florida, 123 W. Indiana Avenue, DeLand, FL 32720, hereinafter referred to as "the County," in the amount of **$225,000** to be used for the construction of the facility situated on the property of the Owner as described as Exhibit A, and

Now THEREFORE, as part of the consideration for the County grant, the Owner and the Grantee/Lessee hereby make and declare the following restrictive covenants which shall run with the title to said Property and be binding on the Owner and its successors in interest, if any, for the period stated in the preamble above:

1. The Owner and the Grantee/Lessee agree to maintain the property so that it continues to be used for as an ECHO facility as defined in the ECHO application definition and described in the grantee's application **No. 12-05**.
2. The Owner and the Grantee/Lessee agree that the County of Volusia, its agents and its designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether the conditions of the Grant Award Agreement and these covenants are being observed.
3. The Owner and the Grantee/Lessee agree that these restrictions shall encumber the property for a period of **30** years from the date of recordation, and that if the restrictions are violated within the **30**-year period, the County of Volusia shall be entitled to liquidated damages pursuant to the following schedule:

   a. If the violation occurs within the first half of the effective time period of these covenants, the County shall be entitled to return of the entire grant amount.

   b. If the violation occurs after the first half of the effective time period, the County shall be entitled to return of the entire grant amount, less the quotient of 2 divided by the number of years in the time period times each year past the mid period of the effective time period times the grant amount. For instance, if the effective period is for forty (40) years and the violation occurs after the thirtieth anniversary of the effective date of these covenants, but prior to the thirty-first anniversary, the County shall be entitled to return of 50% of the original grant amount.
4. The Owner and Grantee/Lessee are liable to the County of Volusia for the amount of the grant if the Owner or Grantee/Lessee breach these Restrictive Covenants and/or the Grant Award Agreement dated **March 15, 2012**. To insure the ability to repay the grant, the Owner and Grantee/Lessee have agreed that they will maintain unencumbered equitable value in the property of at least the amount, and for at least the period of time provided in paragraph three (3) above. The Owner and Grantee/Lessee will not secure with a mortgage or otherwise hypothecate that equitable value in the property.
5. The Owner agrees to file these covenants with the Clerk of the Circuit Court of Volusia County, Florida, and shall pay any and all expenses associated with their filings and recording.
6. The Owner and Grantee/Lessee agree that the County of Volusia shall incur no tax liability as a result of these restrictive covenants.

Instrument# 2012-060000 # 2
Book: 6698
Page: 857

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This instrument prepared by:
Jamie Seaman
Deputy County Attorney, County of Volusia
123 W. Indiana Avenue, DeLand, FL 32720

RESTRICTIVE COVENANTS

IN WITNESS WHEREOF, the Owner and Grant Recipient have read these Restrictive Covenants and have hereto affixed their signatures.

WITNESS:

Signature

Theresa Hamsher
Printed Name

OWNER:

By: Ed Kelley
Signature

Ed Kelley
Printed Name

Title: Mayor

Atttest: Joyce A. Shanahan, City Manager

WITNESS:

Signature

Lois Towey
Printed Name

GRANTEE:

By: Ed Kelley
Signature

Ed Kelley, Mayor
Printed Name

Atttest: Joyce A. Shanahan, City Manager

STATE OF FLORIDA

COUNTY OF VOLUSIA

SWORN TO and subscribed before me this 15th day of March, 2012 by Ed Kelley and Joyce Shanahan

Such person(s) (Notary Public must check applicable box):

[X] is/are personally known to me.
[ ] produced a current driver license(s).
[ ] produced _____ as identification.

NOTARY PUBLIC SEAL

LORETTA N. MOISIO
Notary Public - State of Florida
My Comm. Expires Jun 5, 2014
Commission # DD 991920
Bonded Through National Notary Assn.

Loretta N. Moisio
Notary Public Signature

Loretta N. Moisio
Printed, typed or stamped name of Notary Public
Commission No: DD 991920

My Commission Expires: June 5, 2014

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Instrument# 2012-060000 # 3
Book: 6698
Page: 858
Diane M. Matousek
Volusia County, Clerk of Court

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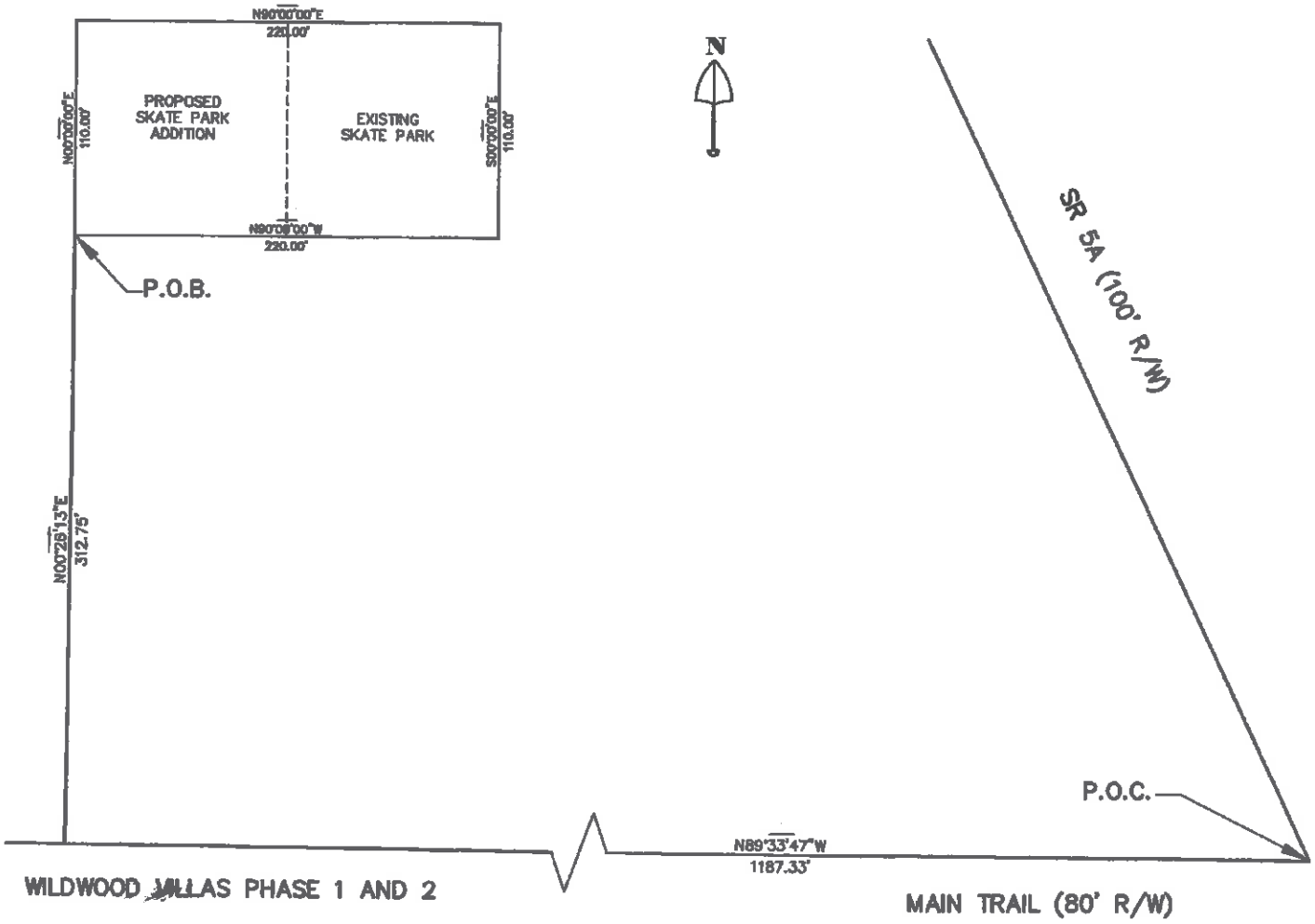
EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 2, SECTION 17, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF STATE ROAD 5A (A 100' RIGHT-OF-WAY AS NOW OCCUPIED AND ESTABLISHED), WITH THE NORTHERLY LINE OF THE TRAIL (A 80' RIGHT-OF-WAY AS NOW OCCUPIED AND ESTABLISHED); THENCE N89°33'47"W ALONG SAID NORTHERLY LINE OF THE TRAIL AND THE NORTHERLY LINE OF WILDWOOD VILLAS PHASES 1 AND 2, A DISTANCE OF 1187.33 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN N00°26'13"E A DISTANCE OF 312.75 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"E A DISTANCE OF 110.00 FEET; THENCE N90°00'00"E A DISTANCE OF 220.00 FEET; THENCE S00°00'00"E A DISTANCE OF 110.00 FEET; THENCE N90°00'00"W A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 24,200 SQUARE FEET OR 0.56 ACRES, MORE OR LESS.



07/31/2013 02:44 PM
Instrument# 2013-147432 # 1
Book: 6889
Page: 843
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INTERLOCAL AGREEMENT FOR THE RECIPROCAL USE OF MUNICIPAL RECREATION FACILITIES AND PROVISION FOR THERAPEUTIC RECREATION PROGRAM FOR SPECIAL NEEDS CHILDREN WITH DISABILITIES

THIS AGREEMENT is made and entered into this 16 day of July, 2013, by and between the City of Ormond Beach and the City of Port Orange, each a Florida municipal corporation (hereinafter "City", "Cities", "public agency(ies)", "user agency", or "owner", as the context so requires), who agree as follows:

WHEREAS, Section 163.01, *Florida Statutes*, known as the Florida Interlocal Cooperation Act of 1969, permits any public agency of the State of Florida to exercise jointly with any other public agency, any power, privilege, or authority which said agencies share in common and which each might exercise separately, and

WHEREAS, the acquisition, ownership, custody, operation, maintenance, lease, or sale of real or personal property is one of the permitted purposes of an interlocal agreement under the Florida Interlocal Cooperation Act of 1969, and

WHEREAS, the City of Ormond Beach and the City of Port Orange have in the past frequently made use of each other's facilities for recreational and other programs, to the mutual benefit of each such public agency, and

WHEREAS, in order to obviate the necessity of executing separate agreements each time a participating city desires to use one of the other city's facilities, the cities deem it to be in their best interest and in the best interest of the people whom they serve to have one agreement in effect regarding the reciprocal use of their respective facilities in the future,

NOW THEREFORE, in consideration of mutual covenants hereinafter set forth, the said public agencies agree as follows:

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1. That the City of Ormond Beach hereby grants the City of Port Orange Parks & Recreation Department the privilege to use any of its facilities as set forth in Schedule "A", attached hereto and incorporated herein by reference, for joint recreation purposes including, but not limited to, use by residents of Port Orange registered in Therapeutic Recreation summer camp programs, subject to the terms and conditions set forth hereinafter.

2. That the City of Port Orange hereby grants the City of Ormond Beach Leisure Services Department the privilege to use any of its facilities as set forth in Schedule "B", attached hereto and incorporated herein by reference, for joint recreation-related purposes including but not limited to, use by residents of the City of Ormond Beach registered in Therapeutic Recreation summer camp programs, subject to the terms and conditions set forth hereinafter.

3. That a request for the use of the listed facilities by one public agency to another public agency shall be communicated to the chief administrative officer of the agency, or his/her designee, as far in advance of the anticipated date of use as possible, and shall be approved or rejected by such officer or designee at his or her sole discretion.

4. That the parties hereto, by their chief administrative officers, may mutually agree to amend Schedules "A" and "B" by the addition of other facilities or the deletion of listed facilities at any time during the term of this Agreement.

5. That upon approval of the request for use of a specified facility, the owner agency's chief administrative officer, or his/her designee, may establish a fee for the use of the facility by calculating the cost directly attributable to such use by the user agency. The owner agency agrees to invoice the user agency and the user agency shall pay the invoice within thirty (30) days of receipt thereof. In the event of any dispute arising out of any invoice, the chief administrative officers of both agencies, or their designees, shall meet and make every effort to

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resolve the matter in an amicable fashion. If the parties are unable to negotiate a resolution of the dispute, the decision of the chief administrative officer of the owner agency shall be final.

6. That each agency shall at all times maintain liability insurance in the amount of no less than $200,000 per injury and $300,000 per accident, or such higher limits as may be imposed by any future amendments to Section 768.28, *Florida Statutes*. Such insurance may be provided by a self-insurance reserve program.

7. Nothing in this agreement shall be deemed as a waiver of sovereign immunity of any of the parties beyond any statutorily-limited waiver which may have been adopted by the Florida Legislature and nothing in this agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity.

8. Within the sovereign immunity limits set forth in Section 768.28, *Florida Statutes,* the user agency shall assume all risk and liability to itself, its agents, assigns, or employees, and shall be responsible to fully defend, indemnify and hold the owner agency harmless from and against any and all claims arising from or related to the use of the facilities by the user agency, and caused by the act or acts, negligence, or failure to exercise proper precautions of and by the user agency, its agents, assigns or employees while occupying, using or visiting the facilities and/or property of the owner agency. Each public agency agrees to provide the other with written notice of any claim subject to this provision, within ten (10) working days of its receipt, and to cooperate fully in the defense of any claim. Notice of claim shall be deemed to be given on the date of mailing thereof by US Mail, First Class delivery.

9. By entering into this agreement, the user agency is not undertaking to hold harmless, indemnify and/or defend the owner agency from and against any and all claims for any injury to

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person or damage to property resulting from the conduct of the owner agency, its agents, assigns, or employees for any loss, damage or expense resulting from any act or acts of negligence, or the failure to exercise proper precautions of and by the owner agency, its agents, assigns or employees.

10. That the user agency agrees to repair any of the owner agency's facilities or property which may become damaged as a direct result of use by the user agency. The user agency shall notify the owner agency immediately should any damage occur during use by the user agency. The owner agency shall notify the user agency, in writing, within five (5) days of the discovery of any damage allegedly caused by the user agency. Upon prior approval of the owner agency, repairs shall be made as expeditiously as possible by the user agency.

11. That this agreement shall become effective upon execution by all parties and shall remain in full force and effect for (5) years and may be extended for additional terms of five (5) years upon written approval of the parties. This agreement may be terminated by any of the parties, with or without cause, thirty (30) days after a majority vote to so terminate by that party's governing body and written communication of that vote to the other public agencies.

12. That any notice required to be given by this agreement shall be directed to the following addresses:

CITY OF ORMOND BEACH Office of the City Manager 22 Beach Street Ormond Beach, FL 32174	CITY OF PORT ORANGE Office of the City Manager 1000 City Center Circle Port Orange, FL 32129

13. That in the event it becomes necessary to institute litigation to enforce any of the terms of this agreement, the prevailing party shall be entitled to recover all out-of-pocket expenses and a reasonable attorney's fee, from the date of filing until the termination of the litigation.

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14. That this Agreement shall be filed with the Clerk of Circuit Court in and for Volusia County, Florida, pursuant to Section 163.01(11), *Florida Statutes*.

IN WITNESS WHEREOF, the parties hereto by their duly authorized officers have set their hands and seal the day and year first above written.

Witnesses:

Print: Shannon

Print: Colby Cleveto

CITY OF ORMOND BEACH

By: Ed Kelley
ED KELLEY
Mayor

Attest:
JOYCE A. SHANAHAN
City Manager

Witnesses:

Print: Meryl Gutierrez

Print: Kimberly Delgado

CITY OF PORT ORANGE

By:
ALLEN GREEN
Mayor

Attest:
Robin L. Fenwick
City Clerk

Instrument# 2013-147432 # 6
Book: 6889
Page: 848
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SCHEDULE "A" – CITY OF ORMOND BEACH PARKS & AMENITIES

PARK NAME	PARK HOURS	Gazebo	Rest Rooms	Playground	Family Picnic	Group Picnic	Picnic Pavilion	Outdoor Grill	Open Space	Outdoor Basketball	Outdoor Tennis	Outdoor Handball	Baseball	Softball	Football/Soccer	Shuffleboard/Horseshoes	Walking/Jogging	Pedestrian/Bike Path	Fitness Stations	Boat Ramp	Canoe/Non-motor Boats	Fishing	Pier/Dock	Swimming	Concession	Community Center	Meeting Room	Gymnasium	Kitchen	Weight Room	Maintenance Yard	Parking	Special Feature/Artwork
Anna Park	Sunrise to Sunset	x	x		x																											x	x
Bailey Riverbridge Gardens Park	Sunrise to Sunset																					x	x									x	x
Birthplace of Speed Park	5:00am to midnight		x		x		x	x	x													x	x									x	x
Casements	Sunrise to Sunset																																
Cassen Park (Riverfront)	varies	x	x		x																				x	x				x	x	x	x
Central Park I	5:00am to midnight	x	x	x	x	x	x	x	x							x				x		x	x								x		
Central Park II	Sunrise to 11:00PM		x	x	x		x	x	x								x	x			x	x	x								x		
Central Park III	Sunrise to Sunset				x		x		x	x	x						x	x	x	x	x	x	x								x		
Fortunato Park	Sunrise to Sunset		x	x	x		x		x		x						x	x	x	x	x	x									x		
Memorial Gardens Park	Sunrise to 10:00pm	x	x					x	x								x		x	x		x									x		
Nova Community Park	Sunrise to Sunset		x	x	x	x	x	x	x	.5U	2L,4U	4L	4,5L	2L			x	x													x		
O.B. Middle School Park	6:00am to 11:00pm			x		x	x		x	3U	2U	2U														x	x		x				
O.B. Performing Arts Center	Sunrise to Sunset		x																														
Optimist Park	Sunrise to Sunset				x			x	x																								
Ormond Beach Sports Complex	6:00am to 11:00pm		x		x								2L,8U	5L	5L,3U	12L	x								x						x		
Ormond Beach Tennis Center	6:00am to 11:00pm		x								8L																						
Ormond Hem. Art Museum	varies		x																														
Osceola School Park	10:am to 4:00pm		x	x				x	2U		2U	4U		2U																	x		
Riverbend Nature Park	Sunrise to Sunset		x			x											x	x													x		
Riviera Park	Sunrise to Sunset			x	x		x	x	x								x														x		
Rockefeller Gardens Park	Sunrise to 11:00pm								x								x	x													x		
Sanchez Park	6:00am to 10:00pm		x	x	x		x	x	x																								
Senior Citizen Center	Sunrise to Sunset		x		x												x		x			x									x		
So. Ormond Neighbrhd Park	6:00am to 11:00pm		x	x	x		x	x	x	1L	2U			1L			x	x													x		
Tomoka State Park	Sunrise to Sunset	x	x	x	x		x	x	x								x	x		x	x	x											

L = Lighted
U = Unlighted

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SCHEDULE "B" – CITY OF PORT ORANGE PARKS & AMENITIES

City Center Sports Complex – 4625 City Center Drive (42.5 acre Active Park)
2 lighted competition baseball/softball fields, 200 & 300 ft. 2 lighted soccer fields, 4 batting cages, Children's playground, Restrooms, Concession Stand, Sacco Park picnic area.
This sports complex hosts the cities baseball program, women's, men's & girls softball, soccer and PAL program. Playground is open to the public and sports fields during non-competition days.

Silver Sands Middle School – 1300 Herbert St. (23-acre city run park at Volusia County Schools)
5 practice baseball fields, 1 football/soccer field, Track, 4 lighted tennis courts, 6 lighted outdoor racquetball courts, Multi-purpose athletic fields, 8 lighted outdoor basketball courts, Restrooms
This park hosts the POP Warner football program. Practice fields for city baseball program. All facilities are open to public.

Willow Run Park – 1351 School House Drive (10-acre Active Park)
2 practice baseball fields, Multi-purpose athletic fields, Children's playground, 2 lighted tennis courts, Restrooms, Covered picnic areas, 8 outdoor-lighted basketball courts, Pavilion
All facilities are open to the public. City tennis leagues play here, along with baseball, basketball and soccer practices.

Spruce Creek High School – 801 Taylor Rd. (10 acre city run park at Volusia County Schools)
1 lighted competition softball & baseball field, 4 lighted tennis courts, 8 outdoor racquetball courts. This park hosts the cities fall baseball program & girls softball. Spruce Creek High baseball & softball program play home games here. Tennis and racquetball courts are open to public after school hours.

Spruce Creek Elementary School – 642 Taylor Rd. (11-acre city run park at Volusia Cty Schools) 2 multi-purpose/soccer fields, 2 outdoor racquetball courts, 1 practice baseball field, playground, 4 outdoor basketball courts, Pavilion with restrooms and picnic tables.
This park hosts the Port Orange Soccer club and the cities summer playground program. All facilities are open to public. Pavilion area can be reserved for a fee.

Spruce Creek Recreational Facility – 5959 S. Spruce Creed R. (40 acre Active Park)
2 lighted competition baseball/softball fields, 300 ft., 6 lighted outdoor tennis courts
Outdoor basketball court, All Children's Park Playground, Concession stand, Restrooms, Press Box, Pavilion, Boardwalk, Picnic areas. This park/sports complex hosts the cities baseball program, women's softball, men's softball, and girl's softball. Playground is open to the public and sports fields during non-competition days.

Memorial Park – 3801 Jackson St. (10-acre Passive Park)
Boardwalk/Fishing piers, Park benches and picnic tables, 7/10 mile lighted walkway around a lake. A beautiful park open to public. Walking, running, roller blading and picnicking are popular activities. Pets are welcome. Just remember to clean up after your pet.

Riverside Pavilion Park – 3431 S. Ridgewood Ave. (5 acre Passive Park)
Fishing pier, Children's Playground, Picnic tables. A very nice area on the Halifax River. Fishing pier on the river and picnic areas. Port Orange Chamber of Commerce building is also located here.

Port Orange Causeway Park – 93 Dunlawton Ave. (30 acre Passive Park)
7 boat ramps, 3 fishing piers, Picnic tables with grills, Covered pavilions, Restrooms
Vehicle with boat trailer parking lot. A beautiful park located on the Halifax river at the Port Orange Bridge. A major boat ramp facility. Very nice fishing piers and picnicking. Open to the public.

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White Place Park – 210 White Place 5-acre Active Park
1-lighted competition ball field , Children's Playground, 2 lighted tennis courts, Multi-purpose athletic field, Picnic area with tables and grill, 2 lighted bocce ball courts, 4 lighted shuffleboard courts, Horseshoe pits, Park is open to the public. Ball field hosts the cities youth baseball program.

Southwinds Soccer Complex 4790 South Ridgewood Ave. 5000 sq. ft. building
2 regulation size soccer fields, Open to the public. Complex hosts the cities youth soccer program.

Adult Activity Center 4790 South Ridgewood Ave. 5000 sq. ft. building
Open floor space, Rest rooms, Kitchen, Offices, This facility houses the cities Program staff. Dances, classes, meetings and other activities are all here. Facility can be reserved for a fee.

Senior Center 3738 Halifax Drive 2600 sq. ft air conditioned building
Open floor space, Rest rooms, Kitchen. This facility is used for classes, meetings & fronts the Halifax River. Facility can be reserved for a fee.

Port Orange Gymnasium 4655 City Center Circle 20,000 sq. ft. building
Administration Offices, 2 indoor air conditioned basketball courts, Rest rooms, Snack machines This facility houses the Parks and Recreation administration staff. The cities youth basketball program is held here along with open basketball play for the public. Other exercise programs are here also. Open for public use.

Kenneth W. Parker Performing Arts Center 2001 City Center Circle 5-acre site
Performing stage, Spectator seating, Rest rooms. This facility is used for a variety of special events and concerts. Facility can be reserved for a fee.

Port Orange Y.M.C.A. 4701 City Center Parkway 38,000 sq. ft. building
Air-conditioned basketball court, 4 indoor racquetball courts, Men and women's locker rooms Free weight room, Nautilus room, Heated swimming pool, 50 meter x 25 yrds,
Boy and girl's locker rooms, Steam room, Sauna. Everything you need to stay in shape is here. Membership fee required.

Golf Course At Cypress Head 6231 Palm Vista
18 hole municipal golf course, 6,800 yrds, Clubhouse, Dining/banquet facilities, Lighted driving range. A beautiful golf course open to the public.

Allen Green Civic Center
Offices, Meeting rooms, Auditorium, Kitchen. This facility is used for meetings, classes, special events and is also used as the Port Orange Pre-school program. Facility can be reserved for a fee.

Skate Park 4655 City Center Circle 1 acre
Skake park for scooters, skateboards, rollerblades and BMX bikes.

Airport Road Park 6751 Airport Road 25 acres
Childrens Playground, 8 lighted tennis Courts, 2 outdoor basketball courts, Restroom Facility 2 soccer Fields, Picnic tables and benches

Gamble House Taylor Road west of I-95 175 acres
Packing house, Snow White's house, Lookout building, Fishing dock, Canoe launch, Scenic Trails

Buschman Park 4575 Spruce Creek Road 23 acres PHASE 1 Improvements completed: Walk Path, Pavillion, Walk-over Bridge, Lake, Parking, Picnic Facility Planned PHASE 2 Improvements: Playground, Restrooms, Water Fountain.

Best Available Image

DRAFT

12/22/2014 09:37 AM
Instrument# 2014-228051 # 1
Book: 7066
Page: 1138

Front Page of Bond No. 1000462
Issued in Accordance with Florida Statute 255.05
For Public Work

CONTRACTOR:
D & W PAVING, INC.
308 SUNSET DRIVE
HOLLY HILL, FL 32117
(386) 258-5440

SURETY COMPANY:
FCCI INSURANCE COMPANY
6300 UNIVERSITY PARKWAY
SARASOTA, FL 34240
(800) 226-3224

OWNER NAME:
CITY OF ORMOND BEACH
22 SOUTH BEACH STREET, ROOM 104
ORMOND BEACH, FL 32174
(386) 676-3269

CONTRACTING PUBLIC ENTITY:
(If different from the owner)

CONTRACT AMOUNT:
$232,739.55

CONTRACT NO., PROJECT:
#2015-04
NOVA COMMUNITY PARK PAVING IMPROVEMENTS

PROJECT LOCATION
440 NORTH NOVA ROAD
ORMOND BEACH, FL 32174

This bond is given to comply with section 255.05 Florida Statutes, and any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in Section 255.05(2), Florida Statutes.

This is the front page of the bond, regardless of any page number(s) that may be pre-printed thereon.

Best Available Image

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Instrument# 2014-228051 # 2
Book: 7066
Page: 1139

BOND #1000462

SECTION 00610
PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: that

D & W PAVING, INC.
(Name of Contractor)

308 SUNSET DRIVE, HOLLY HILL, FL 32117
(Address of Contractor)

a(n) CORPORATION, hereinafter called Principal, and
(Corporation, Partnership or Individual)

FCCI INSURANCE COMPANY
(Name of Surety)

6300 UNIVERSITY PARKWAY, SARASOTA, FL 34240
(Address of Surety)

hereinafter called Surety, are held and firmly bound unto

CITY OF ORMOND BEACH
(Name of Owner)

22 SOUTH BEACH STREET, ROOM 104, ORMOND BEACH, FL 32174
(Address of Owner)

hereinafter called OWNER, in the penal sum of TWO HUNDRED THIRTY-TWO THOUSAND SEVEN HUNDRED THIRTY-NINE & 55/100------ Dollars, ($232,739.55------) in lawful money of the United States, for the payment of which sum will and truly to be made, we bind ourselves, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with OWNER, dated 18th day of December, 2014, for the construction of:

NOVA COMMUNITY PARK PAVING IMPROVEMENTS
(Bid No. 2015-04)

NOW, THEREFORE, if the Principal shall well, truly and faithfully perform its duties, all the undertakings, covenants, terms, conditions, and agreements of said contract during the original term thereof, and any extensions thereof which may be granted by the OWNER, with or without notice to the Surety and during the one-year guaranty period, and if he shall satisfy all claims and demands incurred under such contract, and shall fully indemnify and save harmless the OWNER from all costs and damages which it may suffer by reason of failure to do so, and shall reimburse and repay the OWNER all outlay and expense which the OWNER may incur in making good any default, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said Surety, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to WORK to be performed thereunder or the SPECIFICATIONS accompanying the same shall in any wise affect its obligation on this BOND, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the WORK or to the SPECIFICATIONS.

PROVIDED, FURTHER, that no final settlement between the OWNER and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

Best Available Image

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Instrument# 2014-228051 # 3
Book: 7066
Page: 1140

IN WITNESS WHEREOF, this instrument is executed in ONE (number) counterparts, each one of which shall be deemed an original, this 18th day of December, 2014.

ATTEST:

Barbara C. Durrance
(Principal) Secretary

D.& W PAVING, INC.
Principal

By: _____ (s)
ASSISTANT VICE PRESIDENT

(SEAL)

_____
(Witness to Principal)

837 MAGNOLIA AVE.
(Address)
Holly Hill, FL 32117

308 SUNSET DRIVE
(Address)

HOLLY HILL, FL 32117

FCCI INSURANCE COMPANY
(Surety)

ATTEST:

N/A
(Surety) Secretary

(SEAL)

_____
Witness to Surety

301 N. ORANGE AVENUE, STE. 510
(Address)

ORLANDO, FL 32801

_____
Attorney-In-Fact DEIDRE SULLIVAN

6300 UNIVERSITY PARKWAY
(Address)

SARASOTA, FL 34240

NOTE: Date of BOND must not be prior to date of Contract. If CONTRACTOR is Partnership, all partners should execute BOND. All BONDS signed by an agent must be accompanied by a certified copy of the authority to act.

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the PROJECT is located.

END OF SECTION

Best Available Image

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Instrument# 2014-228051 # 4
Book: 7066
Page: 1141

BOND #1000462

SECTION 00615
PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: that

D & W PAVING, INC.
(Name of Contractor)

308 SUNSET DRIVE, HOLLY HILL, FL 32117 / (PHONE: 386-258-5440)
(Address of Contractor)

a(n) CORPORATION, hereinafter called Principal, and
(Corporation, Partnership or Individual)

FCCI INSURANCE COMPANY
(Name of Surety)

6300 UNIVERSITY PARKWAY, SARASOTA, FL 34240 / (PHONE: 800-226-3224)
(Address of Surety)

hereinafter called Surety, are held and firmly bound unto

CITY OF ORMOND BEACH
(Name of Owner)

22 SOUTH BEACH STREET, ROOM 104, ORMOND BEACH, FL 32174 / (PHONE: 386-676-3269)
(Address of Owner)

hereinafter called OWNER, in the penal sum of TWO HUNDRED THIRTY-TWO THOUSAND SEVEN HUNDRED THIRTY-NINE & 55/1000---- Dollars, ($232,739.55----) in lawful money of the United States, for the payment of which sum will and truly to be made, we bind ourselves, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with OWNER, dated 18th day of December, 2014, for the construction of:

NOVA COMMUNITY PARK PAVING IMPROVEMENTS
(Bid No. 2015-04)

NOW, THEREFORE, if the Principal shall promptly make payment to all persons, firms, SUBCONTRACTORS, and corporations furnishing materials for or performing labor in the prosecution of the WORK provided for in such contract, and any authorized extension or modification thereof, including all amounts due for materials, lubricants, oil, gasoline, coal and coke, repairs on machinery, equipment and tools, consumed or used in connection with the construction of such WORK, and all insurance premiums on said WORK, and for all labor, performed in such WORK whether by SUBCONTRACTOR or otherwise, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said Surety, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to WORK to be performed thereunder or the SPECIFICATIONS accompanying the same shall in any wise affect its obligation on this BOND, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the contract or to the WORK or to the SPECIFICATIONS.

PROVIDED, FURTHER, that no final settlement between the OWNER and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

This Payment Bond is intended to be a statutory bond. The payment bond provisions of Section 255.05, Florida Statutes including, but not limited to, the time limitations and notice requirements are hereby incorporated by reference and all provisions of this bond form inconsistent with or in addition to those provisions are hereby deleted.

Best Available Image

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Instrument# 2014-226051 # 5
Book: 7066
Page: 1142

IN WITNESS WHEREOF, this instrument is executed in ONE (number) counterparts, each one of which shall be deemed an original, this 18th day of December, 2014.

ATTEST:

Barbara C. Durrance
(Principal) Secretary

D & W PAVING, INC.
Principal

By _____ (s)
ASSISTANT VICE PRESIDENT

(SEAL)

_____
(Witness to Principal)

837 MAGNOLIA AVE
(Address)

HOLLY HILL, FL 32117

308 SUNSET DRIVE
HOLLY HILL, FL 32117
(Address)

FCCI INSURANCE COMPANY
(Surety)

ATTEST:

N/A
(Surety) Secretary

(SEAL)

_____
Witness to Surety

801 N. ORANGE AVE., STE. 510
(Address)

ORLANDO, FL 32801
(407) 843-1120

_____
Attorney-In-Fact DEIDRE SULLIVAN

6300 UNIVERSITY PARKWAY
(Address)

SARASOTA, FL 34240

NOTE: Date of BOND must not be prior to date of Contract. If CONTRACTOR is Partnership, all partners should execute BOND. All BONDS signed by an agent must be accompanied by a certified copy of the authority to act.

IMPORTANT: Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the PROJECT is located.

END OF SECTION

Best Available Image

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Instrument# 2014-228051 # 6
Book: 7066
Page: 1143

10-015123

FCCI INSURANCE GROUP

PROTECTING BUSINESS, PROPERTY AND PEOPLE

GENERAL POWER OF ATTORNEY

Know all men by these presents: That the FCCI Insurance Company, a Corporation organized and existing under the laws of the State of Florida (the "Corporation") does make, constitute and appoint:

Joseph D Johnson Jr.; Brett A Ragland; Debra Sullivan

Each, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed in all bonds and undertakings provided that no bond or undertaking or combination of bonds executed under this authority shall exceed the sum of (not to exceed $5,000,000): $5,000,000.00

This Power of Attorney is made and executed by authority of a Resolution adopted by the Board of Directors. That resolution also authorized any further action by the officers of the Company necessary to effect such transaction.

The signatures below and the seal of the Corporation may be affixed by facsimile, and any such facsimile signatures or facsimile Seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.

In witness whereof, the FCCI Insurance Company has caused these presents to be signed by its duly authorized officers and its corporate Seal to be hereunto affixed, this 22nd day of September 2014.

Attest: _____
Craig Johnson, President
FCCI Insurance Company

SEAL

_____
Thomas A. Koval, Esq., SVP, General Counsel
Government Affairs and Corporate Secretary
FCCI Insurance Company

State of Florida
County of Sarasota

Before me this day personally appeared Craig Johnson, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 9/25/2016

ARLENE CHEMAS
Notary Public, State of Florida
My Comm. Expires Sept. 25, 2016
No. EE 210023

_____
Notary Public

State of Florida
County of Sarasota

Before me this day personally appeared Thomas A. Koval, Esq., who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 9/25/2016

ARLENE CHEMAS
Notary Public, State of Florida
My Comm. Expires Sept. 25, 2016
No. EE 210023

_____
Notary Public

CERTIFICATE

I, the undersigned Secretary of FCCI Insurance Company, a Florida Corporation, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked, and furthermore that the February 24, 2011 Resolution of the Board of Directors, referenced in said Power of Attorney, is now in force.

Dated this _____ day of _____

_____
Thomas A. Koval, Esq., SVP, General Counsel
Government Affairs and Corporate Secretary

SEAL

F-POWA-2563-NA-04, 11/12

Document #04548 contains a security hologram, blue background, heat-sensitive ink, chain-reactive watermark, and microtext printing on reverse.

Best Available Image

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Instrument# 2014-228051 # 7
Book: 7066
Page: 1144
Diane M. Matousek
Volusia County, Clerk of Court

IMPORTANT NOTICE

To obtain information or file a claim:

You may call FCCI Insurance Group's (FCCI)* toll-free telephone number at 1-800-226-3224.

You may also write to **FCCI's Claims Department** at either of the following:

E-mail address: newclaim@fcci-group.com

Mail address: PO Box 58004
Sarasota FL 34232-0800

ATTACH THIS NOTICE TO YOUR BOND**.

*The FCCI Insurance Group includes the following insurance carriers: Brierfield Insurance Company, FCCI Advantage Insurance Company, FCCI Commercial Insurance Company, FCCI Insurance Company, Monroe Guaranty Insurance Company, and National Trust Insurance Company.

** This notice is provided only as a tool to assist you with obtaining information or to file a claim. This notice is not a term or condition of your bond and does not supersede or otherwise alter those terms and conditions in any way.

Copyright 2012 FCCI Insurance Group.

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
COUNTY OF VOLUSIA, FLORIDA 2015 Paid Real Estate

DRAFT

PARCEL NUMBER	ALT. KEY	PROPERTY ADDRESS	YEAR	MILL CODE	ESCROW
421700000030	3054911	440 NOVA, ORMOND BEACH	2015	201	

See reverse side for important information

17 14 32 N 1204.5 FT OF GOVT 2 & 3 W OF
SR 5A & S 407.58 FT
OF N 825 FT OF GOVT LOT 2 E OF
See Additional Legal on Tax Roll

DON'T SELL-GOVT OWNED

CITY OF ORMOND BEACH
PO BOX 277
ORMOND BEACH, FL 32175-0277

AD VALOREM TAXES

TAXING AUTHORITY		MILL. RATE	ASSESSED VAL.	EXEMPTIONS	TAXABLE VAL.	TAXES LEVIED
0050	COUNTY	6.87090	3,342,614	3,342,614	0	0.00
0057	VOLUSIA FOREVER	0.07390	3,342,614	3,342,614	0	0.00
0058	VOLUSIA ECHO	0.20000	3,342,614	3,342,614	0	0.00
0059	VOLUSIA FOREVER I&S 2005	0.12610	3,342,614	3,342,614	0	0.00
0520	VOLUSIA COUNTY MOSQUITO CONTROL	0.18800	3,342,614	3,342,614	0	0.00
0530	PONCE INLET PORT AUTHORITY	0.09290	3,342,614	3,342,614	0	0.00
0010	SCHOOL	7.19700	3,342,614	3,342,614	0	0.00
0180	ORMOND BEACH	4.28430	3,342,614	3,342,614	0	0.00
0181	ORMOND BEACH I&S 2002	0.10100	3,342,614	3,342,614	0	0.00
0182	ORMOND BEACH I&S 2003	0.04350	3,342,614	3,342,614	0	0.00
0184	ORMOND BEACH I&S 2010	0.12820	3,342,614	3,342,614	0	0.00
0060	ST JOHNS RIVER WATER MGMT	0.30230	3,342,614	3,342,614	0	0.00
0065	FLORIDA INLAND NAVIGATION DIST	0.03200	3,342,614	3,342,614	0	0.00
0100	HALIFAX HOSPITAL	0.95500	3,342,614	3,342,614	0	0.00

TOTAL MILLAGE: 20.59510 **TOTAL AD VALOREM TAXES:** $0.00

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

TOTAL NON-AD VALOREM ASSESSMENTS: $0.00

COMBINED TAXES & ASSESSMENTS:

Payment must be made with Certified Funds and received in one of the County Revenue offices by the last business day of the month in which payment is made.

If Received By	Please Pay
Jun 30, 2016	$0.00

DO NOT WRITE ON THIS PORTION. PLEASE DETACH AND RETURN WITH YOUR PAYMENT.
COUNTY OF VOLUSIA, FLORIDA 2015 Paid Real Estate

PARCEL NUMBER	ALT. KEY	PROPERTY ADDRESS	YEAR	MILL CODE	ESCROW
421700000030	3054911	440 NOVA, ORMOND BEACH	2015	201	

See reverse side for important information

CITY OF ORMOND BEACH
PO BOX 277
ORMOND BEACH, FL 32175-0277

PAY ONLINE

YOUR CANCELLED CHECK IS YOUR RECEIPT PAY
IN U.S. FUNDS DRAWN ON A U.S. BANK

3054911

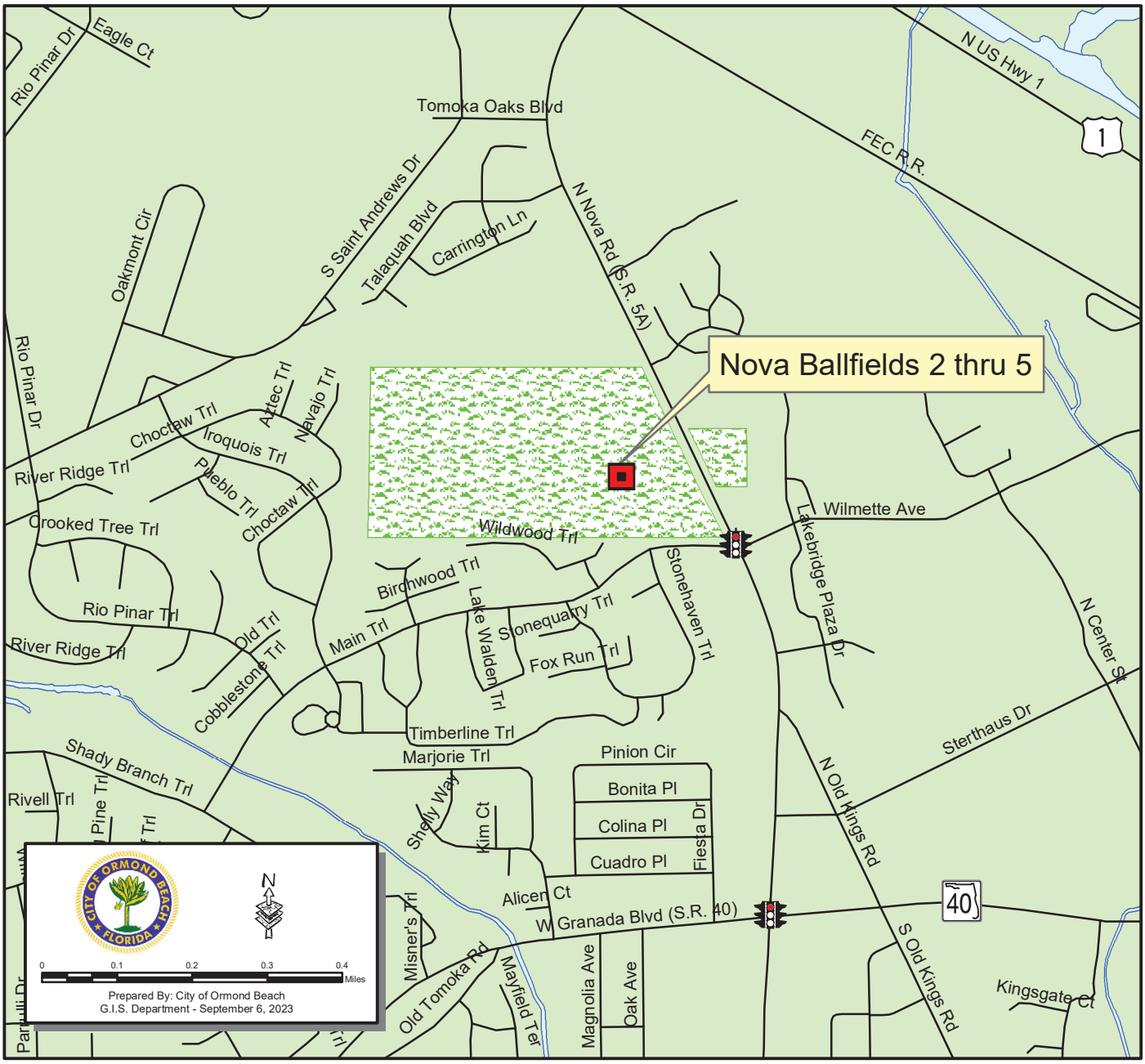
PLEASE PAY ONE AMOUNT ONLY	If Received By	Jun 30, 2016
	Please Pay	$0.00

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STREET LOCATOR MAP

Ormond Beach Nova Community Park Location Map

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Driving Instructions

From I-95 Northbound:

- Get off at Exit #268 and turn right on SR 40 (W Granada Blvd).
- Continue east on SR 40 approx. 2.5 miles to Nova Rd (SR5A).
- Turn left on Nova Road for approx. 0.5 mile.
- Turn left on Main Trail.
- The Nova Community Park is on your immediate right.

From I-95 Southbound:

- Get off at Exit #273 and turn left on US Hwy 1.
- Continue south on US Hwy 1 approx. 4 miles to Nova Road (SR5A).
- Turn right on Nova Road for 1 mile and then right on Main Trail.
- The Nova Community Park is on your immediate right.



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SITE PLAN AND BOUNDARY MAP



Nova Community Park
- Ballfields 2 thru 5 Renovations-

N

0 75 150 Feet

Prepared By: City of Ormond Beach
G.I.S. Department 9/20/2023

DRAFT



NOVA COMMUNITY PARK
BALLFIELDS - 2 THRU 5
BOUNDARY MAP

Prepared By: The City of Ormond Beach
G.I.S. Department - September 7, 2023

N
W E
S
N.T.S.

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DESIGN & DEVELOPMENT DOCUMENTS

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CITY OF ORMOND BEACH

NOVA COMMUNITY CENTER IMPROVEMENTS

FINAL ENGINEERING PLANS

CITY OF ORMOND BEACH - VOLUSIA COUNTY, FL

OWNER:
CITY OF ORMOND BEACH
22 SOUTH BEACH STREET
ORMOND BEACH, FL 32174
PHONE NUMBER: (386)676-3288
FAX NUMBER
CONTACT PERSON: CARA S. CULLIVER, RLA
e-mail: cara.culliver@ormondbeach.com

CIVIL ENGINEER:
ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD, SUITE C
ORMOND BEACH, FL 32174
PHONE NUMBER: (386) 677-2482
FAX NUMBER: (386) 677-2505
CONTACT: HALUK KILIC, P.E.
e-mail: hkilic@zevcohen.com

LANDSCAPE ARCHITECT:
ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD, SUITE C
ORMOND BEACH, FL 32174
PHONE NUMBER: (386) 677-2482
FAX NUMBER: (386) 677-2505
CONTACT PERSON: JAKE STEHR, RLA
e-mail: jstehr@zevcohen.com

SITE INFORMATION:	
SITE ADDRESS:	440 N. NOVA ROAD, ORMOND BEACH, FL 32174
PROJECT AREA:	±8.00 AC
SITE AREA:	59.90 AC
TAX PARCEL I.D. #:	4217000000030
EXISTING ZONING:	SINGLE FAMILY LOW DENSITY RESIDENTIAL (R-2)
PROPOSED ZONING:	SINGLE FAMILY LOW DENSITY RESIDENTIAL (R-2)
EXISTING LAND USE:	MUNICIPAL (M)
PROPOSED LAND USE:	MUNICIPAL (M)
UTILITIES:	PROVIDED BY CITY OF ORMOND BEACH

SHEET INDEX:

C1	COVER SHEET
C2	CONSTRUCTION NOTES
C3	DEMOLITION & EROSION CONTROL PLAN
C4	GEOMETRY, PAVING, GRADING & DRAINAGE PLAN
C5	CONSTRUCTION DETAILS
IR1	IRRIGATION PLAN & DETAILS

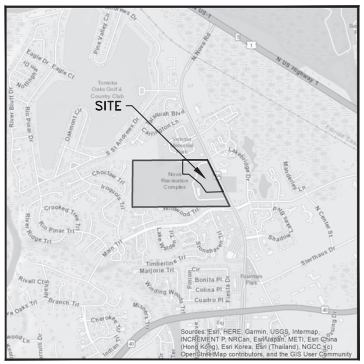
PROJECT STATEMENT OF INTENT

INFIELD IMPROVEMENTS FOR FIELDS #2 THRU #5 INCLUDING REMOVAL AND REPLACEMENT OF CLAY & SOD AREAS ALONG WITH ASSOCIATED IRRIGATION IMPROVEMENTS. PROJECT ALSO INCLUDES GRADING & DRAINAGE IMPROVEMENTS IN ORDER TO ALLEVIATE STORMWATER PONDING IN CERTAIN AREAS OF THE BALL FIELDS.

MAYOR
BILL PARTINGTON

COMMISSIONERS
LORI TOLLAND, ZONE 1
SUSAN PERSIS, ZONE 3
TRAVIS SARGENT, ZONE 2
HAROLD BRILEY, ZONE 4

CITY MANAGER
JOYCE SHANAHAN



VICINITY MAP
SCALE: 1" = 1500'



SOILS MAP
SCALE: 1" = 500'

THE SITE LIES WITHIN THE FOLLOWING VOLUSIA COUNTY SOIL CLASSIFICATIONS:
0, WATER, 3 ARENTS, 4 ASTATULA FINE SAND; 0 TO 8 PERCENT SLOPES, 11 BULOW SAND; 0 TO 5 PERCENT SLOPES, 23 FARMTON FINE SAND, 42 PAOLA FINE SAND; 0 TO 8 PERCENT SLOPES, 47 PITS
54 QUARTZIPSAMMENTS; GENTLY SLOPING, 69 TUSCAWILLA FINE SAND

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

ZEV COHEN & ASSOCIATES, INC.
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ORMOND BEACH, FL 32174
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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION
EB #30

NO	DATE	BY	SUBMITTAL/S REVISIONS
1	10-30-25	HK/JML	SUBMITTAL TO THE CITY OF ORMOND BEACH

NOVA COMMUNITY CENTER IMPROVEMENTS
FINAL ENGINEERING PLANS
COVER SHEET
CITY OF ORMOND BEACH
VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 23260
DESIGNED BY: HK/JML
DRAFTED BY: JML
CHECKED BY: HK
DRAWING FILE: 01_23260-COV

HALUK KILIC, P.E., NO.84044
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SHEET: C1 OF 6

N:\23260 NOVA COMMUNITY CENTER IMPROVEMENTS\FINAL ENGINEERING PLANS\CADD\01_23260-COV.DWG - PRINTED: 10/29/2025 8:58 AM

DRAFT

GENERAL NOTES

1. ALL CONSTRUCTION, DRAINAGE STRUCTURES AND OTHER SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OR THE CITY OF ORMOND BEACH'S LAND DEVELOPMENT CODE REQUIREMENTS, STANDARD CONSTRUCTION DETAILS & STANDARD SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
2. SHOP DRAWINGS AND CERTIFICATIONS FOR ALL MATERIALS AND STRUCTURES ARE REQUIRED. THE CONTRACTOR SHALL REVIEW AND SIGN SHOP DRAWINGS. THE CONTRACTOR SHALL SUBMIT REVIEWED SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL REQUIRED PERMITS. THE CONTRACTOR SHALL MAINTAIN COPIES OF ALL RELEVANT PERMITS AND CONSTRUCTION DOCUMENTS AVAILABLE ON THE JOB SITE AT ALL TIMES.
4. CONTRACTOR TO MAINTAIN THE SITE IN A SAFE AND SECURE MANNER TO PROTECT PUBLIC SAFETY AND THE CONDITIONS OF THE IMPROVEMENTS.
5. THE CONTRACTOR SHALL MAINTAIN, AT THE JOB SITE, A RECORD COPY OF ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS ON WHICH ALL FIELD CHANGES ARE TO BE SHOWN. THESE CHANGES ARE TO BE INCORPORATED IN THE "AS-BUILT" SURVEY FURNISHED TO THE ENGINEER.
6. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD PRIOR TO CONTINUING CONSTRUCTION.
7. ANY FIELD MODIFICATIONS OR DEVIATIONS TO THESE CONSTRUCTION PLANS REQUIRES APPROVAL BY BOTH THE ENGINEER OF RECORD AND THE CITY OF ORMOND BEACH PRIOR TO PERFORMING THE WORK.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AN "AS-BUILT" SURVEY OF THE COMPLETED CONSTRUCTION. THE "AS-BUILT" SURVEY SHALL BE PREPARED IN ACCORDANCE WITH APPROPRIATE GOVERNMENTAL REGULATIONS AND ZCA REQUIREMENTS. THE "AS-BUILT" SURVEY SHALL BE PREPARED ON ZCA'S DESIGN/PERMITTED PLANS. ELECTRONIC AND PAPER COPIES OF THE AS-BUILT SURVEY SHALL BE PROVIDED TO THE ENGINEER OF RECORD. THE "AS-BUILT" SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC SAFELY THROUGH THE WORK ZONE AT ALL TIMES, IF APPLICABLE. ANY SIDEWALK, LANE OR ROAD CLOSURE REQUIRES REVIEW AND APPROVAL IN ADVANCE AND A SEVEN (7) DAY MINIMUM NOTICE TO THE CITY OF ORMOND BEACH/VOLUSIA COUNTY TRAFFIC OPERATIONS (386-239-6535). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REQUIRED COORDINATION.
10. MAINTENANCE OF TRAFFIC WILL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS, LATEST EDITIONS.
11. CONTRACTOR TO NOTIFY THE REGULATORY AGENCIES FORTY EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL SEND COPIES OF ALL TESTING REPORTS TO THE REGULATORY AGENCIES AND THE ENGINEER OF RECORD.
12. SURVEY INFORMATION PROVIDED BY _____ DATED _____. ALL ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE SHOWN IN FEET. STATE PLANE COORDINATES ARE BASED UPON NAD 83.
13. ALL PUBLIC LAND CORNERS AND MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. THE CONTRACTOR SHALL EMPLOY A SURVEYOR, REGISTERED IN THE STATE OF FLORIDA, TO REPLACE/RESTORE ANY PROPERTY OR LAND MARKERS DISTURBED BY CONSTRUCTION.
14. NO LAND SHALL BE CLEARED, EXCAVATED OR FILLED AND NO STRUCTURES SHALL BE ERECTED, REPAIRED OR DEMOLISHED WITHOUT PROPER PERMIT(S).
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS THE REQUIREMENTS OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND E.P.A. (NPDES). CONTRACTOR SHALL ESTABLISH BEST MANAGEMENT PRACTICES AND EROSION CONTROL METHODS PRIOR TO COMMENCING ANY SITE CLEARING OR DEMOLITION AND SHALL MAINTAIN THOSE BARRIERS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT'S NPDES PERMITTING, INSPECTION AND REPORTING, IF APPLICABLE.
17. THE EROSION, SEDIMENT AND TURBIDITY CONTROL MEASURES DELINEATED HEREON ARE THE MINIMUM REQUIRED. ADDITIONAL CONTROLS MAY BE NEEDED, DEPENDING UPON THE ACTUAL SITE CONDITIONS, JURISDICTIONAL AGENCY PERMIT REQUIREMENTS AND CONSTRUCTION OPERATIONS. STAKED SILT FENCE SHALL BE UTILIZED TO CONTROL EROSION AND RELEASE OF SUSPENDED SOLIDS. SEDIMENT TRACKING CONTROL DEVICES SHALL BE USED TO PREVENT THE OFFSITE TRANSPORT OF SEDIMENT BY MOTORIZED VEHICLES. IF CONTROL MEASURES DO NOT PROVE SATISFACTORY, WORK SHALL CEASE UNTIL NEW MEASURES ARE ADOPTED WITH SATISFACTORY RESULTS.
18. ALL EROSION AND SEDIMENT TRACKING CONTROL DEVICES SHALL BE INSPECTED DAILY AND IMMEDIATELY FOLLOWING A RAINFALL EVENT. REFER TO PROJECT'S STORMWATER POLLUTION PREVENT PLAN (SWPPP). ANY DEFICIENCIES FOUND IN THE EROSION CONTROL MEASURES SHALL BE REPAIRED IMMEDIATELY. THE CONTRACTOR SHALL KEEP A LOG BOOK DOCUMENTING THESE DAILY INSPECTIONS, DEFICIENCIES AND REMEDIAL ACTIONS.
19. ALL UNSUITABLE SOILS AND UNSUITABLE MATERIALS (SUCH AS CLAY, ORGANICS, ROCK, CEMENTED COQUINA, DEBRIS, ETC.) SHALL BE REMOVED, DISPOSED OF IN A LEGAL MANNER AND REPLACED WITH DRY COMPACTED GRANULAR MATERIAL SATISFACTORY TO THE CITY OF ORMOND BEACH. THE COST OF ALL WORK AND MATERIALS IS TO BE INCLUDED IN THE UNIT PRICE OF THE ASSOCIATED CONSTRUCTION ITEMS UNLESS OTHERWISE SHOWN IN THE PLANS.
20. IN THE EVENT THAT WATER IS ENCOUNTERED DURING CONSTRUCTION, DEWATERING SHALL BE PERFORMED AS NEEDED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, PERMITTING, INSTALLATION, OPERATION AND SUBSEQUENT REMOVAL OF DEWATERING SYSTEMS AND THEIR SAFETY AND CONFORMITY WITH APPLICABLE CODES AND REGULATIONS.
21. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, COMMUNICATIONS, ETC. COMPANIES TO DETERMINE THE TYPE AND LOCATION OF ALL UNDERGROUND FACILITIES IN THE AREA OF CONSTRUCTION.
22. ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED HORIZONTALLY AND VERTICALLY BASED ON THE BEST INFORMATION AVAILABLE AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL ELEVATIONS OF EXISTING UTILITIES (PUBLIC AND PRIVATE) SHOWN OR NOT SHOWN PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, DISRUPTION OF SERVICE OR CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR OR CROSSING A UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY THE UTILITY COMPANIES FOR UTILITIES WITHIN 10' OF THE LIMITS OF THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO PAY FOR ANY REPAIR, RELOCATION OR TEMPORARY MEASURES NEEDED FOR EXISTING OR PROPOSED UTILITIES.
23. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND AVOID ALL UTILITIES, OTHER STRUCTURES AND OBSTRUCTIONS BOTH ABOVE AND BELOW GROUND. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
24. THE CONTRACTOR SHALL NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) BUSINESS DAYS PRIOR TO ANY CONSTRUCTION.
25. THE CONTRACTOR SHALL MAINTAIN UNINTERRUPTED SERVICE AT ALL SERVICE CONNECTIONS. THE MANNER IN WHICH THIS IS ACCOMPLISHED SHALL BE LEFT TO THE DISCRETION OF THE CONTRACTOR, SUBJECT TO THE REQUIREMENTS OF THE CONTRACT SPECIFICATIONS.
26. ALL EXISTING DRAINAGE STRUCTURES AND UTILITIES WITHIN THE CONSTRUCTION LIMITS SHALL REMAIN, UNLESS OTHERWISE NOTED IN PLANS.
27. ALL STATIONS AND OFFSETS REFER TO CENTERLINE CONSTRUCTION UNLESS OTHERWISE NOTED IN PLANS.
28. THE LENGTH OF ALL DRAINAGE PIPES AND LOCATION OF ALL DRAINAGE STRUCTURES ARE APPROXIMATE. THE LOCATION OF THE DRAINAGE STRUCTURE SHALL DETERMINE THE LENGTH OF PIPE.
29. THE TOP OF CASTING ELEVATIONS (TC) OF ALL STRUCTURES ARE SHOWN. HOWEVER, THE CONTRACTOR SHALL INSTALL ALL FRAMES SO AS TO PROVIDE A SMOOTH SURFACE FOR VEHICULAR AND/OR PEDESTRIAN TRAFFIC.
30. CONTRACTOR SHALL CONFIRM PROPOSED TOP OF CASTING (TC) ELEVATIONS WILL ALLOW POSITIVE DRAINAGE TO PROPOSED INLETS. IF POSITIVE DRAINAGE DOES NOT EXIST, CONTRACTOR TO COORDINATE WITH ENGINEER OF RECORD FOR SOLUTION AND ADJUST PROPOSED INLETS AS NECESSARY AT NO COST.
31. CONTRACTOR SHALL CONFIRM ELEVATION OF EXISTING GRADE PRIOR TO PLACING DRAINAGE OUTFALL STRUCTURES. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IF EXISTING GRADE DOES NOT MATCH PROPOSED OUTFALL INVERT. CONTRACTOR SHALL ADJUST OUTFALL STRUCTURE INVERT AND/OR STRUCTURE LOCATION AS DIRECTED BY ENGINEER OF RECORD AT NO COST.
32. ANY DRAINAGE PROBLEMS CREATED BY CONSTRUCTION, OR EXISTING BEFORE CONSTRUCTION AND NOT ALLEVIATED, SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AT THE TIME OF DISCOVERY.
33. ALL STORMWATER PIPES AND INLETS SHALL BE CLEANED OF DEBRIS AND ERODED MATERIALS AT LAST STAGES OF AND PRIOR TO COMPLETION OF CONSTRUCTION.
34. //

GENERAL NOTES

34. SPECIAL ATTENTION IS DIRECTED TO THE FACT THAT PORTIONS OF SOME DRAINAGE STRUCTURES MAY EXTEND INTO THE STABILIZED PORTION OF THE ROADBED. EXTREME CAUTION WILL BE NECESSARY DURING COMPACTION AND STABILIZATION OPERATIONS AT THESE LOCATIONS TO AVOID DAMAGE AND ACHIEVE THE REQUIRED COMPACTION.
35. DURING CONSTRUCTION, AN ALL-WEATHER ACCESSIBLE ROADWAY SHALL BE MAINTAINED AT ALL TIMES FOR FIRE ACCESS.
36. ALL REQUIRED FIRE LINES & HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL & STATE REQUIREMENTS AND OPERATIONAL PRIOR TO THE START OF VERTICAL CONSTRUCTION.
37. NONE OF THE EXISTING MATERIAL THAT IS REMOVED IS TO BE USED IN THE CONSTRUCTION OF THE NEW BASE UNLESS OTHERWISE NOTED ON PLANS.
38. ALL RAMPS, SIDEWALKS AND ACCESSIBLE ROUTES ARE TO BE IN COMPLIANCE WITH CURRENT A.D.A. REQUIREMENTS.
39. SIGNS THAT ARE REMOVED AND ARE TO BE RELOCATED SHALL BE STOCK PILED BY THE CONTRACTOR. ANY EXISTING SIGNS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT HIS COST.
40. ROADWAY AND PARKING SIGNAGE AND MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
41. UNLESS OTHERWISE NOTED, PROPOSED GRADES SHOWN ARE FINISHED GRADES.
42. OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WILL BE PROVIDED BY THE OWNER OF PROPERTY. MAINTENANCE IS TO INCLUDE BI-WEEKLY MOWING OF SIDE SLOPES FOR VEGETATION CONTROL AND MONTHLY INSPECTION/CLEANING OF CULVERTS & STORM SYSTEMS.
43. ALL DISTURBED AREAS SHALL BE SODDED, UNLESS OTHERWISE SHOWN, AND SHALL HAVE SOD/ VEGETATED COVER ESTABLISHED PRIOR TO THE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY.
44. INSTALLATION OF THE REQUIRED STREET SIGNS, TRAFFIC SIGNS, PAVEMENT STRIPING, STREET LIGHTS AND SIDEWALKS ALONG WITH THE PAINTING OF THE FIRE HYDRANTS MUST BE COMPLETED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF COMPLETION.
45. CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND PRE-TESTING PRIOR TO SCHEDULING A TEST OR WALK-THROUGH WITH THE UTILITY REPRESENTATIVES, MUNICIPAL REPRESENTATIVES AND ENGINEER OF RECORD. ANY COST ASSOCIATED WITH RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
46. THE ENGINEER OF RECORD AND LOCAL UTILITY SHALL BE GIVEN SEVENTY-TWO (72) HOURS NOTICE OF ALL REQUESTED MEETINGS AND/OR TESTING MEASURES.
47. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE REGULATORY REPRESENTATIVES TO DETERMINE THE INSPECTIONS NEED FOR THE PROJECT. CONTRACTOR SHALL PROVIDE PROPER NOTIFICATION TO INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
48. ZEV COHEN AND ASSOCIATES, INC (ZCA) LIABILITY SHALL BE LIMITED TO THE COMPANY'S DESIGN OF SPECIFIC IMPROVEMENTS AS DEPICTED ON THE SITE INFRASTRUCTURE CONSTRUCTION DOCUMENTS.

CONTRACTOR REQUIREMENTS FOR SITE CLEARING, GRADING, AND EROSION CONTROL DESIGN AND CONSTRUCTION NOTES

10. THE REMOVAL OF ALL VEGETATION AND TOPSOIL ON THE FUTURE ROADWAY, PARKING AND BUILDING LOT AREAS IS REQUIRED TO BE COMPLETED PRIOR TO THE PLACEMENT OF FILL ON THOSE AREAS. THE TOPSOIL MAY BE TEMPORARILY STOCKPILED AND USED AS TOPSOIL OVER OVER PROPOSED GREEN AREAS SUCH AS PLANT BEDS, SODDED AREAS, AND WHERE TREES ARE TO BE INSTALLED OR RELOCATED.
11. A SIGNED, DATED, AND SEALED LETTER FROM A SOILS ENGINEER OR THE ENGINEER OF RECORD CERTIFYING THAT THE AREAS TO BE FILLED HAVE BEEN STRIPPED OF ORGANIC MATERIALS, MUST BE SUBMITTED TO THE CITY PRIOR TO FILLING.
12. FILL MATERIAL IS TO BE PLACED IN ONE FOOT LIFTS AND COMPACTED TO THE APPROPRIATE DENSITY (98% FOR PAVED AREAS AND 95% FOR BUILDING PADS AND ALL OTHER AREAS AS PER AASHTO T-180).
13. DURING SUBDIVISION DEVELOPMENT WHEN FUTURE BUILDING LOTS ARE FILLED AS PART OF THE OVERALL SUBDIVISION IMPROVEMENTS, COMPACTION TEST REPORTS MUST BE PERFORMED ON THE BUILDING LOTS AT 300 FOOT INTERVALS. THESE TESTS ARE TO BE PERFORMED IN ONE-FOOT VERTICAL INCREMENTS. THE RESULTS OF THESE TESTS ARE TO BE SUBMITTED TO THE CITY UPON COMPLETION OF THE TESTS.
12. IF ANY MUCK MATERIAL IS DISCOVERED, IT SHALL BE REQUIRED TO BE REMOVED AND REPLACED WITH A SUITABLE MATERIAL THAT IS PROPERLY BACKFILLED, COMPACTED AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
13. STOCKPILING IS NOT GENERALLY PERMITTED BY THE CITY. WHEN ALLOWED, STOCKPILES SHALL NOT EXCEED 10K FEET IN HEIGHT MEASURED FROM THE ORIGINAL GRADE AT A MINIMUM, STOCK PILES THAT WILL REMAIN IN PLACE IN EXCESS OF TWENTY DAYS SHOULD BE SEEDED AND MULCHED IMMEDIATELY UPON PLACEMENT OF THE FINAL LIFT. STOCKPILE AREA IS TO BE SURROUNDED BY SILT FENCE FROM THE INITIAL LIFT.
14. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES. ADEQUATE WATERING METHODS SHOULD BE EMPLOYED TO ALLOW DAILY COVERAGE OF THE ENTIRE LIMITS OF ALL AREAS THAT DO NOT HAVE AN ESTABLISHED VEGETATIVE COVER. METHODS TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO, WATER TRUCKS, PERMANENT IRRIGATION SYSTEMS, TEMPORARY SPRINKLER SYSTEMS OPERATED BY PUMPING UNITS CONNECTED TO WET RETENTION PONDS, WATER CANNONS, TEMPORARY IRRIGATION SYSTEMS MOUNTED ATOP STOCKPILE AREAS, AND OTHER METHODS AS DEEMED NECESSARY BY THE CITY.
15. ALL FILL MATERIALS LOCATED BENEATH STRUCTURES AND PAVEMENT SHALL CONSIST OF CLEAN GRANULAR SAND FREE FROM ORGANICS AND SIMILAR MATERIAL THAT COULD DECOMPOSE.
16. ALL FILL TO BE PLACED IN LANDSCAPED AREAS SHALL HAVE A Ph RANGE BETWEEN 5.5 AND 7.5, BE ORGANIC IN NATURE, FREE OF ROCKS AND DEBRIS, OR MATCH NATIVE EXISTING SOILS.
17. OWNER SHALL FILE A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS REQUIRED BY DEP. CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH ALL PROVISIONS OF THE GENERIC PERMIT INCLUDING BUT NOT LIMITED TO:
   A. PREPARE SUCH STORM AND SEDIMENT CONTROL MEASURES AS MAY BE NECESSARY TO PREVENT DISCHARGE OF POLLUTANTS FROM THE SITE FROM THE START OF CONSTRUCTION UNTIL THE FINAL GROUND COVER HAS BEEN ESTABLISHED.
   B. EMPLOY A DEP CERTIFIED INSPECTOR TO MAKE WEEKLY INSPECTIONS / REPORTS OF THE CONDITION OF EROSION AND SEDIMENT CONTROL MEASURES.
   C. EMPLOY A DEP CERTIFIED INSPECTOR TO MAKE INSPECTIONS / REPORTS OF THE CONDITION OF EROSION AND SEDIMENT CONTROL MEASURES WITHIN 24 HOURS OF EVERY RAINFALL EVENT EXCEEDING ONE-HALF INCH.
   D. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.
   E. ADD EROSION AND SEDIMENT CONTROL MEASURES AS SITE CONDITIONS CHANGE.

STANDARD CONSTRUCTION DETAIL	INDEX
CONTRACTOR REQUIREMENTS FOR SITE CLEARING, GRADING, AND EROSION CONTROL DESIGN AND CONSTRUCTION NOTES NTS	M-16B
	MAY 2020

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ORMOND BEACH'S LAND DEVELOPMENT CODE REQUIREMENTS, AND THE STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS (SCDCS). AN ENGINEERING PERMIT AND TREE REMOVAL PERMIT IS REQUIRED PRIOR TO STARTING CONSTRUCTION.
2. NO LAND SHALL BE CLEARED, EXCAVATED OR FILLED AND NO STRUCTURE SHALL BE ERECTED, REPAIRED OR DEMOLISHED WITHOUT PROPER PERMIT(S) AS REQUIRED BY THE CITY OF ORMOND BEACH.
3. NOTIFY THE CITY OF ORMOND BEACH AT COMDEV@ORMONDBEACH.ORG 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. ANY CONSTRUCTION CHANGES TO APPROVED PLANS SHALL BE SUBMITTED TO THE CITY OF ORMOND BEACH FOR APPROVAL PRIOR TO PERFORMING THE WORK.
5. ROAD CONSTRUCTION AND PIPE INSTALLATION COMPACTION AND DENSITY TESTING SHALL CONFORM TO THE CITY OF ORMOND BEACH'S MINIMUM REQUIREMENTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO THE CITY INSPECTOR AND THE CITY'S ENGINEERING DIVISION.
6. A PRE-PAVING UTILITY INSPECTION MUST BE REQUESTED AND COMPLETED PRIOR TO THE PAVING OF ALL ROADS, STREETS, AND PARKING AREAS.
7. A FINAL INSPECTION, TO BE CONDUCTED BY THE CITY OF ORMOND BEACH, SHALL BE PERFORMED ON ALL CONSTRUCTION. THE DESIGN ENGINEER SHALL NOTIFY THE CITY OF ORMOND BEACH AT COMDEV@ORMONDBEACH.ORG WHEN REQUESTING A FINAL INSPECTION.
8. THREE COMPLETE SETS OF AS-BUILT DRAWINGS (5 FOR SUBDIVISIONS) ARE REQUIRED TO BE SUBMITTED TO THE CITY OF ORMOND BEACH PRIOR TO REQUESTING A FINAL INSPECTION. AS-BUILT DRAWINGS MAY BE SUBMITTED IN DIGITAL FORMAT WITH DIGITAL SIGNATURE OF SURVEYOR AND/OR ENGINEER OF RECORD.
9. THE CITY HAS A CONTRACTOR FOR ROLL OFF SERVICE. NO OTHER CONTRACTOR SHALL BE PERMITTED TO PROVIDE THIS SERVICE. VERIFY COMPANY UNDER CONTRACT WITH THE CITY.
10. CONSTRUCTION SITES THAT DISTURB ONE ACRE OR MORE WILL BE REQUIRED TO SEEK COVERAGE UNDER THE GENERIC PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. IN ACCORDANCE WITH THIS REQUIREMENT, A STORM WATER POLLUTION PREVENTION PLAN (SWPP) MUST BE SUBMITTED TO THE CITY OF ORMOND BEACH AT COMDEV@ORMONDBEACH.ORG PRIOR TO CONSTRUCTION TO BE IN COMPLIANCE WITH THE PERMIT.
11. CONTRACTOR WILL FOLLOW REQUIRED WASTE MANAGEMENT PRACTICES
12. SEEDING OR SODDING SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.
13. ANY FIELD MODIFICATIONS OR DEVIATIONS TO THIS CONSTRUCTION PLAN REQUIRES WRITTEN APPROVAL BY BOTH THE ENGINEER OF RECORD AND THE CITY OF ORMOND BEACH.

STANDARD CONSTRUCTION DETAIL	INDEX
GENERAL CONSTRUCTION NOTES	M-2
	MAY 2020

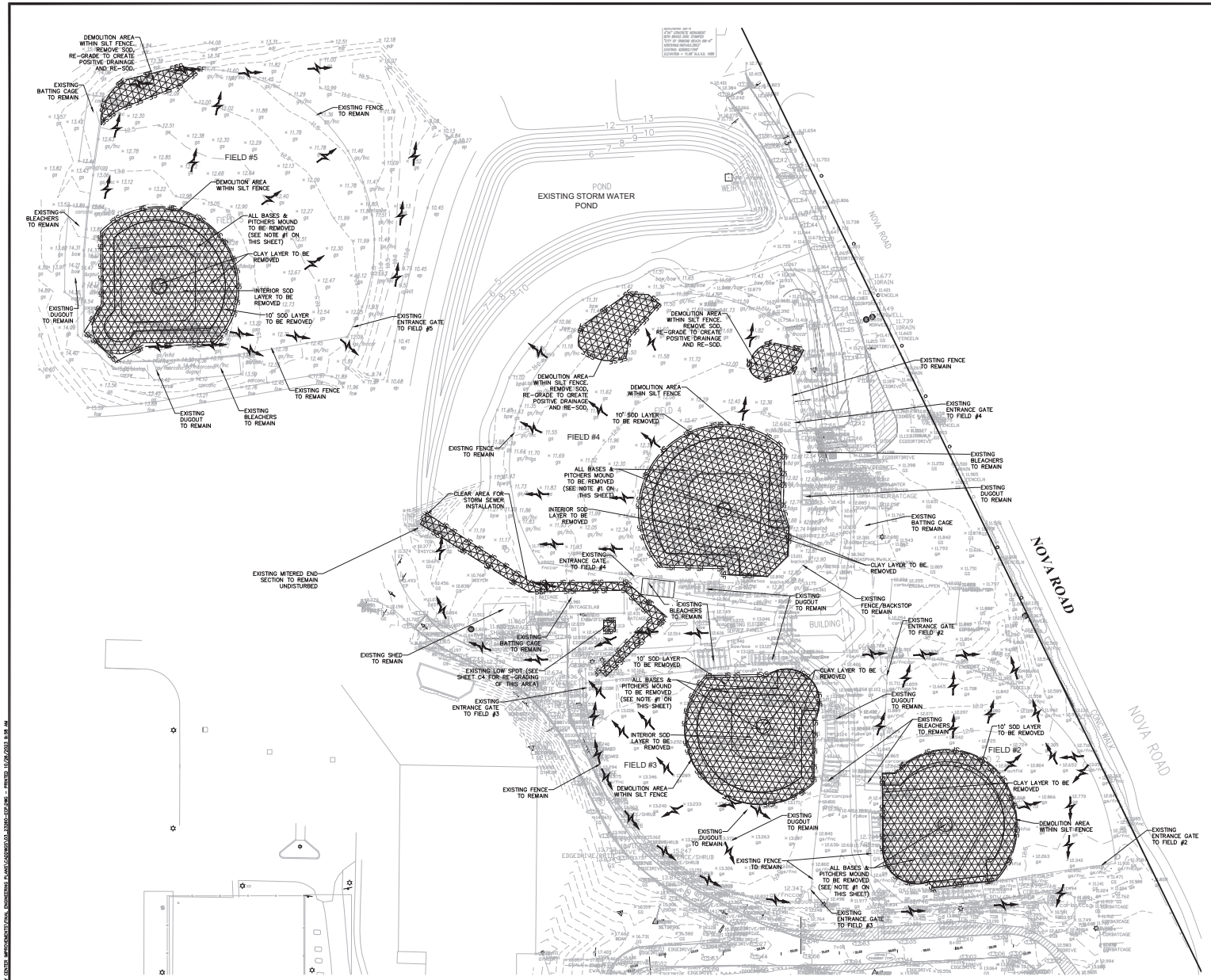
CONTRACTOR REQUIREMENTS FOR SITE CLEARING, GRADING, AND EROSION CONTROL DESIGN AND CONSTRUCTION NOTES

THE FOLLOWING MEASURES REPRESENT MINIMUM STANDARDS TO BE ADHERED TO BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION OF A PROJECT. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO BE EMPLOYED WHEN WARRANTED BY EXTREME CONDITIONS AND/OR THE FAILURE OF THE CONTRACTOR TO EMPLOY THE APPROPRIATE EROSION CONTROL BEST MANAGEMENT PRACTICES. FAILURE TO COMPLY WITH THESE PROVISIONS SHALL RESULT IN THE ISSUANCE OF A "STOP WORK ORDER".

1. NO DISTURBANCE OF PROPOSED CONSERVATION EASEMENTS, NATURAL BUFFERS, OR WATER BODIES IS PERMITTED. THE CONTRACTOR SHALL LOCATE THESE AREAS ON SITE AND BARRICADE THEM TO AVOID ANY UNAUTHORIZED CLEARING. BARRICADES AND OTHER PROTECTIVE FENCING ARE TO BE LOCATED AT THE DRIP LINE OF EXISTING NATIVE TREES OR AT THE EDGE OF THE NATIVE UNDER- STORY HABITAT, WHICHEVER IS NEAREST TO THE CONSTRUCTION ACTIVITY.
2. SPECIMEN AND HISTORIC TREES, CONSERVATION EASEMENTS, NATURAL VEGETATION BUFFERS, AND SIMILAR AREAS, MUST BE PROTECTED BY BARRICADES OR FENCING PRIOR TO CLEARING. BARRICADES ARE TO BE SET AT THE DRIP LINE OF THE TREES AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. BARBED WIRE IS NOT PERMITTED AS A PROTECTIVE BARRIER.
3. WHERE A CHANGE OF GRADE OCCURS AT THE DRIP LINE OF A SPECIMEN TREE, SILT FENCES WILL BE REQUIRED DURING CONSTRUCTION AND RETAINING WALLS MUST BE INSTALLED PRIOR TO FINAL ACCEPTANCE BY THE CITY.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL PROTECTIVE VEGETATION BARRICADES AND EROSION CONTROL STRUCTURES AND MEASURES IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK, INCLUDING PRELIMINARY GRUBBING. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY CONSTRUCTION FENCES, SYNTHETIC JUTE BALES, WATTLES, &/OR HAVE BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED, SILT FENCES, AND FLOATING TURBIDITY BARRIERS. FURTHER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THE ENTIRE PROJECT. MAINTENANCE SHALL INCLUDE PERIODIC INSPECTION AND REMOVAL OF DEBRIS ABUTTING EROSION CONTROL DEVICES.
5. PRIOR TO THE INSTALLATION OF ANY FILL MATERIALS ON SUBJECT SITE, SILT FENCES SHALL BE INSTALLED (1) ALONG SUBJECT SITE BOUNDARY AND PROPERTY LINES, (2) AT THE EDGE OF CONSERVATION EASEMENTS AND WETLANDS, (3) ADJACENT TO NATURAL LANDSCAPE BUFFERS, (4) AROUND THE PERIMETER OF EXISTING STORM WATER TREATMENT FACILITIES, AND (5) AT ANY ADDITIONAL AREAS THAT THE CITY DEEMS NECESSARY TO BE PROTECTED FROM POTENTIAL EROSION IMPACTS DURING CONSTRUCTION. THESE CONDITIONS SHALL APPLY IN ALL INSTANCES WHERE FILL MATERIAL IS PLACED OR INSTALLED WITHIN 25 FEET OF ANY OF THE AFOREMENTIONED. WHILE THESE ITEMS REPRESENT THE MINIMUM REQUIREMENTS, THE CITY RESERVES THE RIGHT TO IMPOSE ADDITIONAL PROTECTIVE MEASURES, AS DETERMINED DURING ACTUAL SITE VISITS CONDUCTED AS PART OF THE STANDARD REVIEW OF THE SITE THROUGHOUT PROJECT CONSTRUCTION.
6. AT A MINIMUM, THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS. SUFFICIENT GRASS COVERAGE IS TO BE ESTABLISHED WITHIN TWO WEEKS.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR THROUGH SCHEDULING, TO MINIMIZE THE DISTURBANCE OF SITE AREAS THAT HAVE BEEN BROUGHT TO THEIR PROPOSED FINAL GRADE. WITHIN SEVEN (7) DAYS OF BRINGING A SUBJECT AREA TO ITS FINAL GRADE OR INACTIVITY IN CONSTRUCTION, THE CONTRACTOR SHALL INSTALL SEED AND MULCH OR SOD, AS REQUIRED. ANY PROJECT THAT IS INACTIVE FOR A PERIOD OF 30 DAYS OR MORE THE AREA SHALL BE STABILIZED TO THE SATISFACTION OF THE CITY OF ORMOND BEACH.
8. ONCE AN AREA IS SEEDED OR SODDED, IT MUST BE MAINTAINED BY THE CONTRACTOR TO ALLOW THE GRASS TO BECOME ESTABLISHED. IF THE GRASS IS NOT ESTABLISHED WITHIN TWO WEEKS THE CITY MAY REQUIRE THE CONTRACTOR TO RE-SEED OR A NON-VEGETATIVE OPTION MAY BE EMPLOYED.
9. ABSOLUTELY NO BURYING OF CLEARED MATERIALS IS PERMITTED.

STANDARD CONSTRUCTION DETAIL	INDEX
CONTRACTOR REQUIREMENTS FOR SITE CLEARING, GRADING, AND EROSION CONTROL DESIGN AND CONSTRUCTION NOTES NTS	M-16A
	MAY 2020

1. CONSTRUCTION STANDARDS FOR ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO THE LATEST EDITION OF THE "FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND AS SPECIFIED HEREIN.
2. ALL STORM WATER PIPES AND STRUCTURES SHALL BE INSTALLED ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
3. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW THE COMPONENT BEING INSTALLED.
4. ALL PIPES AND STRUCTURES SHALL BE PLACED TRUE TO LINES AND GRADES AS DEPICTED ON THE APPROVED PLANS.
5. ALL PIPE JOINTS SHALL BE PROPERLY HONED AND FILTER FABRIC LINED USING A METHOD TO HOLD THE FABRIC IN PLACE DURING BACKFILL.
6. BACKFILL AND COMPACT TO THE SPRING-LINE (CENTER OF PIPE) ELEVATION AND REQUEST CITY INSPECTION AND APPROVAL BEFORE CONTINUING.
7. ALL WORK COVERED WITHOUT CITY INSPECTION WILL BE REQUIRED TO BE EXCAVATED AND INSPECTED AT THE CONTRACTOR'S EXPENSE.
8. TRENCHES SHALL BE BACKFILLED AND COMPACTED WITH CLEAN GRANULAR MATERIAL IN MAX 6" LIFTS WITH A MINIMUM COMPACTION OF 98 PERCENT (AASHTO-T180) IN PAVED AREAS AND 95 PERCENT (AASHTO-T180) IN UNPAVED AREAS.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS AT POINTS 1' ABOVE THE PIPE AND AT A MAX. 1' VERTICAL INTERVALS TO FINISH GRADE, AT A MAXIMUM SPACING OF 100 FEET, AND TO FURNISH COPIES OF TEST REPORTS PROMPTLY TO THE CITY'S INSPECTOR.
10. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE (RCP), HIGH DENSITY POLYETHYLENE (HDPE), POLYVINYL CHLORIDE (PVC) OR ALUMIN



LEGEND:

- SF — PROPOSED SILT FENCE
- PROPOSED DEMOLITION/ CLEARING AREA
- EXISTING FLOW DIRECTION

NOTES:
1. CONTRACTOR SHALL REMOVE ALL BASES & PITCHERS RUBBER FROM ALL FIELDS AND REPLACE THEM WITH NEW ONES FOLLOWING COMPLETION OF SURFACE IMPROVEMENTS. CONTRACTOR SHALL REPLACE ALL BASES MAINTAINING THE EXISTING LAYOUT.

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1	03-30-23	HK/JML	SUBMITTAL TO THE CITY OF ORMOND BEACH

NOVA COMMUNITY CENTER IMPROVEMENTS
FINAL ENGINEERING PLANS
DEMOLITION AND EROSION CONTROL PLAN

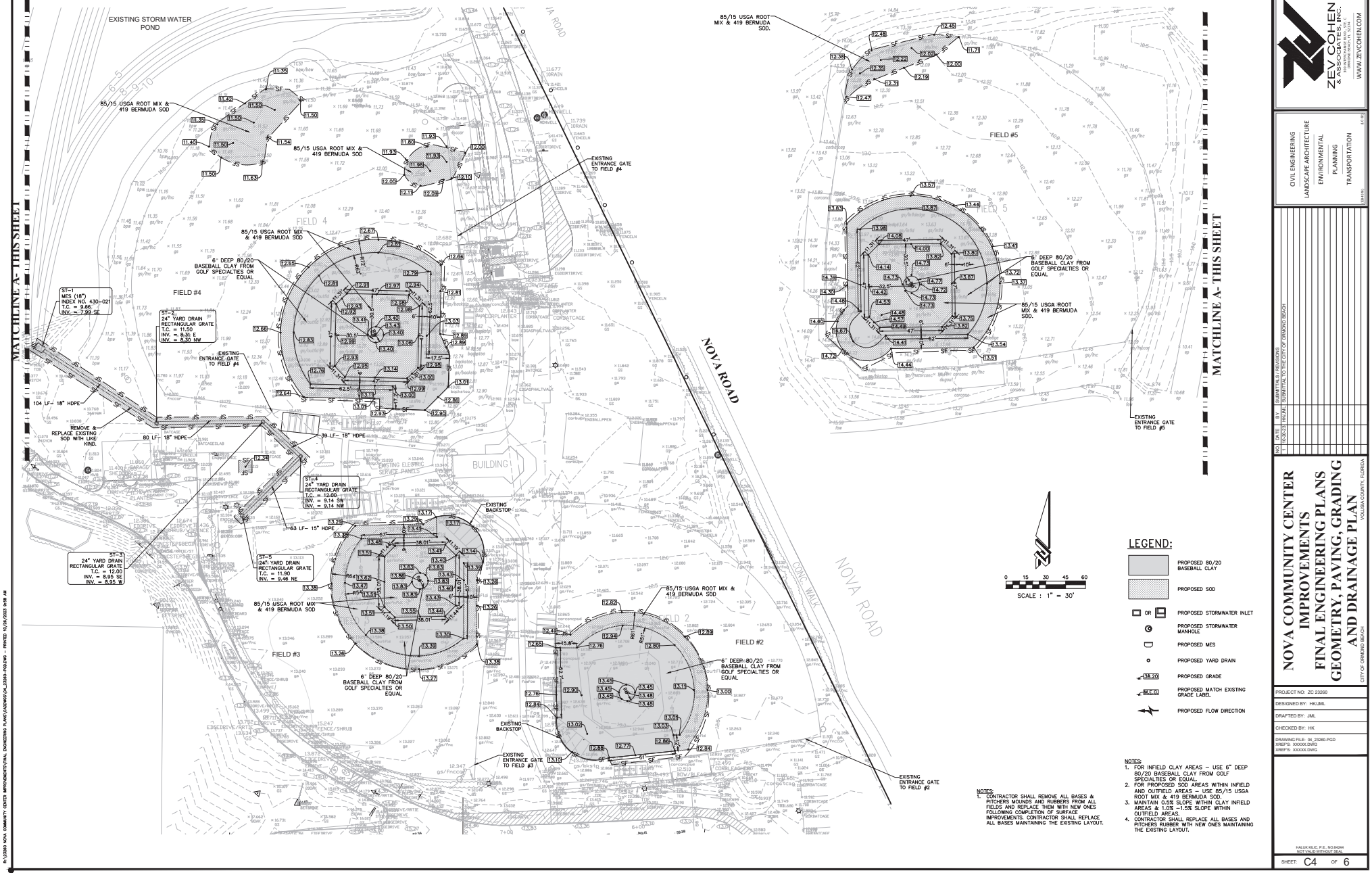
CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 23260
DESIGNED BY: HK/JML
DRAFTED BY: JML
CHECKED BY: HK
DRAWING FILE: 03_23260-ECP
XREF'S: XXXXX.DWG
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SHEET: C3 OF 6

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NOVA COMMUNITY CENTER IMPROVEMENTS
FINAL ENGINEERING PLANS
GEOMETRY, PAVING, GRADING AND DRAINAGE PLAN

CITY OF ORMOND BEACH
VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 23260
DESIGNED BY: HK/JML
DRAFTED BY: JML
CHECKED BY: HK
DRAWING FILE: 04_23260-PGD
XREF'S: XXXXX.DWG
XREF'S: XXXXX.DWG

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TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

DEFINITION

A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE.

PURPOSE

TO REDUCE THE AMOUNT OF SEDIMENT TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.

CONDITIONS WHERE PRACTICE APPLIES

WHEREVER TRAFFIC WILL BE LEAVING A CONSTRUCTION SITE AND MOVES DIRECTLY ONTO A PUBLIC ROAD OR OTHER PAVED AREA.

PLANNING CONSIDERATIONS

CONSTRUCTION ENTRANCES PROVIDE NO AREA WHERE MUD CAN BE REMOVED FROM VEHICLES PRIOR TO VEHICLE TIRES BEFORE THE ENTER A PUBLIC ROAD. IF THE ACTION OF THE VEHICLE TRAVELING OVER THE GRAVEL PAD IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF THE MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLE ENTERS A PUBLIC ROAD. WASHING FACILITIES SHOULD BE LOCATED SO THAT THEY INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE. CONSTRUCTION ENTRANCES SHOULD BE USED IN CONJUNCTION WITH THE STABILIZATION OF CONSTRUCTION ROADS TO REDUCE THE AMOUNT OF MUD PICKED UP BY CONSTRUCTION VEHICLES.

DESIGN CRITERIA

AGGREGATE SIZE

FDOT AGGREGATE NO. 1 (1.5 – 3.5 INCH STONE) SHOULD BE USED.

ENTRANCE DIMENSIONS

AGGREGATE LAYER MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 50 FEET. (SEE DETAIL).

WASHING

IF CONDITIONS OF THE SITE ARE SUCH THAT THE MAJORITY OF THE MUD IS NOT REMOVED BY THE REVISED TRAVELING OVER THE GRAVEL, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE. SEE DETAIL.

LOCATION

THE ENTRANCE SHOULD BE LOCATED TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES.

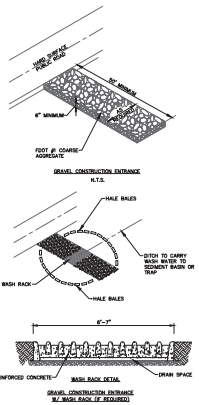
INDICATE PROPOSED LOCATION OF GRAVEL CONSTRUCTION ENTRANCE ON THE GRADING PLAN.

CONSTRUCTION SPECIFICATIONS

THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES (PIPES, DITCHES, CULVERTS, ETC.) SHALL BE INSTALLED ACCORDING TO SPECIFICATIONS. IF WASH RACKS ARE USED, THEY SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS. IF WASH RACKS ARE TO MANUFACTURER'S SPECIFICATIONS.

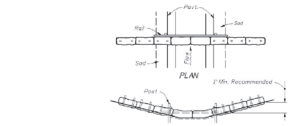
MAINTENANCE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.



NOTE: COMPLY WITH FDOT REQUIREMENTS FOR SOIL TRACKING PREVENTION DEVICE IN FDOT ROADWAY ROW (INDEX NO. 106)

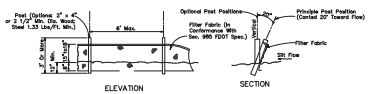
STANDARD CONSTRUCTION DETAIL	INDEX
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE NTS	M–13
	MAY 2020



NOTES FOR SYNTHETIC BALES OR BALE TYPE BARRIERS

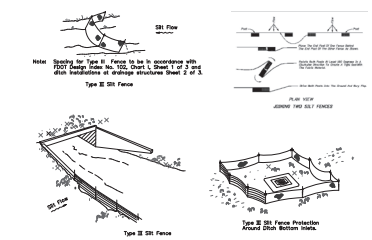
1. Type I and II Synthetic Barrier should be spaced in accordance with Chart 1, Sheet 1.
2. Bales shall be anchored with 2"x2" x 3' (or 1" dia.) x 4' wood stakes. Stakes of other material or shape providing equivalent strength may be used if approved by the Engineer. Stakes other than wood shall be removed upon completion of the project.
3. Walls and posts shall be 2" x 4" wood. Other materials providing equivalent strength may be used if approved by the Engineer.
4. Adjacent bales shall be butted firmly together.
5. Where used in conjunction with silt fence, bales shall be placed on the upstream side of the fence.
6. Bales to be paid for under the contract unit price for Synthetic Bales, LF. The unit price shall include the cost of filter fabric for Type I and II Barriers. Sandbags shall be paid for under the unit price for Sandbagging, CY. Rock bags to be paid for under the contract unit price for Rock Bags, EA.

STANDARD CONSTRUCTION DETAIL	INDEX
EROSION CONTROL – SYNTHETIC BALES NTS	M–14B
	MAY 2020



Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

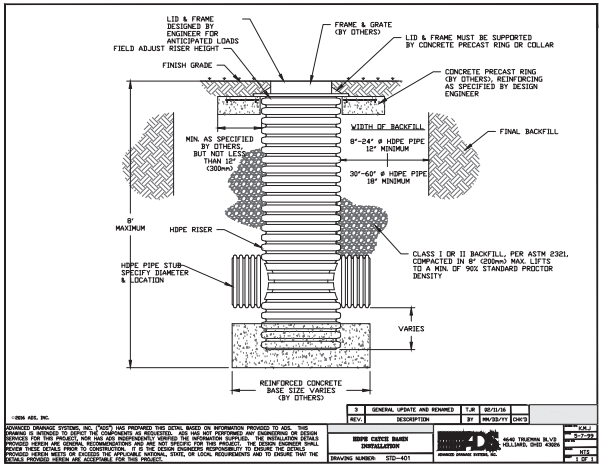
TYPE III SILT FENCE



Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE APPLICATIONS

STANDARD CONSTRUCTION DETAIL	INDEX
EROSION CONTROL – SILT FENCE NTS	M–15
	MAY 2020



REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
0	GENERAL UPDATE AND RENAMED	LJR	02/11/16	

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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT. NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERIC AND MAY NOT BE SUITABLE FOR USE ON THIS PROJECT. THE ENGINEER OF RECORD SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

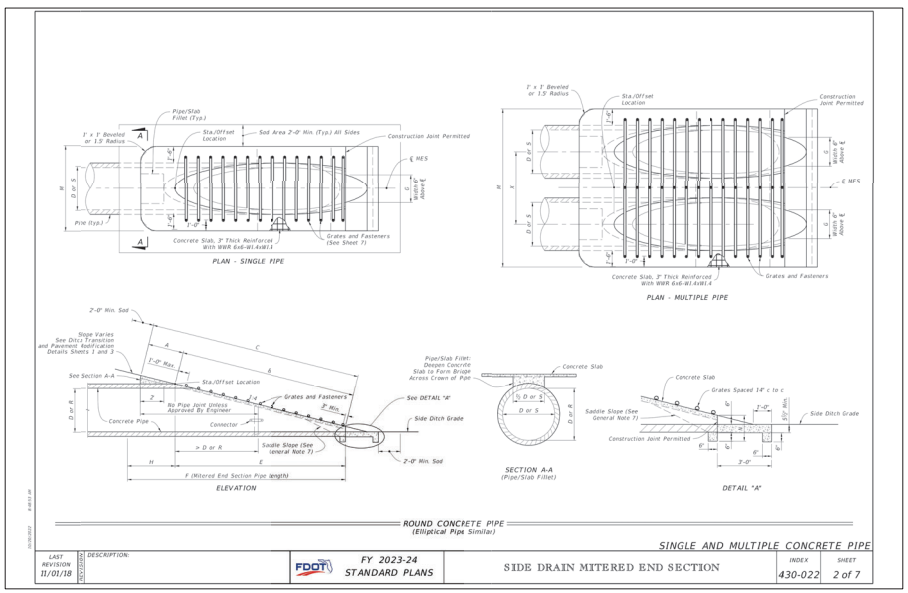
HDPE CURVE BARREL INSTALLATION

DRAWING NUMBER: STD-401

ADS 4640 TRUEMAN BLVD. HILLIARD, OHIO 43026

ADVANCED DRAINAGE SYSTEMS, INC.

N.A.I. W.O. 2-1-22 SCALE NTS SHT 1 OF 1



ROUND CONCRETE PIPE (Elliptical Pipe Similar)

SINGLE AND MULTIPLE CONCRETE PIPE

LAST REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	SIDE DRAIN MITERED END SECTION	INDEX	SHEET
11/01/18					430-022	2 of 7

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NO.	DATE	BY	SUBMITTALS/REVISIONS
1	03-06-23	HK/JML	SUBMITTAL TO THE CITY OF ORMOND BEACH

NOVA COMMUNITY CENTER IMPROVEMENTS
FINAL ENGINEERING PLANS
CONSTRUCTION DETAILS

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 23260
DESIGNED BY: HK/JML
DRAFTED BY: JML
CHECKED BY: HK
DRAWING FILE: 05_23260-DET

HALUK KILIC, P.E., NO.84044
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SHEET: C5 OF 6

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Permit Requirements

Property owners who wish to install, expand or substantially modify an irrigation system are required, in advance of such work, to obtain an irrigation permit from the Florida Department of Health in Volusia County. Irrigation installation requirements are described in the following county ordinances:

Landscape Irrigation Ordinance (http://www.volusia.org/services/growth-and-resource-management/environmental-management/pollution-control/waterwise-landscape-irrigation-ordinance/)

Wells, Pumping Facilities & Irrigation Systems - Section 74-31 to 48 County Ordinance (http://volusia.floridahealth.gov/programs-and-services/environmental-health/irrigation-construction/irrigation-forms.html)

We Volusia County Health Department developed an Irrigation Permitting Packet (http://volusia.floridahealth.gov/programs-and-services/environmental-health/irrigation-construction/_documents/irrigation-permit.pdf) in order assist applicants. It includes the application form, a Contractor/Owner Irrigation Self Certification Checklist and a site plan template. Please call our office at 386-274-0694 for more information.

A summary of site specific requirements is as follows:

1. Automatic irrigation controllers, when utilized, shall contain a functional rain sensor device, capable of being set to one minute run times, and battery backup capability to retain programming in the event of a power failure.
2. A rain sensor placed on a stationary structure, free and clear of any overhead obstructions and above the height of the sprinkler coverage.
3. Equipment with check valves used in low-lying areas to prevent low head drainage.
4. Backflow prevention methods and other provisions prescribed in section 74-42.
5. Irrigation design with the appropriate uniformity for the type of plant being grown and for the type of soil.
6. Irrigation system equipment installed as designed.
7. Irrigation zones divided according to: available flow rate, vegetated groupings (i.e., turf, shrubs, native plants, etc.), sprinkler types (i.e., sprinklers with matching precipitation rates) and soil characteristics.
8. Spray heads and rotors not mixed in same zone.
9. Distribution equipment in a given zone having matched precipitation rates.
10. Application rates that avoid runoff and permit uniform water infiltration into the soil, considering land slope, soil hydraulic properties, vegetative ground cover and prevailing winds.
11. A minimum separation of four inches between distribution equipment and pavement.
12. A minimum separation of 12 inches between distribution equipment and buildings and other vertical structures.
13. No direct spray onto walkways, buildings, roadways and drives.

	STANDARD CONSTRUCTION DETAIL IRRIGATION SYSTEM REQUIREMENTS NTS.	INDEX LS-14A MAY 2020

14. Lawn spray patterns providing head to head coverage.
15. Water conveyance systems with a flow velocity of five feet per second or less.
16. Pipelines designed to provide the system with the appropriate pressure required for maximum irrigation uniformity.
17. Pressure regulating heads.
18. A maintenance checklist provided to the property owner by the irrigation contractor accompanied by a recommended maintenance schedule, proper irrigation system settings according to season, recommendations for checking rain sensor device, filter cleaning recommendations and information on the current water restrictions.

Landscape Requirements

1. A high volume irrigation area shall not exceed 50 percent of the landscaped area. Low or medium volume irrigation areas may be utilized in lieu of any high volume irrigation area.
2. A medium volume irrigation area shall not exceed 25 percent of the landscaped area. However, the landscaped area may contain up to 75 percent medium volume irrigation area, if no high volume irrigation area is utilize on site.
3. A low volume irrigation area may be utilized for an entire landscaped area with the exception of native vegetation areas regulated by section 50-373(b)(4).
4. In the alternative to (1), (2), and (3) above, if 25 percent of the pre-existing native vegetation is retained on site, the remaining 75 percent of the landscaped area may be a high volume irrigation area For all pre-existing native vegetation retained on a parcel:
   - No supplemental water shall be applied to the native vegetation area.
   - Only hand pruning of native vegetation is allowed.
   - Mechanical mowing or clearing is prohibited.

License Requirements

No person may install or repair an irrigation system in Volusia County unless they possess a valid irrigation certificate of competency from the Department. The following persons are exempted from having to possess a certificate of competency:

- Licensed Florida Water Well Contractors and Florida State Certified Pluming Contractors.
- Florida State Registered Plumbing Contractors.
- Property owners who personally perform construction, maintenance or repairs on an irrigation system that serves his or her owner-occupied single family residence.

	STANDARD CONSTRUCTION DETAIL IRRIGATION SYSTEM REQUIREMENTS NTS.	INDEX LS-14B MAY 2020

REUSE SUPPLY

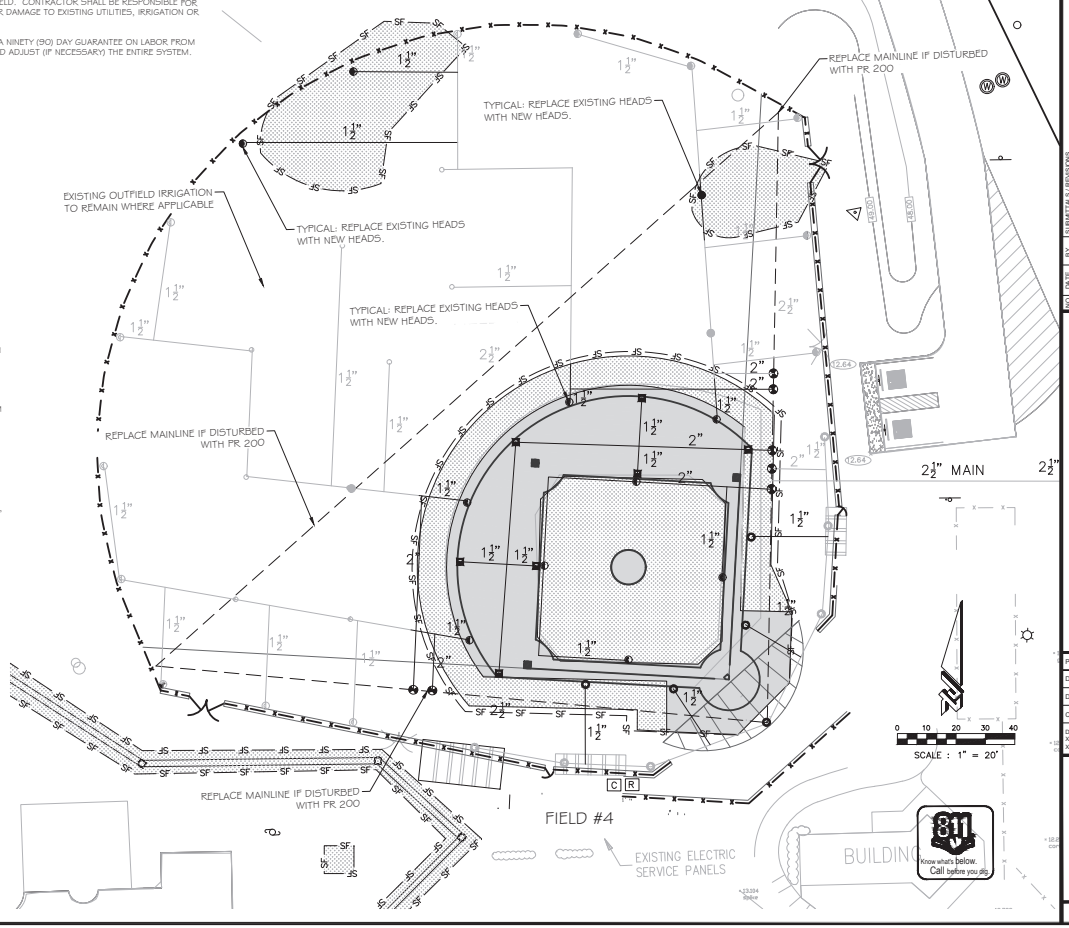
1. ALL IRRIGATION PIPES TO BE SCHEDULE 40 PVC LAVENDER FOR NON POTABLE DRINKING WATER.
2. ALL IRRIGATION HEADS TO BE MOUNTED ON SWING JOINTS.
3. IRRIGATION CONTROLLER AND RAIN SENSOR TO BE INSTALLED IN 3RD BASE DUGOUT.
4. ALL IRRIGATION LINES TO HAVE A MINIMUM OF TWENTY-FOUR (24") INCH COVER FOR FIELD MAINTENANCE.
5. CONNECT PROPOSED IRRIGATION SYSTEM WITH SUPPLIED TWO (2") INCH REUSE SUPPLY.
6. ALL SLEEVES AND MAIN LINE TO BE SCHEDULE 40 PVC PIPE.
7. THE ENTIRE SYSTEM TO BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES. CONTRACTOR TO SUPPLY AND INSTALL ALL CHECK VALVES, BACKFLOW PREVENTERS, PERMITS, ETC... AS REQUIRED BY THESE CODES EVEN IF THOSE ITEMS ARE NOT SHOWN ON THE DRAWINGS.
8. ALL SLEEVES UNDER SIDEWALKS TO BE BURIED 6'-12" BELOW WALK SURFACE.
9. MAIN LINE LOCATION IS SHOWN SCHEMATICALLY. WHENEVER POSSIBLE LATERAL LINES ARE TO BE BURIED IN COMMON TRENCH WITH THE MAIN LINE.
10. ALL LOW VOLTAGE WIRING TO BE #14 DIRECT BURIAL WIRE.
11. ALL MATERIAL TO BE NEW. ALL PIPE TO BE CUT SQUARELY AND BURRS REMOVED. ALL PVC JOINTS TO BE MADE WITH THE USE OF CLEANER, PRIMER AND CLEAN SOLVENT WELD.
12. ALL WORK TO BE DONE IN GOOD WORKLIKE MANNER AND IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS.
13. ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR TO ADJUST TRENCHING IN THE FIELD FOR EXISTING CONDITIONS, PLANTINGS AND STRUCTURES.
14. HEAD LOCATIONS ARE APPROXIMATE. CONTRACTOR TO MAINTAIN 100% COVERAGE WITH 50% OVERLAP.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND EXISTENCE OF ALL UNDERGROUND UTILITIES AND IRRIGATION IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE AND SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, IRRIGATION OR STRUCTURES.
16. THERE SHALL BE A ONE (1) YEAR GUARANTEE ON ALL PARTS AND A NINETY (90) DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE, THE CONTRACTOR SHALL CHECK AND ADJUST (IF NECESSARY) THE ENTIRE SYSTEM.

PROJECT NOTES

1. IRRIGATION CONTRACTOR RESPONSIBLE FOR FIELD LOCATING EXISTING LATERAL PIPING.
2. CONNECTION INTO EXISTING SYSTEM TO BE ADJUSTED AS NECESSARY BASED ON CONDITIONS IN THE FIELD, TO PROVIDE FULLY OPERATIONAL SYSTEM. PRIOR TO BEGINNING WORK, THE EXISTING SYSTEM SHALL BE OPERATED BY THE CONTRACTOR TO DETERMINE THE ACTUAL EXTENT OF THE SYSTEM.
3. IRRIGATION CONTRACTOR RESPONSIBLE FOR RELOCATING AND CAPPING EXISTING LINES AS NECESSARY PRIOR TO NEW CONSTRUCTION. EXTEND LINES AS NECESSARY AND STUB ABOVE GROUND FOR FUTURE CONNECTION.
4. ZONE LINES WITHIN THE CONSTRUCTION BOUNDARY THAT SUPPLY OTHER AREAS SHALL BE REROUTED AS REQUIRED, AND RECONNECTED TO THEIR ORIGINAL VALVES, OR TO NEW VALVES ON THE EXISTING SYSTEM, AS APPROPRIATE. THESE NEW LINES MAY REMAIN WITHIN THE CONSTRUCTION BOUNDARY, BUT SHALL BE ROUTED SO THAT THEY ARE ACCESSIBLE AFTER CONSTRUCTION IS COMPLETE.
5. ALL COMPONENTS REMOVED SHALL BE DISPOSED OF PROPERLY AND NOT REUSED.
6. IRRIGATION CONTRACTOR TO COORDINATE SLEEVE INSTALLATION WITH GENERAL CONTRACTOR.
7. DISTURBANCE TO EXISTING TREES AND PLANT MATERIAL, AS BY TRENCHING, SHALL BE MINIMIZED.
8. ALL EXISTING ZONES AND NEW ZONES TO BE OPERATIONAL FROM EXISTING CONTROLLER. EXISTING WIRE AND MAINLINE TO BE REPAIRED AS NECESSARY SO EXISTING SYSTEM REMAINS FULLY OPERATIONAL.
9. PLAN IS FOR BIDDING PURPOSES ONLY CONTRACTOR TO FIELD VERIFY ALL REQUIRED MODIFICATIONS AND PROVIDE SHOP DRAWINGS FOR REVIEW TO CITY OF ORMOND BEACH AND SHOULD BE APPLIED TO ALL IMPACTED FIELDS.
10. THESE IRRIGATION IMPROVEMENTS ARE THE SAME FOR FIELDS 2, 3 & 5.
11. ON FIELD 5 THREE F4-PC-SS-NP ARE TO BE REPLACED IN THE OUTFIELD.

KEY

- NEW RAINBIRD F4-PC-SS-NP
- NEW RAINBIRD F4-FC-SS-NP
- NEW RAINBIRD F4-PC-SS-HS
- NEW HUNTER PGJ-06
- NEW RAINBIRD 200-PESB-PRS-D
- [C] EXISTING RAINBIRD ESP-8SI
- [R] NEW HUNTER MINI-CLIK-NO
- NEW PR 200 MAINLINE LOOP
- NEW SCHEDULE PR160 LATERALS



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CIVIL ENGINEERING
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ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO	DATE	BY	SUBMITTALS/REVISIONS

NOVA COMMUNITY CENTER IMPROVEMENTS
FINAL ENGINEERING PLANS
IRRIGATION PLAN & DETAILS

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 23260
DESIGNED BY: XXX
DRAFTED BY: XXX
CHECKED BY: XX
DRAWING FILE: 23260-LA
XREF'S: XXXXX.DWG
XREF'S: XXXXX.DWG

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PERMANENT ECHO SIGN
DESIGN, LOCATION AND MATERIALS

Permanent ECHO Sign

DRAFT



Sign Location



This is an example of one of our permanent ECHO signs. This one will also be made of bronze, will include the ECHO approved language and logos, and will be placed as indicated above.

Sign Design and Materials

CITY OF ORMOND BEACH
LEISURE SERVICES DEPARTMENT

Fee Schedule
2023-2024

EXCERPT

Department of Leisure Services Fee Schedule
Table of Contents

DRAFT

Definitions/Clarifications	3-5
Ames Park	6
Andy Romano Beachfront Park	6
Bailey Riverbridge Gardens and Meeting Hall	6
Birthplace of Speed Park	6
Casements - Classes, Programs, Center Events	6-7
Casements - Facility Rentals	7-8
Central Park	8
Community Events	8-9
Environmental Discovery Center (EDC)	9
Field Rental - Athletic Fields excluding Championship #7	9-10
Field Rental - Championship Field #7	10
Field Rental - Press Box, Greg Smith Field House	10-11
Fortunato Park	11
Nova Community Center Activities	11
Nova Community Park - Court Rentals	11-12
Nova Community Center - Rentals: Pavilions, Rooms, Gym	12
Performing Arts Center - Classes/Programs/Theater Groups	13
Performing Arts Center - Facility Rentals	13-15
Riviera Park	15
Sanchez Park	15
Senior Center Rentals	15-16
Senior Center Clubs	16
Shuffleboard Building Rental	17
South Ormond Neighborhood Center Activities	17
South Ormond Neighborhood Center Rentals	17-18
Special Populations	18
Sports	19
Sports Complex Ferritto Family Limitless Playground	19
Unlisted Parks/Pavilions/Playgrounds	19
LEISURE SERVICES EQUIPMENT RENTALS	20
Equipment Rental Fees	21-22

DEFINITIONS/CLARIFICATIONS FOR PURPOSES OF FEE SCHEDULE

Information provided below applies to all classes, programs, events, activities, rentals within the Leisures Services Department fee schedule, unless otherwise stated in fee schedule.

"RESIDENT" DEFINED. Proof of residency must be supplied at time of registration in order to receive resident rates/benefits.

- one who has a domicile or permanent residence within the City limits of Ormond Beach,
- a person who is permanently inhabiting quarters within the City limits of Ormond Beach,
- a person who owns real property within the City limits of Ormond Beach
- a person who owns and operates a business (with a valid occupational license) physically located within the City limits of Ormond Beach
- a person who is employed by the City of Ormond Beach.
- for purposes of programs, rentals and activities at The Casements and Rockefeller Gardens, the Nova Skate Park and Tennis Courts, Central Park, Andy Romano Beachfront Park, Environmental Discovery Center and the Sports Complex, a resident shall include a person who maintains his or her domicile or permanent residence in any of the incorporated municipalities within Volusia County unincorporated area of Volusia County, who operates a business in any of the incorporated municipalities within Volusia County or the Volusia County or is employed by any municipality within Volusia County or by the County of Volusia. This is due to Volusia unincorporated area of ECHO grant funding that was provided for these locations.
- all other persons shall be classified as non-residents.

"SCHOLARSHIP CREDIT (FEE WAIVER)" DEFINED. A partial or full fee waiver given to resident participants who cannot afford the full cost of certain programs. They must meet certain scholarship eligibility requirements (provide current State of Florida letter verifying food stamp or Medicaid eligibility for child, or letter from school indicating eligibility for free lunch program.)

"NON-RESIDENT FEE": A non-resident shall pay 50% more than the resident fee or shall pay the non-resident rate if shown, as applicable. This applies to all fees shown in this fee schedule.

"FACILITY FEE": 10% is added to all "base" fees in the Leisure Services Department; (i.e., program, classes, rentals, etc.). The fees shown in this updated schedule do include the 10% facility fee.

"FACILITY CAP": On programs or activities that can only handle a certain number of participants, residents will be accepted before nonresidents can be added to the program unless the program is co-sponsored by another agency, i.e., Volusia County.

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"CENTER ACTIVITY CARDS": Cards are issued to those who wish to participate in center activities at a recreation center where there is no program or class charge (i.e., free play basketball in gymnasium, game room activities). These cards are used at Nova Community Center and South Ormond Neighborhood Center only.

the
South Ormond Neighborhood Center.

"NON-PROFIT": "Non-profit" groups shall pay 50% less than "For profit" groups or shall pay the non-profit rate as shown, if applicable. Staff fees, overtime, utility charges, field lights, cleaning, other extra fees are not included in non-profit discounted fees. In order to qualify for the reduced fee, the entity must submit a non-profit status certificate; i.e., 501(c)3 status certificate.

"SALES TAX": FL State Sales Tax is required on rentals. Sales tax exempt certificate required for tax exemption.

CLASSES/PROGRAMS/EVENTS/FACILITY RENTALS

Note: Any classes, programs, events, facility rentals shown in this schedule are indicative of the Leisure Services Department offerings and may be added to or deleted as necessary with the approval of the Leisure Services Director.
Material and supplies may be an added fee, based on program requirements.

"Volunteer Instructor-run Classes": These classes are offered through the use of volunteer instructors. No class fee is charged to the participants.

"Room Rental to Class Instructors" The instructor will collect payment directly from the student and the City will receive a room rental fee from the instructor equivalent to 30% of the revenue collected plus 10% facility fee or the instructor may elect to pay the room rental shown in this fee schedule.
There will be a minimum utility surcharge to the instructor depending on the total number of hours used, on a per program basis.

"Department-run Classes, Clinics": Class fees are established by the Coordinator in charge. Nonresident fees are 50% additional.

"Department-run Youth Sports": Youth Volleyball, Basketball Training League, Flag Football, Girl's Basketball, Summer Sports Clinics and other youth sports. Fee established by Athletics Supervisor.

"Department-run Adult Sports": Adult Coed Softball, Adult CoedVolleyball, Men's Basketball League, Men's Softball, Men's Baseball and other adult sports. Fee established by Athletics Supervisor.

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"Parent Sponsored Youth Sports": Ormond Beach Youth Baseball/Softball Association; Ormond Beach Youth Soccer Club; Ormond Beach Youth Basketball Association: Ormond Beach Youth Football and Cheerleading Association, Inc.; and Ormond Beach Pride, Inc. "Base" fees are determined by each Association.

Associations have the option to do their own registration or to have Leisure Services do the registration. Either way, per lease agreement with associations, fees collected are shared between City and Association as follows:

Association:	Base fee (as determined by Association)
City:	10% Facility fee (10% of fee charged to participant)
City:	Nonresident fee (50% additional which is charged to nonresidents only)
City:	If Dept. does the registration, a per participant registration fee of $2.50 per child is paid to City by Association.

FEES TO BE INCREASED 3% ANNUALLY, WITH CITY COMMISSION APPROVAL, UNLESS OTHERWISE NOTED.

Please note: Fees in this document have been rounded up to the nearest dollar.

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Festival Vendor Fees:			
Arts and Crafts			
For Profit	Deposit $50	$95-$185	$98-$190
Non-Profit	Deposit $25	$50-$96	$52-$99
Food Vendors			
For Profit	Deposit $100	$223-$324	$230-$334
Non-Profit	Deposit $ 50	$116-$166	$119-$171
70% vendor/30% city - concessions split at small events - typically less than 250 attendees; i.e. Movie Night, etc.)		70/30 split	70/30 split
Exhibitor - No Sales			
For Profit	Deposit $50	$95-$185	$98-$190
Non-Profit	Deposit $25	$50-$96	$52-$99
Specialty Vendors			
Game Merchant			
For Profit	Deposit $100	$370	$381
Non-Profit	Deposit $ 50	$190	$196
Amusements/Inflatables - Fees will be reviewed based on extension of venues.			
ENVIRONMENTAL DISCOVERY CENTER (EDC)			
CLASSES/PROGRAMS:		*F/Y 22/23*	*F/Y 23/24*
Enviro-Camp Per Session (8 weeks)	Price per Week Supplies may be additional	$115	$118
Scholarships for camp are available through the Joyce Ebbets Scholarship Program			
CLASSROOM RENTALS: Utilities are $25 per day		$25-$46	$26-$47
Refundable Deposit		$79	$81
Volusia Co. Nonprofit group (cont meetings) Up to 4 meetings per month, Up to 2 hours per meeting plus s/t & nonprofit cert required)		$58	$60
Volusia Co. Nonprofit group (1 time) up to 2 hours (s/t & nonprofit cert required)		$32	$33
Non-Volusia Co. Nonprofit group (cont meetings) Up to 4 meetings per month, Up to 2 hours per meeting plus s/t & nonprofit cert required)		$90	$93
Non-Volusia Co. Nonprofit group (1 time) up to 2 hours (s/t & nonprofit cert required)		$45	$46
Volusia Co. Group/Business (continuous meetings) Up to 4 meetings per month, Up to 2 hours per meeting plus s/t		$117	$121
Volusia Co. Group/Business (1 time) up to 2 hours plus s/t		$63	$65
Non-Volusia Co. Group/Business (continuous meetings) Up to 4 meetings per month, Up to 2 hours per meeting plus s/t		$177	$182
Non-Volusia Co. Group/Business (1 time) up to 2 hours plus s/t		$94	$97
Additional staff (overtime, other than normal work hours, etc) Hourly rate		$43	$44
Additional Set Up, if applicable, per meeting		$31	$32
COMMUNITY GARDEN PLOT			
Resident Fee			$20
GROUP FIELD TRIPS			
Group field trips are to be scheduled in advance. Groups larger than 10 people require a facility use agreement			
Schools and Scout groups: $3.00 per student. For every 10 students, one teacher or chaperon is free.			
Additional adults & family members are $6.00 each. Rentals are in 2-hour blocks.			
Adult Groups: $3.00 per person. Rentals are in 2-hour blocks.			
EDC Grounds: (i.e., weddings, social gatherings)			
	Volusia Co. Residents Per hour	$81	$83
	Non-Volusia Co. Residents Per hour	$122	$126
FIELD RENTAL - ATHLETIC FIELDS (EXCLUDES CHAMPIONSHIP FIELD #7)			
ORMOND BEACH SPORTS COMPLEX, NOVA COMMUNITY PARK COMPLEX, SO. ORMOND NEIGHBORHOOD CENTER		*F/Y 22/23*	*F/Y 23/24*
ALL SPORTS			

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Permit required.		
Non-refundable Deposit required on all field rentals	$250	$250
A multi-day discount for field rental rates (excluding lights, extra marking, overtime, restroom cleaning, extra services) for		
consecutive day rentals will be applied as follows: 2nd day 20%; 3rd day 25%; 4th day and after 30% discount.		
Nonresident Teams and Colleges:		
Practice - per 3 hours	$166	$171
Practice - additional hours over 3 hrs - Per hour	$61	$63
Games - single each	$219	$226
Games - doubleheader (2 games)	$341	$351
Extra marking - Billed per man hour	$45	$46
Lights - per each game/practice	$92	$95
High Schools: (Rates may not apply to school(s) with lease agreements)		
Practice - per 3 hours	$113	$116
Practice - additional hours over 3 hrs - Per hour	$39	$40
Games - single each including pre-game marking	$158	$163
Games - doubleheader (2 games)	$273	$281
Doubleheader marking: Billed per man hour	$45	$46
Lights - Per each game/practice	$92	$95
City Co-Sponsored Youth Teams from Ormond Beach (OBYBSA, etc.):		
Practices	No Charge	No Charge
Games each	No Charge	No Charge
Association Sponsored Clinics - No more than one clinic per season	No Charge	No Charge
Other Governmental Agency Groups: same as High Schools above		
Ormond Beach Business/Residents/Not for Profit Organizations		
Games/Practices Per Hour	$39	$40
Lights - Add per each game/practice	$91	$94
Marking per hour	$54	$56
Extra marking - Billed per man hour	$45	$46
Locker Room Use (OB Sports Complex at Wendelstedt Fields) Add per day	$69	$71
Rental of Fields for Camps, Clinics: All administration/registration for these		
camps will be handled by the renting party.		
1 Day - Rental Charge (up to 4 hours per day) - per day per field	$166	$171
1 Day - Rental Charge (Minimum 4 hours per day)- per day per field	$227	$234
Lights - Add per session per field	$92	$95
Extra marking - Billed per man hour	$45	$46
Tournament Play		
Temporary Fencing		
Ballfield 200'	$2,000	$2,060
Ballfield 300'	$2,800	$2,884
Tournament - Per Field Per Day up to 8 hours per day	$261	$269
Tournament - Additional hours over 8 hours - Add per hour	$37	$38
Field Maintenance Overtime - Billed per man hour	$44	$45
Restroom Cleaning - Per service, plus supplies	$45	$46
Add for Lights - Per game/practice	$89	$92
PRESS BOX @ Rick Boehm Girls' Softball Field		
in addition to field rental		
Press box - Up to 4 hours, per day	$145	$149
Press box - Additional hours - per hour	$36	$37
SOCCER, FOOTBALL, LACROSSE, RUGBY		

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Non-refundable Deposit required on all field rentals	$250	$250
A multi-day discount for field rental rates (excluding lights, extra marking, overtime, restroom cleaning, extra services) for		
consecutive day rentals will be applied as follows: 2nd day 20%; 3rd day 25%; 4th day and after 30% discount.		
Field Rental - all users (other than recreational parent-run sports) up to 4 hrs	$582	$599
Field Rental - all users (other than recreational parent-run sports) up to 8 hrs	$832	$857
Field Rental - Additional hours over 8 hours - per hour	$102	$105
Lights - Per night	$189	$195
PRESS BOX @ OB Sports Complex Championship Field #7		
in addition to field rental		
Press box - Up to 4 hours, per day	$145	$149
Press box - Additional hours - per hour	$36	$37
GREG SMITH FIELD HOUSE @ OB Sports Complex		
City Co-Sponsored Youth Groups:		
Pre-scheduled use pending availability and at discretion of Leisure Services Director or appointee.		
Field House Rental - up to 4 hrs per day	$243	$250
Field House Rental - 4 to 8 hrs per day	$492	$507
Field House Rental - over 8 hrs add per hour	$62	$64
Lessee is responsible for restroom cleaning and/or field house cleaning - per cleaning	$46	$47
Security Deposit - Refundable	$500	$500
FIELD #7 RENTAL PACKAGE		
Includes up to 4 hours rental for Champion Field #7, Pressbox, Scoreboard & Greg Smith Field House	$835	$860
Includes up to 8 hours rental for Champion Field #7, Pressbox, Scoreboard & Greg Smith Field House	$1,476	$1,520
Not included: Lights per Night ADD	$188	$194
Not included: Restroom and/or field house cleaning, per cleaning ADD	$46	$47
Refundable Security Deposit for Greg Smith Field House ADD	$500	$500
FORTUNATO PARK		
FORTUNATO GROUNDS	***F/Y 22/23***	***F/Y 23/24***
Commercial Use/Events Park is rented in 4 hour increments Resident	$891	$918
Non-commercial Private Events Park is rented in 4 hour increments Resident	$605	$623
NOVA COMMUNITY CENTER - ACTIVITIES		
Center Activity Cards	***F/Y 22/23***	***F/Y 23/24***
Residents - Free		
Single - Per person per year	$68	$70
Family - Per family per year	$168	$173
Sr. Citizen - Per person per year	$45	$46
DAILY PASS		
Nonresidents pay per pass Not increased annually	$4	$4
CLASSES/PROGRAMS		
Classes/programs may be added/deleted as needed.		
NOVA COMMUNITY PARK - COURT RENTALS		
NOTE: This is an open free play facility. If reservations are requested, courts must be	***F/Y 22/23***	***F/Y 23/24***
reserved in advance.		
TENNIS COURT RENTAL FOR SCHOOLS, COLLEGES, ORGANIZATIONS:		

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PHOTOGRAPHS








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GUEST
HOME
BALL
INN
STRIKE
OUT
NEW SMYRNA BEACH
Chevrolet

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CITY COMMISSION RESOLUTION 2023-###

NOVEMBER 7, 2023

EXISTING CONDITIONS AND NEEDS ASSESSMENT FINDINGS POWER POINT PRESENTATION AUGUST 2021

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Parks and Recreation Master Plan

Existing Conditions + Needs Assessment Findings
Joint Advisory Board Presentation August 17, 2021

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- Introduction
- Review of Project Goals
- Review of Planning Process + Schedule
- Review of Findings
- Discussion
- Next Steps
- Completion of Visioning Survey

Parks and Recreation Master Plan

Project Goals

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Position the City of Ormond Beach to build on the community's unique parks and recreation assets

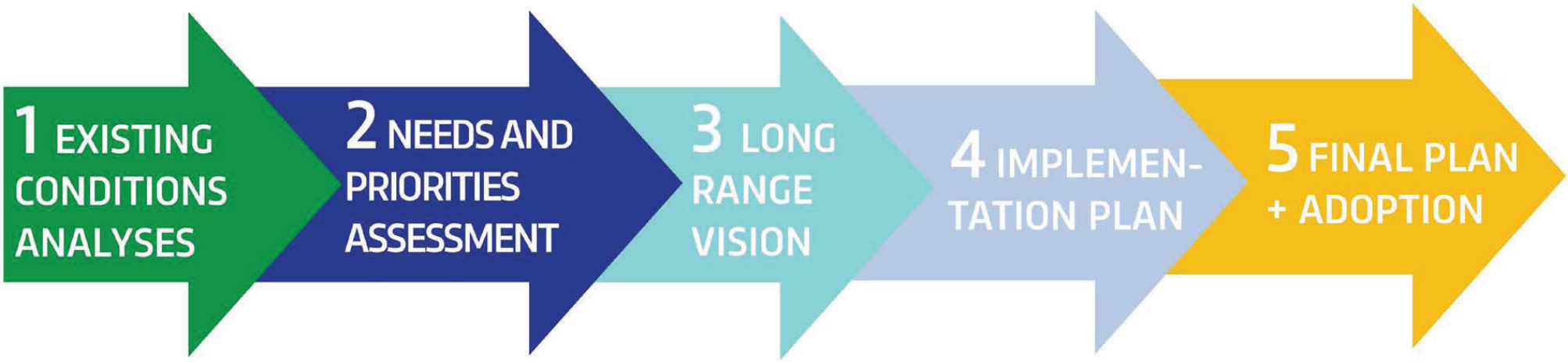
Identifying new opportunities

Prioritizing future improvements to align with the desired needs of citizens

Steer the future of the Leisure Services Department

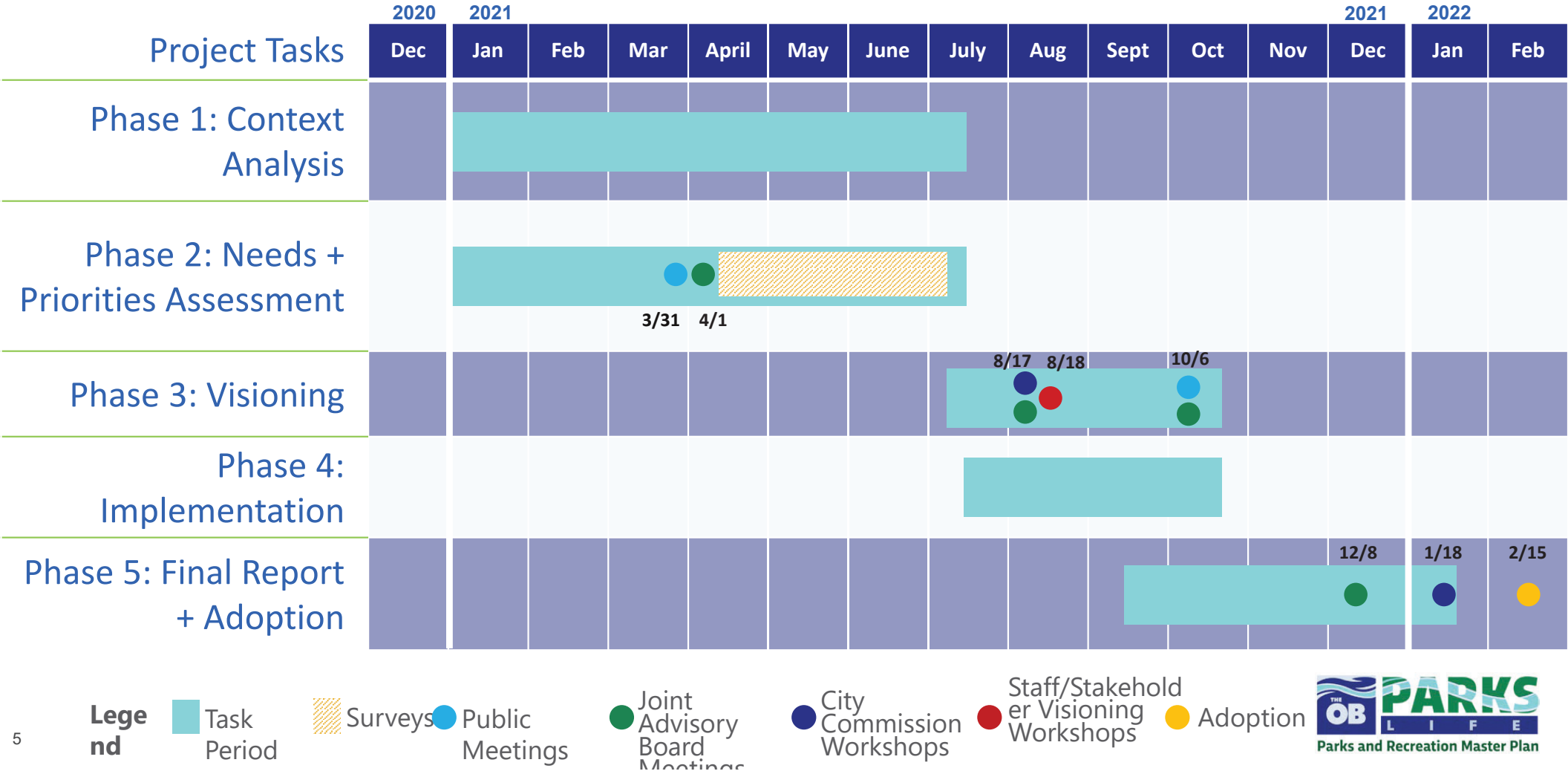
Parks + Recreation Master Planning Process

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City of Ormond Beach
Parks and Recreation Master Plan

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THE OB PARKS LIFE
Parks and Recreation Master Plan

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Qualitative Techniques

- Advisory Committee Meetings
- Elected Official Interviews
- Virtual Public Meetings
- Focus Group Interviews
- Online Survey



Observational Techniques

•Park Site Evaluations | Population + Demographic Overview

Quantitative Techniques

- Statistically-Valid Survey
- Acreage Level-Of Service
- Access Level of Service
- Capacity Level of Services
- Quality Level of Services
- Benchmarking

Public Engagement Highlights

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1,100+ Participants

- Statistically Valid Survey – 402
- On-line Survey – 646
- Public Meeting – 78
- Joint Advisory Boards – 22
- Interviews/Focus Groups - 43

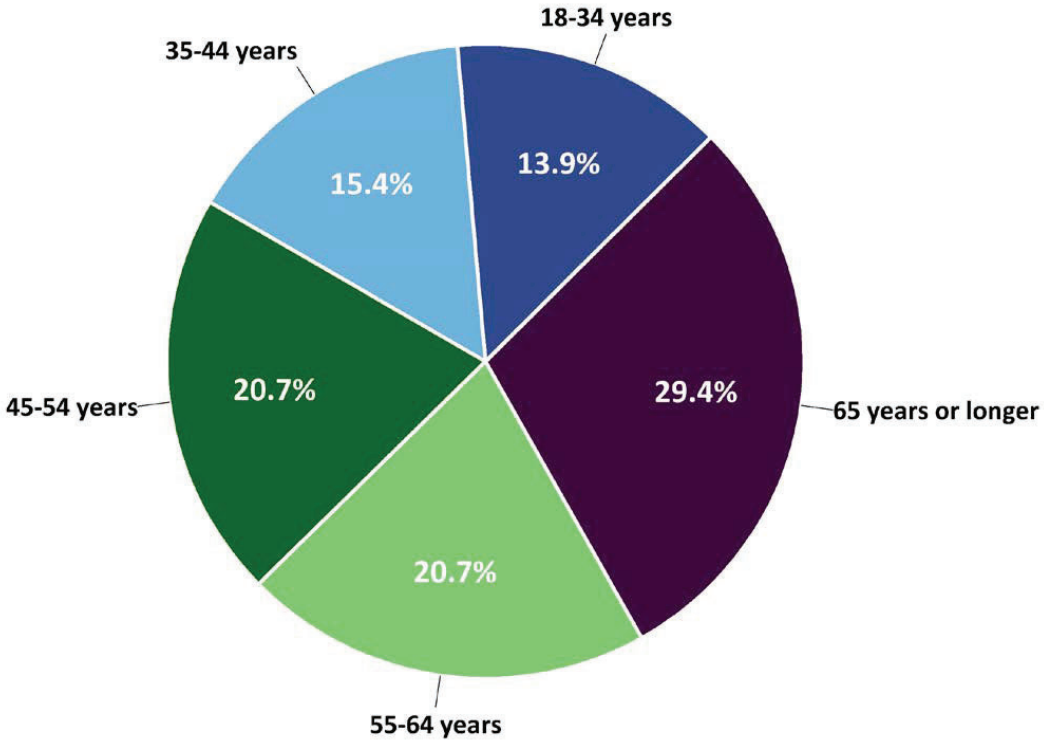




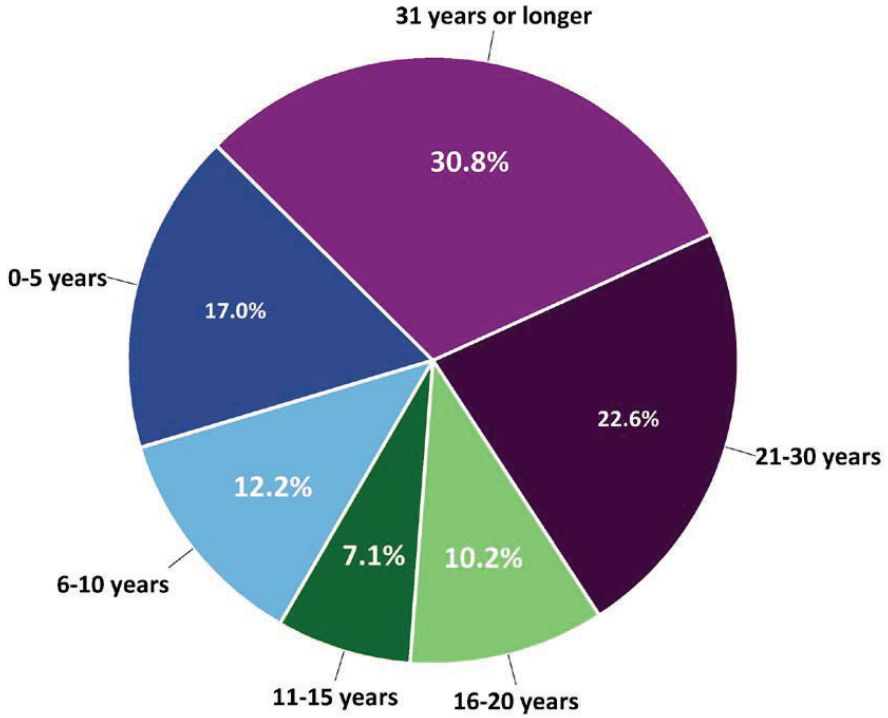
Statistically Valid Survey Demographics

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Age



Time in Ormond Beach

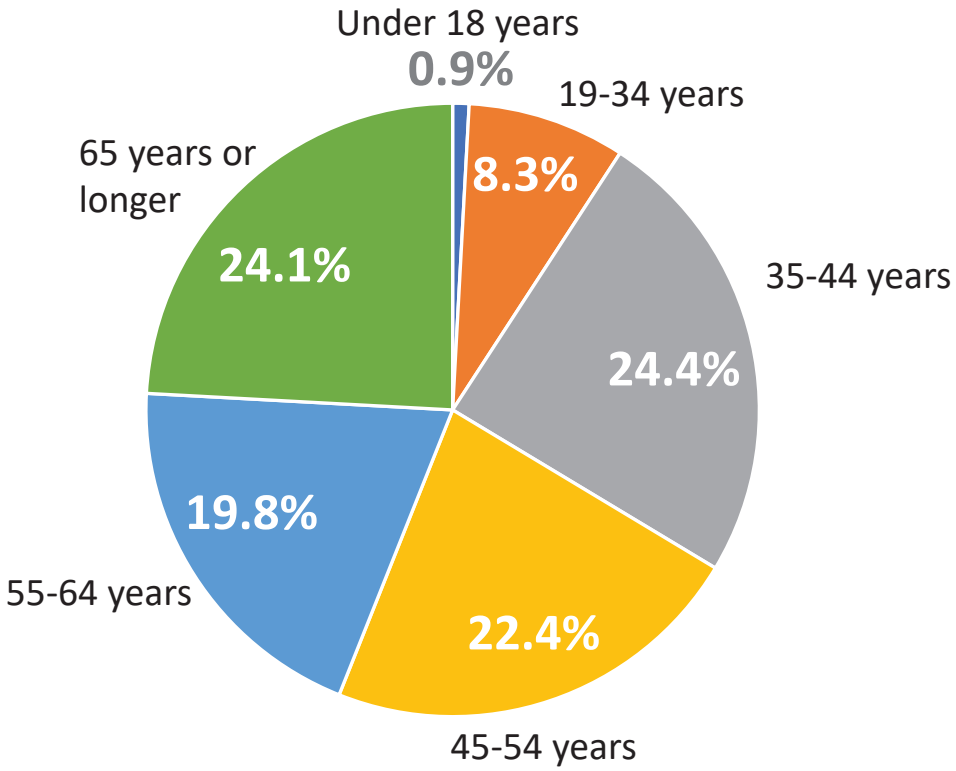


Parks and Recreation Master Plan

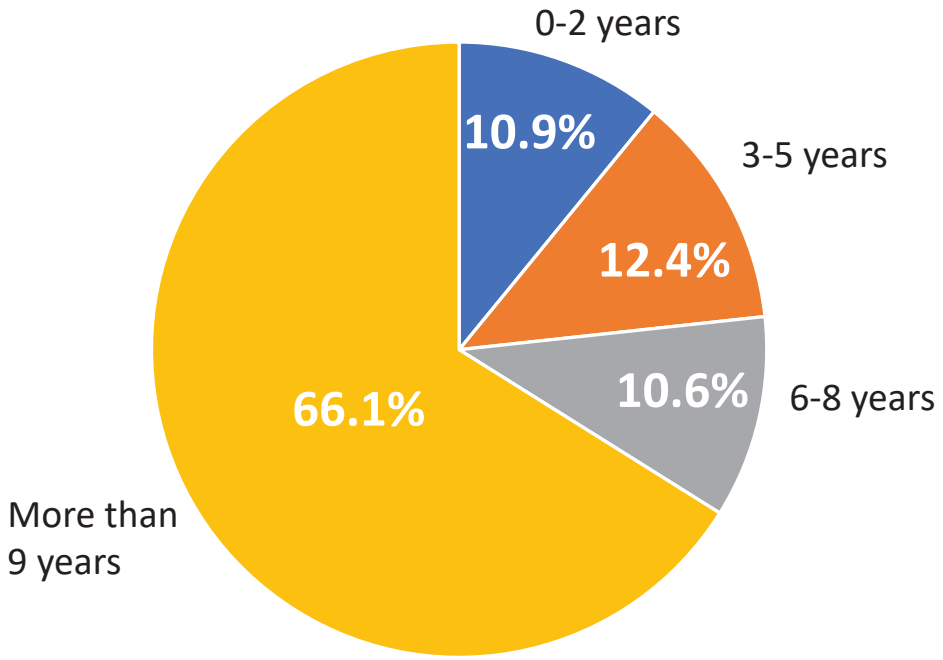
On-line Survey Demographics

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Age



Time in Ormond Beach



- Introduction
- Review of Project Goals
- Review of Planning Process + Schedule
- Review of Findings
- Discussion
- Next Steps
- Completion of Visioning Survey

Summary Findings | Priority Actions

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NEEDS ASSESSMENT TECHNIQUE:	Statistically Valid Survey	On-line Survey	Level-of-Service Analysis + Benchmark	Public Meeting	Stakeholder Interviews	Focus Group Interviews	Joint Advisory Board	Park Site Evaluations
#1. Provide safe bicycle and pedestrian facilities in the City	●	●	●	●	●	●	●	-
#2. Upgrade existing parks including athletic fields	●	●	●	-	●	-	●	●
#3. Acquire land for preservation of greenspace, parks, and natural areas	●	●	●	●	●	●	●	
#4. Continue renovation and improvements of Historical Centers	●	●	●	-	-	-	-	●
#5. Provide additional beachfront parking	●	●	●	-	●	-	-	-
#6. Acquire more beachfront park land	●	●	●	-	-	-	-	-
#7. Continue renovation and improvements of Performing Arts & Cultural Centers	●	●	●	-	-	-	●	●
#8. Develop a multi-purpose Indoor Community Recreation Center/Sports Center	●	●	●	-	●	●	-	-
#9. Develop community/civic/events center	●	●	●	-	●	●	-	-

Summary Findings | High Priority Facilities

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NEEDS ASSESSMENT TECHNIQUE:	Statistically Valid Survey	On-line Survey	Level-of-Service Analysis + Benchmark	Public Meeting	Stakeholder Interviews	Focus Group Interviews	Joint Advisory Board	Park Site Evaluations
#1. Walking and hiking nature trails	●	●	-	●	-	●	-	-
#2. Off-beaching parking	●	●	-	-	-	-	●	-
#3. Beachfront Parks	●	●	●	-	-	-	●	-
#4. Natural areas/Nature Parks	●	●		●	-	●	●	-
#5. Paved multi-purpose tails	●	●	-	●	-	●	●	-
#6. Public Wi-fi	●	●	-	-	-	-	●	-
#7. Outdoor stage/amphitheater	●	-	●	-	-	-	●	-
#8 Dog Park	●	-	●	-	-	-	-	-

Summary Findings | High Priority Programs

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NEEDS ASSESSMENT TECHNIQUE:	Statistically Valid Survey	On-line Survey	Level-of-Service Analysis + Benchmark	Public Meeting	Stakeholder Interviews	Focus Group Interviews	Joint Advisory Board	Park Site Evaluations
#1. Summer concerts	●	●	-	●	-	-	●	-
#2. Adult fitness/wellness	●	-	-	●	-	-	-	-
#3. Community events	●	●	-	●	-	-	●	-
#4. Nature programs	●	-	-	-	-	-	-	-
#5. Performing arts programs	●	-	-	-	-	-	●	-

Summary Findings | Other Needs

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Based on Stakeholder Input:

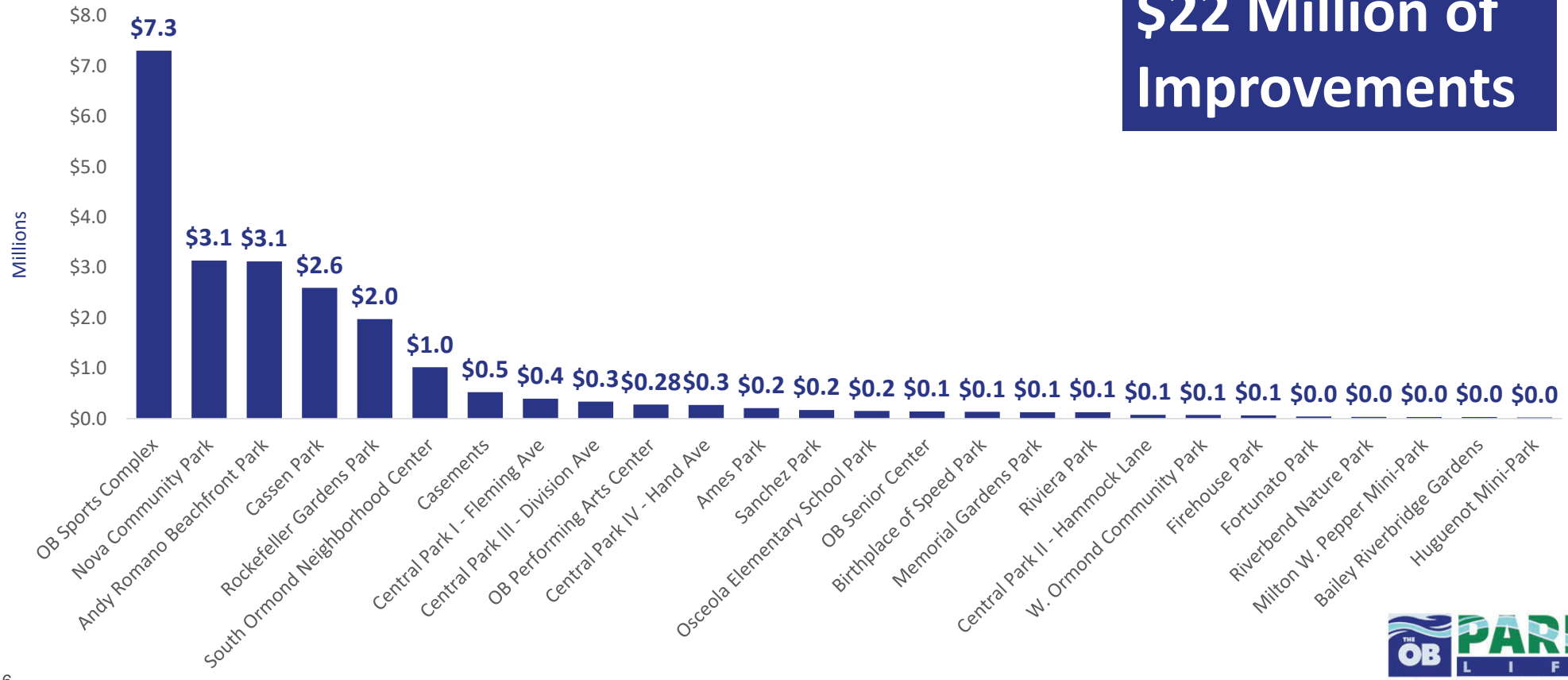
- Adding a new gym/multi-purpose center/civic center;
- Provision of adequate pickleball facilities;
- Addition of a multi-purpose open space;
- Providing adequate recreation opportunities in West Ormond, including a community center and athletic fields; and
- Providing additional amenities in parks, restrooms in particular.

How did we identify these summary needs?

Projects Implemented Since Last Parks and Recreation Master Plan
2006-2020

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$22 Million of Improvements



THE OB PARKS LIFE
Parks and Recreation Master Plan

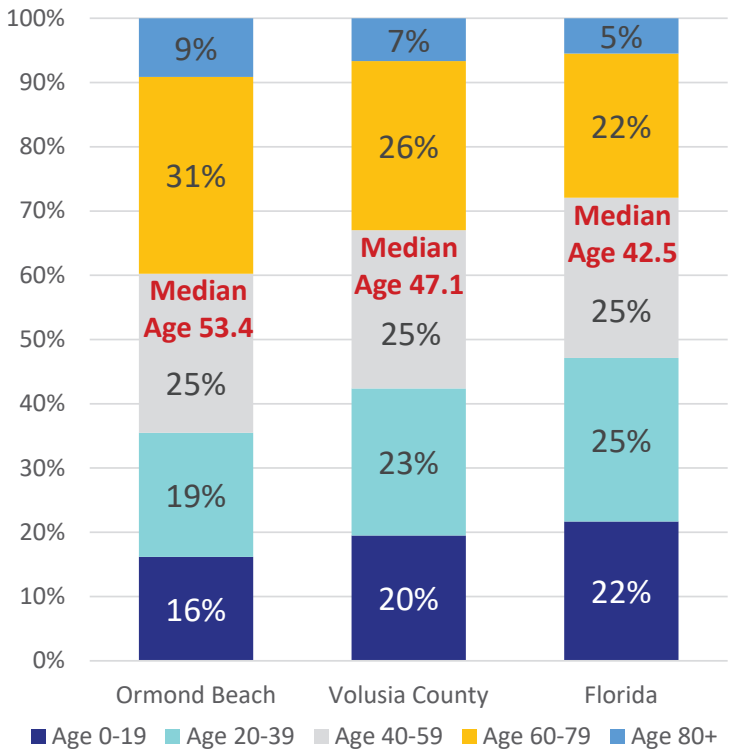
Demographics Analysis

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Population Growth Rate

	Ormond Beach	Volusia County	Florida
2010	38,137	494,593	18,801,310
Growth Rate 2010-2020	10%	12%	15%
2020	41,782	551,588	21,555,986
2025	45,604	573,800	23,130,870
2030	47,858	595,800	24,426,200

Age



Park Site Evaluations

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- 4 Evaluation Categories
- 30 Evaluation Subcategories
  - Proximity, Access, Linkages
  - Comfort and Image
  - Uses, Activities, and Sociability
  - Buildings and Architecture

LEGEND

Needs Improvement	1.0-1.9
	2.0-2.9
Meets Expectations	3.0-3.9
	4.0-4.9
Exceeding Expectations	5.0



Park System Average Score = 3.1

Park Site Evaluations

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Parks That Scored Below Meeting Expectations

- Arroyo Fountain Park
- Arroyo Oaks Mini Park
- Division Avenue Passive Park
- Hospital Gardens Mini Park
- Huguenot Park
- Mainstreet Park
- Nova Road Passive Park – North and South
- Ormond Beach Lions Park
- Ormond Beach Middle School Park
- Ormond Beach Performing Arts Center
- Ormond Beach Senior Center
- Ormond Parkway Park
- Osceola Elementary School Park
- Plaza Gardens Park
- Rosewood Avenue Mini Park
- Santa Lucia Park
- South Old King Road Passive Park
- Ted Porter Park
- Vander Park
- Woodmere Park



Parks and Recreation Master Plan

Park Site Evaluations

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Criteria that Scored Below Expectations

- Transit access
- Clarity of information and signage
- Protection from bad weather
- Branding
- Level of activity
- Marketing or promotional efforts for facility and activities
- Energy and sustainability



THE OB PARKS LIFE
Parks and Recreation Master Plan

Park Site Evaluations

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Strengths

- Cleanliness/overall quality of maintenance in indoor facilities
- Evidence of management and stewardship in indoor facilities
- Ability to supervise and manage indoor facilities
- Condition and effectiveness of equipment and operating systems
- Programming flexibility



Parks and Recreation Master Plan

Park Site Evaluations

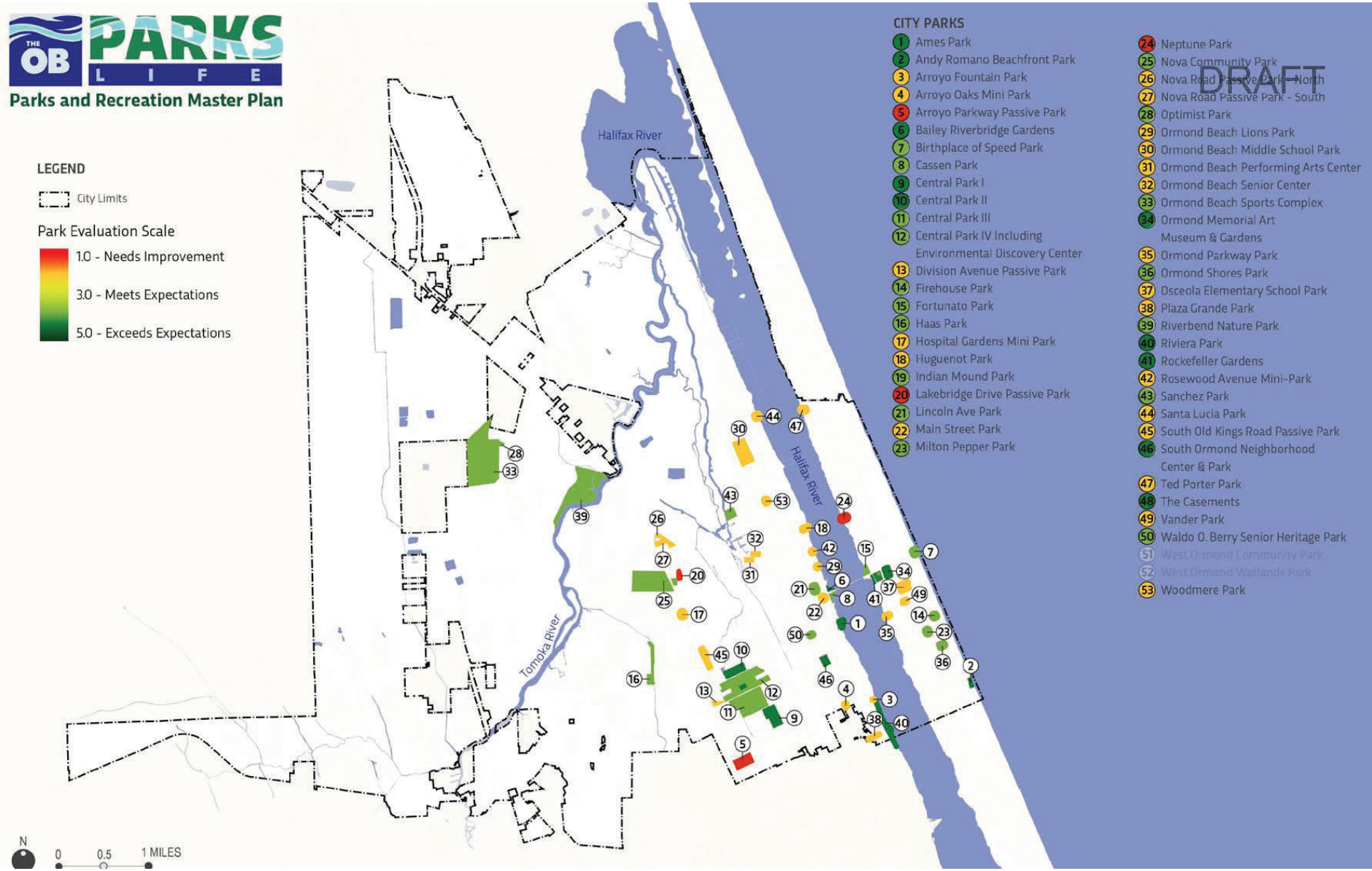
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Opportunities

- Transit access
- Clarity of information and signage
- Protection from bad weather
- Branding
- Level of activity
- Marketing or promotional efforts
- Energy and sustainability



Park Site Evaluations

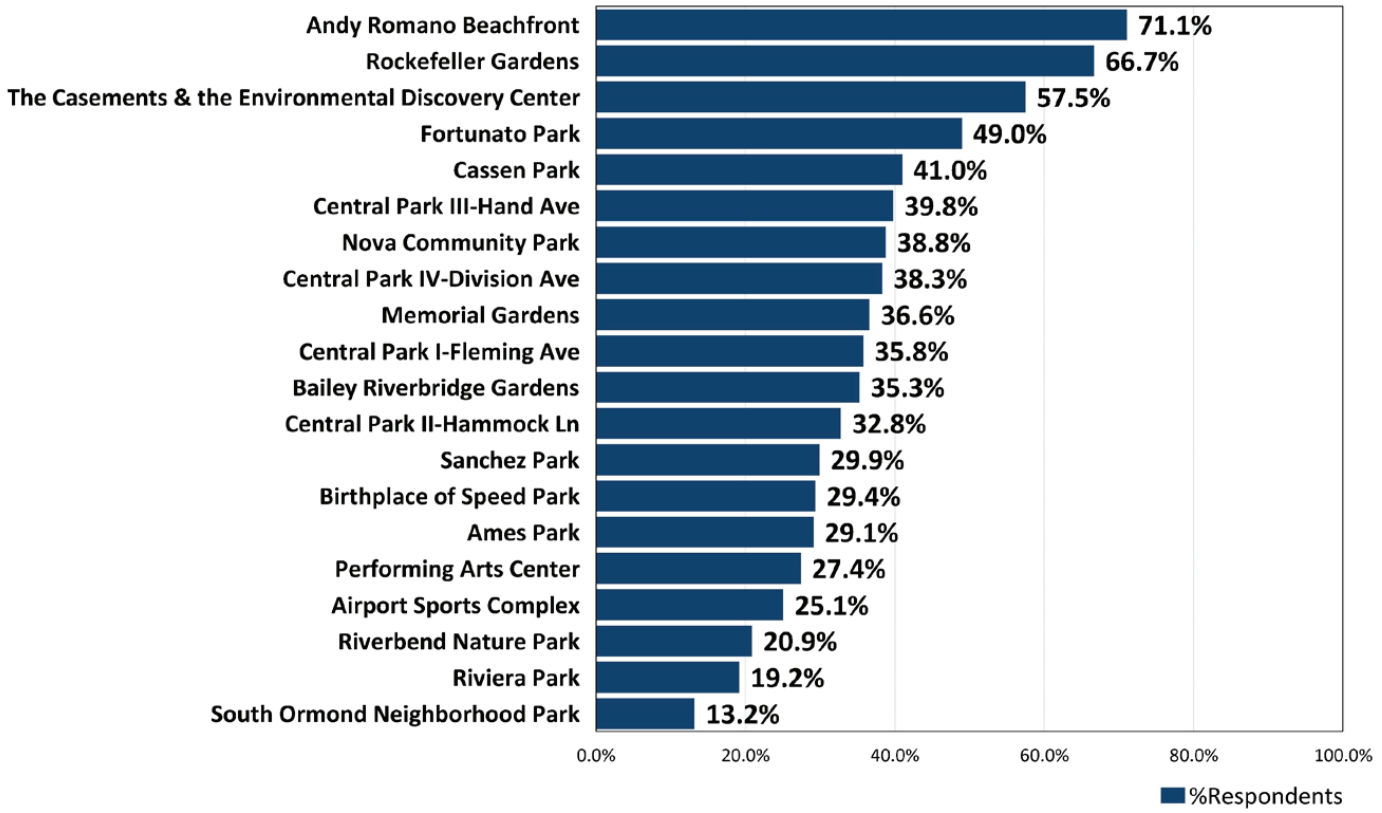


Statistically Valid Survey

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Q1. Major Parks and Facilities, Operated by the City of Ormond Beach Parks Department, That Residents Visited During the Past Two Years (Including Prior to the COVID-19 Pandemic)

by percentage of respondents (multiple choices could be selected)



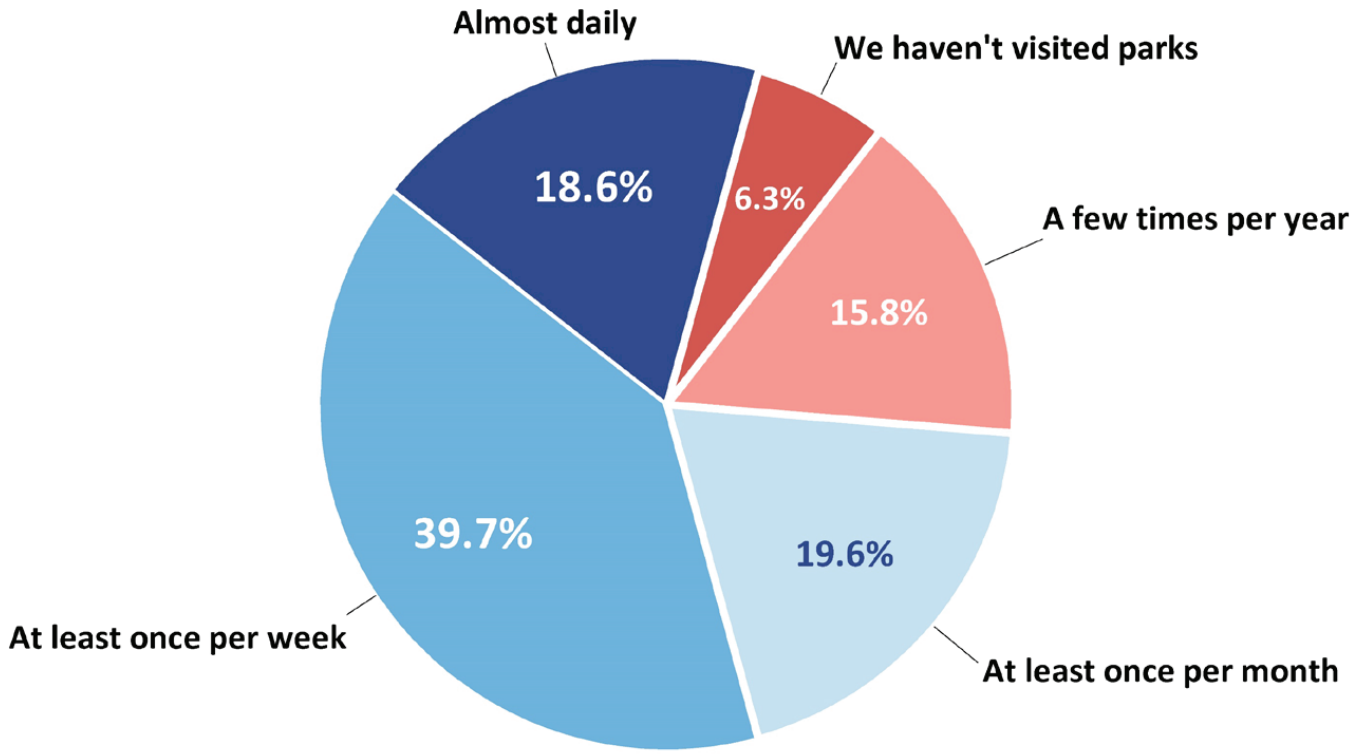
Parks and Recreation Master Plan

Statistically Valid Survey

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Q7. On average, how often have you and members of your household visited parks and recreation facilities in the City of Ormond Beach in the past two years, including before the COVID-19 pandemic?

by percentage of respondents (excluding ***not provided*** responses)



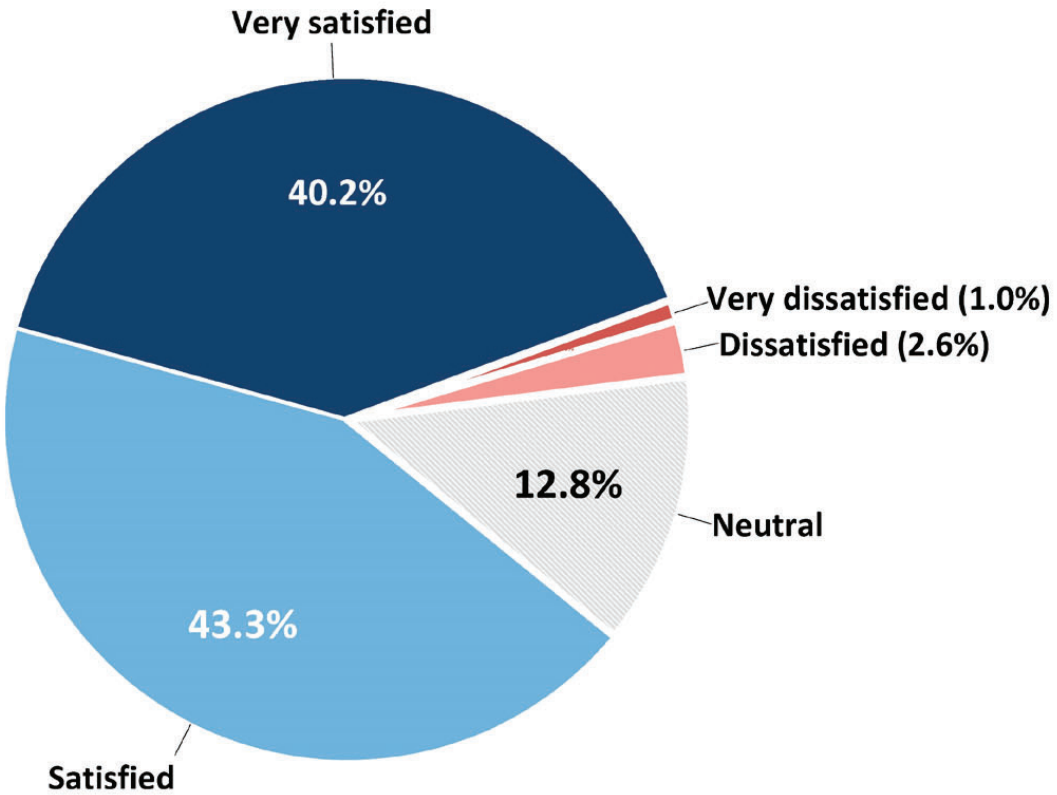
Parks and Recreation Master Plan

Statistically Valid Survey

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Q8. Overall, how satisfied are you with the parks and recreation facilities provided by the City of Ormond Beach Parks Department?

by percentage of respondents (excluding ***don't know*** responses)



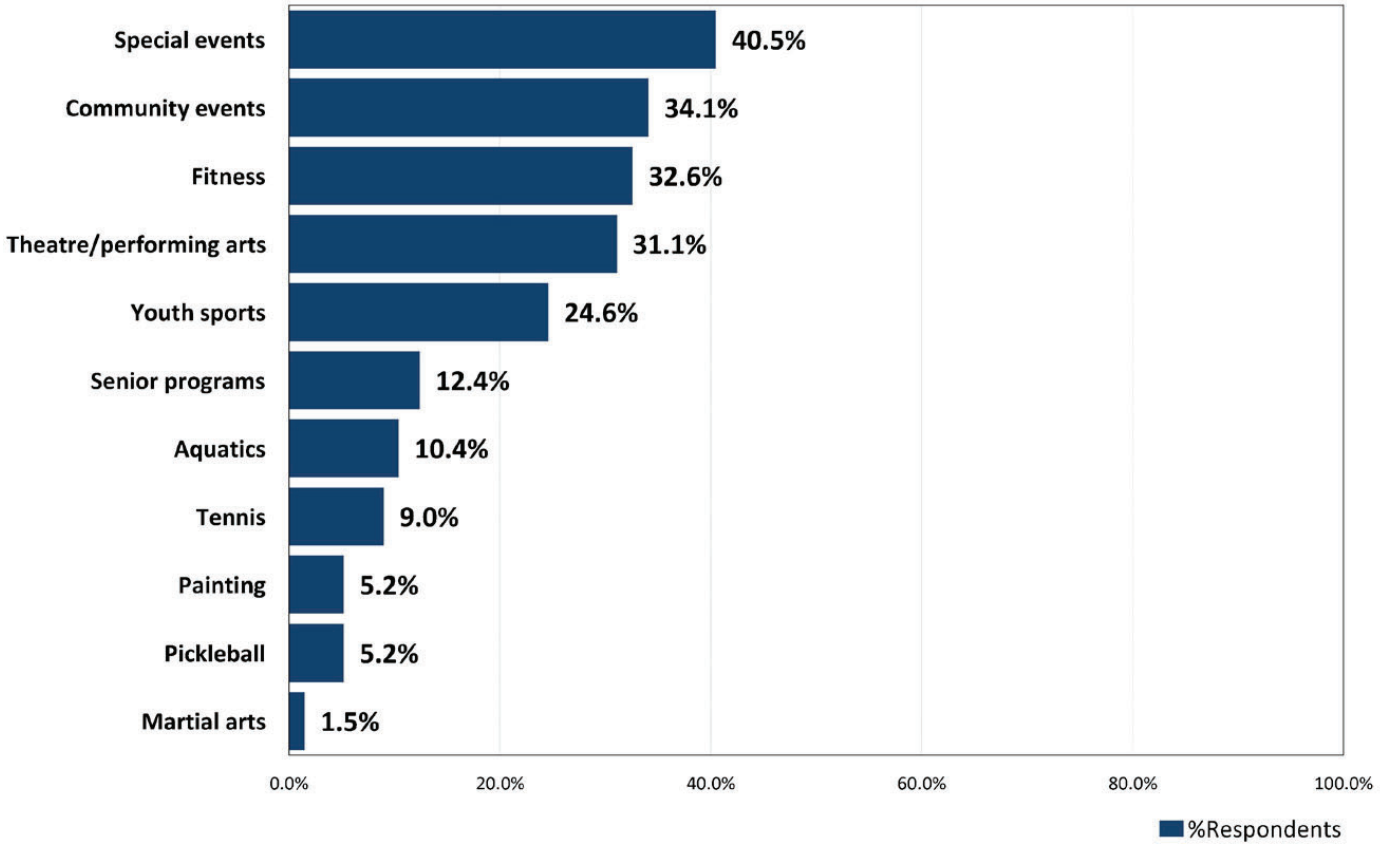
Parks and Recreation Master Plan

Statistically Valid Survey

DRAFT

Q10. Programs, Offered in the City of Ormond Beach, That Households Have Participated in Over the Last Five Years

by percentage of respondents (multiple choices could be selected)



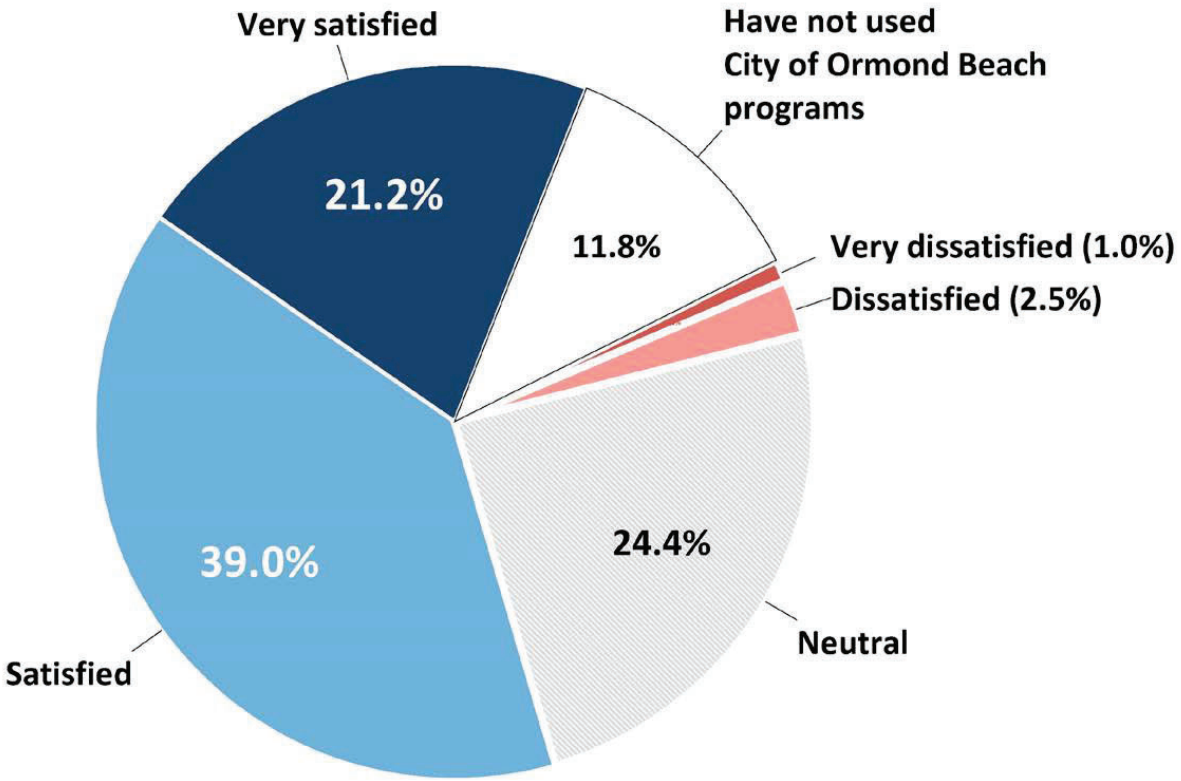
Parks and Recreation Master Plan

Statistically Valid Survey

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Q13. How satisfied are you with the programs offered by the City of Ormond Beach?

by percentage of respondents (excluding ***not provided*** responses)



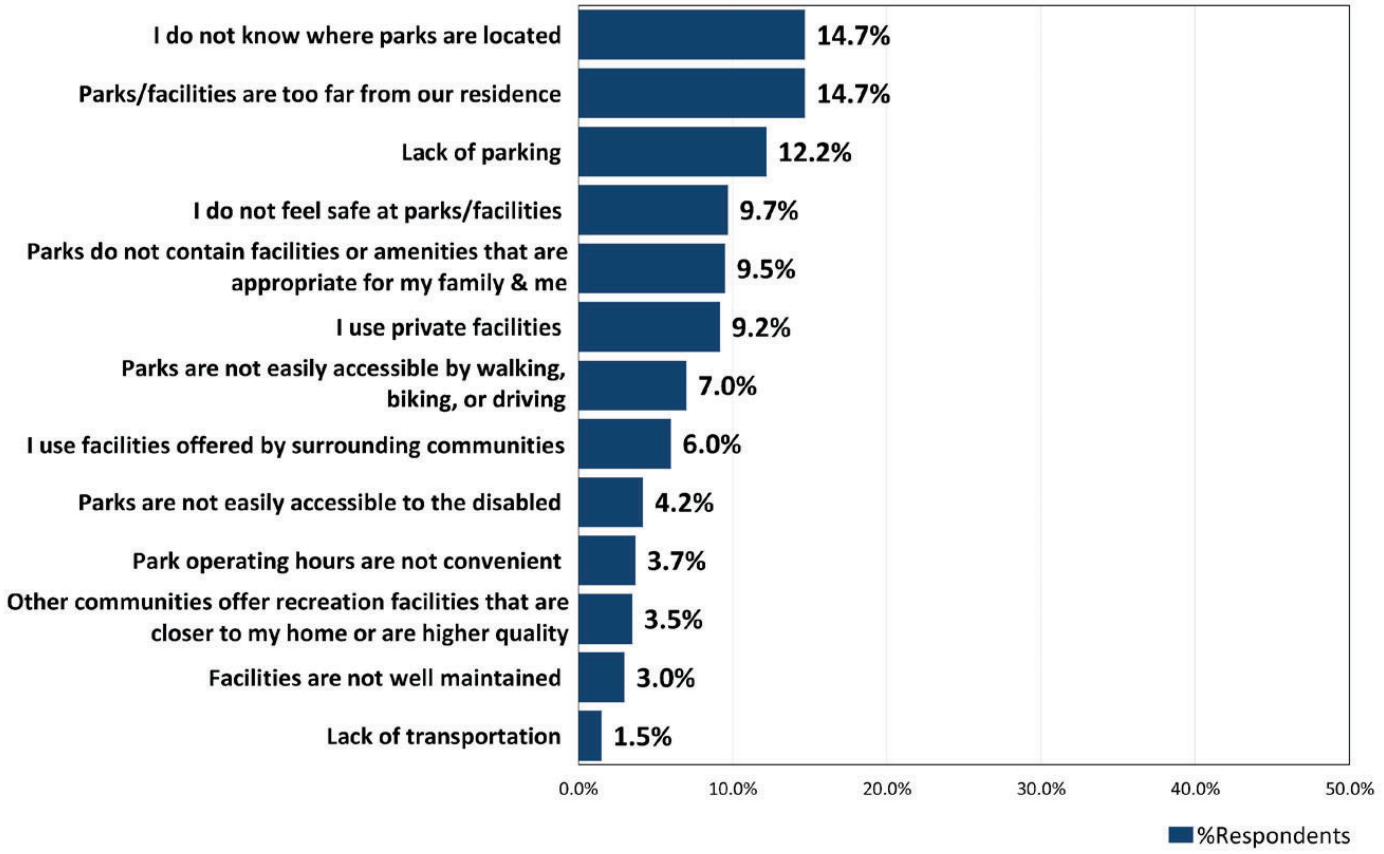
Parks and Recreation Master Plan

Statistically Valid Survey

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Q15. Reasons That Prevent Households From Using the Parks and Recreation Facilities Offered by the City of Ormond Beach More Often

by percentage of respondents (multiple choices could be selected)



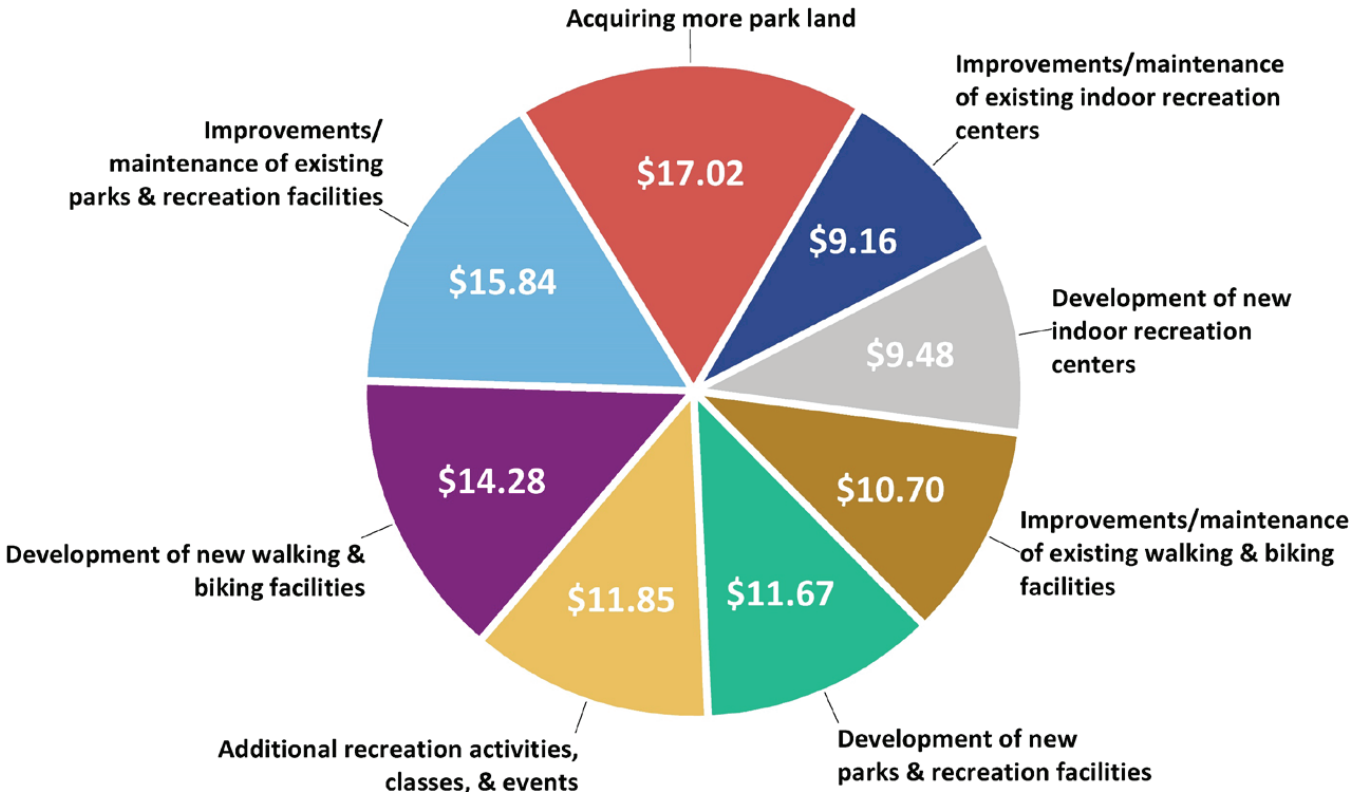
Parks and Recreation Master Plan

Statistically Valid Survey

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Q17. If you had a budget of $100 for services provided by the City of Ormond Beach Leisure Services Department, how would you allocate the funds among the categories of funding listed below?

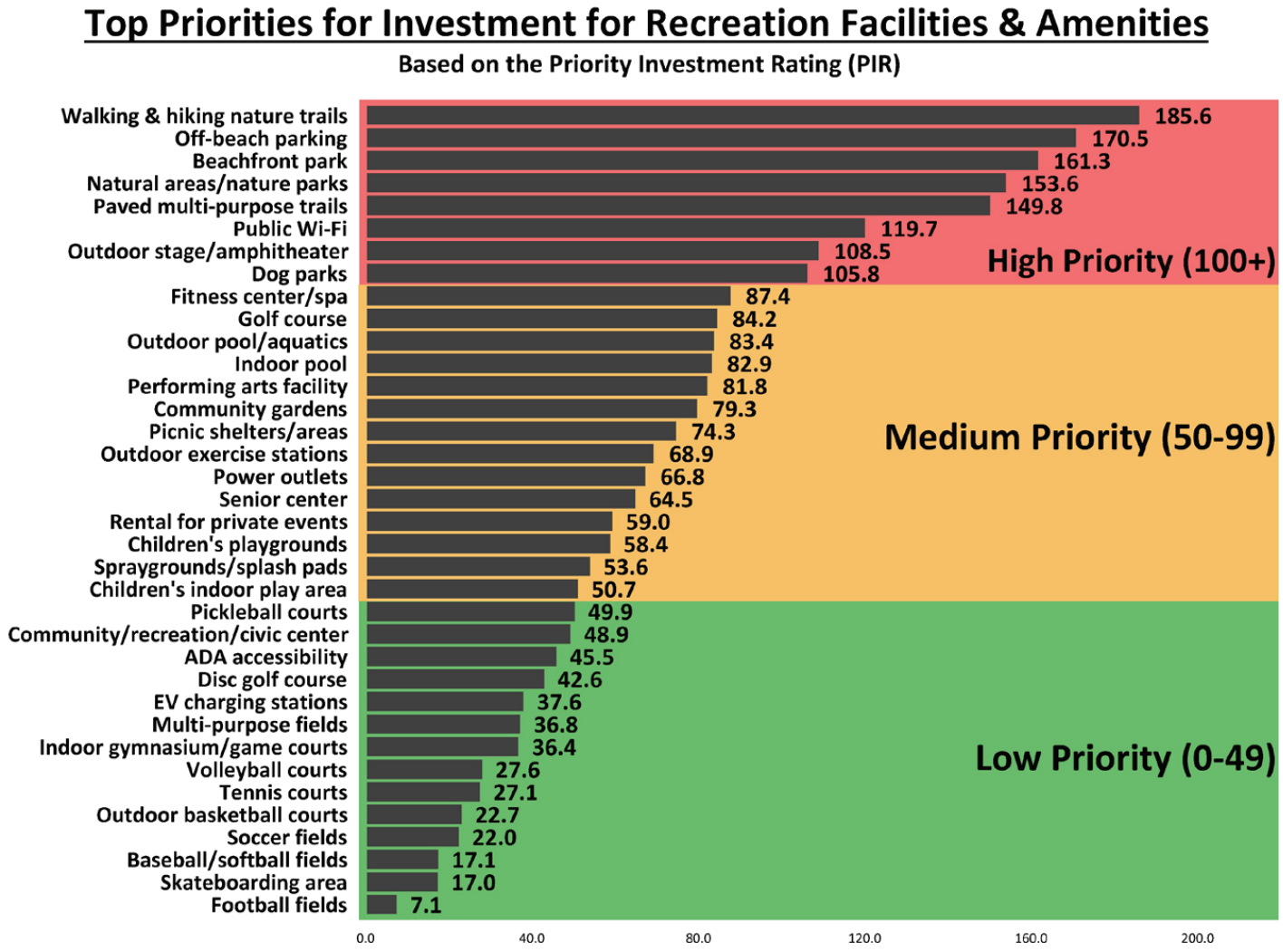
by percentage of respondents



Parks and Recreation Master Plan

Statistically Valid Survey

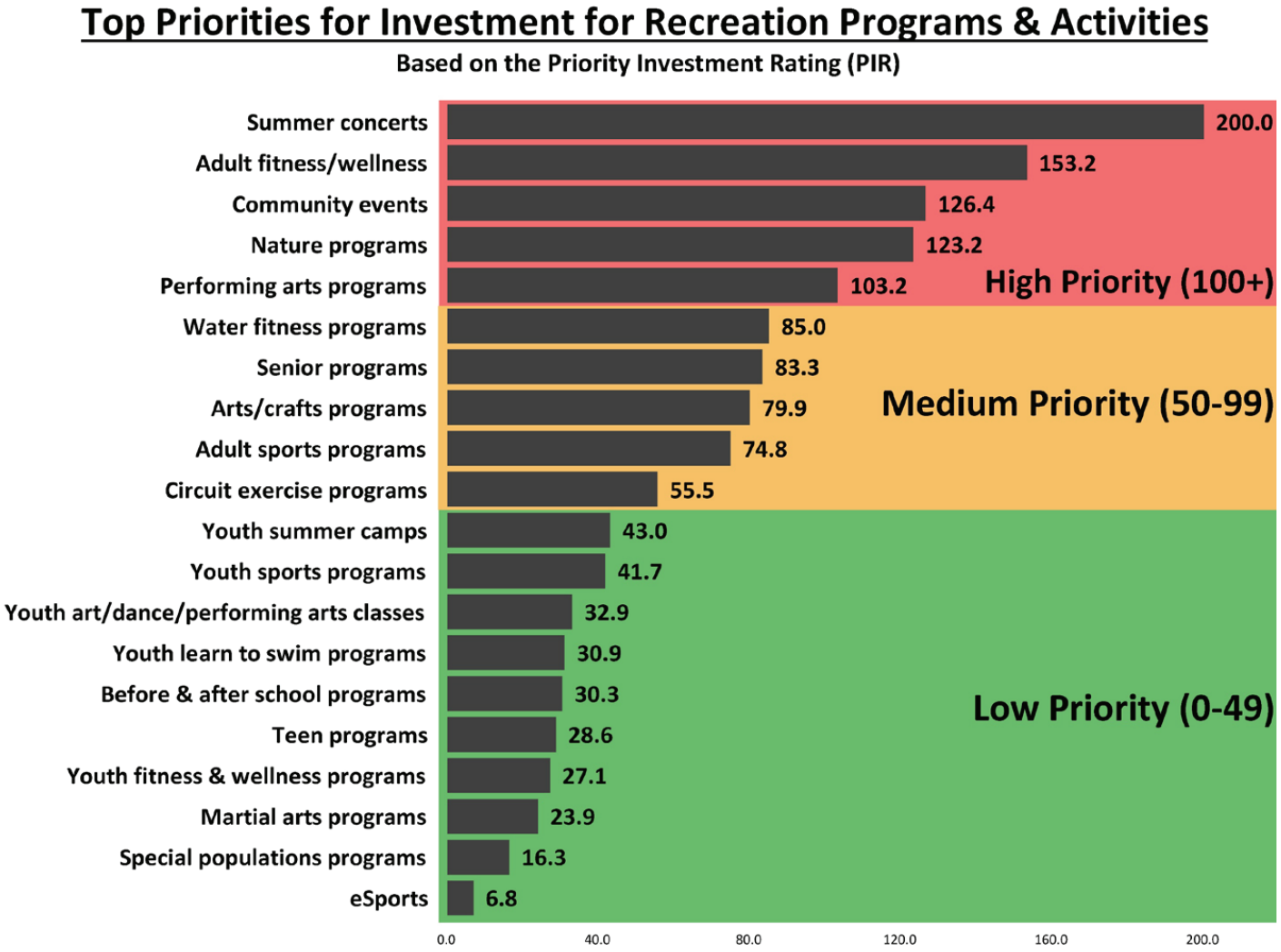
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Parks and Recreation Master Plan

Statistically Valid Survey

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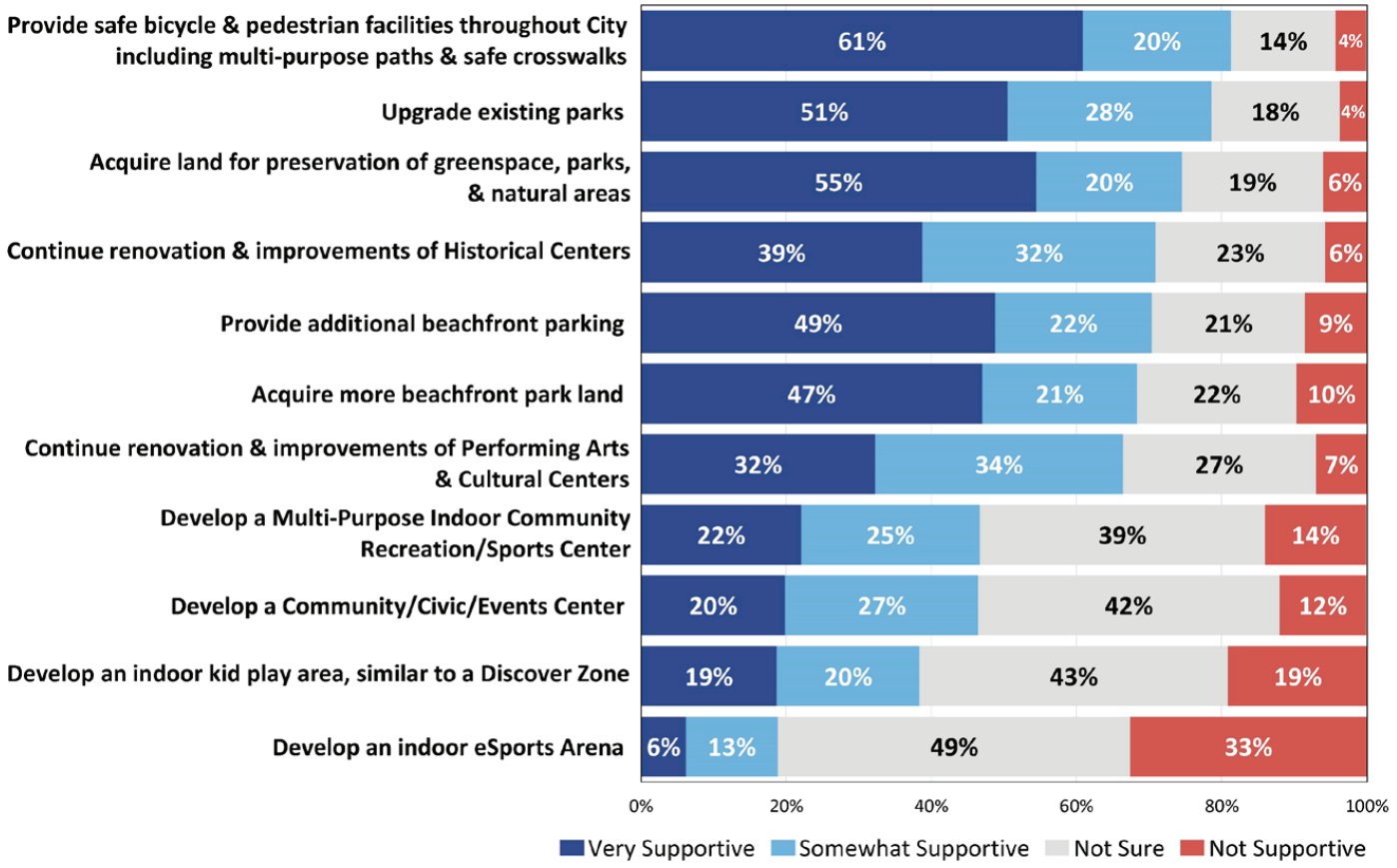
Parks and Recreation Master Plan

Statistically Valid Survey

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Q25. Residents' Level of Support for Actions the City Could Take to Improve the Parks and Recreation System

by percentage of respondents, using a 4-point scale, where 4 means *very supportive* and 1 means *not supportive*

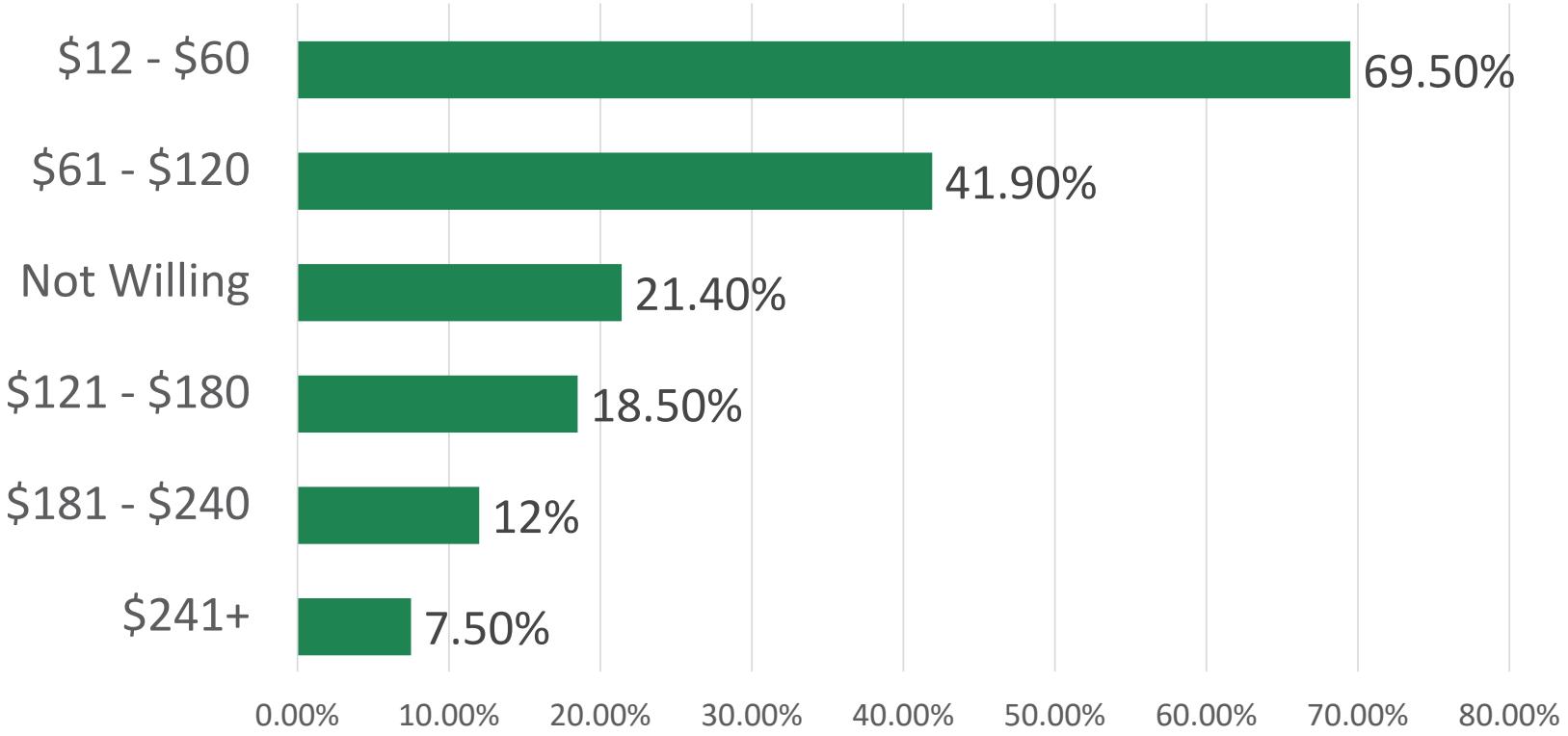


Parks and Recreation Master Plan

Statistically Valid Survey

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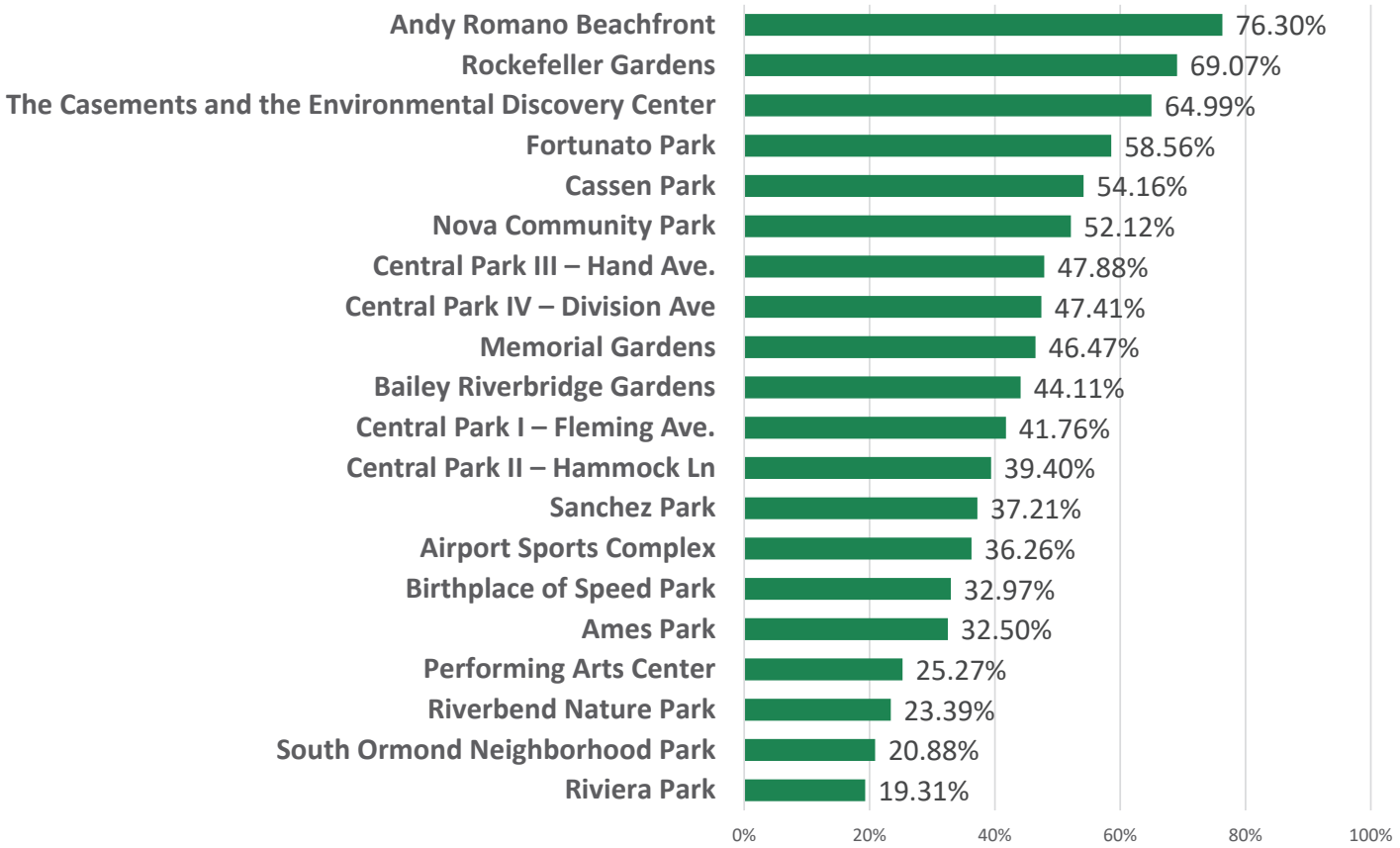
Q24. What amount would you be willing to pay yearly to fund the types of parks, recreation facilities, and programs that are most important to you and your household?



On-Line Survey

DRAFT

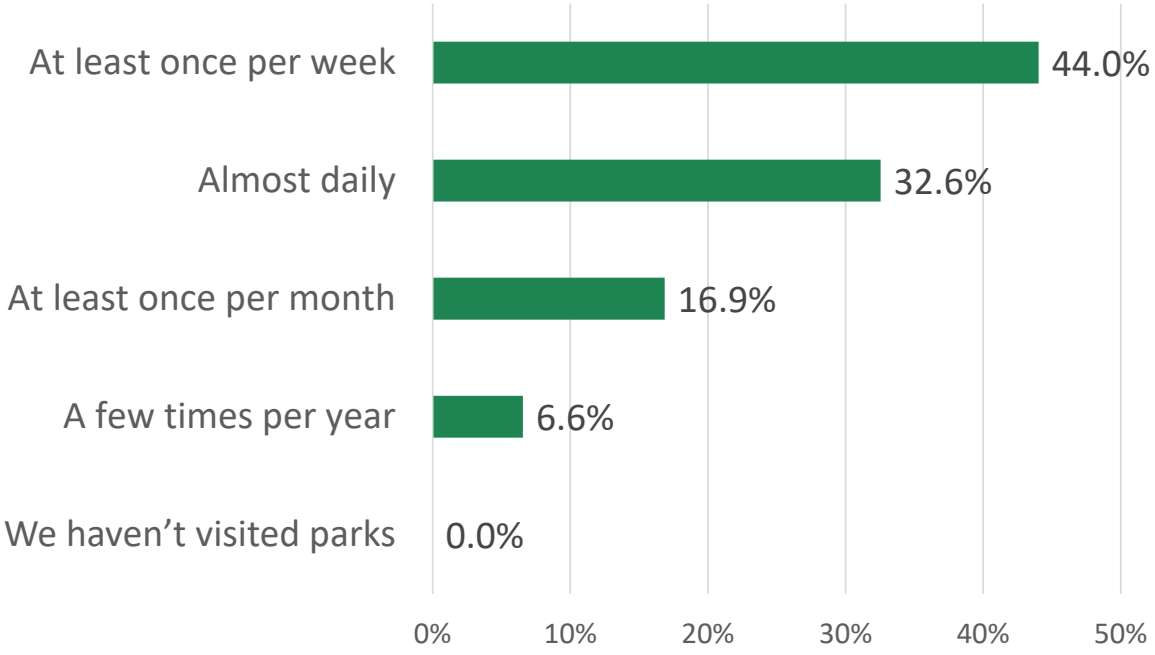
Q2. Please select the major parks and recreation facilities operated by the City of Ormond Beach Parks Department that you and other members of your household have visited during the past two years, including before the COVID-19 pandemic.



On-Line Survey

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Q8. On average, how often have you and members of your household visited parks and recreation facilities in the City of Ormond Beach in the past two years, including before the COVID-19 pandemic?

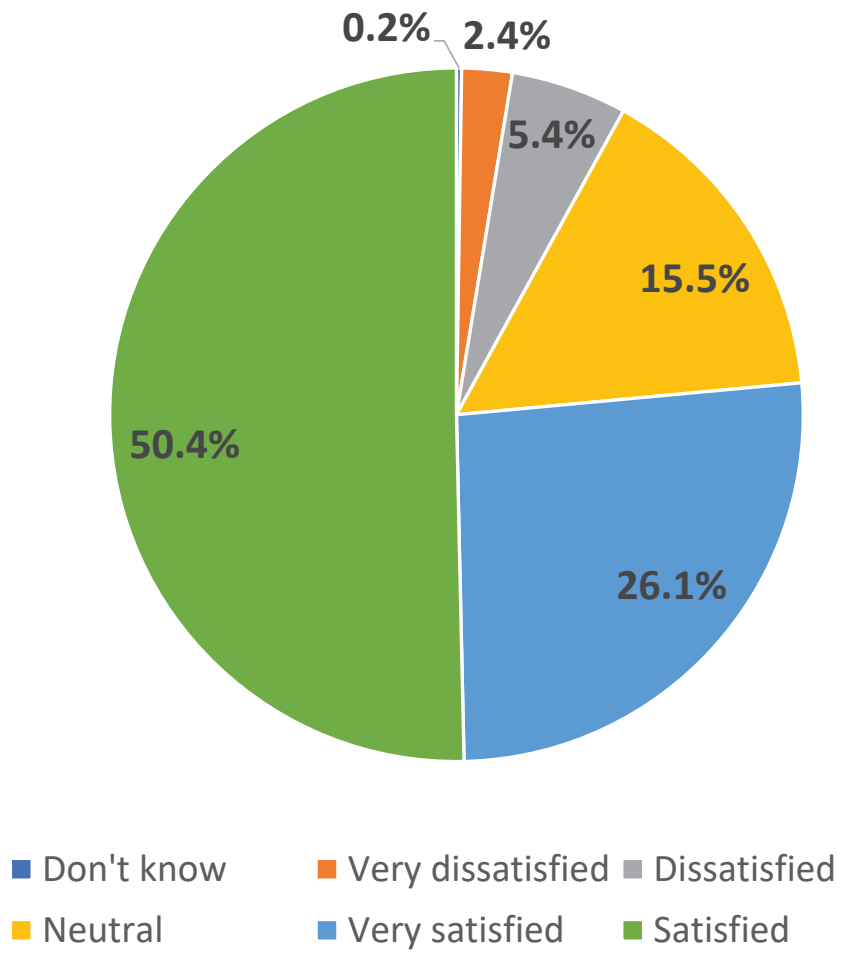


Parks and Recreation Master Plan

On-Line Survey

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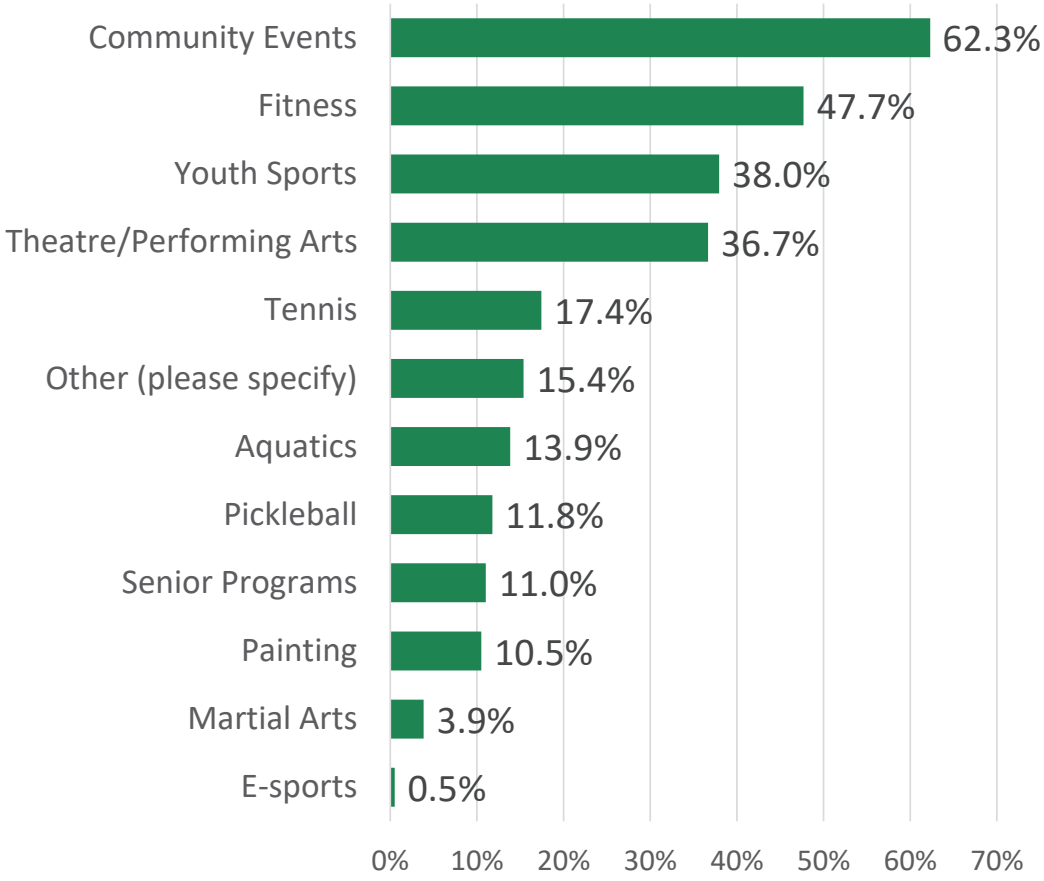
Q9. Overall, how satisfied are you with the parks and recreation facilities provided by the City of Ormond Beach Parks Department?



On-Line Survey

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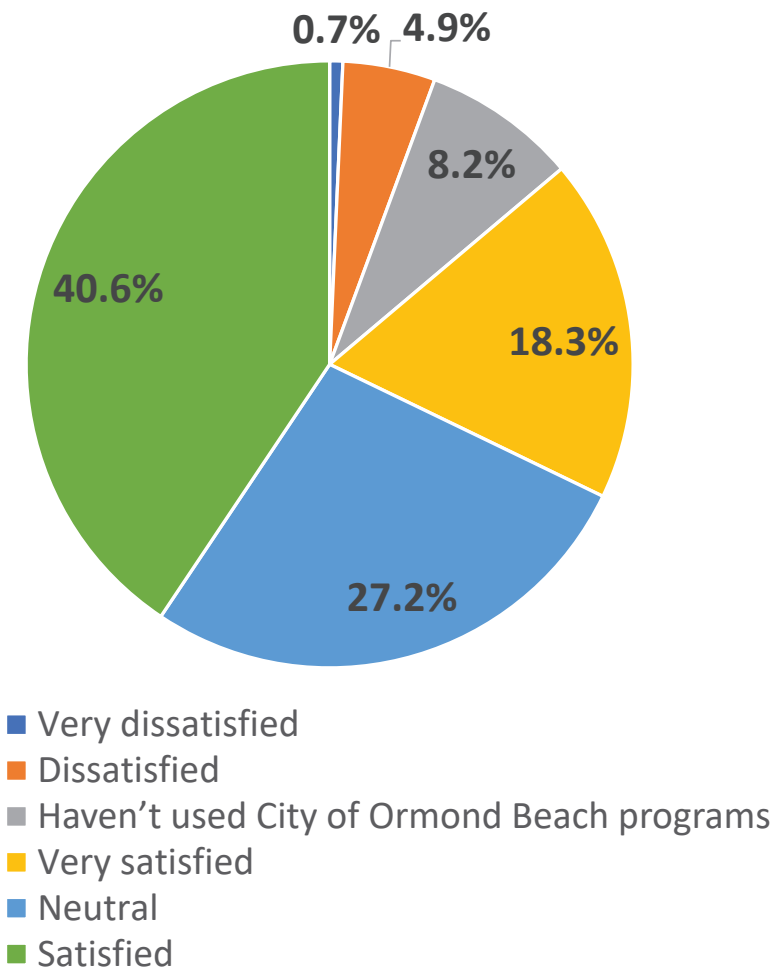
Q11. Please CHECK ALL the programs offered in the City of Ormond Beach that you and other members of your household have participated in over the last FIVE years.



On-Line Survey

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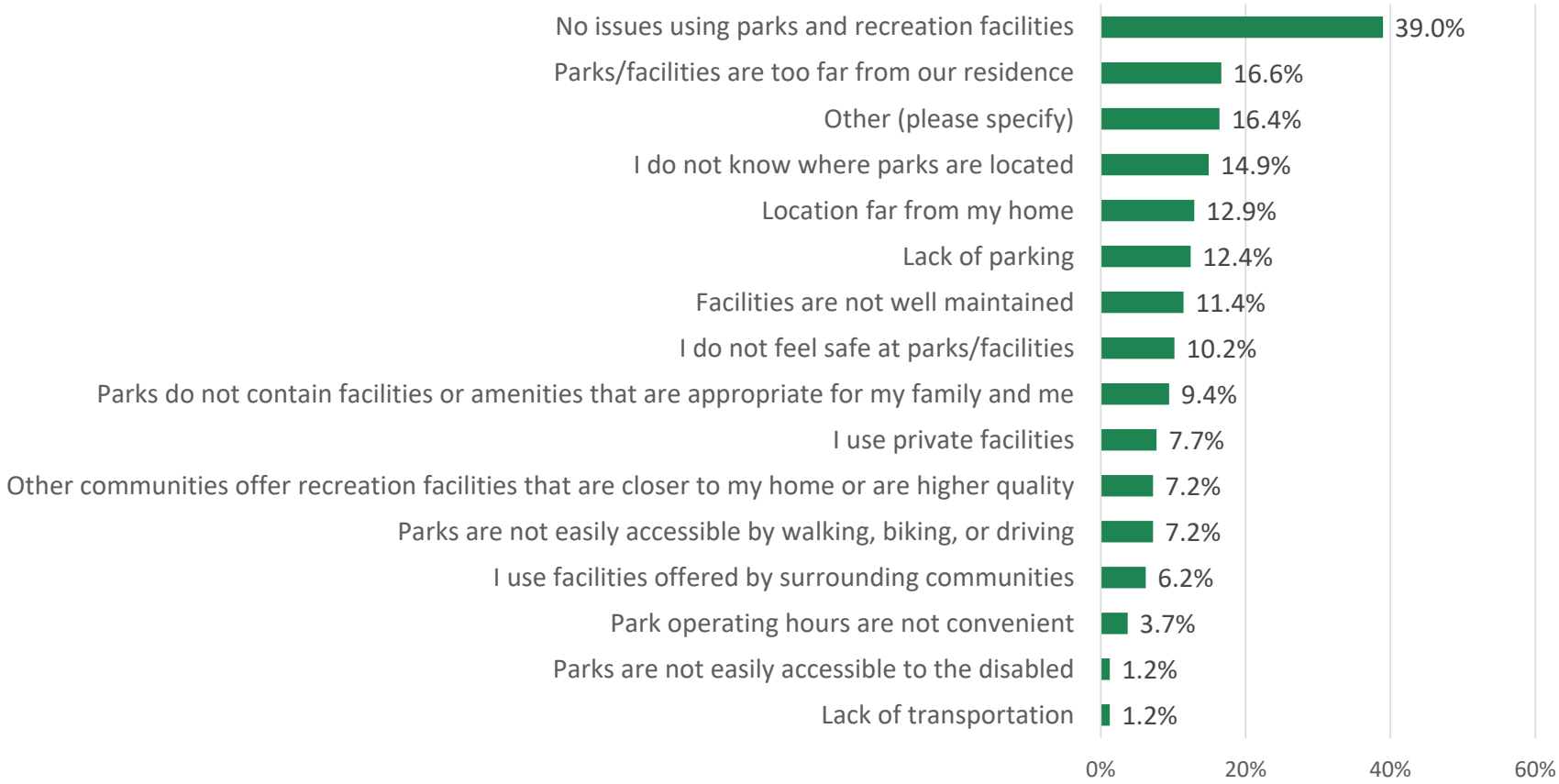
Q14. How satisfied are you with the programs offered by the City of Ormond Beach?



On-Line Survey

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Q16. Please CHECK ALL the reasons that prevent you or other members of your household from using the parks and recreation facilities of the City of Ormond MORE OFTEN.



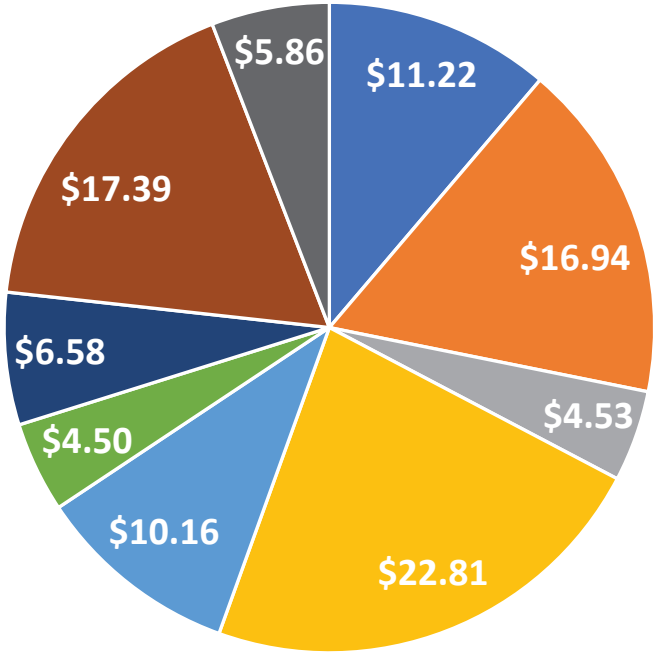
THE OB PARKS LIFE
Parks and Recreation Master Plan

On-Line Survey

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Q18. If you had a budget of $100 for services provided by the City of Ormond Beach Leisure Services Department, how would you allocate the funds among the categories listed below?

- Development of new parks and recreation facilities
- Development of new walking and biking facilities
- Development of new indoor recreation centers
- Improvements/maintenance of existing parks and recreation facilities
- Improvements/maintenance of existing walking and biking facilities
- Improvements/maintenance of existing indoor recreation centers
- Additional recreation activities, classes, and events
- Acquiring more park land
- Other:

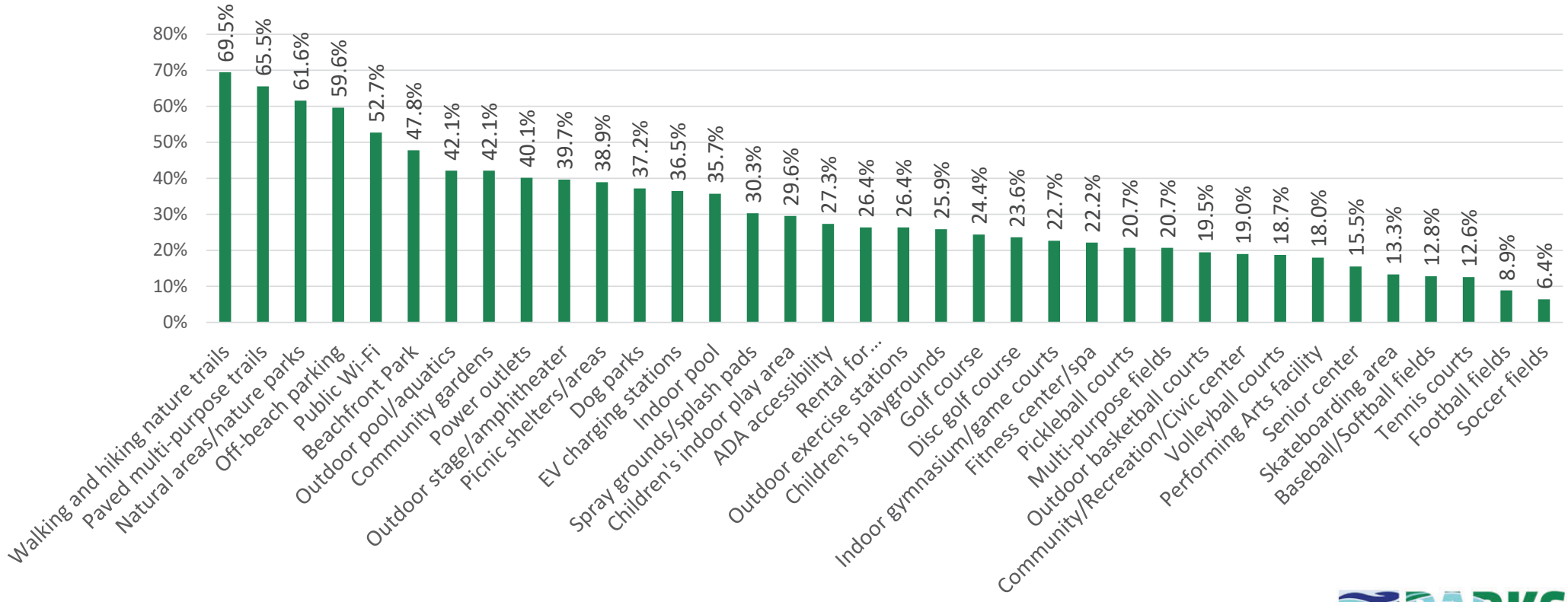


Parks and Recreation Master Plan

On-Line Survey

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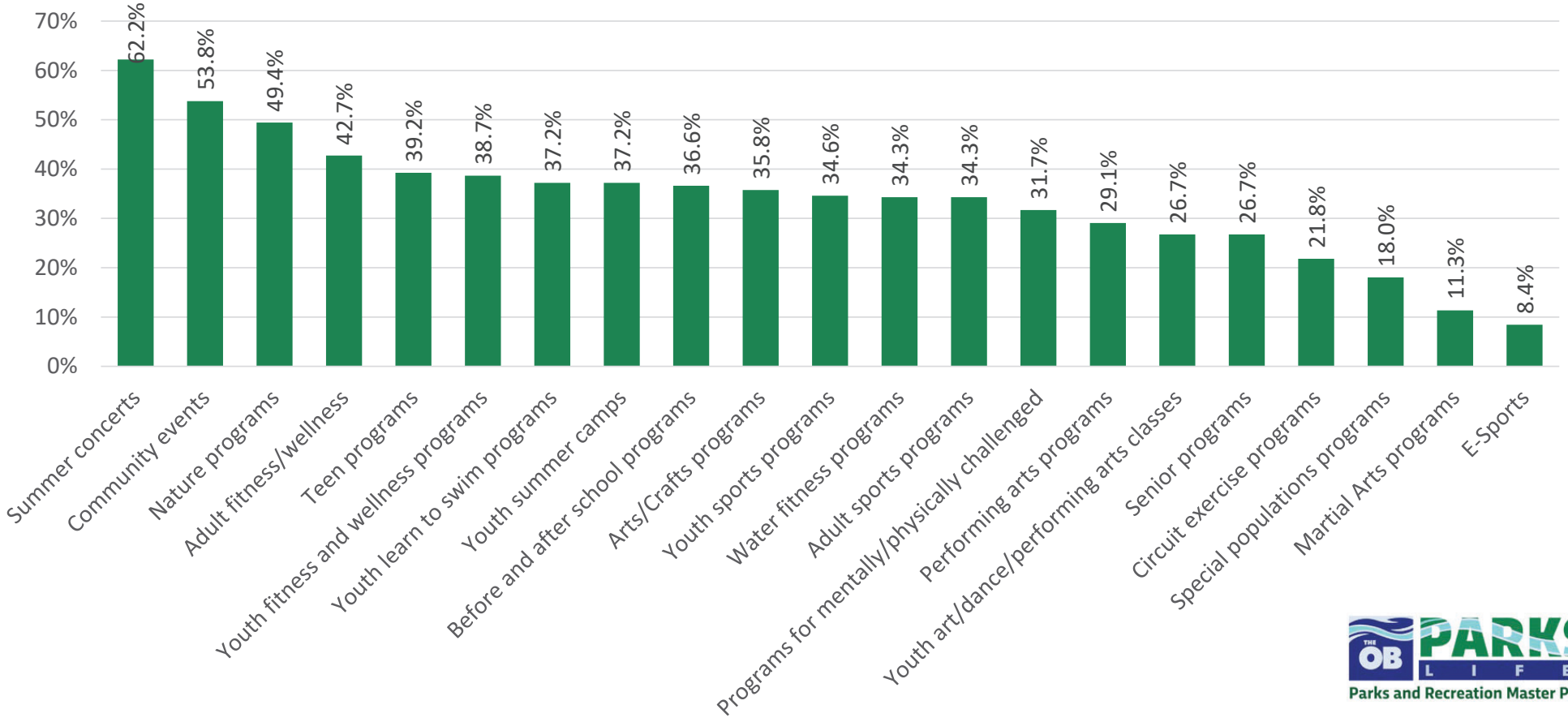
Q20. Please indicate if you or any member of your household NEED MORE of the type of parks and recreation facilities listed below.



On-Line Survey

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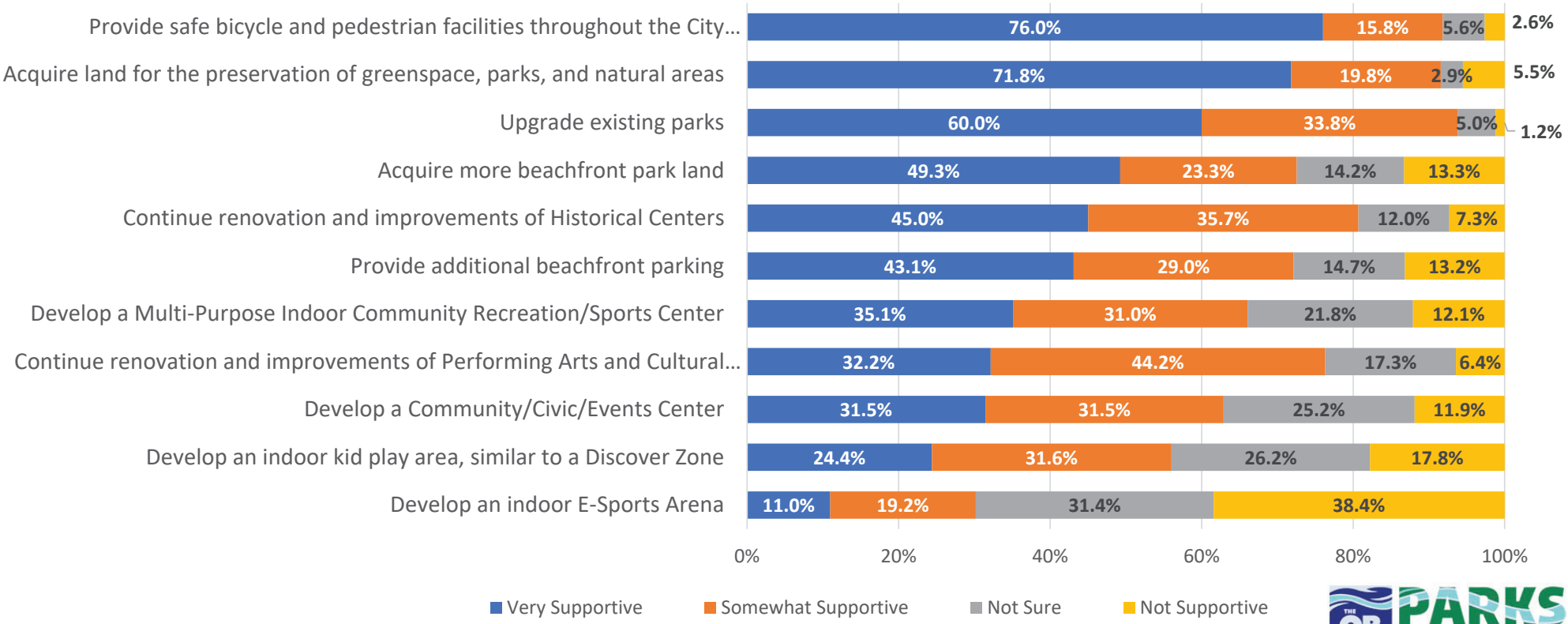
Q21. Please indicate if you or any member of your household NEED MORE of the type of parks and recreation programs listed below.



On-Line Survey

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Q28. Please indicate the ACTIONS you would be VERY SUPPORTIVE, SOMEWHAT SUPPORTIVE, NOT SURE, or NOT SUPPORTIVE of each action.

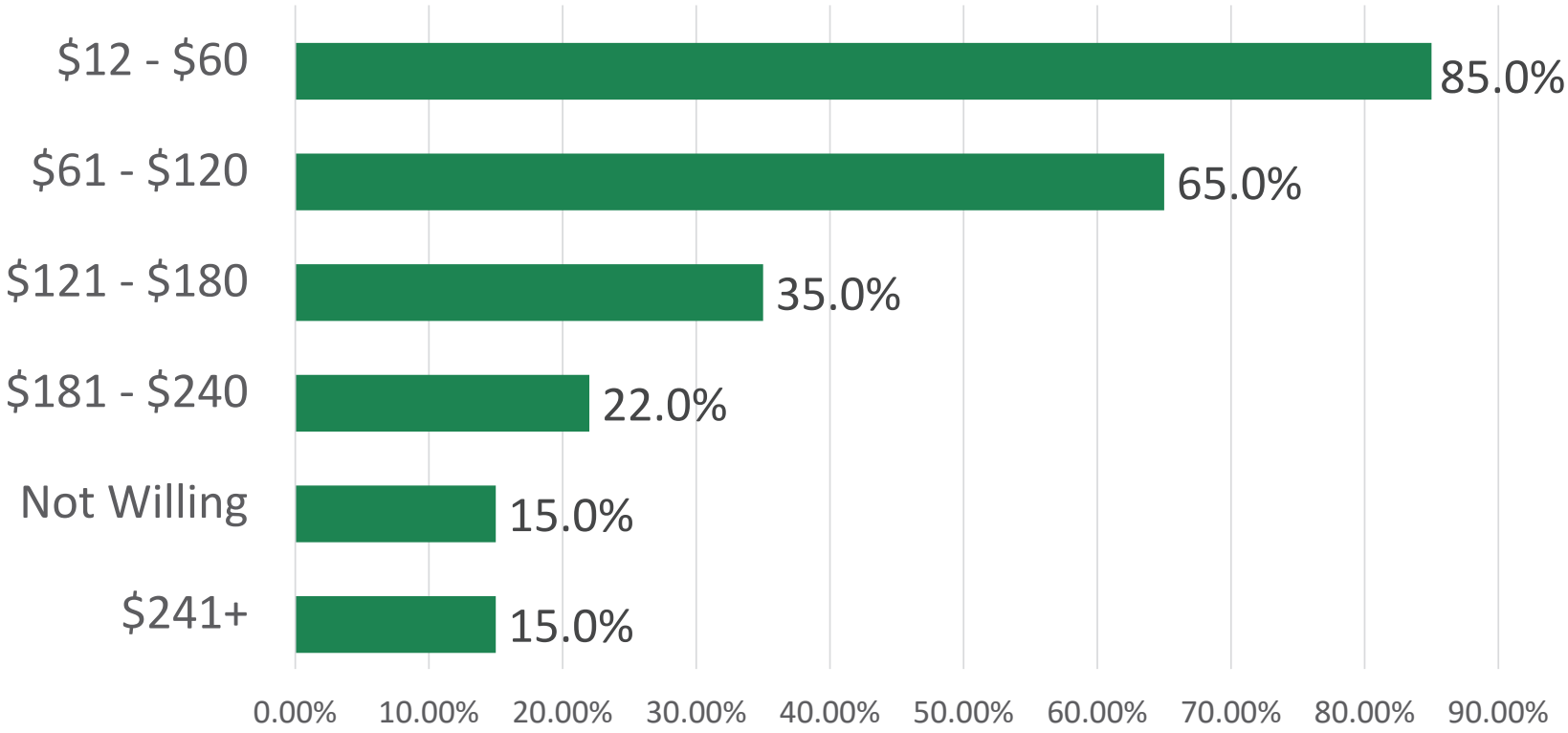


Parks and Recreation Master Plan

On-Line Survey

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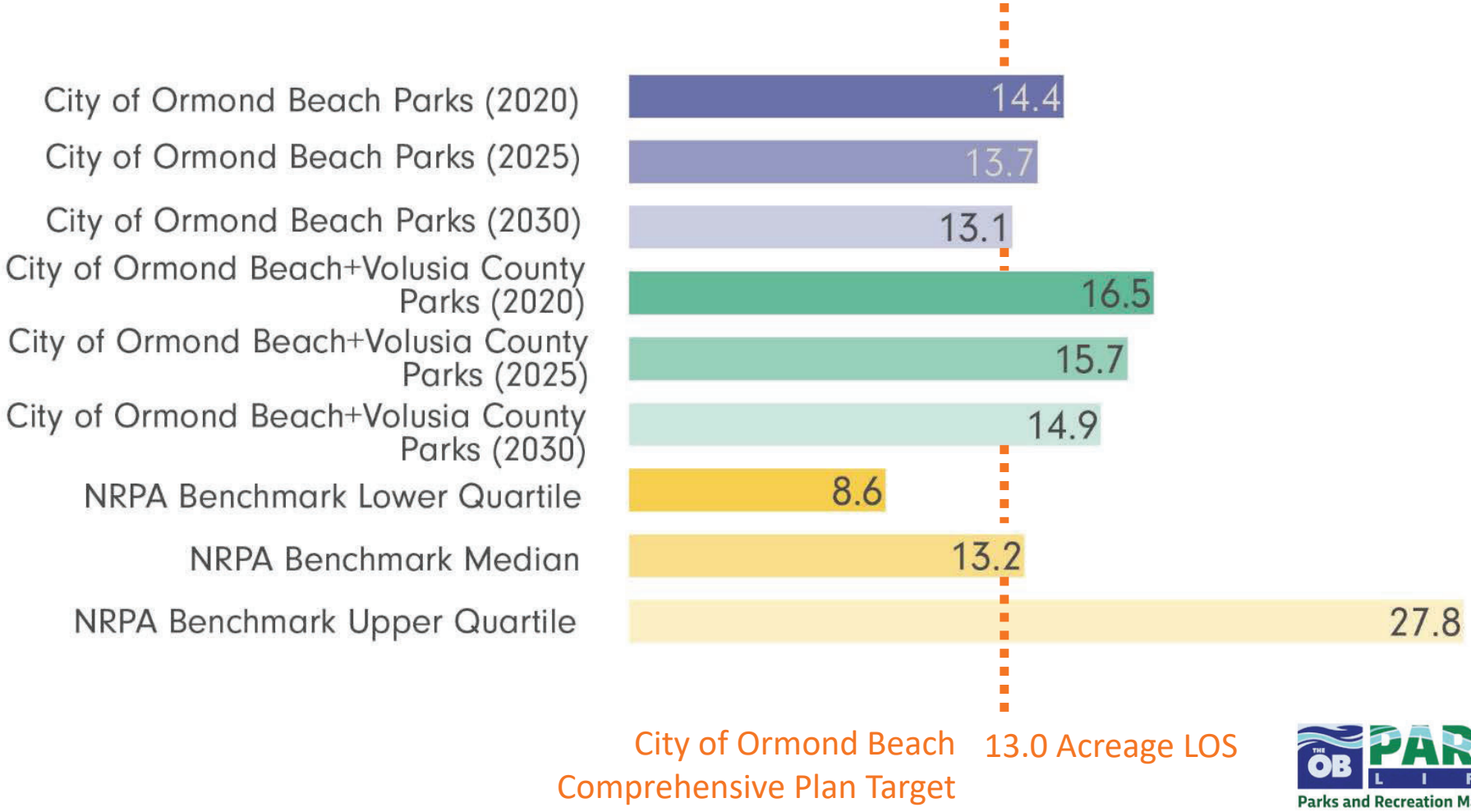
Q24. What amount would you be willing to pay yearly to fund the types of parks, recreation facilities, and programs that are most important to you and your household?



Parks and Recreation Master Plan

Acreage Level of Service

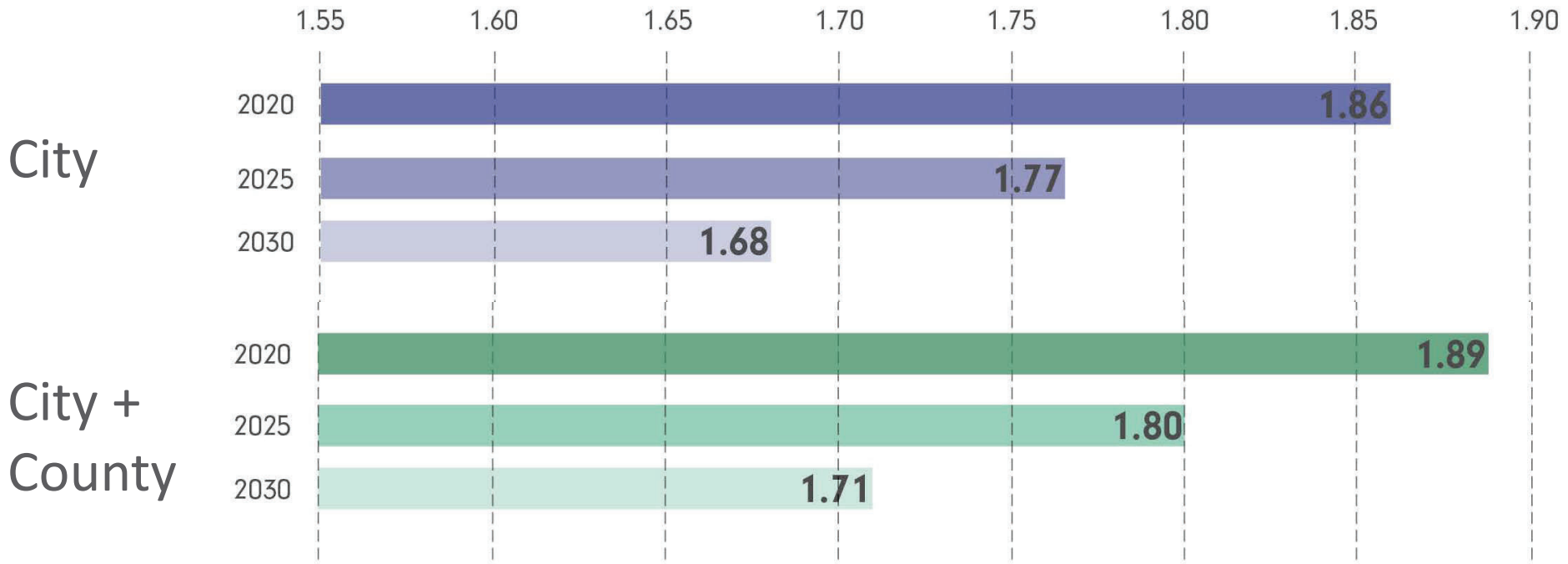
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Parks and Recreation Master Plan

Indoor Square Footage Level of Service

DRAFT



Parks and Recreation Master Plan

Facilities Level of Service | NRPA Benchmarks

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Potential Need Due to Limited Number of City Facilities:

- Senior Centers
- Nature Centers
- Gyms
- Diamond fields: baseball - youth
- Diamond fields: softball fields - youth
- Playgrounds (by 2030)
- *Dog park (currently managed by the YMCA)*
- Tot lots
- Skate park

Potential Need Due to Lack of City Facilities:

- Stadiums
- Arenas
- Golf Course (18-Holes)
- Rectangular fields: multi-purpose synthetic
- *Swimming pools (outdoor only), provided by YMCA)*

Facilities Level of Service | NRPA Benchmarks

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Potential Need Due to Limited Number of **City + County** Facilities:

- Senior Centers
- Nature Centers
- Gyms
- Diamond fields: baseball - youth
- Diamond fields: softball fields – youth
- *Dog park (currently managed by the YMCA)*
- Tot lots
- Skate park

Potential Need Due to Lack of **City + County** Facilities:

- Stadiums
- Arenas
- Golf Course (18-Holes)
- Rectangular fields: multi-purpose synthetic
- *Swimming pools (outdoor only), provided by YMCA*

Parks and Recreation Master Plan

Facilities Level of Service | SCORP Benchmarks

Facility Type	Central East Region LOS x/ 1,000 residents (2025)	# City Facilities	City (Need) / Surplus to Meet Central East Region LOS by 2020	City (Need) / Surplus to Meet Central East Region LOS by 2025	City (Need) / Surplus to Meet Central East Region LOS by 2030
Saltwater Beach Activities (Linear Feet of Beach)	34.14	19,113	18,257	18,213	18,168
Saltwater Non-Boat Fishing (Linear Feet of Pier)	38.56	2,040	1,702	1,684	1,666
Saltwater Boat Ramp Lanes	0.11	3	2	2	2
Freshwater Boat Ramps	0.14	0	(1)	(1)	(1)
Paved Trails (Biking)	0.091	2	0	0	0
Baseball/Softball fields	1.33	14	7	7	7
Football fields	0.53	3	0	0	0
Soccer fields	0.25	12	11	10	10
Basketball courts	1.23	10	1	1	0
Tennis courts	1.19	21	15	15	14
Outdoor swimming pools	0.043	0	(1)	(1)	(1)

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Access Level of Service



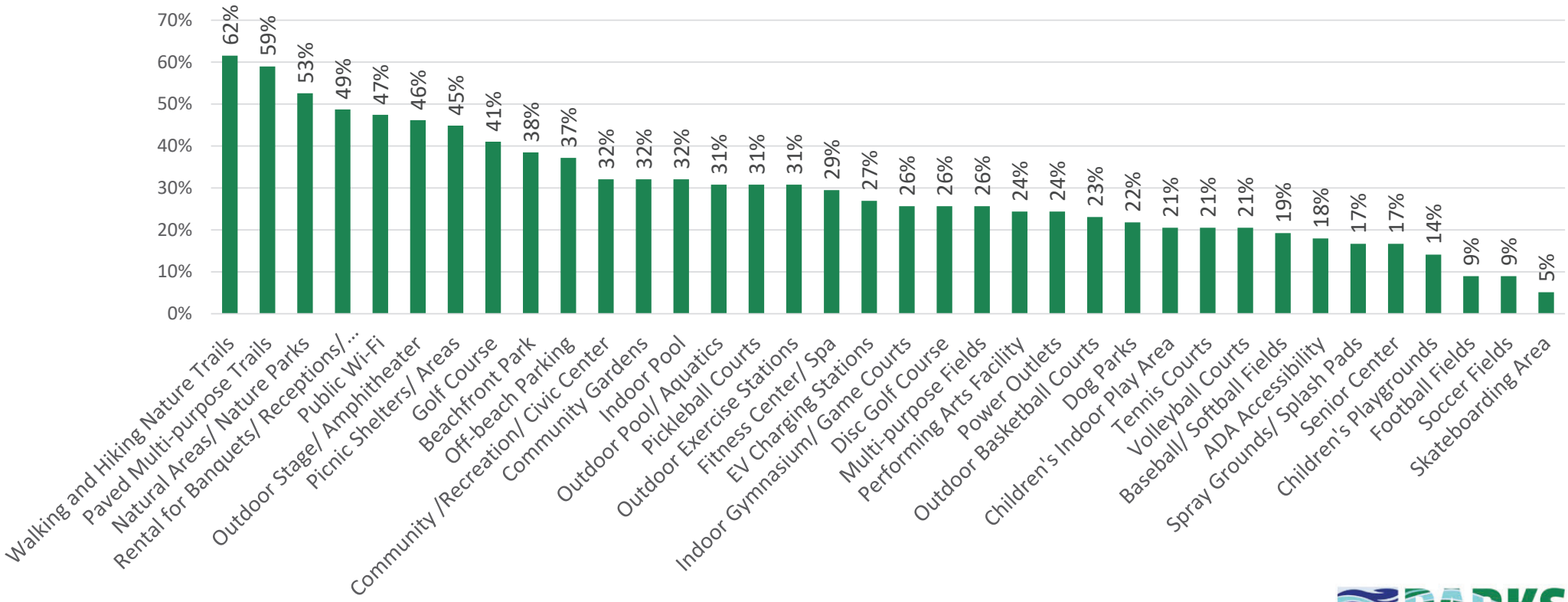
Access Level of Service



Public Meeting

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Facilities that are important but not adequately provided.

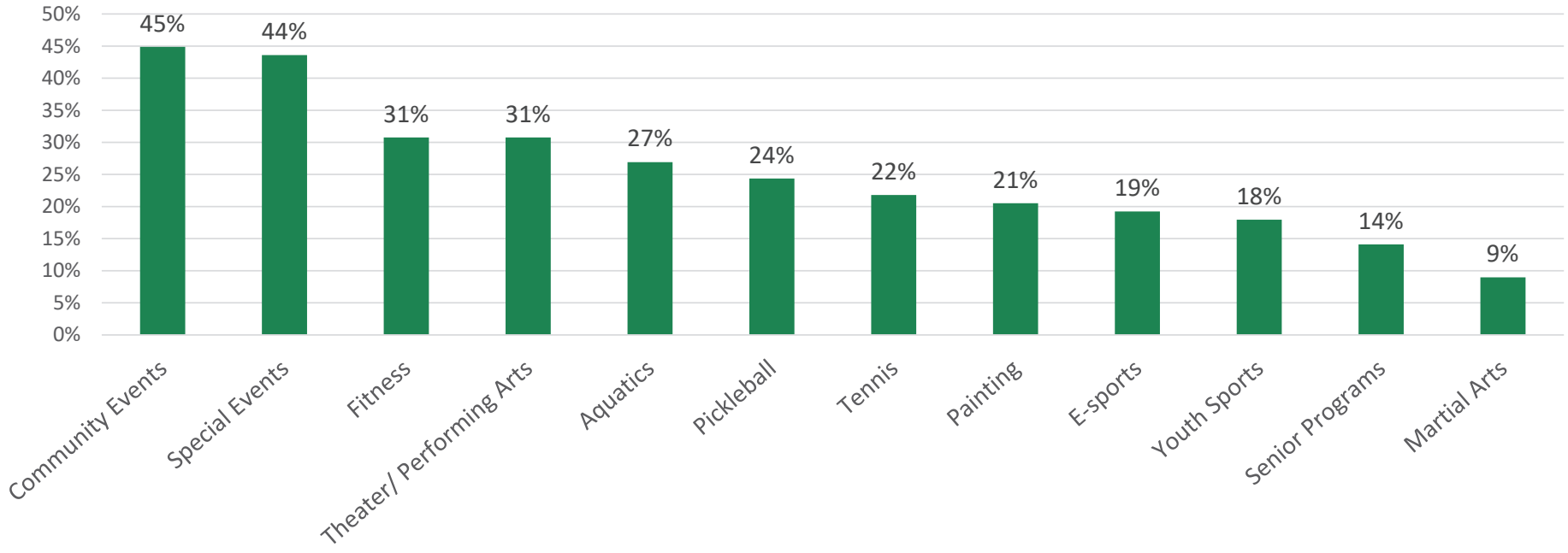


Parks and Recreation Master Plan

Public Meeting

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Programs that are important but not adequately provided.

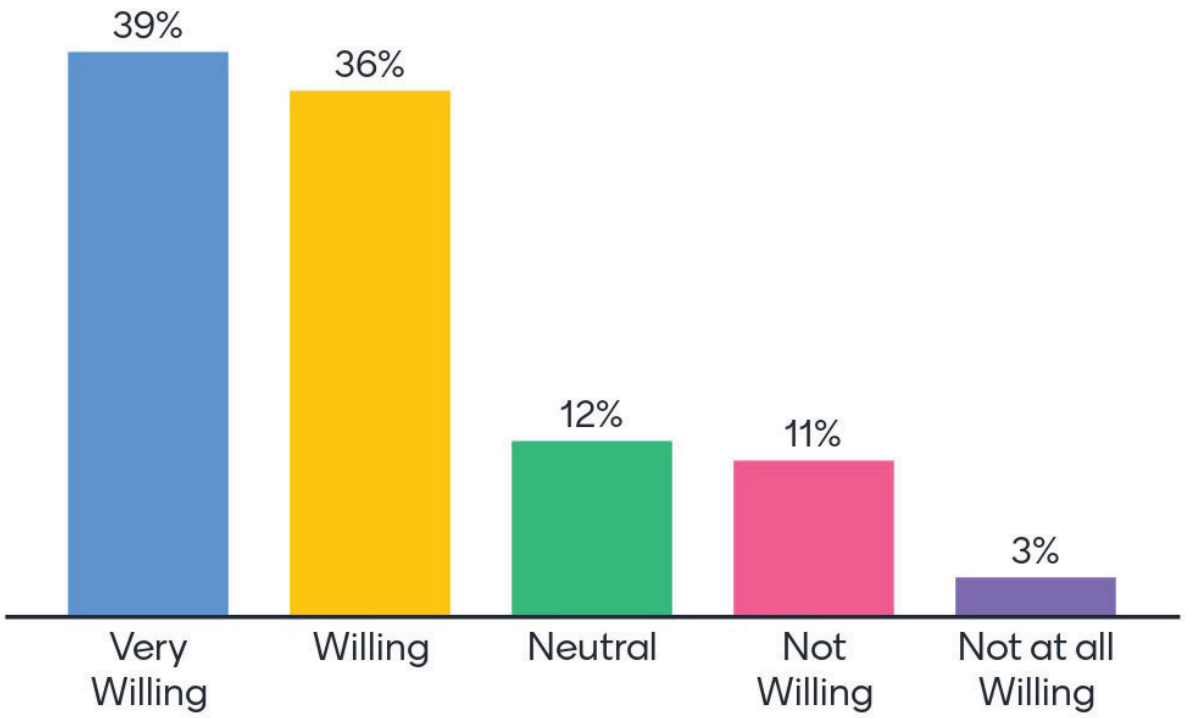


Parks and Recreation Master Plan

Public Meeting

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Willingness to pay additional taxes to fund the type of parks, recreation facilities, and programs that are most important to participant's household

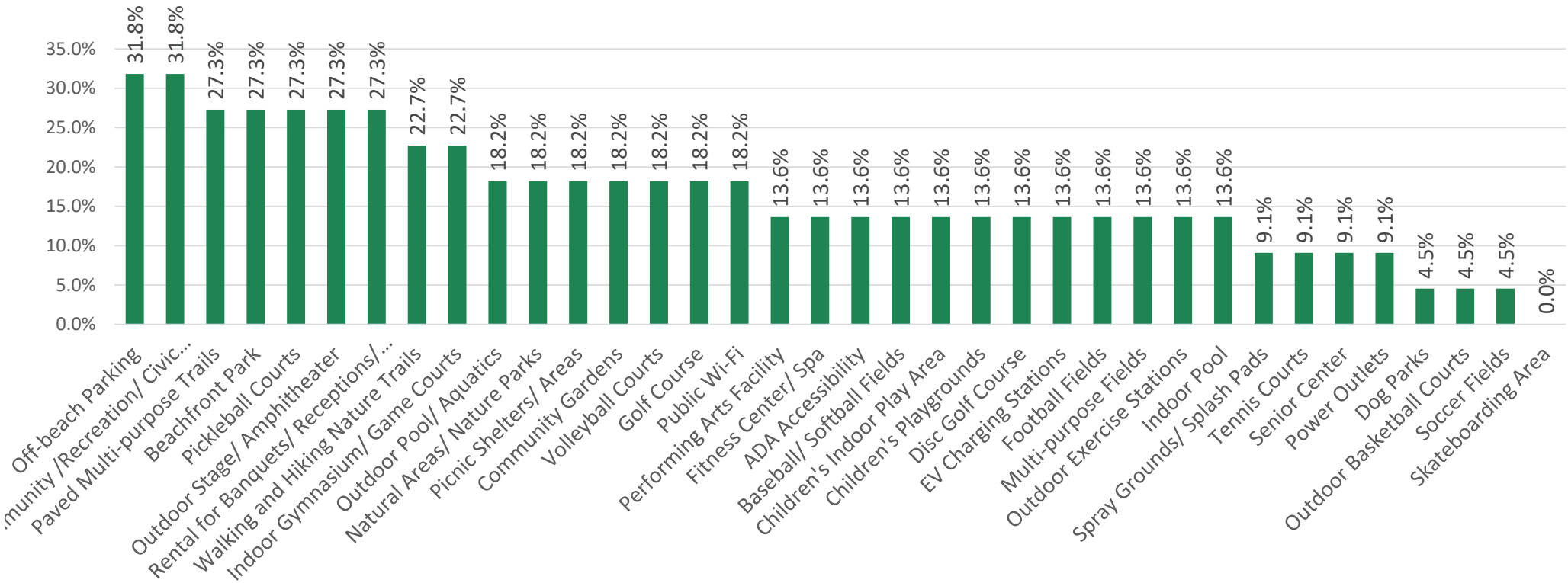


Parks and Recreation Master Plan

Joint Advisory Board Meeting

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Facilities that are important but not adequately provided.

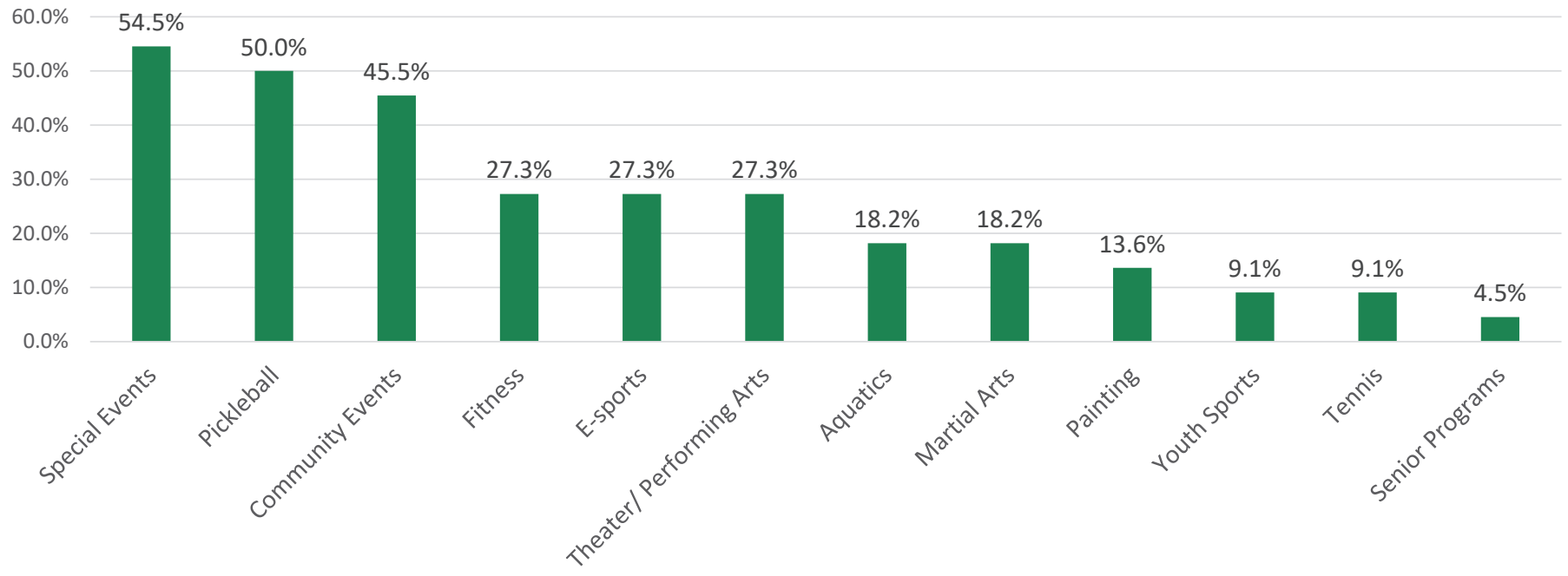


Parks and Recreation Master Plan

Joint Advisory Board Meeting

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Programs that are important but not adequately provided.

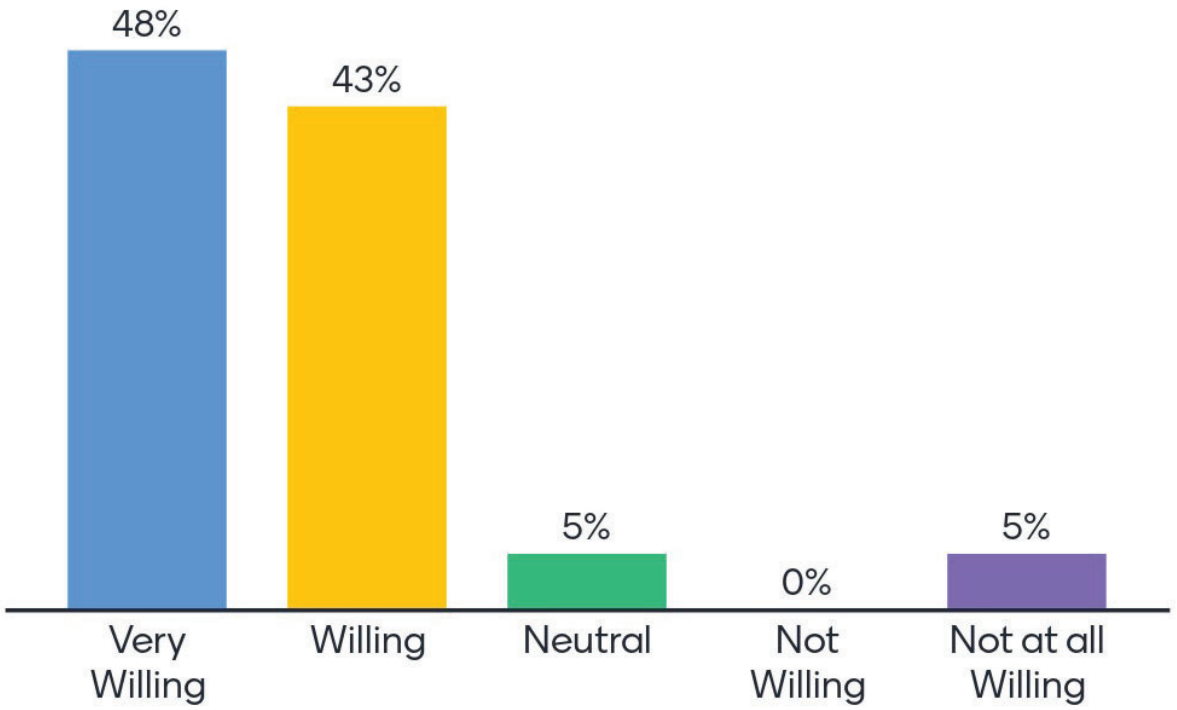


Parks and Recreation Master Plan

Joint Advisory Board Meeting

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Willingness to pay additional taxes to fund the type of parks, recreation facilities, and programs that are most important to participant's household



Parks and Recreation Master Plan

Mayor and Commissioner Interviews

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- Upgrading sports facilities and adding a new gym;
- Keeping up with recreation trends, including provision of adequate pickleball facilities;
- Addition of a multi-purpose open space;
- Adding “another” Andy Romano Beachfront Park;
- Saving green space;
- Specific park improvements, including:
  - Granada Bridge enhancement and expanding “four corners” to include coffee, snack stand;
  - Water taxis to Cassen Park/restaurants;
- Providing adequate recreation opportunities in West Ormond, including a community center; and
- Overall, improving public safety, health, and quality of life through the parks and recreation system.

Parks and Recreation Master Plan

Joint Advisory Board Member Interviews

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- Need for improvements to and maintenance of existing parks and facilities to ensure high quality experiences. Ormond Beach Sports Complex was noted in particular to have drainage issues on the fields and be in need of stadium improvements (4);
- Parks and recreation facilities in West Ormond (2);
- Improve the performing arts center (2);
- A gymnasium/multi-purpose indoor center (2);
- A civic center/place for formal events (2);
- Safe bicycle paths/trails through city (2);
- Additional amenities in parks - restrooms in particular (2);
- Expansion of Cassen Park, possibly with a restaurant (2); and
- Pickleball courts (2).

Parks and Recreation Master Plan

Stakeholder and Focus Group Interviews

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- More connected walking, biking, and multi-use trails (7);
- Improved safety (improvement of pedestrian crosswalks, widening trails, lighting) (3);
- Improved marketing/communication to make people aware of current programming/facilities (3);
- Increase in accessible natural areas (2); and
- Greater accessibility - in terms of transit to facilities (1) and for people with disabilities (1).

Summary Findings | Priority Actions

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NEEDS ASSESSMENT TECHNIQUE:	Statistically Valid Survey	On-line Survey	Level-of-Service Analysis + Benchmark	Public Meeting	Stakeholder Interviews	Focus Group Interviews	Joint Advisory Board	Park Site Evaluations
#1. Provide safe bicycle and pedestrian facilities in the City	●	●	●	●	●	●	●	-
#2. Upgrade existing parks including athletic fields	●	●	●	-	●	-	●	●
#3. Acquire land for preservation of greenspace, parks, and natural areas	●	●	●	●	●	●	●	
#4. Continue renovation and improvements of Historical Centers	●	●	●	-	-	-	-	●
#5. Provide additional beachfront parking	●	●	●	-	●	-	-	-
#6. Acquire more beachfront park land	●	●	●	-	-	-	-	-
#7. Continue renovation and improvements of Performing Arts & Cultural Centers	●	●	●	-	-	-	●	●
#8. Develop a multi-purpose Indoor Community Recreation Center/Sports Center	●	●	●	-	●	●	-	-
#9. Develop community/civic/events center	●	●	●	-	●	●	-	-

Summary Findings | High Priority Facilities

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NEEDS ASSESSMENT TECHNIQUE:	Statistically Valid Survey	On-line Survey	Level-of-Service Analysis + Benchmark	Public Meeting	Stakeholder Interviews	Focus Group Interviews	Joint Advisory Board	Park Site Evaluations
#1. Walking and hiking nature trails	●	●	-	●	-	●	-	-
#2. Off-beaching parking	●	●	-	-	-	-	●	-
#3. Beachfront Parks	●	●	●	-	-	-	●	-
#4. Natural areas/Nature Parks	●	●		●	-	●	●	-
#5. Paved multi-purpose tails	●	●	-	●	-	●	●	-
#6. Public Wi-fi	●	●	-	-	-	-	●	-
#7. Outdoor stage/amphitheater	●	-	●	-	-	-	●	-
#8 Dog Park	●	-	●	-	-	-	-	-

Summary Findings | High Priority Programs

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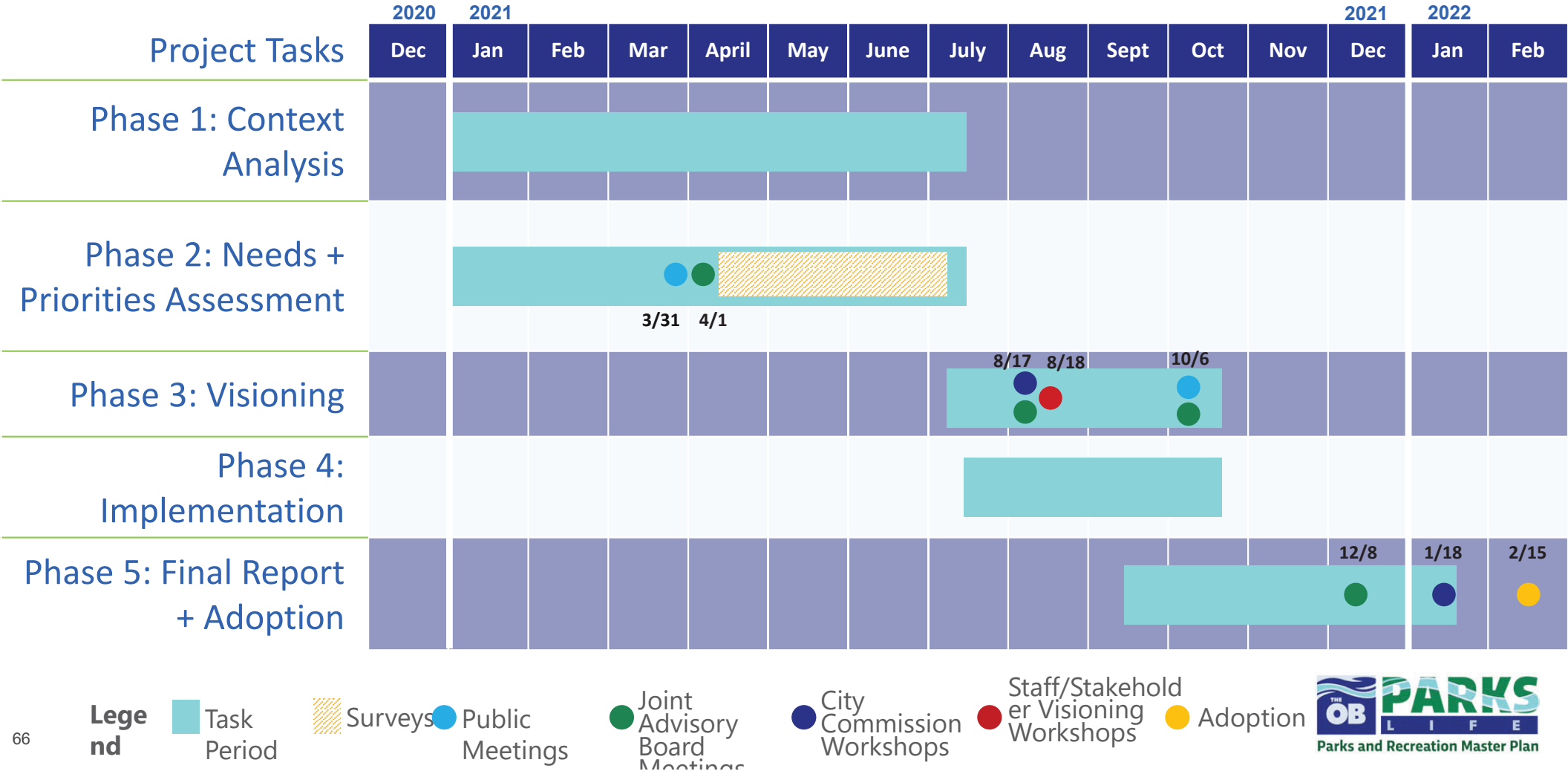
NEEDS ASSESSMENT TECHNIQUE:	Statistically Valid Survey	On-line Survey	Level-of-Service Analysis + Benchmark	Public Meeting	Stakeholder Interviews	Focus Group Interviews	Joint Advisory Board	Park Site Evaluations
#1. Summer concerts	●	●	-	●	-	-	●	-
#2. Adult fitness/wellness	●	-	-	●	-	-	-	-
#3. Community events	●	●	-	●	-	-	●	-
#4. Nature programs	●	-	-	-	-	-	-	-
#5. Performing arts programs	●	-	-	-	-	-	●	-

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- Introduction
- Review of Project Goals
- Review of Planning Process + Schedule
- Review of Findings
- Discussion
- Next Steps
- Completion of Visioning Survey

City of Ormond Beach
Parks and Recreation Master Plan

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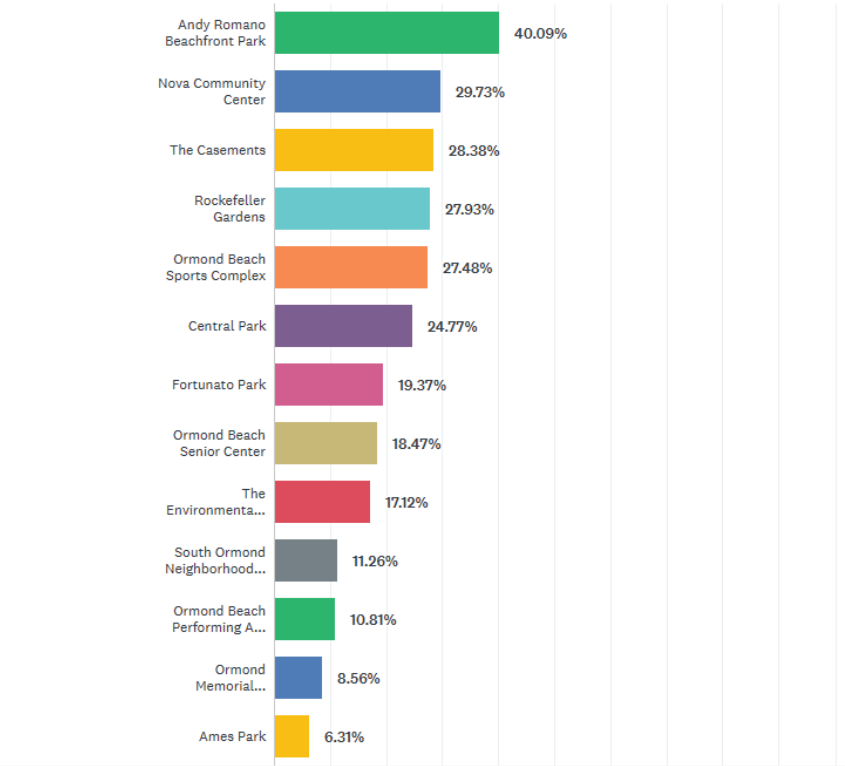
Visioning Survey

https://www.surveymonkey.com/r/OBParksLifeVision

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Where do you need Public Wi-Fi the most?We heard from many of you that you would like to have Wi-Fi in the City's parks! Great! We are curious, from the list of parks below, please select the top 3 parks that you would like to see Wi-Fi installed. Please share any additional comments that you might have to better understand your Wi-Fi preferences.

Answered: 222 Skipped: 28

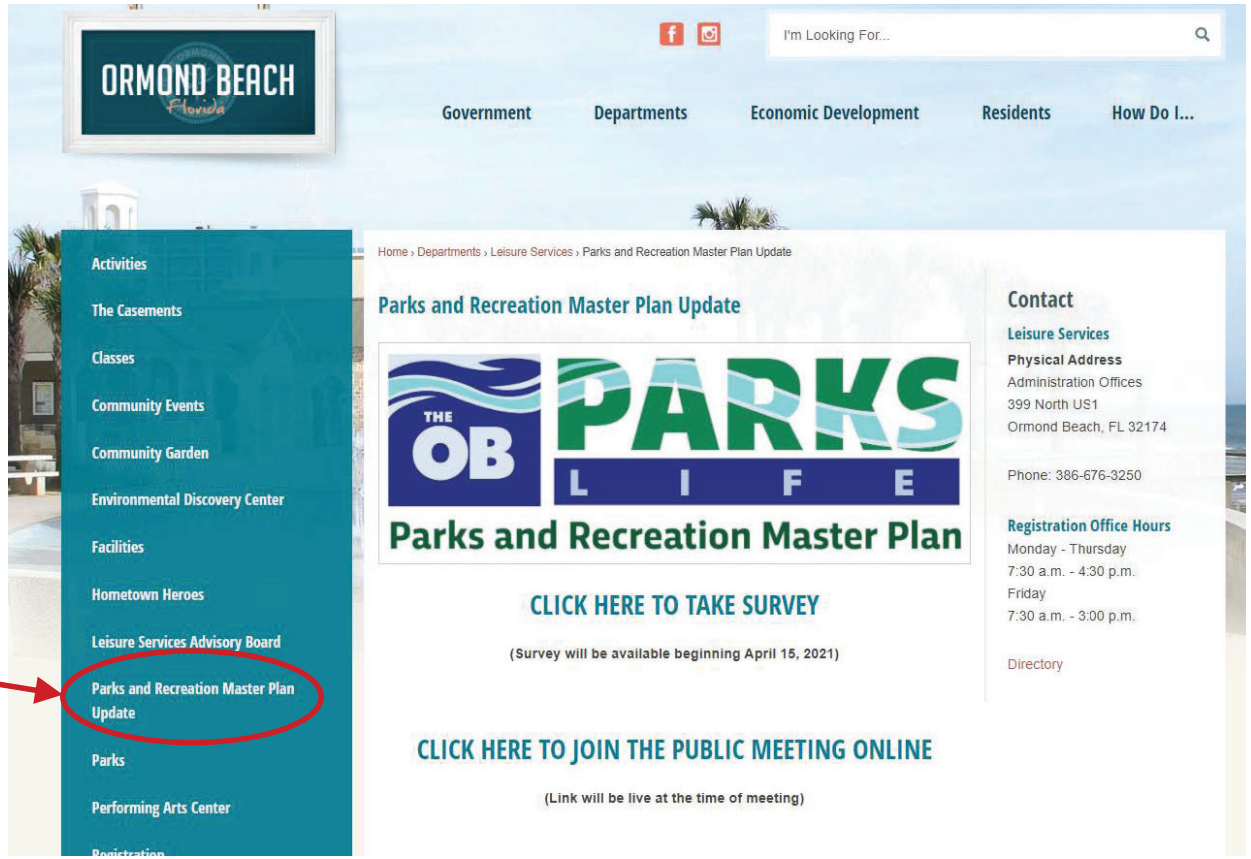


Parks and Recreation Master Plan

Project Website

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- Go to the City's Website: www.ormondbeach.org
- Select Departments
- Select Leisure Services
- Look for **Parks and Recreation Master Plan** in left side of the web-page



THE OB PARKS LIFE
Parks and Recreation Master Plan

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Parks and Recreation Master Plan

Existing Conditions + Needs Assessment Findings
Joint Advisory Board Presentation August 17, 2021

Volusia County
FLORIDA

Volusia ECHO Program

A guide for applicants









TABLE OF CONTENTS

Introduction 3
- History
- Overview
- Funding

Applicant Eligibility 5
- Clean Hands

Project Eligibility 6
- Public Access
- Unrestricted Ownership and Undistributed Use of Facility
- Exceptional Project

Match Requirements 9

Application 13
- Application Process
- Application Requirements
- Technical Application
- Final Application
- Eligibility Meeting
- Grant Review Panel
- County Council

Award Phase 18
- Process
- Publicity Requirements

Construction Phase 20
- Process
- Project Time Limits
- Project Extensions
- Changes in Scope/Budget
- Report Requirements
- Monitoring

Post-Construction Phase 22
- Changes in Scope
- Reporting Requirements
- Publicity Requirements
- Monitoring

Definitions 23

Restrictive Covenants 26

Independent Report 28

HISTORY

The Volusia ECHO program, generated by a grassroots initiative, resulted from a citizen approved referendum passed November 7, 2000. Volusia ECHO provides grant funds to finance acquisition, restoration, construction or improvement of projects to be used for environmental, cultural, historical and outdoor recreational purposes. It is the intent of the Volusia County Council that funds be allocated throughout the county to provide broad geographical distribution and apportioned appropriately among the environmental, cultural, historical and outdoor recreational projects.

The Volusia ECHO Program seeks to enhance the quality of life of Volusia County's residents by working to achieve the following goals over a broad geographic base:

- Provide environmental/ecological, cultural, historical/heritage and outdoor recreational opportunities.
- Preserve significant archaeological or historic resources; and develop, enhance and promote heritage tourism opportunities, experiences and resources.
- Foster public memory and community identity by promoting and providing access to destinations and experiences associated with past events, peoples and places within the County of Volusia.
- Provide high quality, user oriented outdoor recreational opportunities including, but not limited to, access to the Atlantic Ocean through the establishment of oceanfront parks and off-beach parking.
- Improve the quality of life for Volusia's residents by providing access to the cultural arts, increase cultural based tourism, and encourage redevelopment and revitalization of downtown and urban areas through the provision of cultural arts projects.

OVERVIEW

Environmental



Understanding of the environment and educating the public are key factors in maintaining a healthy sustainable community. ECHO funds support development of environmental projects, including green infrastructure and nature-based solutions, which promote environmental awareness and stewardship to help citizens make responsible decisions that will protect our environment and future sustainability.

Volusia County has a diverse and delicate ecosystem, ranging from low beach and marsh areas to high and dry pine forests. A sole source aquifer below the county's land mass sustains our water needs. It is critical that a proper balance is maintained between preserving life sustaining ecological systems and meeting the demands of our increasing population.

Cultural



Cultural activities play an important role in improving the quality of life for residents and visitors. Volusia County is a proud supporter of the arts.

The arts increase the county's tourism-based economy and encourage redevelopment in our downtown and urban areas.

Historic



Volusia County is home to over 200 sites listed on the National Register of Historic Places, including downtown neighborhoods, agricultural and educational districts, and individual buildings, churches, and archaeological sites. In 2005, the Historic Preservation Board, a County Council advisory board, developed a list of critical historic properties. In an effort to save Volusia County's historical landmarks, special ECHO policies were approved by the County Council to encourage restoration and acquisition of these endangered facilities.

Each year, the Florida Trust for Historic Preservation recognizes significant contributions of individuals, societies, businesses and government entities that have demonstrated outstanding achievement in the field of historic preservation through its statewide Annual Preservation Awards Program. The County of Volusia received the "Outstanding Organization Achievement Award" in 2010 for its commitment to historic preservation through the ECHO program.

Outdoor Recreation



Outdoor recreation plays an important role in the quality of life of Volusia County residents and tourists. The 2000 ECHO referendum, passed by our citizens, resulted from a grassroots initiative that viewed Volusia County as an extensive and vibrant park system.

Our county's abundant natural resources enrich our lives through passive and active sports parks. Additionally, the countywide trail system meanders as a linear park throughout Volusia County.

FUNDING

The County's Chief Financial Officer shall determine the amount of funds available for award each year. Each application that is recommended for funding will be funded at 100% of the requested amount as funds are available. If the recommended awards result in a grantee receiving only partial funding, the applicant will be given the option of accepting the partial funding amount during the Grant Review Panel session.

The potential grantee shall provide a revised budget to the County prior to the approval of final award by the County Council that describes the use of the reduced ECHO grant and corresponding match.

Standard Project

The maximum standard grant request amount is $600,000. The minimum amount is $12,500. Required match is 1:1. A standard project is defined by the total square footage of the facility to be constructed, renovated or improved and the site on which the project exists. Both the improved and unimproved property will have an established footprint based on the initial application.

A project or facility complex may receive multiple standard grants up to, but not more than, $3.1 million over the life of the ECHO program unless the project provides a substantial expansion to the total square footage of a project or site, which results in significant additional public use. Such an expansion may allow the Grantee to apply for an additional $3.1 million. Approval by the County Council is required prior to application in order for an applicant to exceed the initial $3.1 million funding cap.

Exceptional Project

The maximum exceptional grant request amount is $2.5 million. Required match is 1:1. No project or facility complex may receive more than one Exceptional grant award through the life of the ECHO program. If the exceptional award was not the maximum award, the applicant may request a Standard Single-Phase project grant(s) to reach the cap amount.



ECHO Grant applicants must be:

- Volusia County Government; or
- Municipal Government within Volusia County; or
- Not-for-Profit Corporation that meets the following criteria:
    - A Not-For-Profit corporation incorporated in the State of Florida and classified as a 501(c)(3) tax exempt under Federal Internal Revenue Service regulations and designated in compliance with s.170 of the Internal Revenue Code of 1954; and
    - Has maintained incorporated status for more than two years prior to the application deadline; or
    - Has been incorporated in the State of Florida for less than two years at the time of the application deadline, but has provided sufficient evidence of operations for a minimum of 10 years in Volusia County and provided the most recent five years of Independent Certified Audits and Management Letters of the organization.
    - Is registered as a Foreign Corporation doing business in the State of Florida with a local group within Volusia County that can provide sufficient evidence of public service to Volusia County citizens for the five-year period prior to the ECHO application deadline. Foreign corporations must also demonstrate five years of 501(c)(3) status in its State of Incorporation.

The applicant may not owe the County of Volusia any money or have any outstanding violations of Volusia County Code of Ordinances.

The applicant must have satisfied all administrative requirements of previous grants and agreements received from or administered by the County of Volusia.

The applicant may have no more than three open projects at one time to be eligible to apply for additional funding.

Projects whose owner/tenant (i.e., the applicant) does not provide ECHO related services as their main mission are ineligible.

The applicant must agree to required match per the guidelines established in the ECHO Guidebook.

Clean Hands

The applicant may not owe the County of Volusia any money or have any outstanding violations of Volusia County's Code of Ordinances. The ECHO Committee strongly suggests applicants request a "Clean Hands" search well in advance of submitting an ECHO grant to determine if they owe money to the County or are in violation of a County Code.

The ECHO Clean Hands form has instructions and lists the contacts in each of the five County Departments to which it, and the Not-For-Profit Officers and Shareholders form, must be submitted. Forms and information may be requested from the ECHO office.

ECHO staff will conduct a Clean Hands search of all applicants prior to presenting the grant award recommendations to the County Council. Failure to resolve clean hand situations prior to the County Council meeting will result in the applicant being ineligible for a grant award.



Pursuant to Volusia County Council Resolution 2000-156, an organization's project/application must meet the following criteria:

- The Volusia ECHO Program funds are to be used solely to finance acquisition, restoration, construction and improvement of environmental/ecological, cultural, historical/heritage and outdoor recreation projects for public use.

  In addition to all other requirements, standalone green infrastructure and nature-based solutions projects require a conservation easement or other legally binding document to guarantee long-term management and public access.

- Only one application for the same project, facility complex or site will be accepted in a single grant cycle.
- There may be no more than two open ECHO grant awards per project site to be an eligible application.
- Projects should not duplicate each other or an existing or planned ECHO related function in the same area of service, whether public or private. This applies to projects from the same applicant or different applicants.
- County staff shall make recommendations on duplication and eligibility.
- Historic restoration, a trail system, off-beach parking, green infrastructure, nature-based solutions projects and established, fully open to the public ECHO related projects are exempt from these duplication restrictions.
- Projects solely for depreciable items, with less life expectancy than the required grant agreement period, are ineligible unless there is sufficient evidence the applicant has the ability to replace them.

PUBLIC ACCESS

The project must be accessible to the public for a period of 20 years from execution of the grant agreement. In addition, grantees may not discriminate in the schedule of fees or terms of use of the facility. Public access must be provided within two years of the ECHO award. If this does not occur, the applicant will not be eligible to apply for additional ECHO funding.

Projects that ultimately allow access only to the exterior of a building are ineligible unless the project is a standalone green infrastructure or nature-based solutions project. These include:

- Projects intended primarily for students, faculty and staff and/or that are intended to augment or supplement a curriculum.
- Projects on multi-use campuses/complexes with no designated parking.

UNRESTRICTED OWNERSHIP/ UNDISTURBED USE OF FACILITY

Documentation of the ownership or lease of the facility and property shall provide for undisturbed use. Length of the lease shall be consistent with requirements set in the Restrictive Covenants. Leases shall not be cancelable without cause. Owners of leased property must be a municipality of Volusia County, the County of Volusia, the State or Federal government, or an eligible Not for Profit.

Applicant must document ownership or undisturbed use by one of the following:

- Proof of unrestricted ownership of property and/or building(s): unrestricted shall mean unqualified ownership and power of disposition. Projects leased to For-Profit entities are not eligible for ECHO funding. Documentation may be a copy of the deed or the title. Provisional sales contracts, property appraiser documents, binders, or letters of intent are not acceptable documentation of ownership.
- Proof of undisturbed use of property and/or building(s) for 20 years.
- Trails on the County's Trails Master Plan/ Projects with Land Management Agreements: Ten years with an automatic 10-year renewal or a Use Permit may be provided as proof for any trail system that is going to be constructed on another government's right-of-way or property that is not available for purchase or lease. Trail projects are still required to provide 20 years public use for restoration, expansion, and new projects and are subject to the penalties set in the Restrictive Covenants if the public use period is reduced.
- Trails and projects on public lands not owned by the applicant: In lieu of the restrictive covenants and unrestricted ownership, trails projects that are part of the County's Trails Master Plan approved by the County Council or projects on State or Federal lands, the public right of continuing access and undisturbed use shall be provided by a use permit, land management agreement, or Project Management Agreement to which the applicant is party. Agreements between the owner and applicant shall meet the 20-year time period requirements. If the Agreement between the owner and the applicant is dissolved prior to the end of the time period stated within the Agreement, the grantee shall repay the County in the manner set forth in the restrictive covenants and the final ECHO Grant Agreement.

- Project management agreements on State or Federal Public Land for the purpose of developing an Environmental Learning Center and or experience, or to restore a historic structure shall be for the construction and/or restoration period. The applicant must provide, at a minimum, a letter of intent from the property owner that demonstrates:
    - The property owner will agree to a project management agreement for the construction / restoration period.
    - The property owner has the ability to manage and maintain the property and meet programs/goals identified in their application.
    - Confirmation that the property owner understands the scope of the project and the commitments of this application. The grantee shall be responsible for submitting required reports.

Acquisition Projects. Applications that request funding for the acquisition of property as part of a project must include a notarized letter of "agreement to sell" from the current property owner and provide an appraisal by a State Certified or MAI appraiser unless the sale price is $250,000 or less, whereby a Certified General Appraisal is acceptable.

When the application is to acquire real property, applicants will be considered exempt from this ownership eligibility requirement and undisturbed use requirement at the time of application.

In the application, the applicant must provide:

- A legal description of the real property;
- The purchase price;
- An appraisal by a State Certified or MAI Appraiser if the sale price is greater than $250,000 (see definition for State Certified and MAI Appraiser, appendix A), or a certified general appraisal including narrative analysis for acquisitions with a sale price of $250,000 or less (see definition for certified general appraisal, appendix A);
- A notarized letter of intent to sell signed by the property owner.

Historic or Off-beach Parking Reimbursement Projects requesting funds from ECHO for projects with a sale price of greater than $250,000 must provide an appraisal by a State Certified Appraiser or a Member of the Appraisers Institute If the project sale price is $250,000 or less, an appraisal by a certified general appraiser must be provided.

The purchase of (closing on) most real property (an expense) may not take place prior to the execution of the final Grant Award Agreement although a purchase agreement may be negotiated. The following is required:

- A statement that the grantee will meet the ownership or undisturbed use requirements immediately upon acquisition.

To request a check at closing: Applicants must operate on less than $100,000 per year and the grant request is less than $150,000. Applicants will be required to include the Restrictive Covenants as part of the closing agreement.

ACCESSIBILITY REQUIREMENTS



Section 504 of the Rehabilitation Act of 1973 provides that no otherwise qualified individual with a disability in the United States, as defined in Section 7 (20), shall, solely by reason of his/her handicap (disability), be excluded from the participation in, be denied the benefits of, or be subject to discrimination under any program or activity receiving federal financial assistance.

In addition, the Americans with Disabilities Act of 1990 (ADA) prohibits discrimination on the basis of disability in employment (Title I), State and local government services (Title II), and places of public accommodation and commercial facilities (Title III).

Regardless of federal funding requirements, all Volusia County ECHO grant award agreements state, all acts to be performed in conjunction with this agreement shall be performed in strict conformity with all applicable federal, state, and local laws. This includes compliance with Chapter 553, Florida Statutes, Building Construction Standards, Part V, and accessibility by Handicapped Persons. This statute formally incorporates into the laws of Florida the accessibility requirements of the Americans with Disabilities Act of 1990.

IMPORTANT: Applicants must review the compliance mandates of Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990 for information regarding facility accessibility. Contact the State Architectural and Transportation Barriers Compliance Board.

The National Endowment for the Arts can also be contacted for information; ask for assistance through the Office of Accessibility at 202-682-5532 or https://www.arts.gov/accessibility/accessibility-resources/nea-office-accessibility. Request the 504/ADA Handbook. This handbook provides helpful information regarding compliance with federal laws; however, there are instances where the State of Florida law prescribes access measures which exceed the federal standards. In case of conflict, the organization must comply with the more stringent requirement. For information on state standards, please contact the State of Florida Division of Cultural Affairs at 850-245-6356.

EXCEPTIONAL PROJECT



Exceptional Project means a project of paramount and crucial countywide importance, which provides for receipt of services by significantly large numbers of people in all areas of the county as demonstrated and determined by a three-fourths majority of the appointed ECHO Advisory Committee (up to nine members) and a majority of the County Council (four of seven).

Grant Funding Amounts and Match

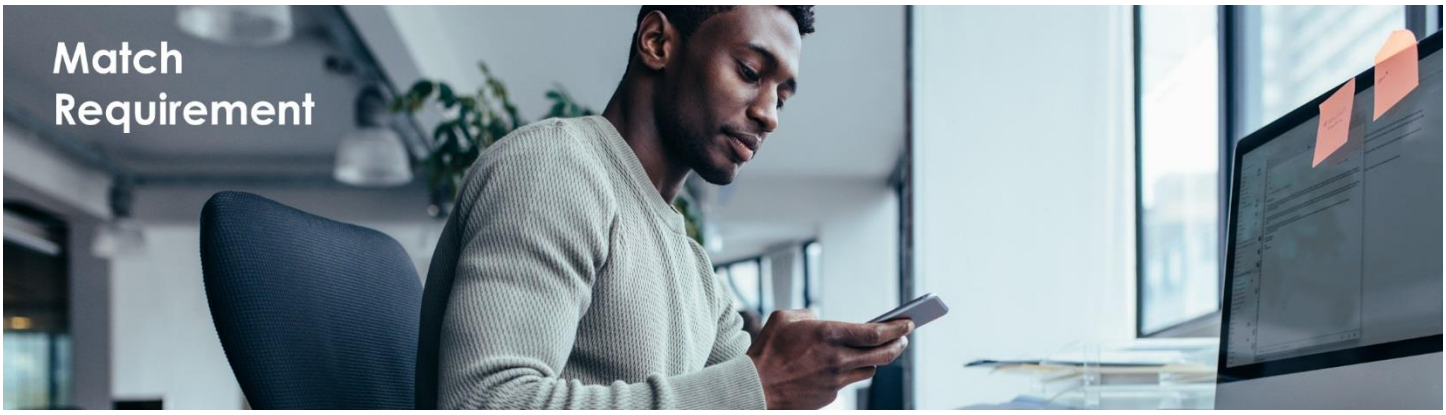
Exceptional project applicants may request up to $2.5 million. The applicant must provide a 1:1 match. Fifty percent of the match must be unencumbered Cash Match and up to one-half of the Cash Match may come from previously spent cash.

Projects or facility complexes may not receive multiple Exceptional Awards that total more than the maximum allowed for a single Exceptional Award. The cap for their request is set by the County Council.

The project or facility complex may not request another Exceptional Grant award throughout the life of the ECHO program even if it is for a substantial expansion of the facility. The project may receive standard grants until reaching the $3.1 million lifetime cap, unless there is a substantial expansion and if approved by the County Council.

The date of required public access will be within four three years of the ECHO award. If this does not occur, the applicant will not be eligible to apply for additional ECHO funding.

Encumbrance and construction period extensions are available under the same conditions as a standard grant.



Documentation of match must be provided during the application process. Below are the categories of match and acceptable documentation for each category. Applicants must provide official documentation of match.

UNENCUMBERED CASH ON HAND

Cash in the bank, grants from other sources (grants must be awarded with contract executed) and funds must be encumbered before the Grant Review Panel is convened, and irrevocable pledges from the applicant organization (pledges must be in the bank before the Grant Review Panel is convened). The amount of required match that must be unencumbered cash on hand varies depending on the agency type and size. The guidelines below will be followed:

County Government or Local Municipality:
Must provide 50% of overall match in unencumbered cash or expenditures.

A Not-For-Profit organization with:

- Operating revenues or expenses/ expenditures annual average of the three fiscal years completed prior to the application deadline of $500,000 or greater. Must provide 50% of overall match in unencumbered cash or expenditures.
- Operating revenues or expenses/ expenditures annual average of the three fiscal years complete prior to the application deadline less than $500,000 and greater than $250,000. Must provide 30% of overall match in unencumbered cash or expenditures.
- Operating revenues or expenses/ expenditures annual average of the three fiscal years complete prior to the application deadline less than $250,000. Must provide 20% of overall match in unencumbered cash or expenditures.

Documentation:

- Current bank statement or copy of signed/executed resolution including pledged dollar amount, project name and date the funds will be available.
- Funds from grant awards used for match, that have not been previously expended, may be used for unencumbered cash match and be provided throughout the ECHO grant period and are not required to be in the bank prior to issuance of a notice to proceed by the County. Government grants must have an executed grant document. If the applicant is using the unspent portion of a grant for unencumbered cash match, the applicant must provide an official document showing the remaining grant balance that is available for this project. Potential grants that have been applied for are not eligible match but may be mentioned in the application.
- Irrevocable pledges must have a notarized letter stating the pledged amount, the purpose of the pledge and the date the funds will be made available. Funds must be in the bank prior to the grant review panel meeting.

IN-KIND SERVICES/ PREVIOUSLY SPENT CASH

In-kind services are the documented non-cash contributions provided to the applicant by individuals and non-corporate, non-governmental parties. Contributions may be in the form of the fair market value of goods and services directly benefiting and specifically identifiable to the project.

Previously spent cash is the encumbrances or cash expenditures completed within the seven-year period prior to the application. Expenditures must have been on eligible items (list on next page).

Documentation:

- **In-Kind Services (IK):** An itemized list of products or services including:
  - Name of person or organization making the in-kind donation.
  - Description of the goods and/or services donated.
  - Fair market value of the in-kind contributions including total value of the goods/services, value amount of the donation and basis for determination of the value.
  - Date the donation was/will be provided for the project.

  Future in-kind donations must be supported by a notarized letter.

  Previously provided in-kind service or product donations do not require backup in this application other than specified in the manual; however, official documentation must be available for review upon request by the County or the ECHO Advisory Committee.

- **Previously Spent Cash:** Copies of the work order, invoice and the front and back of the canceled check are required for each purchase.

LAND MATCH (LM)

The documented current market value, sale price or current leasehold value of real property used for the project (property value must be documented by appraisal documents obtained from the Volusia County Property Appraiser's Office or a professional appraiser). The property value is set at the time of first use. Once 100% of the property value has been used for ECHO mission purposes, it cannot be used again. In addition, if property value has been used to secure other grants (not ECHO) that amount is considered ineligible. LM can be used for up to 25% of total match. Property donated by the County or acquired through a County source, including ECHO or Forever, is NOT eligible for match.

Unless the project is an eligible Historic or Off-Beach Parking Reimbursement project or a trail section of the Trails Master Plan, at least half of the cash match (25% of the 1:1 total match) must be unencumbered cash or irrevocable pledge that are guaranteed to be on hand in the bank prior to the Grant Review Panel.

One hundred percent of the cash match may be derived from real property value when the project is a section of the County's Trails Master Plan including real property not owned by the applicant. Eligible reimbursement projects may use the purchase price and/or mortgage as 100% match.

Trails on the County's Master Plan, projects on State or Federal land, and property donated by the County are not eligible for match.

An applicant operating on more than $100,000 annually may use real property value for up to one-half of the required cash match if the property was purchased or donated within the seven years prior to the deadline of the application. A copy of the deed and a copy of the appraisal must be provided.

An applicant operating on less than $100,000 annually and requesting $150,000 or less in ECHO funds may use up to 25% of the purchase price or real property value no matter when the property was purchased or donated. A copy of the deed and a copy of the appraisal must be provided.

The total value of the real property, for the purpose of match, is set at the value documented in the application whereby an initial grant is awarded to the project site. Applicant may use real property as match for more than one project, but only up to the value documented at the time of first use.

Property already used as match for a grant other than ECHO is considered encumbered and is not eligible for use as match for ECHO projects.

In the case of Real Property with large tracts of land with multiple uses, including non-ECHO eligible property, only the value of real property needed for the ECHO capital project and adjacent property required for access (including parking) and for reaching programming goals may be used for match.

The acquisition value and/or fair market value of real property, provided for the purpose of a historical restoration and/or environmental learning project on State or Federal land, may be used in lieu of up to 50% of the required cash match and 100% of the other match (or 75% of the total required match) regardless of when the property was donated, purchased, leased, or when a Land Management Agreement or Project Management Agreement was initiated, but may be used only once as match. The acquisition value and/or fair market value of land provided for the purpose of a trail project of the County's Trails Master Plan, including land not owned by the applicant, may be used for 100% of the match regardless of when the property was donated, purchased, leased, or when a Land Management Agreement or Project Management Agreement was initiated, but may be used only once as match. The applicant is reminded that ECHO is a reimbursement grant program. The applicant must

discuss the ability to initiate the reimbursement program.

For any linear trails crossing large tracts of land, the value will reflect the value of the total land available for public access. In lieu of using actual acquisition value of land for match, the value may be determined by the Property Appraiser value or a general appraisal by an independent.

The current annual fair market value of an unencumbered lease may be used as match as demonstrated with a State Certified or MAI Appraisal.

ELIGIBLE MATCH OR ECHO FUNDING

Additional funding restrictions are stated within the categories below. Expenses may include the actual amount to be paid or the value of the in-kind contribution.

Match and/or ECHO:

- **Architectural/Engineering Services:** Match items may include design work, schematics, design development, engineering, bidding and negotiation, consultant services, surveys necessary to develop the project (boundary, wetland, tree, historical, or archeological), and contract administration. Most architectural services may be used as match if they meet the seven-year match rule for in-kind services/ previously spent cash, with some exceptions, such as feasibility studies. Applicants may use ECHO grant dollars only for final construction drawings that are generated after a grant is awarded and after a Notice to Proceed has been issued by the County to the grantee.
- **Site Construction:** Items may include building demolition, site clearing, sewers and drainage, underground ducts and utility structures, utility connection and structures, termite control, exterior irrigation systems, earthwork, landscaping and parking surfaces.
- **Concrete:** May include cast-in-place concrete, architectural cast-in-place concrete-form work, structural pre-cast concrete and special concrete toppings/finishes.
- **Masonry:** May include unit masonry, stone masonry veneer, restoration and cleaning, and glass masonry assemblies.
- **Metals:** May include structural steel, metal fabrication, metal stairs, pipe and tube railings, gratings and ornamental metalwork.
- **Wood and Plastic:** May include rough carpentry, finish carpentry, interior/exterior architectural woodwork, panel-work or plastic fabrications.
- **Thermal and Moisture Protection:** May include waterproofing, fireproofing, shingles and roofing, siding and sealants.
- **Doors and Windows:** May include steel, wood, glass, and aluminum doors; frames; automatic or revolving doors; steel, wood, glass and aluminum windows; decorative or mirrored glass; and door and window hardware.
- **Finishes:** May include plaster, sheathing, ceramic tile, wood/brick flooring, carpet, paint and wall coverings. Acoustical treatments such as panel or tile ceilings apply only to theatres, performing art centers, auditoriums and science centers.
- **Specialties:** May include louvers and vents, permanent signs, lockers, metal storage shelving, partitions and mobile storage units. ECHO may fund 100% of permanently installed educational interpretive signs.
- **Equipment:** May include such items as theatre and stage equipment and playground equipment that is permanently installed. Note: Do not include expenses for office equipment in the ECHO or Match columns. Match funds that are spent on these items must be directly related to project public use, such as computer equipment used to educate the public, and not be administrative.
- **Furnishings:** May include casework and theatre seating or other items required for public use. Note: Do not include expenses for office furniture, window treatment hardware or louver blinds in the ECHO or Match column.
- **Special Construction:** May include X-ray protection and metal building systems.
- **Conveying Systems:** May include elevators, moving walkways, wheelchair lifts and vertical conveyors.
- **Mechanical:** May include pumps, motors, interior fire protection sprinkler systems, plumbing fixtures, water heaters, HVAC pumps and controls, boilers, furnaces, liquid coolers and evaporators, air-conditioning units, humidifiers, fans, metal ductwork and air filters.
- **Electrical:** May include wires, cables, transformers, switchgear, panel-boards, fuses, disconnect switches, circuit breakers, interior and exterior lighting (including theatrical lighting), fire

alarm systems, public address systems and lighting control equipment.

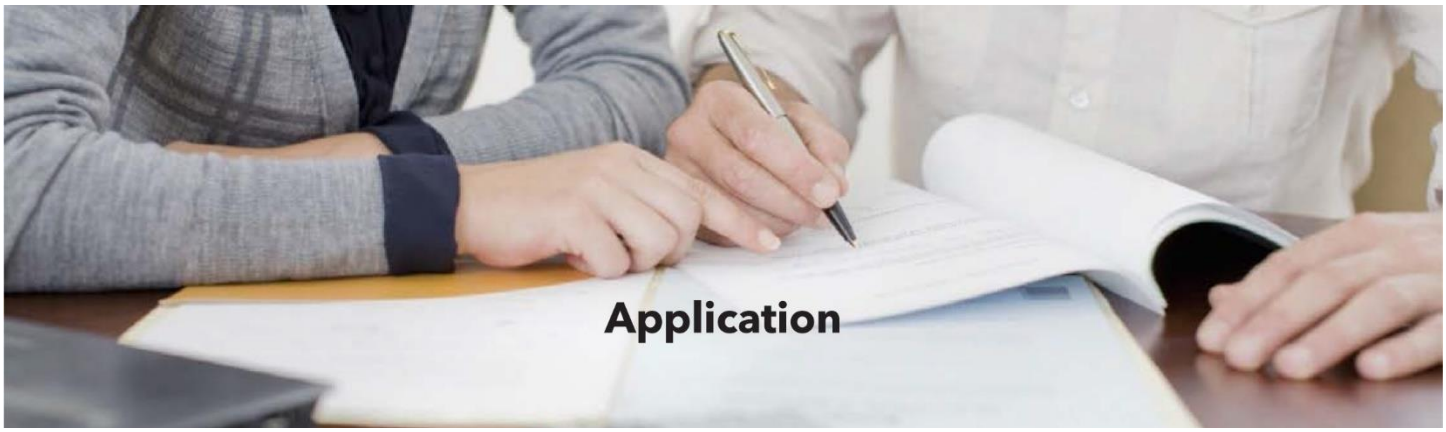
Historic Reimbursement or Off-Beach Parking Reimbursement Projects may use mortgaged funds as match. If the grant amount is less than the actual purchase price, the balance of the purchase price (even when mortgaged) may be used as 100% of the required match. When a mortgage for an eligible Historical or Off-Beach Parking Reimbursement project is used as match, the interest paid on the mortgage is considered to be the "cost of doing business," and may not be used as match.

Eligible match, but not ECHO funding:

- Expenditures for eligible items made prior to the execution of the Grant Award for the subject project of this application, unless the project is a Historic or Off Beach Parking Reimbursement.
- Expenditures for architectural, engineering and other technical services necessary to initiate the project (construction drawing expenses incurred within the grant period, relative to the project phase that is funded, are permitted).
- Environmental remediation or code compliance expenditures needed to complete an eligible project; Level I only of environmental assessments.
- Applicant organizations operating on less than $200,000 annually, averaged over a three-year period, may use up to $7,500 of the expenditures for a grant writer.
- Not-For-Profit organizations operating on less than $200,000 annually, averaged over a three-year period, may use expenditures for Agreed upon Procedures.
- Certified Audits or Reviews necessary for applying to ECHO as PSC cash match.
- If the same audit/review is used for two grant periods, its use as match is limited to the year an initial grant is awarded.
- When the grantee is acting as the general contractor, hourly wages of employees who work directly on physical construction of the project (not administrative), less benefits, are eligible for match only.
- Work and expenses must be clearly documented on a spreadsheet as it pertains to the project.
- Back-up required by the County will include at a minimum location of work, type of work, date/time recorded daily, and record of payment less benefits.
- Expenditures for temporary or permanent ECHO sign.

May not be used for match or ECHO funding:

- Expenses associated with lobbying or attempting to influence Federal, State or local legislation, the judicial branch and State agencies.
- Fundraising, private entertainment, food, beverages, plaques, awards or scholarships.
- Projects that are restricted to private or exclusive participation, including restricting access based on sex, race, color, religion, national origin, disability, age, handicap or marital status.
- Debt reduction unless the project is a Historic or Off-Beach Parking Reimbursement Project.
- Loans or borrowed funds.
- Endowments.
- Operational support (i.e., organizational salaries, programs, travel, supplies, furniture, fixtures and equipment).
- Permit preparation or fees with the exception of a level one environmental study.
- Maintenance.
- Legal fees or taxes.
- Feasibility studies and conceptual drawings.
- Projects whose main purpose is to provide environmental remediation or code compliance.
- Contingency fees.
- Match from a County source unless the County is the applicant.
- Revenue from bond issues that have not been passed (approved) at the time of this application.
- Expenditures from tax increment financing districts or community redevelopment agencies unless pre-approved by the County Council for a project with countywide economic impact.



APPLICATION PROCESS

Applicants must complete the following steps in the ECHO application process:

- Attend an ECHO Grant Review Workshop. The grant review workshop is mandatory for all applicants. The workshop(s) are offered on an annual basis, and attendance is required. The workshops will review the application process and grant requirements for the upcoming grant cycle.
- Submit a Technical Application.
- Submit a Final Application. Applicant must be eligible to apply and the subsequent application must demonstrate eligibility.
- Attend an Eligibility Meeting.
- Attend the Grant Review Panel. Application must achieve a minimum score of eighty from the ECHO Advisory Committee acting as the Grant Review Panel in order to be recommended for funding.
- Receive final approval by official action of the County Council.

APPLICATION REQUIREMENTS

There are several components that are required to be submitted in an application. The following information is required for each section:

- **Applicant information.** This includes basic contact information and the applicant's mission.
- **Project information.** This includes items such as project location, type, ECHO Category, applicable leases or mortgages on the property.
- **Project funding.** Include the amount requested, value of match and indicate other funding.
- **Project team.** Include names, contact information and experience of the project team and management of project.
- **Notice of Restrictive Covenant:**
  - Applicant must confirm that they agree to the terms of the restrictive covenant.
  - If the project of the application is mortgaged or leased property, other than those applying for trails in the County Master Plan or projects on State or Federal land not owned by the applicant, a letter from the Mortgagee or Lessor, stating that they agree to sign the Restrictive Covenants, must be supplied with the application.
  - Applicants with projects on State-owned land are automatically exempt from this requirement, but are held to the same liquidated damages cited within the Restrictive Covenants through language found in the final ECHO Agreement for which the grantee is held responsible.
- **Certification of Information and Compliance.** Must be executed by officials with appropriate authority for contracts, CFO and Board of Directors for Nonprofits.
- **Project description.** Explain how project will achieve the goals of Resolution 2020-79 to plan for future growth of Volusia County and enhance the quality of life for residents.
  - Use factual information/documentation to show how project will accomplish those goals (preserve historic resources, provide heritage tourism opportunities, create user oriented outdoor recreational opportunities

including oceanfront parks and/or provide access to the cultural arts).
    - The description needs to address the project and construction timeline, green infrastructure and sustainability standards, public accessibility, ADA accessibility requirements, and if applicable any additional phases.
    - When addressing green infrastructure and sustainability standards the following questions should be answered:
        - How will the project conserve water and/or promote water efficiency?
        - How will the project conserve energy and/or promote renewable energy?
        - If the project is a new facility, how will it meet green building standards or certifications?

- **Performance measures.** Explain the project's goals and objectives. Elaborate on how these goals and objectives will be measured for the length of the restrictive covenant.

- **Drawings.** Drawings are required from all applicants. All applicants must submit current drawings and/or excavation plans for the facility, site survey with existing structures and site plans with structures. Maps must be legible, to scale with legends.
    - Vacant land acquisition projects shall include conceptual drawings of improvements to the property, which are to be completed within two years of acquisition. Proposed structures shall include elevations, floor plans and design elements such as landscaping.

- **Street Locator Map.** The map should indicate the physical location of the project within the local area. It should also include road names and "North" for directional reference.

- **Site Plan.** Plans should show a building footprint, travel ways, parking, landscaping, etc. Plans should be to scale. This section includes site survey, trees and topography, civil, water retention drainage and circulation.

- **Preliminary and Schematic Drawings.** Drawings should show a general model of floor/site plans, showing location of project elements. This includes a Florida-friendly landscape plan.

- **Design and Development Documents.** Documents should show more detail, including selection of materials and engineering systems (heating, cooling, etc.) involved. Documents should also have a more detailed cost estimate and include green infrastructure and environmentally sustainable materials where appropriate. County and municipal applicants are reminded of the construction of energy-efficient and sustainable buildings requirements pursuant to Florida Statute § 255.2575.

- **Construction documents.** Documents should include written and graphic instructions. These documents should be focused on specifications for the project (building systems, floor plans, elevations, etc.). These documents should include site utilities and ADA information.
    - Outdoor, trails, parks, sports facilities and playgrounds would require a bid set of plans, which are ready to be used for the procurement process. New construction, facility remodel and historic projects would require a bid set of A&E plans, which are ready to be used for the procurement process. In addition, historic projects would need to demonstrate research and compliance with Historic Preservation Standards and Guidelines.

- **Permanent ECHO Sign documents.** Include sign design, materials and site placement.

- **Project Budget (including match)**
  Project Budget Detail Chart
    - A complete project budget must be submitted in the format provided by the county. The budget should be presented by each type of funding: UC unencumbered cash, LM land match, IK in-kind services or PSC previously spent cash, ECHO Request and Project Total. The budget must include temporary and permanent ECHO signage (the ECHO portion of the budget may not be used to fund the signs). It is imperative that the budget is accurate and realistic because all awarded projects will be responsible to implement their projects as presented in the application's budget.

- **Match documentation.** All documentation for match must be included in the application as required in the ECHO guidebook.

- **Operating Forecast.** This section must outline how the facility or project will operate, such as staffing, maintenance requirements and increased programming. All fees, including memberships and entrance fees, must be included. It also includes a detailed maintenance and replacement plan for the

20-year compliance period. Applicants must provide sufficient evidence that they address sustainability as part of the project design and as part of the operating forecast.
    - Applicants must submit a business plan, feasibility study and marketing plan. These plans must be specific to Volusia County and the proposed project.

- **Fiscal Stability.** This includes a review of fiscal stability of applicants, which should be an overview of the organization or department in local government. It also includes operational funding and costs associated with the project. This must be completed for the prior fiscal year, current fiscal year and the upcoming two fiscal years. Not-for-Profits may reflect the use of endowments to demonstrate fiscal stability.

- **Financial Audit.** The requirements for this section vary depending on the type and size of the applicant. Below is an outline of the requirements.

County of Volusia and Local Municipalities

These entities shall provide a link to their Financial Statement under GASB 34. The link should include the following documents:

- A Management Letter from the last fiscal year Independent Auditor's Report on the Basic Financial Statement.
- A Response Letter from the last fiscal year Independent Auditor's Report on the Basic Financial Statement. If no response letter was needed, make that statement here.
- An Opinion Letter from the last fiscal year Independent Auditor's Report on the Basic Financial Statement.

Not-for-Profit Organizations

The required financial information for a Not-for-Profit is determined by the operating revenue or expenses/expenditures annual average of the three fiscal years completed prior to the application deadline, as outlined below.

A Not-for-Profit organization with operating revenues or expenses/expenditures annual average of the three fiscal years completed prior to the application deadline of $500,000 or greater must provide:

- A Certified Financial Audit of its most recent completed fiscal year and completed within 18 months prior to the application deadline.
- A Management Letter that is part of the audit.
- The most recent Response Letter relative to the Management Letter. If no official response was provided, the applicant shall provide a statement to that effect and the applicant shall provide a response to comments made in the Management Letter.
- Most recent Month-End Finance Statement.

A Not-For-Profit organization with operating revenues or expenses/expenditures annual average of the three fiscal years complete prior to the application deadline less than $500,000 and greater than $250,000 must provide:

- A Financial Statement Review of its most recent completed fiscal year and completed within 18 months prior to the application deadline.
- A Management Letter that is part of the review.
- The most recent Response Letter relative to the Management Letter. If no official response was provided, the applicant shall provide a statement to that effect and the applicant shall provide a response to comments made in the Management Letter.
- Their most recent Month-End Financial Statement.

A Not-For-Profit organization with operating revenues or expenses/expenditures annual average of the three fiscal years complete prior to the application deadline less than $250,000 must provide:

- Agreed upon Procedures as defined in Guidebook.
- Their most recent Month-End Financial Statement.

Additional supporting documents for Not-for-Profit organizations:

- Must attach an official IRS letter granting Not-for-Profit 501(c)(3) status in Florida.
- Must attach their most recent Uniform Business Report (also referred to as an Annual Report) filed with the State of Florida, Division of Corporations.
- Must attach unrestrictive ownership or undisturbed use of facility documentation unless the project is an acquisition of real property.
- Must attach a letter of intent to sell from the owner for Acquisition Projects.

TECHNICAL APPLICATION

Submittal of a complete technical application is mandatory. If the application is received after the submission deadline, the County will not accept the submittal and the application will be deemed ineligible to submit a final application.

ECHO program staff will review the technical application and provide feedback to the applicant regarding eligibility, including compliance with program guidelines and completeness requirements. Staff will provide each applicant with a technical review prior to the final application deadline. This will give applicants the ability to implement recommendations in the review to ensure that their final application complies with program rules/guidelines and completeness requirements.

FINAL APPLICATION

Submittal of a final application is mandatory. If the application is received after the submission deadline, the County will not accept submittal and the application will be deemed ineligible. No deficiency correction will be allowed after the final application deadline.

ECHO Program Staff shall determine compliance with applicant/project eligibility and completeness requirements. Applications missing items or not meeting application/project eligibility requirements may be deemed ineligible. Staff will provide each applicant and ECHO Advisory Committee members with a Final Completeness Review recommending eligibility and the completeness status prior to the mandatory Eligibility Meeting. The Final Completeness Review will include whether the project has public accessibility, regardless of anticipated future phases.

If the applicant is advised, they must provide to the County all documentation noted as deficient in the County's Final Completeness Review. The amending supplement must be submitted electronically via email with the subject titled as follows: name of the organization, name of the project, and the grant number assigned to the application. The email shall also include a list of the documents attached to the email. The amending supplement documents shall clearly indicate the section of the application being replaced, changed, or supplemented on each of the pages. (These will be labeled as "addendums.")

ECHO Advisory Committee members will receive copies of the grant applications before the Eligibility Meeting. Members may contact ECHO Program staff during their review of the applications to better understand statements within the applications and clarification on ECHO policies, procedures and criteria. The committee has final determination as to the completeness of an application and its acceptance for subsequent scoring,

Clean Hands

The "Clean Hands" requirement stipulates that the applicant, its officers and/or significant stakeholders must be in compliance with all Volusia County codes and have no outstanding past due debt with the County of Volusia to be eligible to receive an ECHO Grant.

Staff will complete a "Clean Hands" search prior to the eligibility meeting. Copies of this search will be maintained in the project file. Applicants that do not pass this requirement will be deemed ineligible. Therefore, it is recommended that applicants complete this search themselves prior to application. This will allow time for the applicants to resolve any outstanding issues.

ELIGIBILITY MEETING

The ECHO Advisory Committee shall visit each applicant's project site, at which it is mandatory that the applicant's representative is in attendance. During the site visit, the applicant will have the opportunity to make a brief presentation and answers questions from the committee. These visits could take multiple meetings. After the site visits, the committee will confirm the eligibility of the applications.

Applicant requirements:

- Must attend the eligibility meeting at their project site and when the committee convenes to discuss eligibility of applications.
- Respond to initial questions from the committee.
- Prepared to provide a brief presentation and to answer questions posed by the committee on all areas of the application information and the project.
- Applicants may only update the committee/panel on topics covered in the application such as additional match funds or design changes.

GRANT REVIEW PANEL

The ECHO Advisory Committee sits as the Grant Review Panel to review and score all eligible applications. The committee will:

- Determine exceptional status for any applications requesting such, and
- Score and rank all eligible projects, and
- Indicate their reasons for the scores by writing comments on the Project Evaluation Sheet forms. Comments are intended to assist the applicant in future applications and should include remarks relative to the strength or weakness of the application, and
- Sign and date the score sheets and provide them to the County for public record. Eligible applications will be evaluated on their application along with information verbalized by the applicant as part of their grant review panel session. The total number of possible points is 100. Each panel member's evaluations will be based on:
    - Administrative compliance of the grant;
    - Project description;
    - Budget detail; and
    - Operating forecast details.

Evaluations are averaged to determine a score for the application. In calculating an average score, the highest and lowest individual scores will not be included. Each panel member may grant additional points for applications which provide sufficient evidence that sustainability elements (e.g. green infrastructure) are part of the approved project design.

Applications scoring 80 or above will be recommended for grants to the County Council by the ECHO Advisory Committee. Projects not recommended by the ECHO Committee may be funded by a majority vote of the County Council.

Exceptional Project Scoring

The Grant Review Panel will review all applications at the same time and will determine if a project meets the Exceptional Project criteria by a three-fourths majority vote of appointed members prior to the project ranking process (see definition for Exceptional Project in guidebook). This initial determination does not rank the project. If a project is determined Exceptional, then it will be either be recommended or not recommended by the committee to County Council. This recommendation is dependent upon funding availability and the standard grant scoring criteria for ECHO projects.

VOLUSIA COUNTY COUNCIL



Before the County will approve a grant for acquisition, all documentation required by the applicant and required by law or by any party for closing must be presented for review by staff and by the County Council. The term "any party" shall include seller, buyer/applicant, mortgagee, lien holder, realtor, title company, insurer and closing agent. ECHO funding is restricted to the actual purchase price and does not include closing fees and costs or property tax payments. All funding must be approved by the County Council.

At a regularly scheduled meeting of the County Council, the ECHO Program staff shall provide the County Council documentation of the ECHO awards recommended by the ECHO Advisory Committee, including the names of all applicants and projects, project locations and funding recommendations.

Additionally, staff will provide verification that the applicants recommended for awards have received "Clean Hands" status and information on those applications that were determined ineligible, if applicable.

County staff and the ECHO Advisory Chair or designee will present the committee's recommended projects and grant awards to the County Council for final approval.

The Council will review the recommendations and approve or deny recommended projects. The County Council has final authority over all grant awards. Although not required, applicants may wish to attend the County Council meeting to address questions posed by the Council during their discussions of the ECHO recommended awards.



THE AWARD PROCESS

The ECHO Grant Agreement must be executed by the applicant prior to County Council approval. If approved, the County Council will execute the ECHO Grant Agreement on the date of approval by County Council.

The following items must be completed prior to issuance of a Notice to Proceed:

- **Restrictive Covenants.** These covenants, accompanied by the complete legal description of the project property, must be filed with the Clerk of the Court if a grant is awarded. The restrictive covenant will remain on the property for a period of 20 years.
  - The complete legal description of the property is required and is found on the survey and/or the deed. This legal description must be approved by the ECHO office prior to recording with the Restrictive Covenants.
  - Land Management Agreements for trails of the County Master Plan or Project Management Agreements for projects on State or Federal lands not owned or leased by the applicant are acceptable in lieu of Restrictive Covenants but are subject to the same penalties of the Restrictive Covenants as stated in the ECHO Grant Agreement.
- **Bid Documents.** All local governments should follow their local procurement guidelines in selection of architect or construction services. All other grant applicants shall supply documentation of their bidding process or donation of services.
- **Performance Bond.** A performance bond naming Volusia County as a co-obligee must be submitted prior to notice to proceed is issued.
- **Management Agreements.** Management services agreements, existing or anticipated. The continuing use of any facility built with ECHO funds must be consistent with ECHO program goals as set forth in this application guide. The commitments and obligations for use and public access in the original grant application and the binding restrictive covenant must be maintained. ECHO recognizes that public-private partnerships may be mutually beneficial. Private, for-profit entities may be engaged to perform management services only if the ECHO goals and the application commitments are maintained. All management agreements, existing or future, must be approved by the County to ensure compliance with these objectives. For existing or potential agreements, the applicant shall provide the name of the management service, contact, phone number, and address.

Once these items are completed, a Notice to Proceed will be issued by the ECHO office. All of the ECHO funds awarded must be allocated toward products and services occurring after issuance of the notice to proceed by the County unless the project is a historic reimbursement or off-beach parking project.

Grantees who receive multiple grants for a project over several grant cycles must maintain the budget policies set in the year in which the individual grant was awarded unless the County approves that they may combine budgets.

The applicant must comply with all legal, financial, reporting and record maintenance requirements set forth in the application guidelines and agreement.

PUBLICITY REQUIREMENTS

The Volusia County logo and ECHO logo shall appear on the project and applicant website and shall be included in all media, print or electronic, for the project within 90 days of award. Any materials, print or electronic, that utilize the Volusia County logo and ECHO logo must be approved by Volusia County prior to publication.

A temporary ECHO construction sign must be erected within 90 days of award. The sign should be a minimum of 32 square feet. It must include the Volusia County logo, ECHO logo, project name, project type and the following language:

County of Volusia and (Grantee Name)

Working together to improve Environmental, Cultural, Historic and Outdoor Recreation opportunities for our residents and visitors. This project is funded in part by the voter-approved Volusia ECHO grant program.

Volusia ECHO has funded more than 240 projects.

These are a few of them.



Southeast Museum of Photography



Jackie Robinson Ballpark



Lyonia Environmental Center



Barkley Square Dog Park



PROJECT TIME LIMITS

Each grant must result in a project that is physically open to the public within two years of the grant award.

ECHO projects must complete construction within 730 days of execution of the Grant Agreement by the County.

Physical public access is required after each ECHO project is complete.

Exceptional Grants: The time frame to complete construction is three years from execution of the Grant Agreement by the County.

PROJECT EXTENSIONS

It is expected by the County that, at a minimum, all grant funds and match funds will be encumbered within the required project time limit, unless uncontrollable unforeseen circumstances occur.

Grantees may request extensions by writing to the ECHO Program no later than 60 days prior to the end of the project time limit period. Extensions by staff may not exceed an additional 365 days beyond the project time period allowed for a standard project or phase of an exceptional project.

The ECHO Program will send a written response within thirty days of receipt of the request, approving or denying the extension. Applicants receiving a denial can request review by the ECHO Advisory Committee.

Any extension requiring more than an additional 365 days beyond the project time period must submit a request in writing to the ECHO Program. These requests will only be reviewed two times per year, therefore it is imperative that grantees plan appropriately to ensure the grant award does not lapse. These requests will be reviewed by the ECHO Advisory Committee who will recommend approval or denial to the County Council.

CHANGES IN SCOPE/BUDGET

Grantees considering design changes must notify the County at the earliest time possible. The design provided in the application is part of the ECHO contract Agreement.

County staff may approve changes, including budgeted line items that do not alter the intent of the grant agreement or change the scope of the project. Changes in budget must be at or below 20% of the project's approved budget line item for staff to be able to approve them.

Major changes that alter the intended use or central design of a facility must be submitted to the ECHO Advisory Committee for review. This includes changes that add or delete a project element or budget changes that are above 20% of the project's approved budget line item. These requests will be reviewed by the ECHO Advisory Committee who will recommend approval or denial to the County Council.

Approval must be granted by the County before expenditures are encumbered for proposed design changes or a construction change is ordered in an existing contract.

Applicants are advised that this approval process may take several months.

REPORT REQUIREMENTS

Quarterly reports and pay requests must be submitted on a quarterly basis. After staff processed the quarterly reports, a summary will be provided to the ECHO Advisory Committee.

If quarterly reports are not submitted or not submitted timely (15th day after the end of the quarter, or the next business day) for two consecutive quarters, the grantee will be required to attend an ECHO Advisory Committee meeting to provide an update on their project status.

Quarterly reports should include the following information:

- Completion percentage of project design;
- Completion percentage of construction;
- Narrative describing progress made since previous quarter; and
- Changes or anticipated changes in timelines, scope and/or budget.

Pay request may be submitted more frequently if deemed necessary by the applicant.

Pay requests must include:

- Item description, provider, application/ invoice number and date and be signed by grant manager.
- Reimbursement requests must match line items in approved budget.
- Reimbursement much match at least a 1:1 amount (accrued over complete project).
- Grantee must submit documentation for each request, including invoices and proof of payment (canceled checks and a lien release).
- The initial pay request must include proof that the applicant received a performance bond that names the County of Volusia as the co-obligee. Payment will not be permitted without this documentation.

After the project is completed, retainage may be released once:

- The grantee submits an official letter stating that the project is complete and requesting release of retainage; and

- ECHO staff completes a monitoring visit to ensure that all work in the original application has been completed including installation of a permanent ECHO sign.

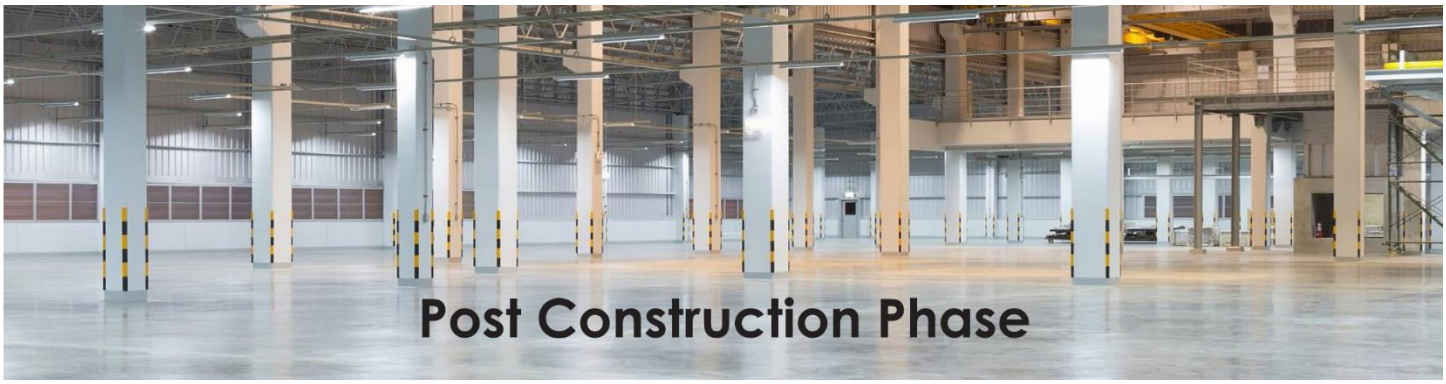


MONITORING

ECHO program staff must be granted access to the project as requested during the construction phase. At a minimum, sites will be visited two times per year during the construction phase. ECHO staff will complete a monitoring worksheet after each site visit to ensure program compliance.

This monitoring worksheet will at the minimum ensure a review is completed of the following documents:

- Executed Agreement.
- Restrictive Covenants.
- Timely submittal of quarterly reports and reimbursement requests (including applicable back up documentation).
- All pay requests included proper documentation of payments for ECHO and match funds, which were appropriately filed.
- Items compensated in the last pay request completed.
- Documentation of bid process.
- Performance bond, naming the County of Volusia as co-obligee, for all contracted work prior to expenditure of ECHO funds.
- If the property is further encumbered.
- Timeliness of completion of project by applicable deadlines or extension requests.
- Changes to design, scope or intended use of the project and if so where proper approvals received.
- Temporary ECHO sign placed in a prominent public location.



CHANGES IN SCOPE

Major changes that alter the intended use of a facility as identified in the grant agreement must be submitted to the ECHO Advisory Committee for review during the 20-year period after execution of the grant agreement. These requests will be reviewed by the ECHO Advisory Committee who will recommend approval or denial to the County Council.

REPORTING REQUIREMENTS

Annual reports are to be submitted by July 15 of each year for a period of 20 years from the date of grant award, execution of the agreement.

Annual reports should include reporting from the grantees on the following information:

- Hours of operation/public access
- Programing and how it relates to ECHO
- Population served, including number served and applicable fees
- Operations/Budgets
- Partnerships
- Outlook for next year

PUBLICITY REQUIREMENTS

The Volusia County logo and ECHO logo shall appear on the project and applicant website and shall be included in all media, print or electronic, for the project within 90 days of grant award. Any materials, print or electronic, that utilize the Volusia County logo and ECHO logo must be approved by Volusia County prior to publication.

An ECHO sign must be erected prior to release of the retainage. The sign should be a minimum of 8 square feet and made of bronze, engraved granite, corian, or bronze finish of aluminum. It must be permanently installed in a prominent, highly visible location that is pre-approved by ECHO staff. It must include the Volusia County logo, ECHO logo, year of award and the following language:

> The Volusia ECHO Grant Program was approved by Volusia County citizens in November 2020 to construct environmental, cultural, historical and outdoor recreation projects.

The size can be decreased for historical projects upon request and approval of ECHO staff.

MONITORING

ECHO program staff must be granted access to the project as requested during the 20 year period from the date the agreement was executed. At a minimum, project sites will be visited on a tri-annual basis. If there are concerns, a site visit will be completed on an annual basis or more frequently if warranted, until the project receives three consecutive clean monitoring reports. ECHO staff will complete a monitoring worksheet after each site visit to ensure program compliance.

This monitoring worksheet will at the minimum ensure a review is completed of the following:

- Timely submittal of annual reports
- If the property is further encumbered
- County staff access to the facility
- Public Accessibility/Fees
- ADA Accessibility
- If the facility used for purposes defined in the grantee's original application
- If the facility is in clean working order (grant items being maintained and/or replaced as needed)
- If a permanent ECHO sign on site in a prominent location

DEFINITIONS

ENVIRONMENTAL / ECOLOGICAL PROJECT (Category “E” of ECHO) means a site, building or facility that provides access to an environmental/ ecological experience by the public.

CULTURAL PROJECT (Category “C” of ECHO) means a site, building or facility which shall be designed specifically for the programming, production, presentation, exhibition, or any combination of the above functions of any of the cultural disciplines, such as: music, dance, theatre, creative writing, literature, painting, sculpture, folk arts, photography, crafts, public media, and includes historical and science museums.

HISTORIC / HERITAGE PROJECT (Category “H” of ECHO) means a site, building or facility which utilizes its own and other historical resources to provide historical and/or heritage opportunities to the public and/or the facility is eligible to be registered as a significant historic facility by Federal, State or Local government and provides ECHO related programming by an ECHO eligible applicant.

OUTDOOR RECREATION PROJECT (Category “O” of ECHO) means a project that provides capital improvement structures and/or amenities that can be used or supports use by the public for outdoor recreational enjoyment. Amenity support can include outdoor athletic fields/athletic courts, boardwalks, trails, playgrounds and other facilities that provide outdoor recreational activity. It can also include capital facilities that support outdoor recreational use such as bathrooms, parking areas, pavilions, signage and other similar amenities.

ADVISORY COMMITTEE means the nine-member Committee appointed by the County Council to oversee the ECHO program and make recommendations for funding of the ECHO grant dollars to the County Council.

APPLICANT means a qualifying 501(c)(3) organization incorporated in the State of Florida with its principal office located in Volusia County, a municipality of the County of Volusia, or a budgeted organization of Volusia County Government.

ASSESSED VALUE OF PROPERTY means an annual determination by the Volusia County Property Appraiser of the just or fair market value of a property.

BUDGET means the organization’s unrestricted operating revenue.

CASH ON HAND means unencumbered cash dedicated to the ECHO project listed in the application.

CERTIFIED GENERAL APPRAISAL means a narrative appraisal, including a written analysis, opinion, or conclusion, issued by an appraiser relating to the nature, quality, value, or utility of a specified interest in, or aspect of, identified real property and includes a report communicating an appraisal analysis, opinion or conclusion of value regardless of title.

CERTIFIED GENERAL APPRAISER (not the County Property Appraiser) means a person who is certified by the Florida Department of Business and Professional Regulation are qualified to issue appraisal reports for any type of real property.

CERTIFIED FINANCIAL AUDIT means an examination of financial statements to determine whether operations are properly conducted in accordance with legal and regulatory requirements. Financial audits must be conducted in accordance with generally accepted auditing standards and governmental auditing standards. (These audits should include a Management Letter and a Response Letter).

COUNTY COUNCIL means the seven elected members of the Volusia County Council.

COMPLEX means a building or multiple buildings on the same site that share infrastructure or supporting facilities, amenities, signage or designation, or has other attributes of actual or perceived linkage.

ENVIRONMENTAL ASSESSMENT LEVEL I means appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice and the provisions of CERCLA (Comprehensive Environmental Response, Compensation, and Liability Act) and ASTM E1527-05 (American Society for Testing and Materials). Information concerning CERCLA regulations may be found on the EPA website. An overview of the scope of ASTM E1527-05 may be found at the American Society for Testing and Materials website.

ENVIRONMENTAL/ECOLOGICAL EDUCATION means a process that leads to responsible individual and group actions. It should enhance critical thinking, problem solving and effective decision-making skills. It also should engage and

motivate individuals, enable them to weigh various sides of an environmental issue, make informed and responsible decisions, and take appropriate actions (based on the League of Environmental Educators of Florida Definition).

EXCEPTIONAL PROJECT means a project of paramount and crucial County-wide importance which provides services to (significant) large numbers of people in all areas of the County as demonstrated and determined by a three-fourths nine members) and a majority of the County Council (four of seven).

FEES means the financial sum charged by the applicant to the public for use of or entrance into the facility for which the applicant is applying for funds. Fees may include resident and non-resident charges, professional and nonprofit charges.

FINANCIAL STATEMENT REVIEW means performing inquiry and analytical procedures that provide the accountant with a reasonable basis for expressing limited assurance that there are no material modifications that should be made to the financial statements for them to be in conformity with GAAP or, if applicable, OCBOA (Other Comprehensive Basis of Accounting). (All audits and reviews of nonprofit and governments must include a Management Letter and a Response Letter.)

FISCAL STABILITY means the financial results of operations, available resources, and the organizational plan to resolve deficit problems. A concern for fiscal stability would be indicated by multi-year operating deficits and declining fund balances

FURNITURE AND EQUIPMENT means items that are not used for public purposes and are generally used for the administration of the building. (Examples: Tables, chairs and computers that are used for administrative purposes; equipment that is leased; desks and other office equipment which are used for administrative purposes; refrigerators, rugs, planters, books, etc.)

GRANT PERIOD means the time period in which grant funds are used for the project as set forth in the grant agreement.

GREEN INFRASTRUCTURE means the range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspirate stormwater and reduce flows to sewer systems or to surface waters. (United States Environmental Protection Agency, n.d.)

IN-KIND CONTRIBUTION means the documented fair market value of non-cash contributions provided by the grantee or third parties that consist of real property or the value of goods and services directly benefiting and specifically identifiable to the project.

LEED, Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ encourages and accelerates global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria.

LEASE means a contract that conveys unconditional use of real property for a specific period of time. The minimum period of time shall be consistent with requirements set forth in the manual and the required length of the lease shall be determined from the final application deadline date.

LEARNING CENTER means a building that shall be used to provide educational or learning opportunities to the public and will serve as a center for research focusing on Volusia County's environmental/ecological, cultural, historical/ heritage and/or outdoor experiences.

MAI CERTIFIED APPRAISER means an appraiser who has completed the necessary training to achieve Membership in the Appraisal Institute.

MAINTENANCE is providing care, upkeep, repair or support of a physical piece of property. Maintenance expenditures are NOT allowed to be used for ECHO or Match dollars.

MANAGEMENT LETTER is a formal, written document that conveys the CPA's findings and observations about particular aspects of the client's business. It may describe certain procedures that the CPA performed in an engagement and identify ideas and recommendations that can improve the entity's operations. (The management letter should address issues related to the client's accounting systems, procedures and reports/issues, such as internal control environment, procurement practices, accounting policies, procedures and financial reporting practices. The management letter might also be expanded to cover other observations.)

MASTER TRAIL PROJECT means a specific segment of the Trail Master Plan that was approved by the County Council.

MEASURED GOALS AND OBJECTIVES means a set of specific quantifiable and qualifiable

accomplishments that can reasonably be anticipated to be achieved by the project and will be used for comparison to the expressed bases, standards and criteria of the ECHO program.

MONTH-END FINANCIAL REVIEW means the performance of inquiries and analytical procedures that provide the accountant with a reasonable basis for expressing limited assurance that there are no material modifications that should be made to the financial statements for them to be in conformity with GAAP.

NATURE-BASED SOLUTIONS means actions to protect, sustainably manage, and restore natural or modified ecosystems that address societal challenges effectively and adaptively, simultaneously providing human well-being and biodiversity benefits (International Union for Conservations of Nature, n.d.).

NEW CONSTRUCTION means adding a facility for the purpose of meeting the goals of this grant program to a property where no building previously existed or for the purpose of establishing an ECHO agreement period may also mean a substantial expansion or renovation that results in a significantly new public experience.

PAYMENT & PERFORMANCE BOND means surety insurance issued by a quality rated insurer authorized to issue in the face amount of the bond in the State of Florida, which guarantees the execution of the work under the construction contract.

PERMITS includes any building, zoning, use, excavation, fill, surface water, utility, or other official action of Federal, State, Regional or local government having the effect of permitting development of land.

PLANNING means the preliminary development of architectural, engineering and other technical services necessary to carry out the project.

PROJECT means the acquisition, construction, renovation and/or improvement of buildings and appurtenances, site improvements (such as driveways, parking facilities, stormwater management facilities, landscaping, signage and pedestrian facilities), and mandated off-site improvements that meet the requirements of an eligible ECHO project for the use and benefit of the public. This definition specifically excludes furniture, fixtures and equipment.

PROJECT AGREEMENT means an executed contract between Volusia County and a project sponsor setting forth mutual obligations regarding an approved ECHO funded project.

REHABILITATION means the act or process of returning a site or property to a state of utility through repair or alteration, which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.

RENOVATION/IMPROVEMENT means the act or process of giving a property a state of increased utility or returning a property to a state of utility through repair, addition, or alteration that makes possible more efficient use.

RESPONSE LETTER is written by the client in response to the CPA's management letter. The response should be a written statement of explanation or rebuttal concerning the deficiencies or recommendations, including any corrective action taken or to be taken, related to the auditor's observations.

RESTORATION means the act or process of accurately recovering the form and details of a site or property and its setting as it appeared at a particular period of time by means of the removal of later work or by replacement of missing earlier work. Restoration of projects receiving ECHO funds shall be completed by architects, contractors and tradesmen having particular skill and sensitivity for handling historic building materials with care and attention to preservation and quality of details. Additionally, projects will be restored based on the Secretary of the Interior’s Standards.

STANDARD PROJECT means a project that can be completed including the grant and match, expended and the project be opened to the public within 730 days following the execution of a grant agreement.

SUSTAINABILITY means the ability to exist constantly while continuing to provide public accessibility as it relates to ECHO requirements.

UNDISTURBED USE means that the building to be renovated, expanded, or constructed and the site of such building will be owned by, or will be under lease to, the applicant by the date of the application submission and that the use of the site and building will be unencumbered by covenants, easements or other conditions contrary to the purpose of the project for a minimum length of time as required.

Prepared By:
County of Volusia
Legal Department
123 W. Indiana Ave.
DeLand, Florida 32720

Restrictive Covenants

THESE COVENANTS are entered into this _____ day of _____, 20___, by the _____ _____. *Hereinafter referred to as* "the Owner" and _____, *hereinafter referred to as* "the Grantee/Lessee", and shall be effective for a period of 20 years from the date of recordation by the Clerk of the Circuit Court of Volusia County, Florida.

WHEREAS, the Owner is the fee simple title holder of the Property located at _____, in the County of Volusia, Florida, as described as Exhibit A (legal description), attached to and made a part hereof, and

WHEREAS, the Grantee/Lessee is to receive ECHO Grant Program funds administered by the County of Volusia, Florida, 123 W. Indiana Avenue, DeLand, Florida 32720, *hereinafter referred to as* "the County", in the amount of $_____, to be used for the construction of the facility for public use specifically described in the ECHO Grant Agreement and its attached documents, situated on the property as described as Exhibit A, and

Now THEREFORE, as part of the consideration for the County grant, the Owner and the Grantee/Lessee hereby make and declare the following restrictive covenants which shall run with the title to said Property and be binding on the Owner and its successors in interest, if any, for the period stated in the preamble above:

1. The Owner and the Grantee/Lessee agree to maintain the property so that it continues to be used for as an ECHO facility as defined in the ECHO application definition and described in the grantee's application No. _____. This includes the requirement to maintain public access for the project for a period of twenty (20) years from the date of recording this restrictive covenant.
2. The Owner and the Grantee/Lessee agree that the County of Volusia, its agents and its designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether the conditions of the Grant Award Agreement and these covenants are being observed.
3. The Owner and the Grantee/Lessee agree that these restrictions shall encumber the property for a period of 20 years from the date of recordation, and that if the restrictions are violated within the 20 year period, the County of Volusia shall be entitled to liquidated damages pursuant to the following schedule:
    a. If the violation occurs within the first half of the effective time period of these covenants, the County shall be entitled to return of the entire grant amount.
    b. If the violation occurs after the first half of the effective time period, the County shall be entitled to the return of the entire grant amount, less the quotient of two (2) divided by the number of years in the time period times each year past the mid period of the effective time period times the grant amount. For instance, if the violation occurs after the thirteenth (13^{th}) anniversary of the effective date of these covenants but prior to the fourteenth (14^{th}) anniversary, the County shall be entitled to return of 50% of the original grant amount.
4. The Owner and Grantee/Lessee are liable to the County of Volusia for the amount of the grant if the Owner or Grantee/Lessee breach these Restrictive Covenants and/or the Grant Award Agreement dated _____. To insure the ability to repay the grant, the Owner and Grantee/Lessee have agreed that they will maintain unencumbered equitable value in the property of at least the amount, and for at least the period of time provided in paragraph three (3) above. The Owner and Grantee/Lessee will not secure with a mortgage or otherwise hypothecate that equitable value in the property.
5. The Owner agrees to file these covenants with the Clerk of the Circuit Court of Volusia County, Florida, and shall pay any and all expenses associated with their filings and recording.
6. The Owner and Grantee/Lessee agree that the County of Volusia shall incur no tax liability as a result of these restrictive covenants.

IN WITNESS WHEREOF, the Owner and Grant Recipient have read these Restrictive Covenants and have hereto affixed their signatures.

OWNER:

_____

Sign

Witness: _____

Sign

Witness: _____

Sign

GRANTEE:

_____

Sign

_____

Print

_____

Print

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ___ day of _____, 202_, by _____, as _____ who is [____] personally known to me, or [____] who has produced a _____ _____driver's license as identification.

_____
Print Name:_____
Notary Public, State of Florida
Commission No.:_____
My Commission Expires:_____

INDEPENDENT REPORT ON APPLYING AGREED-UPON PROCEDURES

We have performed the procedures enumerated below, which were agreed to by the <ECHO Applicant>, solely to assist them with the filing of a Grant in Aid Application (the "ECHO Application") related to <ECHO Applicant>'s project with the County of Volusia (VC) for the calendar year (beginning January 1, 20____, and ending December 31, 20____). <ECHO Applicant>'s management is responsible for the filing of an ECHO Application related to <ECHO Applicant>'s project with Volusia County. This agreed-upon-procedure engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

The following procedures were applied to the organizational, financial and accounting records:

[ ] We observed the IRS determination letter verifying the entity is exempt from taxation under Code Section 501(c)(3).

[ ] We verified the current filing of the Form 990, Annual Return of Organization Exempt from Income Tax.

[ ] We verified the IRS Form 941 with proof of payment of withholding taxes for most recent calendar quarter.

[ ] We verified the entity's status with the Florida Department of State, Division of Corporations as currently being active.

[ ] We verified the entity's actual ownership of the real property on which the project will be constructed.

[ ] We observed sufficient documentation substantiating the outstanding mortgage balance on the project property.

[ ] We reviewed the real estate appraisal to verify the value used in the match calculations.

[ ] Describe, in general, the accounting system used in preparing the entity's financial statements.

[ ] Describe the process by which the entity accumulates the volunteer hours that will be used in the match calculations. Verify the amount was calculated using the hourly rate determined by the Independent Sector.

[ ] For previously spent cash match, we traced the amounts to the supporting invoices and cancelled checks.

[ ] Observe the existence of cash used in the match calculation to ensure availability on the date the application is submitted for critical review.

[ ] For the donated goods and services match, we traced the amounts to the supporting invoices and other appropriate documentation.

[ ] We obtained a representation letter from <ECHO Applicant>'s management confirming it made available to us all relevant information and it responded fully to all inquiries made by us during the engagement.

We were not engaged to, and did not perform an audit, the objective of which would be the expression of an opinion on the specified elements, accounts or items. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of <ECHO Applicant>, and the County of Volusia and is not intended to be used by anyone other than those specified parties.

Signature Date Print

City of Ormond Beach
AGENDA ITEM

November 7, 2023 - City Commission

Number: 8.I

Section:	CONSENT AGENDA		
Item Category:	Consent - Disposition Item	**Res./Ord. No:**	
Strategic Goal:	Transportation & Community Development - Other		
Department:	Planning & Building		
Subject:	FEMA FMA Program Grant Application		
Summary:	This item is to provide information regarding the 2023 Federal Emergency Management Agency (FEMA) Flood Mitigation Assistance (FMA) grant program. Staff has submitted two projects to the Volusia County Local Mitigation Strategy (LMS) group to elevate four homes and acquire/demolish/preserve one home. These homes were impacted by flooding and the City will be submitting these two applications for funding consideration. If the grant submissions are successful, additional action and information will be provided to the City Commission. On October 12, 2023, FEMA published the fiscal year 2023 funding opportunities for the FMA grant program. The application start date was Oct 16, 2023, and the deadline to submit to the Florida Department of Emergency Management is Dec 1, 2023. The purpose of the program is to reduce/eliminate the flood risk of repetitive flood damage to structures and buildings insured by the National Flood Insurance Program, and to enhance community flood resilience within NFIP-participating communities. The four homes included in the elevation project are: 363 Putnam Ave, 30 Sandalwood Ln, 40 Sandalwood Ln, and 520 West St. These properties have experienced flooding following moderate to severe storm events, including storms and hurricanes. Due to their location within FEMA-identified floodplains, specifically Flood Zone AE, the probability of structural flooding recurrence of these properties is high. To prevent future flooding and reduce flood insurance claims, the City proposes the flood mitigation of the 4 identified flood-prone candidates via elevation. The candidate project located at 293 Melrose Ave is proposed for		

	acquisition, demolition and preservation. The property has experienced structural flooding following moderate to severe storm events, including storms and hurricanes. Due to the high flood-risk area and the anticipated flooding events to be incurred by the homeowner, the City proposes the acquisition, demolition, and preservation as open space. The acquisition/demolition will eliminate all future insurance claims and other related flood losses. Maintenance of the land as open space will be the responsibility of the City.
Financial Impact:	The City, as sub-applicant to the State, will submit the two applications. The total estimated cost to elevate the four homes is $1,710,500 and the cost to acquire the one home is approximately $420,000. Three of the four elevation properties qualify for 100% federal funding and the other qualifies for 75% federal funding. For the property planned to be acquired and demolished, the federal funding will be 100% as well. Any match or expenses not eligible for federal funding are to be reimbursed by the property owners pursuant to guidelines set forth in the FMA Program guidelines. City's share will be $0. If the grant projects are selected for funding, the award notification will most likely occur later in 2024.
Citizen Impact:	If grant funds are awarded, the property owners will be able to mitigate their homes from damage caused by future flooding.
Recommended Action (Staff, Advisory Board and/or Other):	This is presented as information only, no action is required. Staff desires to make the City Commission aware of staff applying for the FMA on behalf of five homeowners.
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341
Attachments:	
Approval:	Kelly McGuire, Finance Director 10/23/2023 Claire Whitley, Assistant City Manager 10/30/2023 Joyce Shanahan, City Manager 11/2/2023

City of Ormond Beach
AGENDA ITEM

November 7, 2023 - City Commission

Number: 8.J

Section:	CONSENT AGENDA		
Item Category:	Consent - Disposition Item	**Res./Ord. No:**	
Strategic Goal:	Quality of Life - Other		
Department:	Leisure Services		
Subject:	Auto Renewal - Golden Eagle (at Andy Romano)		
Summary:	This is notification of staff's intent to allow the Golden Eagle Associates, Inc. agreement to automatically renew for one additional year. In March 2013, the City Commission authorized the execution of an agreement with Golden Eagle Associates, Inc., for concession services at Andy Romano Beachfront Park. The contract states the agreement will automatically renew for additional one year periods unless either party provides at least 90 days prior written notice to the other party of their intent not to renew the agreement. This renewal will be the 9th automatic renewal of this agreement. This vendor has continually provided satisfactory concession services at Andy Romano Beachfront Park. It is staff's intent to automatically renew their contract for one additional year effective March 20, 2024.		
Financial Impact:	The auto-renewal of the agreement does not impact the budget.		
Citizen Impact:	The renewal of this contract ensures concessions are provided in a consistent and professional manner to Andy Romano Beachfront Park visitors.		
Recommended Action (Staff, Advisory Board and/or Other):	Staff's intent is to automatically renew the Golden Eagle Associates, Inc. contract for an additional one year period effective March 20, 2024, unless otherwise directed by the City Commission.		
Staff Contact:	Robert Carolin, Leisure Services Director, (386) 676-3279		
Attachments:	1. Golden Eagle Agreement		

Approval:	Kelly McGuire, Finance Director	10/16/2023
	Claire Whitley, Assistant City Manager	10/18/2023
	Joyce Shanahan, City Manager	11/2/2023

AGREEMENT

THIS AGREEMENT is made and entered into by and between the **City of Ormond Beach** ("City"), a Florida municipal corporation, 22 South Beach Street, Ormond Beach, Volusia County, Florida and **Golden Eagle Associates, Inc., individually and d/b/a Rita's Ices** ("Contractor"), 212 Cessna Blvd., Unit 7, Port Orange, FL 32128, and in consideration of the mutual promises and covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to the following:

1. **Scope of Work.** The Proposal dated January 16, 2013, attached hereto as Exhibit "A", is incorporated herein by reference and is a material part of this Agreement. The Contractor shall fully comply with the terms and conditions described in the attached exhibit.

2. **Term.** This Agreement shall be effective on the date it is fully executed by the parties. The initial term of this Agreement shall be for a period of one (1) year and may be automatically renewed for additional one (1) year periods unless either party provides at least ninety (90) days prior written notice to the other party of their intent not to renew the Agreement.

3. **Consideration.** Contractor shall pay to the City an Annual Guarantee and an Annual Percentage Fee as set forth on Exhibit "A".

4. **Termination of Agreement.**
   (a) The City Commission shall have the right to terminate the Agreement in the event the Contractor files any petition or proceeding for bankruptcy relief, or is adjudicated to be bankrupt or insolvent, or fails to pay just debts as they ordinarily become due; or for a material breach of this agreement that remains uncured for at least thirty days after prior written receipt of a notice of violation of same.

   (b) This Agreement may not be terminated by the Contractor.

5. **Assignment.** The Contractor shall not assign, convey or transfer all or any part of this Agreement, or all or any part of Contractor's interest herein, or all or any part of any interest in the Contractor, without the prior written consent of the City Commission, which consent shall not be unreasonably withheld.

6. **Complete Agreement.** This Agreement, including the provisions set forth in the exhibit attached hereto and incorporated by reference herein, constitutes the entire and complete agreement of the parties, and the promises and covenants herein contained shall survive the life of this Agreement.

7. **Amendment to Agreement.** Any amendment, change, or modification of this Agreement must be in writing and fully executed by both parties.

8. **Notices.** All notices which are required by this Agreement shall be provided to the parties at the following addresses, or such other addresses as may be requested in writing by either party:

City of Ormond Beach	**Golden Eagle Associates, Inc.**
Joyce Shanahan, City Manager	Roy Savoca, President
(copy to City Attorney)	212 Cessna Blvd., Unit 7
22 South Beach Street	Port Orange, FL 32128
Ormond Beach, FL 32174	

9. **Sovereign Immunity.** The City expressly retains and reserves all rights, privileges, immunities, and benefits of sovereign immunity. This provision shall be construed broadly in favor of the City.

10. **Venue.** The terms and conditions of this Agreement shall be construed and enforced under the laws of the State of Florida. Any action or proceeding, either at law or in equity, regarding this Agreement shall be brought in the circuit court, Seventh Judicial Circuit in and for Volusia County, Florida. Venue in any other jurisdiction or forum, whether it be any other circuit, state or federal venue, is hereby expressly waived.

11. **Waiver of Conditions.** No waiver by the City of any condition or breach of performance by the Contractor shall constitute an irrevocable, continuing, or subsequent waiver by the City of the same condition or breach of performance, or of any other condition or other breach of performance.

12. **Severability.** If any part of this Agreement is declared to be unenforceable or void by a court of competent jurisdiction, the remaining parts of the Agreement shall remain in full force and effect as long as the services to be provided by the Contractor are not materially affected, altered or impaired as a result of said judicial declaration.

13. **Conflicting Provisions.** In the event of any conflict between the provisions of this Agreement and any exhibits, the provision most favorable to the City shall control and shall be given full force and effect.

14. **Indemnification.** The City, its agents, employees, and officials, both elected and appointed, shall be indemnified and held harmless by Contractor from any and all liabilities, claims, and causes of action which may arise out of the willful, negligent, or unlawful acts or omissions of the Contractor or its subcontractors in the performance of this Agreement, unless such claims are a result of the City's sole negligence, as determined by the final decision maker of such claim.

15. **Duty to Defend.** The Contractor shall defend all suits and administrative actions, including all appellate proceedings, brought against the City, its agents, employees, and officials, both elected and appointed and shall pay all attorneys' fees and costs associated with the City's legal defense, as may be selected by the City, arising from all claims and causes of action described in Section 14 above. Such payment on behalf of the City shall

be in addition to any and all other legal or equitable remedies available to the City and shall not be considered to be the City's exclusive remedy.

16. **Contractor's Insurance.** The Contractor shall purchase and maintain for the entire life of this Agreement, including any and all approved time extensions, until its final acceptance by the City, such insurance as will protect the Contractor from claims under Workers' Compensation, disability benefit laws or other similar employee benefit laws; from claims for damages because of bodily injury, occupational sickness or disease, or death of Contractor's employees; from claims insured by usual or unusual injury liability coverage; from claims or injury to or destruction of tangible property and from claims insured by usual Commercial General Liability coverage. This includes loss of use resulting therefrom, any or all of which may arise out of the Contractor's operations under this Agreement, whether such operations be by the Contractor, or by any Subcontractor, or by anyone directly or indirectly employed by any of them or for whose acts any of them may be legally liable. The Contractor's deductibles/self-insured retentions shall be disclosed to the City and may be disapproved by the City, and may be reduced or eliminated at the sole discretion of the City. The Contractor is responsible for the amount of any deductible or self-insured retention.

17. **Types of Insurance and Limits of Liability.** The insurance required herein shall be written for not less than the limits of liability specified herein or as required by law, whichever is greater, and shall include the following:

(a) Workers' Compensation Insurance in statutory limits for the State of Florida with Coverage B - Employer's Liability limits of not less than:

$100,000. Each Accident Bodily Injury by Accident
$100,000. Each Employee Bodily Injury by Disease
$500,000. Policy Limit Bodily Injury by Disease

Certificate of Exemptions. If the contractor has a State-issued Certificate of Exemption, the contractor may provide a copy in place of the requirement for coverage. However, if the contractor subcontracts or retains any other person or entity to perform under the contract, that person or entity must provide proof of workers' compensation insurance as required by law or provide a Certificate of Exemption.

It is the intent of the City that any individual who either contracts directly with the city or performs any work on behalf of any such contractor be covered by workers compensation insurance or have a valid exemption from said coverage.

(If applicable to the Project, the policy must include benefits under the United States Longshoremen's and Harbor Workers' Act and the Jones Act coverage--all maritime coverages.)

(b) **Commercial General Liability Insurance** shall be written on a coverage form as broad as Insurance Services Office (ISO) Form CG 00 01 11 88, or its successor form, including but not limited to the following coverages (any deviation shall be noted on the Certificates of Insurance), and the CITY OF ORMOND BEACH shall be named as an additional insured:

1. Premises and Operations
2. Owners' & Contractors' Protective
3. Products & Completed Operations
4. Explosion, Collapse & Underground Conditions
5. Blanket Contractual Liability
6. Personal Injury Liability
7. Broad Form Property Damage Endorsement, including Completed Operations
8. Independent Contractors
9. Watercraft--Owned and Non-Owned (if applicable, endorsement must be included in General Liability policy or a separate Protection & Indemnity Policy must be written)
10. Pollution Liability (if applicable)
11. Asbestos Abatement (if applicable)
12. Fire Damage Liability

Certain coverages outlined above may not be required if they do not relate to the Agreement, as may be determined at the sole discretion of the City.

Commercial General Liability Coverage shall be written on an occurrence basis and the limits shall be no less than the following for all tiers of Contractors and Subcontractors:

Contract Value	**Limits (not less than)**
0 - 25,000	$300,000 Each Occurrence $300,000 General Aggregate* $300,000 Aggregate Products & Completed Operations $ 25,000 Fire Damage (any one fire)
$25,001 - $250,000	$500,000 Each Occurrence $1 Million General Aggregate* $1 Million Aggregate Products & Completed Operations $ 50,000 Fire Damage (any one fire)
$250,001 - $3,000,000	$1 Million Each Occurrence $1 Million General Aggregate* $1 Million Aggregate Products &

	$ 50,000	Completed Operations Fire Damage (any one fire)
$3,000,001 & over	20% of the Value of the Contract [Minimum $1 Million Each Occurrence/$2 Million General Aggregate]	

*NOTE: Commercial General Liability Coverage must be purchased on either a project basis (separate policy per contract) or an endorsement allocating an aggregate limit per location or specified project.

(c) **Automobile Liability Insurance** for the operation, use, maintenance, loading or unloading of automobiles - ISO Symbol 1 (Any Auto) or alternatively a combination of Symbol 2 (Owned Autos), Symbol 8 (Hired Autos), and Symbol 9 (Non-Owned Autos). The coverage limits shall be no less than the following for all tiers of Contractors and Subcontractors:

Contract Value	**Limits (not less than)**
0 - 25,000	$300,000 Combined Single Limit
$25,001 - $250,000	$500,000 Combined Single Limit
$250,001 and over	$1 Million Combined Single Limit

(d) Excess Liability

For Contracts of $250,000 or more, and in addition to the scheduled underlying policies for Commercial General Liability, Automobile Liability and Employers' Liability, the Contractor shall also provide an Excess Liability Policy with a maximum self-insured retention for occurrences insured in this Excess Policy not to exceed $25,000 and a minimum limit of $1 Million.

(e) Professional Liability, Malpractice and/or Errors and Omissions

The Contractor shall purchase and maintain professional liability, malpractice, or errors or omissions insurance with minimum limits of $1,000,000 per occurrence. If a claims made form of coverage is provided, the retroactive date of coverage shall be no later than the inception date of claims made coverage, unless the prior policy was extended indefinitely to cover prior acts. Coverage shall be extended beyond the policy year either by a supplemental extended reporting period (ERP) of as great a duration as is available, and with no less coverage and with reinstated aggregate limits, or by requiring that any new policy provide a retroactive date no later than the inception date of claims made coverage.

18. **Requirements for Certificates of Insurance.**

(a) With the execution of this Agreement, the Contractor shall provide certificates of such insurance acceptable to the City. These certificates and insurance policies

shall contain a provision that the coverage under the policies will not be canceled, non-renewed or materially changed until at least **thirty (30)** days' prior written notice of such cancellation, non-renewal or change [except for nonpayment of premium, which shall be **ten (10)** days] has been given to the City. The Contractor shall be required to replace any expired or canceled policies in like amount and coverage to the satisfaction of the City. The Certificate of Insurance shall be the ACORD FORM 25-S (7/90), or its successor form, and shall be made a part of this Agreement.

(b) New certificates of insurance shall be provided to the City at least fifteen (15) days prior to coverage renewals.

(c) If requested by the City, the Contractor shall furnish complete copies of the Contractor's insurance policies, forms and endorsements.

(d) For Commercial General Liability coverage the Contractor shall, at the option of the City, provide an indication of the amount of claims payments or reserves chargeable to the aggregate amount of liability coverage. If the Commercial General Liability form of coverage includes an annual aggregate limitation on the amount of insurance provided, a separate project aggregate limit may be required by the City for the given contract.

(e) If the Contractor fails to obtain and maintain for the life of the Agreement the insurance required hereby or to replace any such expired or canceled policy, the City may obtain and maintain such insurance with such company as it deems satisfactory. Any amounts expended by the City in payment of premiums for such insurance shall be deducted by the City from the amount due the Contractor for the work covered by the Agreement.

(f) **Policies of Insurance**

1. Except as otherwise provided herein, all insurance policies shall be issued by insurers licensed to do business in the State of Florida on an admitted basis or which is an eligible surplus lines insurer in the State of Florida, and any such insuring company is required to have a minimum financial rating of (A-) in the latest edition of "Best's Key Rating Guide", published by A. M. Best Co., Inc., or some similarly nationally recognized rating authority, including Standard and Poors and Demotech.

2. For Workers' Compensation coverage only, self-insurance programs are acceptable with a minimum A- rated reinsurance carriers; written confirmation is required.

3. All policies of insurance or certificates thereof referred to herein shall be deposited with the City Clerk.

4. The City shall be named an Additional Insured on all policies of insurance and certificates thereof.

19. **Enforcement of Costs.** If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with any provision of this Agreement, the successful or prevailing party or parties shall be entitled to recover reasonable attorneys' fees, court costs, and all expenses even if not taxable court costs (including, without limitation, all such fees, costs and expenses incident to arbitration, appellate, bankruptcy, and post-judgment proceedings), incurred in that action or proceeding or any appeal, in addition to any other relief to which the party or parties may be entitled. Attorneys' fees include legal assistant fees, expert witness fees, investigative fees, administrative costs, and all other charges billed by the attorney for the prevailing party.

20. **Effective Date.** This Agreement shall become effective upon the date last signed by the parties hereto.

IN WITNESS WHEREOF, the undersigned parties have caused this Agreement to be signed on the dates indicated hereinbelow.

DATED this 19th day of March, 2013.

Witnesses:

Print Name: Lois Towey

Print Name: Colby Cuento

CITY OF ORMOND BEACH

By: Ed Kelley
ED KELLEY
Mayor

By:
JOYCE SHANAHAN
City Manager

DATED this 21st day of March, 2013.

Witnesses:

Print Name: Colby Cuento

Print Name: _____

GOLDEN EAGLE ASSOCIATES, INC.

By: Roy Sanoca
Print Name: Roy Sanoca
Title: President

Attest: _____
Print Name: _____
Title: _____

City of Ormond Beach

22 South Beach Street
Ormond Beach, Florida 32174
Telephone (386) 676-3223
Fax (386) 676-3374

REQUEST FOR PROPOSALS

PROPOSER ACKNOWLEDGEMENT FORM

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL

RFP TITLE: **Ormond Beach's Andy Romano Beachfront Park Concession**

RFP NUMBER: **2013-03**

RFP OPENING DATE & TIME: **December 12, 2012 – 3:00pm**

RFP OPENING LOCATION: **2nd Floor Conference Room, City Hall, 22 South Beach Street**

PRE-SUBMITTAL MEETING: **N/A**

Submittals Received After The Above Date And Time Will Not Be Accepted.

PROPOSER'S NAME: Golden Eagle Associates, Inc.

PROPOSER'S MAILING ADDRESS: 212 Cessna Blvd. Unit 7

CITY-STATE-ZIP: Port Orange, FL 32128

F.E.I.N.: 20-8092543

PHONE NUMBER: (386) 682-2111 FAX NUMBER: N/A

If returning as a "No Submittal", please state reason (s):

I certify that this Proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a Proposal for the same materials, services, supplies, or equipment, and is in all respects fair and made without collusion or fraud. I agree to abide by all conditions of this RFP and certify that I am authorized to sign this RFP for the Proposer. In submitting a RFP to the City of Ormond Beach, the Proposer offers and agrees that if the Proposal is accepted, the Proposer will convey, assign or transfer to the City of Ormond Beach all rights, title, and interest in and to all causes of action it may now or hereafter acquire under the Antitrust laws of the United States and the State of Florida for price fixing relating to the particular commodities or services purchased or acquired by the City of Ormond Beach. At the City's discretion, such assignment shall be made and become effective at the time the City tenders final payment to the Proposer.

X Roy Savoca
AUTHORIZED SIGNATURE (MANUAL)

Roy Savoca
NAME (TYPED)

President
TITLE

January 16, 2013
DATED

GENERAL CONDITIONS

PUBLIC ENTITY CRIMES: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

DISCRIMINATION: Pursuant to Section 287.134(2)(a), Florida Statutes, an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid or proposal on a contract to provide any goods or services to a public entity, may not submit a bid or proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit bid or proposal on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity.

PUBLIC RECORDS/NON-CONFIDENTIALITY OF BIDS AND/OR PROPOSALS: The City of Ormond Beach cannot and does not warrant the confidentiality of any information submitted in response to this solicitation. Florida law provides that municipal records shall at all times be open for personal inspection by any person, Section 119.01, F.S., The Public Records Law. Information and materials received by the City of Ormond Beach in connection with all Proposers' response shall be deemed to be public records subject to public inspection upon award, recommendation for award, or 30 days after bid opening, whichever occurs first. Section 119.071, F.S.

DISTRIBUTION OF BIDS AND RFP'S: The City uses the services of Onvia DemandStar (www.demandstar.com) to distribute its bids and RFP's on-line on the Internet. If you have received a copy of this RFP from any source other than Onvia DemandStar, please be aware that you may not have received the latest version of the RFP or any related addendums.

SUBMISSION OF RESPONSES: All submittals shall be delivered in a sealed envelope. The Request for Proposals (RFP) number, title, and opening date shall be clearly displayed on the outside of the sealed envelope (and on the outside of any express shipping package). The delivery of said submittal to the Purchasing Office on or before the specified opening date and time is solely and strictly the responsibility of the Submitter. Any submittal received by the Purchasing Office after the specified date and time will not be accepted. Submittals must be presented on forms provided by the City. No other forms will be accepted. Telephone, telefax and telegraph Submittals will not be considered. No Submittal may be modified after opening. No Submittal may be withdrawn after opening for a period of ninety (90) days unless otherwise specified.

EXECUTION OF SUBMITTAL: Submittals must contain a manual signature of authorized representative in the space(s) provided. Submittals must be typed or printed in ink. Use of erasable ink is not permitted. All corrections made by Submitter to any Submittal entry must be initialed. The company name and Federal Employer Identification Number (F.E.I.N.) number shall appear in the space(s) provided.

RFP OPENING: Submittals shall be opened and the name of the submitters shall be read publicly. No discussion of the Submittals will occur at this time.

SUBMITTAL TABULATION: Any submitter wishing to receive a copy of the tabulation is required to enclose a stamped, self-addressed envelope with their Submittal response.

CLARIFICATION/CORRECTION OF RFP ENTRY: The City of Ormond Beach reserves the right to allow for the clarification of questionable entries and for the correction of obvious mistakes.

INTERPRETATION: Any questions concerning conditions and specifications shall be directed to the Purchasing Coordinator. Those interpretations which may affect the eventual outcome of this Submittal will be furnished in writing to all prospective Submitters. No interpretation shall be considered binding unless provided in writing by the City of Ormond Beach.

MINORITY POLICIES: The City of Ormond Beach, Florida, encourages the full participation of Disadvantaged and Women Business Enterprises (D&WBE) in the provision of goods and services.

LICENSES AND PERMITS: The Vendor/Contractor is responsible for obtaining all necessary permits and licenses to comply with all Federal, State, local laws, rules and regulations required to perform work in accordance with the specifications.

ADDITIONAL TERMS AND CONDITIONS: The City of Ormond Beach reserves the right to reject Submittals containing any additional terms or conditions not specifically requested in the original conditions and specifications.

TAXES: The City of Ormond Beach is exempt from Federal Excise Taxes and all sales taxes.

SILENCE OF SPECIFICATIONS: The apparent silence of any specification and any supplemental specifications as to any details or the omission from same of any detailed description concerning any point shall be regarded as meaning that only the best commercial practices are to prevail and that only materials of first quality and correct type, size, and design are to be used. All workmanship is to be first quality. All interpretations of the specifications shall be made upon the basis of this statement.

ASSIGNMENT: Any purchase order or contract issued pursuant to a Submittal and the monies which may become due hereunder are not assignable except with the prior written approval of the City Manager or City Commissioner, whichever authorized the purchase or Agreement.

LIABILITY: The Contractor shall hold and save the City of Ormond Beach, its officers, agents, and employees harmless against claims by third parties resulting from the Contractor's or supplier's breach of contract or negligence, including all attorney's fees and costs, and shall pay any and all damages, fees, and costs assessed on behalf of the City. The City expressly reserves all rights, privileges and benefits of sovereign immunity.

PATENTS AND ROYALTIES: The Contractor, without exception, shall indemnify and save harmless the City of Ormond Beach and its employees from liability of any kind, including cost

and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or article manufactured or used in the performance of the contract, including its use by the City of Ormond Beach. If the Contractor uses any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood without exception that the Submittal prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

NON-APPROPRIATION OF FUNDS: In the event sufficient budget funds are not available for a new fiscal period, the CITY shall notify the VENDOR/CONTRACTOR of such occurrence and the contract shall terminate on the last day of the current fiscal period, without any penalty or expense to the CITY of any kind whatsoever.

AWARDS: The CITY reserves the right, in its sole discretion, as the best interest of the CITY may require, to make award(s) by individual item, group of items, all or none, or a combination thereof; on a geographical basis and/or with one or more vendors, contractors, consultants or specialists; or to reject any and all Submittals or waive any minor irregularity or technicality in the Submittals received.

THE CITY OF ORMOND BEACH RESERVES THE RIGHT TO REJECT ANY OR ALL PROPOSALS, AND TO WAIVE INFORMALITIES AS MAY BE DEEMED TO BE IN THE BEST INTEREST OF THE CITY.

TERMS AND CONDITIONS

A. The City of Ormond Beach reserves the right without prejudice to reject any or all proposals, to request clarification of information submitted, and to request additional information of one or more proposers.

B. The City reserves the right to award the contract to the next most qualified firm if the successful firm fails to execute a contract within two weeks after the award of the contract by the City Commission.

C. In accordance with federal, State, and local regulations, the firm shall not discriminate under the contract against any person.

D. The firm shall not assign or transfer any interest in the contract without prior approval of the City Commission.

E. The City reserves the right to terminate the contract at any time.

F. Submission of a proposal indicates acceptance by the firm of the conditions contained in this Request for Proposals unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the City of Ormond Beach and the firm selected.

G. Submittals should include a copy of firm's insurance certificate, Conflict, Non-Conflict of Interest Statement/Litigation Statement, and Drug Free Workplace Certificate.

I. OBJECTIVE OF THE REQUEST FOR PROPOSALS

The purpose of this Request for Proposals (RFP) is to solicit competitive sealed proposals to provide concession services for the City of Ormond Beach's Andy Romano Beachfront Park *(OBARBFP)* as more particularly set forth in this RFP. The concession stand consists of a single-window service counter and a total operating space of 19'8"x 17'8" equipped with triple wash sink, and a power supply consistent with running coolers, ice machines, etc. The successful Respondent or Respondents will demonstrate the ability to provide a safe, consistent and reliable delivery system for the specified goods and services that will:

1. Maximize the public's use and enjoyment of the park;
2. Encourage tourism;
3. Provide an accurate and verifiable system to account for all revenue collected;
4. Provide an accurate and verifiable system to determine the dates and times of operation;
5. Adequately compensate the City of Ormond Beach, as the trustee of the public's interest in Ormond Beach's Andy Romano Beachfront Park and to offset the City's costs of operating and maintaining the park.

II. SCOPE OF SERVICES

Concession Operations

a) The successful respondent shall be responsible for reviewing and complying with all laws, regulations, and ordinances applicable to Concessionaires.

b) The successful respondent shall provide all necessary equipment related to operating a successful concession business. *For Example:* coffee machines, refrigerators, ice machine, coolers, etc., are the sole responsibility of the contracted Concessionaire. The Concessionaire shall make any repairs caused by Concessionaire's negligence at Concessionaire's expense. Existing items within the designated concession stand will remain the City's throughout the duration of the contract. Equipment or replacement equipment desired by the Concessionaire will be acquired and installed at Concessionaire's expense. If any public agency having jurisdiction over such matters require safety or other improvements to any of the equipment used by the Concessionaire in their operations, Concessionaire shall be required to effect these improvements at their sole expense. Any desired modifications to existing concession stand must obtain prior approval by the Director of Leisure Services or his/her designee. All approved modifications become property of the City of Ormond Beach.

c) The public's right shall not be infringed upon by an activity of the Concessionaire or any of its employees, agents, or subcontractors. The activities of the Concessionaire shall be such as to render service to the public in a dignified manner.

d) The Concessionaire shall use no undue pressure, coercion or persuasion in an attempt to influence the public to use the services or products of the Concessionaire.

e) Except as expressly permitted by the resulting contract, solicitation outside of the designated concession area is prohibited.

f) The Concessionaire shall operate in a manner that will ensure the convenience and safety of the public.

g) All employees, officers, agents, and subcontractors of the Concessionaire shall be neatly attired in uniforms that properly identify them as official City of Ormond Beach Concessionaire personnel.

h) The design of such uniforms shall be subject to the prior approval of the City of Ormond Beach's Director of Leisure Services or his/her designee. All uniforms worn shall be maintained in a neat and clean manner.

i) All employees, officers, agents, and subcontractors of the Concessionaire shall wear photo identification badges that will be furnished by and at the expense of the awarded Respondent.

j) The City of Ormond Beach's Director of Leisure Services or his designee shall have the right to require any employee(s) of the Concessionaire to be permanently removed from the beach premises whenever it appears to be in the best interest of the City of Ormond Beach.

k) The Concessionaire shall be required to participate in any food, beverage and product sponsorship agreements currently in place with the City of Ormond Beach or any which may be put in place during the term of the Contract.

l) The Concessionaire shall offer quality products at competitive prices at least consistent with similar goods and services presently being offered locally in other local facilities.

m) All pricing for all goods and services are to be posted and visible for all customers.

n) The concessionaire will be responsible for the signing in and out of the mobility impaired chair (MIC) stored onsite. Please note there is no rental fee associated with the usage of the MIC. Procedures for usage of the MIC will be determined and approved by the Director of Leisure Service or his/her designee.

Maintenance

a) The Concessionaire shall maintain all facilities and equipment in a clean and sanitary condition. All food and beverage facilities shall be in accordance with all applicable rules, ordinances and/or laws pertinent to the health authorities

of Volusia County, the Florida State Board of Health and any other health department having jurisdiction.

b) The Concessionaire shall be responsible for maintaining a clean, safe and appealing environment in and around the concession area. The Concessionaire shall develop and adhere to a recycling program approved by the City of Ormond Beach.

Personnel and Experience of the Concessionaire

a) All persons involved in concession activities are required to undergo a background check and drug test at the Concessionaire's expense. In addition, it is the Concessionaire's responsibility to insure all new hires, officers, and agents, are communicated to the City of Ormond Beach's Director of Leisure Services or his/her designee after completion of the background checks and drug testing. It is the responsibility of the successful Respondent to issue individual identification badges upon successful completion of the background check and drug test. No individual shall be permitted to work in the park without this identification. The City of Ormond Beach reserves the right to request random drug testing of all of the successful Respondent's personnel.

b) The City of Ormond Beach includes a diverse population and the successful Respondent shall reflect this diversity by encouraging diversity in employment of concessions.

c) The successful Respondent shall have documented experience in the applicable industry for the goods and services which will be managed. This documentation and references are a requirement and evaluation factor of this RFP.

Concession Fee

A. As consideration for the City of Ormond Beach granting the concession privileges to the successful Respondent or Respondents, the Concessionaire shall pay to the City of Ormond Beach an Annual Guarantee *and* an Annual Percentage Fee, as follows:

Annual Guarantee:
For each lease year, or pro rata portion thereof, during the term of the Contract, the Concessionaire shall pay to the City of Ormond Beach, in twelve equal payments, monthly in advance, an Annual Guarantee as proposed by the Respondent, *and*

Annual Percentage Fee:
For each lease year during the term of the Contract, the Concessionaire shall pay to the City of Ormond Beach no later than May 15th, an Annual Percentage Fee proposed by the Respondent of the Gross Receipts reported on the previous year's Income Tax Return derived from the operation of the Beach Concession.

B. The proposed Annual Guarantee and Annual Percentage Fee will be factors in the decision to award a Contract to the successful Respondent. The agreed upon Annual Guarantee and Annual Percentage Fee will increase annually by an amount proposed by

the Respondent, which will also be a factor in the decision to award a Contract. The annual increase of the Annual Guarantee and Annual Percentage Fee will take effect at the anniversary of each Contract term.

C. This concession fee shall not be listed as a separate line item on any receipt provided to any customer or member of the public.

Reporting and Financials

a) The successful Respondent shall ensure all concession venues are equipped with a cash register system with duplicate receipt capability.

b) Concessionaire shall provide quarterly income statements and will be required to send these reports electronically to the City of Ormond Beach's Director of Leisure Services and City of Ormond Beach Finance Director.

c) The City of Ormond Beach reserves the right to audit any financial documentation at anytime.

d) Respondent shall include in the quarter report, days and time worked for the reporting month. This information shall be verifiable through the cash register system.

Menu Items

The successful Respondent is expected to serve quality pre-packaged food, drink and sundry items (example: ice cream, potato chips, crackers, canned/bottled sodas, water, suntan lotion, etc.) to meet the needs of the visiting public. Simple menu items should be offered at competitive prices. Alcoholic beverages are not permitted on the premises. Each proposer will be required to include a sample menu of products to be offered with a proposed price list corresponding to each product.

III. TERM OF AGREEMENT

The successful Respondent shall comply with all federal, state and local rules and regulations regarding food handling, operation of a concession business, and any other laws that would apply to operating a similar type of business. Special attention must be paid to the regulations outlined by the State of Florida, Department of Professional and Business Regulation, Division of Hotels and Restaurants.

The initial term of this agreement shall be for a period of one (1) year and will be automatically renewed for one year thereafter unless either party provides at least ninety (90) days prior written notice to the other party of their intent not to renew the agreement.

IV. QUALIFICATIONS

In order to be considered responsive, Proposers shall, at a minimum, demonstrate compliance with the following Pre-Qualification Criteria in their proposal. All requested documentation and/or information shall be provided in the Proposal to confirm that the Proposer has satisfied the Prequalification Criteria in order to be properly evaluated as listed herein. Proposers failing to meet these requirements shall be deemed non-responsive. The Proposer shall, at the time of

Proposal submittal, time of award, and throughout the duration of the Contract, continue to meet the following Pre-qualification Criteria requirements as stated in the Solicitation Documents.

- Must be a registered Concessionaire in Florida.
  - Must submit copy of license with proposal.
- Must complete all attached contract documents.
- Must submit a sample menu including all items and pricing.
- A schedule of operations must be submitted with proposal and any deviation from that schedule must be approved by the Leisure Services Director or his/her designee.
- Must submit a proposed schedule of hours of operation for the concession for Winter Season and Summer Season. This schedule of hours of operation shall be in the best interests of meeting the needs of the public and will be a factor in the decision to award a Contract to the successful Respondent.

The Concessionaire shall have proven successful and progressive leadership (three years in a like business) in offering to the public those services as outlined. References are required as per the defined Evaluation Criteria listed in this package and shall be submitted on the forms provided with the proposal. A minimum of three (3)/maximum of five (5) customer references should include name and address of agency, length of contract, contact name, telephone number, fax number and email address. A minimum of two (2)/maximum of three (3) supplier references are also required and should include the above information.

V. PROPOSAL PROCESS

The firm or individual(s) interested in this contract should include a response to each of the following items in their written proposal:

1. A Submittal Letter signed by authorized agent of the firm with documentation, such as a Memorandum of Authority, that this individual is authorized to commit the firm to a Contract. Clearly state the name, title and contact information for the individual designated by the firm as contact point for any requests for additional information required by Volusia County.

2. A profile of the firm, including:

   a. A brief history of the business.

   b. Organizational structure of business.

   c. Designation of the legal entity by which the business operates (i.e., sole proprietorship, partnership, limited liability partnership, corporation, Limited Liability Corporation, etc.).

   d. Ownership interests.

   e. Active business venues (counties, states, cities, etc.).

   f. Present status and projected direction of business.

   g. The overall qualifications of the business to provide the services requested.

h. The qualifications of the firm's employees who will work on this contract.

i. Documentation from the appropriate state's agency confirming firm's legal entity type (i.e. sole proprietorship, partnership, limited liability partnership, corporation, Limited Liability Corporation, etc.). For non-Florida businesses submit documentation from the state in which the business was formed and documentation from the State of Florida providing authorization to perform business in the state of Florida.

j. Federal Identification Number of firm.

3. Business Plan
   The business plan should include the approach to the project and vision of Beach concessions; it should include the following:
   - Equipment and inspection plan
   - Training plan
   - Transition plan and timeline
   - Green initiatives.

4. References
   List at least three (3) recent references where the proposed services have been used within the past year.

5. Business Tax Receipt (BTR)
   To be responsive to this solicitation, each Respondent who is currently required to have a Business Tax Receipt (BTR) at the time of submittal shall provide a copy of their current BTR in their response to this solicitation.

6. Concenssionaire Registration/License
   Respondent must provide proof of that they have properly registered as a Concessionaire in the State of Florida.

7. Menu:
   Respondent must provide a sample menu with the proposal.

VI. PROPOSAL SUBMITTAL

Please check the contents of your RFP package carefully to ensure that you have in your possession all the necessary documents, as referenced within this RFP, including any addenda. If you are missing any items, please contact the City's Purchasing Coordinator at 386-676-3223, or by e-mail at: chris.byle@ormondbeach.org.

Submission of a proposal pursuant to this RFP shall constitute acknowledgement and acceptance of the terms and conditions set forth herein. Portions of this RFP and the contents of the proposal submitted by the successful proposer may become contractual obligations if an Agreement is awarded. Failure of the successful proposer to accept these obligations may result in cancellation of the award of contract.

The City reserves the right to withdraw this RFP at any time without prior notice. All proposals submitted in response to this RFP become the property of the City of Ormond Beach.

Deadline for Submission: To be considered, proposals must be received no later than 3:00 p.m., December 12, 2012.

Inquiries: Technical questions may arise as firms are preparing their proposals. The City will accept written inquiries regarding this RFP until seven (7) working days prior to the RFP due date. Questions received after that time will not be responded to. Answers to questions that warrant attention of all the potential proposers will be distributed in the form of an addendum.

Please direct written inquiries to:

Chris Byle
City of Ormond Beach
22 South Beach Street
Ormond Beach, Florida 32174
Telephone: (386) 676-3223
FAX: (386) 676-3374
Chris.byle@ormondbeach.org

Signature Requirements: Proposals must be signed by a duly authorized official(s) of the proposing firm. Consortiums, joint ventures, or teams submitting proposals, although permitted and encouraged, will not be considered responsive unless it is established that all contractual responsibility rests solely with one firm or legal entity which shall not be a subsidiary or affiliate with limited resources. Each proposal shall indicate the entity responsible for execution on behalf of the proposal team.

Proposal Delivery: The City must receive one (1) unbound original and three (3) bound copies of your submittal no later than the date and time specified above. Submit proposals to: Chris Byle, Purchasing Coordinator, City Hall, 22 South Beach Street, Ormond Beach, FL 32174. The RFP title and number shall be plainly marked on the outside of the delivery envelope or package. It is solely the responsibility of the submitter to ensure that the Proposal is delivered on or before the specified date and time. Late proposals will not be accepted.

Addenda and Supplements to the Request for Proposals (RFP): In the event that it becomes necessary to revise any part of this RFP, or if additional information is necessary to enable the proposing firm to make an adequate interpretation of the provisions of this RFP, a supplement to the RFP will be provided to each firm that has requested a copy of this document.

Rejection Rights: The City of Ormond Beach reserves the right, at any time, to modify, waive or otherwise vary the terms and conditions of this RFP including, but not limited to, the deadlines for submission and submission requirements. The City further reserves the right to reject any or all submittals, to cancel or withdraw this RFP at any time and to negotiate with any party prior to or after submittal of proposals. Selection is also dependent upon the negotiation of a mutually acceptable contract with the successful proposers.

Cost of Proposal Preparation: No reimbursement will be made by the City of Ormond Beach for any costs incurred in the preparation of the proposal or presentation.

Proposals to be in Effect: Each proposal shall state that it is valid for a period of not less than 90 days from date of receipt.

VII. EVALUATION PROCESS AND CRITERIA

The City of Ormond Beach will conduct an evaluation of all proposals, submitted by the deadline, to determine compliance with proposal requirements and mandatory document submissions. The committee will evaluate proposals and select the Proposer that meets the best interests of the City, and will make a recommendation of Award of Contract to the City Commission.

Evaluation Criteria:

For the purposes of further evaluation, the responsive proposals will be evaluated on, but shall not be limited to, consideration of the following criteria:

Qualifications and Experience (30 points)
Price (30 points)
References (30 points)
Business Plan (10 points)

Responsive proposals will be ranked in each of the criteria

The City reserves the following rights:

Conduct pre-award discussion and/or pre-award negotiations with any or all responsive and responsible Proposer(s) who submit proposals determined to be reasonably acceptable of being selected for award; conduct personal interviews or require presentations of any or all Proposer(s) prior to selection.

Request that Proposer(s) furnish additional information as the City may reasonably require.

Process the selection of the successful Proposer without further discussion.

Accept or reject qualifications or proposals in part or whole.

Limit and/or determine the actual contract services to be included in a contract.

Engage outside experts to assist staff in evaluating the merits and viability of each Proposer.

Obtain information for use in evaluating submittals from any source.

Verify the information received in the proposal. If a proposer knowingly and willfully submits false information or data, the City of Ormond Beach reserves the right to reject that proposal. If it is determined that an Agreement was awarded as a result of false statements or other data submitted in response to this RFP, the City of Ormond Beach reserves the right to terminate the Agreement.

Waive any irregularity in any proposal, or reject any or all submittals, should it be deemed in the best interest of the City of Ormond Beach to do so.

The City shall be the sole judge of the proposer's qualifications.

REGISTRATION AND INSURANCE REQUIREMENTS FOR VENDOR/CONTRACTOR WORKING ON CITY PROJECTS

Registration Requirements

VENDORS doing business within the City Limits must be registered with the City. Requirements for registering a business are as follows:

Copy of City Business Tax Receipt (where your business is located).
Certificate of Insurance showing General Liability and Workers' Comp (or State Workers' Comp Exemption form).
Application Fee: $25.00 For more information, contact the City's Business Tax Receipt official.

State Certified/Registered Contractors

All registered contractors must be registered with Volusia County. Volusia County Contractor Licensing, 123 W. Indiana Ave., Rm 203, Deland, Fl. 32720 (386) 736-5957 Opt. 2 –(386) 740-5215 Fax. Certified Contractors have the option of registering with Volusia County, or providing information directly to the business tax receipt official.

If you have any questions regarding the above requirements, please contact the business tax receipt official at (386) 676-3234.

EXHIBIT A
Risk Management and Insurance Requirements

A. Payment and Performance Bonds

1. Except as otherwise provided herein, the Contractor shall, prior to beginning performance, deliver to the City, and the City shall record in the public records of Volusia County, Florida, the Contractor's Payment and Performance Bond in an amount equal to the full amount of the Contract.

2. (a) Payment and Performance Bonds shall not be required for any contract except those which are for the construction of a public building, for the prosecution and completion of a public work (as described in Section 180.06, **Florida Statutes,** as amended from time to time) or for repairs upon a public building or public work (as described in Section 180.06, **Florida Statutes**, as amended from time to time).

(b) With respect to those Contracts for which Payment and Performance Bonds are otherwise required:

i. Unless the City Manager, or his designee, determines such Bond to be necessary to protect the interests of the City, no Contractor shall be required to provide a Payment and Performance Bond for any Contract which is for $25,000.00 or less.

ii. Upon the request of the contractor, good cause shown by the Contractor, and a determination that the public health, safety and welfare will be sufficiently protected, the City Commission may exempt the contractor from the requirement of providing a Payment and Performance Bond for any Contract which is for more than $25,000.00 but is less than $200,000.00.

3. The Payment and Performance Bond shall list the Contractor as Principal and be issued by a surety insurer authorized to do business in Florida as a surety and listed as an acceptable surety in the Federal Register.

4. The Payment and Performance Bond shall be executed pursuant to Section 255.05, **Florida Statutes**, and be in a form substantially similar to the form set forth in Section 255.05(3), **Florida Statutes**.

5. The Payment and Performance Bond shall specifically provide coverage for delay damages due to a default by the Contractor.

6. The Payment and Performance Bond shall not make the Contract part of the Bond agreement.

7. In lieu of the Payment and Performance Bond, the Contractor may file with the Finance Director of the City, in an amount equal to the full amount of the Contract, cash, a money order, a certified check, a cashier's check, an irrevocable letter of credit, or a security of a type listed in Part II, Chapter 625, **Florida Statutes**.

8. In the event the surety on any Payment and Performance Bond furnished by the Contractor is declared bankrupt or becomes insolvent, or its right to do business in the State of Florida is terminated, the Contractor shall, within five (5) working days thereafter, substitute another Payment and Performance Bond and surety acceptable to the City.

9. The Contractor is totally and solely responsible for keeping its surety informed as to the Base Contract Price as bid, significant changes in the Project Scope, and the overall progress and completion of the Project for the entire life of the Contract.

10. The payment and performance bond requirements stated herein above shall not be applicable to service-related contracts unless otherwise determined by the City Manager in order to protect the health, safety and welfare of the general public.

B. Contractual Provisions Relative to Risk Management

All contracts for any public works to be performed, and service-related contracts, for or on behalf of the City shall include the following, or substantially similar, provisions:

1. Hold Harmless

(a) General

The City, its agents, employees, and officials, both elected and appointed, shall be held harmless from and against all claims for bodily injury, sickness, disease, death or personal injury or damage to property or loss of use resulting therefrom, arising out of the agreement, contract or lease unless such claims are a result of the City's sole negligence, as determined by the final arbiter of such claim.

(b) Professional Services Contracts

The City, its agents, employees, and officials, both elected and appointed shall be held harmless from and against all claims for bodily injury, sickness, disease, death or personal injury or damage to property or loss of use resulting therefrom arising out of performance of the agreement or contract, unless such claims are a result of the City's sole negligence, as determined by the final arbiter of such claim.

The City, its agents, employees, and officials, both elected and appointed shall also be held harmless from and against all claims for financial loss with respect to the provision of or failure to provide professional or other services resulting in professional, malpractice, or errors and omissions liability arising out of performance of the agreement or contract, unless such claims are a result of the City's sole negligence, as determined by the final arbiter of such claim.

2. Payment on Behalf of City

The Contractor shall pay all costs of the City's legal defense, as may be selected by the City, for all claims described in the Hold Harmless paragraph.

Such payment on behalf of the City shall be in addition to any and all other legal remedies available to the City and shall not be considered to be the City's exclusive remedy.

3. Loss Control/Safety

Precaution shall be exercised at all times by the Contractor for the protection of all persons, including employees and property. The Contractor shall comply with all applicable laws, regulations and ordinances related to safety and health, shall make special efforts to detect hazardous conditions, and shall take prompt action when loss control/safety measures are reasonably necessary.

The City may order work to be stopped if conditions exist that present an immediate danger to persons or property. The Contractor acknowledges that such work stoppage will not shift responsibility for any damages from the Contractor to the City.

4. Service Bond

For Service-related contracts only, the City may require the Contractor to secure a service bond with a minimum $25,000 coverage limit for the period of the service agreement. The service bond covers dishonest acts of the contractor's employees against the City. A copy of the bond shall be provided to the City when the agreement commences.

Service-related contracts include and are not limited to businesses providing janitorial, pest control, general repair, security, carpet cleaning, locksmith, temporary employment, painting, moving services or other contracts as determined in the discretion of the Risk Manager as necessary to minimize loss.

C. Contractor's Insurance

1. General

The Contractor, including service-related contractors, shall purchase and maintain for the entire life of the Project, including any and all approved time extensions, until its final acceptance by the City, such insurance as will protect the Contractor from claims under Workers' Compensation, disability benefit laws or other similar employee benefit laws; from claims for damages because of bodily injury, occupational sickness or disease, or death of Contractor's employees; from claims insured by usual or unusual injury liability coverage; from claims or injury to or destruction of tangible property and from claims insured by usual Commercial General Liability coverage. This includes loss of use resulting therefrom, any or all of which may arise out of the Contractor's operations under the Contract Documents, whether such operations be by the Contractor, by any Subcontractor, or by anyone directly or indirectly employed by any of them or for whose acts any of them may be legally liable. The Contractor's deductibles/self-insured retentions shall be disclosed to the City and may be disapproved by the City, and may be reduced or eliminated at the sole discretion of the City. The Contractor is responsible for the amount of any deductible or self-insured retention.

2. Types of Insurance and Limits of Liability

The insurance required herein shall be written for not less than any limits of liability specified and incorporated as part of the Contract Documents or as required by law, whichever is greater, and shall include the following:

(a) Workers' Compensation Insurance in statutory limits for the State of Florida with Coverage B - Employer's Liability limits of not less than:

$100,000. Each Accident Bodily Injury by Accident
$100,000. Each Employee Bodily Injury by Disease
$500,000. Policy Limit Bodily Injury by Disease

Certificate of Exemptions. If the contractor has a State-issued Certificate of Exemption, the contractor may provide a copy in place of the requirement for coverage. However, if the contractor subcontracts or retains any other person or entity to perform under the contract, that person or entity must provide proof of workers' compensation insurance as required by law or provide a Certificate of Exemption.

It is the intent of the City that any individual who either contracts directly with the city or performs any work on behalf of any such contractor be covered by workers compensation insurance or have a valid exemption from said coverage.

(If applicable to the Project, the policy must include benefits under the United States Longshoremen's and Harbor Workers' Act and the Jones Act coverage--all maritime coverage.)

(b) Commercial General Liability Insurance shall be written on a coverage form as broad as Insurance Services Office (ISO) Form CG 00 01 11 88, or its successor form, including but not limited to the following coverage (any deviation shall be noted on the Certificates of Insurance):

a. Premises and Operations
b. Owners' & Contractors' Protective
c. Products & Completed Operation
d. Explosion, Collapse & Underground Conditions
e. Blanket Contractual Liability
f. Personal Injury Liability
g. Broad Form Property Damage Endorsement, including Completed Operations
h. Independent Contractors
i. Watercraft--Owned and Non-Owned (if applicable, endorsement must be included in General Liability policy or a separate Protection & Indemnity Policy must be written)

j. Pollution Liability (if applicable)
k. Asbestos Abatement (if applicable)
l. Fire Damage Liability

Certain coverage outlined above may not be required if they do not relate to the Project, as may be determined at the sole discretion of the City.

Commercial General Liability Coverage shall be written on an occurrence basis and the limits shall be no less than the following amounts for all tiers of Contractors and Subcontractors:

Contract Value	Limits (not less than)
0 - $25,000	$300,000 Each Occurrence $300,000 General Aggregate* $300,000 Aggregate Products & Completed Operations $ 25,000 Fire Damage (any one fire)
$25,001 - $250,000	$500,000 Each Occurrence $1 Million General Aggregate* $1 Million Aggregate Products & Completed Operations $ 50,000 Fire Damage (any one fire)
$250,001 - $3,000,000	$1 Million Each Occurrence $1 Million General Aggregate* $1 Million Aggregate Products & Completed Operations $ 50,000 Fire Damage (any one fire)
$3,000,001 & over	20% of the Value of the Contract [Minimum $1 Million Each Occurrence/$2 Million General Aggregate]

* NOTE: Commercial General Liability Coverage must be purchased on either a project basis (separate policy per contract) or an endorsement allocating an aggregate limit per location or specified project.

(c) Automobile Liability Insurance for the operation, use, maintenance, loading or unloading of automobiles - ISO Symbol 1 (Any Auto) or alternatively a combination of Symbol 2 (Owned Autos), Symbol 8 (Hired Autos), and Symbol 9 (Non-Owned Autos).

Contract Value	Limits (not less than)
0 - $25,000	$300,000 Combined Single Limit
$25,001 - $250,000	$500,000 Combined Single Limit
$250,001 and over	$1 Million Combined Single Limit

(d) Excess Liability

For Contracts of $250,000 or more, and in addition to the scheduled underlying policies for Commercial General Liability, Automobile Liability and Employers' Liability, the Contractor shall also provide an Excess Liability Policy with a maximum self-insured retention for occurrences insured in this Excess Policy not to exceed $25,000 and a minimum limit of $1 Million.

(e) Professional Liability, Malpractice and/or Errors and Omissions

The Contractor shall purchase and maintain professional liability, malpractice, or errors or omissions insurance with minimum limits of $1,000,000 per occurrence. If a claims made form of coverage is provided, the retroactive date of coverage shall be no later than the inception date of claims made coverage, unless the prior policy was extended indefinitely to cover prior acts. Coverage shall be extended beyond the policy year either by a supplemental extended reporting period (ERP) of as great a duration as is available, and with no less coverage and with reinstated aggregate limits, or by requiring that any new policy provides a retroactive date no later than the inception date of claims made coverage.

D. Requirements for Certificates of Insurance

1. With the execution of the Contract Documents, the Contractor, including service-related contractors, shall provide certificates of such insurance acceptable to the City. These certificates and insurance policies shall contain an endorsement that the coverage under the policies will not be canceled, non-renewed or materially changed until at least thirty (30) days' prior written notice of such cancellation, non-renewal or change (except for nonpayment of premium, which shall be ten (10) days) and a copy of the cancellation endorsement signed by an authorized representative of the insurer, be given to the City. The contractor shall be required to replace any expired or canceled policies in like amount and coverage to the satisfaction of the City. The Certificate of Insurance shall be the ACORD FORM 25-S (7/90), or its successor form, and shall be made a part of the Contract Documents.

2. New certificates of insurance shall be provided to the City at least fifteen (15) days prior to coverage renewals.

3. If requested by the City, the contractor shall immediately furnish complete copies of the Contractor's insurance policies, forms and endorsements.

4. For Commercial General Liability coverage the Contractor shall, at the option of the City, provide an indication of the amount of claims payments or reserves chargeable to the aggregate amount of liability coverage. If the Commercial General Liability form of coverage includes an annual aggregate limitation on the amount of insurance provided, a separate project aggregate limit may be required by the City for the given contract.

5. If the Contractor fails to obtain and maintain for the life of the Project the insurance required hereby or to replace any such expired or canceled policy, the City may obtain and maintain such insurance with such company as it deems satisfactory. Any amounts expended by the City in payment of premiums for such insurance shall be deducted by the City form the amount due the Contractor for the work covered by the Contract.

E. Policies of Insurance

1. Except as otherwise provided in this Exhibit, all insurance policies shall be issued by insurers licensed to do business in the State of Florida on an admitted basis or which is an eligible surplus lines insurer in the State of Florida, and any such insuring company is required to have a minimum financial rating of (A-), in the latest edition of "Best's Key Rating Guide", published by A. M. Best Co., Inc., or some similarly nationally recognized rating authority, including Standard and Poors and Demotech.

2. For Workers' Compensation coverage only, self-insurance programs are acceptable with a minimum A- rated reinsurance carriers; written confirmation is required.

3. All policies of insurance or certificates thereof referred to in this Exhibit shall be deposited with the City Clerk.

4. The City shall be named an Additional Insured on General Liability and Automobile Liability policies of insurance and certificates thereof.

City of Ormond Beach
Request for Proposals (RFP)
Ormond Beach's Andy Romano Beachfront Park Concession
(RFP No. 2013-03)

RFP RESPONSE FORM

THIS RESPONSE IS SUBMITTED TO:

Purchasing Coordinator
City of Ormond Beach
22 S. Beach Street
Ormond Beach, Florida 32174

The undersigned SUBMITTER proposes and agrees, if this Submittal is accepted, to enter into a Contract with the CITY that reflects the items of this Request for Proposal (RFP) and to provide all services, as specified or indicated in the RFP Documents, in full accordance with

the terms and conditions set forth in therein.

SUBMITTER accepts all of the terms and conditions of the General Conditions. SUBMITTER will sign the Contract) and submit the Contract security (when applicable) and other documents required by the Contract Documents within ten (10) days after the date of CITY's Notice of Award.

In submitting this information, SUBMITTER represents, as more fully set forth in the Agreement, that:

SUBMITTER has examined copies of all the RFP Documents and of the following Addenda:

Addendum Date	Addendum Number
Dec. 6, 2012	Number 1
Jan. 11, 2013	Number 2

Receipt of all of which is hereby acknowledged.

This Submittal is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; SUBMITTER has not directly or indirectly induced or solicited any other Submitter to submit a false or sham Submittal; SUBMITTER has not solicited or induced any person, firm or a corporation to refrain from bidding; and SUBMITTER has not sought by collusion to obtain for himself any advantage over any other Bidder or over the CITY.

THIS RESPONSE IS SUBMITTED BY:

COMPANY NAME: Golden Eagle Associates, Inc.

VENDOR/CONTRACTOR LICENSE NUMBER: FEIN 20-8092543

ADDRESS: 212 Cessna Blvd. Unit 7
Port Orange FL 32128

PHONE NO.: (386) 682-2111 FAX NO.: N/A

SUBMITTER'S NAME: Roy Savoca
(Typed or Printed in Ink)

TITLE: President

AUTHORIZED SIGNATURE: I, Roy Savoca hereby
(Original signature required in each document)

declare that I have read and fully understand the RFP Documents and, including the General Conditions and the Scope of Work, and that I am duly authorized to sign and submit this Submittal.

The CITY reserves the right to reject any and all Submittals, to waive informalities, and to accept any Submittal or parts thereof as the CITY, in its sole discretion, determines to be in the best interest of the CITY.

PROPOSER: PLEASE ENSURE THAT YOU HAVE SIGNED THE RFP RESPONSE FORM OF THIS REQUEST FOR PROPOSAL. OMISSION OF A SIGNATURE ON THAT PAGE WILL RESULT IN REJECTION OF YOUR PROPOSAL.

City of Ormond Beach
Request for Proposals (RFP)
Ormond Beach's Andy Romano Beachfront Park Concession
(RFP No. 2013-03)

CITY OF ORMOND BEACH, FLORIDA

CONFLICT, NON-CONFLICT OF INTEREST STATEMENT
LITIGATION STATEMENT

[X] To the best of our knowledge, the undersigned firm has no potential conflicts of interest due to any other clients or contracts for this project.

[ ] The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other clients or contracts for this project.

[ ] The undersigned firm has had no litigation on any project in the last five (5) years.

[X] The undersigned firm, by attachment to this form, submits a summary and disposition of individual cases of litigation during the past five (5) years.

Golden Eagle Associates, Inc.
COMPANY NAME

Roy Savoca
AUTHORIZED SIGNATURE

Roy Savoca
NAME (PRINT OR TYPE)

President
TITLE

January 16, 2013
DATE

Golden Eagle Associates, Incorporated

In the spring of 2010 a dispute arose regarding a lease for space in the Pavilion in Port Orange. This resulted in a lawsuit against Golden Eagle Associates, Inc., Roy Savoca, and Kathy Savoca. In the spring of 2011 the dispute was resolved and the suit was dismissed with prejudice.

212 Cessna Blvd Unit - 7 | Port Orange, FL 32128 | (386) 682-2111

City of Ormond Beach
Request for Proposals (RFP)
Ormond Beach's Andy Romano Beachfront Park Concession
(RFP No. 2013-03)

CITY OF ORMOND BEACH, FLORIDA
DRUG-FREE WORKPLACE CERTIFICATION

IDENTICAL OR "TIE" SUBMITTALS: Preference shall be given to businesses with drug-free workplace programs. Whenever two or more proposals which are equal in respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violation.

3) Give each employee that engages in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).

4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) calendar days after such conviction.

5) Impose sanctions on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

Golden Eagle Associates, Inc.
Company Name

Roy Savoca
Authorized Signature

Roy Savoca
Print Name

President
Title

ADDENDUM NO. 1
TO RFP DOCUMENTS FOR

Ormond Beach's Andy Romano Beachfront Park Concession:
RFP NO. 2013-03

December 6, 2012

TO: All Prospective Proposers

SUBJECT: Addendum NO. 1 to the Request for Proposals
Ormond Beach's Andy Romano Beachfront Park Concession
RFP No. 2013-03

This addendum is being issued to provide all prospective proposers with information on answers to questions and inquires to the proposal. **Please note the RFP Opening date has changed and is scheduled for January 18, 2013, at 3:00 p.m.,** in the Upstairs Conference Room, located at City Hall, 22 South Beach Street, Ormond Beach, Florida.

In order to give a timely response, **additional questions pertaining to RFP No. 2013-03, Ormond Beach's Andy Romano Beachfront Park Concession will be received until 5 p.m. on January 9, 2013** with a final addendum to be issued shortly thereafter if needed.

1. **Question: The question I have is in the Menu Items section(page 8),:" The Successful Respondent is expected to serve quality pre-packaged food, drinks". Does this mean all foods served must be prepackaged and prepared of premises, no Fryer, no Griddle, and no Soda Fountain?**

   ✓ *The City will consider all proposals whether for pre-package food, prepared food, or a combination of offerings. Microwave ovens, soda fountains, electric commercial hotdog rollers, and similar devices may be utilized. However, the facility is not equipped to facilitate onsite cooking.*

2. **Question: Will there be beach access from the Park, and will there be signage outside the Park indicating this?**

   ✓ *Yes, there will be beach access from the park. Signage will follow Volusia County standards of design and placement.*

3. **Question: Will the City allow signage, i.e.: *Hershey's Ice Cream*, and would this signage be visible to travelers along A1A?**

   ✓ *Removable signage will be located at concession window only. The sign will not be visible from A1A as current codes do not allow for this.*

4. **Question: The description of the concession stand "consisting of" does not mention air conditioning. Will the building be air conditioned?**

   ✓ *Yes*

5. **Question: Along those lines, I did not see it mentioned who is responsible for utilities costs?**

   ✓ *The City of Ormond Beach will supply utilities for the concession stand operation.*

6. **Question: The bid states "adequately compensate the City of Ormond Beach to offset City costs of operating and maintaining the park". Does the City have an estimate of what those costs will be and, if you can, let me know what percent of those costs you expect to have the concession stand provide.**

   ✓ *The City does not have a specific expectation as to the revenue generated by the concession stand in relation to the total cost to operate and maintain the park. Each proposer will need to determine the amount of concession fees they are willing to pay based upon their expected gross margin. The proposed concession fees (annual guarantee amount and annual percentage fee) will be part of the determination for award used by the selection committee.*

7. **Question: Regarding "properly or neatly attired in uniform as City of Ormond Beach Concessionary personnel", will the City provide the uniforms or will there be a cost to obtain them?**

   ✓ *No. It is the successful respondent's responsibility to provide uniforms for their staff.*

8. **Question: "Initial term of this agreement shall be for one year and automatic renewal for one year thereafter." Does this mean that a new bid offering will go out every two years for the concession stand?**

   ✓ *No. Both the City and the winning proposer will have the ability to decide each year if the contract is renewed for another annual term.*
   The language for the terms of the contract are amended to read: The initial term of this agreement shall be for a period of one year ***with automatic annual renewals thereafter*** *unless either party provides at least ninety days prior written notice to the other party of their intent not to renew the agreement.*

9. **Question: "Schedule of Operation": Is the City expecting the concession to be open the same hours as the Park.**

   ✓ *No, that is a bid qualifier and as such will be part of the determination for award by the selection committee.*

10. ***Question:*** **If so, does the City post the hours, i.e.*: Park open from dusk to dawn*?**

    ✓ *Park hours will be posted.*

11. **Question: Will the Park provide a seating area with umbrellas or is there a covered area with picnic tables near the concession?**

    ✓ *The park will have several covered areas with picnic tables.*

12. **I am not familiar with the workings of "Payment and Performance Bonds". Would you please provide clarification of this on pages 14 and 15 and the service bond on page 16?**

    ✓ *This is standard language used in all requests for proposals and is not applicable to this particular proposal. Neither payment and performance bonds nor service bonds will be required.*

13. **Question: Are there exceptions to payment agreement of the annual guarantee and annual percentage fee in the case of a serious weather condition such as hurricane or tornado which would drastically affect the operation and income of the concession?**

    ✓ *In the event that the concession stand cannot be operated as a result of a natural disaster, the City will consider a request for temporary abatement of the concession fees.*

14. **Question: It appears that the concept is that the concession be a full service operation selling in addition to ice cream, a variety of packaged snack and food items. Do you also anticipate that the concessioner would offer cooked items, such as burgers, hot dogs, French fries, etc.?**

    ✓ *As indicated in answer #1, the facility is not equipped for cooking.*

15. **How much floor space total is in the RFP**

    ✓ *19'8" x 17"8", 352 square feet.*

16. **Will there be a hood installed on the property? If no, can we submit a bid that includes one as well?**

    ✓ *There will not be a hood installed.*

17. **Is there a grease trap available? Once again, if no, can we submit a bid that includes one?**

    ✓ *A grease trap is not available.*

18. **What is your vision for this property and when can we meet to discuss?**

    ✓ *The vision is to have a concession stand that serves the visitors of Ormond Beach's Andy Romano Beachfront Park with quality food and sundries, while representing the City of Ormond Beach in a positive, professional manner. After reviewing all submissions, the RFP committee will contact the top proposers for further discussion.*

In all other respects, except as specifically stated herein, the subject RFP remains unchanged.

THIS ADDEDNDUM MUST BE ACKNOWLEDGED AND RETURNED WITH YOUR RFP

COMPANY NAME: Golden Eagle Associates, Inc.

SIGNATURE: _____ **DATE:** Jan 16, 2013

The foregoing changes are hereby incorporated into the Request for Proposals Requirements and Contract Documents for **Ormond Beach's Andy Romano Beachfront Park Concession, RFP No. 2013-03**, for the City of Ormond Beach.

City of Ormond Beach, Florida
County of Volusia

END OF ADDENDUM NO. 1

ADDENDUM NO. 2
TO RFP DOCUMENTS FOR

Ormond Beach's Andy Romano Beachfront Park Concession:
RFP NO. 2013-03

January 11, 2013

TO: All Prospective Proposers

SUBJECT: Addendum NO. 2 to the Request for Proposals
Ormond Beach's Andy Romano Beachfront Park Concession
RFP No. 2013-03

This addendum is being issued to provide all prospective proposers with information on answers to questions and inquires to the proposal. Please note the **RFP Opening** date has not changed and is scheduled for **January 18, at 3:00 p.m.,** in the Upstairs Conference Room, located at City Hall, 22 South Beach Street, Ormond Beach, Florida.

1. **Question: Are there any food, beverage, or product sponsorship agreements currently in place for the City of Ormond Beach?**

   ✓ *There are currently no such agreements in place.*

2. **Question: After the initial drug test; who is responsible for the fees associated with the random drug testing?**

   ✓ *Random drug testing will be at the sole expense of the contracted concessionaire.*

3. **Question: Who is responsible for the cleaning and restocking of the restrooms?**

   ✓ *City of Ormond Beach staff will be responsible for the stocking, upkeep and maintenance of the restrooms.*

4. **Question: What will the electrical amperage available to the concession stand be?**

   ✓ *There is a 100amp, single phase service dedicated to the operations of the concession stand.*

5. **Question: What type of security systems will be installed at the concession stand? Cameras? Safe?**

✓ *No safe or cameras are being installed. It is the sole responsibility of the successful respondent to provide any security items they feel are needed to operate.*

6. **Question: Will there be access between the office, the utility room, and the concession area?**

   ✓ *No, that area is reserved for City of Ormond Beach staff.*

7. **Question: The answer given was "The City of Ormond Beach will supply utilities for the concession stand operation." To clarify, does this mean The City will pay monthly utilities charges incurred in and surrounding The Concession, i.e. power, lighting, gas, HVAC bills?**

   ✓ *Yes, the City of Ormond Beach will pay water, sewer and electric associated with the operation of the concession throughout the duration of the approved contract.*

8. **Question: Please clarify the point you intend to make entitled TAXES, on page 3 of 24. How does this relate to the Concessionaire? Are sales taxes to be collected on menu items bought by the Concessionaire and/or sold at The Concession?**

   ✓ *Yes, unless the concessionaire is a bona fide tax exempt entity, the concessionaire is responsible for collecting and reporting all appropriate sales tax associated with concessions operations.*

In all other respects, except as specifically stated herein, the subject RFP remains unchanged.

THIS ADDEDNDUM MUST BE ACKNOWLEDGED AND RETURNED WITH YOUR RFP

COMPANY NAME: Golden Eagle Associates, Inc.

SIGNATURE: [signature] **DATE:** Jan. 16, 2013

The foregoing changes are hereby incorporated into the Request for Proposals Requirements and Contract Documents for **Ormond Beach's Andy Romano Beachfront Park Concession, RFP No. 2013-03**, for the City of Ormond Beach.

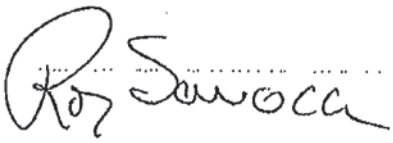
City of Ormond Beach, Florida
County of Volusia

END OF ADDENDUM NO. 2

Golden Eagle Associates, Incorporated

January 16, 2013

Roy Savoca, President of Golden Eagle Associates, Inc. is a duly authorized representative of the corporation and, as such, is authorized to commit the firm into a contract with the City of Ormond Beach. Roy is the designated point of contact for all information regarding the contract. This proposal is valid until April 30, 2013.



Roy Savoca
President
(386) 682-2111 Office
(386) 451-4838 Cell
roy@savoca.us

Golden Eagle Associates, Incorporated

Firm Profile

Golden Eagle Associates, Inc. is a Delaware corporation registered to do business in Florida. The corporation does business using the names Rita's Ices and Rita's Italian Ices. The corporation opened a store at 2429-41 North Atlantic Ave in Daytona Beach in May of 2008. The corporation operates several mobile carts throughout Volusia County.

The corporation consists of Roy Savoca (50% owner) as President and Kathy Savoca (50% owner) as Vice President.

In addition to the fixed location in Daytona Beach, the corporation operates several mobile facilities at venues including but not limited to, the City of Port Orange – Recreational Sports Facility, Daytona Beach Pop Warner Football, Ormond Beach Pop Warner Football, Bethune-Cookman University (at various sporting events and on campus), the Daytona Cubs, Daytona Lagoon, all Volusia County YMCA Swim meets, Daytona Beach Speed Swimming meets, Spruce Creek HS Swim meets.

The fixed location and the mobile operations have grown since their opening and continue to grow. The current plan is to expand the mobile operations by adding additional facilities and locations. The fixed location will continue to grow through increasing local awareness and increasing the products being offered.

Keeping customers continually interested (and regularly frequenting the location) requires a variety of offerings. The limited space of a concession stand restricts an operator's ability to overstock products. Our ability to operate fixed and mobile locations uniquely positions us for success operating the Andy Romano Park Concession Facility. Our ability to create a varied menu using the fewest base ingredients and the minimum number of dry goods will allow us to save on storage space without sacrificing the variety customers demand to regularly patronize the establishment. The success of our locations (fixed and mobile) demonstrates this ability. Our ability to operate in the variety of venues demonstrates our flexibility to adapt to the various requirements of our hosts. The close proximity of our fixed location will allow us to easily restock items as needed. In any venture of this nature, customer service is a key to success. Our experience in this area is second to none.

Several of the local Colleges and Universities have hospitality programs. Students in these programs are perfect candidates for the concession stand. They have knowledge of the business and, as college students, have demonstrated an ability to learn. We do not limit our search to only hospitality students; we look at any person with strong interpersonal skills and an ability to learn. Our on-campus presence provides the ability to recruit students who meet our criteria. Many of the local people possess the same skills; our contact with them through our fixed location allows us to reach out to them with employment opportunities. We strongly support diversity. Our current staff ranges in age from college age to mid 50s, is multiracial, and men and women.

Federal ID - 208092543

Golden Eagle Associates, Incorporated

Business Plan

A day at the beach should be one of stress free fun. Our vision for the Andy Roman Park Concession stand is to aid in this goal by minimizing the number of items a family (or person) needs to bring to the beach. To accomplish this we will be providing a reasonable source for forgotten items (sunglasses and sunscreen), snacks, hot and cold beverages, breakfast, and lunch.

The business will require a dipping cabinet, a chest freezer, a beverage refrigerator, a refrigerator, a safe, ice maker, 2 cash registers, a hot dog roller, a toaster, hot cheese dispenser, and 2 slow cookers. Our managers will be knowledgeable of all equipment and will call appropriate service technicians when a problem is encountered. We will schedule regular maintenance by certified technicians as specified by the manufacturer or industry standards. The total cost of the equipment is estimated to be less than $5,000 and will be paid for from company reserves.

We will be using the same training methodology used in our fixed location. The training consists of classroom (or virtual classroom) familiarization with the business, the job details, procedures for making customer products, cleaning, opening and closing procedures, and use of the equipment. This is followed with on site training with an experienced team member. The trainee team member must take a food safety class (Food Safety Management Principle 2nd Edition by NEHA Training) and pass the associated exam.

We anticipate a three pronged approach to opening the concession stand. One prong will be to find and hire a staff. The staff will consist of senior and junior people. We foresee the summer staff being larger than the winter staff. The second prong will be the specifying and purchasing of the equipment. We estimate these steps will take approximately 1 month. The third prong will be to contact the health department and work with them to certify the location. In our past experience this process can be accomplished in a week. This becomes a question of the coordination and timing of the equipment installation, the delivery of inventory, the inspector's availability, and the issuing of the CofO. After the equipment is installed and tested, we will begin in-store training. The in-store training will take approximately 1 week.

We are strong believers in being "Green". Wherever practical we use green products and methods. We reduce power consumption by using CFLs, turning off unused equipment, setting equipment to minimum setting required, and using times and set back thermostats. We use energy star equipment whenever practical. We serve in green containers i.e. paper cups rather than Styrofoam. We identify all materials which are recyclable and recycle them.

Golden Eagle Associates, Incorporated

Our current beachside location does approximately 26,000 transactions per year; we assume 40% of those transactions occur during "beach" hours. Each transaction consists of 2 to 3 treats. Using this as a basis conservatively we estimate 2.5 times the number of transactions for an on beach location – 26,000 transactions. On the low side; if each transaction consists of 2 $3.50 items then total sales would be $182,000 including 6.5% sales tax; 170,892 sales without sales tax. Using $11.00 per transaction the numbers become $286,000 and 268,545 respectively.

We propose the following fee schedule:

Annual Guarantee - $ 10,000
Percentage of Sales 12% from $ 100,001 to 175,000
15% above $ 175,000

Using the numbers above on 170,892 in sales we would pay
$ 10,000 - Annual Guarantee
$ 20,507 - % Sales
$ 30,507 - Total

Using the numbers above on 268,545 in sales we would pay
$ 10,000 - Annual Guarantee
$ 35,031 - % Sales
$ 45,031 - Total

We will increase these numbers by 1% per year

Hours of Operation:

Winter - Monday to Thursday - Noon to Park Close
Friday, Saturday, and Sunday - 10am to Park Close

Summer – Sunday to Monday – 8am to Park Close

Golden Eagle Associates, Incorporated

Sample Menu

All prices include Sales Tax

Sunscreen	$ 7.00
Aloe Vera	$ 7.00
Sunglasses	$ 5.00
English Muffin	$ 1.25
Yogurt Parfait	$ 2.75
Pulled Pork Sandwich With Cole Slaw and Water	$ 5.00
Pulled Pork Sandwich With Cole Slaw and Soda	$ 5.50
Pulled Pork Sandwich With Cole Slaw and Gatorade	$ 6.00
Chicken Breast Sandwich With Cole Slaw and Water	$ 5.00
Chicken Breast Sandwich With Cole Slaw and Soda	$ 5.50
Chicken Breast Sandwich With Cole Slaw and Gatorade	$ 6.00
Add Cheese to Any Sandwich	$ 0.50
Hot Dogs with Chips	$ 3.00
Chili Dogs with Chips	$ 4.00
Chili with Chips	$ 4.00
Bottled Water	$ 1.00
Bottled Soda	$ 1.50
Gatorade	$ 2.00
Fresh Lemonade	$ 2.50
Coffee/Tea (small)	$ 1.50
Coffee/Tea (large)	$ 2.00
Nachos with Cheese	$ 3.00
Nachos with Cheese and Chili	$ 4.00

Golden Eagle Associates, Incorporated

References

Venues

Bethune-Cookman University
Matt Knox – Assistant Athletic Director Marketing and Promotions
(386) 481-2033
(386) 481-2238 FAX
knoxm@cookman.edu
Fall 2011 – current

Daytona Cubs
Josh Lawther – Assistant General Manager
(386) 257-3172
(386) 257-3382
joshlawther@daytonacubs.com
Spring 2010 – Current

City of Port Orange – Parks and Recreation
Mike Peace – Athletic Supervisor
(386) 506-5855
(386) 756-5351
mpeace@port-orange.org
Fall 2011 – Current

Suppliers

B&S Paper & Janitorial Supplies
JoAnn Biddle – Account Manager
(386) 253-1860
(386) 253-4082 FAX
jorunn22@aol.com

Restaurant Depot
Craig Miller
(718) 559-4221
(718) 359-9079
cmiller@jetrord.com

City of Ormond Beach
AGENDA ITEM

October 17, 2023 - City Commission

Number: 8.A

Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-51
Strategic Goal:	Transportation & Community Development - Other		
Department:	Planning & Building		
Subject:	Partial Right-of-Way Vacation, Benton Street		
Summary:	Request for a right-of-way vacation for a portion of the unopened Benton Street right-of-way as part of the Bradford Park subdivision. The Site Plan Review Committee (SPRC) received an application from RCM Properties, L.L.C., Ridge Land Holdings LLC, and Plantation Oaks of Ormond Beach Homeowners Association, Inc. for a partial vacation of approximately 0.95 acres of the right-of-way located south of Pennsylvania Ave and located between Volusia County parcels 3136-01-08-0010 and 3136-01-07-0010, & 3136-01-01-0021 and along parcels 3136-01-01-0021 and 3136-01-21-0050 as part of the Bradford Park subdivision. Benton Street was platted as a right-of-way with the Revised Plat of National Gardens plat recorded in 1926, and is not an improved right-of-way. Application seeks to vacate approximately 0.88 acres internal to the subdivision and approximately 0.07 acres (5 foot portion) external to the subdivision. Key consideration for a right-of-way vacation is whether the platted right-of-way has a public function, such as roads, utilities, or corridors for public utilities such as electric, telephone, wireless, or cable companies. It is important for plat dedications for public roads, the government does not own or have fee simple title to the dedicated property and cannot sell or barter it away as a condition of vacating the right-of-way. The sole criterion for vacating a street right-of-way is the function for public use. The applicant has secured letters of no objection to the partial right-of-way vacation from all franchise utilities, including FPL, Charter communications, TECO gas and AT&T. Section 17-8 of the Code of Ordinances details the process for a street right-of-way vacation (or partial vacation) and requires SPRC review (approved, with no objection on Sept 2, 2023), Notice of Intent		

	to vacate (approved by the City Commission on Oct 4, 2023), and an Ordinance to vacate the right-of-way (to be approved Oct 17 and Nov 7, 2023).
Financial Impact:	None
Citizen Impact:	No direct citizen impact. The purpose of the partial right-of-way vacation is to remove the platted streets from 1926 to allow a subdivision with its own dedication of public streets.
Recommended Action (Staff, Advisory Board and/or Other):	Staff recommends approval of the partial right-of-way vacation for the partial release of approximately 0.95 acres of the Benton Street right-of-way.
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341
Attachments:	1. 23-51 Benton Street ROW Vacation (P23-0171G) 2. Exhibit A, Benton Street 3. National Gardens MB 10 PG 252 4. No Objection Letters 5. Ordinance Business Impact Estimate 10-01-23 OB Form - BENTON STREET ROW Vacation
Approval:	Kelly McGuire, Finance Director 9/27/2023 Claire Whitley, Assistant City Manager 10/9/2023 Joyce Shanahan, City Manager 10/10/2023

ORDINANCE NO. 2023-51

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, VACATING A PORTION OF BENTON STREET, A PLATTED PUBLIC RIGHT-OF-WAY SOUTH OF PENNSYLVANIA AVENUE, LOCATED BETWEEN VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3136-01-08-0010, 3136-01-07-0010, AND 3136-01-01-0021, AND ALONG VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3136-01-01-0021 AND 3136-01-21-0050; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR RECORDATION AND TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Ormond Beach, Florida, did on October 4, 2023 adopt Resolution No. 2023-164, declaring its intention to consider adopting an ordinance vacating a portion of Benton Street, a sixty foot (60.0') right-of-way platted within the revised plat of National Gardens recorded in Volusia County Map Book 10, Page 252; said right-of-way being located south of Pennsylvania Avenue, between Volusia County parcel identification numbers: 3136-01-08-0010, 3136-01-07-0010, and 3136-01-01-0021, and along Volusia County parcel identification numbers: 3136-01-01-0021 and 3136-01-21-0050, and being more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, and

WHEREAS, the City's Site Plan Review Committee reviewed the property owners' request and recommend approval of the partial right-of-way vacation, and

WHEREAS, the applicants have provided letters of no objections from the applicable utility providers for the partial right-of-way vacation, and

WHEREAS, the owners of all of the property that abuts the aforedescribed portion of the said street affected by the proposed vacation, which owners are residents of the State of Florida, have been served with a copy of the aforesaid Resolution or have filed their waiver of the requirement of service thereof, and a copy of the aforesaid Resolution has been published once in a newspaper of general circulation in the City of Ormond Beach, Florida, and proof of publication thereof has been filed with the City, and

WHEREAS, based on the evidence presented at the public hearing, and based upon common knowledge of the area in question, the City Commission hereby finds that the subject vacation is in the overall public interest, now therefore,

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

SECTION ONE. That portion of Benton Street, a sixty foot (60.0') right-of-way platted within the revised plat of National Gardens recorded in Volusia County Map Book 10, Page 252, said right-of-way being located south of Pennsylvania Avenue, between Volusia County parcel identification numbers: 3136-01-08-0010, 3136-01-07-0010, and 3136-01-01-0021, and along Volusia County parcel identification numbers: 3136-01-01-0021 and 3136-01-21-0050, and being more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, is hereby vacated and forever freed of all rights of the public.

SECTION TWO. That portion of the Benton Street right-of-way being more particularly described and depicted in Exhibit "A", be and the same is hereby vacated, closed and abandoned as a right-of-way, and said property be and the same is hereby released and discharged of any and every public right, use, title and interest of the City of Ormond Beach for right-of-way purposes, and that said property shall revert to the adjoining and abutting owners who have a reversionary interest, except and subject to any easements of record, over, under and across the subject property.

SECTION THREE. The City Clerk is hereby directed to record a certified copy of this Ordinance in the public records of Volusia County, Florida.

SECTION FOUR. The City Clerk is further directed to transmit the recorded Ordinance to the Volusia County Property Appraiser.

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

SECTION SIX. This Ordinance shall take effect immediately upon its adoption.

PASSED UPON at the first reading of the City Commission, this 17th day of October, 2023.

PASSED UPON, at the second and final reading of the City Commission, this 7th day of November, 2023.

_____

BILL PARTINGTON
Mayor

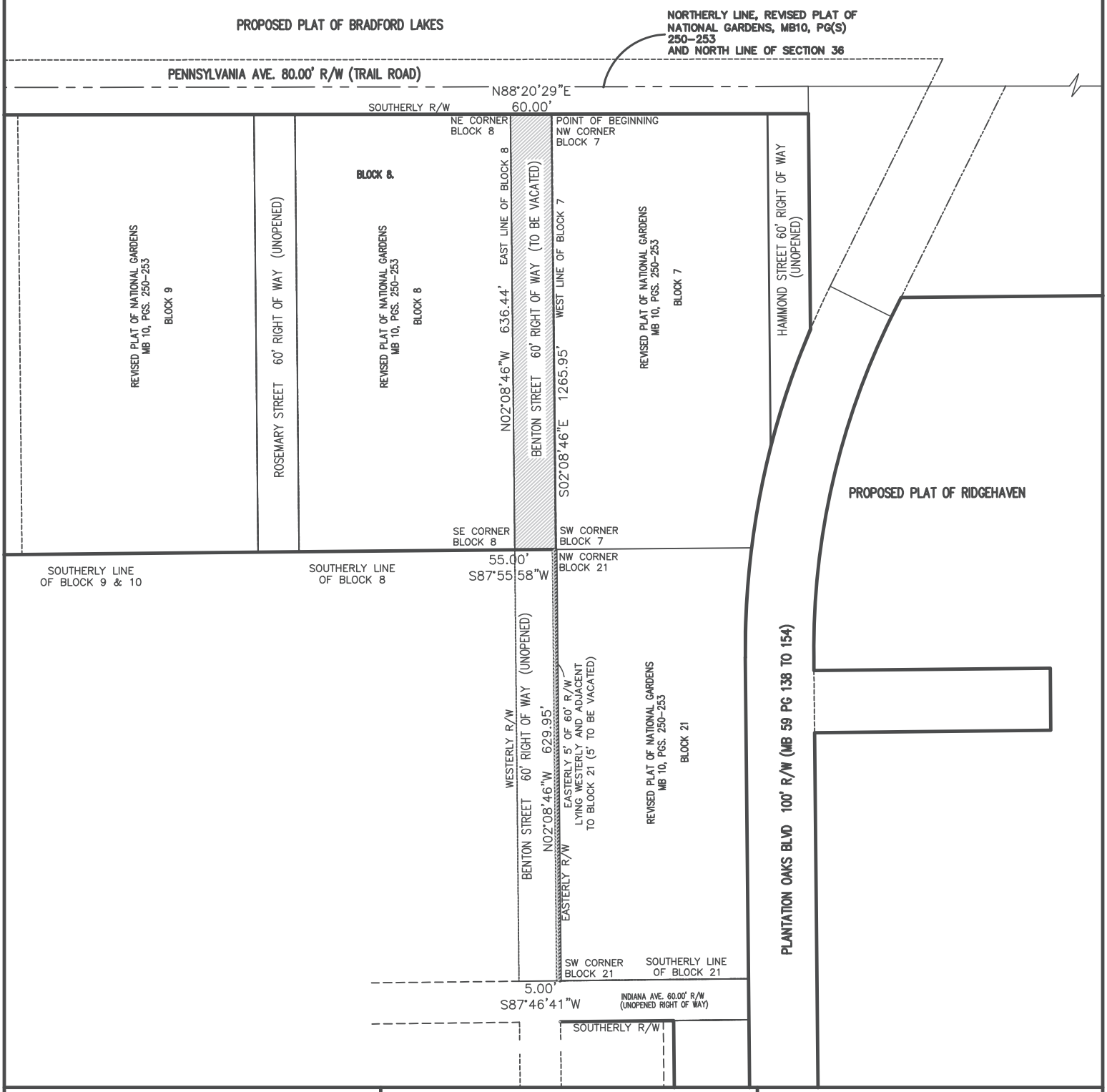
ATTEST:

_____

SUSAN CARROLL DAUDERIS
City Clerk

SKETCH OF DESCRIPTION

EXHIBIT "A"
Page 1 of 2



PROJECT: 08626
CLIENT: RIDGE DEVELOPMENT GROUP

SCALE: N/A
DATE: 08/28/2023

LEGEND / ABBREVIATIONS

○	CHANGE IN DIRECTION
R/W	RIGHT OF WAY
℄	CENTERLINE
△	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
PNT	POINT OF NON-TANGENCY
PRC	POINT OF REVERSE CURVE

SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5385

LICENSED BUSINESS CERTIFICATION NUMBER 3019
www.sligerassociates.com

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JOB NO. 23-0012 | SHEET 1 OF 2

SKETCH OF DESCRIPTION

EXHIBIT "A"
Page 2 of 2

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SKETCH OF DESCRIPTION.

2. BEARING STRUCTURE IS ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHEAST CORNER OF SECTION 25 & 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST, HAVING A BEARING OF S88°20'29"W.

3. THIS SKETCH IS BASED SURVEY INFORMATION PREPARED BY THIS FIRM, JOB NUMBER 23-0012 FOR RIDGE DEVELOPMENT GROUP.

4. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

5. THIS DESCRIPTION HAS BEEN CREATED BY SLIGER & ASSOCIATES INC., PER CLIENT REQUEST.

6. THIS SKETCH IS A SET AND IS NOT VALID WITHOUT ALL SHEETS INCLUDING SHEETS 1 THROUGH 2

DESCRIPTION:

LEGAL DESCRIPTION: (BY SURVEYOR)
TO VACATE A PORTION OF BENTON STREET, A 60' RIGHT OF WAY LYING WITHIN THE REVISED PLAT OF NATIONAL GARDENS AS RECORDED IN MAP BOOK 10, PAGES 250-253 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 7 RUN S02°08'46"E ALONG THE EAST LINE OF BLOCKS 7 & 21 FOR A DISTANCE OF 1265.95 FEET TO THE SOUTHERLY LINE OF BLOCK 21; THENCE S87°46'41W ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF BLOCK 21 FOR A DISTANCE OF 5.00 FEET; THENCE N02°08'46"W ALONG A LINE PARALLEL TO AND 5.00 FEET WEST OF BY PERPENDICULAR MEASUREMENT TO THE EASTERLY RIGHT OF WAY LINE ALSO BEING THE WEST LINE OF BLOCK 21, FOR A DISTANCE OF 629.95 FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF BLOCK 8; THENCE S87°55'58"W ALONG THE SAID EASTERLY EXTENSION FOR A DISTANCE OF 55.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 8; THENCE N02°08'46"W FOR A DISTANCE OF 636.44 FEET TO THE NORTHEAST CORNER OF BLOCK 8 AND THE SOUTHERLY RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE; THENCE N88°20'29"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THIS SKETCH OF DESCRIPTION IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND OR INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

CERTIFIED TO:
RIDGE DEVELOPMENT GROUP

I HEREBY CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JEFFREY W BARNES

Digitally signed by JEFFREY W BARNES
Date: 2023.08.28 06:34:04 -04'00'

JEFF W. BARNES P.S.M. NO. 5576

PROJECT: 08626 CLIENT: RIDGE DEVELOPMENT GROUP	SCALE: N/A DATE: 08/28/2023	JOB NO. 23-0012	SHEET 2 OF 2

11 252

SHEET No 3.

PLAN

SHOWING REVISED PLAT

OF

NATIONAL GARDENS

Property of

Florida East Coast Development Co.

May 26"1926 PRM Scale. 1"= 200 Ft. Cert. No 367.

Approved for Record

JUN 16 1926

ACCREDITED REPRESENTATIVE
BOARD OF COUNTY COMMISSIONERS
VOLUSIA COUNTY, FLA.

Certified in compliance with Survey Laws of 1925 and filed for record this

Clerk Circuit Court.

BY D.C.

George A. Graham
Civil Engineer & Surveyor.
Daytona Beach. Fla.

Area to be vacated

Areas to be vacated

TECO
PEOPLES GAS
AN EMERA COMPANY

July 10, 2023

To: Corey D. Brown, Esq.
Storch Law Firm
420 South Nova Rd
Daytona Beach, Fl 32114

Re: Proposed Vacation of Rights-of-Way, National Gardens, Map Book 10, Page 250, Public Records of Volusia County, Florida. Parcel Numbers: 313601090001, 313601080010, 313601010021 and 313601210050, 313601070010, 3125080000014 and 312501690010

To: Whom It May Concern,

Thank you for contacting TECO Peoples Gas Company regarding the vacate of easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this request.

If you have further questions, please do not hesitate to call.

Sincerely,

Joan Domning
Administrative Specialist, Senior
Peoples Gas-Distribution Engineering
8416 Palm River Road
Tampa, FL 33619
Office: 813-275-3783

at&t

To:

Corey D Brown,Esquire

420 South Nova Rd

Daytona Beach, Fl 32114

corey@storchlawfirm.com

August 3, 2022

This is a "Letter of No Objection" to the requested vacation of proposed vacation of rights-of-way, National Gardens, Map Book 10, Page 250, Public Records of Volusia County, Florida. Parcel Numbers: 313601090001, 313601080010, 313601070010, 313601010021, 3125080000014 and 312501690010. Please accept this letter as notification.
Attached request & map:



No Objection Ltr ATT 8-1-22.pdf

Sincerely,

James Franklin
AT&T Engineer
1500 Herbert St
Port Orange, FL 32129
c. (772) 332-2493

Charter
COMMUNICATIONS

Stacy Stafford
Supervisor, Construction
Field Ops

August 5, 2022

Corey D. Brown
Storch Law Firm
420 South Nova Road
Daytona Beach Fl. 32114

RE: PROPOSED ROW VACATION OF PLATTED RIGHT-OF-WAY NATIONAL GARDENS, MAP BOOK 10, PAGES 250.PUBLIC RECORDS OF VOLUSIA COUNTY, FLORDIA. ADJACENT TO PARCEL NUMBERS: 313601090001, 313601080010, 313601070010, 313601010021, 3125080000014 AND 312501690010.

To Whom It May Concern:

This letter is in response to a request to Charter Communications - Spectrum to vacate the above referenced "Easements" which is also described in the attached survey map.

Spectrum has "no objection" to the vacation of the ROW easement of the above mentioned property as described in the attached "Exhibit A" and survey map.

If you have any questions regarding this, please contact me.

Sincerely,

Stacy R. Stafford

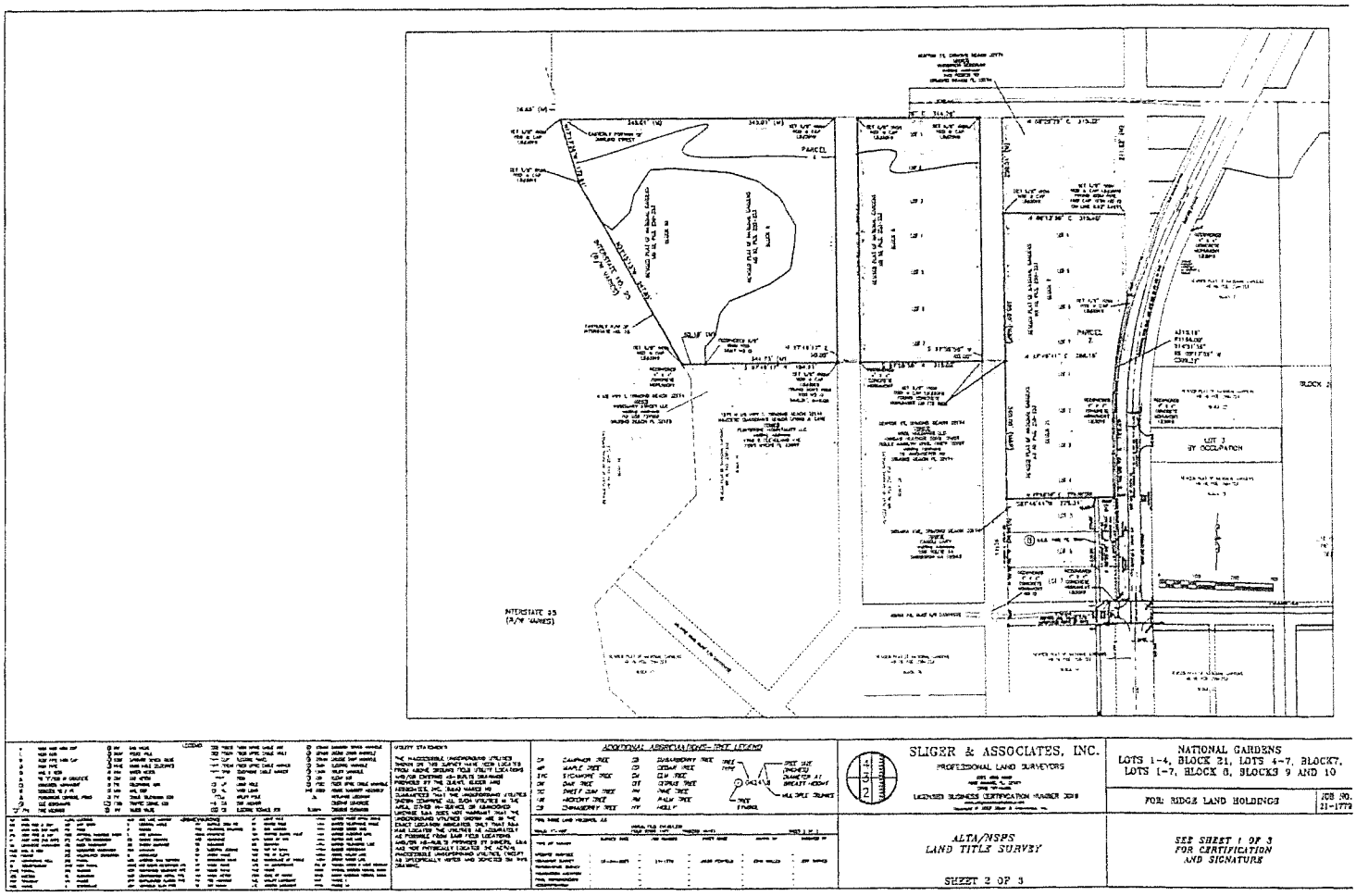
Charter Spectrum

Construction Supervisor

(407) 532-8614

1475 S. Nova Rd. Daytona Beach, FL 32114 T (407) 532-8614 F (386) 267-7508 Stacy.Stafford@charter.com

Exhibit "A"



SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS CERTIFICATION NUMBER 3018

NATIONAL GARDENS
LOTS 1-4, BLOCK 21, LOTS 4-7, BLOCK7,
LOTS 1-7, BLOCK 8, BLOCK9 9 AND 10

FOR: RIDGE LAND HOLDINGS

JOB NO.
21-1779

ALTA/NSPS
LAND TITLE SURVEY

SHEET 2 OF 3

SEE SHEET 1 OF 3
FOR CERTIFICATION
AND SIGNATURE

Florida Power & Light Company, 5910 E Highway 100, Palm Coast, FL 32164
Phone: 386-586-6477, Fax: 386-586-6420

FPL

July 31, 2023

Storch Law Firm
420 South Nova Rd
Daytona Beach, FL 32114

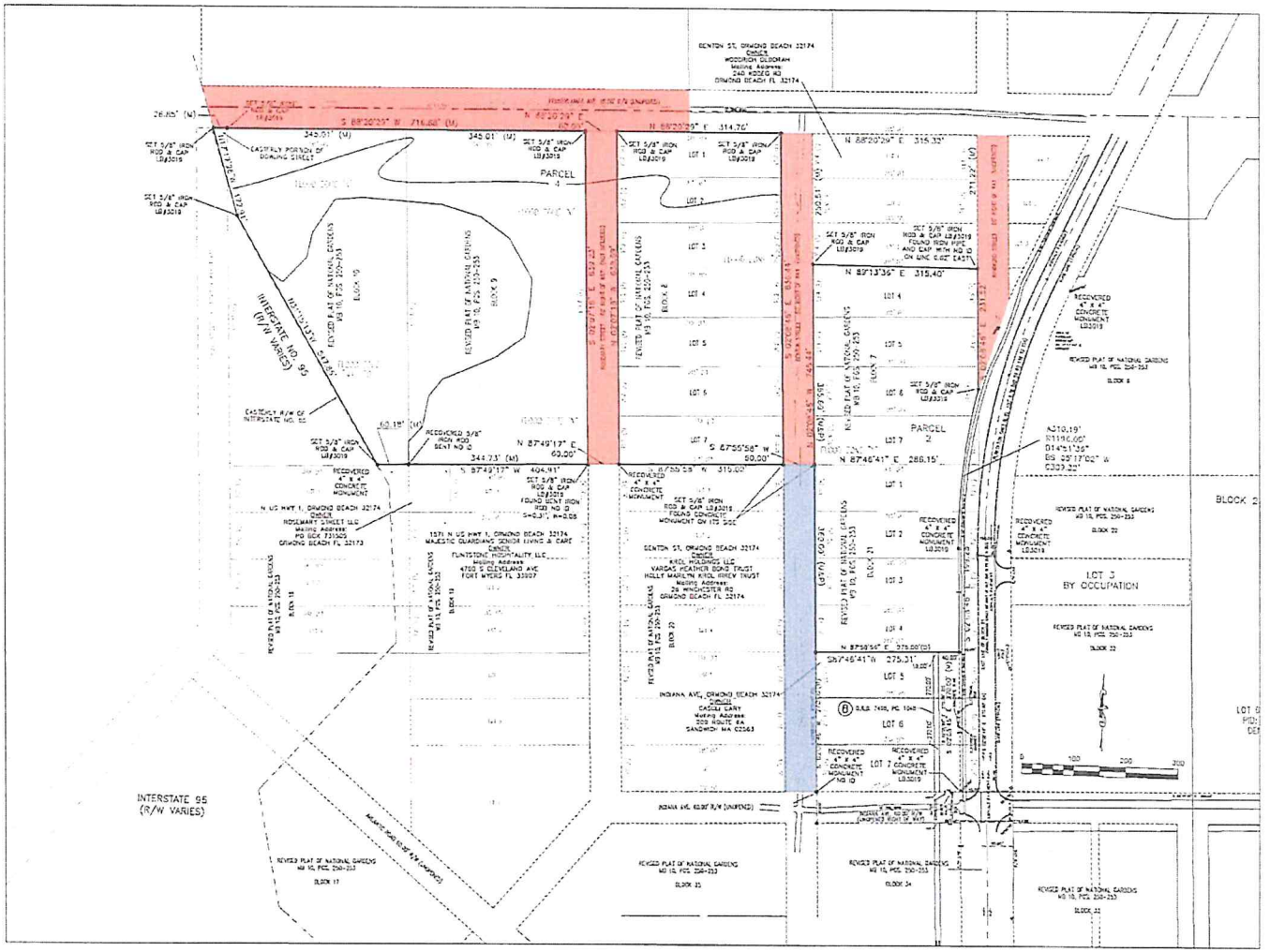
Re: No objection to the release of a platted right of way in parcel ID numbers: 313601200010, 313601010021, 313601210050

Please be advised that Florida Power and Light Company has no objection to the vacation of the easement described and shown on the attached Exhibit A located in Revised Plat of National Gardens Map Book 10, Pages 250-253 of the Public Records of Volusia County.

If you have any questions regarding this matter, please contact Loren Isabel Repollo at 386-586-6478.

Sincerely,

Joshua Zehnder
Engineering Lead



LEGEND

●	IRON ROD WITH CAP	CO CV	GAS VALVE	FOD FOCD	FIBER OPTIC CABLE BOX	(S) SSMH	SANITARY SEWER MANHOLE
○	IRON ROD	CO RUV	REUSE VALVE	FOD FOCV	FIBER OPTIC CABLE VAULT	(D) STMH	STORM DRAIN MANHOLE
■	IRON PIPE WITH CAP	CO SDV	SANITARY SEWER VALVE	⊣ CLP	ELECTRIC PANEL	(D) DTMH	DRAINAGE TRAP MANHOLE
○	IRON PIPE	CO WMC	HAND HOLE (ELECTRIC)	FOCM	FIBER OPTIC CABLE MARKER	(E) EMH	ELECTRIC MANHOLE
⊙	NAIL & DISK	WM	WATER METER	TPM	TELEPHONE CABLE MARKER	(U) UMH	UTILITY MANHOLE
⊡	FD 75"/DISK IN CONCRETE	W GM	GAS METER	SCA	SIGN	CO	CLEAN OUT
⊡	CONCRETE MONUMENT	TEL	TELEPHONE BOX	LP	LIGHT POLE	FOC	FIBER OPTIC CABLE MARKER
⊠	DENOTES PC / PT	MD	MAIL BOX	TL	YARD LIGHT	POD	REUSE DISPOSIT ASSEMBLY
⊙	PERMANENT CONTROL POINT	TV	CABLE TELEVISION BOX		UTILITY POLE	A	MEASURED LOCATION
	SITE BENCHMARK	TSB	TRAFFIC SIGNAL BOX	DA	GUY ANCHOR		EXISTING CONCRETE
FH	FIRE HYDRANT	WV	WATER VALVE	EB	ELECTRIC SERVICE BOX	0.00+	EXISTING ELEVATION

ABBREVIATIONS

R/C	RON	RMSB	RAILROAD SPIKE	SAN	SAN. LAND MARKER	LP	LIGHT POLE
IRC	IRON ROD & CAP	MH	MAT. FOUND	S	SANITARY MANHOLE	PP	POWER POLE
IPC	IRON ROD (NO CAP)	PK	PARKER KALON NAIL	SSMH	SANITARY SEWER MANHOLE	GA	GUY ANCHOR
IPC	IRON PIPE & CAP	SPRK	PARKER KALON NAIL	SSMH	SANITARY SEWER MANHOLE	TPM	TRAFFIC SIGNAL POLE
IPN	IRON PIPE (NO CAP)	PT	PRACTICE POINT	MES	MEASURED	R/W	RIGHT OF WAY
CM	CONCRETE MONUMENT	(D)	DEED DIMENSION	CH	CHORD DISTANCE	CL	CENTERLINE
MES	MEASURED & DISK	(M)	MEASURED DIMENSION	SW	SIDEWALK	D	DELTA/CENTRAL ANGLE
FND	FOUND	(C)	CALCULATED DIMENSION	R	RADIUS	ESMT	ELECTRIC SERVICE
MW	MONITORING WELL	(P)	PLATTED DIMENSION	SV	SIGN VALVE	TOB	TOP OF BANK
ID	IDENTIFICATION	(MS)	MEASURED AND SECTION	IV	IRRIGATION VALVE	TOS	TOE OF SLOPE
(TYP)	TYPICAL	STA	STATION	WMS	WATER METER SERVICE	WV	WATER VALVE
SEC	SECTION	EL	ELEVATION	CMP	CORRUGATED METAL PIPE	FNC	FENCE
TWP	TOWNSHIP	PVMT	PAVEMENT	CPP	CORRUGATED PLASTIC PIPE	FH	FIRE HYDRANT
MTS	MONUMENT	S	SEPTEMBER	VCP	VITRIFIED CLAY PIPE		

UTILITY STATEMENT:

THE INACCESSIBLE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM ABOVE GROUND FIELD UTILITY LOCATIONS AND/OR EXISTING AS-BUILTS DRAWINGS PROVIDED BY THE CLIENT, SLIGER AND ASSOCIATES, INC. (S&A) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNLESS S&A DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ONLY THAT S&A MAY LOCATED THE UTILITIES AS ACCURATELY AS POSSIBLE FROM SAID FIELD LOCATIONS AND/OR AS-BUILTS PROVIDED BY OTHERS. S&A HAS NOT PHYSICALLY LOCATED THE ACTUAL INACCESSIBLE UNDERGROUND UTILITIES, EXCEPT AS SPECIFICALLY NOTED AND DEPICTED ON THIS DRAWING.

ADDITIONAL ABBREVIATIONS–TREE LEGEND

CP	CAMPHOR TREE	SB	SUGARBERRY TREE
MP	MAPLE TREE	CD	CEDAR TREE
SYC	SYCAMORE TREE	EM	ELM TREE
OK	OAK TREE	CIT	CITRUS TREE
SG	SWEET GUM TREE	PN	PINE TREE
HK	HICKORY TREE	PM	PALM TREE
CB	CHINABERRY TREE	HY	HOLLY

TREE TYPE — TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT — MULTIPLE TRUNKS — TREE SYMBOL (OK24)

FOR: RIDGE LAND HOLDINGS, LLC

SCALE: 1"=100' | DIGITAL FILE: 211781.TXT, FIELD BOOK: 1477 | PAGE(S): 48-51 | SHEET 2 OF 3

TYPE OF SURVEY	SURVEY DATE	JOB NUMBER	PARTY CHIEF	DRAWN BY	ENCODED BY
SPECIFIC PURPOSE	-	-	-	-	-
BOUNDARY SURVEY	07-24-2021	21-1779	JASON PONTELO	JOHN HOLLER	JOY SWINEY
TOPOGRAPHIC SURVEY	-	-	-	-	-
FOUNDATION LOCATION	-	-	-	-	-
FINAL IMPROVEMENTS	-	-	-	-	-
RECERTIFICATION	-	-	-	-	-

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3421 NOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5363
www.slingerassociates.com
LICENSED BUSINESS CERTIFICATION NUMBER 3019
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NATIONAL GARDENS
LOTS 1–4, BLOCK 21, LOTS 4–7, BLOCK7,
LOTS 1–7, BLOCK 8, BLOCKS 9 AND 10

FOR: RIDGE LAND HOLDINGS

JOB NO. 21-1779

ALTA/NSPS LAND TITLE SURVEY

SHEET 2 OF 3

SEE SHEET 1 OF 3 FOR CERTIFICATION AND SIGNATURE

Ordinance Adoption
Business Impact Estimate

Proposed ordinance's number and legal title:

2023-51

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, VACATING A PORTION OF BENTON STREET, A PLATTED PUBLIC RIGHT-OF-WAY SOUTH OF PENNSYLVANIA AVENUE, LOCATED BETWEEN VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3136-01-08-0010, 3136-01-07-0010, AND 3136-01-01-0021, AND ALONG VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3136-01-01-0021 AND 3136-01-21-0050; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR RECORDATION AND TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
    a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
    b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
    c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
    d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. A summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City.

   This is a request for a right-of-way vacation for a portion of the unopened Benton Street right-of-way as part of the Bradford Park subdivision. The Site Plan Review Committee (SPRC) received an application from RCM Properties, L.L.C., Ridge Land Holdings LLC, and Plantation Oaks of Ormond Beach Homeowners Association, Inc. for a partial vacation of approximately 0.95 acres of the Benton Street right-of-way located south of Pennsylvania Avenue and located between Volusia County parcel identification numbers 3136-01-08-0010 and 3136-01-07-0010 & 3136-01-01-0021 and along Volusia County parcel identification numbers 3136-01-01-0021 and 3136-01-21-0050 as part of the Bradford Park subdivision. Benton Street was platted as a right-of-way with the Revised Plat of National Gardens plat recorded in 1926. Benton Street is not an improved right-of-way. The application seeks to vacate an area of approximately 0.88 acres internal to the Bradford Park subdivision and approximately 0.07 acres (a 5 foot portion) external to the subdivision.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

   a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

      None. This is a right-of-way vacation of an older plat for a new subdivision. No compliance costs are anticipated.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

      None. This is a right-of-way vacation of an older plat for a new subdivision. There are no charges or fees proposed.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

      None. This is a right-of-way vacation of an older plat for a new subdivision. There are no new charges or fees proposed. The vacated right-of-way would be incorporated into a new subdivision.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

   None. This is a right-of-way vacation of an older plat for a new subdivision.

4. Any additional information the City determines may be useful.

   (This section may include: methodology or data used to prepare the Business Impact Estimate, e.g., City staff solicited comments from businesses as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail/email, posting on the City's website, public workshop, etc.; efforts made to reduce the potential fiscal impact on businesses; and state the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals or businesses) and, therefore, the proposed ordinance does not affect only businesses.)

No business impacts proposed. The item was advertised by certified mail to abutting property owners and newspaper advertisements. Information on the application is also on the city's website.

City of Ormond Beach
AGENDA ITEM

October 17, 2023 - City Commission

Number: 8.B

Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-52
Strategic Goal:	Transportation & Community Development - Other		
Department:	Planning & Building		
Subject:	Partial Right-of-Way Vacation, Hammond Street		
Summary:	Request for a right-of-way vacation for a portion of the unopened Hammond Street right-of-way as part of the Bradford Park subdivision. The Site Plan Review Committee (SPRC) received an application from RCM Properties, L.L.C., Ridge Land Holdings LLC, and Plantation Oaks of Ormond Beach Homeowners Association, Inc. for a partial vacation of approximately 0.55 acres of the Hammond Street right-of-way located south of Pennsylvania Ave and north of Plantation Oaks Blvd, located between Volusia County parcels 3125-08-00-0014 and 3136-01-07-0010 & 3136-01-01-0021 as part of the Bradford Park subdivision. Hammond Street was platted as a right-of-way with the Revised Plat of National Gardens plat recorded in 1926, and is not an improved right-of-way. Key consideration for a right-of-way vacation is whether the platted right-of-way has a public function, such as roads, utilities, or corridors for public utilities such as electric, telephone, wireless, or cable companies. It is important for plat dedications for public roads, the government does not own or have fee simple title to the dedicated property and cannot sell or barter it away as a condition of vacating the right-of-way. The sole criterion for vacating a street right-of-way is the function for public use. The applicant has secured letters of no objection to the partial right-of-way vacation from all franchise utilities, including FPL, Charter communications, TECO gas and AT&T. Section 17-8 of the Code of Ordinances details the process for a street right-of-way vacation (or partial vacation) and requires SPRC review (approved, with no objection on Sept 2, 2023), Notice of Intent to vacate (approved by the City Commission on Oct 4, 2023), and an Ordinance to vacate the right-of-way (to be approved Oct 17 and Nov 7, 2023).		

Financial Impact:	None
Citizen Impact:	No direct citizen impact. The purpose of the partial right-of-way vacation is to remove the platted streets from 1926 to allow a subdivision with its own dedication of public streets.
Recommended Action (Staff, Advisory Board and/or Other):	Staff recommends approval of the partial right-of-way vacation for the partial release of approximately 0.55 acres of the Hammond Street right-of-way.
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341
Attachments:	1. 23-52 Hammond Street ROW Vacation (P23-0172G) 2. Exhibit A, Hammond Street 3. National Gardens MB 10 PG 252 4. No Objection Letters 5. Ordinance Business Impact Estimate 10-01-23 OB Form - HAMMOND STREET ROW Vacation
Approval:	Kelly McGuire, Finance Director 9/27/2023 Claire Whitley, Assistant City Manager 10/9/2023 Joyce Shanahan, City Manager 10/10/2023

ORDINANCE NO. 2023-52

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, VACATING A PORTION OF HAMMOND STREET, A PLATTED PUBLIC RIGHT-OF-WAY SOUTH OF PENNSYLVANIA AVENUE AND NORTH OF PLANTATION OAKS BOULEVARD, LOCATED BETWEEN VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3125-08-00-0014, 3136-01-07-0010 AND 3136-01-01-0021; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR RECORDATION AND TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Ormond Beach, Florida, did on October 4, 2023 adopt Resolution No. 2023-165, declaring its intention to consider adopting an ordinance vacating a portion of Hammond Street, a sixty foot (60.0') right-of-way platted within the revised plat of National Gardens recorded in Volusia County Map Book 10, Page 252; said right-of-way being located south of Pennsylvania Avenue and north of Plantation Oaks Boulevard, between Volusia County parcel identification numbers: 3125-08-00-0014, 3136-01-07-0010, and 3136-01-01-0021, and being more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, and

WHEREAS, the City's Site Plan Review Committee reviewed the property owners' request and recommend approval of the partial right-of-way vacation, and

WHEREAS, the applicants have provided letters of no objections from the applicable utility providers for the partial right-of-way vacation, and

WHEREAS, the owners of all of the property that abuts the aforedescribed portion of the said street affected by the proposed vacation, which owners are residents of the State of Florida, have been served with a copy of the aforesaid Resolution or have filed their waiver of the requirement of service thereof, and a copy of the aforesaid Resolution has been published once in a newspaper of general circulation in the City of Ormond Beach, Florida, and proof of publication thereof has been filed with the City, and

WHEREAS, based on the evidence presented at the public hearing, and based upon common knowledge of the area in question, the City Commission hereby finds that the subject vacation is in the overall public interest, now therefore,

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

SECTION ONE. That portion of Hammond Street, a sixty foot (60.0') right-of-way platted within the revised plat of National Gardens recorded in Volusia County Map Book 10, Page 252, said right-of-way being located south of Pennsylvania Avenue and north of Plantation Oaks Boulevard, between Volusia County parcel identification numbers: 3125-08-00-0014, 3136-01-07-0010, and 3136-01-01-0021, and being more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, is hereby vacated and forever freed of all rights of the public.

SECTION TWO. That portion of the Hammond Street right-of-way being more particularly described and depicted in Exhibit "A", be and the same is hereby vacated, closed and abandoned as a right-of-way, and said property be and the same is hereby released and discharged of any and every public right, use, title and interest of the City of Ormond Beach for right-of-way purposes, and that said property shall revert to the adjoining and abutting owners who have a reversionary interest, except and subject to any easements of record, over, under and across the subject property.

SECTION THREE. The City Clerk is hereby directed to record a certified copy of this Ordinance in the public records of Volusia County, Florida.

SECTION FOUR. The City Clerk is further directed to transmit the recorded Ordinance to the Volusia County Property Appraiser.

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

SECTION SIX. This Ordinance shall take effect immediately upon its adoption.

PASSED UPON at the first reading of the City Commission, this 17th day of October, 2023.

PASSED UPON, at the second and final reading of the City Commission, this 7th day of November, 2023.

_____

BILL PARTINGTON
Mayor

ATTEST:

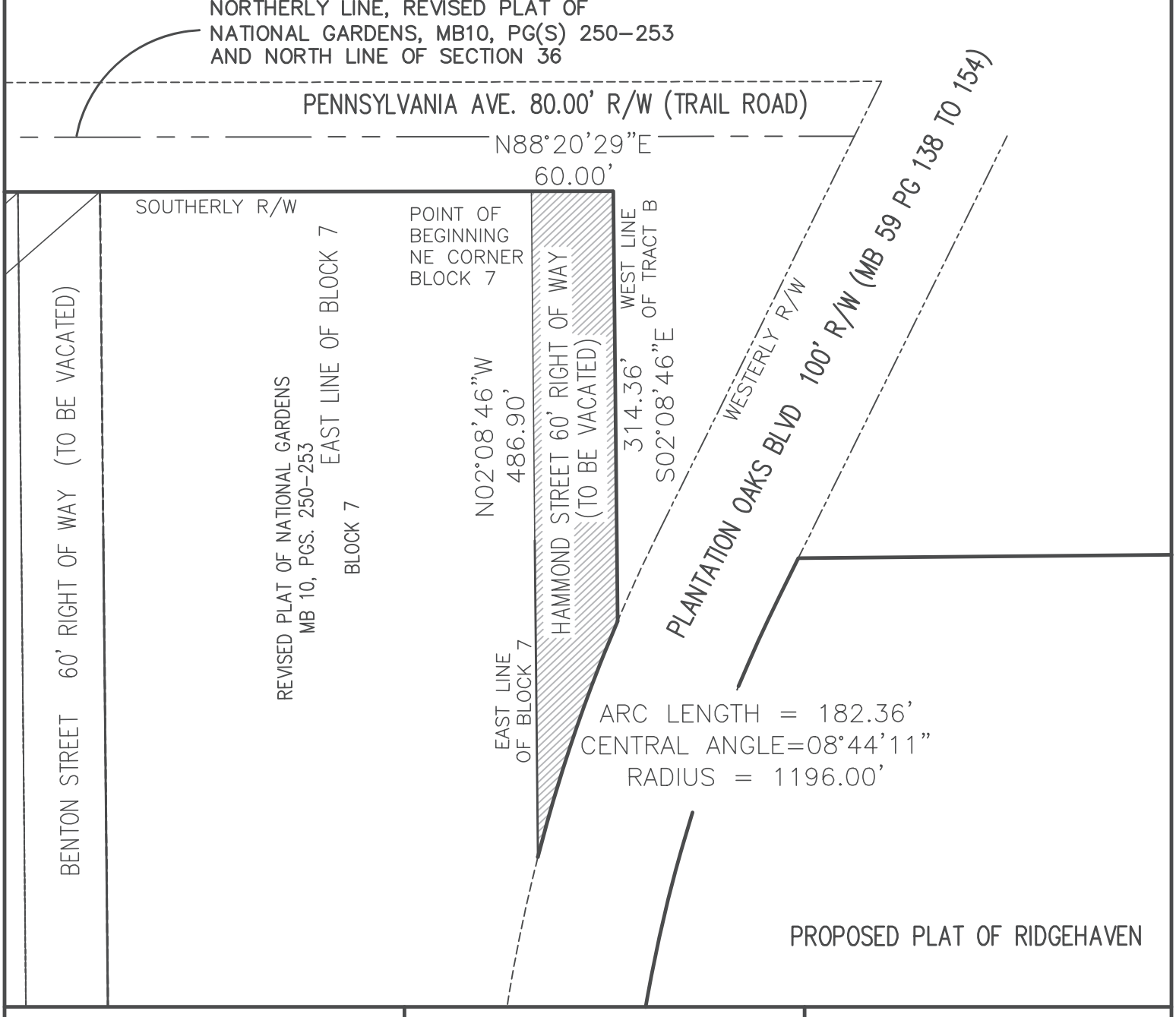
_____

SUSAN CARROLL DAUDERIS
City Clerk

SKETCH OF DESCRIPTION

EXHIBIT "A"
Page 1 of 2

PROPOSED PLAT OF BRADFORD LAKES



PROJECT: 08626
CLIENT: RIDGE DEVELOPMENT GROUP

SCALE: N/A
DATE: 07/10/2023

LEGEND / ABBREVIATIONS

○	CHANGE IN DIRECTION
R/W	RIGHT OF WAY
℄	CENTERLINE
△	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
PNT	POINT OF NON–TANGENCY
PRC	POINT OF REVERSE CURVE

SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761–5385

LICENSED BUSINESS CERTIFICATION NUMBER 3019
www.sligerassociates.com

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JOB NO. 23-0012 | SHEET 1 OF 2

SKETCH OF DESCRIPTION

EXHIBIT "A"
Page 2 of 2

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SKETCH OF DESCRIPTION.

2. BEARING STRUCTURE IS ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHEAST CORNER OF SECTION 25 & 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST, HAVING A BEARING OF S88°20'29"W.

3. THIS SKETCH IS BASED SURVEY INFORMATION PREPARED BY THIS FIRM, JOB NUMBER 23-0012 FOR RIDGE DEVELOPEMENT GROUP.

4. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

5. THIS DESCRIPTION HAS BEEN CREATED BY SLIGER & ASSOCIATES INC., PER CLIENT REQUEST.

6. THIS SKETCH IS A SET AND IS NOT VALID WITHOUT ALL SHEETS INCLUDING SHEETS 1 THROUGH 2

DESCRIPTION:

LEGAL DESCRIPTION: (BY SURVEYOR)
TO VACATE A PORTION OF HAMMOND, A 60' RIGHT OF WAY LYING WITHIN THE REVISED PLAT OF NATIONAL GARDENS AS RECORDED IN MAP BOOK 10, PAGES 250-253 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 7 RUN N88°20'29"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE FOR A DISTANCE OF 60.00 FEET TO THE WEST LINE OF TRACT B, PLANTATION OAKS BOULEVARD, MAP BOOK 59, PAGES 138-154, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S02°08'46"E ALONG THE SAID WEST LINE OF TRACT B FOR A DISTANCE OF 314.36 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF PLANTATION OAKS BOULEVARD A 100.00 FOOT WIDE RIGHT OF WAY RECORDED IN MAP BOOK 59, PAGES 138-154 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. ALSO BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1196.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE (RIGHT OF WAY LINE) FOR A DISTANCE OF 182.36 FEET THROUGH A CENTRAL ANGLE OF 08°44'11" TO THE INTERSECTION WITH THE EAST LINE OF BLOCK 7; THENCE N02°08'46"W ALONG THE EAST LINE OF BLOCK 7 FOR A DISTANCE OF 486.90 FEET TO THE POINT OF BEGINNING.

THIS SCETCH OF DESCRIPTION IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND OR INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

CERTIFIED TO:
RIDGE DEVELOPMENT GROUP

I HEREBY CERTIFY THAT THIS SCETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Jeffrey S Hattendorf Digitally signed by Jeffrey S Hattendorf Date: 2023.07.11 12:13:17 -04'00'

JEFFREY S. HATTENDORF P.S.M. NO. 6193

PROJECT: 08626 CLIENT: RIDGE DEVELOPEMENT GROUP	SCALE: N/A DATE: 07/10/2023	JOB NO. 23-0012?	SHEET 2 OF 2

11 252

SHEET No 3.

PLAN

SHOWING REVISED PLAT

OF

NATIONAL GARDENS

Property of

Florida East Coast Development Co.

May 26"1926 DRM Scale. 1"= 200 Ft. Cert. No 367.

George A. Graham
Civil Engineer & Surveyor.
Daytona Beach. Fla.

Approved for Record

JUN 16 1926

ACCREDITED REPRESENTATIVE
BOARD OF COUNTY COMMISSIONERS
VOLUSIA COUNTY, FLA.

Certified in compliance with Survey Laws of 1925 and filed for record this

Clerk Circuit Court.

BY D.C.

TECO
PEOPLES GAS
AN EMERA COMPANY

July 10, 2023

To: Corey D. Brown, Esq.
Storch Law Firm
420 South Nova Rd
Daytona Beach, Fl 32114

Re: Proposed Vacation of Rights-of-Way, National Gardens, Map Book 10, Page 250, Public Records of Volusia County, Florida. Parcel Numbers: 313601090001, 313601080010, 313601010021 and 313601210050, 313601070010, 3125080000014 and 312501690010

To: Whom It May Concern,

Thank you for contacting TECO Peoples Gas Company regarding the vacate of easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this request.

If you have further questions, please do not hesitate to call.

Sincerely,

Joan Domning
Administrative Specialist, Senior
Peoples Gas-Distribution Engineering
8416 Palm River Road
Tampa, FL 33619
Office: 813-275-3783

at&t

To:

Corey D Brown,Esquire

420 South Nova Rd

Daytona Beach, Fl 32114

corey@storchlawfirm.com

August 3, 2022

This is a "Letter of No Objection" to the requested vacation of proposed vacation of rights-of-way, National Gardens, Map Book 10, Page 250, Public Records of Volusia County, Florida. Parcel Numbers: 313601090001, 313601080010, 313601070010, 313601010021, 3125080000014 and 312501690010. Please accept this letter as notification.
Attached request & map:



No Objection Ltr ATT 8-1-22.pdf

Sincerely,

James Franklin
AT&T Engineer
1500 Herbert St
Port Orange, FL 32129
c. (772) 332-2493

Charter
COMMUNICATIONS

Stacy Stafford
Supervisor, Construction
Field Ops

August 5, 2022

Corey D. Brown
Storch Law Firm
420 South Nova Road
Daytona Beach Fl. 32114

RE: PROPOSED ROW VACATION OF PLATTED RIGHT-OF-WAY NATIONAL GARDENS, MAP BOOK 10, PAGES 250.PUBLIC RECORDS OF VOLUSIA COUNTY, FLORDIA. ADJACENT TO PARCEL NUMBERS: 313601090001, 313601080010, 313601070010, 313601010021, 3125080000014 AND 312501690010.

To Whom It May Concern:

This letter is in response to a request to Charter Communications - Spectrum to vacate the above referenced "Easements" which is also described in the attached survey map.

Spectrum has "no objection" to the vacation of the ROW easement of the above mentioned property as described in the attached "Exhibit A" and survey map.

If you have any questions regarding this, please contact me.

Sincerely,

Stacy R. Stafford

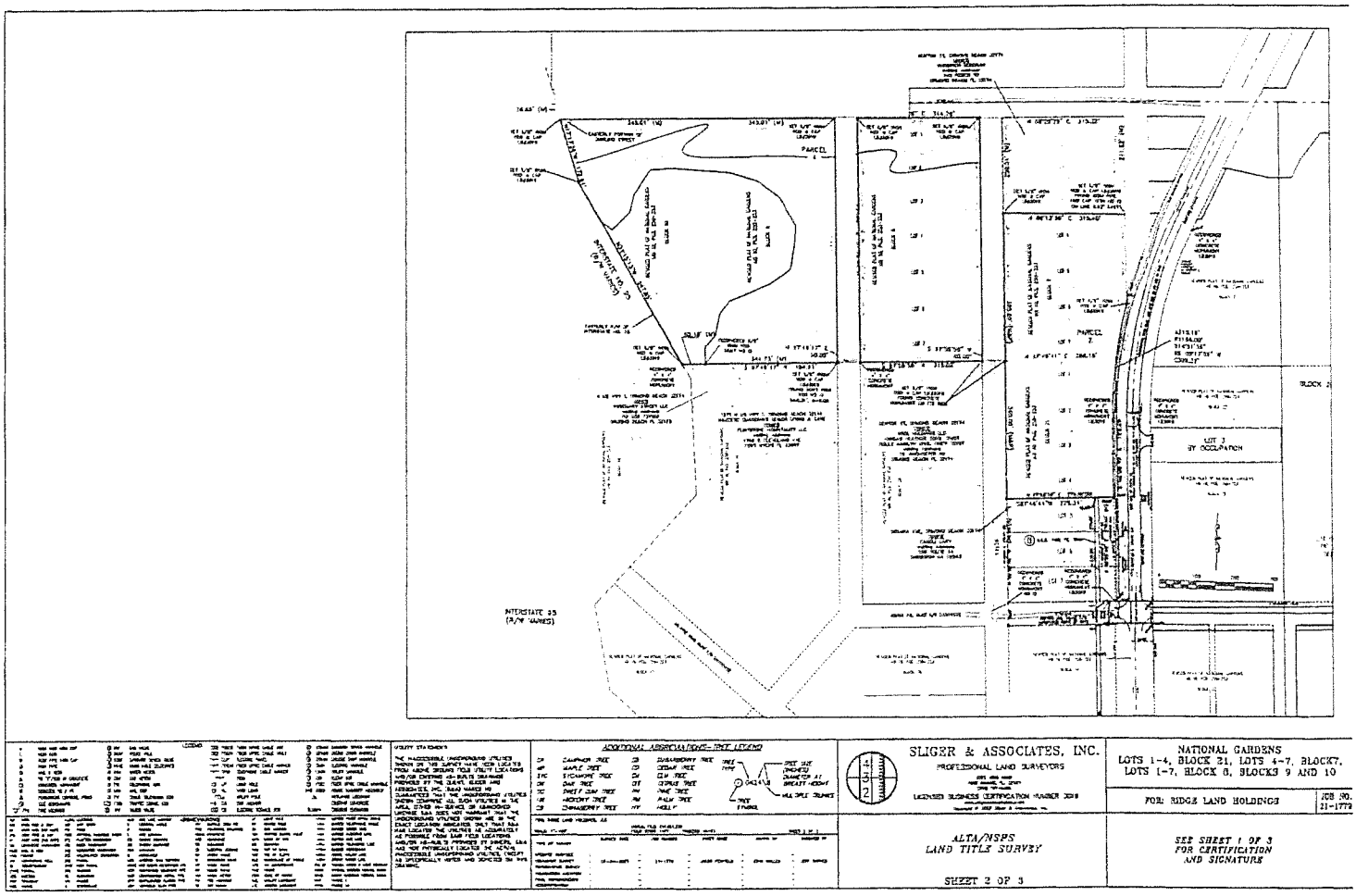
Charter Spectrum

Construction Supervisor

(407) 532-8614

1475 S. Nova Rd. Daytona Beach, FL 32114 T (407) 532-8614 F (386) 267-7508 Stacy.Stafford@charter.com

Exhibit "A"


INTERSTATE 35
(R/W VARIES)
PARCEL 1
PARCEL 2
LOT 3
BY OCCUPATION
SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
NATIONAL GARDENS
LOTS 1-4, BLOCK 21, LOTS 4-7, BLOCK7,
LOTS 1-7, BLOCK 8, BLOCK9 9 AND 10
FOR: RIDGE LAND HOLDINGS
JOB NO. 21-1779
ALTA/NSPS
LAND TITLE SURVEY
SHEET 2 OF 3
SEE SHEET 1 OF 3
FOR CERTIFICATION
AND SIGNATURES

Florida Power & Light Company, 5910 E Highway 100, Palm Coast, FL 32164
Phone: 386-586-6477, Fax: 386-586-6420

FPL

July 31, 2023

Storch Law Firm
420 South Nova Rd
Daytona Beach, FL 32114

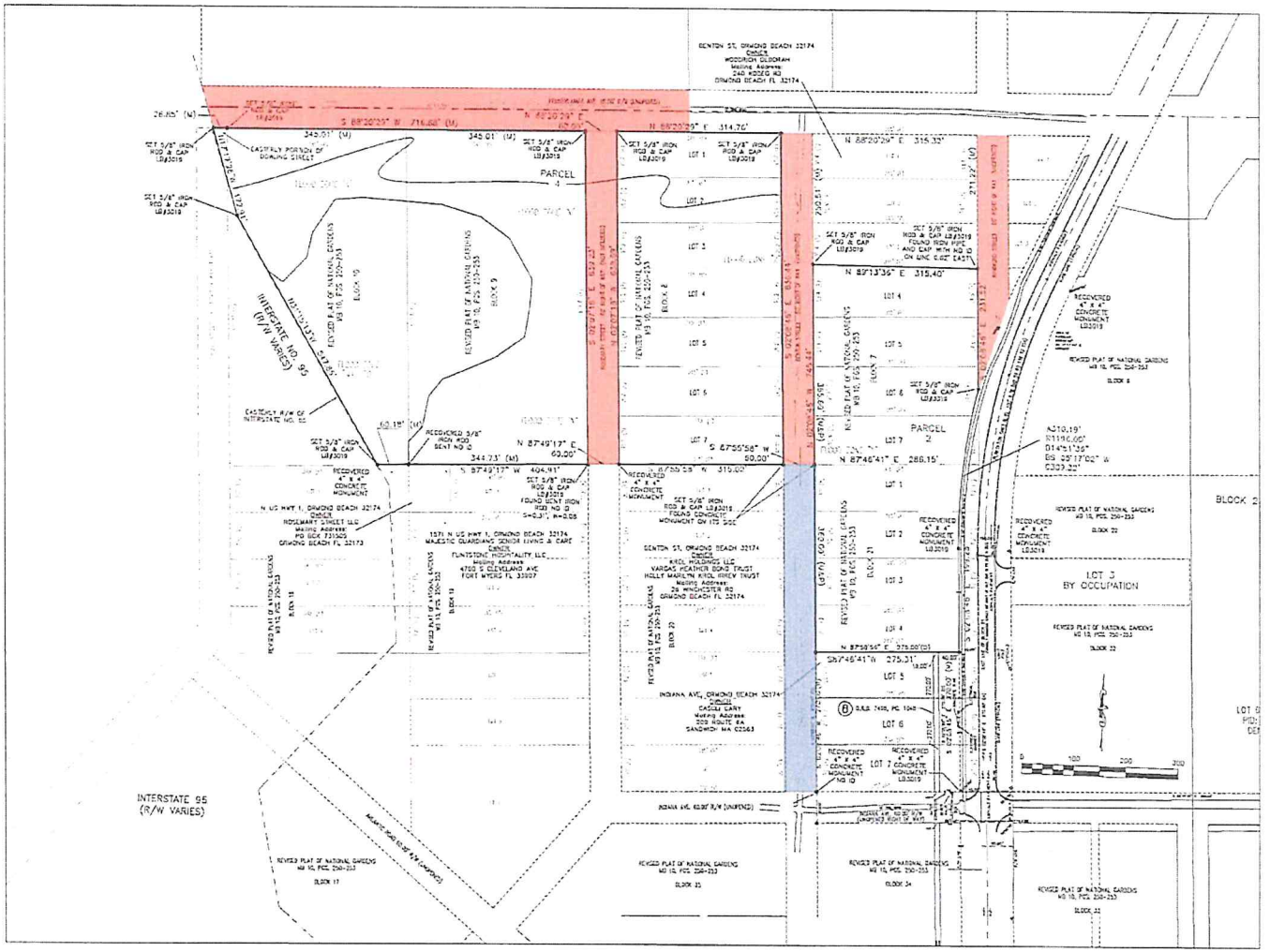
Re: No objection to the release of a platted right of way in parcel ID numbers: 313601200010, 313601010021, 313601210050

Please be advised that Florida Power and Light Company has no objection to the vacation of the easement described and shown on the attached Exhibit A located in Revised Plat of National Gardens Map Book 10, Pages 250-253 of the Public Records of Volusia County.

If you have any questions regarding this matter, please contact Loren Isabel Repollo at 386-586-6478.

Sincerely,

Joshua Zehnder
Engineering Lead



LEGEND

●	IRON ROD WITH CAP	⊙ CV	GAS VALVE	FOD FOCD	FIBER OPTIC CABLE BOX	Ⓢ SSMH	SANITARY SEWER MANHOLE
○	IRON ROD	⊙ RVV	REUSE VALVE	FOCV	FIBER OPTIC CABLE VAULT	Ⓢ STMH	STORM DRAIN MANHOLE
■	IRON PIPE WITH CAP	⊙ SDV	SANITARY SEWER VALVE	⊐ ELP	ELECTRIC PANEL	Ⓢ DTMH	DRAINAGE TRAP MANHOLE
○	IRON PIPE	⊙ WHC	HAND HOLE (ELECTRIC)	FOCM	FIBER OPTIC CABLE MARKER	Ⓢ EMH	ELECTRIC MANHOLE
⊙	NAIL & DISK	⊠ WM	WATER METER	TPM	TELEPHONE CABLE MARKER	Ⓢ UMH	UTILITY MANHOLE
⊡	FD 7"/DOT in CONCRETE	⊠ GM	GAS METER	SCA	SIGN	⊙ CO	CLEAN OUT
⊡	CONCRETE MONUMENT	☐ TD	TELEPHONE BOX	☼ LP	LIGHT POLE	Ⓖ FOC	FIBER OPTIC CABLE MANHOLE
⊠	DENOTES PC / PT	☐ MD	MAIL BOX	☼ TL	YARD LIGHT	⋈ POD	REUSE DISPOSIT ASSEMBLY
⊙	PERMANENT CONTROL POINT	☐ TV	CABLE TELEVISION BOX	TU	UTILITY POLE	A	MEASURED LOCATION
⊙	SITE BENCHMARK	☐ TCB	TRAFFIC SIGNAL BOX	⊸ DA	GUY ANCHOR		EXISTING CONCRETE
⊙ FH	FIRE HYDRANT	⊙ WV	WATER VALVE	⊙ ED	ELECTRIC SERVICE BOX	0.00+	EXISTING ELEVATION

ABBREVIATIONS

AC	ASPH	GAL	GAS LINE MARKER	LP	LIGHT POLE	+/-/+	BURIED FIBER OPTIC CABLE
ACC	ASPH ROD & CAP	MB	MAT BUSH	P	PERMIT WHITE	+/-/+	BURIED TELEPHONE CABLE
APC	ASPH ROD (NO CAP)	PK	PARKER	PC	POLYVINYL CHLORIDE	+/-/+	BURIED WATER LINE
APK	ASPH PIPE & CAP	SPRK	SPECIAL RECORDS BOOK	PE	POLYETHYLENE	+/-/+	BURIED ELECTRIC LINE
AP	ASPH PIPE (NO CAP)	PT	PROTECTED PERMANENT	PG	POWER GUARD	+/-/+	BURIED GAS LINE
CM	CONCRETE MONUMENT	RD	RECORD DISTANCE	R	RADIUS	+/-/+	BURIED TELEVISION LINE
MAG	NAIL & DISK	RM	RECORDED MEASUREMENT	RW	RIGHT OF WAY	+/-/+	BURIED FIBER OPTIC LINE
FND	FOUND	SD	CALCULATED SUBDIVISION	S	SOUTH	+/-/+	BURIED FORCEMAIN
MW	MONITORING WELL	SEC	SECTION	SAN	SANITARY SEWER	+/-/+	AERIAL UTILITY LINE
ID	IDENTIFICATION	TYP	TYPICAL	SCM	SECTION CORNER MONUMENT	+/-/+	STORM WATER LINE
TYP	TYPICAL	STA	STATION	SCP	SECTION CORNER POINT		
MEAS	MEASURED	EL	ELEVATION	SSMH	SANITARY SEWER MANHOLE		
TWP	TOWNSHIP	PVMT	PAVEMENT	STMH	STORM DRAIN MANHOLE		
MISC	MISCELLANEOUS	S	SEPTIC TANK	TOP	TOP OF BANK		

UTILITY STATEMENT:

THE INACCESSIBLE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM ABOVE GROUND FIELD UTILITY LOCATIONS AND/OR EXISTING AS-BUILTS DRAWINGS PROVIDED BY THE CLIENT, SLIGER AND ASSOCIATES, INC. (S&A) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNLESS S&A DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ONLY THAT S&A MAY LOCATED THE UTILITIES AS ACCURATELY AS POSSIBLE FROM SAID FIELD LOCATIONS AND/OR AS-BUILTS PROVIDED BY OTHERS. S&A HAS NOT PHYSICALLY LOCATED THE ACTUAL INACCESSIBLE UNDERGROUND UTILITIES, EXCEPT AS SPECIFICALLY NOTED AND DEPICTED ON THIS DRAWING.

ADDITIONAL ABBREVIATIONS–TREE LEGEND

CP	CAMPHOR TREE	SB	SUGARBERRY TREE
MP	MAPLE TREE	CD	CEDAR TREE
SYC	SYCAMORE TREE	EM	ELM TREE
OK	OAK TREE	CIT	CITRUS TREE
SG	SWEET GUM TREE	PN	PINE TREE
HK	HICKORY TREE	PM	PALM TREE
CH	CHINABERRY TREE	HY	HOLLY

TREE TYPE — TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT — MULTIPLE TRUNKS — TREE SYMBOL (e.g. OK24)

FOR: RIDGE LAND HOLDINGS, LLC

SCALE: 1"=100' | DATUM FILE: 211781.TXT, FIELD BOOK: 1477 | PAGE(S): 48-51 | SHEET 2 OF 3

TYPE OF SURVEY	SURVEY DATE	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	-	-	-	-	-
BOUNDARY SURVEY	07-24-2021	21-1779	JASON PONTELO	JOHN HOLLER	JOY SWINEA
TOPOGRAPHIC SURVEY	-	-	-	-	-
FOUNDATION LOCATION	-	-	-	-	-
FINAL IMPROVEMENTS	-	-	-	-	-
RECERTIFICATION	-	-	-	-	-

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3421 NOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5343
LICENSED BUSINESS CERTIFICATION NUMBER 3019
www.slingerassociates.com
Copyright © 2022 Sliger & Associates, Inc.

NATIONAL GARDENS
LOTS 1–4, BLOCK 21, LOTS 4–7, BLOCK7,
LOTS 1–7, BLOCK 8, BLOCKS 9 AND 10

FOR: RIDGE LAND HOLDINGS

JOB NO. 21-1779

ALTA/NSPS LAND TITLE SURVEY

SHEET 2 OF 3

SEE SHEET 1 OF 3 FOR CERTIFICATION AND SIGNATURE

Ordinance Adoption
Business Impact Estimate

Proposed ordinance's number and legal title:

2023-52

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, VACATING A PORTION OF HAMMOND STREET, A PLATTED PUBLIC RIGHT-OF-WAY SOUTH OF PENNSYLVANIA AVENUE AND NORTH OF PLANTATION OAKS BOULEVARD, LOCATED BETWEEN VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3125-08-00-0014, 3136-01-07-0010 AND 3136-01-01-0021; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR RECORDATION AND TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
☐ The proposed ordinance relates to the issuance or refinancing of debt;
☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
☐ The proposed ordinance is an emergency ordinance;
☐ The ordinance relates to procurement; or
☒ The proposed ordinance is enacted to implement the following:
   a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
   b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
   c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
   d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. A summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City.

This is a request for a right-of-way vacation for a portion of the unopened Hammond Street right-of-way as part of the Bradford Park subdivision. The Site Plan Review Committee (SPRC) received an application from RCM Properties, L.L.C., Ridge Land Holdings LLC, and Plantation Oaks of Ormond Beach Homeowners Association, Inc. for a partial vacation of approximately 0.55 acres of the Hammond Street right-of-way located south of Pennsylvania Avenue and north of Plantation Oaks Boulevard, located between Volusia County parcel identification numbers 3125-08-00-0014 and 3136-01-07-0010 & 3136-01-01-0021 as part of the Bradford Park subdivision. Hammond Street was platted as a right-of-way with the Revised Plat of National Gardens plat recorded in 1926. Hammond Street is not an improved right-of-way. The application seeks to vacate an area of approximately 0.55 acres south of Pennsylvania Avenue and north of Plantation Oaks Boulevard.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

    a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

    None. This is a right-of-way vacation of an older plat for a new subdivision. No compliance costs are anticipated.

    b. Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

    None. This is a right-of-way vacation of an older plat for a new subdivision. There are no charges or fees proposed.

    c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

    None. This is a right-of-way vacation of an older plat for a new subdivision. There are no new charges or fees proposed. The vacated right-of-way would be incorporated into a new subdivision.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

    None. This is a right-of-way vacation of an older plat for a new subdivision.

4. Any additional information the City determines may be useful.

    (This section may include: methodology or data used to prepare the Business Impact Estimate, e.g., City staff solicited comments from businesses as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail/email, posting on the City's website, public workshop, etc.; efforts made to reduce the potential fiscal impact on businesses; and state the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals or businesses) and, therefore, the proposed ordinance does not affect only businesses.)

    No business impacts proposed. The item was advertised by certified mail to abutting property owners and newspaper advertisements. Information on the application is also on the city's website.

City of Ormond Beach
AGENDA ITEM

October 17, 2023 - City Commission

Number: 8.C

Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-53
Strategic Goal:	Transportation & Community Development - Other		
Department:	Planning & Building		
Subject:	Partial Right-of-Way Vacation, Rosemary Street		
Summary:	Request for a right-of-way vacation for a portion of the unopened Rosemary Street right-of-way as part of the Bradford Park subdivision. The Site Plan Review Committee (SPRC) received an application from RCM Properties, L.L.C., Ridge Land Holdings LLC, and Plantation Oaks of Ormond Beach Homeowners Association, Inc. for a partial vacation of approximately 0.88 acres of the Rosemary Street right-of-way located south of Pennsylvania Ave and located between Volusia County parcels 3136-01-09-0001 and 3136-01-08-0010 as part of (internal to) the Bradford Park subdivision. Rosemary Street was platted as a right-of-way with the Revised Plat of National Gardens plat recorded in 1926, and is not an improved right-of-way. Key consideration for a right-of-way vacation is whether the platted right-of-way has a public function, such as roads, utilities, or corridors for public utilities such as electric, telephone, wireless, or cable companies. It is important for plat dedications for public roads, the government does not own or have fee simple title to the dedicated property and cannot sell or barter it away as a condition of vacating the right-of-way. The sole criterion for vacating a street right-of-way is the function for public use. The applicant has secured letters of no objection to the partial right-of-way vacation from all franchise utilities, including FPL, Charter communications, TECO gas and AT&T. Section 17-8 of the Code of Ordinances details the process for a street right-of-way vacation (or partial vacation) and requires SPRC review (approved, with no objection on Sept 2, 2023), Notice of Intent to vacate (approved by the City Commission on Oct 4, 2023), and an Ordinance to vacate the right-of-way (to be approved Oct 17 and Nov 7, 2023).		

Financial Impact:	None
Citizen Impact:	No direct citizen impact. The purpose of the partial right-of-way vacation is to remove the platted streets from 1926 to allow a subdivision with its own dedication of public streets.
Recommended Action (Staff, Advisory Board and/or Other):	Staff recommends approval of the partial right-of-way vacation for the partial release of approximately 0.88 acres of the Rosemary Street right-of-way.
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341
Attachments:	1. 23-53 RoseMary Street ROW Vacation (P23-0173G) 2. Exhibit A, Rosemary Street 3. National Gardens MB 10 PG 252 4. No Objection Letters 5. Ordinance Business Impact Estimate 10-01-23 OB Form - ROSEMARY STREET ROW Vacation
Approval:	Kelly McGuire, Finance Director 9/27/2023 Claire Whitley, Assistant City Manager 10/9/2023 Joyce Shanahan, City Manager 10/10/2023

ORDINANCE NO. 2023-53

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, VACATING A PORTION OF ROSEMARY STREET, A PLATTED PUBLIC RIGHT-OF-WAY SOUTH OF PENNSYLVANIA AVENUE, LOCATED BETWEEN VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3136-01-09-0001 AND 3136-01-08-0010; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR RECORDATION AND TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Ormond Beach, Florida, did on October 4, 2023 adopt Resolution No. 2023-166, declaring its intention to consider adopting an ordinance vacating a portion of Rosemary Street, a sixty foot (60.0') right-of-way platted within the revised plat of National Gardens recorded in Volusia County Map Book 10, Page 252; said right-of-way being located south of Pennsylvania Avenue, between Volusia County parcel identification numbers: 3136-01-09-0001 and 3136-01-08-0010, and being more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, and

WHEREAS, the City's Site Plan Review Committee reviewed the property owners' request and recommend approval of the partial right-of-way vacation, and

WHEREAS, the applicants have provided letters of no objections from the applicable utility providers for the partial right-of-way vacation, and

WHEREAS, the owners of all of the property that abuts the aforedescribed portion of the said street affected by the proposed vacation, which owners are residents of the State of

Florida, have been served with a copy of the aforesaid Resolution or have filed their waiver of the requirement of service thereof, and a copy of the aforesaid Resolution has been published once in a newspaper of general circulation in the City of Ormond Beach, Florida, and proof of publication thereof has been filed with the City, and

WHEREAS, based on the evidence presented at the public hearing, and based upon common knowledge of the area in question, the City Commission hereby finds that the subject vacation is in the overall public interest, now therefore,

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

SECTION ONE. That portion of Rosemary Street, a sixty foot (60.0') right-of-way platted within the revised plat of National Gardens recorded in Volusia County Map Book 10, Page 252, said right-of-way being located south of Pennsylvania Avenue, between Volusia County parcel identification numbers: 3136-01-09-0001 and 3136-01-08-0010, and being more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, is hereby vacated and forever freed of all rights of the public.

SECTION TWO. That portion of the Rosemary Street right-of-way being more particularly described and depicted in Exhibit "A", be and the same is hereby vacated, closed and abandoned as a right-of-way, and said property be and the same is hereby released and discharged of any and every public right, use, title and interest of the City of Ormond Beach for right-of-way purposes, and that said property shall revert to the adjoining and abutting owners who have a

reversionary interest, except and subject to any easements of record, over, under and across the subject property.

SECTION THREE. The City Clerk is hereby directed to record a certified copy of this Ordinance in the public records of Volusia County, Florida.

SECTION FOUR. The City Clerk is further directed to transmit the recorded Ordinance to the Volusia County Property Appraiser.

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

SECTION SIX. This Ordinance shall take effect immediately upon its adoption.

PASSED UPON at the first reading of the City Commission, this 17th day of October, 2023.

PASSED UPON at the second and final reading of the City Commission, this 7th day of November, 2023.

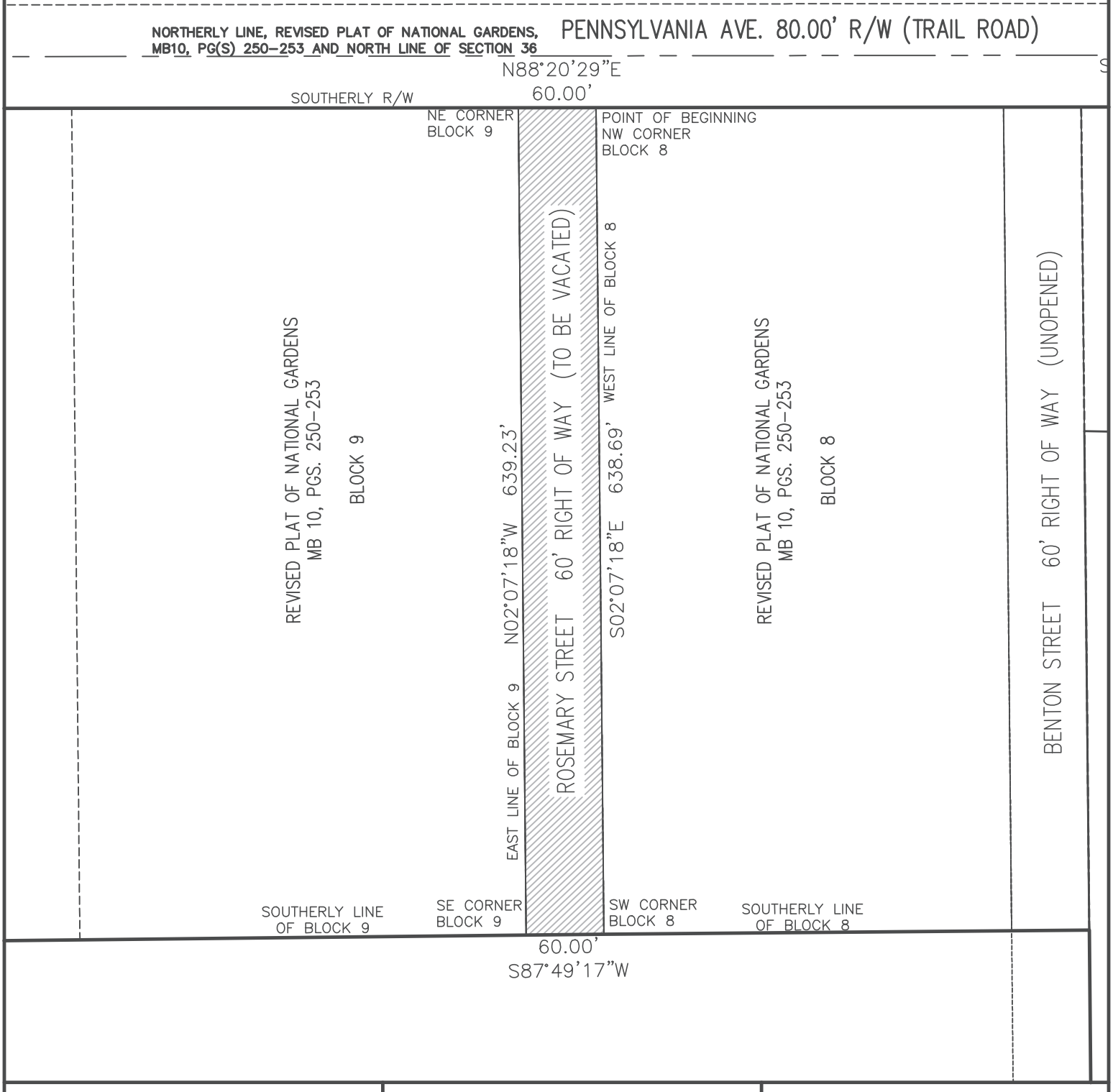
_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

SKETCH OF DESCRIPTION

EXHIBIT "A"
Page 1 of 2



PROJECT: 08626
CLIENT: RIDGE DEVELOPMENT GROUP

SCALE: N/A
DATE: 07/10/2023

LEGEND / ABBREVIATIONS

○	CHANGE IN DIRECTION
R/W	RIGHT OF WAY
℄	CENTERLINE
△	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
PNT	POINT OF NON–TANGENCY
PRC	POINT OF REVERSE CURVE

SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761–5385

LICENSED BUSINESS CERTIFICATION NUMBER 3019
www.sligerassociates.com

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JOB NO. 23-0012 | SHEET 1 OF 2

SKETCH OF DESCRIPTION

EXHIBIT "A"
Page 2 of 2

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SKETCH OF DESCRIPTION.

2. BEARING STRUCTURE IS ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHEAST CORNER OF SECTION 25 & 36, TOWNSHIP 13 SOUTH, RANGE 31 EAST, HAVING A BEARING OF S88°20'29"W.

3. THIS SKETCH IS BASED SURVEY INFORMATION PREPARED BY THIS FIRM, JOB NUMBER 23-0012 FOR RIDGE DEVELOPEMENT GROUP.

4. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

5. THIS DESCRIPTION HAS BEEN CREATED BY SLIGER & ASSOCIATES INC., PER CLIENT REQUEST.

6. THIS SKETCH IS A SET AND IS NOT VALID WITHOUT ALL SHEETS INCLUDING SHEETS 1 THROUGH 2

DESCRIPTION:

LEGAL DESCRIPTION: (BY SURVEYOR)
TO VACATE A PORTION OF ROSEMARY STREET, A 60' RIGHT OF WAY LYING WITHIN THE REVISED PLAT OF NATIONAL GARDENS AS RECORDED IN MAP BOOK 10, PAGES 250-253 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 8 RUN S02°07'18"E ALONG THE WEST LINE OF BLOCK 8 FOR A DISTANCE OF 638.69 FEET TO THE SOUTHWEST CORNER OF BLOCK 8; THENCE S87°49'17"W FOR A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 9; THENCE N02°07'18"W ALONG THE EAST LINE OF BLOCK 9 FOR A DISTANCE OF 639.23 FEET TO THE NORTHEAST CORNER OF BLOCK 9 AND THE SOUTHERLY RIGHT OF WAY LINE OF PENNSYLVANIA AVENUE; THENCE N88°20'29"E ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THIS SCETCH OF DESCRIPTION IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND OR INDIVIDUALS LISTED BELOW, ON THE MOST CURRENT DATE, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

CERTIFIED TO:
RIDGE DEVELOPMENT GROUP

I HEREBY CERTIFY THAT THIS SCETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Jeffrey S Hattendorf
Digitally signed by Jeffrey S Hattendorf
Date: 2023.07.11 12:10:33 -04'00'

JEFFREY S. HATTENDORF P.S.M. NO. 6193

PROJECT: 08626 CLIENT: RIDGE DEVELOPEMENT GROUP	SCALE: N/A DATE: 07/10/2023	JOB NO. 23-0012	SHEET 2 OF 2

11 252

SHEET No 3.

PLAN

SHOWING REVISED PLAT

OF

NATIONAL GARDENS

Property of

Florida East Coast Development Co.

May 26"1926 DRM Scale. 1"= 200 Ft. Cert. No 367.

George A. Graham
Civil Engineer & Surveyor.
Daytona Beach. Fla.

Approved for Record

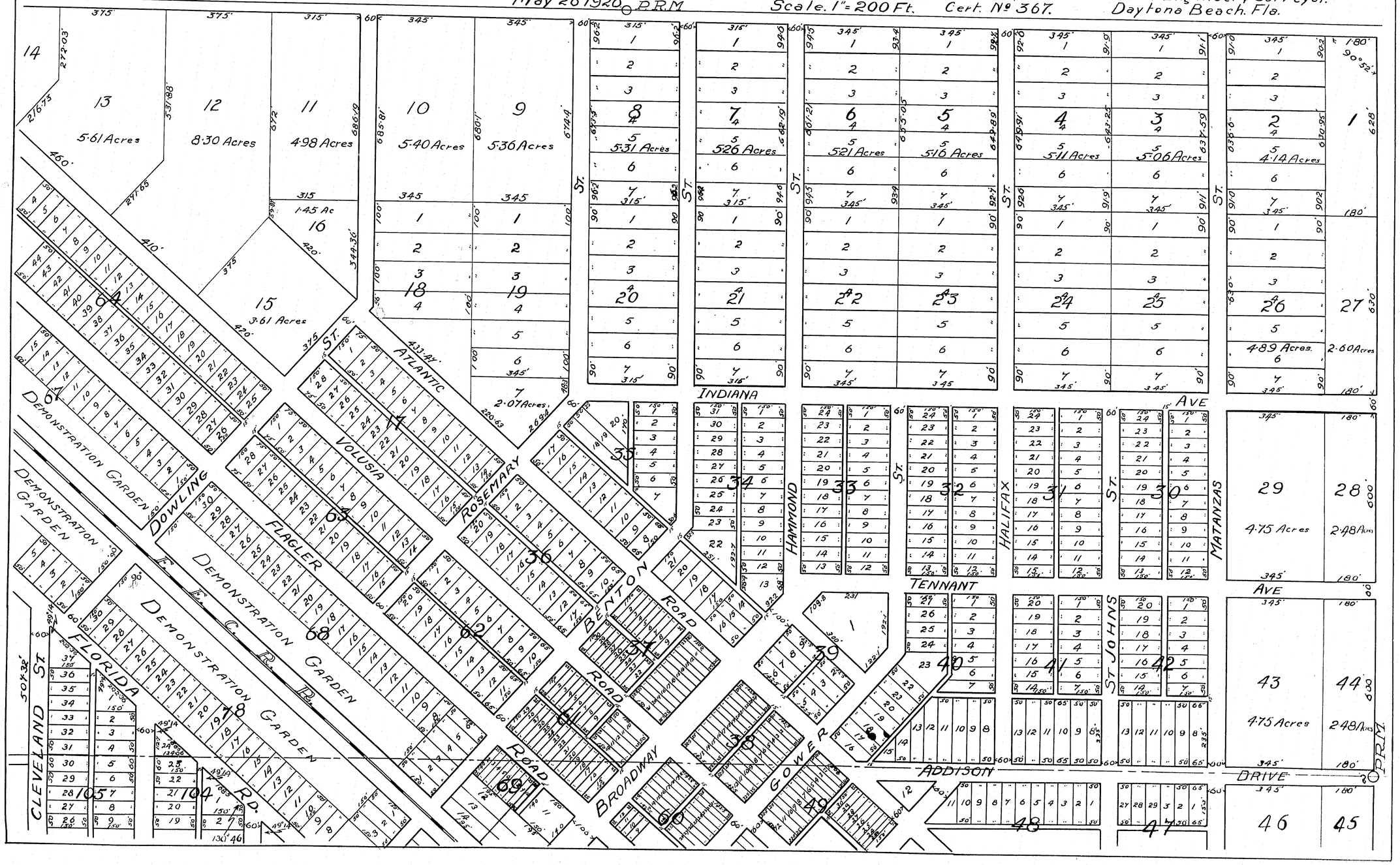
JUN 16 1926

ACCREDITED REPRESENTATIVE
BOARD OF COUNTY COMMISSIONERS
VOLUSIA COUNTY, FLA.

Certified in compliance with Survey Laws of 1925 and filed for record this

Clerk Circuit Court.

BY D.C.



TECO
PEOPLES GAS
AN EMERA COMPANY

July 10, 2023

To: Corey D. Brown, Esq.
Storch Law Firm
420 South Nova Rd
Daytona Beach, Fl 32114

Re: Proposed Vacation of Rights-of-Way, National Gardens, Map Book 10, Page 250, Public Records of Volusia County, Florida. Parcel Numbers: 313601090001, 313601080010, 313601010021 and 313601210050, 313601070010, 3125080000014 and 312501690010

To: Whom It May Concern,

Thank you for contacting TECO Peoples Gas Company regarding the vacate of easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this request.

If you have further questions, please do not hesitate to call.

Sincerely,

Joan Domning
Administrative Specialist, Senior
Peoples Gas-Distribution Engineering
8416 Palm River Road
Tampa, FL 33619
Office: 813-275-3783

at&t

To:

Corey D Brown,Esquire

420 South Nova Rd

Daytona Beach, Fl 32114

corey@storchlawfirm.com

August 3, 2022

This is a "Letter of No Objection" to the requested vacation of proposed vacation of rights-of-way, National Gardens, Map Book 10, Page 250, Public Records of Volusia County, Florida. Parcel Numbers: 313601090001, 313601080010, 313601070010, 313601010021, 3125080000014 and 312501690010. Please accept this letter as notification.
Attached request & map:



No Objection Ltr ATT 8-1-22.pdf

Sincerely,

James Franklin
AT&T Engineer
1500 Herbert St
Port Orange, FL 32129
c. (772) 332-2493

Charter
COMMUNICATIONS

Stacy Stafford
Supervisor, Construction
Field Ops

August 5, 2022

Corey D. Brown
Storch Law Firm
420 South Nova Road
Daytona Beach Fl. 32114

RE: PROPOSED ROW VACATION OF PLATTED RIGHT-OF-WAY NATIONAL GARDENS, MAP BOOK 10, PAGES 250.PUBLIC RECORDS OF VOLUSIA COUNTY, FLORDIA. ADJACENT TO PARCEL NUMBERS: 313601090001, 313601080010, 313601070010, 313601010021, 3125080000014 AND 312501690010.

To Whom It May Concern:

This letter is in response to a request to Charter Communications - Spectrum to vacate the above referenced "Easements" which is also described in the attached survey map.

Spectrum has "no objection" to the vacation of the ROW easement of the above mentioned property as described in the attached "Exhibit A" and survey map.

If you have any questions regarding this, please contact me.

Sincerely,

Stacy R. Stafford

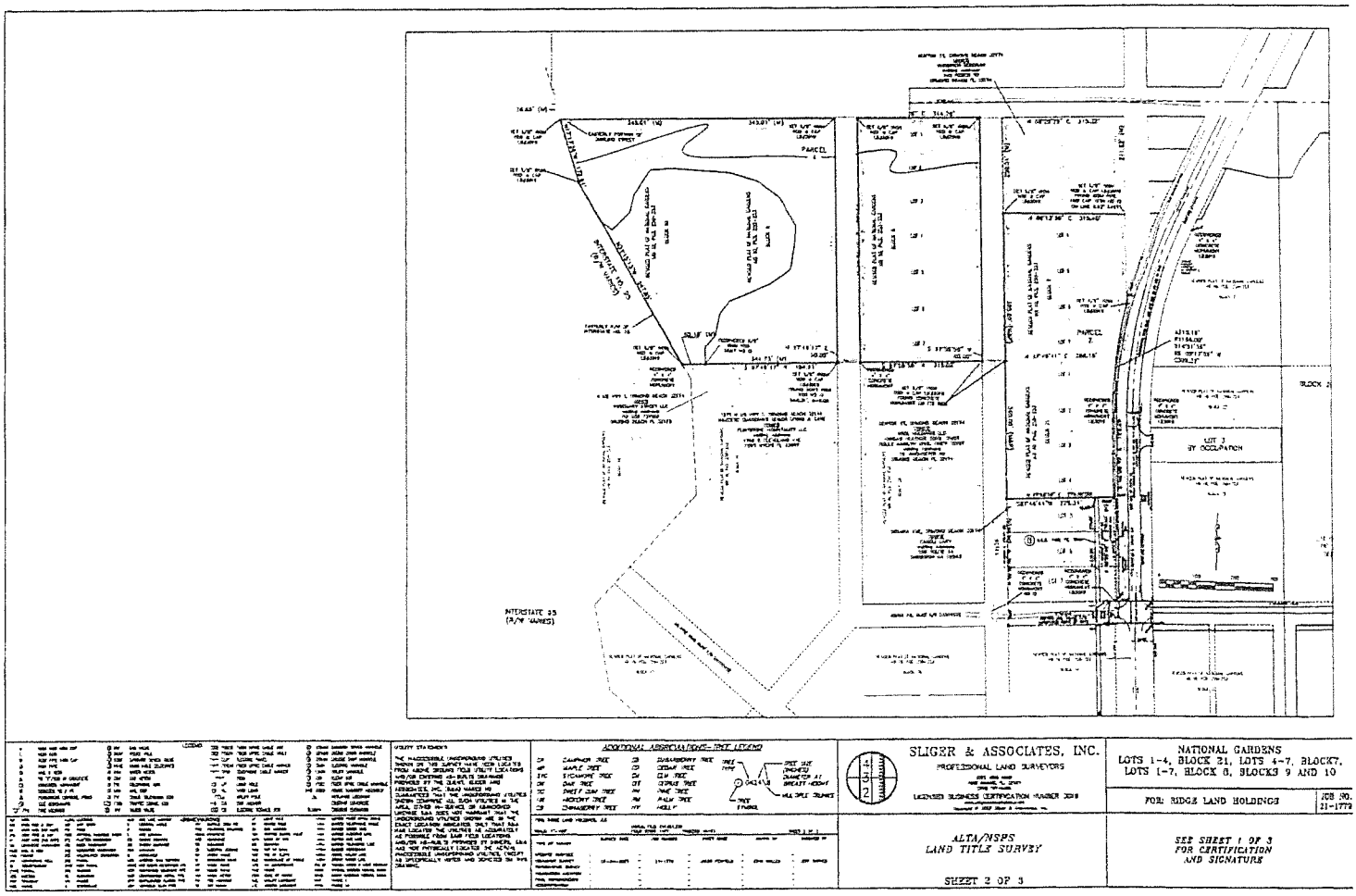
Charter Spectrum

Construction Supervisor

(407) 532-8614

1475 S. Nova Rd. Daytona Beach, FL 32114 T (407) 532-8614 F (386) 267-7508 Stacy.Stafford@charter.com

Exhibit "A"



SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS CERTIFICATION NUMBER 3018

NATIONAL GARDENS
LOTS 1-4, BLOCK 21, LOTS 4-7, BLOCK7,
LOTS 1-7, BLOCK 8, BLOCK9 9 AND 10

FOR: RIDGE LAND HOLDINGS

JOB NO. 21-1779

ALTA/NSPS
LAND TITLE SURVEY

SHEET 2 OF 3

SEE SHEET 1 OF 3
FOR CERTIFICATION
AND SIGNATURE

Florida Power & Light Company, 5910 E Highway 100, Palm Coast, FL 32164
Phone: 386-586-6477, Fax: 386-586-6420

July 31, 2023

Storch Law Firm
420 South Nova Rd
Daytona Beach, FL 32114

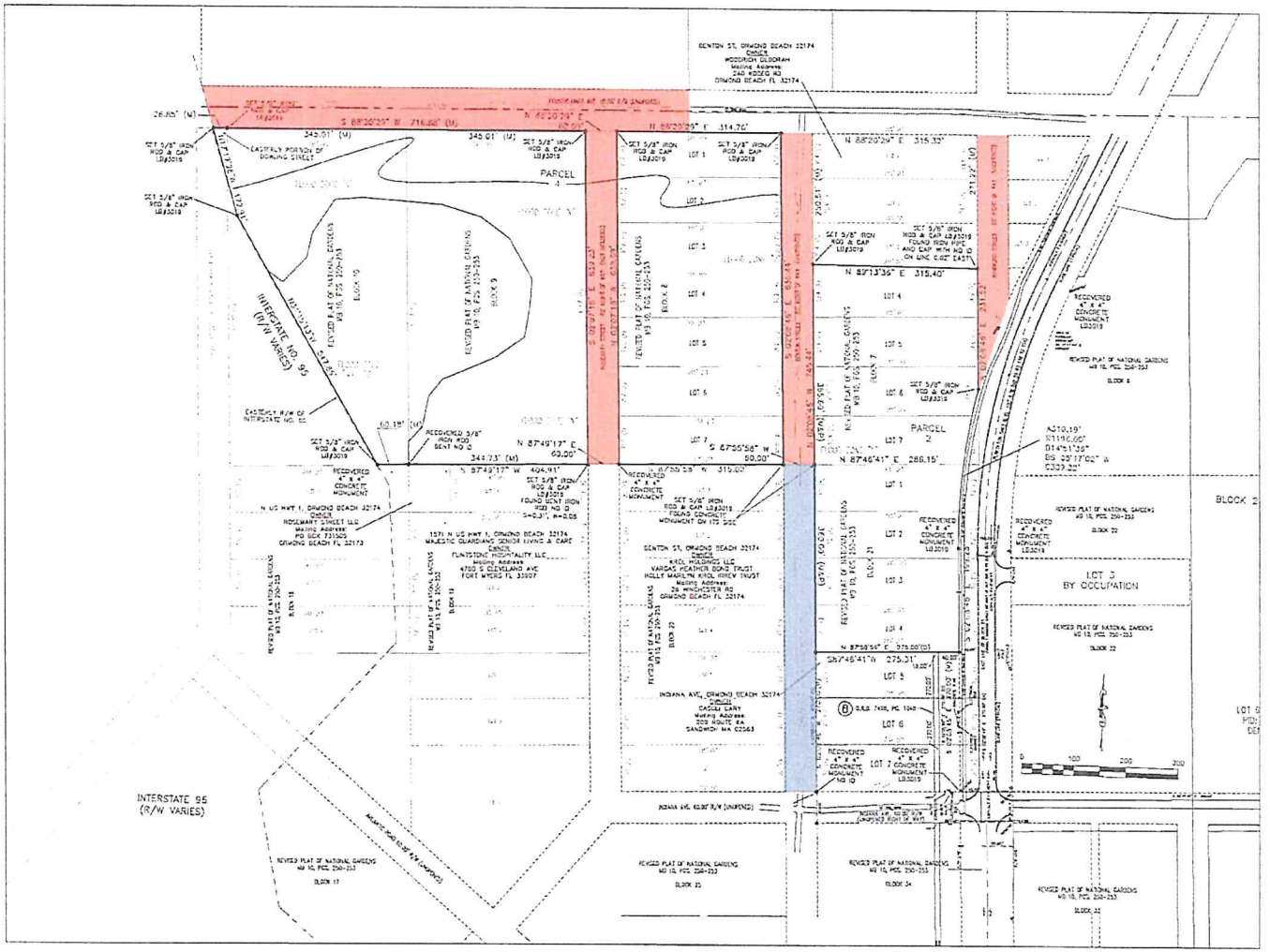
Re: No objection to the release of a platted right of way in parcel ID numbers: 313601200010, 313601010021, 313601210050

Please be advised that Florida Power and Light Company has no objection to the vacation of the easement described and shown on the attached Exhibit A located in Revised Plat of National Gardens Map Book 10, Pages 250-253 of the Public Records of Volusia County.

If you have any questions regarding this matter, please contact Loren Isabel Repollo at 386-586-6478.

Sincerely,

Joshua Zehnder
Engineering Lead



LEGEND

●	IRON ROD WITH CAP	CO	C/O	GAS VALVE	FOD	FOCD	FIBER OPTIC CABLE DUCT
○	IRON ROD	CO	RUV	REUSE VALVE	FOV	FOCV	FIBER OPTIC CABLE VAULT
■	IRON PIPE WITH CAP	CO	SDV	SANITARY SEWER VALVE	FP	CLP	ELECTRIC PANEL
□	IRON PIPE	CO	WMC	HAND HOLE (ELECTRIC)	FOM	FOCM	FIBER OPTIC CABLE MARKER
⊙	NAIL & DISK	WM		WATER METER	TPM	TPM	TELEPHONE CABLE MARKER
⊡	FD 75"/DISK IN CONCRETE	GM		GAS METER	SCA	SCA	CLEAN OUT
▣	CONCRETE MONUMENT	TC	FD	TELEPHONE BOX	LP	LP	LIGHT POLE
⊠	DENOTES PC / PT	MD		MAIL BOX	TL	TL	TRAFFIC LIGHT
⊕	PERMANENT CONTROL POINT	TV		CABLE TELEVISION BOX	UP	UP	UTILITY POLE
⊗	SITE BENCHMARK	TSB		TRAFFIC SIGNAL BOX	DA	DA	GUY ANCHOR
FH	FIRE HYDRANT	WV		WATER VALVE	EB	EB	ELECTRIC SERVICE BOX

⊙	SSMH	SANITARY SEWER MANHOLE					
⊡	STMH	STORM DRAIN MANHOLE					
⊠	DTMH	DRAGE TRAP MANHOLE					
⊙	EMH	ELECTRIC MANHOLE					
⊙	UMH	UTILITY MANHOLE					
○	CO	CLEAN OUT					
⊙	FOC	FIBER OPTIC CABLE MANHOLE					
■	POD	REUSE DISPOSIT ASSEMBLY					
A		MEASURED LOCATION					
(A)		EXISTING CONCRETE					
0.00+		EXISTING ELEVATION					

ABBREVIATIONS

AC	ASPH	GAS	GAS LINE MARKER	LP	LIGHT POLE	+/-/+/-	BURIED FIBER OPTIC CABLE
APC	IRON ROD & CAP	MB	MAT BOOK	P	(MEASURED) DISTANCE	+/-/+/-	BURIED TELEPHONE CABLE
APD	IRON ROD (NO CAP)	PG	PAGE	PC	POINT OF CURVATURE	+/-/+/-	BURIED WATER LINE
APK	IRON PIPE & CAP	ORB	OFFICIAL RECORDS BOOK	PI	POINT OF INTERSECTION	+/-/+/-	BURIED ELECTRIC LINE
APP	IRON PIPE (NO CAP)	PT	PLATTED DIMENSION	PT	POINT OF TANGENCY	+/-/+/-	BURIED GAS LINE
CM	CONCRETE MONUMENT	(D)	DEED DIMENSION	R	RADIUS	+/-/+/-	BURIED TELEVISION LINE
MAG	NAIL & DISK	(M)	MEASURED DIMENSION	CH	CHORD DISTANCE	+/-/+/-	BURIED FORCEMAIN
FND	FOUND	(C)	CALCULATED DIMENSION	L	ARC LENGTH	+/-/+/-	AERIAL UTILITY LINE
MW	MONITORING WELL	(R)	RADIAL	NTS	NOT TO SCALE	+/-/+/-	STORM WATER LINE
ELEV	ELEVATION	(NR)	NON RADIAL	POB	POINT OF BEGINNING	FPC	FLORIDA POWER & LIGHT COMPANY
TYP	TYPICAL	STA	STATION	POC	POINT OF COMMENCEMENT	NGVD	NATIONAL GEODETIC VERTICAL DATUM
SEC	SECTION	EL	ELEVATION	CMP	CORRUGATED METAL PIPE	NAVD	NORTH AMERICAN VERTICAL DATUM
TWP	TOWNSHIP	INV	INVERT	CPP	CORRUGATED PLASTIC PIPE	PHASE 1	PHASE 1
RNG	RANGE	S	SANITARY	RCP	REINFORCED CONCRETE PIPE	PHASE 1A	PHASE 1A
				VCP	VITRIFIED CLAY PIPE		

UTILITY STATEMENT:

THE INACCESSIBLE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM ABOVE GROUND FIELD UTILITY LOCATIONS AND/OR EXISTING AS-BUILTS DRAWINGS PROVIDED BY THE CLIENT, SLIGER AND ASSOCIATES, INC. (S&A) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNLESS S&A DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ONLY THAT S&A MAY LOCATED THE UTILITIES AS ACCURATELY AS POSSIBLE FROM SAID FIELD LOCATIONS AND/OR AS-BUILTS PROVIDED BY OTHERS. S&A HAS NOT PHYSICALLY LOCATED THE ACTUAL INACCESSIBLE UNDERGROUND UTILITIES, EXCEPT AS SPECIFICALLY NOTED AND DEPICTED ON THIS DRAWING

ADDITIONAL ABBREVIATIONS–TREE LEGEND

CP	CAMPHOR TREE	SB	SUGARBERRY TREE
MP	MAPLE TREE	CD	CEDAR TREE
SYC	SYCAMORE TREE	EM	ELM TREE
OK	OAK TREE	CIT	CITRUS TREE
SG	SWEET GUM TREE	PN	PINE TREE
HK	HICKORY TREE	PM	PALM TREE
CI	CHINABERRY TREE	HY	HOLLY

TREE TYPE — TREE SIZE (INCHES) DIAMETER AT BREAST HEIGHT — MULTIPLE TRUNKS — TREE SYMBOL

OK24 5

FOR: RIDGE LAND HOLDINGS, LLC

DIGITAL FILE: 211781.TXT
SCALE: 1"=100' FIELD BOOK: 1477 PAGE(S): 68-51 SHEET 2 OF 3

TYPE OF SURVEY	SURVEY DATE	JOB NUMBER	PARTY CHIEF	DRAWN BY	ENCODED BY
SPECIFIC PURPOSE	-	-	-	-	-
BOUNDARY SURVEY	07-24-2021	21-1779	JASON PONTELO	JOHN HOLLER	JOY SWINEA
TOPOGRAPHIC SURVEY	-	-	-	-	-
FOUNDATION LOCATION	-	-	-	-	-
FINAL IMPROVEMENTS	-	-	-	-	-
RECERTIFICATION	-	-	-	-	-

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3421 NOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5363
LICENSED BUSINESS CERTIFICATION NUMBER 3019
www.slingerassociates.com
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NATIONAL GARDENS
LOTS 1–4, BLOCK 21, LOTS 4–7, BLOCK7,
LOTS 1–7, BLOCK 8, BLOCKS 9 AND 10

FOR: RIDGE LAND HOLDINGS

JOB NO. 21-1779

ALTA/NSPS LAND TITLE SURVEY

SHEET 2 OF 3

SEE SHEET 1 OF 3 FOR CERTIFICATION AND SIGNATURE

Ordinance Adoption
Business Impact Estimate

Proposed ordinance's number and legal title:

2023-53

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, VACATING A PORTION OF ROSEMARY STREET, A PLATTED PUBLIC RIGHT-OF-WAY SOUTH OF PENNSYLVANIA AVENUE, LOCATED BETWEEN VOLUSIA COUNTY PARCEL IDENTIFICATION NUMBERS: 3136-01-09-0001 AND 3136-01-08-0010; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR RECORDATION AND TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
☐ The proposed ordinance relates to the issuance or refinancing of debt;
☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
☐ The proposed ordinance is an emergency ordinance;
☐ The ordinance relates to procurement; or
☒ The proposed ordinance is enacted to implement the following:
   a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
   b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
   c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
   d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. A summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City.

This is a request for a right-of-way vacation for a portion of the unopened Rosemary Street right-of-way as part of the Bradford Park subdivision. The Site Plan Review Committee (SPRC) received an application from RCM Properties, L.L.C., Ridge Land Holdings LLC, and Plantation Oaks of Ormond Beach Homeowners Association, Inc. for a partial vacation of approximately 0.88 acres of the Rosemary Street right-of-way located south of Pennsylvania Avenue and located between Volusia County parcel identification numbers 3136-01-09-0001 and 3136-01-08-0010 as part of the Bradford Park subdivision. Rosemary Street was platted as a right-of-way with the Revised Plat of National Gardens plat recorded in 1926. Rosemary Street is not an improved right-of-way. The application seeks to vacate an area of approximately 0.88 acres internal to the Bradford Park subdivision

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

    a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

    None. This is a right-of-way vacation of an older plat for a new subdivision. No compliance costs are anticipated.

    b. Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

    None. This is a right-of-way vacation of an older plat for a new subdivision. There are no charges or fees proposed.

    c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

    None. This is a right-of-way vacation of an older plat for a new subdivision. There are no new charges or fees proposed. The vacated right-of-way would be incorporated into a new subdivision.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

    None. This is a right-of-way vacation of an older plat for a new subdivision.

4. Any additional information the City determines may be useful.

    (This section may include: methodology or data used to prepare the Business Impact Estimate, e.g., City staff solicited comments from businesses as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail/email, posting on the City's website, public workshop, etc.; efforts made to reduce the potential fiscal impact on businesses; and state the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals or businesses) and, therefore, the proposed ordinance does not affect only businesses.)

    No business impacts proposed. The item was advertised by certified mail to abutting property owners and newspaper advertisements. Information on the application is also on the city's website.

City of Ormond Beach
AGENDA ITEM

November 7, 2023 - City Commission

Number: 9.D

Section:	PUBLIC HEARINGS		
Item Category:	Public Hearing - Ordinances	**Res./Ord. No:**	2023-55
Strategic Goal:	Transportation & Community Development - Other		
Department:	Planning & Building		
Subject:	Tomoka Reserve, Issuance of a Development Order		
Summary:	This is an application submitted by Robert A. Merrell III, Esquire, Cobb Cole on behalf of the property owner, Triumph Oaks of Ormond Beach I, LLC, for the issuance of a development order for the Tomoka Reserve subdivision. The application seeks to allow the issuance of a development order for 272 single-family lots on approximately 147.94 acres under certain conditions and associated subdivision improvements. The subject property is currently zoned as PRD, Planned Residential Development, and is located at 20 Tomoka Oaks Boulevard. The subject property has a land use designation of “Low Density Residential” (LDR) and the zoning classification of Planned Residential Development. The land area for the application was platted in 1961 as the Sam Snead Golf and Country Club. The Tomoka Oaks Golf & Country Club included an 18-hole golf course, clubhouse, cart barn, and maintenance barn. On October 17, 2006, the City Commission approved Ordinance 2006-17 that authorized the following: 1. Zoning map amendment from R-2, Single-Family Low Density to PRD, Planned Residential Development; 2. The Tomoka Oaks Golf Village development order; 3. Development of 119 multi-family units (townhomes and condominiums) and 3 single-family homes, along with a re-designed golf course; 4. The property owner was to provide for covenants and restrictions that restrict the golf course to open space and golf course use with the development of residential use; and 5. A phasing plan for site development.		

The project development order expired in 2014 based on no permit activity. Because there was no construction, none of the development order conditions, including the covenant and restrictions for a golf course, were implemented. The applicant purchased the property in 2021 and has sought to implement a new development order to provide zoning entitlements for the property.

Planning Board reviewed the application for the issuance of a development order at the July 13, 2023, August 21, 2023, and September 26, 2023 meetings. The July 13, 2023 site plan showed a mixture of 50, 60 and 80 foot wide lots. There were approximately 30 individuals who addressed the Planning Board. This Planning Board meeting was continued to the August 21, 2023 meeting. After the advertisement for this meeting, the applicant submitted a new site plan and agreed to several recommendations of the Site Plan Review Committee (SPRC). The Planning Board deemed the changes material and required a new public hearing. At the September 26, 2023 Planning Board meeting, the Board reviewed an updated site plan that had two primary issues from the SPRC remaining: (1) lot widths along the perimeter and (2) 50 foot landscape buffer plantings and irrigation. There were approximately 20 individuals who addressed the Planning Board.

Planning Board recommended denial of the issuance of the development order by a 7-0 vote. During the deliberation of the motion, Planning Board members discussed several issues they desired to make the City Commission aware of. These items are as follows:

1. **Density**. Each board member expressed concern about the proposed number of lots. Board members indicated support of the SPRC recommendation of 100 foot wide lots on the perimeter. Additionally, some board members believed that all the lots (including interior lots) should be wider and have additional square footage. Board members discussed a wide range of allowed lots with most members in a range between 220 and 240 lots.
2. **50 foot buffer**. Board members stated that there should be a type 6 buffer where gaps exist and irrigation to newly planted landscape material.
3. **Traffic**. Board members stated that the traffic analysis is flawed based upon evidence and testimony provided and their experiences. Specific discussions included: (A) the existing diamond of Saint Andrews Drive and Tomoka Oaks Boulevard, (B) impacts to Tomoka Oaks and the Trails subdivision, (C) intersection impacts at Main Trail and West Granada Boulevard.
4. **Architectural design**. Board members sought a wide variety of architectural elevations. The comment of no cookie cutter

homes was provided. The Board focused on the distance between houses that could repeat building styles.

5. **Driveways**. Board members discussed a desire to have a longer driveway in order to stack vehicles on the house lots and not have on-street parking.

The Planning Board discussed the 2006 approval and the appropriateness of that development order. The 2006 development order has been provided as a City Commission attachment. Each of the Planning Board minutes are included in the City Commission packet.

Project discussion: This application is for the issuance of a development order under the existing PRD zoning designation. The PRD zoning includes additional site requirements such as additional natural preservation, common areas, and recreation areas. The PRD development order is a negotiated zoning district. The staff report provides detailed analysis of the project, environmental considerations, the history of the property, and detailed traffic analysis. It is important to note, this stage of development is solely for a zoning development order and additional construction details are required with the Preliminary Plat reviewed by the Planning Board and City Commission.

After the Planning Board review, there are two main issues that remain: (1) number of lots and (2) 50 foot buffer. The SPRC recommendation has been for a 100 foot lot width minimum along the perimeter of Tomoka Oaks. This recommendation is based upon (1) the R-2 minimum lot size is 100', (2) lot widths were identified as key issues at the pre-application neighborhood meetings, and (3) to provide compatibility to the existing lots. The Planning Board also expressed concerns with the interior lot widths. Regarding the second issue, the 50 foot buffer planting material and irrigation, the SPRC believes where there are gaps in the existing vegetation, these areas should be filled in with sufficient landscape material to create a buffer. SPRC staff also believe newly planted materials should have irrigation based on the Land Development Code.

Other key issues discussed by the Planning Board included traffic, architectural design, and driveways. For the traffic issue, the project went through an extensive traffic engineering study and included local road analysis which is not normally required in a traffic analysis. SPRC staff has hired an independent traffic reviewer who has deemed the project complete and accurate with all accepted transportation study regulations. The traffic analysis does not state the project would not create additional trips, but instead the project trips are within the Level of Services adopted by the Comprehensive Plan and project traffic improvements will be made. The architectural design has been a key review point and the Planning Board desired more separation between similar houses. The length of the driveway was brought up at the September 26, 2023 meeting. Board members expressed concern

	about short driveways having insufficient depth for adequate off-street parking.
Financial Impact:	There is no budget impact as the result of this application for the issuance of a development order.
Citizen Impact:	The Tomoka Reserve is a unique parcel of land that has single-family homes surrounding the perimeter. Residents have provided input at neighborhood meetings, through written correspondence, and testimony at public hearings. Key concerns have included (1) compatibility, (2) lot sizes, (3) buffers, (4) traffic, (5) property values, (6) preservation of the land as a golf course, (7) location of the emergency access easement, and (8) wildlife impact. Written project correspondence and input provided at the Planning Board meetings are included.
Recommended Action (Staff, Advisory Board and/or Other):	Planning Board recommended **DENIAL** (7-0 vote) of the proposed application for the issuance of the development order based on concerns regarding: (1) lot sizes and number of proposed units, (2) 50 foot buffer planting and irrigation, (3) traffic impacts, (4) architectural design concerns, and (5) length of driveways on the single family lots. The SPRC also recommends denial based on the analysis contained in the Planning Board staff report.
Staff Contact:	Steven Spraker, Planning Director, (386) 676-3341
Attachments:	1. 23-55 Tomoka Reserve DO (P23-0209S) 2. Tomoka Reserve DO 3. Exhibit A, Tomoka Reserve Legal Description 4. Exhibit B, SPRC Comments 5. Exhibit C, Site plan 6. Exhibit D, 2023 09 06 v2 Buffer Planting Maintenance Plan 7. Exhibit E - ProjectConditions 8. 09.26.2023, DRAFT Tomoka Reserve, Planning Board minutes 9. 11.01.2023, Corresondence from 09.27.23 to 10.31.23 10. _09.26.2023 Tomoka Reserve staff report outline 11. _09.26.2023, Tomoka Reserve, Issuance of a Development Order, PB Report 12. 09.26.2023, Attachment 1 - SPRC comments 13. 09.26.2023, Attachment 2 - Location, land use, and zoning maps 14. 09.26.2023, Attachment 3 - Correspondence 15. 09.26.2023, Attachment 4 - Traffic(8.5X11) 16. 09.26.2023, Attachment 5 - Environmental information 17. 09.26.2023, Attachment 6 - school concurrency 18. 09.26.2023, Attachment 7 - neigborhood meeting(8.5X11) 19. 09.26.2023, Attachment 8 - Ownership

	20. 09.26.2023, Attachment 9 - applicant info 21. 09.26.2023 Attachment 10 - Site plan(8.5X11) 22. 09.26.2023, Attachment 11 - PB Minutes 23. 09.26.2023, Attachment 12 - PowerPoint 24. 09.26.2023, Attachment 13 - older info(8.5X11) 25. 2006-17, City Commission item, Tomoka Golf Village 26. Ordinance Business Impact Estimate 10-01-23 OB Form - Tomoka Reserve, DO
Approval:	Kelly McGuire, Finance Director 10/20/2023 Claire Whitley, Assistant City Manager 11/2/2023

ORDINANCE NO. 2023-55

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A PLANNED RESIDENTIAL DEVELOPMENT DEVELOPMENT ORDER FOR THE "TOMOKA RESERVE" SUBDIVISION, AUTHORIZING THE DEVELOPMENT OF 272 LOTS ON 147.94± ACRES TO BE LOCATED AT 20 TOMOKA OAKS BOULEVARD; ESTABLISHING CONDITIONS AND EXPIRATION OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, Triumph Oaks of Ormond Beach I, LLC, a Florida Limited Liability Company (the "Applicant/Property Owner"), has submitted an application to allow the development of a subdivision of 272 lots on 147.94± acres to be located at 20 Tomoka Oaks Boulevard, Volusia County parcel number: 3242-07-00-0010 (the "Property"), to be known as "Tomoka Reserve" (the "Project"), as described and depicted in the Planned Residential Development ("PRD") Development Order attached hereto and incorporated herein, and

WHEREAS, on October 17, 2006, by Ordinance 2006-17, the City Commission authorized a zoning map amendment for approximately 147 acres located at 20 Tomoka Oaks Boulevard from R-2, Single Family Low Density, to PRD, Planned Residential Development, and authorized a development order for: a re-configured golf course, 119 multi-family units (townhomes and condominiums) and three single family lots, under certain conditions, which development order is recorded in Official Records Book 5944, at Pages 2179 through 2227, inclusive of the Public Records of Volusia County, Florida, and

WHEREAS, the aforementioned development order approved by Ordinance 2006-17 expired on October 17, 2014, and

WHEREAS, the 147.94± acre parcel located at 20 Tomoka Oaks Boulevard, is currently zoned as Planned Residential Development (PRD); however, no active development order exists for the Property, and

WHEREAS, the Planning Board held public hearings on July 13, 2023; August 21, 2023; and September 26, 2023, as required by Chapter 1, Article II, Section 1-15(d)(2), of the *Land Development Code*, and has recommended denial of the Project, and

WHEREAS, the City Commission has held a public hearing in accordance with Section 166.041(3)(c)(2), *Florida Statutes* and has considered the following:

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

(2) The report and recommendations of the Site Plan Review Committee;

(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 with respect to the application for the issuance of a development order, that there is competent substantial evidence to support the following:

(1) The proposed development conforms to the standards and requirements of the *Land Development Code* and will not create undue crowding beyond the conditions normally permitted in the 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;

(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; and

(9) The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area; now therefore,

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

SECTION ONE. The foregoing recitals are incorporated herein as the findings of the City Commission.

SECTION TWO. The application of the Property Owner for the issuance of a PRD Development Order for the "Tomoka Reserve" project is hereby approved. The Mayor and the City Manager are authorized and directed to execute and issue the attached PRD Development Order for the "Tomoka Reserve" Planned Residential Development to allow the development of 272 lots on 147.94± acres under certain conditions, to be located at 20 Tomoka Oaks Boulevard (Volusia County parcel number: 3242-07-00-0010).

SECTION THREE. The Project shall be required to obtain a Preliminary Plat and provide detail engineering plans with review by the Planning Board and action by the City Commission prior to the issuance of a site construction permit. A neighborhood meeting shall be required after the first Site Plan Review Committee submittal and prior to the Planning Board meeting for the Preliminary Plat.

SECTION FOUR. The lot layout as shown in Exhibit "C" to the PRD Development Order, and the Tomoka Reserve Planting and Maintenance Plan, dated September 6, 2023 as shown in Exhibit "D" to the PRD Development Order, are hereby accepted.

SECTION FIVE. The Project shall provide subdivision phasing with the Preliminary Plat. The subdivision phasing may be modified with review and approval of the Site Plan Review Committee.

SECTION SIX. Section 2-35(h)(3)(a) of the *Land Development Code* allows additional outdoor recreational areas to be provided in lieu of indoor recreation area. The project

is required to provide 24,840 square feet of outdoor recreational area. The proposed 9.34 acres of outdoor recreational area exceeds the *Land Development Code* requirements and is hereby accepted.

SECTION SEVEN. The Applicant shall be in full and complete compliance with the project conditions described and attached as Exhibit "E" to the PRD Development Order.

SECTION EIGHT. The Applicant, including the Applicant's successors and assigns, shall at all times fully comply with the terms and conditions of the PRD Development Order.

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

SECTION TEN. This Ordinance shall take effect immediately upon its adoption.

PASSED UPON at the first reading of the City Commission this 7th day of November, 2023.

PASSED UPON at the second and final reading of the City Commission this 5th day of December, 2023.

_____

BILL PARTINGTON
Mayor

ATTEST:

_____

SUSAN CARROLL DAUDERIS
City Clerk

BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH

IN RE:	**Application of:**	Triumph Oaks of Ormond Beach I, LLC, a Florida Limited Liability Company
	Planned Residential Development	PRD 2022-043
	Project Name:	Tomoka Reserve
	Property Addresses:	20 Tomoka Oaks Boulevard
	Parcel ID Nos.	3242-07-00-0010

PLANNED RESIDENTIAL DEVELOPMENT DEVELOPMENT ORDER

This matter having come on for public hearing before the City Commission of the City of Ormond Beach, Florida, on November 7, 2023 and December 5, 2023 and the City Commission having considered those items as required by Section 1-18(e) 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 the *Land Development Code* and will not create undue crowding beyond the conditions normally permitted in the 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;

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; and

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

Thereupon and in consideration thereof, the City Commission hereby orders that:

A. The application of Triumph Oaks of Ormond Beach I, LLC, a Florida Limited Liability Company (the "Applicant/Property Owner"), for a Planned Residential Development ("PRD") Development Order authorizing the development and construction of a residential subdivision of 272 lots to be known as "Tomoka Reserve" located on a 147.94± acre parcel at 20 Tomoka Oaks Boulevard (Parcel ID number: 3242-07-00-0010) on that real property described 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 2-35, PRD, Planned Residential Development District, of the City of Ormond Beach *Land Development Code*, except as otherwise specifically modified are hereby made a part of this PRD Development Order;

2. The project shall be required to obtain a Preliminary Plat and provide detail engineering plans with review by the Planning Board and action by the City Commission prior to the issuance of a site construction permit. A neighborhood meeting shall be required after the first Site Plan Review Committee submittal and prior to the Planning Board meeting for the Preliminary Plat;

3. Resolution of the outstanding Site Plan Review Committee comments through the Preliminary Plat process described in Exhibit "B";

4. Full and complete compliance with the Applicant's Site Plan attached as Exhibit "C";

5. Full and complete compliance with the Applicant's Tomoka Reserve Planting and Maintenance Plan, dated September 6, 2023 attached as Exhibit "D";

6. Full and complete compliance with the project conditions attached as Exhibit "E";

B. The final plans for the development project shall be consistent with all of the conditions listed in this PRD Development Order and as depicted in the plans attached hereto as Exhibits "C" and "D" and incorporated herein by reference.

C. No material change shall be made to the final plan for the development project without further review by the Planning Board and approval by the City Commission in accordance with the procedures for the approval or modification of development orders.

D. All site construction activity shall be performed in strict compliance with the terms and conditions of this PRD Development Order approved for this development project, and of the *Land Development Code*.

E. There shall be no site preparation including clearing, filling, dredging, or excavation, nor shall any construction begin until the Preliminary Plat site plans are approved. If construction has not begun within five years (December 5, 2028) from the date of City Commission approval of this PRD Development Order with the subdivision plat processed in accordance with Sections 4-17 or 4-18 of the *Land Development Code*, this PRD Development Order shall automatically become void and shall have no further effect. Before the planned development permit can be re-established, a new PRD Development Order application must be filed shall be reviewed and approved by the Planning Board and the City Commission under the provisions of Section 1-14(3)(b), of the *Land Development Code*.

F. In the event the use of the land approved by this PRD Development Order is abandoned for a period of two (2) years or there has been no construction activity during that period, any permit shall be void and a Notice of Final Plan Revocation shall be filed under the provisions of Section 1-14(3)(b) of the *Land Development Code,* and a new application for a PRD Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code*.

G. The Neighborhood Improvement Officer shall semi-annually prepare a report indicating which planned developments are not in compliance with Section 1-14, or with the conditions provided in the PRD Development Order. In the event a Neighborhood Improvement Officer determines there to be any violation, such Officer shall initiate appropriate code enforcement action for hearing before the City's Special Master.

H. This PRD Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of Triumph Oaks of Ormond Beach I, LLC, a Florida Limited Liability Company, and shall be binding upon the Property Owners and its successors and assigns, and shall run with the real property described in Exhibit "A" attached hereto and incorporated herein by reference (Volusia County Parcel ID Number: 3242-07-00-0010).

[Remainder of page intentionally left blank]

ORDERED this 5th day of December, 2023.

CITY COMMISSION
CITY OF ORMOND BEACH, a Florida municipal corporation

By: _____
BILL PARTINGTON
Mayor

(CITY SEAL)

Attest: _____
JOYCE A. SHANAHAN
City Manager

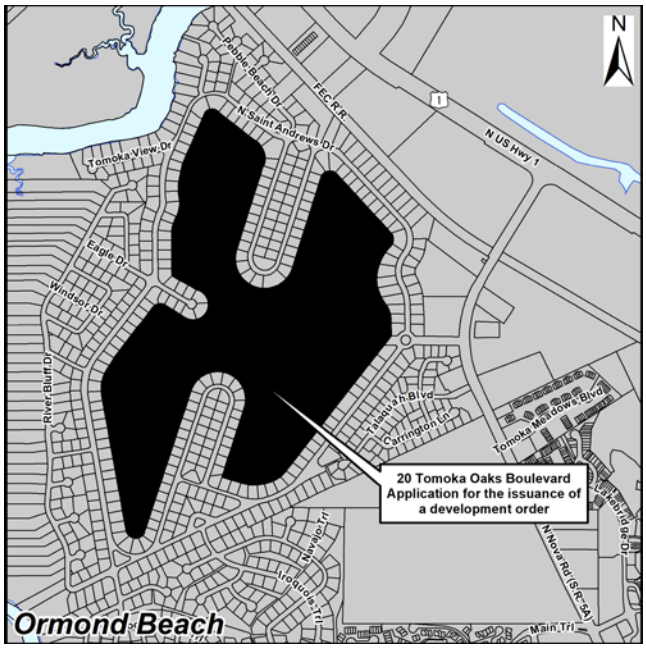
EXHIBIT "A"

LEGAL DESCRIPTION
(from Sliger & Associates, Inc. survey – survey date April 15, 2021)

PROPERTY DESCRIPTION:

SAM SNEAD GOLF AND COUNTRY CLUB, A PART OF THE THOMAS FITCH GRANT, LYING WESTERLY OF THE FLORIDA EAST COAST RAILWAY, SECTION 39, TOWNSHIP 14 SOUTH, RANGE 32 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 61, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

LOCATION MAP



PARCEL ID: 3242-07-00-0010

OWNER: TRIUMPH OAKS OF ORMOND BEACH I LLC

APPLICANT: TRIUMPH OAKS OF ORMOND BEACH I LLC

ADDRESS OF DEVELOPMENT ORDER: 20 TOMOKA OAKS BOULEVARD, ORMOND BEACH, FL 32174

Project Name: PZ-22-043
Project Description: Tomoka Reserve
Review Comments List Date: 9/13/2023

Ref. # 62, Landscape Architect, Cara Culliver, 1/25/23 3:25 PM, Cycle 2, Unresolved
Markup: Buffer Type, Tomoka Reserve PD Plans 5 -Buffer plan.pdf

- Staff is supporting a Type 6 landscape buffer which is consistent with the 50' buffer width & requires 7 trees, 70 shrubs & 70 ground covers per 100' lineal feet.

Ref. # 134, Landscape Architect, Cara Culliver, 6/12/23 5:00 PM, Cycle 4, Unresolved
Markup: High Density Buffer Planting, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- A Type 6 buffer which is 50' foot depth requires 7 trees, 70 shrubs & 70 ground covers per 100' lineal feet. The document states 30 shrubs and the planting depth is 20 foot which is inconsistent with Section 3-06(d)(1)(2) of the Land Development Code.

- The elevation & plan view drawings shall be to scale and should show a typical 100 foot length & 50' foot depth planting design. This applies to all of the Typical Buffer Sketches.
- There is no reference to the keyed out plant materials and not able to determine what's being proposed?

- The plan view sketch only shows 5 trees and the requirement is 7 trees per 100 lineal foot. Also, the shrub requirement is 70 and only 30 are shown.

- Spacing trees 15 feet apart doesn't give enough room for growth and you have a 50' foot wide buffer to work within.

- The wildflower areas should be shown in more natural shape.

Ref. # 135, Landscape Architect, Cara Culliver, 6/13/23 10:39 AM, Cycle 4, Unresolved
Markup: Master Buffer Plan, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- Need to reference on the master buffer plan where these 3 different typical buffer planting would occur.

- Ultimately, the 3 different planting sketches/specifications will have to be incorporated on 24x36 scaled drawing and included in the ZevCohen landscape plans.

Ref. # 136, Landscape Architect, Cara Culliver, 6/13/23 10:43 AM, Cycle 4, Unresolved
Markup: Tree Mitigation for Specimen & Protected Trees, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- Tree mitigation if applicable could drive the density of the buffers and tree caliper sizes. This will have to be worked out with final future detailed drawings.

Ref. # 137, Landscape Architect, Cara Culliver, 6/13/23 10:50 AM, Cycle 4, Unresolved
Markup: Medium Density Buffer & Intact Buffer Plantings Sketches, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- The medium and intact buffer sketches would need to be applied to the actual site to determine what needs to be planted back.

- There is a ground cover requirement and no mention of this in the written text for both of these sketches.

Ref. # 138, Landscape Architect, Cara Culliver, 6/13/23 11:01 AM, Cycle 4, Unresolved
Markup: Planting Details, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- Please use the City standard planting details.

Ref. # 139, Landscape Architect, Cara Culliver, 6/13/23 11:13 AM, Cycle 4, Unresolved
Markup: Watering Schedule, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- Staff is not supportive hand watering for establishment of plant materials/trees. A permanent irrigation system needs to be in place for the establishment of the trees and plant materials as per Section 3-05(e) of the Land Development Code.

- The watering requirement of trees wouldn't be the same as watering requirement for shrubs/ground covers. For example and based on the University of Florida research, 3 gallons of water per caliper inch and establishment rates are based on 3 month per inch of trunk caliper. To establish a 30 (8 gallons of water) or 45 gallon tree (9 gallons of water) at 2.5" caliper would take 8-12 months. You would need to water daily for 1-2 months and every other day for 4 months and weekly until establishment. This is not an efficient way to water a project of this size and there will be limited to no access to this 50 foot buffer when the project is developed. Also, we frequently experience drought which is going to be a factor in keeping this natural buffer alive.

Ref. # 140, Landscape Architect, Cara Culliver, 6/13/23 3:41 PM, Cycle 4, Unresolved
Markup: Intact Buffer, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf
- When 7 existing trees are not present with this buffer type, than Understory trees would be more appropriate than more shade canopy trees.

Ref. # 141, Landscape Architect, Cara Culliver, 6/13/23 3:52 PM, Cycle 4, Unresolved
Markup: Suggested Tree List, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf
- The intent is to provide screening please limit the amount of deciduous trees used in this plant palette.

- This project would have Canopy and Understory trees. Please add a category for native Understory Trees. Might want to call the Medium tree an Understory tree on the sketches.

- I don't think the American Olive, American Hornbeam, Redbud and Sugarberry are available to meet the cities minimum tree size of 10' foot height and 2.5" caliper, please check availability and revise list as necessary.

- The Florida Privet is semi-evergreen and can shed its leaves in the winter.

Ref. # 142, Landscape Architect, Cara Culliver, 6/14/23 8:37 AM, Cycle 4, Unresolved
Markup: Tree Size & Spacing, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf
- The minimum tree size is 10' foot height and 2.5" caliper per Sec.3-05(d)(2).

- Spacing trees 15 feet apart especially for canopy trees doesn't not provide enough room for growth. You have a 50' buffer depth and greater spacing can be achieved with a staggered spacing.
Ref. # 143, Landscape Architect, Cara Culliver, 6/14/23 9:02 AM, Cycle 4, Unresolved
Markup: Wildflowers, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf
- For the success of the wildflower seeds they are installed a certain way, during the fall season, type of seed mix and what's the application rate. Please provide more detailed specifications.
Ref. # 144, Landscape Architect, Cara Culliver, 6/14/23 9:16 AM, Cycle 4, Unresolved
Markup: Existing Turfgrass, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf
- The existing turfgrass will need to be removed for the plantings of the trees and shrubs. The existing grass is going to compete with the establishment of the shrubs and most likely grow over the shrubs and choke them out. This will become a long-term maintenance issue if the grass is left.

Once the plant materials are installed a 3" inch mulch layer (suggest using Pine Bark) will retain the soils moisture.

Ref. # 155, Landscape Architect, Cara Culliver, 9/8/23 10:05 AM, Cycle 5, Unresolved
Markup: Plans Preparation, 2023 09 06 Buffer Tree Planting Locations.pdf

- Per Section 3-05(b)(1),a landscape plan prepared by a person registered as a landscape architect under F.S. ch. 481, part II, shall be submitted in conjunction with any development requiring site plan approval. The plan shall include all items related to trees and tree protection, as well as the grade, type, size, and location of plant materials. All landscape plan sheets shall be signed and sealed.

Ref. # 156, Landscape Architect, Cara Culliver, 9/8/23 10:05 AM, Cycle 5, Unresolved
Markup: 50' Buffer Requirement (Applies To All Sheets BT-100-BT-108), 2023 09 06 Buffer Tree Planting Locations.pdf

- This plan does not demonstrate meeting compliance with the Type 6, 50' landscape buffer which requires 7 trees, 70 shrubs and 70 ground covers per 100' lineal feet. Five trees & 50 shrubs per 100 lineal feet doesn't meet Type 6 buffer requirements.

- Existing palms trees are three to one ratio (3:1), meaning 3 palms equals one required tree. A single palm can't be counted as a required tree.

- All plant materials shall be keyed out showing type, size and locations of plant materials, including a plant list with specifications.

- The landscaped buffer area shall include a minimum five-foot (5') wide visual screen constructed of plant materials which are selected, located, and maintained to provide a visual barrier that is designed to achieve forty percent (40%) opacity within three (3) years from the time of installation between three feet (3') and six feet (6') above the average ground level of the landscaped buffer area when viewed horizontally.

- Trees shall be established along the entire length of and contiguous to any property line at a maximum spacing of fifty feet (50') on-center.

- Abutting residential lot information needs to be show and referenced on this plan.

Ref. # 157, Landscape Architect, Cara Culliver, 9/8/23 10:18 AM, Cycle 5, Unresolved
Markup: Trees Required Chart, 2023 09 06 Buffer Tree Planting Locations.pdf

- This project buffer is 3.3 miles long which equals 17,424 L.F. divided by 100 (x) 7 required trees = 1,220 Required Trees for this buffer, 12,197 Shrubs & 12,197 ground covers.

- This 50' landscape buffer would require 1,220 trees and not 396 as per the chart and submitted plan.

- Please keep in mind protected and specimen tree mitigation might affect buffer density and design.

Ref. # 158, Landscape Architect, Cara Culliver, 9/8/23 11:44 AM, Cycle 5, Unresolved
Markup: Buffer Area Planting Requirements, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

- Staff will not be supporting the "modified buffer" of 5 trees and 50 shrubs. We will be supporting the Type 6, 50' landscape buffer which requires 7 trees, 70 shrubs and 70 ground covers per 100' lineal feet.

- In addition to these requirements all landscape buffers require a minimum of 5' foot wide visual screen constructed of plant materials which are selected, located, and maintained to provide a visual barrier that is designed to achieve forty percent (40%) opacity within (3) years from the time of installation between three feet (3') and six feet (6') above the average ground level of the

landscaped buffer area when viewed horizontally.
- Also, trees shall be established along the entire length of and contiguous to any property line at a maximum spacing of fifty feet (50') on-center.

Ref. # 159, Landscape Architect, Cara Culliver, 9/8/23 11:48 AM, Cycle 5, Unresolved
Markup: Ground Cover Requirement, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

- The design team has submitted no documentation of existing ground covers. This will be determined when full design plans are submitted.

- Ground covers will be required as per the Type 6 buffer requirements.

Ref. # 160, Landscape Architect, Cara Culliver, 9/8/23 11:56 AM, Cycle 5, Unresolved
Markup: Standards for Success, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

- The revised plans submitted did not have a phasing plan. Please submit phasing plan for review.

- Staff will not be supporting a 2 year maintenance bond. We will not be supporting 80% plant survivability but will support 100%. Assuming 20% or greater of the plant materials in the buffer dies that would be a huge burden on Tomoka Reserve, Tomoka Oaks & the City. The question is who would be responsible for establishing "replaced" trees and shrubs after the 2 year period?

- Staff would support a maintenance bond of 6 years for each phase built. After each 2 years of each phase planted plant materials failed will be replaced by Tomoka Reserves HOA. If the maintenance bond is implemented the Tomoka Reserves HOA would be responsible to replace the buffer back per the approved plans and the City staff will conduct necessary inspections for compliance after each 2 year period.

Ref. # 161, Landscape Architect, Cara Culliver, 9/8/23 12:57 PM, Cycle 5, Unresolved
Markup: Short Term Maintenance, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

- Staff is not supportive hand watering for establishment of plant materials/trees. A permanent irrigation system needs to be in place for the establishment of the trees and plant materials as per Section 3-05(e) of the Land Development Code.

- A 26 weeks or 6 month establishment period is not long enough to establish a 2.5" caliper tree. Based on the University of Florida research, 3 gallons of water per caliper inch and establishment rates are based on 3 month per inch of trunk caliper. To establish a 30 (8 gallons of water) or 45 gallon tree (9 gallons of water) at 2.5" caliper would take 8-12 months. You would need to water daily for 1-2 months and every other day for 4 months and weekly until establishment another 6 months. The larger the tree caliper the longer the establishment period.

Ref. # 162, Landscape Architect, Cara Culliver, 9/8/23 1:13 PM, Cycle 5, Unresolved
Markup: Irrigation System, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

- If the irrigation system is designed "strategically" than there would be no distance challenges to pump the water or installing long lengths of irrigation pipe.

Ref. # 163, Landscape Architect, Cara Culliver, 9/8/23 1:16 PM, Cycle 5, Unresolved
Markup: Existing Turfgrass, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

- The existing turfgrass will need to be removed for the plantings of the trees, shrubs & ground covers within the planting bed areas. All planting beds shall be prepped to remove all turfgrasses, weeds and unsuitable materials prior to planting. Leaving the existing grass is not the industry standard & going to compete with the establishment of the shrubs & ground covers and most likely grow over the shrubs and choke them out. This will become a long-term maintenance issue if the

grass is left & hinder the success of establishing plant materials. Once the plant materials are installed a 3" inch mulch layer (suggest using Pine Bark) will retain the soils moisture.

Ref. # 164, Landscape Architect, Cara Culliver, 9/8/23 1:26 PM, Cycle 5, Unresolved
Markup: Watering, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

- Why would watering trees in Phase 1 be 4-6 gallons and less in Phase II & III with 2 gallons? The also applies to the shrubs. This is not based on University of Florida's research, "Planting & Establishing Trees" publication as noted in this report. A 2.5" caliper tree needs 9 gallons of water, 3.5" caliper needs 11 gallons, 4.5" caliper needs 17 gallons & 6" caliper needs 30 gallons of water.

Ref. # 165, Landscape Architect, Cara Culliver, 9/8/23 1:30 PM, Cycle 5, Unresolved
Markup: Irrigation System, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

Irrigating a project of this size (3.3 lineal miles) with hand watering is very inefficient and time consuming. The best approach to watering plant materials is with an efficient irrigation system using "low volume" techniques where water can be applied "directly" to the root ball. Directing water to 100% of the root ball in a manner that water can be absorbed into the root ball when water is needed is critical to optimum tree establishment. Proper irrigation immediately after transplant will influence root growth; therefore the diameter of the tree's irrigation pattern should increase, especially for sandy soils, as the tree's roots expand into the native soil. Efficient irrigation is critical and takes the guess work out with everything being automated and precise.

Ref. # 166, Landscape Architect, Cara Culliver, 9/8/23 1:41 PM, Cycle 5, Unresolved
Markup: Vegetation Maintenance, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

- Before an area is planted it is stripped to bare soil removing all competing vines, weeds, unsuitable materials & turfgrasses. This eliminates the initial competing of weeds with the new plant materials. The applicant wants to keep all the turfgrass intact which is not the industry standard for establishing plant materials within large buffer areas. Staff will not be supportive of keeping turfgrasses intact within the landscape buffer.

Ref. # 167, Landscape Architect, Cara Culliver, 9/8/23 1:56 PM, Cycle 5, Unresolved
Markup: Long-term Buffer Maintenance, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

- The applicant described this buffer as being natural and grass mowing in the buffer contradicts this concept? It would be a maintenance nightmare to mow around and between the trees, shrubs and ground covers. As stated already this buffer would be stripped prior to planting and then topped dressed with 3" mulch layer. There would be no mowing within the buffer and only weed/vine control & pruning of deadwood from trees as described in this plan.

- Other long-term maintenance items would be trimming the existing palms trees and removing the dead fronds, palm boots & seed heads. Also, newly planted trees/plant materials need fertilizer and should be part of the maintenance plan.

Ref. # 168, Landscape Architect, Cara Culliver, 9/8/23 4:48 PM, Cycle 5, Unresolved
Markup: Notes #7 & #8 Modified Buffer, PD1_21067 COV-C1.pdf

- Note #7, staff will not be supporting the "modified buffer" of 5 trees and 50 shrubs. We will be supporting the Type 6, 50' landscape buffer which requires 7 trees, 70 shrubs and 70 ground covers per 100' lineal feet.

- Note #8, an approved buffer plan will be in-place to identify where supplemental plantings will be required.

Ref. # 169, Landscape Architect, Cara Culliver, 9/8/23 4:57 PM, Cycle 5, Unresolved
Markup: Tree Replacement Note, PD2-PD6_21067 ODP-PD5.pdf

- Specimen trees removed will not be on a one to one replacement basis. Mitigation Chart A will determine how many trees will be replaced at 4.5" caliper based on the caliper removed.

Ref. # 65, Civil Engineer, David Allen, 1/31/23 4:34 PM, Cycle 2, Unresolved
Markup: Civil-Operating tables, 21067 Tomoka Reserve Storm Package.pdf

How were the discharge rates established for these tables.

Ref. # 103, Civil Engineer, David Allen, 2/21/23 9:50 AM, Cycle 2, Unresolved
Markup: Civil-=Emergency Access, Autoturn Analysis.pdf

Provide a detail that shows the island and the pavement widths for North St Andrews Drive. Provide the vehicle turn exhibit for this connection as well as the connection within the subdivision.

Ref. # 105, Civil Engineer, David Allen, 2/21/23 11:47 AM, Cycle 2, Unresolved
Markup: Civil-Lot Size, Tomoka Reserve PD Plans 6- typical lot layout.pdf

In the Neighborhood meeting, the width of the lot adjacent to the buff,(existing lots) was a significant question. The width was more important than the square footage of the lot. Please provide rationale for the proposed lot sizes.

Ref. # 118, Civil Engineer, David Allen, 5/10/23 2:15 PM, Cycle 3, Unresolved
Markup: Civil-Dry Retention, 21067 PD-04-28-23.pdf

Dry retention ponds were indicated as allowing infiltration to meet the time related requirements for stormwater management. The borings for the ponds indicated a layer of organics and top soil. How will the ponds function after several rain events have compacted the top layer into an impervious layer at the bottom of the pond.

If the pond bottom is being counted as natural preservation, these organics will seal the pond bottom. If the organics are removed then it should not count towards the natural preservation.

Provide time table of acceptable water stage on the trees within the dry retention.

Ref. # 119, Civil Engineer, David Allen, 5/10/23 2:39 PM, Cycle 3, Unresolved
Markup: Civil- Auto Turn, Autoturn Analysis.pdf

This configuration no longer matches the roadway layout for the [project. please provide an update to this figure.

Also provide a detail that demonstrates the emergency vehicle at the emergency access in conjunction with the existing island in N. St Andrews.

Ref. # 145, Civil Engineer, David Allen, 6/21/23 4:08 PM, Cycle 4, Unresolved
Markup: Civil-Phasing Plan, PD2-PD6_21067 ODP PD2 (1).pdf

Is there a phasing plan available for the project? If so, at what stage will the Emergency Access be constructed?

How will the construction of utility connections be staged in the overall project?

Ref. # 147, Civil Engineer, David Allen, 6/26/23 3:27 PM, Cycle 4, Unresolved
Markup: Civil-Lot Width, PD2-PD6_21067 ODP PD2 (1).pdf

Change the word size to width. The size can increase by depth only. The concern is the width of the lots.

Ref. # 148, Civil Engineer, David Allen, 6/26/23 3:27 PM, Cycle 4, Unresolved
Markup: Civil-Pedestrian access, PD2-PD6_21067 ODP PD2 (1).pdf

Add the term "and individual property owners affected. "

Ref. # 149, Civil Engineer, David Allen, 6/26/23 4:56 PM, Cycle 4, Unresolved
Markup: Civil-Revision Emailed 06-26-23, PD1_21067 COV C1 (1).pdf

Note No. 9, Indicates that this will be a gated subdivision. Provide note that the streets will be [privately maintained. Provide a note that there will be an access/utility easement placed over the entire roadway parcel dedicated to the City of Ormond Beach.

Ref. # 171, Civil Engineer, David Allen, 9/10/23 3:54 PM, Cycle 5, Unresolved
Markup: Civil Emergency Access, PD1_21067 9_5_23r.pdf

Provide the model showing the fire vehicle entering the emergency access.

Ref. # 172, Civil Engineer, David Allen, 9/11/23 8:36 AM, Cycle 5, Unresolved
Markup: Civil-Roadway Section, PD2-PD6_21067 ODP-PD3.pdf

Please show the limits of the tract on this cross-section. Note that the City of Ormond Beach will have an Access-Utility Easement placed on the tract.

Ref. # 173, Civil Engineer, David Allen, 9/11/23 9:57 AM, Cycle 5, Unresolved
Markup: Civil-Access Easement, PD2-PD6_21067 ODP-PD2.pdf

The access easement should be 20 feet wide.

Ref. # 181, Civil Engineer, David Allen, 9/12/23 9:04 AM, Cycle 5, Unresolved
Markup: Civil-Sanitary Sewer Collection System, PD7-PD8_21067 UTL-PD9.pdf
TECHNICAL COMMENT FOR THE PRELIMINARY PLAT

A recent evaluation for the lift stations within the Tomoka Oaks Subdivision shows a significant increase in run-times for the Lift Station 8M1. The proposed gravity system is shown to direct the flow from the new subdivision to this lift station. After discussion with the Utility Manager, we request that the gravity collection system be directed to the Lift Station 8M, Nova Road.

Ref. # 123, Planning Director, Steven Spraker, 5/11/23 8:21 AM, Cycle 3, Unresolved
Markup: 50' Landscape Buffer, PD2-PD6_21067 ODP-PD5B.pdf

- Staff will be supporting a Type 6 buffer plantings within the 50' landscape buffer. Response comments indicate plantings to be a type 4 buffer which will include existing natural vegetation with temporary irrigation is being proposed. Staff is not supportive of a type 4 buffer type and the information provided to date has not made staff supportive of the plant materials or temporary irrigation. A permanent irrigation system needs to be in place for establishment of the trees which can take years depending on the caliper size and drought situations. Staff also have concerns with the long-term maintenance of the buffer area and survivability of the plants with temporary irrigation.

Ref. # 150, Planning Director, Steven Spraker, 6/27/23 10:00 AM, Cycle 4, Unresolved
Comment:
Key policy issues:

1. **Lot Sizes:**

Applicant: mixture of 80', 60' and 50' lots. 80' wide lots abut existing Tomoka Oaks lots.

Staff recommendation: Staff recommends 100' wide lots to total at least 10,000 square feet abutting the perimeter of the existing Tomoka Oaks single-family houses.

2. **Buffer abutting existing Tomoka Oaks single-family houses:**

Applicant: See Tomoka Reserve Buffer Planting and Maintenance Plan, dated June 6, 2023.

Staff recommendation: Staff recommends typical planting (type 6) and irrigation plan. See city Landscape Architect's comments.

~~3. **Setback plan:**~~

~~Applicant: See Sheet PD7.~~

~~Staff recommendation: Staff not supportive of building coverages or proposed setbacks. Staff recommended setbacks included in the review.~~

~~4. **PD6 note on lot separation.**~~

~~Applicant: Note states: The lot separation width shown on this sheet may be subject to change at the time of permitting. The represented distances are from existing lot in Tomoka Oaks neighborhood and proposed lots within Tomoka Reserve.~~

~~Staff recommendation: The 50' buffer abutting the Tomoka Oaks existing residential lots and areas called out as natural preservation shall not be modified and shall always be vegetative areas.~~

~~5. **St. Andrews and Tomoka Oaks Boulevard "diamond".**~~

~~Applicant: Traffic Impact Analysis, response to comments, Item 3 states the existing diamond is expected to operate within the adopted level of service during the peak hours. No improvements are proposed.~~

~~Staff recommendation: The diamond is awkward and in staff's opinion's confusing and potentially dangerous as additional trips are added. Staff recommends that a diamond reconfiguration be required at the construction (preliminary plat) phase of the development.~~

~~6. **Recreation – additional outdoor recreation.**~~

~~Applicant: See sheets PD10 and PD3 where 9.06 acres of outdoor recreation is provided throughout the subdivision.~~

~~Staff recommendation: Staff supportive of the request. Similar request have been approved – RidgeHaven subdivision was the last similar request.~~

Ref. # 174, Planning Director, Steven Spraker, 9/11/23 11:59 AM, Cycle 5, Unresolved
Markup: Planning, inclusion of Tomoka Oaks addresses, 2023 09 06 Buffer Tree Planting Locations.pdf

Please include the address of the abutting properties within Tomoka Oaks.

Ref. # 175, Planning Director, Steven Spraker, 9/11/23 11:59 AM, Cycle 5, Unresolved

Markup: Planning staff, proposed plantings and irrigation, 2023 09 06 Buffer Tree Planting Locations.pdf

Planning staff support the City Landscape Architect's position on buffer type and irrigation requirements.

Ref. # 176, Planning Director, Steven Spraker, 9/11/23 12:20 PM, Cycle 5, Unresolved
Markup: Planning, architectural standards, Project Narrative-PB Revision List.pdf

Per an e-mail, the document on architectural standards was an old draft and not reviewed. Staff understands the architectural standards are contained in Sheet PD8.

Ref. # 177, Planning Director, Steven Spraker, 9/11/23 12:20 PM, Cycle 5, Unresolved
Markup: Planning, Letter - buffer type, Project Narrative-PB Revision List.pdf

Staff is not supportive of the lesser plant material than a type 6 buffer and hand watering - see city Landscape Architect comments.

Ref. # 178, Planning Director, Steven Spraker, 9/11/23 12:20 PM, Cycle 5, Unresolved
Markup: Planning, letter, lot width, Project Narrative-PB Revision List.pdf

The letter response states there are 46 lots that are 100' in width and 10 lots that are 90' in width. This appears to be an older version referencing the 100' wide lots. The plan submitted has 80' wide lots proposed along the perimeter which staff is not supportive of.

Ref. # 179, Planning Director, Steven Spraker, 9/11/23 12:20 PM, Cycle 5, Unresolved
Markup: Planning, timing of the traffic light, Project Narrative-PB Revision List.pdf

The response comments state 30 days after a phase 1 plat approval. Staff believes this to mean a preliminary plat approval.

Ref. # 180, Planning Director, Steven Spraker, 9/11/23 12:20 PM, Cycle 5, Unresolved
Markup: Planning, hearing date, Project Narrative-PB Revision List.pdf

Note that the Planning Board hearing date is September 26th - not September 21st as indicated in the letter.

Ref. # 64, Utility 1, Mike Stephenson, 1/26/23 1:52 PM, Cycle 2, Unresolved
Markup: Site Plan - Revise and Resubmit, Tomoka Reserve PD Plans 7 - Utility plan.pdf

Utilities has no comments regarding the proposed planned residential development. Full site plan approval, however, will require review of more detailed construction plans and design documents. Elements that will be reviewed at that time include, but is not limited to: utility separation requirements, utility connection details, valves and hydrants spacing, applicable permit status, and the inclusion of applicable City standard details.

TOMOKA RESERVE

CITY OF ORMOND BEACH - VOLUSIA COUNTY, FL

PLANNED DEVELOPMENT

OWNER:
TRIUMPH OAKS OF ORMOND BEACH I, LLC
7765 LAKE WORTH ROAD, BOX 320
LAKE WORTH, FL 33467
PHONE NUMBER: (561) 704-1959
FAX NUMBER
CONTACT PERSON: SHELDON RUBIN
e-mail: sheldonwrubin@gmail.com

CIVIL ENGINEER:
ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD, SUITE C
ORMOND BEACH, FL 32174
PHONE NUMBER: (386) 677-2482
FAX NUMBER: (386) 677-2505
CONTACT PERSON: KRIS ROWLEY, P.E.
e-mail: krowley@zevcohen.com

SURVEYOR:
SLIGER & ASSOCIATES, INC.
3921 NOVA ROAD
PORT ORANGE, FL 32127
PHONE NUMBER: (386) 761-5385
FAX NUMBER
CONTACT PERSON: JOE ZAPERT
e-mail: Jzapert@sligerassociates.com

GEOTECHNICAL ENGINEER:
UNIVERSAL ENGINEERING SCIENCES
911 BEVILLE RD
SOUTH DAYTONA, FL 32119
PHONE NUMBER: (386) 756-1105
FAX NUMBER: (386) 760-4067
CONTACT PERSON: BRIAN POHL
e-mail: Bpohl@universalengineering.com

LANDSCAPE ARCHITECT:
ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD, SUITE C
ORMOND BEACH, FL 32174
PHONE NUMBER: (386) 677-2482
FAX NUMBER: (386) 677-2505
CONTACT PERSON: JAKE STEHR, R.L.A.
e-mail: jstehr@zevcohen.com

ATTORNEY:
COBB COLE
149 S. RIDGEWOOD AVENUE, SUITE 700
DAYTONA BEACH, FL 32114
PHONE NUMBER: (386) 255-1811
FAX NUMBER: (386) 253-1746
CONTACT PERSON: ROB MERRELL
e-mail: rob.merrell@cobbcole.com

PROJECT DESCRIPTION:

ISSUANCE OF A DEVELOPMENT ORDER TO ALLOW 272 SINGLE-FAMILY LOTS AND ASSOCIATED SITE IMPROVEMENTS.

SITE INFORMATION:

SITE ADDRESS:	20 TOMOKA OAKS BLVD., ORMOND BEACH, FL 32174
PROJECT AREA:	147.94 ACRES
TAX PARCEL I.D. #:	3242070000010
ADJACENT ZONING	R2
EXISTING ZONING:	PRD-EXPIRED
PROPOSED ZONING:	PRD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL FAMILY
EXISTING FUTURE LAND USE:	LDR
MAXIMUM UNIT/LOT COUNT:	272
MAXIMUM MODEL HOME COUNT:	16
UNIT/LOT DENSITY:	1.83 PER ACRE
LOT TYPE	VARIES
REQUIRED LANDSCAPE BUFFER(S):	50 FT. MINIMUM
MINIMUM LOT DEPTH:	120 FT.
MINIMUM LOT WIDTH:	60 FT.
MAXIMUM BUILDING HEIGHT	35 FT.
UTILITIES:	PROVIDED BY CITY OF ORMOND BEACH

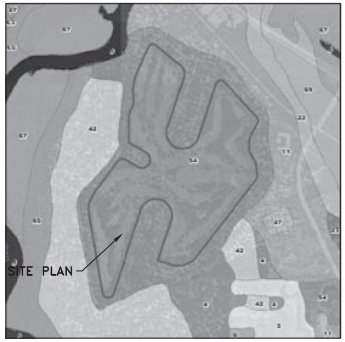
NOTES:
1. PROJECT MAY BE PHASED. PHASING PLAN WILL BE PROVIDED AT SITE PLAN APPROVAL.
2. ALL CONSTRUCTION TRAFFIC SHALL UTILIZE TOMOKA BLVD. AND NOVA ROAD ONLY
3. CONSTRUCTION ACTIVITIES SHALL ONLY BE ALLOWED ON MONDAY THROUGH SATURDAY BETWEEN THE HOURS OF 7:00 A.M. TO 7:00 P.M.
4. PEDESTRIAN ACCESS THROUGH THE SECONDARY ACCESS MAY BE PROVIDED BUT SHALL NOT BE REQUIRED. FINAL DESIGN AND LAYOUT TO BE COORDINATED DURING SUBDIVISION REVIEW
5. THE PERIMETER BUILDING SETBACK SHALL BE NO LESS THAN 50' FROM THE PROJECT BOUNDARY PER L.D.C.
6. MODEL HOMES INCLUDED IN 272 TOTAL PROPOSED UNITS
7. TYPE 6 BUFFER AS MODIFIED PER TOMOKA RESERVE BUFFER PLANTING AND MAINTENANCE PLAN SEP. 6, 2023.
8. EXISTING VEGETATION NATURAL VEGETATION WITHIN THE BUFFER WILL BE UTILIZED TO MEET THE MINIMUM STANDARDS. AT TIME OF CONSTRUCTION IF EXISTING NATURALLY OCCURRING LANDSCAPE IS INSUFFICIENT (BY CITY OF ORMOND BEACH LANDSCAPE ARCHITECT) SUPPLEMENTAL PLANTINGS WILL BE PROVIDED.
9. PROPOSED ENTRANCE WILL BE GATED TO VEHICULAR ACCESS. PEDESTRIAN ACCESS IS STILL PROVIDED THROUGH MAIN ENTRANCE AND EMERGENCY ACCESS.



VICINITY MAP
SCALE: 1" = 2000'



ZONING MAP
SCALE: 1" = 1000'
CURRENT ZONING FOR THIS SITE IS: PRD



SOILS MAP
SCALE: 1" = 1000'



FLOOD ZONE MAP
SCALE: 1" = 1000'

SHEET INDEX:

PD1	COVER SHEET
PD2	OVERALL DEVELOPMENT
PD3	OPEN SPACE PLAN
PD4	SIGN PLAN
PD5/PD6	NATURAL PRESERVATION + BUFFER PLAN
PD7	TYPICAL LOT LAYOUT
PD8	ARCHITECTURAL EXHIBIT
PD9	STORMWATER AND UTILITY PLAN
PD10	AMENITY PLAN
VT1	VEHICLE TURN PLAN

LEGAL DESCRIPTION:

SAM SNEAD GOLF AND COUNTRY CLUB, A PART OF THE THOMAS FITCH GRANT, LYING WESTERLY OF THE FLORIDA EAST COAST RAILWAY, SECTION 39, TOWNSHIP 14 SOUTH, RANGE 32 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 41, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

THE SITE LIES WITHIN THE FOLLOWING VOLUSIA COUNTY SOIL CLASSIFICATIONS: 0-WATER; 3-ARENTS; 4-ASTATULA FINE SAND, 0 TO 8 PERCENT SLOPES;11-BULOW SAND, 0 TO 5 PERCENT SLOPES; 22-ELECTRA FINE SAND, 0 TO 5 PERCENT SLOPES; 23-FARMTON FINE SAND;37-ORSINO FINE SAND, 0 TO 5 PERCENT SLOPES; 42-PAOLA FINE SAND, 0 TO 8 PERCENT SLOPES; 47-PITS; 54-QUARTZIPSAMMENTS, GENTLY SLOPING; 63-TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES; 65-TERRA CEIA MUCK; 67-TURNBULL MUCK; 69-TUSCAWILLA FINE SAND

THE PROPERTY LIES IN:
FLOOD ZONE AE PER FEMA MAPS 12127C0211K AND 12127C0212K FEE 9/29/2017

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

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION
LC-E-10

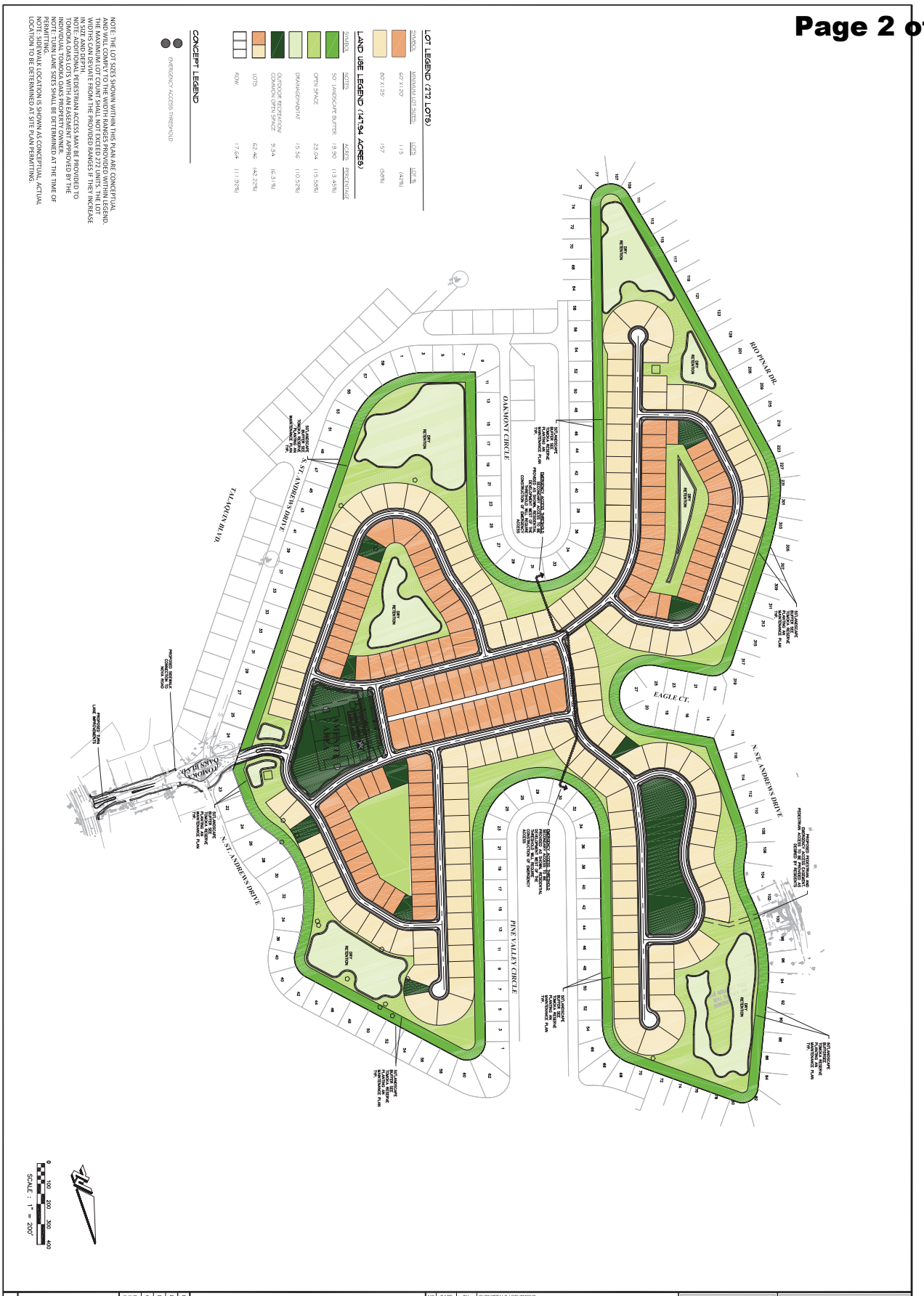
NO.	DATE	BY	SUBMITTALS / REVISIONS

TOMOKA RESERVE
FINAL ENGINEERING PLANS
COVER SHEET
CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067 PD
DESIGNED BY: KTR
DRAFTED BY: MRM
CHECKED BY: KTR
DRAWING FILE: PD 21067 COV

KRISTOPHER T. ROWLEY, P.E., NO. 84083
NOT VALID WITHOUT SEAL

SHEET: PD1 OF 10



TOMOKA RESERVE
PLANNED DEVELOPMENT
OVERALL DEVELOPMENT

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

NO.	DATE	BY	SUBMITTALS / REVISIONS

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

ZEV COHEN & ASSOCIATES, INC.
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ORMOND BEACH, FL 32174
WWW.ZEVCOHEN.COM

PROJECT NO: ZC.21007
DESIGNED BY: RD
DRAFTED BY: JSMM
CHECKED BY: JE
DRAWING FILE: P:\2021\ZC.21007\CAD\PD\ZC.21007 PD2 OVERALL DEVELOPMENT.DWG
XREFS: 21007_LANDZONE

SHEET: PD2 OF 10



NO.	DATE	BY	SUBMITTALS / REVISIONS

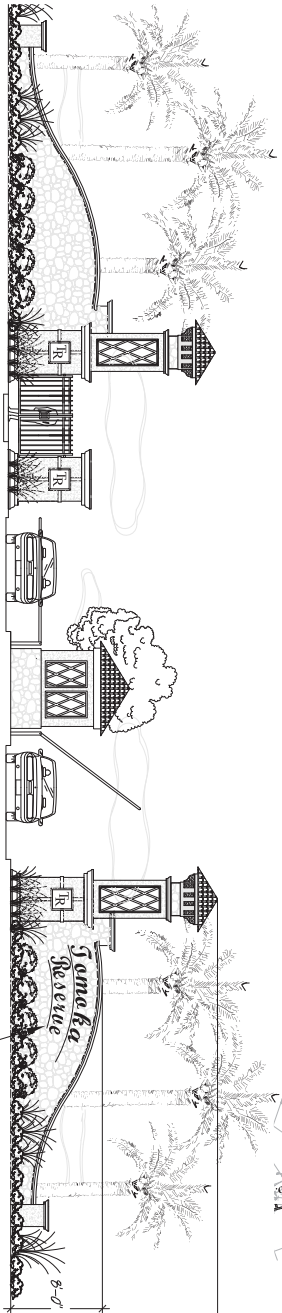
TOMOKA RESERVE
PLANNED DEVELOPMENT
OPEN SPACE PLAN

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZO 21007
DESIGNED BY: RP
DRAFTED BY: JSMM
CHECKED BY: JE
SHEET: PD3 OF 10

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

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



A CONCEPTUAL ENTRANCE ELEVATION

NOTE: CONCEPT IS SHOWN TO DEPICT MINIMUM STANDARDS. FINAL SIGN DESIGN WILL BE PROVIDED AT SITE PLAN.



DETAIL FILE

SCALE : 1" = 200'

TOMOKA RESERVE
PLANNED DEVELOPMENT
SIGN PLAN

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

NO.	DATE	BY	SUBMITTALS / REVISIONS

PROJECT NO: ZV-21007
DESIGNED BY: RP
DRAFTED BY: JSHM
CHECKED BY: JE
DRAWING FILE: P:\ZV\21007 TOMOKA RESERVE\DRAWINGS\SHEETS\21007_PD4.DWG

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
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TRANSPORTATION

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ORMOND BEACH, FL 32174
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SHEET: PD4 OF 10

BUFFER LEGEND

SYMBOL	NOTES
	EXISTING SPECIMEN TREE
	EXISTING HISTORIC TREE
	DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN

20% NATURAL PRESERVATION

TOTAL SITE AREA	147.94 AC.
MINIMUM TREE COVERAGE AREA REQUIRED CALCULATION: 147.94 AC. x 20%=29.6 AC.	29.6 AC.
TOTAL MINIMUM TREE COVERAGE PROVIDED	34 AC.

NOTE: APPLICANT MUST PROVIDE A NOTE ON THE SITE PLANS THAT ANY TREE NEEDED TO BE REMOVED DURING CONSTRUCTION, BEYOND WHAT CAN BE AUTOMATICALLY REMOVED BASED ON MINIMUMS CAN BE REPLACED AS FOLLOWS. WILL REQUIRE A ONE FOR ONE REPLACEMENT PENALTY; PROTECTED TREES WILL REQUIRE ONE 2.5" CALIPER VARIETY AND SPECIMEN TREES WILL REQUIRE TWO 2.5" CALIPER VARIETY AND SPECIMEN. REPLACEMENT TREES NEED TO BE FLORIDA #1 AT A MINIMUM HEIGHT OF TEN FEET (10').

TOMOKA RESERVE
PLANNED DEVELOPMENT
NATURAL PRESERVATION & BUFFER PLAN

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

NO.	DATE	BY	SUBMITTALS / REVISIONS

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

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ORMOND BEACH, FL 32174
WWW.ZEVCOHEN.COM

PROJECT NO: ZC21007
DESIGNED BY: RR
DRAWN BY: —
CHECKED BY: RH
SUBMITTED FOR: PD/PDP/FDP/MDP/SDP
PREPARED FOR: ORMOND BEACH
DATE: 2.18.22 (PUD/ZONING)

SHEET: PD5 OF 10

BUFFER LEGEND

SYMBOL	NOTES
▲	EXISTING SPECIMEN TREE
⬟	EXISTING HISTORIC TREE
☁	DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN

20% NATURAL PRESERVATION

TOTAL SITE AREA	147.94 AC.
MINIMUM TREE COVERAGE AREA REQUIRED (CALCULATION: 147.94 AC. x 20%=29.6 AC.	29.6 AC.
TOTAL MINIMUM TREE COVERAGE PROVIDED	34 AC.

LOT SEPARATION TABLE

COLOR	WIDTH	HOMES	%
●	50'	10	6
●	+50'-75'	74	43
●	+75'-125'	27	16
●	125'	61	35
	TOTAL	172	100

NOTE: THE LOT SEPARATION WIDTH SHOWN ON THIS SHEET MAY BE SUBJECT TO CHANGE AT THE TIME OF PERMITTING. THE REPRESENTED DISTANCES ARE FROM EXISTING RESIDENTIAL LOTS IN TOMOKA OAKS NEIGHBORHOOD AND PROPOSED LOTS WITHIN TOMOKA RESERVE.

NOTE: THE 50' BUFFER ABUTTING THE TOMOKA OAKS EXISTING RESIDENTIAL LOTS AND AREAS CALLED OUT AS NATURAL PRESERVATION SHALL NOT BE MODIFIED AND SHALL ALWAYS BE VEGETATIVE AREAS.



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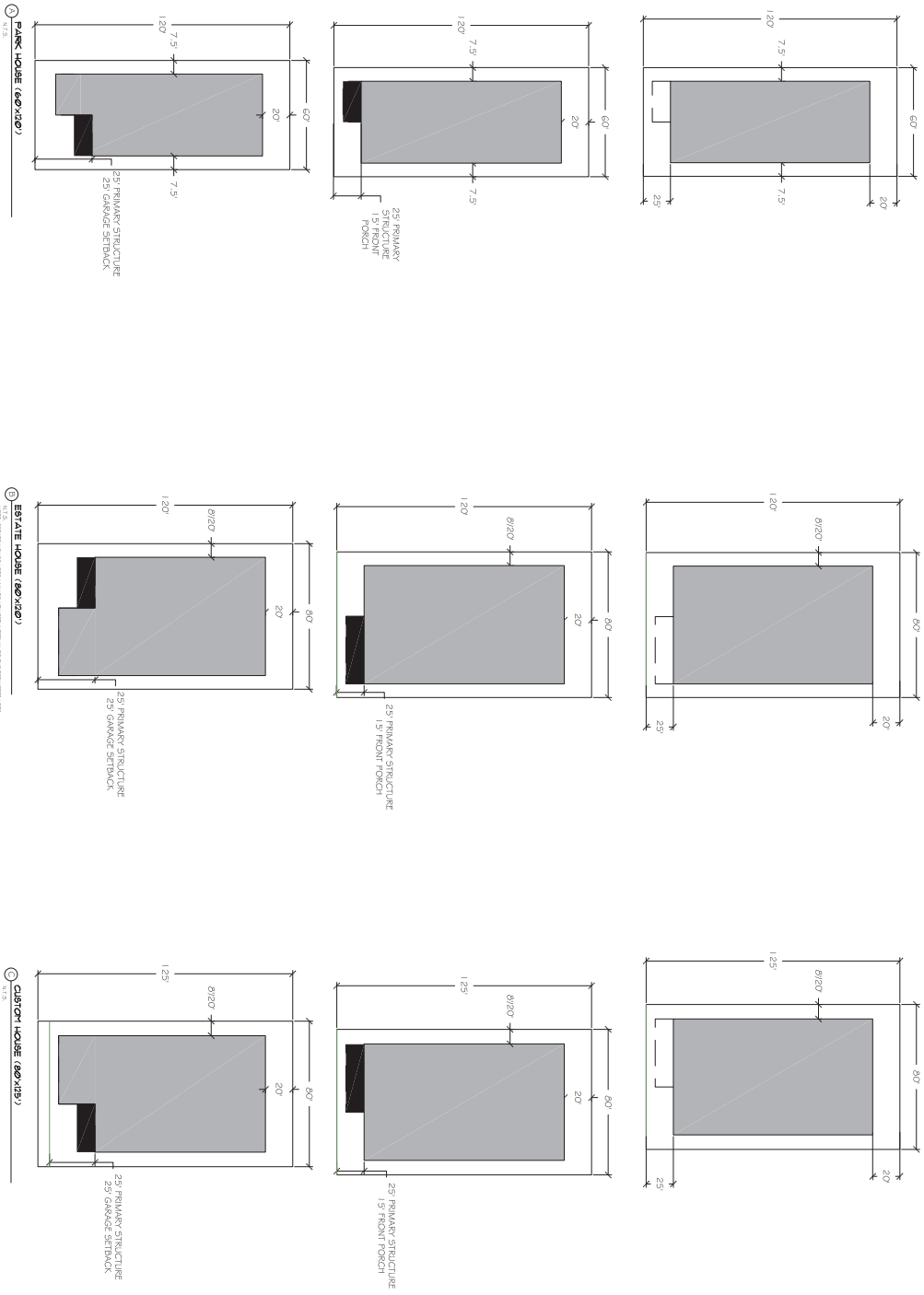
NO.	DATE	BY	SUBMITTALS / REVISIONS

TOMOKA RESERVE
PLANNED DEVELOPMENT
NATURAL PRESERVATION & BUFFER PLAN
CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: MM
CHECKED BY: XX
DRAWING FILE: P:\ZC-PDP\ZC_21067 DDP
XREFS: 21067_BASE.DWG
XREFS: 21067_SURV.DWG

KRISTOPHER T. ROWLEY, P.E., # 82409
NOT VALID WITHOUT SEAL

SHEET: PD6 OF 10



PD Development Standards

Lot Type	Minimum Lot Width or Range	Minimum Lot Depth	Minimum Square Foot Range	Required Parking Spaces	% Impervious	Maximum Height	Max Building coverage	Minimum Primary Structure Setbacks				Minimum Front Porch Setbacks				Minimum Garage Setbacks			
								Front	Rear	Side	Side Street	Front	Side	Rear	Front s	Side	Rear		
Park House	60	120	1700	2	75%	35'	50%	25'	20'	7.5'	15'	15'	7.5'	20'	25'	7.5'	20'		
Estate House	80	120	2000	2	75%	35'	50%	25'	20'	8'/20'	20'	15'	8'/20'	20'	25'	8'/20'	20'		
Custom House	80	125	2200	2	75%	35'	50%	25'	20'	8'/20'	20'	15'	8'/20'	20'	25'	8'/20'	20'		

NO.	DATE	BY	SUBMITTALS / REVISIONS

TOMOKA RESERVE
PLANNED DEVELOPMENT
TYPICAL LOT LAYOUT

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZO 21007
DESIGNED BY: RR
DRAFTED BY: —
CHECKED BY: RH

SHEET: PD7 OF 10

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

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

Tomoka Reserve Architectural Standards

I. PREFERRED ARCHITECTURAL THEMES

A. The overall architectural vision for Tomoka Reserve has been established to create a community embodying a "timeless" quality. Such a vision will be realized through a variety of classical and regional architectural styles, combined with authentic detailing and use of high-quality materials.

Permitted architectural styles include but are not limited to contemporary, Modern, Postmodern, coastal themed styles, Mediterranean, Mission, Cracker, Craftsman, Ranch and Tuscan styles.

II. PROHIBITED ARCHITECTURAL STYLES

A. While diversity and creativity in the design of the homes at Tomoka Reserve is encouraged, certain architectural styles are not considered appropriate. These include, but are not limited to Art Deco, A-frame, Adobe, Cabin design style, Gothic, or Southwestern/Pueblo. Buildings and their accessory structures shall be consistent with a common architectural theme.

B. The architectural theme shall be established by harmoniously coordinating the general appearance of all buildings and related structures.

III. EXTERIOR MATERIALS/ELEVATIONS

A. Architectural variation and variety of housing types and designs within the neighborhood is encouraged. To facilitate this diversity the adjacent homes (the 2 adjacent homes on the same side of the street as well as the house across the street and its two adjacent homes) have to have a minimum of three different design elements of the following 10 elements

1. Roof color/materials
2. Roof pitch roof type (cable vs hip)
3. Skin/exterior finish materials
4. Color
5. Garage orientation/size
6. Porch size/location
7. Number of stories
8. Window sizes/shapes
9. Window locations
10. Decorative elements

B. The front facade should include four to six individual design elements and blank walls shall be discouraged unless adequately landscaped. Front elevation walls cannot be all one material and/or all one color.

C. A mixture of one-story and two-story homes will be encouraged to vary the streetscapes.

D. PERMITTED EXTERIOR MATERIALS INCLUDE:

1. Stucco (cement-based or synthetic) -smooth or textured finished (including tabby finish)
2. masonry-stone, brick, split rock and a ceramic concrete block is permitted but must be finished with material that covers the concrete block and grout lines with a minimum of 3/8" thick material; Stone can be Manufactured, Natural, or Cast
3. Wood/fiber cement-timbers, boards, board and batten, tongue and groove solid wood siding and rough sawn lumber; Hardie board or other similar fiber cement products emulating wood finishes
4. Other textures and materials will be evaluated on their own merit by the ARB. Artificial, simulated or imitation materials (e.g. aluminum siding, simulated brick from stucco, Masonite or composite board, etc.) are NOT permitted on the exteriors of a residence.

IV. ROOF

A. Acceptable roof materials for consideration include, heavy weight (30 year) composition shingles with significant dimensional texture, flat tile, "S" tile, slate tile, cedar wood shake, solar shingles and a high-quality standing seam metal roof. Copper and other metal roof products acceptable to the ARB are permitted for limited applications such as bay windows, process, cupolas, and dormers, or in accordance with specific architectural styles. Thermoplastic Polyolefin, PVC membrane or other similar roofing materials/roofing systems will be considered by the ARB on a case-by-case basis for properties developed with ultramodern or contemporary homes that incorporate a flat roof.

B. Roof lines will be variable using varied roof styles, pitches, projections, gables, and hips. Roof pitches shall be between 0 to 6:12. Dormers may have a roof pitch outside the above range. Flat roofs or flat roof with a parapet may be approved if it is a part of an integral design element such as with ultra-modern or contemporary designs. The roof pitch for primary structures should reflect the selected architectural style for the home.

C. Roof structures may be conventionally framed or constructed of prefabricated trusses.

V. WALL PLATES

A. The minimum wall plate heights shall be 9'-0" in main living areas on the first floor. The second-floor wall plate height must be no less than 9'-0" above the first-floor wall plate. Garages must have a minimum plate height of 8'-0".

VI. DRIVEWAYS

A. Driveways shall be stone, paver style materials, or concrete. Asphalt is NOT permitted.

VII. GARAGES

A. Three types of garages are permitted: front-entry, side entry, and accessory garage buildings.

VIII. FENCES

A. The following fence materials are permitted: wood, black wrought iron, high-quality aluminum, and white PVC. Perimeter fencing along rear or side (from front of house to rear property line shall be a maximum height of 6 feet. Fencing along the front property line or side property lines from the front of the house to the front property line shall have a maximum height of 4 feet. This "front yard" fencing must be decorative (no solid fences) and if a wood fence is utilized it must be painted.

IX. LANDSCAPE

A. All disturbed areas on the lot must be irrigated (unless xeric plantings are utilized), and landscaped with either trees, plants or sod including to the back of curb along the street and to the edge of clearing for natural areas and the water's edge for lots along pond banks. All landscaped beds shall be mulched.

X. MODIFICATIONS

A. All modifications to the above shall be submitted to the ARB for consideration of approval. The above are general guidelines. Tomoka Reserve development will have an enhanced focus on the environment, climate change and sustainability, along with protecting and enhancing future values.





A MODERN ARCHITECTURAL ELEVATIONS







B FARMHOUSE ARCHITECTURAL ELEVATIONS









C MEDITERRANEAN ARCHITECTURAL ELEVATIONS

ZEV COHEN & ASSOCIATES, INC.
2157 W. GRANADA BLVD., SUITE C
ORMOND BEACH, FL 32174
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
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TRANSPORTATION

(LC-26)
(EB-8115)

NO. | DATE | BY | SUBMITTALS / REVISIONS

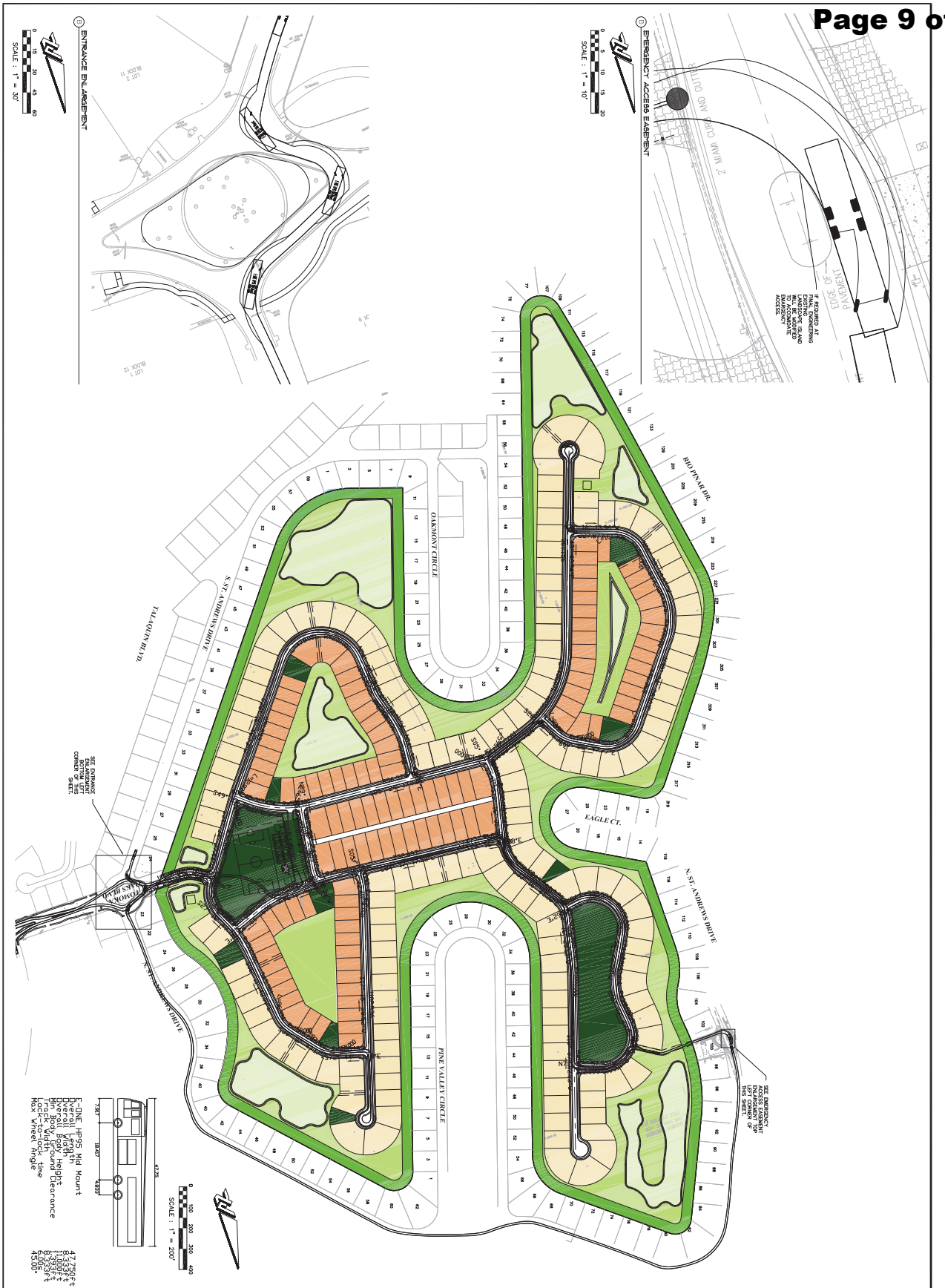
TOMOKA RESERVE
PLANNED DEVELOPMENT
ARCHITECTURAL EXHIBIT

CITY OF ORMOND BEACH | VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: ---
CHECKED BY: RH
DRAWING FILE: P:\ZC-PDE_21067 ODP
XREF'S: 21067_BASE.DWG
XREF'S: 21067_SURV.DWG

KRISTOPHER T. ROWLEY, P.E., #82480
NOT VALID WITHOUT SEAL

SHEET: PD8 OF 10



TOMOKA RESERVE
PLANNED DEVELOPMENT
VEHICLE TURN PLAN

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

NO.	DATE	BY	SUBMITTALS / REVISIONS

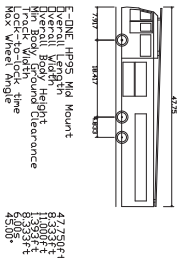
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE. C
ORMOND BEACH, FL 32174
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PROJECT NO: ZC-21007
DESIGNED BY: KR
DRAFTED BY: RM
CHECKED BY: RH

SHEET: VT1 OF 1





TOMOKA RESERVE
PLANNED DEVELOPMENT
VEHICLE TURN PLAN

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

NO.	DATE	BY	SUBMITTALS / REVISIONS

DESIGNED BY: NR
DRAFTED BY: RM
CHECKED BY: RM

PROJECT NO: ZC-21007

SHEET: VT2 OF 2

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

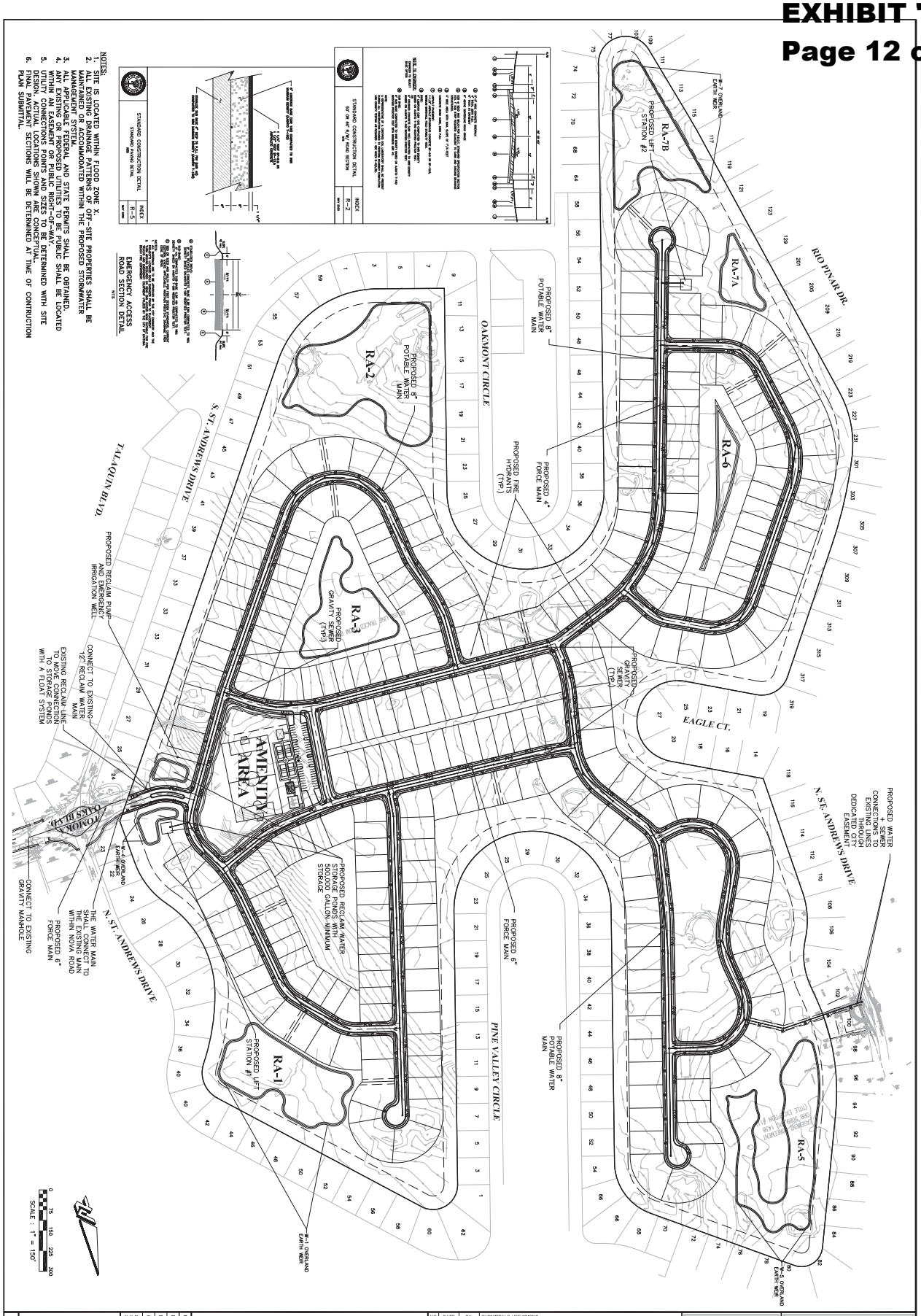
ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE. C
ORMOND BEACH, FL 32174
WWW.ZEVCOHEN.COM



SHEET: VT3 OF 3	PROJECT NO: ZC 21007	**TOMOKA RESERVE** **PLANNED DEVELOPMENT** **VEHICLE TURN PLAN**	NO. / DATE / BY / SUBMITTALS / REVISIONS
DESIGNED BY: RM DRAFTED BY: RM CHECKED BY: RM	CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA		

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

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



NOTES:
1. SITE IS LOCATED WITHIN FLOOD ZONE X.
2. ALL EXISTING DRAINAGE PATTERNS OF OFF-SITE PROPERTIES SHALL BE MAINTAINED AND ACCOMMODATED WITHIN THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
3. ALL APPLICABLE FEDERAL AND STATE PERMITS SHALL BE OBTAINED.
4. ALL UTILITIES TO BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT-OF-WAY. PUBLIC SHALL BE LOCATED
5. UTILITY CONNECTIONS POINTS AND SIZES TO BE DETERMINED WITH SITE DESIGN. ACTUAL LOCATIONS SHOWN ARE CONCEPTUAL.
6. FINAL PLANS MAY INCLUDE SECTIONS WILL BE DETERMINED AT TIME OF CONTRUCTION PLAN SUBMITTAL.

TOMOKA RESERVE
PLANNED DEVELOPMENT
STORM WATER AND UTILITY PLAN

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

NO.	DATE	BY	SUBMITTALS / REVISIONS

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

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

PROJECT NO: ZC-21007
DESIGNED BY: RP
DRAFTED BY: JSMM
CHECKED BY: JS
SHEET: PD9 OF 10

NOTES:
1. THE AMENITY TYPES AND LOCATIONS SHOWN ARE CONCEPTUAL AND CAN BE REVISED TO SIMILAR QUALITY AS LONG AS THE AMENITY MINIMUM SQUARE FOOTAGES AND AREAS ARE MET



SCALE : 1" = 200'
0 100 200 300 400

TOMOKA RESERVE
PLANNED DEVELOPMENT
AMENITY PLAN

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

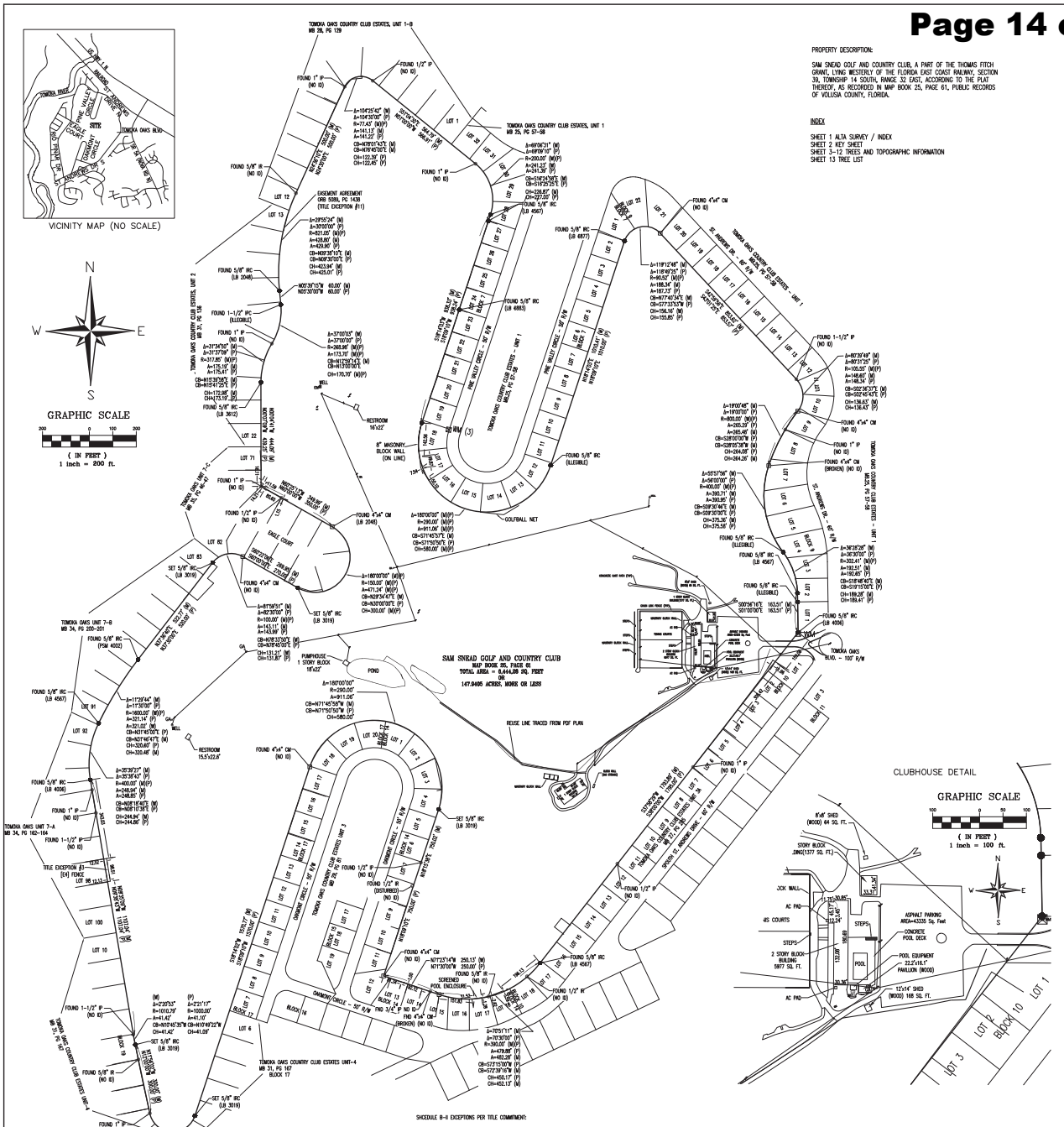
NO.	DATE	BY	SUBMITTALS / REVISIONS

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

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

PROJECT NO: ZC 21007
DESIGNED BY: RR
DRAFTED BY: —
CHECKED BY: RH
DRAWING FILE: P:\PROJECTS\2021\21007\CITY\DRAWINGS\MASTER PLAN\21007 MASTER PLAN.DWG
PLOT DATE: XX/XX/2022

SHEET: PD10 OF 10



PROPERTY DESCRIPTION:

SAM SNEAD GOLF AND COUNTRY CLUB, A PART OF THE THOMAS FITCH GRANT, LYING WESTERLY OF THE FLORIDA EAST COAST RAILWAY, SECTION 39, TOWNSHIP 14 SOUTH, RANGE 32 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 61, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

INDEX

SHEET 1 ALTA SURVEY / INDEX
SHEET 2 KEY SHEET
SHEET 3-12 TREES AND TOPOGRAPHIC INFORMATION
SHEET 13 TREE LIST

SCHEDULE B-II EXCEPTIONS PER TITLE COMMITMENT:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (STANDARD EXCEPTION; NOT A SURVEY MATTER)

2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. (STANDARD EXCEPTION; NOT A SURVEY MATTER)

3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (AFFECTS SUBJECT PROPERTY AND SHOWN HEREON) [FENCES LABELED E1, E2, E3, E4, E5, E7, E8, E9]; [SCREENED POOL ENCLOSURE LABELED E6]

4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. (STANDARD EXCEPTION; NOT A SURVEY MATTER)

5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. (STANDARD EXCEPTION; NOT A SURVEY MATTER)

6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. (STANDARD EXCEPTION; NOT A SURVEY MATTER)

7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. (STANDARD EXCEPTION; NOT A SURVEY MATTER)

8. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. (STANDARD EXCEPTION; NOT A SURVEY MATTER)

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SAM SNEAD GOLF & COUNTRY CLUB, AS RECORDED IN PLAT BOOK 25, PAGE(S) 61, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS SUBJECT PARCEL, CANNOT BE GRAPHICALLY DEPICTED)

10. DEVELOPMENT ORDER ISSUED BY CITY OF ORMOND BEACH RECORDED IN OFFICIAL RECORDS BOOK 5944, PAGE 2183. (AFFECTS SUBJECT PARCEL, CANNOT BE GRAPHICALLY DEPICTED)

11. EASEMENT AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 5089, PAGE 1438. (AFFECTS SUBJECT PROPERTY AND SHOWN HEREON)

12. PROVISIONS CONTAINED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 2052, PAGE 1019, INCLUDING RIGHTS OF LIFE TIME MEMBERS. (AFFECTS SUBJECT PARCEL, CANNOT BE GRAPHICALLY DEPICTED)

13. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). (STANDARD EXCEPTION; NOT A SURVEY MATTER)

14. ANY MAP OR DIAGRAM NOW OR PREVIOUSLY PROVIDED IS FOR REFERENCE AND INFORMATIONAL PURPOSES ONLY. THE COMPANY AND ITS AGENTS EXPRESSLY DISCLAIM ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON SUCH MAP(S) OR DIAGRAM(S). THE FOREGOING DOES NOT LIMIT ANY EXPRESS COVERAGES PROVIDED BY THE TERMS AND PROVISIONS OF ANY TITLE INSURANCE POLICY FOR MATTERS WHICH MIGHT BE REVEALED BY A SURVEY PREPARED AND CERTIFIED IN ACCORD WITH FLORIDA STATUTES SECTION 472.027.

SURVEYORS NOTES

1. NOTICE: THIS SURVEY WAS PREPARED WITH BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER FILE NO. 12071-2664415 WITH AN EFFECTIVE DATE OF DECEMBER 30, 2020 AT 8:00 A.M. AS UPDATED AND REVISED ON JANUARY 12, 2021. (ISSUING OFFICE REGISTRY ID: 11413396);

2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

3. BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT WITH THE BEARING ON THE WESTERLY LINE OF TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 3A BEING S37°58'29"W.

4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.

5. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. COMMUNITY PANEL 12127C0211 & 12127C0212, MAP EFFECTIVE DATE SEPTEMBER 29, 2017, APPROXIMATE SCALE 1"=500 FEET.

6. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

7. "THE PROPERTY DESCRIBED HEREIN, CONTAINS NO GAPS OR GORES AND TAKEN AS A TRACT, CONSTITUTES ONE CONTIGUOUS PARCEL OF LAND".

8. THE LEGAL DESCRIPTION OF THE PROPERTY AS DESCRIBED IN SCHEDULE A AND ON THE SURVEY ARE IN FACT ONE AND THE SAME PARCEL OF LAND IRRESPECTIVE OF THE MINOR DISCREPANCIES IN THE COURSES AND/OR DISTANCES.

LEGEND

ELECTRIC SERVICE		TRAFFIC SIGNAL BOX	
MAIL BOX	CO	CLEAN OUT	
SIGN		CONCRETE MONUMENT (CM)	
TREE		PERMANENT REFERENCE MONUMENT (PRM)	
FIRE HYDRANT		PERMANENT CONTROL POINT (PCP)	
WATER METER	(R)	RADIAL LINE	
GUY ANCHOR	(NR)	NON-RADIAL LINE	
UTILITY POLE		WATER VALVE	
IRON RUS/PRC WITH CAP (RLS/PCP)		EXISTING ELEVATION	
IRON RUS/PRC NO ID (R/NP)		CABLE TELEVISION BOX	
TELEPHONE BOX			

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=200' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 1 OF 13

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	–	–	–	–	–
BOUNDARY SURVEY	4-13-2021	21-0493	J PENFIELD	D HITCHCOCK	J ZAPERT
TOPOGRAPHIC SURVEY	4-13-2021	21-1257	K HELMICK	J MOLLER	J ZAPERT
FOUNDATION SURVEY	:	–	–	–	–
FINAL SURVEY	:	–	–	–	–
RECERTIFICATION SURVEY	:	–	–	–	–

ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FO—	BURIED FIBER OPTIC CABLE	MES	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	—T—	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
TOE	TOE OF SLOPE	FH	FIRE HYDRANT	L	ARC LENGTH	TWP	TOWNSHIP	—W—	BURIED WATER LINE	CMP	CORRUGATED METAL PIPE
CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE	—E—	BURIED ELECTRIC LINE	MH	MANHOLE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	—G—	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP/LL CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
SAN	SANITARY	GA	GUY ANCHOR			EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
ES	ELECTRIC SERVICE	CPP	CONCRETE POWER POLE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	(NR)	NON RADIAL	— x —	AERIAL UTILITY LINE	PG	PAGE
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE	USC & GS	UNITED STATES COAST AND GEODETIC SURVEY	(P)	PLAT	(R)	RADIAL	ID	IDENTIFICATION
VCP	VITREOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE			(M)	MEASURED	(D)	DEED	(TYP)	TYPICAL
INV	INVERT	CONC	CONCRETE	℄	CENTERLINE			(DESC)	DESCRIPTION	MH	MANHOLE

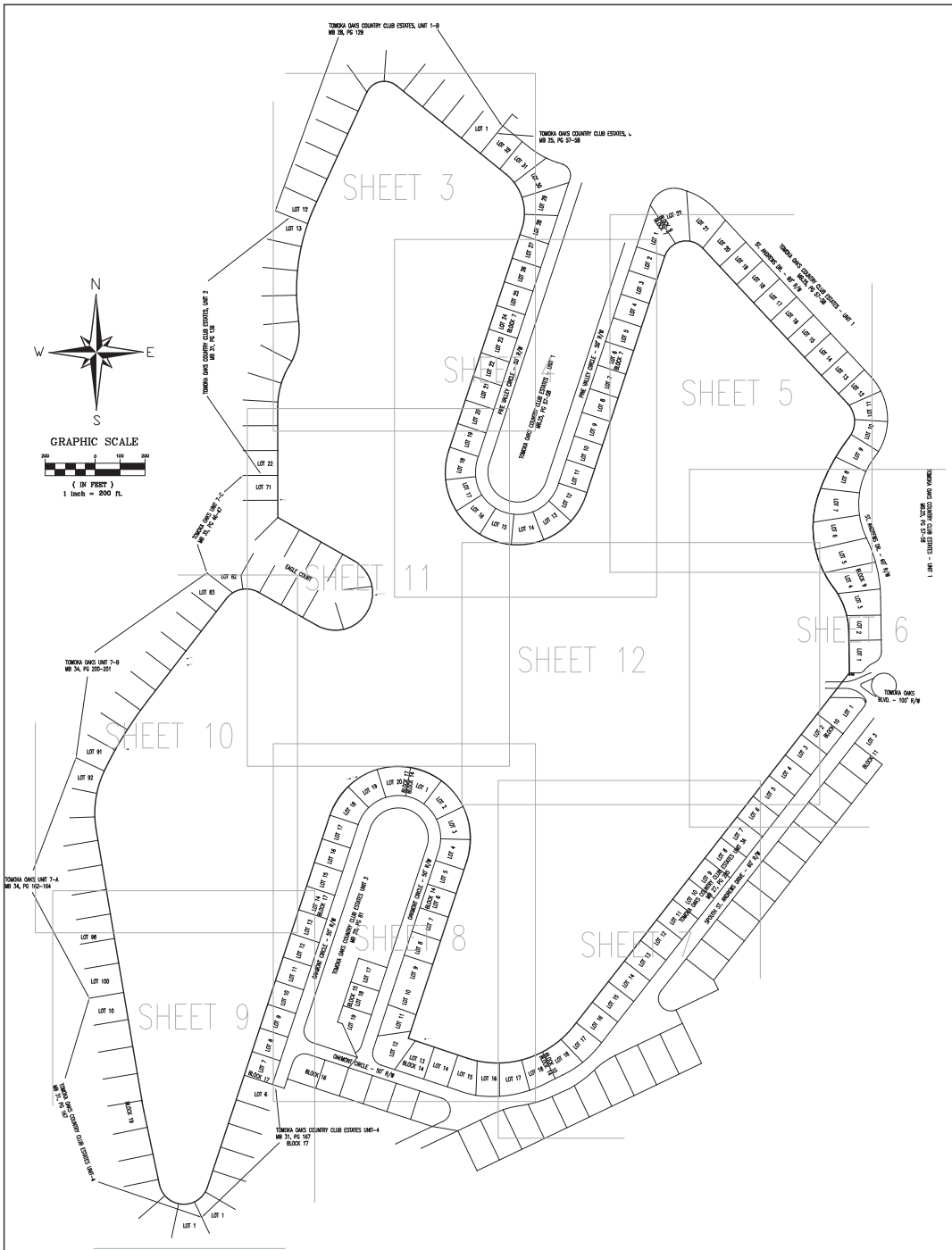
SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5365
LICENSED BUSINESS CERTIFICATION NUMBER 3019

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TO: EJTS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; TRIUMPH OAKS OF ORMOND BEACH 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 7, 7(B)(1), 7(B)(2), 8, 11(B), 14, 16, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 13, 2021. DATE OF PLAT OR MAP: APRIL 15, 2021

J.E. ZAPERT P.L.S. NO. 4046 SEAL



LEGEND

ELECTRIC SERVICE		TRAFFIC SIGNAL BOX	
MAIL BOX	CO	CLEAN OUT	
SIGN		CONCRETE MONUMENT (CM)	
TREE		PERMANENT REFERENCE MONUMENT (PRM)	
FIRE HYDRANT		PERMANENT CONTROL POINT (PCP)	
WATER METER	(R)	RADIAL LINE	
GUY ANCHOR	(NR)	NON-RADIAL LINE	
UTILITY POLE		WATER VALVE	
IRON RUD/PRE NON CAP (RIC/PC)		EXISTING ELEVATION	
IRON RUD/PRC NO ID (RUP)		CABLE TELEVISION BOX	
TELEPHONE BOX			

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=200' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 2 OF 13

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J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1
FOR CERTIFICATIONS

Tomoka Reserve Buffer Planting and Maintenance Plan

Ormond Beach, FL. 32174

Prepared for:

Triumph Oaks of Ormond Beach 1, LLC

September 6, 2023

Tomoka Reserve Buffer Planting & Maintenance Plan

Ormond Beach, FL.

This report was prepared by:

Don Spence, Ph.D.
Landscape Designer/Plant Ecologist
Native Florida Landscapes, LLC.

Jake Stehr
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Table of Contents

I. Project Description 1
A. Title of Proposal 1
B. Location 1
C. Buffer Planting Plan and Maintenance Plan Objectives 1
1. Description 1
2. Purpose and Need 1
II. Existing Conditions 2
A. Physical 2
B. Existing biotic conditions 2
III. Buffer Planting Plan 2
A. Planting plan description and design 2
B. Standards for success 4
IV. Buffer Maintenance 4
A. Short Term Maintenance 4
B. Watering Schedule 5
C. Vegetation Maintenance 6
D. Long-term Buffer Maintenance 6

List of Appendices

Appendix A Soils Map
Appendix B Tree Protection and Tree and Shrubs Planting Details
Appendix C Native Plant List
Appendix D Buffer Tree ree Location Sheets

I. Project Description

A. Title of Proposal

Tomoka Reserve Buffer Planting and Maintenance Plan

B. Location

Tomoka Oaks Blvd., Ormond Beach, FL.

C. Buffer Planting Plan and Maintenance Plan Objectives

1. Description

Tomoka Reserve is a 147.94-acre site with an approximate perimeter of 3.3 miles. As proposed, Tomoka Reserve will provide a 50-foot-wide vegetative buffer between the existing subdivisions and the perimeter lots in Tomoka Reserve. Over the long term, the buffer will be managed by the Tomoka Reserve's Homeowners Association. Today, much of the buffer contains native trees and shrubs that provide screening between the existing homes and the proposed development. In areas where the buffer is sparse or where no vegetation is present, native trees and shrubs will be planted to enhance the native buffer based on the requirements in the City of Ormond Beach Land Development Code.

2. Purpose and Need

The purpose of the Buffer Planting and Maintenance Plan is to describe how the buffer plants will be installed and maintained over the short and long term to maximize survivability. The overall objective of the buffer plantings will be to create a visual screen such that the existing homes and the new homes will have some level of screening so that each resident will have an obstructive view of the other.

The Tomoka Reserve development team is committed to keeping the ecology of the current buffer in place and increasing its integrity and diversity by using mostly native vegetation. The existing and enhanced vegetative screen will also function as a habitat for migratory birds and provide habitat for small mammals and turtles. With our commitment to using a wide variety of native species, we will be increasing the biodiversity of this already important plant community.

Another important aspect of using native plants is their ability to tolerate drought once they are established. By using regionally appropriate species, we will be removing the need for a permanent in-ground irrigation system that would draw large volumes of water out of the aquifer. The current buffer is not manicured or irrigated; this plan does not propose intensive management over the long term. The objective of this Buffer Planting and Maintenance Plan is to place trees and shrubs in the buffer to enhance the existing native vegetation.

II. Existing Conditions

A. Physical

The entirety of the site, including the 50-foot buffer, is comprised of sandy soils and there are no naturally occurring wetlands. The soils of this site are dominated by Paola fine sands, which are well-drained soils, Appendix A. The topography of the site has gentile slopes where the eastern portion of the site is higher than the north, south, and western areas. There are no physical barriers present that would prohibit us from enhancing that existing vegetative buffer.

B. Existing biotic conditions

A tree survey was conducted in 2021 that determined that there are 1,970 trees on site that are made up of 21 species of trees. The site is also home to a wide variety of insects, reptiles, amphibians, and small mammals, all of which will benefit from the installation of more native trees, shrubs, grasses, and wildflowers. Around the entire site, approximately 70% of the 50-foot buffer has trees and shrubs that act as a visual screen. However, in many places beneath the canopy, there are gaps in the understory that lack significant screening.

III. Buffer Planting Plan

A. Planting plan description and design

In areas where trees and shrubs will be installed, this plan follows the best management practices outlined in the American National Standards Institute (ANSI) 300 part 6

(Transplanting Standards) and Z60.1 (Nursery Stock Standards), additionally, the planting will follow the directions provided in Appendix B. Tree and Shrub Planting Details in Appendix B were provided by the City of Ormond Beach. The buffer design was created by

a Board Certified Master Arborist and a Registered Landscape Architect, where special consideration was given to incorporating native plants in the buffer plan, Appendix C.

Buffer Area Planting Requirements:

We will be using a modified buffer as the guidelines for the planting requirements. The buffer shall be 50 feet wide, will contain 5 trees and 50 shrubs.

For each 100 linear feet of buffer, where there are less than 5 exiting trees in the buffer, (trees having a DBH of at least 6 inches), trees will be installed to meet the buffer requirements or the fraction thereof. Where gaps of 50 feet or more occur between existing trees, even if there are 5 or more existing trees, landscape trees will be planted. The total number of buffer trees needed to meet the intent of this buffer plan is 396, Appendix D.

Where appropriate, native palms (*Sabal palmetto*) may be used as part of the overall planting requirements. All native palms that will be retained will count towards our tree requirement for each 100' buffer section. Over the length of a buffer zone, three palms will equal one hardwood tree. Palms shall have a minimum overall height of ten feet (10') at the time of planting. There are 110 existing palms within the buffer, which equates to 36 trees (110 palms /3 palms equal 1 hardwood tree = 36 hardwood trees). Overall, the total number of require trees will be reduce by 36 to represent the contribution of palms to the buffer tree planting requirements.

For each 100 linear feet of buffer, 50 shrubs will be installed where no shrubs are present. For each 100-foot section where shrubs exist in the buffer, existing shrubs will be assessed and shrubs will planted so that the number of shrubs in each 100' section will equal meet the required number for that buffer section.

Since ground cover plants already exist, we will not be planting any species of ground covers as part of the Buffer Planting Plan. The Tomoka Reserve Development Team recognizes the importance of native plants and to that end, native wildflower seed will be spread in select areas of the buffer. Florida native wildflower seed will be purchased from the Florida Wildflower Cooperative and spread by hand.

The landscaped buffer area shall include a minimum five-foot (5') wide visual screen constructed of plant materials which are selected, located, and maintained to provide a visual barrier that is designed to achieve forty percent (40%) opacity within three (3) years from the time of installation between three feet (3') and six feet (6') above the average ground level of the landscaped buffer area when viewed horizontally.

Each tree and shrub that will be planted will have a ring of ground cover removed to install each plant. All planting rings around trees and shrubs will be mulched with 3-inches of natural mulch to retain soil moisture.

This Buffer Planting Plan exceeds the requirements set forth in Section 3.05 (c)(2) Landscape design standards by using in excess of 50% xeric or drought tolerant plant species.

B. Standards for success

The property owner will provide a maintenance bond in favor of the City equal to the certified cost estimate of the landscaping improvements in order to guarantee the survival of the plantings for a period of two (2) years. During the two-year grow-in period, trees and shrubs that are not living will be replaced to meet the legal requirement of the bond. The maintenance bond will be released after two years when it has been demonstrated that 80% of all plant material is alive. Release of the bond will occur when the development team provides a report to the City on a raw count of all planted trees and shrubs such there will be 80% or better plant survival. It is expected that Tomoka Reserve will be built in phases where each phase will have its own bond for the plant material in the buffer of that section.

IV. Buffer Maintenance

A. Short Term Maintenance

Plants will be monitored and watered on a regular schedule. Over the short term, we have developed a regular watering schedule that will require plants to be watered multiple times over a seven-day period. Over the long term, we have developed a watering plant that will span 26 weeks. Based on the recommendations from the arborist and landscape architect, we will extend watering if they determine the plants need more water for the plants to

survive. This watering plan exceeds the recommendations of the University of Florida's webpage on Gardening Solutions publication Planting and Establishing Trees.

The plants being used for this project will be either native or Florida Friendly Landscape™ plants. Since the species being used are adapted to this climate and these soils, they will adapt and grow without difficulty since we are using the Right Plants in the Right Place concepts (https://ffl.ifas.ufl.edu/about-ffl/9-principles/principle-1-right-plant-/) as described by the Institute of Food and Agricultural Sciences Extension (UF/IFAS Extension) and the Florida Department of Environmental Protection.

Watering will be accomplished with a large water tank on a truck such that each plant will receive water from a person who will be able to confirm that enough water is provided. Since there are many species of wildlife that live in the buffer, we will not be installing above or below-ground irrigation.

The process of digging and trenching irrigation lines could displace, or harm protected species/existing flora. Additionally, hand-watering the buffer plantings will also the development team to more closely monitor plant health and establishment and will not waste water, which would be detrimental to the health of the aquifer. There are several challenges to using a pump-driven irrigation system, one is the distance to the buffer planting; if the distance is too great, we will not be able to effectively push water that far. The second issue is that the site currently does not have a power supply to run well pumps.

Trees and shrubs will be inspected at regular intervals to assess their health and level of establishment. If trees or shrubs die during the watering period, they will be replaced as outlined in the maintenance bond in favor of the City. A key component to the success of the plantings will be to maintain soil moisture. To achieve maximum soil moisture, we will not remove large swaths of ground cover; we will only remove enough existing plant material to install the buffer planting material, which will then be covered with mulch.

B. Watering Schedule

A watering schedule has been developed and provided below. Each watering event will be accomplished through the use of a truck and hand watering to ensure that each plant receives adequate water. If heavy rain events occur, the watering schedule will be

modified so we are not over-watering or wasting water. The objective of each watering event will be to provide approximately 4-6 gallons of water to each tree during Phase I and 2-gallons during Phases II & III. Shrubs will be given approximately 3 gallons of water in Phase I and 2 gallons in Phases II & III.

Buffer Tree, Shrub, and Bunch Grass Watering Schedule

Plant Material Watering will span six-months (26 weeks)

Phase I – Water 5 times per week, once a day for **five weeks** if plants are installed in the fall and winter (water twice a day if plants are installed between May and September) and monitor plant establishment.
– Monday, Tuesday, Wednesday, Friday, & Saturday

Phase II – Water 3 times per week for **ten weeks** and monitor plant establishment.
– Monday, Wednesday, & Friday

Phase III – Water 2 times per week for **11 weeks** and monitor plant establishment.
– Monday & Thursday

* Watering frequency and volume of water may be adjusted depending on rainfall and how well plants are becoming established, which will be determined by the arborist or landscape architect.

C. Vegetation Maintenance

The most important aspect of maintaining the newly installed trees and shrubs will be managing the ground cover around the plants so they do not overtop the new plantings. Most of the buffer has an intact tree canopy and sparse ground cover due to the shade. Maintenance in areas where there is shade will be less intense and will revolve around removing weeds and ground covers that are outcompeting the new plants. Most of the maintenance work will be accomplished through hand-pulling weeds and spraying the weeds with a mixture of vinegar, salt, soap, and water.

In areas where the buffer is largely absent, maintenance will include mowing the ground covers around the installed plants. Due to the spacing between trees and shrubs, a lawn mower will be used to suppress the ground cover to limit competition when necessary. Most of the maintenance work will be accomplished through hand-pulling weeds and spraying the weeds with a mixture of vinegar, salt, soap, and water.

D. Long-term Buffer Maintenance

The long-term maintenance of the buffer will take place after the two-year buffer survival bond is satisfied. The long-term buffer maintenance will be managed by the Tomoka Reserve Homeowners Association (TRHOA).

TRHOA buffer maintenance activities shall include the removal of dead and hazardous trees, mowing grass that occurs between the buffer vegetation and the rear lot lines of the Tomoka Reserve homes, noxious plant removal as defined by and vine management.

Long-term Buffer Maintenance Schedule:

TRHOA will mow the grass in the buffer monthly between May 1 and October 31 each year. TRHOA will remove dead or hazardous trees as needed. For a tree to be removed, an International Society of Arboriculture (ISA) arborist will need to provide a report stating the tree in question is an “unacceptable risk” for the tree to be removed.

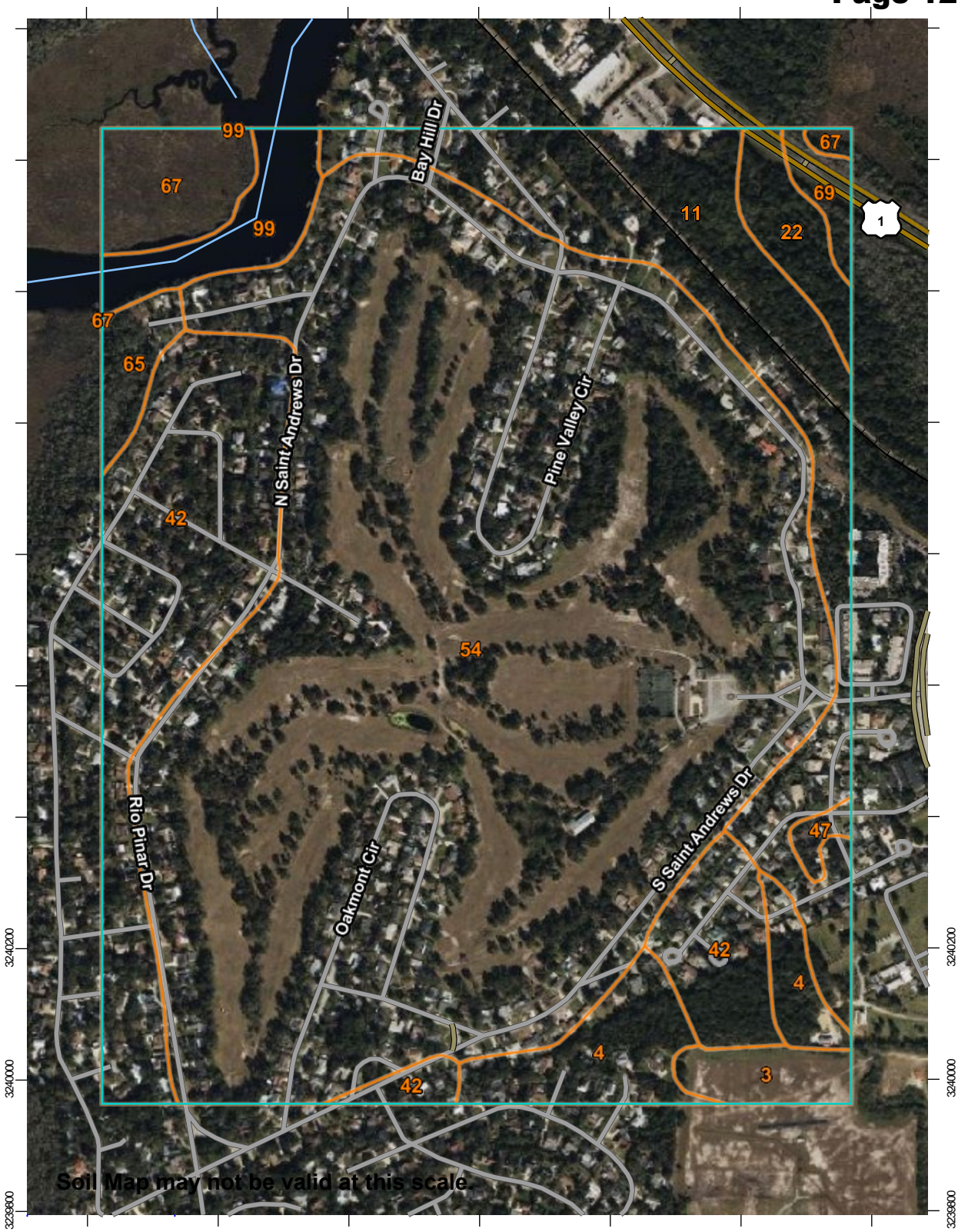
After the formation of the TRHOA, vines will be managed as needed. Once the initial vine maintenance occurs, TRHOA reserves the right to retreat vines after the initial site on a three-year cycle.

When possible, vines should be pulled from trees unless it will cause damage to the tree. When vines are removed, they will be cut just above the ground and treated with a herbicide to kill the underground roots. Whenever herbicides are being used, Florida law requires the herbicide applicators must have or be working for an individual who possesses a valid Florida Pesticide Applicator license.

Appendix A

Soils Map

Soil Map for Tomoka Reserve



Map Unit Legend

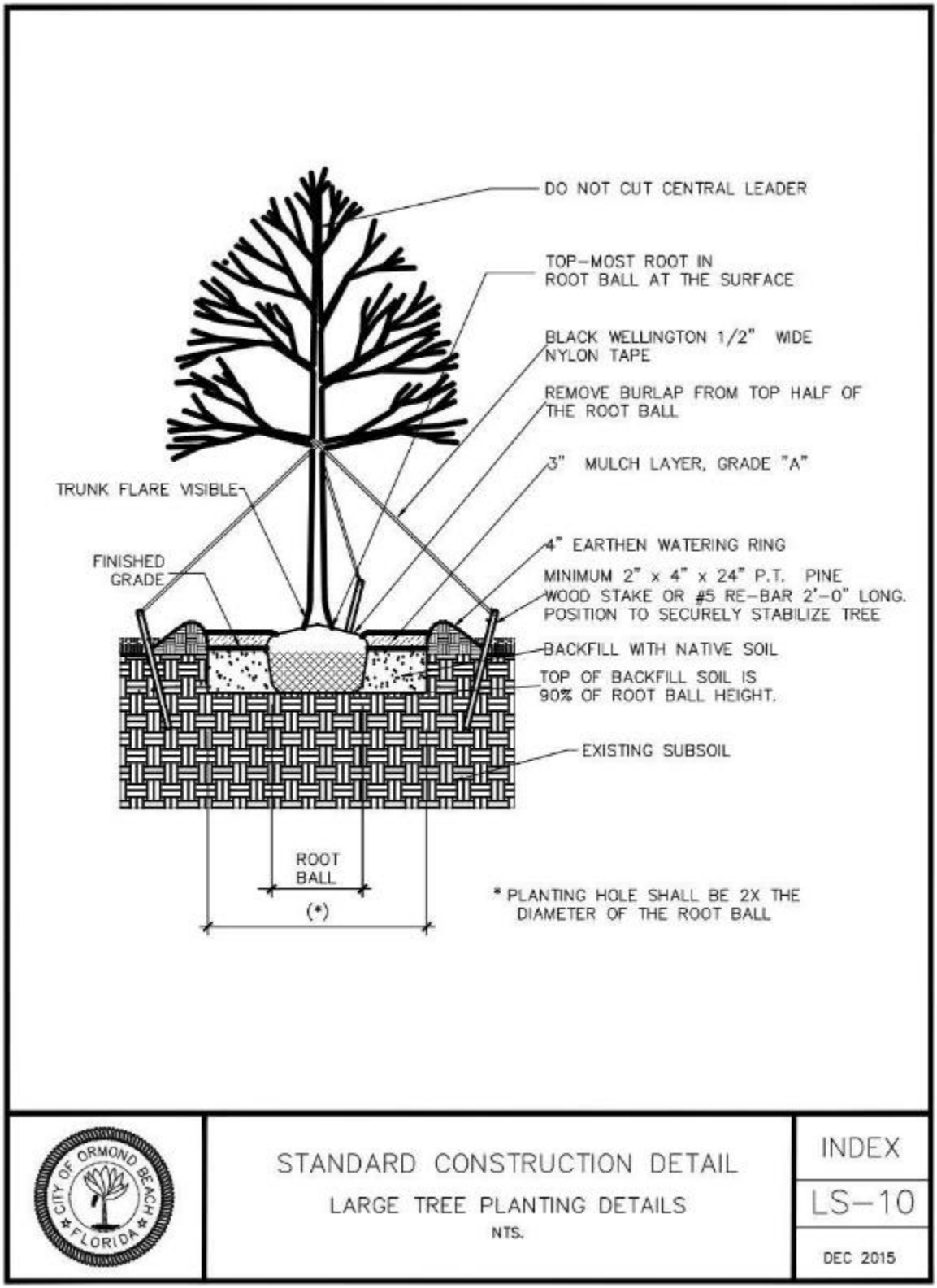
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Arents	5.5	1.3%
4	Astatula fine sand, 0 to 8 percent slopes	15.7	3.7%
11	Bulow sand, 0 to 5 percent slopes	46.8	11.1%
22	Electra fine sand, 0 to 5 percent slopes	6.8	1.6%
42	Paola fine sand, 0 to 8 percent slopes	56.1	13.3%
47	Pits	1.4	0.3%
54	Quartzipsamments, gently sloping	262.8	62.3%
65	Terra Ceia muck, frequently ponded, 0 to 1 percent slopes	4.9	1.2%
67	Turnbull muck	10.4	2.5%
69	Tuscawilla fine sand, 0 to 2 percent slopes	3.0	0.7%
99	Water	8.9	2.1%
Totals for Area of Interest		**422.2**	**100.0%**

Appendix B

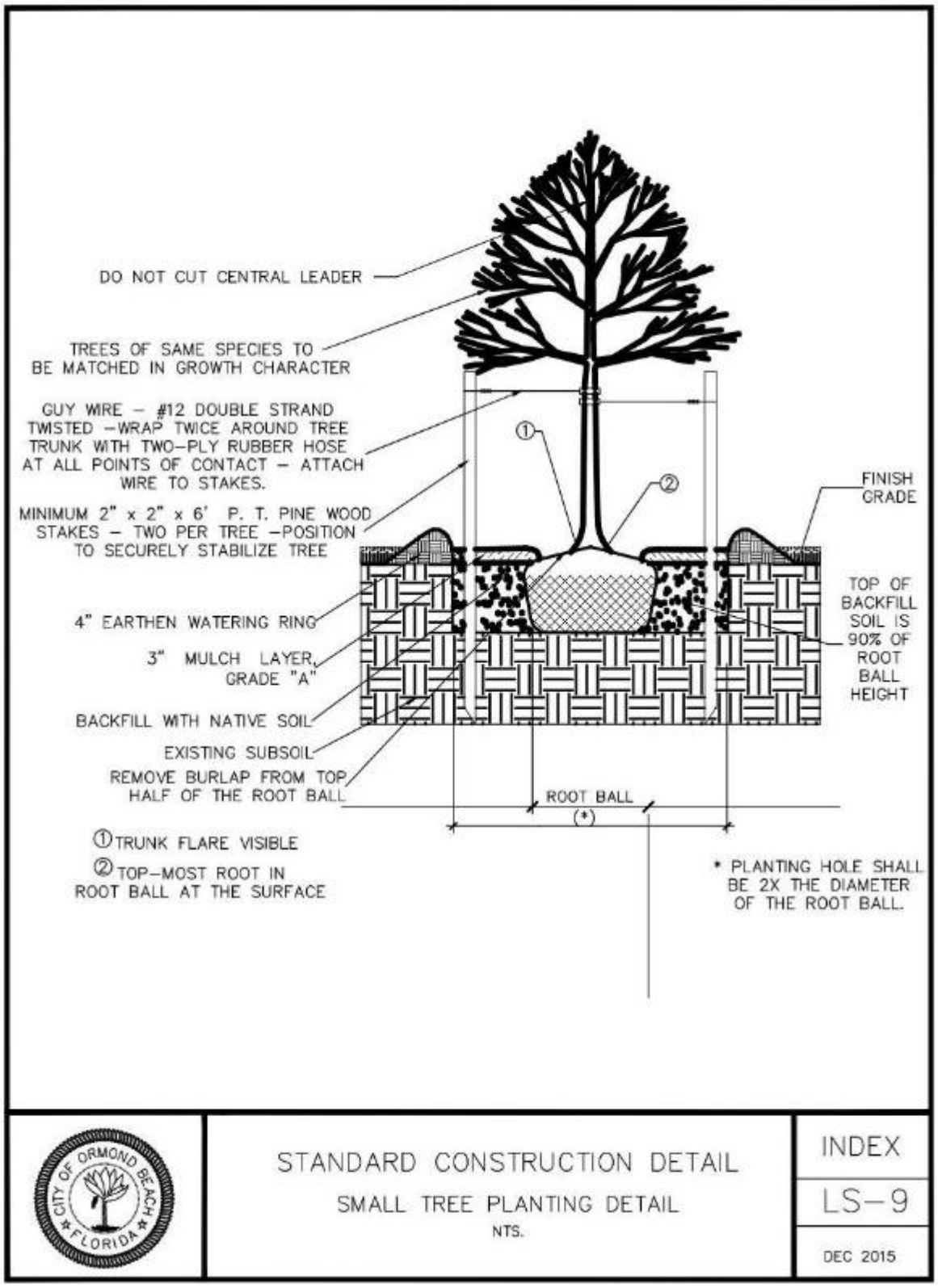
Tree Protection, Large Tree, & Small Tree

Planting Details

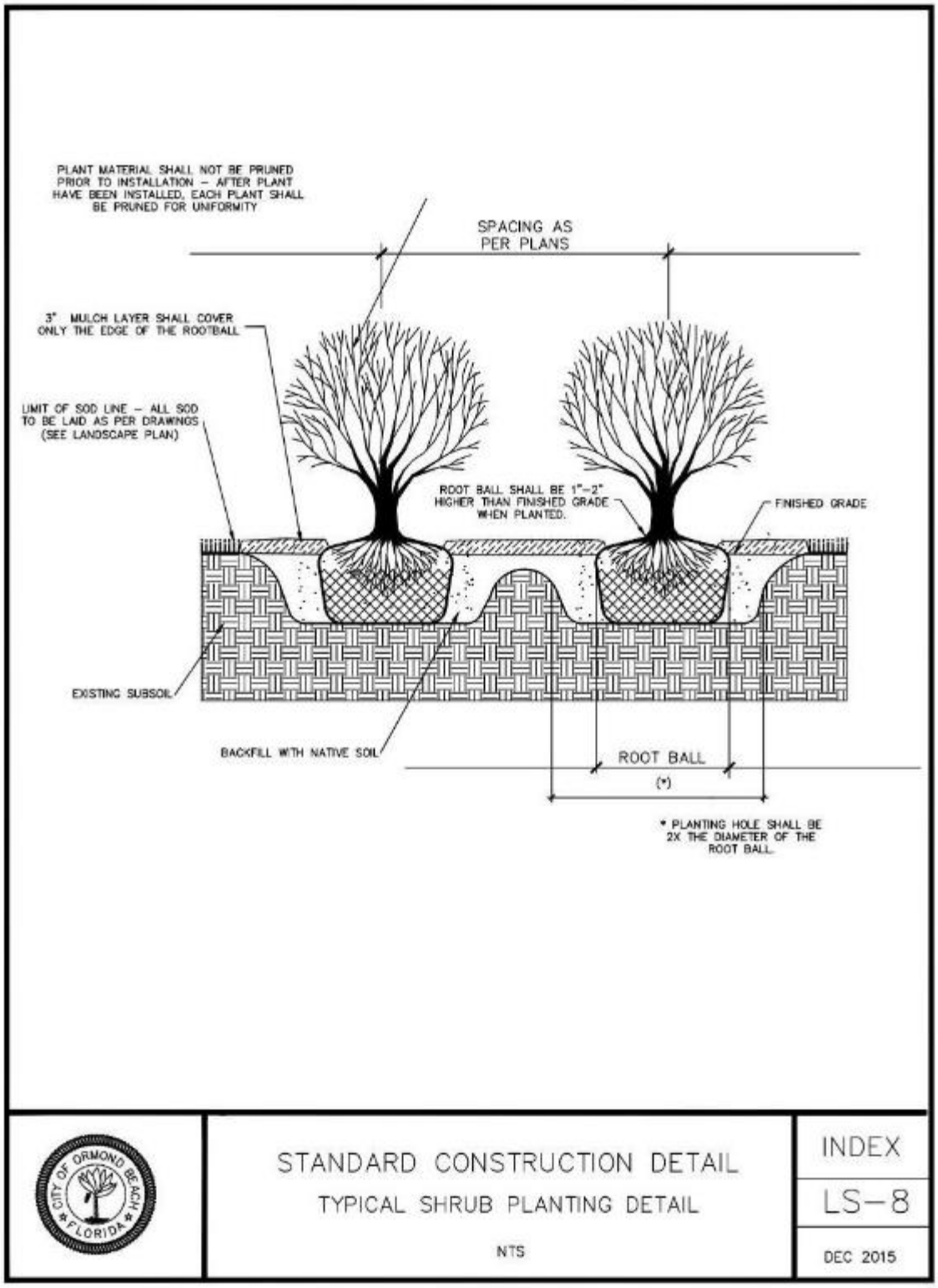
LARGE TREE PLANTING DETAIL



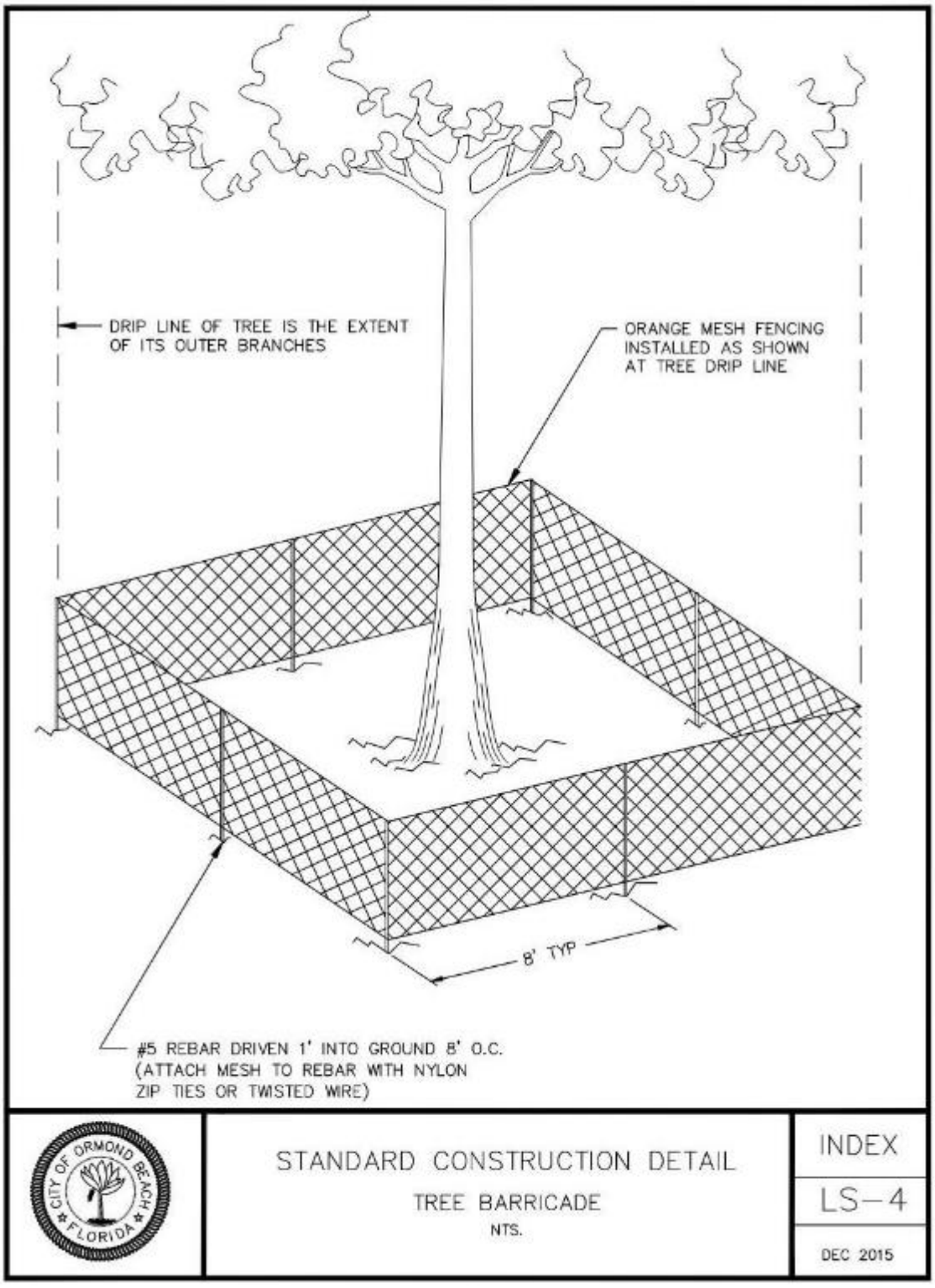
SMALL TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



TREE PRESERVATION DETAIL



Appendix C

Native Plant List

TREES			
Scientific name	Common name	Growth habit (height & width) ft	Comments Habit & Size
Cartrema americana	American olive	25' x 15'	Evergreen – Medium
Carpinus caroliniana	American hornbeam	25' x 15'	Evergreen – Medium
Carya glabra	Hickory	80' x 35'	Deciduous – Large
Celtis laevigata	Hackberry/sugarberry	60' x 50'	Deciduous – Large
Cercis canadensis	Redbud	30' x 30'	Deciduous – Medium
Ilex x attenuata	Savannah holly	30' x 15'	Evergreen – Medium
Ilex opaca	American holly	10' x 15'	Evergreen – Medium
Magnolia grandiflora	Southern magnolia	80' x 40'	Evergreen – Large
Juniperus virginiana	Red cedar	60' x 30'	Evergreen – Large
Prunus angustifolia	Chickasaw plum	20' x 20'	Deciduous – Medium
Quercus austrina	Bluff oak	40' x 30'	Deciduous – Medium
Quercus geminate	Sand live oak	40' x 80'	Evergreen – Large
Quercus chapmanii	Chapman's oak	10' x 10'	Evergreen – Medium
Quercus virginiana	Live oak	80' x 150'	Evergreen – Large
SHRUBS			
Forestiera segregata	Florida privet	15' x 8'	Evergreen
Ilex vomitoria	Yaupon holly	15' x 10'	Evergreen
Lantana involucrata	Buttonsage	2.5' x 4'	Evergreen
Myrcianthes fragrans	Simpson's stopper	20' x 10'	Evergreen
Myrica cerifera	Wax myrtle	20' x 20'	Evergreen
Psychotria nervosa	Wild coffee	3' x 4'	Evergreen
Serenoa repens	Saw palmetto	20' x 10'	Evergreen
GRASSES			
Muhlenbergia capillaris	Muhly grass	3' x 3'	Evergreen
Spartina bakeri	Smooth cordgrass	3' x 4'	Evergreen
Tripsacum dactyloides	Fakahatchee grass	5' x 6'	Evergreen
WILDFLOWERS			
Baptisia albescens	Spiked wild indigo		Perennial
Coreopsis lanceolarta	Tickseed		Perennial
Coreopsis tinctoria	Plains coreopsis		Perennial
Galliardia pulchella	Blanket flower		Annual
Helianthus debilis	Beach sunflower		Biennial
Salvia coccinea	Scarlet Sage		Perennial
Solidago altissima	Tall goldenrod		Perennial
Solidago sempervirens	Seaside goldenrod		Perennial

* This plant list is not all-inclusive, additional native and Florida Friendly plants may be used based on the recommendcation of the landscape architect and arborist.

All plants listed are species native to Florida and commonly found in Volusia County.

Project Conditions – Tomoka Reserve

1. ***Lot Layout*:** The total number of lots proposed are 272. As shown in Exhibit "C", page PD2, the lot sizes along the perimeter of the exiting Tomoka Oaks subdivision are a minimum of 80' in width by 125' in depth and the interior lots are a minimum of 60' in lot width and 120' in lot depth. The actual count, location, and layout of the developed areas within the development shall be determined during subdivision review of the Preliminary Plat. The maximum lot count shall not exceed 272 units. The lot widths can deviate from the provided ranges if they increase in lot width or depth. No reduction in lot width or total square footage shall be permitted. The request for 272 single-family units or 1.84 units per acre as shown, described, and depicted in Exhibit "C" to the Planned Residential Development (PRD) Development Order is hereby granted.
2. ***Preliminary Plat Required:*** The project shall be required to obtain a Preliminary Plat and provide detail engineering plans with review by the Planning Board and action by the City Commission prior to the issuance of a site construction permit. A neighborhood meeting shall be required after the first Site Plan Review Committee submittal and prior to the Planning Board meeting for the Preliminary Plat.
3. ***Density:*** The proposed gross density is 1.84 units per acre (147.94 acres divided 272 units). The density permitted in the "Low Density Residential" land use is 4.3 units per acre.
4. ***Phasing:*** The subdivision phasing is to be developed with the Preliminary Plat and may be modified with the review and approval of the Site Plan Review Committee as a minor amendment.
5. ***Model homes:*** A maximum of 16 model homes are allowed within the subdivision. Model homes are allowed to be started after a stabilized road is constructed and water and sewer clearances have been obtained which may be before final subdivision acceptance by the Site Plan Review Committee. No certificate of occupancies would be released until after all subdivision improvements are completed.
6. ***Gated community:*** The project is proposed to have a gated access point for vehicles and to allow pedestrian access into the subdivision. Private, gated subdivisions are required to provide easements to the city through the platting process for access and maintenance of the project utilities. The streets, sidewalks, and stormwater system would be privately owned and maintained by the Tomoka Reserve Homeowners' Association. Changing from a gated to non-gated (public) subdivision would be considered a minor amendment.
7. ***Pedestrian access from Tomoka Oaks:*** Additional pedestrian access may be provided by Tomoka Reserve to lots within the existing Tomoka Oaks subdivision with an easement or other legal document approved by the individual Tomoka Oaks property owner(s).
8. ***Emergency Access Easement*:** As shown in Exhibit "C", page PD2, emergency access is required for the project. The easement area would be required to have a stabilized base and a grass surface for emergency vehicle use only. Construction details of the emergency access connection point would occur during the preliminary plat process and be subject to

approval of the Fire Chief, including the number of lots that would require the construction of the emergency access connection.

9. ***Dimensional standards:*** The setbacks for the project shall be:

   60' wide by 120' deep lots

   a) Rear: 20'
   b) Rear (accessory): 5'
   c) Side: 7.5'
   d) Side (accessory): 5'
   e) Side Corner: 15'
   f) Front Yard: 25'
   g) Porch: 15'
   h) Maximum building coverage shall be 50%.
   i) Maximum lot coverage shall be 75%.
   j) Maximum building height shall be 35 feet.
   k) Minimum square footage of house: 1,700 square feet

   80' wide by 125' deep lots

   l) Rear: 20'
   m) Rear (accessory): 5'
   n) Side: Minimum 8' to total 20' – both sides.
   o) Side (accessory): 5'
   p) Side Corner: 20'
   q) Front Yard: 25'
   r) Porch: 15'
   s) Maximum building coverage shall be 50%.
   t) Maximum lot coverage shall be 75%.
   u) Maximum building height shall be 35 feet.
   v) Minimum square footage of house: 1,700 square feet

10. ***Environmental:*** Ayden Environmental, LLC has performed an environmental analysis of the former golf course property and has obtained an approved remediation plan by the Florida Department of Environmental Protection. The summary letter from Ayden Environmental, LLC states: "All work will be completed in accordance with Chapter 62-780 of the Florida Administrative Code, which is Florida's regulatory framework for environmental cleanup." The required remediation plan would be implemented with an approved Preliminary Plat and its associated construction drawings.

    There are no wetlands on the subject property and the property lies within flood zone X (area of minimal flood hazard).

11. ***50 foot vegetative buffer:*** The project proposes a fifty-foot vegetation buffer around the exterior of the property abutting the existing Tomoka Oaks subdivision. This area is approximately 3.3 miles in length. Existing vegetation in this buffer areas would count towards the landscape requirements. The buffer planting plan as shown, described, and depicted in Exhibit "D" to the PRD Development Order is hereby granted.

12. ***Natural preservation:*** Section 2-35(h)(8) of the Land Development Code states: "Twenty percent (20%) of the project shall be left in a natural state. This may include designated conservation areas within lots or common areas, but shall not include classified wetlands and required upland buffers." The project is required to provide 29.6 acres and Exhibit "C", sheet PD6 shows 34 acres dedicated to natural preservation. The 50' buffer abutting the Tomoka Oaks existing lots and area called out for natural preservation shall not be modified and shall always be vegetative areas. Maintenance and replanting as necessary in the 50' vegetative buffer area is allowed with written authorization of the City Landscape Architect.

13. ***Recreational area:*** In lieu of the indoor recreation floor area requirement, the development may provide, at a minimum, an additional thirty (30) square feet per unit of outdoor active recreation space in compliance with Section 2-35(h) of the Land Development Code. The project is required to provide 24,840 square feet of outdoor recreational area. The proposed 9.34 acres of outdoor recreational area exceeds the Land Development Code requirements and is hereby accepted. The final design of the recreational areas shall be provided as part of the Preliminary Plat site plan. The recreational plan to utilize additional outdoor area instead of indoor recreation floor area as shown, described, and depicted in Exhibit "C" to the PRD Development Order is hereby granted.

14. ***Sidewalks:*** The developer shall construct a sidewalk in Phase 1 of the project development along both sides of Tomoka Oaks Boulevard as shown in Exhibit "C." Internal sidewalks are required on both sides of the streets within the subdivision.

15. ***Stormwater:*** The project seeks to use a low-impact development technique of berming around existing areas (keeping existing vegetation) to create stormwater retention areas. The final stormwater design shall be provided with the Preliminary Plat site plan application.

16. ***Fences:*** The fencing requirements for the Tomoka Reserve subdivision are included in Exhibit "C" on sheet PD8. The requirements state:

    > The following fence materials are permitted: wood, black wrought iron, high-quality aluminum, and white PVC. Perimeter fencing along rear or side (from front of the house to rear property line shall be a maximum height of 6 feet. Fencing along the front property line or side property lines from the front of the house to the front property line shall have a maximum height of 4 feet. This "front yard" fencing must be decorative (no solid fences) and if wood is utilized it must be painted.

17. ***Architecture:*** Home designs shall be consistent with the architectural elevations provided in Exhibit "C" on sheet PD8 and an architectural review committee for the subdivision is required. Submittal of new homes or modifications for building permits shall include written documentation from the architectural review committee that all architectural conditions have been satisfied.

18. ***Traffic****:* The project submittal for the issuance of a development order includes a Traffic Impact Analysis (TIA).

    A. Traffic signal at Nova Road and Tomoka Oaks Boulevard: The traffic analysis has identified the need for a traffic signal at Nova Road and Tomoka Oaks Boulevard. The applicant has agreed to a voluntary condition that the applicant will make application for the permits for the signal within 30 days of phase 1 plat approval (Preliminary Plat), the developer will initiate an application to the Florida Department of Transportation to construct a traffic signal at the intersection of Nova Road and Tomoka Oaks Boulevard. Prior to the issuance of first certificate of occupancy within the Tomoka Reserve Development, the traffic signal at Nova Road and Tomoka Oaks Boulevard has to be completed and functioning or fully bonded, and/or the full cost of constructing said traffic signal system must be deposited with the City of Ormond Beach.

    B. Intersection of Saint Andrews Drive and Tomoka Oaks Boulevard: The applicant has demonstrated that the diamond intersection meets the required level of service. The applicant has agreed to provide improvements to be engineered at the Preliminary Plat to modify the existing drive aisle to resolve turning radii conflicts for emergency vehicles and provide additional landscaping. The Preliminary Plat site plan shall be reviewed by the SPRC and Planning Board, and a recommendation provided to the City Commission on the geometry of this intersection.

19. ***Hours of construction****:* Hours of outside construction activities shall be from 7:00 a.m. to 7:00 p.m. Monday through Saturday, with no outside construction activities on Sundays.

20. ***Utilities*:** Detailed water and sewer connection shall be provided at the time of the Preliminary Plat. The project intends to use re-use irrigation, as available, with a supplemental well as needed.

DRAFT Planning Board minutes

September 26, 2023

M I N U T E S

ORMOND BEACH PLANNING BOARD

Regular Meeting

September 26, 2023 6:08 PM

Calvary Christian Center
1687 West Granada Boulevard
Ormond Beach, FL 32174

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, SAID PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PERSONS WITH A DISABILITY, SUCH AS A VISION, HEARING OR SPEECH IMPAIRMENT, OR PERSONS NEEDING OTHER TYPES OF ASSISTANCE, AND WHO WISH TO ATTEND CITY COMMISSION MEETINGS OR ANY OTHER BOARD OR COMMITTEE MEETING MAY CONTACT THE CITY CLERK IN WRITING, OR MAY CALL 677-0311 FOR INFORMATION REGARDING AVAILABLE AIDS AND SERVICES.

I. ROLL CALL

Members Present	Staff Present
Angie Shull, Vice Chair	Claire Whitley, Assistant City Manager
G.G. Galloway	Steven Spraker, Planning Director
Al Jorczak	Cara Culliver, Landscape Architect
Mike Scudiero	Robin Gawel, Senior Planner
Barry du Moulin	Sarah Cushing, Senior Planner
Troy Railsback	David Allen, Planning Civil Engineer
Doug Thomas, Chair	Randy Hayes, City Attorney
	Marcella Miller, Recording Technician

II. INVOCATION

Chairman Thomas led the invocation.

III. PLEDGE OF ALLEGIANCE

IV. NOTICE REGARDING ADJOURNMENT

NEW ITEMS WILL NOT BE HEARD BY THE PLANNING BOARD AFTER 9:00 PM UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT. ITEMS WHICH HAVE NOT BEEN HEARD BEFORE 9:00 PM MAY BE CONTINUED TO THE FOLLOWING THURSDAY OR TO THE NEXT REGULAR MEETING, AS DETERMINED BY AFFIRMATIVE VOTE OF THE MAJORITY OF THE BOARD MEMBERS PRESENT (PER PLANNING BOARD RULES OF PROCEDURE, SECTION 2.7).

DRAFT

V. APPROVAL OF THE MINUTES

Mr. Jorczak motioned to approve the August 21, 2023 Minutes. Mr. Galloway seconded it. Vote was called, and the motion was approved (7-0).

Chairman Thomas opened the Public Hearing.

Attorney Hayes explained the continuation of the August 21, 2023 Planning Board meeting on Tomoka Reserve. Recommendations were made by staff, Planning Board, and the HOA attorney to allow more time to analyze the previous set of new plans. Tonight, the Planning Board can make a recommendation to the City Commission or request additional information. Attorney Hayes added that the recent material submitted, according to the applicants, is consistent with the Comprehensive Plan and Land Development Code (LDC) regulations and staff disagrees and recommends that the application be denied. He concluded that the witnesses are not required to be re-sworn and directed for those wishing to speak to announce their name and whether or not they have been sworn in.

Chairman Thomas and the Planning Board discussed the allotted speaking time for residents and audience members and it was determined to allow three minutes per person. Chairman Thomas opened the public hearing.

VI. PUBLIC HEARINGS

A. PRD 2022-043, Tomoka Reserve – Issuance of a Development Order – continuation of the July 13, 2023 meeting

Staff Presentation

Mr. Spraker, Planning Director, thanked Calvary Christian Center for hosting the meeting and stated that the application is for the issuance of a development order for the Tomoka Reserve subdivision, at 20 Tomoka Oaks Boulevard. He continued that the existing land use is "Low Density Residential" and the existing zoning is Planned Residential Development (PRD). The zoning district does not have a development order associated with it any longer and has since expired, the reason for the public hearing.

Mr. Spraker continued that the project has gone through two pre-application meetings, the Site Plan Review Committee (SPRC),a neighborhood meeting, and today, the third Planning Board meeting. Mr. Spraker stated that if there is a recommendation tonight, the tentative City Commission meeting date will be November 07, 2023 at Calvary Christian Center. Mr. Spraker explained the issuance of a development order review process. A PRD is a zoning document that shows lots, landscape buffers, open areas, recreational areas, and architectural standards. A PRD does not require engineering construction plans that include stormwater and utilities, which will come later with a preliminary plat. The preliminary plat would go through a neighborhood meeting, Planning Board and City Commission.

Mr. Spraker displayed a recap of the July 13, 2023 site plan with the proposal of 276 units, a mixture of 50', 60', 80' wide lots. He explained the August submittal that was before the Planning Board, with a mixture of 60', 80', 90', and 100' wide lots, but because it was submitted after it was advertised, it required a new public hearing. He continued that the applicant agreed with some SPRC recommendations, including

the building coverage, setbacks, note for lot separation, Tomoka Oaks diamond improvements, sidewalks on both sides of Tomoka Oaks Boulevard, neighborhood meeting for the preliminary plat, the timing of the traffic signal, updated architectural design language and the removal of the cut-through of amenity space parking area.

Mr. Spraker stated that a new site plan was submitted on September 06, 2023, and the changes are primarily the mixture of lot sizes along the perimeter of the boundary of the project of 80' wide lots and interior, 60' wide lots. Other aspects of the site plan that did not change were the gated vehicular access of the subdivision, it is not in the wetlands or floodplain. Mr. Spraker added that other characteristics that did not change were the environmental assessment provided, the 34 acres of natural preservation, recreational areas, 50' buffer around the site, preservation of historic trees, the school concurrency and Traffic Impact Analysis provided.

Mr. Spraker stated that the two remaining key issues are the perimeter lot sizes and the material and irrigation of the 50' buffer. The SPRC continues to recommend 100' wide lots on the perimeter where the site plan shows 80' wide lots as the former and surrounding zoning district of R-2 are 100' wide lots.

Mr. Spraker continued that the existing conditions today with the 3.3 mile buffer in the planting plan states that there are native trees and shrubs that will provide screening between the existing homes and the proposed development. Another existing condition is the existing vegetation to be able to use and gaps of landscaping to be planted, and 70 percent of the 50' buffer with trees and shrubs for visual screening. Mr. Spraker stated that the proposed plan shows that the buffer shall be 50' wide containing five trees and 50 shrubs. No groundcover was proposed in the plan. The existing vegetation would be used for gaps of landscaping to be planted. Mr. Spraker added that watering would be provided by a large water tanker truck, not permanent irrigation. The plan offered a maintenance bond for two years and requires an 80 percent survival rate to release the bond.

Mr. Spraker delivered an overview of staff's recommendations, including the City's Landscape Architect, of a type 6 buffer of seven trees, 70 shrubs, and 70 ground cover plants. The proposed plan does not meet the visual screen requirement of the LDC. He stated that staff is supportive of the use of native/xeric plantings. He added that that the irrigation by water tanker truck does not comply with the LDC. Mr. Spraker expressed concerns with the fact that the watering plan shifts compliance to the future HOA. It can involve additional maintenance and costs, as well as the 2-year bond and 80 percent survival plant rate.

Mr. Spraker reviewed the correspondence that was received and that was also included in the meeting packet. Some of the correspondences included the compatibility with the existing Tomoka Oaks, property value concerns, loss of quality of life, traffic concerns, golf course perpetuity and related uses, the existing configuration of the diamond intersection, Tomoka Reserve HOA concerns, wildlife concerns and buffer concerns.

Mr. Spraker delivered an overview of the Planning Board review criteria consisting of the application submittal, staff report, SPRC comments, written correspondence provided, criteria of the LDC contained within the staff report, and testimony provided at the Planning Board public hearing. He stated that staff recommends denial of the proposed site plan for the issuance of a development order, based on the

perimeter lot sizes and the buffer planting plan. Mr. Spraker continued that if the Planning Board believes that it is appropriate they can recommend approval. Either recommendation of approval or denial goes to the City Commission for the final decision.

Applicant's Presentation

Mr. Rob Merrell, Esquire, Cobb Cole Attorneys at Law, representative for the applicant, stated that Mr. Don Spence will speak again on the buffer and Mr. Michael Hoteling, on the lot widths, the two key issues. Mr. Merrell recapped on the PRD due to its custom zoning for the property. He asked the Board for suggested items in negotiation for an agreement.

Key issue: Buffer:

Mr. Don Spence, Master Arborist/Native Plant Expert, Ph.D., Native Florida Landscapes, explained that he has been working with landscaping and native design for 25 years. Three years ago he completed a tree survey for the property and beginning in January, started work on the buffer plan. Mr. Spence stated that it is based on a low density residential and a buffer planting plan that had three or four plants to fill in gaps along the shrubs. He continued that several months later, they got pushback from the City as they wanted a type 6 buffer. He explained the reasons that the team felt it was not appropriate as a type 2 buffer is outlined for low density residential. A type 2 buffer is three trees and 30 shrubs. The team proposed a bonified, meaningful type 4 buffer with five trees and 50 shrubs, to fill in the gaps to provide visual screening between the existing homes and the homes that are proposed to be built. Mr. Spence expressed his concern with the said irrigation requested, as the existing trees and trees to be planted are native and once established over the next six to seven months, will not need it, same as the existing buffer that is not being watered. He stated that the goal is to plant plants that mimic the existing trees in the buffer, claiming that if the tree dies it will be replaced per the two year bond.

Mr. Spence continued reviewing the buffer planting plan and stated that the 50' wide buffer, that would be managed by the HOA, if there are tree problems would not be able to plant across the entire buffer due to many of the homes having fences or walls. In the plan, the center 20' of the buffer would be the planting zone. He continued that trees and shrubs need full sun and cannot be planted underneath of canopies. Mr. Spence stated that space is needed for access (15' on the development side and space for neighbors on the backside). He added that access is needed behind the property lots of the homes built to manage trees and any invasive plant problems, therefore cannot plant across along the entire width of the buffer. Mr. Spence reassured that the plants will be watered and made sure of their survival at 100 percent from the initial plan of 80 percent, after two years. The site will develop in phases and the bonds will follow in phases and long-term maintenance will be driven by the legal agreement that the HOA develops. Mr. Spence reviewed a table that explains the watering phase for the trees and shrubs and stated that the plan meets and exceeds what the University of Florida recommendation is. He continued that they are not willing to dig up the buffer for ground coverings and feel it does not add to the visual screening. He pointed out that a water tanker truck is in the plan for irrigation and backed up his point with the LDC guideline specifying that if using native/xeric plants a permanent irrigation system is not required. Mr. Spence concluded that there is no standard for a type 6 buffer being applied in a residential setting and no example of an industrial buffer design against residential.

Mr. Merrell stated that the proposed buffer plan is well founded and innovative, concurring with Mr. Spence, and added that a permanent irrigation system would tear up the manicured grass.

Key issue: Lot sizes:

Mr. Michael Hoteling, MAI, Managing Partner, Moody Williams Appraisal Group, stated that he has been appraising commercial, residential, subdivision type properties for 20 years. He spoke on the appropriateness of the lot sizes and stated that most of the lots of the homes being proposed are 2,100 to 2,900 square feet and most of the lots that get sold are between 60' wide and 80' wide, with some 100' wide. Mr. Hoteling commented that this will be a nice subdivision where the homes can range from $600,000 to possibly over $1 million. He added that when pricing the homes in Tomoka Oaks three weeks ago, there were no homes for sale that exceeded $700,000, except for those along the water. Mr. Hoteling concluded that what is being proposed to be built will add value to the existing development and not detract from it.

Mr. Merrell stated that the alternative to the custom zoning is straight zoning. The subject property is low density residential in which the zoning classification does not have all of what is being offered through the proposed project. He explained the reason it was decided to go through the PRD process and propose the combination of lots is because the market does not do 'Tomoka Oaks lot sizes' at 100' by 100' anymore. Mr. Merrell added that the applicants wanted the mixture of lot sizes starting at 50' wide lots and a larger landscape buffer for separation. The minimum guidelines for the landscape buffer is required to be 50' and if adding all of the green around the outside it is an average of 129' of greenspace between both properties. Doing straight zoning at a 6' buffer requirement as opposed to the 129'. The straight zoning would have also offered only two trees and 20 shrubs as the landscaping buffer requirement. Mr. Merrell added regarding outdoor recreation, and the open space and parks, that they are a concession as part of the negotiating PRD. Mr. Merrell referenced the architectural standards and how the applicants listened to the neighbors and their dislike of cookie-cutter homes. He touched on the pedestrian connectivity being volunteered, stating that they would add sidewalks out to Nova Road. Mr. Merrell concluded that something is going to be built, whether based on custom zoning or straight zoning.

Board Questions of the Applicant

Mr. Scudiero asked what the average lot square footage is in the existing Tomoka Oaks development versus what the perimeter lots would be with the 80' wide, 90' wide, and 100' wide lot range.

Mr. Dwight Durant, Zev Cohen & Associates, stated that what is being proposed are 80' wide by 120' deep lots, approximately 10,000 square feet, and the existing typical Tomoka Oaks lot is 100' by 120', approximately 10,000 to 12,000 square feet. The inside lots are approximately 7,000 – 8,000 square feet. It was discussed that some of the proposed lots have a different rear width and can be above 10,000 square feet.

Mr. du Moulin inquired about the proposed irrigation of the buffer and if there is a specific amount of time that the water tanker truck would irrigate. Mr. Merrell replied that the detailed proposal and plan is in the board packet materials.

Chairman Thomas asked about the different proposed façades of the homes and asked for clarification on if it is every 4th house before duplicating the same façade,

expressing that he does not like every other house repeating the same design. He added that currently in Tomoka Oaks you will not see two houses within 200', 300' and 400'. Mr. Merrell replied that the same façade cannot be next to each other or across the street, and urged Chairman Thomas and the Board to be specific in what it is exactly that they would like to see. Mr. Merrell clarified that the applicant is not trying to recreate or replicate Tomoka Oaks, an older product and design, but bring forward the quality and variety that they have asked for.

Mr. Railsback referenced the elevations and colors of the homes and stated that they should be not 'cookie cutter' in design. He asked what is being done for the softening of the diamond and if it will be a roundabout instead. Mr. Merrell relied that the diamond is proposed to be reconfigured to an amoeba shape, with rounded corners, allowing better flow for vehicles, including buses, as well as adding landscaping in the island.

Mr. Jake Stehr, Zev Cohen & Associates, read the material included in the recently submitted plans that stated architectural variations in the variety of house sizes designs in the neighborhood is encouraged to facilitate it so that the two adjacent homes on the same side of the street as well as the house across the street and its two adjacent homes have to have a minimum of three different design elements of the following ten elements.

Ms. Shull asked if the plan was referencing different design elements (example brick and siding) or if the whole house is different. Mr. Stehr answered elements such as roof pitch and roof type, the skin/exterior finish material, color, garage orientation and size, porch size and location, number of stories, window sizes and shapes, window location and decorative elements. He concluded that houses cannot be mirrored across the street from one another and that options will be given to future home buyers.

Mr. Galloway asked for clarification on the buffer. Mr. Merrell explained that their idea is to leave the places that already have bushes and trees alone. The reason for not wanting to lay groundcover down is to avoid tearing the ground/landscaping up and put wild landscaping in. Mr. Merrell added that if landscaping was put in along the entire 50' buffer it would not be able to be accessed and maintained, according to Mr. Spence.

Mr. Jorczak inquired about what the average required time for the trees, based on size, that is going to be planted to be able to provide 100 percent screening in all of the areas that trees have not been supplied to fill the gaps. He commented that it will determine if it will be three, five, or ten years before the trees will provide the screening. Mr. Spence replied that different trees grow different ways and it is hard to tell. The trees are designed to provide a canopy and the shrubs will provide the visual appearance between the homes. There is not going to be 100 percent complete vegetative screening, as the code only calls for 40 percent. Mr. Spence concluded that there will be gaps for a while and in time the plants, natives and shrubs will mature and will reseed themselves in the buffer, creating a denser buffer over time.

Ms. Shull asked Mr. Spraker for explanation of the request for the 50' buffer, the irrigation, and type 6 buffer. Mr. Spraker answered that one of the key factors expressed was the buffer and the lot sizes during the pre-application neighborhood meetings and the SPRC meetings. The goal is to provide the buffer to mitigate for some of the loss of the natural buffer that is there today. Tattersall, RidgeHaven, and Tymber Creek Apartments are projects that have natural buffers. He stated that staff

is not against the native or xeric plantings, but are against taking a former golf course, developing it into residential, and leaving gaps in the buffer. He added that Ms. Culliver, Landscape Architect, is available to go through the details of the recommendation if necessary. Mr. Spraker added that staff believes that irrigation is a key source for the plantings.

Tomoka Oaks HOA Presentation

Mr. Dennis Bayer, Esquire, 109 6th Street, Flagler Beach, legal counsel of the Tomoka Oaks HOA, expressed his disappointment with the applicant's response to the HOA in negotiating the architectural standards, traffic impacts and buffers. A few of the architectural ideas were agreed upon, but not on having the different architectural styles close to one another. Another HOA request was for buffer enforcement once the two-year performance bond is over. No comments were received back from the applicants regarding if that language was acceptable or not. Mr. Bayer rebutted Mr. Merrell's comment and said that property is currently zoned PRD and the last development proposed that came to the Board was to convert the golf course, which was PRD with part of the property being a golf course, and part of it residential. He spoke on the PRD and R-2 zoning and referenced a Florida Supreme Court case, The Snyder Decision, a landmark land use decision that has been in place in the Florida Supreme Court since 1993. Based on it, he remarked that the City Commission can say that they do not want R-2 zoning and that they want it to stay PRD, given the unique circumstance presented by the property. Mr. Bayer continued that they agree with staffs comments on the issue with the buffer and stated that the buffer is typically required between the new residential development and the existing residential development and are typically at a much higher standard than residential next to residential, as the use is being surrounded, therefore a different buffer requirement. Mr. Bayer referenced the Matanzas Shores Golf Course conversion where they required a lot of different issues with the buffer that was much greater than the standard residential buffers, which is part of the golf course conversion process. He stated that this is not the standard development review and is very unique. Mr. Bayer concluded that the HOA agrees with staff on the 100' wide lots on the perimeter and the type 6 buffer, and the recommendation of denial to the City Commission.

Mr. Tom Harowski, Certified Planner and Tomoka Oaks resident, 97 N. St. Andrews Drive, expressed the resident's frustration with the developments with the late withdraw of the plan that they presented at the last meeting, and the lesser plan submitted. He spoke on the applicants list of concessions in response to staff comments and stated that it did not affect the project in size or layout. The addition of the sidewalks on Tomoka Oaks Boulevard and the modification of the island, he says are basic safety issues. Mr. Harowski commented that the basic issues remain the same since the beginning. He continued that the applicants refuse to apply the staff recommended 100' wide lots on the perimeter or offer reasonable solutions. The threatened alternative of R-2 standard zoning, which requires 100' wide lots throughout seem acceptable to the applicant as an alternative and should be acceptable for a portion of the project. Mr. Harowski remarked that they turned to the design guidelines but still need to include the requirement for diversity in garage door orientation and the way the driveway faces. The compatibility is not having clusters of units that are the same. He remarked that the design that they have seen does not get that point. Mr. Harowski spoke on the important factor of the traffic signal

application and how a 30-day period was mentioned previously and stated that the application should be made promptly.

Audience Comments

Ms. Flavia Cassasola, 21 N. St. Andrews Drive, asked if the proposal gets approved if a moratorium has been considered on the noise level, 24 hours a day/7 days a week, from sunrise to sunset. She mentioned that people walk and bike the neighborhood at all hours of the day and remarked that the Mac tucks can be driving through as well as jack hammers working at all hours of the day and night, including weekends and holidays. Ms. Flavia asked if the construction schedule has been considered. She added that the investors bought the property to make money and that she has been in opposition since the beginning as there has been no compromise in the 272 units. Ms. Cassasola concluded that it is going to impact Tomoka Oaks, the Trails and Talaquah as well as the traffic and recommends denial.

Ms. Ashley Dufrene, 118 N. St. Andrews Drive, said that she took the Oath and reminded the Planning Board that the City of Ormond Land Development Code (LDC), Section 1-18, states that the proposed use will not substantially or permanently create a nuisance, deprive adjoining properties of adequate light and air or create excessive noise, odor, glare or visual impacts on the neighborhood and adjoining properties. Ms. Dufrene remarked that she lives on the golf course and knows that all three of those will happen if the development takes place without the proper guidance that the City and HOA is providing.

Ms. Bonnie Kloepfer, 23 Tomoka Oaks Drive, did not take the Oath prior but does so now. She commented that she is at the mouth of the Tomoka Oaks Golf Course. She added that she has a brand new white house and it will get filthy from the trucks and dirt from construction. She continued that the issue of 1,100 cars per day going back and forth is insane and cannot imagine what the traffic will be like. Ms. Kloepfer commented on their sentiments on trying to make it easy for the residents and their claim of compromising. She expressed her discontent with proposed number of homes. Ms. Kloepfer referenced yesterday's newspaper in regards to the purchases of one million plus homes on the rise in Volusia and Flagler Counties. She concluded her comments with the expression "if you build it, they will come", and said that she would like a proposed development such as Tomoka Estates or Estates of Tomoka Reserve instead of jammed in houses.

Ms. Denise White, 9 Fox Run Trail, The Trails, stated that she took the Oath. She thanked the Board for their time and service. Ms. White added that a reduction of four homes does nothing for the safety, traffic, density or lifestyle issues and changes nothing whatsoever. She remarked that it will impact everyone's lives and safety. Ms. White spoke on the merit of the old adage, "just because you can build does not mean that you should."

Mr. Jeff Boyle, 614 N. Halifax Drive, took the Oath and stated that the data in numbers in Volusia County are causing loss of sight in the big picture. He referenced the Comprehensive Plan policies and goals and remarked that the latest site plan is not compatible with adjacent homes and added that the revisions protect the neighborhood character, and does not guarantee safe traffic flow. Mr. Boyle continued that the revisions do not preserve natural open space. He stated that the golf course should have been zoned Open Space/Recreation, and commented that it is a mystery why it was not. The zonings protect adjacent property rights. Rezonings threaten those rights. Mr. Boyle said that Tomoka Oaks defines everything that is

good about Ormond Beach with a quality environment, quality homes and quality people who have suffered this thread with heroic dignity after paying premium property taxes to the City for over 60 years. Mr. Boyle stated that the revised site plan disrespects the city, the spirit and intent of the land use codes, the residents of the Trails and other nearby communities and the people of Tomoka Oaks. He added that they deserve better. He concluded that the revised plan is not Ormond Beach and is not who they are.

Ms. Ronnie Ranieri, 216 Rio Pinar Trail, swears to the Oath, and expressed her concern with 272 houses with only one point of egress. Another concern expressed is the traffic in the mornings and the safety of the kids that are walking or riding bikes to Tomoka Elementary School and the private Temple school. She commented that it is a tragedy waiting to happen. Ms. Ranieri remarked that reducing the plan by four houses from 276 is not going to work. She added that hundreds of cars are going to be coming out of the neighborhood at rush hour in the morning. Ms. Ranieri commented that most families have two cars and with the number of houses that are proposed, is worried about the kids.

Ms. Connie Colby, 108 Robal Lane, stated that she is concerned about it being a gated community as school busses do not go into gated communities. The children in middle school can walk and ride their bikes but middle school busses will have to come in the community somewhere to pick the kids up and will have to park outside of the gate, near the roundabout which would stop traffic. Ms. Colby continued that in her neighborhood a lot of the parents drive their kids to the bus stop or pick them up in the afternoon which will lead to more people parking along the road, causing a traffic mess. Ms. Colby pointed out that according to one of the maps, and with her experience living in gated communities, there has to be an emergency exit for emergency vehicles and suggests that there be a plan for it. Ms. Colby concluded that a lot of the proposed properties are close together and expressed her concern for boat, trailer, and RV storage on the properties.

Ms. Kelsey Kipi, 52 Pine Valley Circle, vowed to take the Oath, and commented that the reduction of the four homes on the plan is nothing and explained how they made lots slightly larger at the expense of the greenspace. She added that the developers purchased the golf course and asked why it could not a golf course that goes in. Ms. Kipi stated that Tomoka Oaks Golf Course closed due to a lack of maintenance to the course and not a lack of interest in the sport. Two local golf courses, both Halifax Plantation and Riviera, both have waitlists, according to Ms. Kipi. She suggested to restore the course and the membership with follow and profit will be made, and the greenspace will remain. No more angry citizens and no more debating on lot sizes and buffer zones and no more FDEP requirements. Ms. Kipi concluded to restore the course or sell it to someone who is willing to do so.

Ms. Lauren and Mr. Ned Huhta, 30 Pine Valley Circle, stated that they took the Oath. Ms. Huhta stated that she is a third generation resident and her grandfather designed and built their home. She expressed their concern with the signage for Tomoka Reserve and asked for specifics of where the signage will be located. Mr. Huhta added that he grew up in the house. He asked if the reclaimed water is going to be used for the proposed neighborhood residents as well as those around the perimeter. He asked if an adjoining property owner has a say in what is planted in the buffer and can decide on something mutually agreeable. Mr. Huhta remarked that they do not like Magnolia trees.

Ms. Wendy Dedo Findes, 16 Oakmont Circle, stated that she did not take the Oath but does now, and has lived in Tomoka Oaks for 27 years. She asked if the Planning Board has visited the Tomoka Oaks Golf Course or driven through Tomoka Oaks. She added that it is a very quiet, residential community and when the kids are in school, people are walking around quietly. Ms. Dedo Findes stated to build the proposed development inside of the golf course area will be a catastrophe. She said that there are no sidewalks, therefore kids ride their bikes in the narrow streets due to the neighborhood initially tailored to an older community. Ms. Dedo Findes added that the Trails are going to be affected. She spoke on the light at Tomoka Oaks and Nova Road and how it will be a havoc, with only one ingress and one egress through Tomoka Reserve which will spread out through Main Trail, Iroquois, and Rio Pinar. She continued that are a lot more children in the community now, including her 6th grade son at Ormond Beach Middle School (OBMS). She expressed her concern for all of the kids. Ms. Dedo Findes stated that all of this should be of consideration, the children, quality of life, and the environment. Ms. Dedo Findes concluded that wildlife have been displaced because there is nowhere to go with all of the developments.

Mr. Tyler Travis, 888 Willow Run, stated that he rents in Tomoka Oaks, and just moved here from Virginia and elaborated on his experience in a dense, high-traffic area in Virginia and offered a contrary, counter-perspective, expressing his respect for the current residents. He continued that he likes his privacy but is also interested in smaller lot sizes to be able to afford a home. Larger lots and estates would price him out, according to Mr. Travis. He is interested in new construction, and spoke on the architectural designs and how the applicant plans to alternate styles throughout. With townhomes it was only door color or shutter color that changed. Mr. Travis commented on the traffic and said that as long as there are sidewalks and traffic crossing lights, just as he was in a dense area in Virginia and it was not an issue. The kids had to walk to the bus stops, other than the younger kids whose parents took them to school. He added that he has a young child and had no problem playing with them out in the streets in their neighborhood.

Mr. Robert Banker, 1 Tomoka Oaks, #135, Escondido, stated that when the HOA President raised the idea of 276 units going in, the residents wanted it changed. He agreed with the President that then it went down to 272 units, that he did not like it and that it was not much of a change. Mr. Banker continued that he would like to see the number 0, unsure if it will happen. He commented that the applicant stated that they were going to put in $600,000, $800,000, and possibly $1 million homes. Mr. Banker stated that the plan shows a section in the middle similar to appearance as a sardine can which he does not see them being 7', 8', 10', 15' to 20' apart. He suggests that they will not sell for more than $100 to $150,000. A $700,000 will not be next to a $150,000 and still maintain value. He referenced the infrastructure and commented that no one is considering what it will do to the Publix area. Mr. Banker stated that the President commented that something is going in, and he asks why and what is the hurry. He spoke on a unilateral amendment and how the language for it should be stricken. Mr. Banker asked how when the construction is going on with the trucks backing up at the traffic signal, how the traffic will be going in and out.

Ms. Michele Zirkelbach, 328 River Bluff Drive, stated that she swears to the Oath. She thanked the Planning Board members for their time. In reference to time, she added that Mr. Merrell started out his presentation with the remark that a lot of hours have gone into talking about of stuff, and the irony in the statement. She commented

that for every hour that Mr. Merrell has spent, it is a billable hour for him and the residents match him hour for hour times every resident in the neighborhood and have more invested in this in manpower hours and are ready to have a real negotiation. Ms. Zirkelbach stated that when Mr. Merrell sits at the mediation table when someone comes back with a less than 2 percent reduction, he takes it for what it is a slap in the face. She continued that is where they are, 276 homes, down to 272, is not a meaningful move on their part in which finds offensive. She continued, and referenced Chairman's remark on speaking directly to the plan that that represented, and said that she finds it unacceptable. She spoke on the previous proposal approved, keeping parcel greenspace golf course and having less homes and nothing has been proved in terms of traffic. Ms. Zirkelbach stated that if continuing with this back and forth, for the Planning Board or City Commission to ask the hard questions about the traffic study. She stated that when looking at the traffic study and its statement that one car is going to be going to Tomoka Elementary out through Nova Road, that they have more common sense. She concluded that she agrees that something is going to go in there and offered food for thought on the market out there not for smaller lots and commented that Kings Landing subdivision in Port Orange is being brokered by Realty Pros, Mr. Buzzy Porter and Mr. Bill Navarra, whom she esteems, but said they are one acre home sites that are selling for $250, 000, $267, 000 to $278,000. Ms. Zirkelbach stated that if the threat is R-2 zoning and all of the lots being 10,000 square feet that the whole concept should be reconsidered as one-acre lots. One-acre lots is where it is at!

Ms. Missy Herrero, 111 N. St. Andrews Drive, stated that she has lived there for over 30 years and residents have spent thousands of dollars for legal representation to defend their quality of life and safety of their community. She continued that they do not have money to gain in the war of attrition. She said that they have been meeting with different members of the development and Board for over two years. Mr. Ray Barshay was quoted in the newspaper for saying that they just have not been able to tell their story, and Ms. Herrero commented that she does not know what they have been doing for two years. He invited them to see the quality of the product that they wanted to build out at Plantation Bay, on 80' wide lots. Ms. Herrero asked before she took her time to do so, what was behind the 80' wide lots. The answer was a golf course. Ms. Herrero spoke directly to the new plan and said that it is still not compatible in the existing neighborhood. 60' and 80' wide lots does not fit. The proposed buffer is the most inexpensive approach to the buffer. She mentioned a comment brought up by their HOA Attorney, that it is not a neighborhood backed up to a neighborhood, it is a neighborhood where people invested in property and homes on a golf course for views and privacy and are losing that, so the buffer should not be treated as a regular Residential to Residential buffer. Ms. Herrero commented that Mr. Rubin is from South Florida where she grew up, and her friend sent her miles and miles of buffers, dense, diverse, and well-maintained examples, with no water trucks driving along the buffer. She suggested that if it has to be built to some extent that it needs to be done in the best, high-quality possible approach as the reality is that the environmentally-friendly innovative approach is the least expensive and the most profitable for the developer. Ms. Herrero commented that there is information on how when golf courses are developed it affects the value of homes, with experts that say the opposite, and she said that data can be provided for it. She added that they do not have millions of dollars to win on this and they do. She suggested that if someone had time to pick apart the experts, it does not all add up and urged the Board vote no.

Ms. Dale Ryals, 20 Eagle Court, stated that she was not hear at the last meeting to take the Oath. She commented that her husband was in the hospital over the last month at Advent Hospital and when transported by ambulance and admitted to the Emergency Room, where he had to stay for two days due to no available room in the hospital. She continued that the hallways were lined with patients. The hospital claimed that they are not going to improve with only two hospitals. Ms. Ryals stated that when the development order was done the neighborhood was told by the City Commission that the golf course was needed for holding and draining the water to be able to put it back into the aquifer. She added putting rows of the houses with concrete and asphalt roads will have sewer drains and it will end up in the Tomoka Basin. They were told they could not add too many chemicals to the golf course so that it would not get into the Tomoka Basin. Ms. Ryals commented on the million and a half gallon water that had to be added to the reclaimed water, in which 250 of it came from St. Johns, and 250,000 came from her husband's pocket. The mylar-rubber liners was not paid for so her husband had to pay a lot of money to put the liners in, which could be an EPA problem.

Mr. John Rhoades, 39 N. St. Andrews Drive, stated that on his property, the city sewer and water/electricity come in from Nova Road through his yard/easement. He was aware when he purchased the property. He added that the infrastructure is going to have to come in from somewhere through easements or the main road which will tear up roads and create a miserable quality of life. He continued that the traffic and noise will be horrible and wants people to be aware of it when they are coming through resident's yards. Mr. Rhoades concluded that he appreciates the Boards time and trouble.

Mr. Paul Hughes, 4 Lauren Court, stated that he has taken 30 years of Oaths with the Government as an officer and added that his Oath is his bond. He commented that Tomoka Oaks is the body and the donut hole looks more like the large intestines. He remarked that hope is not a good plan for investments and added that there is no detailed entrance, drawing or plans that have put up to the gated, private, profit-motivated, smaller lot community. Mr. Hughes stated that the Escondido neighborhood has not seen any drawings to see how their lives will be altered with all of the underground utilities, sewers, that are max capacity now will all have to be altered at an extreme cost. He spoke on the northeast section where it has been cleared already on the plans and asked how they got a land use variance to alter the neighborhood standard to demolish a house or use for a rear entrance for EMS. Mr. Hughes remarked that he sees the issue with the watering for the plants and claims it will not be water that is treated. He referenced the Misners Branch Bridge and the overweight trucks that will be going over it and asked who will pay the construction costs when it has to be closed down for maintenance. He added that the plans do not include the utilities, and concluded that a person with nothing to hide, hides nothing.

Mr. John Measel, 16 Eagle Court, spoke on not irrigating the buffer and commented that if you do not water grass, you will get nothing but weeds and sandspurs. He added his concern with the traffic diamond and the thought that it will be suitable to add another 500-600 cars daily. He stated that it is not suitable now. Mr. Measel suggested to put a traffic circle and concluded that the traffic will be horrible.

Applicant's Rebuttal

Mr. Merrell thanked the residents for being there and spoke on the number of units that were reduced and stated that it started at 300 and is at 272. He reiterated the

straight zoning concept, the alternative in negotiating the zoning. He referenced the Snyder Case law and stated that it has nothing to do with rezoning of property that is surrounded by the exact same zoning. The limit of what you can ask for was talked about and it was said that you cannot think you are going to get the limit of what the Comprehensive Plan allows. Mr. Merrell referenced Mr. Spraker's report in that the Comprehensive Plan allowance is 4.3 units per acre, 632 units, which was their starting point.

Mr. Merrell referenced Mr. Harowski and thanked him and his input and suggestions on architecture and commented that they did not do all of what was suggested and remarked if the Board wants a particular thing to let the applicants know. On the traffic signal timing, Mr. Merrell remarked that if the light was not put in based on the DOT's timing that they would put the money up to have it built when the permit was issued and Mr. Lassiter will process the FDOT request. Mr. Merrell advised the Planning Board that if they feel differently to make it part of the motion.

Mr. Merrell referenced Ms. Flavia's remarks and stated that they have proposed construction time limits, on the cover sheet of the plan, Monday – Saturday, 7am – 7pm. He advised that it will not be 24/7 and it will not take place on Sundays.

Mr. Merrell refenced Ms. Lauren and Mr. Ned Huhta's inquiries on signage and answered that the plan is to have a sign like what was exhibited at the first hearing, at the entrance to the Tomoka Reserve community, not the entrance to Tomoka Oaks. The City Utility Department will have the answer on reclaimed water. Mr. Merrell stated that they are happy to discuss the types of trees.

Mr. Merrell thanked Mr. Travis for his remarks.

Tomoka Oaks HOA Rebuttal

Mr. Bayer referenced the Board members comments over the last couple of Board meetings that the project is too dense, with no significant reduction, as well as staff's comments on why the Type 6 buffer is appropriate and why it needs to be maintained and irrigated. He remarked that he understands a natural look and does not think it is a natural area with issues. Mr. Bayer spoke on the traffic circle and how it should be a requirement. He added that there has not been any substantive change since the last meeting and based on that he agrees with staff's recommendation of denial with it being time to go to City Commission. Mr. Bayer concluded that he respects the request that it go with the recommendation of the Planning Board of no, that it is not adequate and the way the property should be developed.

Live Stream Update

Mr. Spraker stated that staff is aware the livestream cut out from one link and are not able to re-establish that link. He stated a new live link has been established that is on the city's Facebook page and the city website. He stated he is aware that audience members are getting e-mails and texts and the city Public Information Officer (PIO) is also providing the new link.

Applicant's Rebuttal

Mr. Merrell stated at the end of the day, in response to Mr. Bayer, he pretty much repeated what has been talked about all along which is what to do with the lot sizes and the buffer in terms how it is planted and maintained. Mr. Merrell stated you heard a difference of opinion and they were professional opinions, very well thought out. He stated that there were hopes that the Board listened to them and looked at the

package that was in front of them, because if they said, "yes, but.." Mr. Merrell stated that is the safe route and then the City Commission knows that the Planning Board is willing to say the proposed houses can be built, but on suggested terms. Mr. Merrell continued that if the Planning Board says no for them to say why and explain because there are things in the reasons presented to you that you could say why and that it may not be the type of evidence that is needed to say no. He asked the Board to think about those things.

Break

Chairman Thomas stated that the Board is going to take a break at 8:14 p.m. The meeting resumed at 8:27 p.m.

Board Discussion

Chairman Thomas thanked all of those who spoke and for their input. He stated it is very important that the Board gets that and hopes that they all feel that over the three meetings that they have all been treated with dignity and respect and that true feeling that the Board really does care about their thoughts, wants to hear from them, and considers their opinions. Chairman Thomas stated that he wanted to remind the audience, "we are you - we are no different than you, we are just the volunteer people who sit up here and want to do what is best for our overall community." He thanked the audience for attending and for their participation. Chairman Thomas stated they are bringing the discussion up to the Board and the Board will have the discussion among themselves. He stated that the public hearing is closed, and cannot acknowledge anybody in the audience without the Board asking for them, and commented to please not raise any hands because it is closed for the public participation.

Mr. Jorczak stated that in the staff report it was discussed for the replacement of any of the plantings that may die and the two-year bond being put up to replace those issues. He stated that he noticed in some developments where there are dead trees long after the development has been completed and wondered if the city has any information with respect to developers who are responsible for going to do replacements in a certain time period and what the evidence generally is throughout the community. Mr. Jorczak stated that there have been a lot of developments that he has not gone through after they have been built to see what the propensity is for that to happen irrespective of the information that had been presented as to what it takes for the shrubbery to mature and then survive without any irrigation. Mr. Jorczak inquired if there was any data that could be shared as to an incidence of that happening and the time period to resolve it if another development was under no compunction or no city responsibility to do that replacement.

Mr. Spraker stated that staff does not have any empirical data to answer this question. He stated that typically a subdivision is constructed by a developer with inspections of landscaping at the end of construction to ensure whatever was supposed to be built is there and then it is turned over to a Homeowners' Association (HOA) for maintenance. Mr. Spraker continued if there are complaints about gaps in buffers or dead material, Neighborhood Improvement staff will investigate and look at the approved plans and seek to come to a resolution. The city Landscape Architect is often times included in the review. Mr. Spraker stated that there is a method for enforcement. Attorney Hayes stated that there are conditions in the development order and the obligations for maintenance are with the Homeowners' Association

(HOA). Staff seeks to work with the respective parties to find a solution. Attorney Hayes continued that there are enforcement provisions that code enforcement staff can enforce.

Mr. Jorczak asked if irrigation is a typical part of a development order. Mr. Spraker referenced the example of the Pineland subdivision that used a natural area that did not require new irrigation. He stated that wherever there are landscape plantings there is a requirement for irrigation.

Ms. Shull asked about long-term irrigation for other properties and referenced the applicant's request not to use an irrigation system. Mr. Spraker stated that if it is planted then there is an irrigation system and if it is a natural area, it is already established and no additional irrigation is installed. He referenced the natural areas and wetlands within the Pineland subdivision. Mr. Spraker stated that Tomoka Reserve has areas that will not need irrigation based on the natural areas. He continued that the city Landscape Architect advised that as new landscape material is planted, irrigation is required.

Ms. Shull asked why the plan did not want to include groundcover material and asked Mr. Spraker elaborate. Mr. Spraker stated that a buffer is sought between two developments and the groundcover is a tool to accomplish the buffer. Mr. Spraker stated in staff's opinion, the type 6 is an appropriate buffer. He concluded that if there is a desire to trade groundcover material for more trees or shrubs, that it is possible through the development order process. The groundcover is one of three layers that make up a landscape buffer.

Ms. Shull asked about maintenance and vine maintenance. Mr. Spraker stated that a normal course of maintenance would include managing vines and such material. He explained that he understood that the desire of the buffer is to let it grow natural and that SPRC staff are focused on the gaps in the buffer and filling the gaps. Ms. Shull inquired if the maintenance would be taken over by the HOA. Mr. Spraker confirmed that is correct.

Mr. Scudiero remarked that this is an applicant who appears before us quite often, and the least that can be done is to provide direction. Mr. Scudiero commented that he does not love the plan and did not think that was a secret. He stated that his biggest hang-up is the density. He continued, not just density in general, because of some of the lots being larger throughout the perimeter, commenting at least you cannot always see in other neighborhoods around the city where the density is higher. Mr. Scudiero stated that his concern is the references to the donut, which is not a completely inaccurate description. He stated if you are going to fill the donut in, it has to be with the same material as the rest of the donut. Mr. Scudiero stated his concern here is that the lot sizes, not just lot widths, need to be consistent throughout. He stated that would be his biggest suggestion to the attorney.

Mr. Scudiero added that when you take a neighborhood that is 50 or 60 years old, there is no way to re-create every style of home and architecture as so much has change in that time period. Mr. Scudiero stated that the homes today, even if they are the same square footage, they are vastly different than what was built originally in Tomoka Oaks. Mr. Scudiero continued that it is owed to the surrounding residents to make the development as close as possible – make the donut as contiguous as possible. He added and as consistent as possible. Mr. Scudiero concluded explaining his heartburn is that the development plan does not get anywhere close, especially with the 60' wide lots in the center, to the existing development.

Mr. Railsback commented that he concurred with Mr. Scudiero's comments. He stated that he read the application and all of the submittals. He stated that he previously lived in the Trails and was familiar with this area, which was one of the residents' concerns. He stated that he believed the Board members have a very intimate perspective of that area of the community. Mr. Railsback added that he served on the Quality-of-Life Board and that elements such as traffic and continuity are important to his decision-making process. He stated that in his review he could not ignore the fact that there is an open question of should the property always be a golf course. Mr. Railsback compared it to someone who bought on a lake or on the river and if someone was going to develop a houseboat development behind them. He stated that would invade on their original thought process of where they wanted to live and what they decided to purchase.

Mr. Railsback stated that if something goes in there that is not a golf course, considering the conformity and compatibility discussed and whether concessions were made. He commented that from the perspective of what could go there, 632 units are allowed under the land use and there are other concurrency issues that would pair that number down. Mr. Railsback stated that he is works in the area of HOA/condo unit development and has been thinking of the issues of development and what should of or could have been done that would be better for the surrounding area. He identified parking as an issue. Mr. Railsback expressed concern with so many vehicles with short driveways and two or three cars parking in the street when you have guests. He stated that he did not want this to be an afterthought and wishes there were longer driveways.

Mr. Railsback commented that he would like much less density and how that is his major concern. He offered the estate home concept as an alternative concept that would be more compatible. He continued that it is going to take an established neighborhood with larger lots and homes that are not 7 ½ feet offset from the property line, effectively 156' apart, then something greater than that should be in place, adding that there are no homes in Tomoka Oaks that are 15' apart or that have the same building elevations. Mr. Railsback stated in order to get his support there would need to be enhanced architectural standards that separate similar building elevations and much less density. He remarked that if you have a larger home price per square foot, rather than a ton of smaller homes, you can get to the same range and get a project that is better conforming to the area. Mr. Railsback expressed concerns about the traffic flow, including the thoroughfare leading into Rio Pinar, Iroquois, and Main Trail and out to SR40. He stated it will become a racetrack at different times of the day with safety concerns. Mr. Railsback expressed his concerns with Rio Pinar and North/South St. Andrews Drive. He expressed that a higher density project would provide additional traffic impacts and does not know how that many cars would work through that area.

Mr. Railsback stated he agreed with the donut comments. He stated the new development should be the same design or better. Mr. Railsback expressed support for greater sized lots or a greater size home and the rising tide will bring everything up.

Mr. du Moulin stated he rode his bike from Winding Woods through the area and Tomoka Oaks is a unique community with the houses beautifully maintained with its own character. Mr. du Moulin expressed that he is still shaky on the legal issues on whether or not the former golf course can be built upon. He stated that if the

developers want to be good stewards to their neighbors, the community, and to Ormond Beach that they should consider a larger scope for the housing development. Mr. du Moulin recalled at the last Planning Board meeting that there was a project called the "Enclave" which had larger lots sizes, 12 homes on 26 acres. He stated that the only problem was that it had septic systems and that is not applicable here. He suggested if something was to go on the former golf course, if it legally can go in there, the developers need to expand the acreage per lot.

Mr. du Moulin continued that he was concerned with the traffic and suggests that the traffic studies are flawed. He stated that the Fishkind study was also flawed. Mr. du Moulin expressed additional concerns with the traffic patterns and expressed that the traffic studies do not cut it. He stated the project needs to consider larger lots that would reduce the overall traffic demand and suggested a rotary at Tomoka Oaks Boulevard and Saint Andrews Drive diamond.

Mr. Jorczak stated that he has spent a considerable amount of time reviewing this project and concurs that it is unique. He expressed a concern that the proposed houses would be cookie-cutter homes which is quite a bit different than the existing neighborhood surrounding the project. Mr. Jorczak stated if this project were 5 miles from the center of town, it may be appropriate, but this is dropped into an existing residential subdivision that has an atmosphere. Mr. Jorczak stated that he understood the business model that the developer is working with and what homes that they believe that they can sell. He commented that the elephant in the room for him has been the change in lot size. Mr. Jorczak stated that this property could be even better than the existing Tomoka Oaks homes. He encouraged the developer to take a look at other potential economic models with larger lot sizes. Mr. Jorczak continued that the former golf course is such a unique piece of property and how he would like to see what is already there expanded as opposed to a standard development model.

Mr. Jorczak expressed concerns about traffic from the project and traffic in general. He stated that traffic is a common issue that happens everywhere - the infrastructure does not catch up to the level of development. Mr. Jorczak continued that traffic is astounding and getting worse by the year, and it will continue to get worse. He stated these elements have to be dealt with in a fashion to minimize the effects, including the use of larger lots. He stated that both issues of traffic and density can be helped with larger lots. Mr. Jorczak commented that the land area's limited access should also be considered. He stated that there is not one project before the Planning Board that has not discussed access. He acknowledged that the property will likely be developed in some residential fashion. Mr. Jorczak stated that density, traffic/safety, diversity of building styles, and compatibility with the surrounding neighborhood are all key issues and concerns. He concluded that the comments of the other Board members are valid comments and there needs to be a better job of mitigating the impacts of this development than what is in front of them.

Mr. Galloway commented that he wanted to be clear that he has friends, professionally and long term, on both sides of this equation. Mr. Galloway stated to the resident who asked about the board members familiarity with this area, that he and his family have spent a lot of time in Tomoka Oaks and the Trails.

Mr. Galloway stated he has done research in relation to this application and lots being built in this area. The first thing is that not a single developer has been able to develop to maximum land use density allowed. He added that it seems that developers ask for the moon and we pull back the density. He stated that 60 to 70 percent of the lots that

his company pulled were between 55' and 65' in width. He continued that 30 to 40 percent were 70' to 80' in width. Mr. Galloway stated that they could not find any new subdivisions with 100' wide lots. He stated that a 50' wide lot would probably cost the builder $100,000 today. There are no more $25,000 lots. Mr. Galloway continued that a 100' wide lot, not on the water, would likely cost between $185,000 and $250,000, and then there is the cost of the house construction.

Mr. Galloway recalled he did a tape measurement prior to the meeting and the buffer would go from the stage to the curtain at the end of the seating area. The new house would have a 30' setback, plus the 50' buffer, and the Tomoka Oaks 25' setback. Mr. Galloway stated that there would 115' from house to house. He commented that he never has seen an inner-city neighborhood have that much space between the back of the houses. He expressed his concerns including the potential of neighbors to take down trees.

Mr. Galloway stated that the applicant did what he had asked of them by putting in a combination of lot sizes. He remarked that what they did not do was listen. He continued expressing that everyone has property rights – the developer has property rights and homeowners have property rights – what they did not do was listen to the neighborhood. Mr. Galloway stated that he could vote for this project if it had less density. He continued that he thought that the project would come back with 220, 230, 240 – maybe 250 lots. Mr. Galloway stated he was a little shocked and a little disappointed that the number of lots was not less. He stated he is not sure if they are still asking for the moon or if they will take what the City Commission will give.

Mr. Galloway commented that he believed that something would be built on the property. He continued that there is always an ability to buy property, at the right price, and encouraged residents to continue the purchase option. Mr. Galloway encouraged the HOA and residents to pursue a purchase through a community development bond over 30 years. He stated it would cost about $129 a month per homeowner and that they can buy it. He asked the audience how many individuals would be willing to participate in a purchase. Mr. Galloway stated if the residents bought it, they could decide what to do with the land. He continued to encourage the residents to seek to buy the property. Mr. Galloway concluded that he is for this project, but not at this density.

Mr. Jorczak asked if every single lot was 100' in width, what would that do to reduce the density in terms of the number of lots as it currently sits. Mr. Spraker stated he believes that the applicant has done an analysis and would prefer that the applicant address this question. City staff have not reviewed any plans where all lots are 100' in width. Mr. Spraker speculated that between 280 and 300 lots would be possible. Mr. Spraker stated the applicant would likely have a better answer.

Mr. Jorczak clarified that all the other parameters would be the same. Mr. Merrell questioned which perimeters and Mr. Jorczak stated all of them. Mr. Merrell replied that they have a plan adhering to the Land Development Code that allowed 300 lots. Mr. Jorczak stated that he is not talking about the code. Mr. Merrell continued that the project engineers developed a code compliant plan for the benefit of the property owner and the answer is 300.

Mr. Jorczak stated that he is looking for the 100' wide lot within the context of the PRD application, including the buffer and recreational area. Mr. Merrell stated the question mixes apples and oranges. Mr. Merrell stated a 100' wide project would utilize a different set of standards other than the PRD and the buffers and recreation

areas. Mr. Jorczak stated his fundamental question was within the PRD development plan, if the lots were all 100' in width, what the total number be. Mr. Merrell replied that they do not have the answer to that question and concluded that they mixed the lots up and brought the other things along – these all go together.

Attorney Hayes stated that the lot number question would require other site-specific analysis which is not before the Board tonight. He continued that if it is of belief that the density is too much on this project, then the Board can talk a little bit about it, but that it is a development application under a PRD zoning. Chairman Thomas sought clarification if the question was to maintain the PRD site plan layout and require a minimum lot size of 100' in width and depth. Mr. Railsback stated it would be approximately 240 lots based on the existing lot areas in the site plan. Mr. Galloway questioned if that impacted the buffer. Mr. Railsback replied with the calculated lot sizes in the site plan (60' X 125' and 80' X 125') and then divided by 10,000 square feet which came to approximately 240 lots. Mr. Galloway confirmed that there would still be a 50' buffer.

Ms. Shull reviewed the case studies provided about other golf courses provided by the applicant. She stated the studies looked good with a 9-hole course and how one golf course added estate homes. She continued that one in Boca left the part of the golf course and added a 55+ community with 120 homes. Ms. Shull stated that other things can be done with the property. She expressed that she understood the intention was not to rebuild a golf course. She stated that the other densities are not anywhere near what is being proposed. She stated that she concurred with other board members on the density. Ms. Shull expressed concern that traffic is going to be too much, concerns with children in other neighborhoods with no sidewalks, Tomoka Reserve cut through traffic. She stated that no matter what is said, that it is 600 more cars. Ms. Shull added that the stoplight is an issue and commented that the traffic signal should be in place before the homes are finished, just as the WaWa did the traffic signal first.

Ms. Shull stated that the density is a big concern and how the buffer needs to be installed as a type 6 with irrigation. Ms. Shull remarked that the HOA should not bear the burden of future buffer costs. She added that the ground cover needs to be installed.

Ms. Shull stated that she does not like the different lot sizes of 60' and 80' in width and explained that the lot widths need to be larger. She continued that the length of the driveways and having options for side entry garages are important for neighborhoods. Ms. Shull concluded that if there is not enough parking, individuals will park on the street and the community will not look good.

Chairman Thomas stated that the traffic engineer for the project does a very good job for traffic studies, but the system is so flawed that it is unreal. He continued that the studies are not reality, totally not reality. Chairman Thomas stated the density is a concern, as well as the traffic with the biggest problem coming out Main Trail to West Granada Boulevard. He stated this will be a nightmare. He stated that when the school is rebuilt and how right now coming out of the Trails where there is no bus pickup for elementary kids so they are either taken by their parents or riding bikes – most will go by car. Chairman Thomas asked the traffic engineer if they did the traffic study at school hours with the elementary school at Main Trail to West Granada Boulevard and commented that he doubted it. Chairman Thomas acknowledged the traffic engineer nodded yes, that the study was done. Chairman Thomas stated that people are not going want to wait the time they are going to have to wait because of

the way that intersection is right now you have going out to Granada. He stated that you have people wanting to turn right and you have people wanting to go straight and people wanting to turn left. He continued if somebody wants to turn left, nobody will be able to go anywhere. Chairman Thomas stated especially when school is coming out after people drop their kids off in the morning and people are still trying to get there and to the little Christian School to the west on Granada Boulevard that also has people stacked up waiting to turn right. Chairman Thomas stated that the traffic nightmare in his opinion is not going to be at Tomoka Oaks and Nova Road, but it is going to be a nightmare because people coming out of Tomoka Oaks now are going down on Rio Pinar and turning on Main Trail or on Iroquois. Chairman Thomas stated that the school will have more kids going to it because the school will be bigger. He reiterated that traffic will be a nightmare. He asked who will pay for needed improvements at the intersection and asked if the developer is going to pay for the intersection improvements.

Chairman Thomas asked the acreage of Tomoka Oaks minus the Tomoka Reserve property. He stated that there are over 500 homes in Tomoka Oaks. Mr. Spraker recalled there was a density analysis provided that showed Tomoka Oaks had a density of 2.09 units per acre. The acreage would be 547 homes divided by 2.09 units per acre.

Chairman Thomas stated that he has a problem with the density that has been discussed several times. He agreed with the applicant that there is a demand for 50 and 60' wide lots, but he did not believe that this demand is in the heart of an existing development of 100' wide lots. Chairman Thomas recalled he was on the Board in 2006 and the development plan at that time saved the golf course, allowed 117 condominiums, and three single-family lots. He stated that the 2006 approval recognized the property as a collection point of water to recharge the aquifer. Chairman Thomas stated that he understands times have changed, costs have risen, and housing types have changed. He stated that he wished the project team could come back with a plan similar to the 2006 plans because everyone got what they wanted.

Chairman Thomas added that 117 units will not work and now he can understand 220 to 230 residential units. Chairman Thomas stated that this is zoned as PRD now and it does not necessarily need to change.

Attorney Hayes asked to summarize a few points before answering the question. He stated this is a legal proceeding and there are rules that do apply and explained the Planning Board-role as a decision maker to weigh the competent and substantial evidence that was described at the July meeting. He stated the role of the Planning Board to weigh the testimony provided and determine which evidence is more credible. Attorney Hayes stated the initial burden is on the applicant to establish the application is consistent with the Comprehensive Plan and the requirements of the Land Development Code. The Planning staff's report is part of the evidence to consider. Attorney Hayes continued that application tonight is for a development within the Planned Residential Development zoning designation. The R-2 zoning district is not applicable tonight and may be a future application, but it is not before the Board tonight.

Attorney Hayes stated he wanted to point out some observations and his comments are not testimony. He continued that his role is to provide legal advice and counsel.

Attorney Hayes stated this is a unique piece of property and Tomoka Oaks was designed around this golf course and provided the following observations:

- Tomoka Oaks had an R-2 zoning designation;
- The R-2 zoning district also applied to the former golf course property for decades. The golf course operated for decades. He stated one may ask why was it not zoned separately. Attorney Hayes stated no additional zoning was in place because of restrictive covenants;
- The restrictive covenants for the former golf course were released by the HOA. The protection went away and the land continued to operate as a golf course;
- There was an application in 2005/2006 to rezone the golf course property from R-2 to PRD. This was reviewed by the Planning Board and approved by the City Commission. The approval allowed 119 multi-family units and three single-family units and certain conditions such as a covenant to restrict the use to a golf course with development;
- The 2006 development order expired with no construction. The 2006 covenant for use as a golf course was never recorded.

Attorney Hayes stated that these demonstrate the unique characteristics of this property. He continued that it is another application for development under the PRD zoning. He stated that there is probably a difference in why it is not separated out in the early years as described and how it is his speculation and it can be taken it for what it is worth. Attorney Hayes explained where the Board was and that the Board has to weigh the competent and substantial evidence and if the application is consistent with the Comprehensive Plan and the requirements of the Land Development Code. The initial burden is on the applicant and it shifts over to the HOA. Attorney Hayes stated that the Board gets to make that final determination.

Attorney Hayes stated that if the Board does not believe the application meets the criteria then the motion should be for denial. If it is believed to meet the criteria, then the motion should be for approval, and if it falls somewhere in between, a creative motion can be made, including a denial, and provide conditions. Attorney Hayes concluded that the Board has discretion, because as stated by the applicant, this a negotiated development order.

Chairman Thomas asked if there is a legal requirement if this application does not go through, does the city have to re-zone the property. Attorney Hayes stated that there is no rezoning application before the board. He continued if the Planning Board and the City Commission deny the current application, the question becomes what options does the applicant have. Attorney Hayes stated the applicant can present another PRD site plan under the PRD zoning or they can file an application to rezone the property to R-2. Attorney Hayes stated the rezoning to the R-2 is not before the board tonight.

Chairman Thomas stated he wished the applicant presented something like 2006 with some higher housing numbers. He stated at this point that he has major problems with the application.

Mr. Galloway asked Mr. Railsback what number he calculated if all were 100' wide lots. Mr. Railsback responded 240 lots. Mr. Railsback replied that it could be a little more or less based on the geometry of the property.

Mr. Galloway inquired about his interest of entertaining a motion of accepting the proposal with comments from staff for 240 homes. He stated that would give the applicant a message of where we stand and he always states that he would like to see the lot range between 220 and 240 lots. Attorney Hayes replied that the motion would require new data. Attorney Hayes commented that from what he was understanding the concern is the density. Attorney Hayes continued that a recommendation can be made for denial with details of the reasons for the denial motion so that there is a good factual basis for the recommendation. Attorney Hayes stated the detailed reasons or conditions would allow the applicant to make a decision of how they will move forward or pursue an application to R-2.

Mr. Galloway withdrew his motion.

Chairman Thomas stated his desired range was 220-225 lots. He discussed other lot range potentials and stated he would set the lot range low. He remarked that the City Commission would have some idea of what the Planning Board thought was appropriate and added at 250 lots, it is only a reduction of 22 lots.

Mr. Galloway stated he was putting a lot number out there to let the applicant know the current plan is too many lots. He commented that the City Commission will make the final determination. Chairman Thomas stated it would be in the minutes that they were looking at 220 units. Mr. Jorczak commented that if there is a denial tonight, the number is out there. Mr. Jorczak stated if the applicant wants to go to the City Commission, they can adjust the number to some extent.

Attorney Hayes stated that the Board can approve a motion with reasonable conditions. He added that the question then becomes what is reasonable based on the testimony and evidence presented. Attorney Hayes continued that it appears to that the Board does not like the density and desires something less. He stated that his recommendation is to make a motion to deny and state the reasons into the record this way the applicant has items to consider as they move forward and consider what the Board has stated.

Mr. Railsback stated that what the City Attorney and the applicant are asking the Board to do is to tell the reasons why the Board is denying the application. He provided an example that the Board denies the project because it is more than 230 units, the lack of a rotary circle, and the lots were not a minimum of 100’ in width. Mr. Railsback commented that with the recommendations, the applicant could consider the revisions for the City Commission hearing.

Ms. Shull stated that she did not know that every little detail, the sprinkler system, the things that the Planning Department has said, could be put into a motion and expressed that those are the things that the Board would like taken care of. She added that that there was a lot in there that they do not know if it has been taken care of yet because the Planning Department has not had an opportunity to go over it. She continued that they have not had the opportunity to run the numbers to see how many 100’ lots could go in there. Ms. Shull concluded that for them to sit there on a calculator and figure that it is around 220 is not a good way to put into a motion.

Chairman Thomas stated that this is true and he could go for no irrigation if the developer would pass the two years and maybe go to 5 or 7+ years that they would guarantee that those would last.

Ms. Shull stated that the motion is going to be three pages long. She stated that the City Commission will know what was discussed, read the notes, and know the points

of concern. Ms. Shull suggested a motion to deny and to please read the Planning Board minutes.

Chairman Thomas stated he believed that each City Commissioner or Mayor that appointed will be calling and seeking information from board members and that is totally legal. He stated that he knows that his commissioner talks to him about a lot of decisions made by the Planning Board.

Attorney Hayes reiterated what he heard and expressed that if he is wrong, for the Board to correct him. What the Board does not like as a basis for denial is:

- Density – believe that it is too much. There was talk about fuzzy numbers that the Board may be comfortable with under an appropriate plan;
- Traffic analysis is flawed based on evidence and testimony that you have heard and in the Boards own experiences;
- The traffic triangle should be a traffic circle; and
- The buffer and whether it should be a natural buffer or some other form of buffer and whether that buffer should have irrigation of some form.

Attorney Hayes asked if there were any other items.

Chairman Thomas stated a concern is the Main Trail and West Granada Boulevard intersection. He continued that is going to be a major problem. Attorney Hayes replied that would all be supported by the minutes and the record.

Attorney Hayes stated that if a motion is made with those parameters based on the evidence in the record that the application could be moved on up to the next level which would be the City Commission. He stated that the City Commission would take all the information under advisement, as they always do, and they will make their own determination after a legal proceeding just as this.

Mr. Railsback asked if the variety of elevations was included. Attorney Hayes stated that it was not, but that it could be included but not necessarily limited, because there are so many things. He reiterated that the Board's recommendation is advisory to the City Commission.

Chairman Thomas asked the Planning Director when the meeting minutes are written up and with the recommendation of the Board, if a synopsis could be included of the reasons that the vote was to deny it so that it would be in print that goes to the Mayor and City Commissioners.

Mr. Spraker explained that the way the minutes are done is more verbatim than a summary so that the entire scope of what is being said is reflected. He continued that staff always does a summary, usually brief, that hits the highlights. He concluded that yes, the minutes can reflect exactly what was said.

Mr. Scudiero stated that he would like to make a motion and if there is a second they can each give their articulated reasons both for the record and for the applicant's benefit.

Board Motion and Discussion

Mr. Scudiero motioned to deny PRD 2022-043, Tomoka Reserve – Issuance of a Development Order. Ms. Shull seconded it.

Chairman Thomas announced that the Board was going into discussion.

Mr. Scudiero stated his summary of concerns:

- Density;
- The plan that the applicant has come up with the buffers;
- An improved traffic rotary at the entrance;
- Instead of the 60, 80, 90 and maybe 100' wide lots, they want them all to be 100' in lot width, just like the rest of the neighborhood.

Mr. Railsback added the desire for a variety of house building elevations, including colors and roofing materials. He stated at least the minimum in the application and if a greater separation was given, his thought was that was another carrot for the City Commission.

Ms. Shull stated her issues are:

- The buffer, a desire to see a type 6 buffer;
- Would like to see the irrigation system to go in;
- Traffic signal to go in;
- Not sure about the diamond and roundabout. She noted that traffic study with the fire truck trying to get around that thing and it bothered her;
- Lot sizes are too much. The 60' wide lots are too crammed into that little space and it does not conform to the rest of the neighborhood that is already there;
- The gated community was a positive; and
- The main thing is the density because of the traffic.

Mr. du Moulin stated that he is concerned with the proposed lot sizes and the rotary.

Mr. Jorczak stated the elephant in the room for him has always been the density and he thought that it had been addressed. He added that he would like to see something less for the lots than what Mr. Railsback calculated in terms of how that is going to fit within the existing community. Mr. Jorczak discussed the architectural styles that the Board talked about and expressed that it would be nice if there was something better defined as to what the flexibility would be. He stated that he supported a no vote and concurs with what the city staff has recommended with respect to irrigation. Mr. Jorczak commented that he would recommend beyond what they had indicated in terms of just the perimeter lots being 100' in frontage. He continued that he believed that there is far less density of homes. He stated what the developer wants to do with respect to reducing that and seeing whether he has an economic model, is something that they will have to work with. Mr. Jorczak concluded that the way it is proposed today, he would vote for denial.

Mr. Galloway stated that he has a problem making them all 100' in width because of the lot radiuses with no way to get 100' wide lots on a curve. He added that he is okay with 100' wide on the back side of the lots. Mr. Galloway stated that he believed that there needed to be a flexibility of 80' and 100' wide lots. He concluded that you cannot get a 100' wide lot in a circle.

Mr. Jorczak stated that you can go above 100' in lot width and that he believed that the fewer number of homes would be better.

Mr. Galloway stated that he thought that it could be done with a combination of 80 and 100' wide lots. He stated that he would hate to tie-string them with 100' wide lots.

Chairman Thomas asked if Mr. Galloway was going to put a ratio on that, and said that what he looked at was that there was ten 100' wide lots and a few 80' wide lots. Mr. Galloway stated that he did not believe that a ratio was needed and that they should let the engineers analyze that. He stated that you can say that there should be more 100' wide lots, but you cannot tie somebody down to put all 100' wide lots in.

Mr. Railsback suggested making the lot deeper with a minimum of 10,000 square feet (80' X 125'). He stated that if you have to squeeze an 80' wide frontage lot, then it needs to be deeper. Mr. Galloway concurred and commented that the Board was doing the schematics and are not engineers. Chairman Thomas stated what we are is neighbors. Mr. Galloway concluded that in this type of property you cannot make all 100' wide lots.

Attorney Hayes sought to refocus the Board. He stated that there is a motion and second for denial. He continued that most of the comments are consistent and some are a little different. Attorney Hayes explained to the Board that you can incorporate the comments as part of the motion and second for supporting purposes of the motion to deny. He stated that these comments are not going to tie anything down specifically. Attorney Hayes restated that the Board's action is a recommendation. He stated if the maker of the motion and the seconder is okay incorporating those comments as a supporting basis for the motion to deny, all of that information would go up to the City Commission.

Chairman Thomas asked for a point of clarification if any member of the Board can call any City Commissioner or Mayor. Attorney Hayes confirmed that there is no Sunshine Law requirement for a member of the Planning Board communicating with a member of the City Commission. Attorney Hayes stated that Planning Board members cannot talk with each other.

Mr. Railsback stated for the minutes that he would like to see longer driveways as parking in the street is going to be an afterthought and that he would be remiss if he did not bring it up. He continued that he is okay with deeper lots and believes that two or three spots are needed plus the garage, not one car hanging into the road.

Attorney Hayes stated that he saw the maker of the motion and the seconder nod their heads to incorporate the item as a supporting basis for the motion.

Chairman Thomas asked if Attorney Hayes had his concerns on the list. Attorney Hayes responded that he did.

Chairman Thomas stated that there is a motion and a second. He stated that the Board has had discussion and asked the recording technician to call the vote. Mr. Galloway asked the motion be repeated. Chairman Thomas stated the motion was to deny the application. Attorney Hayes confirmed that the supporting basis in the Board comments are incorporated. Chairman Thomas asked the recording technician to call the vote.

Vote was called:

Mr. du Moulin: Yes, to deny.
Mr. Scudiero: Yes.
Mr. Railsback: Yes.

Mr. Galloway: Yes.
Mr. Jorczak: Yes.
Ms. Shull: Yes.
Chairman Thomas: Yes.

The motion for denial was approved (7-0).

Chairman Thomas stated that when the Planning Board first started at the first meeting, he told them that this is one of the top five decisions that he had ever been involved in at the Planning Board. He stated that it can now be moved up to the number two slot. Chairman Thomas stated that the only one that proceeded it was voting to tear down the Ormond Hotel to which he regrets to this day.

Chairman Thomas thanked the audience for their patience and courtesy. He stated that these have been the biggest meetings they have had and that they are probably one of the nicest, most respectful groups ever. He stated there has been no hollering or hooting and that he thanked the audience for that because they made the Board's job easier.

VII. OTHER BUSINESS

No other business was discussed.

VIII. MEMBER COMMENTS

No member comments.

IX. ADJOURNMENT

The meeting was adjourned at 9:42 p.m.

Respectfully submitted,

_____

Steven Spraker, Planning Director

ATTEST:

_____

Doug Thomas, Chair

Minutes transcribed by Marcella Miller.

DRAFT

Correspondence received between September 27, 2023 to October 31, 2023

From:	Darla widnall
To:	Spraker, Steven; billpartington@ormondbeach.org; Tolland, Lori; Sargent, Travis; susanpersis@ormondbeach.org; haroldbriley@ormondbeach.org; Carolyn Davis
Subject:	Flooding in The Trails Development
Date:	Monday, October 2, 2023 1:36:46 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

IMG_8783.jpeg

IMG_8784.jpeg

IMG_8785.jpeg

Steven, please include these pictures in the Planning Board packet. One of the outstanding concerns of SPRC https://www.ormondbeach.org/DocumentCenter/View/24979/09262023-1---SPRC-comments was never addressed.

Dry retention ponds were indicated as allowing infiltration to meet the time-related requirements for stormwater management. The borings for the ponds indicated a layer of organics and top soil. How will the ponds function after several rain events have compacted the top layer into an impervious layer at the bottom of the pond?

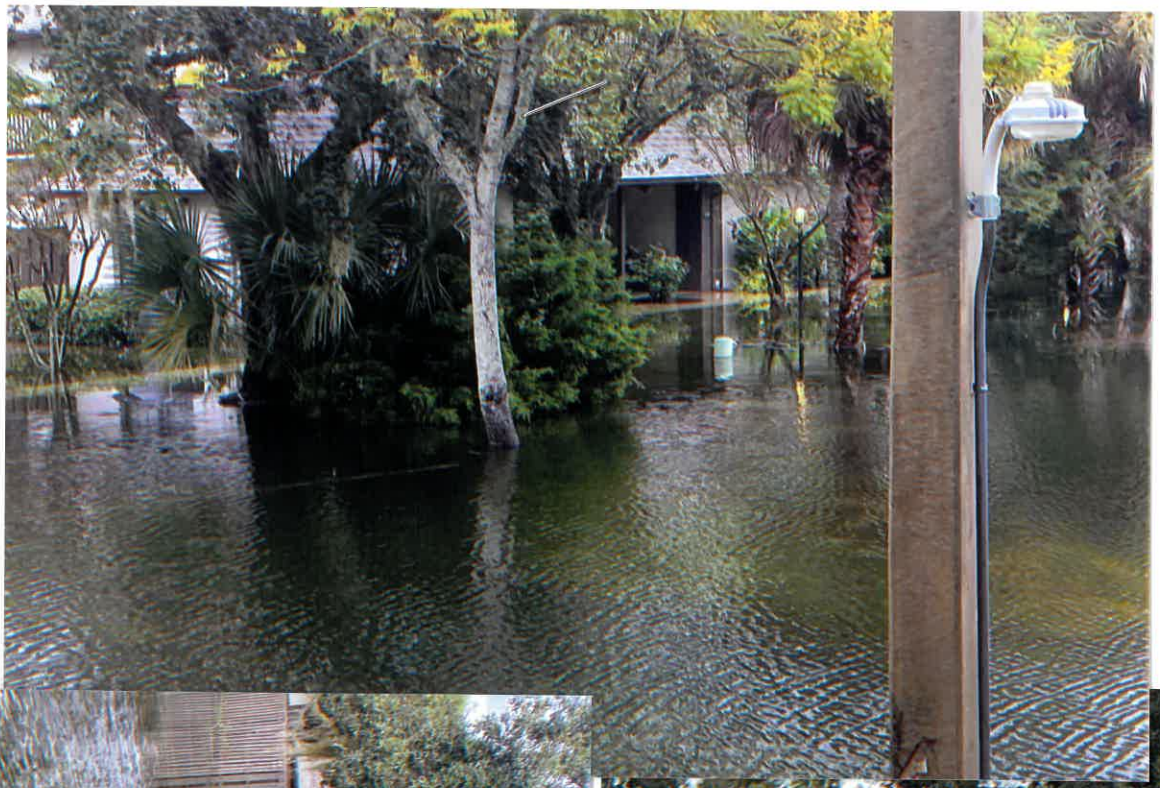
The pictures of flooding in The Trails dated 9/30/23 are an example of the failing of a well-meaning retention pond.

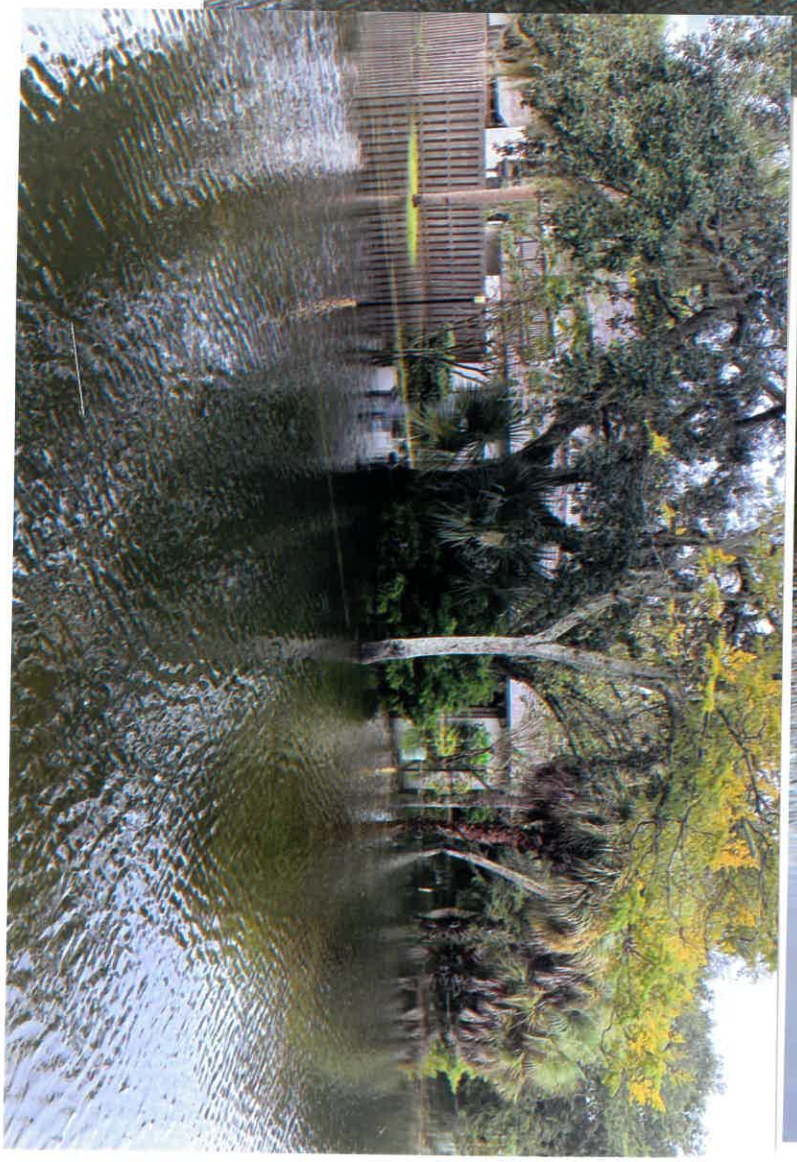
Please also include these pictures in the Commission Packet.

Thank you.

- Darla Widnall
7 Shawnee Trail (The Trails Development)

Steven Spraker - Pictures of The Trails (9/30/23) flooding Lake Walden.







From: Partington, Bill
To: Spraker, Steven; Whitley, Claire; Hayes, Randy; Dauderis, Susan
Subject: Fwd:
Date: Monday, October 16, 2023 5:12:00 PM

Just to be added to the record on the Tomoka oaks project……

Sent from my iPad

Begin forwarded message:

> **From:** Jeremy Reidenberg <jeremy.reidenberg@gmail.com>
> **Date:** October 16, 2023 at 8:40:39 AM EDT
> **To:** "Partington, Bill" <Bill.Partington@ormondbeach.org>
> **Cc:** "Briley, Harold" <Harold.Briley@ormondbeach.org>, "Tolland, Lori" <Lori.Tolland@ormondbeach.org>, "Persis, Susan" <Susan.Persis@ormondbeach.org>, "Sargent, Travis" <Travis.Sargent@ormondbeach.org>
>
> **[External Email-Use Caution] - OB/IT Helpdesk**
>
> CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
>
> Dear Mayor Partington and city commissioners,
>
> I object to the possible development of the old Tomoka Oaks Golf Course, known as Tomoka Reserve, for the following reasons:
>
> 1. Making Ormond Beach into another Orlando with cookie cutter houses and high density
> 2. The City, County or State should purchase the property and make it into a park.
> 3. Too much additional traffic
> 4. Lowering property values due to inadequate services and congestion
> 5. Jamming a large dense incompatible development into Tomoka Oaks golf course footprint
> 6. Unsafe roads (no sidewalks in Tomoka Oaks and Trails) for children, baby carriages, bikers, walkers, joggers, etc.
> 7. Inadequate emergency vehicle access
> 8. Traffic will backup at Tomoka Oaks/Nova Rd and Main Trails/Granada intersections.
> 9. Current traffic study by developer is inaccurate and inadequate
> 10. Nova Road and Granada intersections to Tomoka Oaks and Trails must be changed before the development construction
> 11. Unsafe road congestion due to parking in old and new neighborhoods.
> 12. The Planning Board and Commissioners should use the approved 2006

development plan with 122 units as a guide for future development.

13. It may not be legal to remove the golf course and fill the land with houses because of title restrictions
14. Destruction of green space and natural habitat
15. Possible flooding downhill from development. The developer only has to plan for a 25 year flood level by code.
16. Crowding of our hospitals, schools and other amenities
17. Raising of property taxes to pay for additional services (water, sewage, garbage, rec centers, etc)
18. Ruining the quality of life for our neighborhood
19. Inadequate golf course soil poisons remediation
20. Design of new dry retention ponds in development
21. 5+ years of construction noise, dust and massive vehicles in Tomoka Oaks, Trails, Escondido, Talaquah, Nova Rd and Granada
22. Inadequate plan for planting, irrigation and maintenance of landscape buffer proposed by developer
23. Lots are too small in possible new development
24. Escondido Condo residents will have no way of safely entering or leaving their homes during peak traffic periods.

Thank you for listening.

- Jeremy Reidenberg from Tomoka Oaks neighborhood

From:	Erik Emsing
To:	Persis, Susan; Spraker, Steven
Cc:	CarolynDavis3@gmail.com
Subject:	"For Tomoka Reserve Commission Packet" - Re: Proposed Tomoka Oaks Golf Course Redevelopment
Date:	Wednesday, October 18, 2023 7:57:45 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear friends of Ormond Beach!

I hope this email finds you and all your families well!
Previous I had some communication with you all in regards to the proposed Tank Farm ... which we all pray for
to be placed elsewhere.

Today, I am contacting you regarding another potentially disastrous project here in our backyard (in your district, and
wonderful Ormond Beach) - the so called Tomoka Oaks Golf Course (Redevelopment).

In my previous life I did represent (on a worldwide basis) some of the world largest corporations,
including a mega construction company, as an outside negotiator and coordinator (the 4 eyed principle) - for major
Worldwide projects, incl. city developments, hydroelectric dams, ports, water supply / waste water systems, etc. etc.

First - The legal right to change the zoning from the Golf Course designation should not stand and is illegal in my
legal opinion.

My Humble Comments to the Proposed Development:

- Rule of Thumb - Never ever construct a "land-locked" development within another already established
development. I have witnessed a myriad of potential major problems when doing so:

- Years of construction noise (6 days/week -normally from 9am to 6 pm). Often developers don't adhere
to these time restriction which often leads to police / other government interventions, as well as,
possible law suits.

- Water supply issues when new supply lines are added, problems with contaminants, brown water etc. etc. are
prevalent. Existing area resident might face non-drinkable water, having to boil water, etc.

- Groundwater Table problems. Currently both Tomoka Oaks and the Trails have

ground water table issues
where wells used for sprinkler systems etc. are running too low or being dry... A Ground Water Table Study
should be required.

- Soil / Environmental Hazard - For any construction site / area when soil is to be removed from, in this case,
an old / established golf course that most likely has been contaminated from years of fertilizers, pesticide and
other types of chemicals etc. Most of these chemical used have been banned for years, but will require an
environmental soil / abatement study. If problems are detected , EPA HAZMAT will have to be involved at the expense of the developer, as well as the City. If not taken seriously, lots of medical problems, such as cancer
etc. can and will develop... I can just see the mega law suits ...

- Flooding from Under dimension Wastewater, Sewerage and Drainage Systems (i.e. from major storms).
This is most likely bound to happen, with major impact for Tomoka Oaks and the Trails. The calculated flow /
run off rate etc. is currently based on the open Golf Course area acting as a "sponge" thus absorbing storms
and heavy rains. With any new construction this has to be carefully studied and completely re-engineered,
since only a couple of small retention ponds will not suffice. This could be a major headache and expense for
the City. (Ps. this happened when I lived in Naples when a new development was added (thanks to City
approved changed zoning) next door to already 25-30 year old existing developments = long stretches of
upgraded wastewater and sewer lines had to be implemented at a huge unforeseen cost to the City of
Naples, besides also being faced with a number of law suits from home owners that experienced flooding
issues).

- Power Network Stability - currently FPL is already FAILING us (which is another issued to also be addressed
separately) here in Tomoka Oaks /the Trails, whereas we frequently loose power, due to the fact that the
existing exiting power transmission lines are on above ground poles which always seem to get tangled up with
trees. With any new development FPL should be forced to redo parts of their existing power transmission
network.

- Cell Communications - it seems that we have only one cell tower servicing the Trails / Tomoka Oaks,
located in Tomoka Oaks. During previous storms etc. when power has been out for days we have had NO

cell communication, internet etc. (another topic to be addressed separately). When power finally returned
it was almost impossible to make a call due to this only cell towers limited capacity. By adding this proposed
new development, upgraded communication access needs to be addressed, for safety, etc. Ps. when talking
to AT&T (as far as I know the current cell tower provider) they would need to obtain various permissions etc.
to add another tower which actually, if approved, can take years.

- Required Road upgrades - according to FDOT - any entrance from or exit to a two + two lane road, such as
the larger Nova Rd. from Tomoka Oaks will require a separate traffic study and most likely installation of a
new traffic light. In addition, 2 designated entrance and exit lanes into and from Tomoka Oaks will be
required which will also entail upgrading the existing traffic configuration.
According to FDOT all this will have to be paid for by the proposed developer, which can be a steep expense,
and should be made clear to the developer in this case.

- Road Safety Issues - At this point the combined road network servicing the Trails and Tomoka Oaks are used
by both developments, and thus only engineered for the current house population. With any new additions
there will be a need to review and make needed upgrades for safety incl. most likely road pavement
resurfacing (since a large number of roads are in very poor shape), install better street lightning and speed
bumps (due to lots of speeders).
The Traffic from this proposed "new" development will also impact the Trails entrances / exits.
After talking to FDOT the Trails main entrance / exit (Main Trail / W. Granada Blvd. Rt.40) is not up to current
code and should be re-engineered and redone. As mentioned above - 2 entrance lanes + 2 exit lanes is a
current requirement for being attached to a divided 2 + 2 lane road (W. Granada). Also the Trails entrance /
exit (next to the park) will also need to be re-engineered - especially with the new, shortly to be
implemented FDOT reconstruction of Nova Road from W. Granada to the Trails entrance / exit next to the
park.....

Final Comment: It seems that there isn't **ANY** financial upside for our City to allow for this project to move forward,
especially with all unknown and potentially disastrous and / or financial problems, besides the wrath of lots of angry
residents. There are a number of other concerns, but this is a starting point for you, our city leaders to do the right

thing and **DENY** the Tomoka Oaks Golf Course redevelopment to move forward.

..... On a positive note ... Why not re-establish the Golf Course, perhaps in a smaller format with some attached green areas.....

Please feel free to contact me at your earliest convenience with any questions ....
Sincerely,

Erik Emsing

Erik Emsing
36 Choctaw Trail
Ormond Beach, FL. 32174

Cell: 386-843-3160

From: Heidi Nates
To: Partington, Bill
Cc: Community Development
Subject: Tomoka Oaks
Date: Wednesday, October 18, 2023 3:52:51 PM

[External Email-Use Caution] - OB/IT Helpdesk

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Hi my name is Heidi Nates and I live in Tomoka Oaks. I could name many reasons why the development should not be built but as an outdoor enthusiast I think the area would be better suited as property for Ormond Beach to use as a public Golf course, Pickleball courts, walking paths and bike paths. It's a beautiful piece of property! Why destroy it to put up more homes. Let's create something positive for the whole Ormond Beach
Thank you in advance for considering
Heidi Nates

Sent from my iPhone

Sent from my iPhone

Sent from my iPhone

From:	Paul Maybeck
To:	Spraker, Steven; billpartington@ormondbeach.org; loritolland@ormondbeach.org; travissargent@ormondbeach.org; susanpersis@ormondbeach.org; haroldbriley@ormondbeach.org
Cc:	Carolyn Davis
Subject:	Loss of Green Space and Natural Beauty
Date:	Friday, October 20, 2023 2:16:15 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ladies and Gentlemen,

I am presenting a sincere opinion piece to you concerning the proposal to ruin the Tomoka Oaks Golf Course. It is from the owners of a home on Pine Valley Circle adjacent to the course, who really enjoy the lifestyle that was purchased by our parents back in 1968. My father purchased the builder's home, which, at the time, was Tomoka Unit 1. A short walk through the brush and big oaks and you would be on the course. My father averaged 3 days per week enjoying the course.

We are now faced with the possibility of replacing the beloved green space with some 250 plus homes that will significantly change the complexion of the entire Tomoka Oaks subdivision. I have a file containing the original promo materials used to attract potential buyers to the area, and the most impressive offering was the "on-site" golf course. Whether you were a golfer or not, there was a lot to like about having this beautiful course in your back yard. It was the centerpiece of the development.

The insufficient buffer measure is no where near enough. Some TOHA homes have a clear and unprotected view to whatever the proposed homes
look like. There should be a specific plan devised by the developer to provide distinct separation between intended construction and existing homes in Tomoka Oaks. I haven't seen anything like that from the developer.

There is considerable concern about the effect of the development on our property values. It used to be that the on-course homes had a value premium. We are not sure how that premium will coexist with the development proposal.
The many different animals that call the golf course home will certainly be displaced, to an unknown degree. That is nothing but cruel.

Traffic presents a double whammy, with the Belvedere addition and the housing in Tomoka Reserve. I don't believe proper traffic studies revealed the realistic traffic results as they would impact Tomoka Oaks residents. The traffic density will increase significantly and cause dangerous situations for kids, pets, seniors walking without sidewalks, and emergency vehicles trying to serve the folks that need their help. Nova Road will be present in the new expletives used by our residents.

Hundreds of people made the decision to purchase in Tomoka Oaks for the lifestyle, the natural surroundings, and the quiet, safe streets. All
of that seems to be in the "crush" of development.

We are facing a very negative future with the consideration of the proposal. We respectfully request the commission members take another
serious look at Mr. Spain's letter, and provide a NO vote to the application.

Thank You very much for your time. We are anxious to retain our lifestyle as we know it.....quiet and green.

Sincerely

Paul and Deb Maybeck

From: Denise Corley
To: Community Development
Subject: Please Vote No on Tomoka Reserve PDR
Date: Sunday, October 22, 2023 7:20:25 PM
Attachments: Screen Shot 2023-10-18 at 12.24.25 PM.png
Screen Shot 2023-10-18 at 12.27.15 PM.png
Screen Shot 2023-10-18 at 12.28.37 PM.png

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Dear Commissioner ,s and Mayor

My name is Denise Corley. My husband and I own a home on South St. Andrews on the golf course. I have written to you several times over the past 2 years since we purchased our home on the golf course in December of 2019.

First, we did pay a higher value for our home because it was on the golf course. There is no dispute that the golf course is an asset to home values like a waterview, it means peace and serenity and that is a value that is paid for and taxed by assessment of house values.

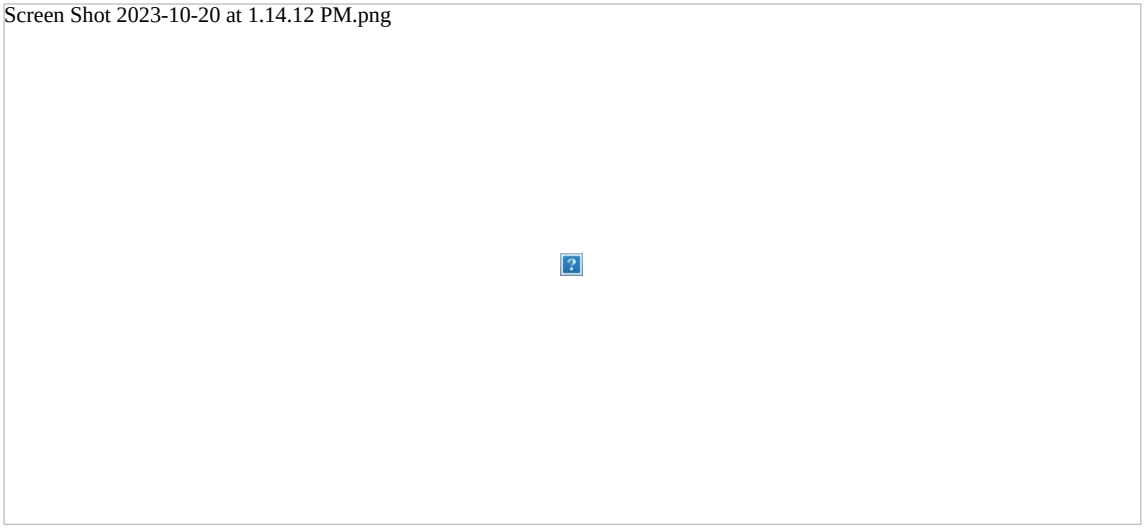
The golf course after the failed PDR in 2006 was sold and thus began a long mismanagement and lack of investment to the point of neglect. Was it a planned land grab? Who knows? 178 homes circling the golf course watched in slow motion as the course deteriorated. The quiet sale to an out of town developer with the help of local businessmen removed the chance of citizens or the city of Ormond Beach to step in to save the course or at least buy the property to preserve it as some form of open space as was the intention of the original planned development of Tomoka Oaks.

So far 2 strikes against this PDR, the SPRC voted no and so did the Planning Board.

In the last few years we have watched several PDR's by Triumph Oaks of Ormond Beach 1, LLC, Lake Worth, FL being presented to our community with little variation in the density (number of houses), starting at 300 and now at 272. Does anyone really care if the "numbers don't work" for the developers if they don't build 272 homes? The 50' buffer and drainage ponds being sold as "open space" in the backyards of golf course homes is no sacrifice to the developer. Who wants a drainage pond in their backyard, not the same people who bought a house on a golf course!

The plan being presented is incompatible with Tomoka Oaks. Railroad style homes have short front yards, narrow width with long depth, closely packed buildings with cars and garages up front. The Land Development Plan Sec. 2-42 Design Standards states-

Screen Shot 2023-10-20 at 1.14.12 PM.png



The developers know that this is the wrong piece of land, the wrong shape, the wrong access for what they are proposing. If you remove the 50' buffer and drainage pond land and just calculate the density of the individual houses of the individual lots you will see it is very dense indeed. When developers say "this is what the market demands, do not believe them". This formula is for bigger profits for the developer and not aspirations for the buyer. This development is going to look like a

parking lot.

Nobody seems to be paying any attention to the Environmental Report while all the appropriate officials have signed off on the plan- nobody seems to be bothered that if done correctly, the soil on the golf course will be a virtual science project of assessing toxicity of the first 2-4 feet of the soil. And possibly moving toxic soil onto "open space" which is likely right behind my house and other golf course homes. Let sleeping dogs lie.

Let's follow-up with the kids arrested for breaking windows at the Golf Course Club House and the quick demolition of all the buildings at the golf course before the soil samples were submitted by Ayden Environment hired by the developer for analysis and submitted to the Florida Department of Environmental Protection.
That soil has now been moved around on the land without remediation for toxic chemicals that are now known to be there and will take extensive oversight in the proceeding years of phased development to do the remediation- which of course none was done during the demolition of the buildings, especially around the golf club maintenance shed. According to the environmental reports on record, the first submittal of soil samples came after the demolition job. So no costly remediation took place if it were warrentanted.

All 18 golf greens are flagged for soil remediation, who is going to oversee that that soil is properly handled by environmental state code? We already have one case of mishandling of the soil during the demolition of the golf course buildings.
Florida's unique and beautiful environment is fragile in terms of soil and water.

To my knowledge, The St. John's Water Authority has not made an assessment to determine where the golf Course land is a ground water recharging area for the Tomoka River and the aquifer.

Screen Shot 2023-10-20 at 12.43.26 PM.png



The commissioners in 2006 approved a planned PDR that they thought compatible with Tomoka Oaks. The plan included a golf course, more recreational amenities, 122 townhouses, and 5 executive state homes. Commissioners in 2006 even questioned the impact of the traffic on the community at that time!

The over development that has taken place since then has caused the traffic congestion we are living with today. More development in this area (300 more homes, 700 more cars, 2,700 more daily trips in and out of Tomoka Oaks) will have monumental negative impacts.

This development plan will reduce the "quality of life" for thousands of people who already chose to live here. Ormond Beach does not have the infrastructure to accommodate all these people and traffic. This place will be a madhouse!

The very fact that this same developer is "threatening" all of us with an R-2 plan (claiming 300+ homes) which if the "numbers worked" they would have done that plan first.

Help your city, help Tomoka Oaks, The Trails, Escondido Condos and Talaquah, don't approve this plan.

Try to find a way to keep Tomoka Oaks Golf Course as open space, propose a referendum to purchase and tax.

Here is an idea from Save DeerRun Golf Course- create MSBU.

MSBU. MSBU's are Municipal Service Benefit Units and are also known as "special assessments." They are a method by which the Board of County Commissioners can pay for certain specific projects by apportioning the costs to the property owners in a community or neighborhood that benefits from the projects.

From SaveDeer Run- savedeereun.com





Lastly, below is an article a member of the Tomoka Oaks Golf Course Committee, who has since past away, John Anthony, sent me from the Daytona News Journal dated 1989, in it there is a claim that the Tomoka Oaks Golf Course was designed with a 30' buffer around the houses on the course. So homeowners have been enjoying a 30' buffer around the course since day 1.

Thank you,
Denise Corley

DBNJ 10/5/89

Tomoka Oaks time capsule

Certain people and events nurtured the growth of Ormond Beach's first subdivision into the genteel, established community known as Tomoka Oaks:

■ The Tomoka Oaks subdivision master plan, calling for a 521-unit single/family development, was approved 33 years ago in May 21, 1956. Then followed approval of Unit VI, for 11 single-family homes.

The last segment plan for 89 single-family homes in The Oaks was approved October, 1977, according to planning department records.

■ The original Oaks architect was Milton Pepper. A later design, submitted by engineer J. Phillips was dropped when the city rejected it.

■ News-Journal files indicate an Arizona-based corporation, Sovereign Industries, Inc., owned the Oaks in 1970, and rebuilt the clubhouse facilities, added nine holes to the golf course and developed more homes.

■ According to Jerry Upson, one of the Oaks first builders, golf home lots sold for $8,900 and $10,000 in the sixties. Today's price for the same lot: between $60,000 and $70,000.

■ Canadian-born athlete Lawson Mitchell served as Tomoka Oaks Golf & Country Club head golf pro from 1967 to 1980. He was vacationing on the West Coast when The News-Journal tried to reach him for this story.

■ In 1977, radiology physician Dr. Richard Ryals, and two partners signed a lease-option agreement with prominent local businessman Milton Pepper to buy the golf course and club.

Dr. Ryals is now sole owner of the club.

■ Retired stockbroker Rockwell V. "Rocky" Collins named major Oaks thoroughfares after famous golf courses around the world: St. Andrews for Scotland's green; Rio Pinar after an Orlando course.

■ The largest golf tournament played at the Oaks was the Florida Amateur, in June 1970, according to News-Journal files.

■ Rocky Collins' home at 28 N. St. Andrews Dr., built by Tom Kittrell in 1962, is the Oaks' oldest.

■ There's a 30-foot buffer zone behind all Oaks homes abutting the golf course; the typical city setback is 20 feet.

■ The average Oaks lot size is 100 square feet, the largest of any area subdivision.

From: Partington, Bill
To: Whitley, Claire; Spraker, Steven; Dauderis, Susan
Subject: Fwd: Tomoka Oaks Golf Course Development
Date: Thursday, October 26, 2023 4:15:01 PM

Re……Tomoka oaks

Sent from my iPad

Begin forwarded message:

> **From:** Linda McCauley <lindaywg@gmail.com>
> **Date:** October 25, 2023 at 12:12:17 PM EDT
> **To:** "Partington, Bill" <Bill.Partington@ormondbeach.org>
> **Subject: Tomoka Oaks Golf Course Development**
>
> **[External Email-Use Caution] - OB/IT Helpdesk**
>
> CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
>
> Dear Mayor Partington...
> Aside from the list of reasons to consider Not allowing homes on the golf course,.....I live on Rio Pinar Dr. in Tomoka Oaks, and have for 34 years.... Traffic has increased considerably with vehicles cutting through Main Trail, Rio Pinar, and St. Andrews for access/egress to/from Granada and Nova. Walking is becoming increasingly dangerous and these roads are already thoroughfares in our beautiful neighborhoods. The islands and winding streets which add character to our neighborhood, pose obstacles to vehicles, especially at night, when it is dark. Thanks for your consideration of no additional traffic through our neighborhoods.
> Linda McCauley

From: Partington, Bill
To: Whitley, Claire; Spraker, Steven; Dauderis, Susan
Subject: Fwd: Tomoka Oaks Golf Course
Date: Thursday, October 26, 2023 4:14:11 PM

Just FYI re TO.

Sent from my iPad

Begin forwarded message:

> **From:** bkloe72931@aol.com
> **Date:** October 26, 2023 at 2:47:29 PM EDT
> **To:** "Partington, Bill" <Bill.Partington@ormondbeach.org>, loritolland@ormondbeach.org, "Sargent, Travis" <Travis.Sargent@ormondbeach.org>, susanpersis@ormondbeach.org, haroldbriley@ormondbeach.org
> **Subject: Tomoka Oaks Golf Course**
>
> **[External Email-Use Caution] - OB/IT Helpdesk**
>
> CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
>
> Ladies and Gentlemen,
>
> I am once again appealing to all of you to please reconsider this abomination that has been planned for inside our beautiful Tomoka Oaks. These developers have been trying to razzle dazzle all of us with waving around PHD's and how long they've been doing surveys and using whatever they can to impress everyone. Well, I don't care what they claim to have, they don't live here and do not see what goes on. I'm not impressed. The traffic is horrific already, the hospitals are crammed beyond belief (they've never sat in the hallway of the hospital waiting for treatment) They are ridiculously understaffed. We don't have enough schools or teachers ! People moved to Ormond because it wasn't like Orlando, Tampa or Miami crazy. It's becoming just that because the officials are just wanting more tax money which is out of control already ! There is only one entrance in and out of the development (Minimum 550 vehicles one way everyday)and what about emergency vehicles? It's crazy ! The dangers of kids playing in the streets, riding bikes.....the fun is over....it'll be just like living in New York with crammed houses, cars flying by all day long. Seriously, 272 homes jammed in there. They said they wanted to compromise with us and they are not looking to compromise. We suggested less houses for more money but they don't want to do it. They surely can make the same amount of money if not more but they're

not interested.
One money tidbit. Again they are saying how the water table won't be a problem. If the houses around the outside of the Golf Course get flooded then what? Is that just an Oops!!!! It's always not a problem until it's a problem !

We are begging you to not approve this abomination.

Sincerely,

Sharon B. Kloepfer
23 Tomoka Oaks Blvd.
Ormond Beach, FL 32174

386-615-0635

From: Paula Mousikos
To: Spraker, Steven
Subject: Tomoka Oaks Golf Course
Date: Thursday, October 26, 2023 10:23:36 AM

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Hello Mr. Spraker,

I live at 54 Pine Valley Circle which is on the 6th tee. I have lived here since 1992. Raised my daughters here, retired from teaching and was hoping to live out my life in this peaceful setting. I would love if there was still a golf course here. I'm hoping that is still possible.

The thought of this development being built in the middle of this lovely old established neighborhood seems too ridiculous to me to even be considered. I am very surprised the owners came up with this hideous plan. One of them used to live across the street from me here in Tomoka Oaks!

I won't list the many reasons this development would be a bad idea because I know you are aware of them. I will just tell you I am 75 years old now and I bought a house on a golf course and should not have to deal with years of construction beyond my back yard.

Please do what you can to end, halt, curtail, STOP this development from happening.

Thank you,
Paula Mousikos

October 16, 2023

To: City Commissioners of Ormond Beach

Re: Tomoka Reserve development

Dear Commissioner,

My name is Jim Rose and I live at 21 Eagle Court, Ormond Beach in the Tomoka Oaks subdivision. My wife Janice and I are one of 176 homeowners in Tomoka Oaks who live contiguous to the Tomoka Oaks golf course that is being proposed for development. I am also the Chairman of the Tomoka Oaks HOA Golf Course Committee.

I am writing to you in regard to the landscaped buffer being proposed by the developer. My concern is that whatever buffer is finally decided upon, the Tomoka Oaks landowners living next door have no real ability to enforce the promises made that will have to eventually be kept by the Tomoka Reserve HOA. I would propose that as part of any agreement concerning the buffer, the Tomoka Oaks homeowners that are contiguous to Tomoka Reserve have the same legal rights and remedies as Tomoka Reserve homeowners have against the Tomoka Reserve HOA. Under Florida Statute 720, homeowners have a right to sue their HOA for failure to uphold the HOA's obligation under their covenants. The Tomoka Oaks homeowners should have the same right, but limited to the buffer area.

I think it is important that Tomoka Oaks citizens know they can enforce the obligations the Tomoka Reserve HOA has in regard to the buffer. We do not want to be left with promises not kept. Thank you.

Jim Rose

Ormond Beach Commissioners,

My name is Melonie Caldwell my Husband and I own and reside at 18 Oakmont Circle, Ormond Beach, FL. I am writing regarding the proposed Tomoka Reserve development within 20 Tomoka Oaks Boulevard.

I understand that growth and development are in our future. However, I have major concerns with this area adding 272 more houses. With only one way in and out of this area, there are safety concerns for all residents of Tomoka Reserve and Tomoka Oaks. Being in Florida, national disasters happen quite frequently. With only one way in and out for Tomoka Reserve, evacuating the area will create issues. There are only three ways out of Tomoka Oaks, two of which are through the very narrow streets of The Trails. The single entrance into Tomoka Reserve is located on a small diamond that will get backed up at the inter section Tomoka Oaks Blvd and Nova Road. Not to mention that large bus type vehicles have issues navigating around this area.

I see proposed emergency access points that will cut through the lots of the existing Tomoka Oaks residents. If these access points need to be created, it seems that the proposed development is too large for the area that they are trying to squeeze it into. All these factors along with excessive traffic, drainage issues, and wildlife relocation concern me.

During a meeting with the developers, questions about the character of the new development were not answered directly. This is because they strictly want to plat the land and sell it. Do they even really know what the developers will do once the land is plated and sold? They can tell us what is proposed but because they will not be the ones constructing the area, how can they ensure what is being proposed.

The residents of this area want to keep the integrity of our neighborhood and the surrounding ones. As residents, we work extremely hard to maintain and upkeep our properties. The fact that we do not want to lose the peaceful, safe community and value we have created here is not unreasonable.

This development needs to mirror the surrounding areas for safety. Creating 100-foot lots will match the zoning along with the lot sizes within Tomoka Oaks. The 50ft buffer zones also need to be maintained, this will cut back on traffic, drainage concerns, and less wildlife relocation.

This is why I oppose the large development that is being proposed.

Thank you for your time and consideration.

Best Regards,

Melonie Caldwell
18 Oakmont Cir
Ormond Beach, FL 32174

From: flavia casassola
To: Spraker, Steven; Partington, Bill; Tolland, Lori; Sargent, Travis; Persis, Susan; harold.briley@oromdbeach.org
Subject: Tomoka Oaks Golf Course
Date: Monday, October 30, 2023 5:54:25 PM

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To all who love Ormond Beach,

Unfortunately, I will be out of town 7 Nov 2023 and will not be able to attend the Commissioners' meeting. I would like to state for the record that I would really expect the Commissioners to vote against this monstrosity called "Tomoka Oaks Reserve". I am not anti-progress and I understand everything changes, but this particular project is a disaster for the city of Ormond. All negative aspects of the project have been presented and the builders have not truly addressed most of the concerns adequately.

The primary concern that comes to my mind is egress in case of an emergency on Nova Road. The only direct entrance into the new proposed development is through the existing Tomoka Oaks community via Tomoka Oaks Blvd. There are no other direct entrances or exits through the new development as it is surrounded by an existing neighborhood. What is the plan for emergency evacuation should Tomoka Oaks Blvd be blocked by an accident, train derailment, hurricane damage or whatever other disasters may present in the future?

I truly believe the city of Ormond failed its residents when it failed to purchase the golf course when it was originally sold to the developers. I also believe the city, county or even the state should purchase this land for future greenery preservation in the middle of Ormond City. Possibly a future "Central Park of Ormond"? Of course, the price will be much higher now as the land is in the hands of greedy out of town developers. Once this project goes forth, the landscape of the city of Ormond will for eternity be altered.

I beg the commissioners to unanimously vote against this development as it stands. Serious consideration should be given to the preservation of this last piece of greenery in the heart of Ormond Beach.

Most respectfully,

Flavia Casassola,
Tomoka Oaks resident
21 N St Andrews Drive

Sent from Yahoo Mail for iPhone

October 30, 2023

Dear City of Ormond Beach Commission,

Did you know:

- Cobb Cole, attorney for the Tomoka Reserve applicant, told the golf course property owners that the approved 2006 Tomoka Golf Village PRD is not covered under their property's title insurance and would give the City a reason to deny their Tomoka Reserve application (attachments A, B).

- The 2006 Tomoka Golf Village Development Order restricted the golf course to open space and golf course use (attachment C). In identifying this use publicly during their hearings, the city implicitly recognized the implied covenants of green space perpetuity that residents have relied on since 1963 when purchasing homes in Tomoka Oaks.

- The Tomoka Golf Village Development Order was active for 8 years: 10/17/2006 - 10/17/2014.

    - Over 138 homes were sold in Tomoka Oaks during those 8 years, and 87 homes were identified by the MLS as being "on the golf course" or "in a golf course community" (attachment D. Note all 87 MLS listing sheets are located in your Commission packet). Commissioner Briley, former President of the Daytona Beach Association of REALTORS® and the 2022 District Vice-President for Florida REALTORS®, knows better than any other commissioner that the MLS is the cornerstone of integrity for disseminating information to real estate agents and home buyers regarding properties for sale.

    - The City was not required to inform residents when the Tomoka Golf Village Development Order expired on 10/17/2014.

- Over 156 homes sold in Tomoka Oaks during 10/17/2014 - 12/31/2020. Of those, 108 homes (attachment E) were identified by the MLS as being "on the golf course" or in a "golf course community" as indicated in the LAND, MISCELLANEOUS, and REMARKS fields of the MLS listing sheet. (All 108 MLS listing sheets are located in your Commission Packet).

- Two separate Florida land use experts (one an Attorney and the other a certified Land Use Planner) provided the City independent professional opinions supporting the golf course property has a legally "implied use" to remain a golf course or recreational area (attachments F, G).

- The 2006 Tomoka Golf Village PRD is "competent, substantial evidence" which the Commission can (and should) cite to deny the 2022 Tomoka Reserve application.

To the Mayor and all Commissioners I say, "Be the leaders you are asking us to trust and believe in."

Rightly or wrongly, fairly or unfairly, the City of Ormond Beach is facing a crisis regarding a potential fuel depot on the boundary of our city which has citizens feeling personally threatened, and many of us conflicted regarding City leadership. We understand the depot is outside the City's jurisdiction, and we appreciate your efforts to stop this fuel farm development. But the reality of this crisis, as it relates to Tomoka Reserve (which is under city control), is that Ormond Beach citizens NEED TO SEE a Commission willing to strongly deny the Tomoka Reserve developers thus demonstrating that developer rights are not sovereign in Ormond Beach.

Please do not leave the door open for any development of this showcase property that does not retain the golf course green space. At the very least, deny the Tomoka Reserve application based on the 2006 Tomoka Golf Village PRD in which the Commission and City attorney implicitly recognized land use restrictions that the golf course property remains a golf course or open green space in perpetuity (attachment A). During the 2023 Commission hearing, clearly state for the record that subsequent PRD applications must retain the golf course property.

Better yet, decisively step forward during the Commission hearing and demonstrate that you are leaders who think for yourselves. Bold leadership requires commissioners who have the wisdom, courage, and integrity to expand their evaluation of "competent, substantial evidence" to go beyond the evidence limits imposed by the city's legal department (Attachment A; Note on page 6). Allow the expert opinions of land use attorney Brent Spain and land use planner Daryl Forgey, AICP, to be entered as competent, substantial evidence of an implied perpetuity use that safeguards the golf course property from any PRD or R-2 development.

Thank you from the 561 households* in Ormond Beach who oppose the residential development of the Tomoka Oaks golf course property.

Regards,

Carolyn Davis

Carolyn Davis
Tomoka Oaks
46 Oakmont Circle
Ormond Beach, FL 32174
386-316-5187
CarolynDavis3@gmail.com

*Development Opposition postcards signed and mailed to Carolyn Davis (attachment H) from:

- 248 Tomoka Oaks households
- 165 Trails households
- 23 Escondido Condos
- 17 Tomoka Oakwood North condos
- 13 Talaquah households
- 95 Ormond Beach residents in other areas submitted the online Opposition form

Attachment A

2006 Tomoka Golf Village PRD-06-32 Synopsis

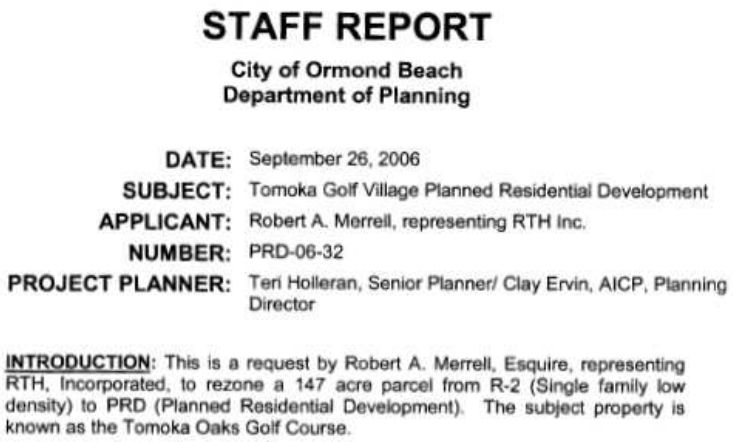
2005

- RTH Inc., owners of the Tomoka Oaks golf course, contacted the City to review options for renovating the golf and country club. Residential elements were included.

- August 11, 2005 City Attorney Randy Hayes identified what may be pertinent to any reviewer when determining whether the property must be maintained exclusively as a golf course. Hayes' email stated: *I have only been provided the Warranty Deed to review. An ownership and encumbrance search by a title company could verify the existence or non-existence of other related instruments that may have also been recorded regarding the use and/or any restrictions pertaining to the land* (attachment I).

2006 - 2014

#1 STAFF REPORT September 26, 2006
(Complete Staff Report located in your Commission Packet)



STAFF REPORT

City of Ormond Beach
Department of Planning

DATE: September 26, 2006
SUBJECT: Tomoka Golf Village Planned Residential Development
APPLICANT: Robert A. Merrell, representing RTH Inc.
NUMBER: PRD-06-32
PROJECT PLANNER: Teri Holleran, Senior Planner/ Clay Ervin, AICP, Planning Director

INTRODUCTION: This is a request by Robert A. Merrell, Esquire, representing RTH, Incorporated, to rezone a 147 acre parcel from R-2 (Single family low density) to PRD (Planned Residential Development). The subject property is known as the Tomoka Oaks Golf Course.

2006 Staff Report Highlights:

- Robert Merrell of Cobb Cole (current attorney for 2022 Tomoka Reserve applicant) represents the 2006 applicant.

- Owners seek to maintain the current golf course and country club, and add 122 clustered residential units consisting of townhomes, condos, and 3 single-family residences.

- City Staff's main concern was that there are private restrictions that superseded the land use and zoning that would prohibit any uses except as a golf and country club.

  > A title opinion from the owner said there were no restrictions on the property that it (has to) remain a golf course and country club.

NOTE FROM CAROLYN DAVIS - there is no evidence that an ownership and encumbrance search (as suggested by Attorney Hayes in August 2005) was provided to verify the owner's title opinion claim of no restrictions.

- City Staff stated integration of residential land uses cannot negatively impact adjoining residential property owners, and could not adjoin existing lots.

  > Applicant agreed that views from abutting residential properties had to be protected and not negatively impact existing homes.

- Staff indicated the remaining portion of the golf course be restricted so that it cannot be used for future residential development and so that adjoining neighbors are confident that the use of the property for a golf course and recreational open space is protected.

  > Applicant agreed to provide that surety through an easement over the remaining portion of the golf course that will ensure the property remains as open space/recreational use.

- The primary focus is to preserve the existing golf course, locate the new buildings so that they do not impact the existing homes, and enhance the landscaping to minimize the impacts of the new development.

- August 10, 2006 Planning Board recommendation taken from the Staff Report:

  > Recommended approval subject to condition that the owner provide for covenants and restrictions that restrict the golf course to open space and golf course use.

#2 COMMISSION HEARING October 3, 2006

ORMOND BEACH CITY COMMISSION MEETING
HELD AT CITY HALL COMMISSION CHAMBERS

October 3, 2006 7:00 p.m.

Present were: Mayor Fred Costello, Lori Gillooly, Troy Kent, Ed Kelley, and Bill Partington, Ci
Manager Isaac Turner, Assistant City Manager Theodore MacLeod, City Attorney Randy Haye
and City Clerk Veronica Patterson.

Pages 15542 - 15545 (attachment J)
Item #9 (G) - The Tomoka Oaks Golf Village

2006 Commission Hearing Highlights:

- The golf course shall remain a golf course and would not be able to be converted to any other use without approval by the City Commission.

- Attorney Rob Merrell, representing the applicant, stated:

  > The Planning Board recommended unanimous approval with conditions the property owner made to cluster a lower number of units that would allow and preserve a great deal of open space.

  > The Property owner made a commitment to maintain the open space of the golf course in perpetuity.

  > The development order under this proposal would indicate that the golf course would remain open space, and the City would then be able to enforce that as an element of the development order.

  > Mr. Merrell reported resident testimony mentioned a 99-year provision, but there was no such covenant. Mr. Hayes concurred there was no covenant of record regarding the golf course. He noted the city could now go back to try to do what some of the homeowners believed they already had for some 30 years.

  NOTE: In June 2022, Carolyn Davis provided the City the owner, title, and encumbrance research (suggested by Attorney Hayes in 2005) which <u>does</u> provide documentation of the 99 year lease and of the 1963 perpetuity clause that the property remains a golf course or recreational green space. Research located at https://www.ormondbeach.org/ArchiveCenter/ViewFile/Item/10425 beginning on page 543.

- Commissioner Kent said the plans had not changed a great deal since meeting with the developers and he was in agreement with the proposal. (Retention of a perpetual golf course with residential development clustered in the middle.)

- Commissioner Gillooly received an “iron clad commitment” from Rob Merrell that this would would be the last residential plan for the Tomoka Oaks community. Based on that assurance, she agreed to the development.

- Commissioner Partington (now current Mayor of Ormond Beach) agreed with this development for the same reasons as Commissions Gillooly and Kent. It would improve the entire subdivision and set the standard for development in other areas.

- Commissioner Kelley was provided assurance there would be no buildings constructed directly behind someone who now had a golf course view. This project would be an improvement to the entire neighborhood and it would assure the golf course remains.

- Mayor Costello reaffirmed his support for the proposal for clustered homes with the golf course remaining. He pointed out that in this development order the only thing permissible was the golf course open space.

- Based upon the applicant's perpetuity condition to retain the golf course property, and the endorsement of this condition by the applicant's attorney, Rob Merrell, and the City Attorney, Randy Hayes, the commissioners voted unanimously to approve the application.

#3 COMMISSION HEARING October 17, 2006

ORMOND BEACH CITY COMMISSION MEETING
HELD AT CITY HALL COMMISSION CHAMBERS

October 17, 2006 7:00 p.m.

Present were: Mayor Fred Costello, Lori Gillooly, Troy Kent, Ed Kelley, and Bill Partington, City Manager Isaac Turner, Assistant City Manager Theodore MacLeod, Deputy City Attorney Sandy Upchurch, and City Clerk Veronica Patterson

Pages 15559 - 15560 (attachment K)
Item #9 (B) - "The Tomoka Oaks Golf Village

Highlights:

- All commissioners voted unanimously to approve the Tomoka Oaks Golf Village.

#4 DEVELOPMENT ORDER October 17, 2006 (attachment C)
Entire Development Order located in your Commission Packet

10/31/2006 12:31 PM
Instrument# 2006-273445 # 1
Book: 5944
Page: 2183

BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH

IN RE: Application of RTH, Inc.
PRD-06-32
"Tomoka Oaks Golf Village" Planned Residential Development
within the limits of the existing Tomoka Oaks Golf Course

DEVELOPMENT ORDER

Development Order effective 10/17/2006 filed with Volusia County.

2006 Development Order Highlights:

- The land 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.

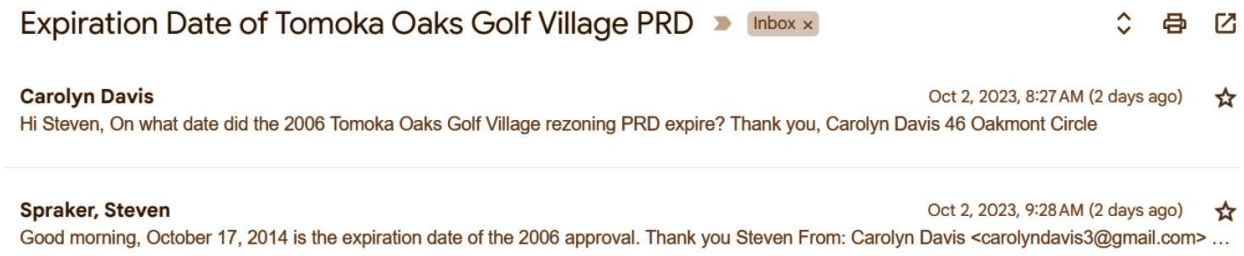
- The owner shall provide for covenants and restrictions that restrict the golf course to open space and golf course use. The City of Ormond Beach shall be involved in a manner that requires the approval of the city if the owners ever wish to remove the restricted use.

- The Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of RTH, Inc. a Florida corporation, and shall be binding upon RTH, Inc., a Florida corporation, and its successors and assigns, and shall run with the real property described in Exhibit "A" attached hereto and incorporated herein by reference. (Parcel ID No. 3242-07-00-0010)

Homes Sales During the Active Development Order
Over 138 homes were sold in Tomoka Oaks during the 8 years the development order was active. 87 homes were identified on the MLS listing sheet as being "on the golf course" or in a "golf course community" (attachment F).

2014 - 2021

DEVELOPMENT ORDER EXPIRES October 17, 2014



The City was not required to inform Tomoka Oaks residents that the development order had expired.

- Home buyers continued to rely on MLS listing sheets identifying properties as being “on the golf course” or “in a golf course community” (attachment E).

- After halting clubhouse operations in approximately 2018, the owner of the golf course continued to give the appearance the property was remaining a golf course when the owner placed a sign on the clubhouse door stating: *The Tomoka Oaks Golf Course is temporarily closed for public play so that maintenance can work to improve our quality of play.*

- The clubhouse sign still remained on the clubhouse prior to the sale of the property in April 2021 thus giving residents and home buyers the reasonable expectation that the property was still a permanent golf course.



2022 and 2023

On June 12, 2022, Carolyn Davis provided the city a 100+ page report detailing extensive title documents, covenants, restrictions, and marketing documents that outlined why the golf course property has clouds thus giving grounds for the city to deny any PRD or R-2 rezoning applications. (Report available at https://www.ormondbeach.org/ArchiveCenter/ViewFile/Item/10425 starting on page 543.)

NOTE
On June 30, 2022, City Attorney Randy Hayes informed Steven Spraker there is no covenant requiring the golf course to be used in perpetuity (attachment L).

The city’s conclusion was questioned by attorney Brent Spain in his July 12, 2023 letter of opinion to the City (attachment F) detailing:

a) There is no language in the 1963 Warranty Deed authorizing the release or modification of the actual restrictive covenant limiting the use of the property to a golf and country club, golf course, and related uses.
b) The City’s reliance upon the 1969 Resolution and the 1971 Release to claim the use restriction was somehow waived or released (attachment L) is misplaced as neither document purports to release, waive or otherwise modify the use restriction.
c) Regardless of the express restrictive covenant, an implied restriction limits the Tomoka Oaks property to be used as a golf course.

On July 13, 2023, City Attorney Randy Hayes disallowed the competent, substantial evidence of Brent Spain to be entered into the public hearings even though Hayes had suggested in 2005 this evidence was *pertinent to any reviewer when determining whether the property must be maintained exclusively as a golf course* (attachment I).

END OF NOTE

On July 8, 2022, Steven Spraker informed Carolyn Davis that in response to her research, the SPRC requested the following of the applicant:

> *The 2006 approval referenced a title opinion that provides that there are no private land use restrictions associated with the former golf course property. Please provide a title opinion that there are no private land use restrictions associated with the subject property.*

On April 12, 2023, in response to the SPRC request, Cobb Cole attorney Rob Merrell emailed Steven Spraker the Tomoka Reserve Owner's Policy of Title Insurance accompanied by an opinion written by Matthew Welch, a real estate and title attorney at Cobb Cole (attachment B). This opinion stated in part:

> *Last year, I was asked to give an opinion on the purported issues related to the development of the old golf course property (covenants, reverter, etc.). This email shall serve to provide you with the same information I provided our client. Attached is the title insurance policy given to Triumph Oaks pursuant to the 2021 acquisition of the land. To keep things clear and focused, you may skip through pages 1 – 5, page 6 provides ownership and coverage information, page 7 is the legal description, pages 8 and 9 are the exceptions from coverage. So, if it is listed on pages 8 or 9, title insurance coverage does not exist and, based on what Steve Spraker told Sheldon Rubin, it would give the city a reason to deny the application.*
>
> **Page 8 of the title opinion** identifies item #9, the 2006 Tomoka Golf Village Development Order 5944/2183 as being exempt from title insurance coverage therefore providing the city a reason to deny the application.
>
> > *#9. Development Order Issued by City of Ormond Beach recorded in Official Records Book 5944, Page 2183.*
>
> **Synopsis Conclusion**: *Should attorneys for the City or Cobb Cole suggest the 2006 Tomoka Golf Village PRD not be sufficient or relevant evidence to deny the 2022 Tomoka Reserve PRD*, it must be noted the 2006 PRD is still competent, substantial evidence that attorneys Hayes and Merrell, and the 2006 City Commission, *implicitly* recognized land use restrictions in 2006 that the golf course property remains a golf course or open green space in perpetuity.

Attachment C

From: Rob Merrell
To: Spraker, Steven
Subject: Fwd: Triumph Oaks
Date: Wednesday, April 12, 2023 2:01:19 PM
Attachments: Owner"s Policy of Title Insurance.pdf

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Steve see below and attached.

Thanks, Rob

COBB COLE
Attorneys at Law
Since 1925

Rob Merrell
Florida Bar No. 726974
Cobb Cole
149 South Ridgewood Avenue
Suite 700
Daytona Beach, FL 32114
(D) 386-323-9263| (F) 386-944-7955
Website|Bio|vCard

From: Matthew Welch <Matthew.Welch@CobbCole.com>
Sent: Thursday, February 23, 2023 1:35 PM
To: randy.hayes@ormondbeach.org
Cc: Rob Merrell <rob.merrell@cobbcole.com>; Jessica Gow <jessica.gow@cobbcole.com>; Debi LaCroix <Debi.Lacroix@cobbcole.com>; Tequila Nelson <tequila.valdez@cobbcole.com>; Jessica Virga <jessica.virga@cobbcole.com>
Subject: Triumph Oaks

Randy:

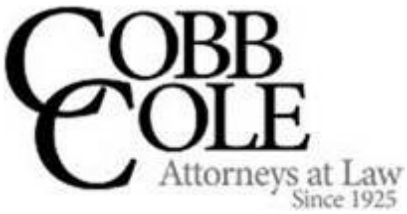
I am a real estate and title attorney at Cobb Cole. Last year, I was asked to give an opinion on the purported issues related to the development of the old golf course property (covenants, reverter, etc.). This email shall serve to provide you with the same information I provided our client. Attached is the title insurance policy given to Triumph Oaks pursuant to the 2021 acquisition of the land. To keep things clear and focused, you may skip through pages 1 – 5, page 6 provides ownership and coverage information, page 7 is the legal description, pages 8 and 9 are the exceptions from coverage. So, if it is listed on pages 8 or 9, title insurance coverage does not exist and, based on what Steve Spraker told Sheldon Rubin, it would give the city a reason to deny the application. For now, you can disregard items 1 – 7, item 8 is the plat which does not reference any type of reverter or restriction, disregard 9 and 10, 12 and 13, and 14 and 15. That leaves us with

item 11, which is a deed that reserves unto several people and their spouses, lifetime memberships in the country club. Being a 1979 deed, I have made the assumption that they are all deceased. In any event, it goes on to say that during the term of the wrap around mortgage, or for up to 18 years if mortgage has been paid in full, the property will revert to grantor if not used as a golf course. That time period has expired. It is my opinion that the golf course requirement has terminated and there remains no reverter clause or existing lifetime memberships. I hope this helps with your analysis and approval. Best regards.

-Matt

Warning: WIRE FRAUD IS ON THE RISE - **Due to the risk associated with wire fraud, we no longer accept wiring instructions via email without the ability for verbal verification.**

Please verbally verify wiring instructions for our firm prior to sending any wires by calling the number listed on our website or in our initial email to you



Matthew Welch
Florida Bar No. 559601
Cobb Cole
149 South Ridgewood Avenue
Suite 700
Daytona Beach, FL 32114
(D) 386-323-9280| (F) 386-323-9206
Website|Bio|vCard

First American	Owner's Policy of Title Insurance (with Florida modifications) ISSUED BY **First American Title Insurance Company** POLICY NUMBER **5011412- 2664415**
Owner's Policy	

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

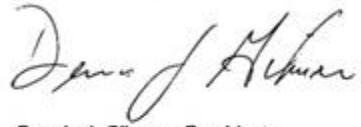
SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, **FIRST AMERICAN TITLE INSURANCE COMPANY**, a Nebraska corporation (the "Company") insures, as of Date of Policy against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.

(Covered Risks Continued on Page 2)

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company



Dennis J. Gilmore, President



Greg L. Smith, Secretary

(This Policy is valid only when Schedules A and B are attached)

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COVERED RISKS (Continued)

5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection
   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
      (i) the occupancy, use, or enjoyment of the Land;
      (ii) the character, dimensions, or location of any improvement erected on the Land;
      (iii) the subdivision of land; or
      (iv) environmental protection;
      or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Unless prohibited by applicable law, arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association may be demanded if agreed to by both the Company and the Insured at the time of a controversy or claim. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, and service of the Company in connection with its issuance or the breach of a policy provision or other obligation. effect on the date the demand for arbitration is made, or, at the option of the Insured, the rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the Land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim whether or not based on negligence shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707. Phone: 888-632-1642**

First American	Owner's Policy of Title Insurance
	ISSUED BY
Schedule A	**First American Title Insurance Company**
	POLICY NUMBER
	5011412-2664415

Name and Address of Title Insurance Company:
FIRST AMERICAN TITLE INSURANCE COMPANY, 1 First American Way, Santa Ana, California 92707

File No.: 12671-2664415

Address Reference: 20 Tomoka Oaks Boulevard, Ormond Beach, FL 32174

Amount of Insurance: $2,600,000.00 Premium: $9,075.00

Date of Policy: 04/23/2021
(or the date of recording of the instrument executed at closing vesting title in the insured, whichever is later)

1. Name of Insured:

   Triumph Oaks of Ormond Beach I, LLC

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   Triumph Oaks of Ormond Beach I, LLC

4. The Land referred to in this policy is described as follows:

See Exhibit "A" attached hereto and made a part hereof

By:
Authorized Countersignature
(This Schedule A valid only when Schedule B is attached)

First American Exhibit A	ISSUED BY **First American Title Insurance Company** POLICY NUMBER **2664415**

File No.: 12671-2664415

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

SAM SNEAD GOLF AND COUNTRY CLUB, A PART OF THE THOMAS FITCH GRANT, LYING WESTERLY OF THE FLORIDA EAST COAST RAILWAY, SECTION 39, TOWNSHIP 14 SOUTH, RANGE 32 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 61, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

File No.: 12671-2664415

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Any rights, interests, or claims of parties in possession of the land not shown by the public records.

2. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.

3. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.

4. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.

5. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.

6. Any minerals or mineral rights leased, granted or retained by current or prior owners.

7. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

8. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sam Snead Golf & Country Club, as recorded in Plat Book 25, Page(s) 61, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

9. Development Order Issued by City of Ormond Beach recorded in Official Records Book 5944, Page 2183.

10. Easement Agreement as set forth in instrument recorded in Official Records Book 5089, Page 1438 .

11. Provisions contained in Deed recorded in Official Records Book 2052, Page 1019, including rights of life time members.

12. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

13. Any map or diagram now or previously provided is for reference and informational purposes only. The Company and its agents expressly disclaim any liability for alleged loss or damage which may result from reliance upon such map(s) or diagram(s). The foregoing does not limit any express

coverages provided by the terms and provisions of any title insurance policy for matters which might be revealed by a survey prepared and certified in accord with Florida Statutes Section 472.027.

NOTE: Exception(s) numbered 1 - 5 above is/are hereby deleted.

14. That certain mortgage from Triumph Oaks of Ormond Beach I, LLC, a Florida limited liability company to EJTS HOLDING, LLC, dated April 23, 2021 in the original principal sum of $1,600,000.00 and the terms and conditions thereof.

15. All matters disclosed by survey prepared by: Sliger and Associates, Inc., dated April 15, 2021, Field Date: April 13, 2021. There are fences of undetermined ownership labeled E1, E2, E3, E4, E5, E7 crossing onto subject property on the West side, and fences of undetermined ownership labeled E8 and E9 crossing onto subject property on the West side, screened pool enclosure labeled E6 crossing onto subject property on the South side, asphalt drive extends beyond the East boundary line, under Job No. 21-0493.

Note: All of the recording information contained herein refers to the Public Records of Volusia County, Florida , unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

Notices - Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707.

Service, Quality and Availability

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-854-3643. Office hours are from 8:30 a.m. through 5:30 p.m. Monday through Friday.

Attachment C

10/31/2006 12:31 PM
Instrument# 2006-273445 # 1
Book: 5944
Page: 2183

BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH

IN RE: Application of RTH, Inc.
PRD-06-32
"Tomoka Oaks Golf Village" Planned Residential Development
within the limits of the existing Tomoka Oaks Golf Course

DEVELOPMENT ORDER

This matter having come on for public hearing before the City Commission of the City of Ormond Beach, Florida, on October 3, 2006 and October 17, 2006, and the City Commission having considered those items as required by Chapter 1, Article II, Section 1-18(D)(3) of the *Land Development Code*, and having heard testimony and evidence from all affected persons, the City Commission hereby finds that:

(1) The land use conforms to the standards and requirements of this *Land Development Code* and will not create undue crowding beyond the conditions normally permitted in the PRD, Planned Residential zoning district, or adversely affect the public health, safety, welfare or quality of life;

(2) The land use is consistent with the *Comprehensive Plan*;

(3) The land use 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 land 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) Public facilities, such as roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds will not be unduly burdened and are adequate to serve the land use;

(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;

(7) The land use is functional in the use of space and aesthetically acceptable;

(8) The land use 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 RTH, Inc., a Florida corporation, for the "Tomoka Oaks Golf Village" a planned residential development to allow the construction of consisting of 119-multifamily units (townhomes and condominiums) and 3-single family dwellings on a 147-acre parcel within the limits of the existing Tomoka Oaks Golf Course, in the R-2 Single Family Low Density zoning district, on that real property described and depicted on 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 2-35, Planned Residential 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. That the following recommendations of the Planning Board shall be resolved and strictly complied with at all times:

a. The owner shall provide for covenants and restrictions that restrict the golf course to open space and golf course use. The City of Ormond Beach shall be involved in a manner that requires the approval of the City if the owners ever wish to remove the restriction on use.

b. The owner shall provide a note on the plat for the property indicating to future property owners the proximity of the airport and the flight pattern of the traffic from the airport.

c. The applicant shall include a landscape buffer around the 3 single-family lots that is a minimum of 10-feet in width with trees and shrubs in accordance with the minimum buffering requirements specified by the Land Development Code, Chapter 3, Article I, Section 3-06, as currently adopted.

3. That the following comments of the Site Plan Review Committee shall be resolved and strictly complied with at all times:

CITY LANDSCAPE ARCHITECT COMMENTS:

a. Wheel stops must be provided. Vehicle bumpers will not overhang the planting beds.

b. Applicant must provide a littoral planting detail and specifically show where they are to be planted on the pond banks in all applicable ponds; applicant must provide calculation for each pond; clarify if ponds are wet or dry; if dry then littoral planting is not required.

c. Applicant must provide a note on the plans that any tree needed to be removed during construction will require a one for one replacement penalty; protected trees will require one 2.5" caliper variety and specimen trees will require one 4.5" caliper variety to suit its planting location; replacement trees need to be Florida #1 at a minimum height of ten feet (10'). CPH will make the determination as to what is best suited for each replacement.

d. Remove the asterisk note on page TR-8.

CIVIL ENGINEER COMMENTS:

e. Applicant must provide legend to clarify phasing.

f. Sheet C6 – Include Temporary Construction Entrance in Phase 1A.

g. Sheet C2 – Provide As Built Requirements for Water and Sewer; relocate the As Built Requirements for Roadway Construction from sheet C36.

h. Sheet C22 –Removing the fire hydrant from the pond.

i. Sheets C45-C47 – Estimated Wet Season Water Table Elevation and Design Pond High Water Elevation to each section.

j. Applicant must locate easements for utilities and lift station on the plat.

CHIEF BUILDING OFFICIAL COMMENTS:

k. Applicant must provide additional fire hydrants to townhouse and condo locations.

l. Applicant must provide location of fire department connections.

m. The location of handicap spaces for the clubhouse is unacceptable; accessible parking spaces shall not cross the roadway and shall be as close to the building as possible.

FIRE DEPARTMENT COMMENTS:

n. Fire hydrants shall be installed at intervals not to exceed 500 feet; provide location of additional hydrants on plans.

PUBLIC UTILITIES COMMENTS:

o. Manhole #44 on page C18 of the plans needs to be lined.

p. Applicant must update fire hydrant assembly detail.

q. Show how reuse will be connected to existing reuse line or the proposed reuse line to be constructed to the reuse storage pond by Tomoka Oaks.

r. Reuse meter to be provided by owner of make and model approved by the City. A reuse agreement will need to be executed by the owner and the City.

s. Applicant must confirm if water master meter shall be needed or if units will be individually metered.

t. Applicant must provide match lines on composite utility sheets.

u. All water and sewer lines to be owned and maintained by City must be in public rights of way or 40 foot access and utility easement; an easement or deed is also needed for the lift station.

POLICE DEPARTMENT COMMENTS:

v. Parking lot lighting, pole heights must not exceed 20 feet and maximum wattage shall be 250 watts (see Land Development Code Chapter 3, Article 5 Architectural Design Standards, Chapter 3 Page 10). This will impact lighting calculations currently submitted.

4. The subdivision is approved to have a total of consisting of 119-multifamily units (townhomes and condominiums) and 3-single family dwellings with the following dimensions as shown on the attached plans. The townhomes and condominiums shall be developed in accordance with the conceptual plans approved for the proposed PRD and the requirements established in Chapter 2, Article IV, Section 2-57 M. Multi-Family Dwellings:

Land Use	Min. Lot Area	Min. Lot Width	Front Setback	Side Corner	Side Setback	Rear Setback
Single-family	10,000-square feet	100- feet	30-feet	20-feet	8-feet total 20-feet	25-feet

5. As a stand alone zoning district the following permitted uses and dimensional criteria for this Planned Residential Development are hereby established as follows:

1. **Permitted Principal Uses and Structures.**

   a. Single-family Detached units

   b. Townhouse Units, as located on the conceptual development plan prepared by Conklin Porter and Homes, CPH project number T7501, dated June 2005.

   c. **Multifamily Condominium units** as located on the

conceptual development plan prepared by Conklin Porter and Homes, project number T7501, dated June 2005.

2. Permitted Accessory Uses and Structures

a. Single Family detached dwellings and all accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in Chapter 2, Article III.

b. Home Occupations, Type "A", subject to the regulations set forth in Chapter 2, Article III.

6. The project shall be phased over a 5-year period and shall consist of 6 phases; a new phase shall not be initiated until the improvements and enhancements identified in the previous phase have been initiated and are substantially completed. This condition shall not prevent the owner from completing multiple phases concurrently. The following summarizes the phasing of the project:

Phase	Description
1A	Construction of the tennis facility, maintenance area, parking, spine road and associated stormwater improvements. The "Golf Townhomes" at the northern most portion of the development (9th and 10th fairway) will be constructed
1B	Demolition and reconstruction of the clubhouse and parking lot.
1C	Completion of all of the townhomes in the golf and tennis areas.
2A	Development of condominiums at tennis facility.
2B	Development of condominiums at the driving range and clubhouse areas.
3	Development of 3-single family homes on the estate lots.

B. The final plans for the development project shall be consistent with the provisions of this Development Order and the plans depicted in Exhibit "B" hereto; provided, however, that the said plans shall be amended as necessary in order to achieve such consistency.

C. No material change shall be made to the final plan for the development project without further review by the Planning Board and approval by the City Commission in accordance with the procedures for the approval of this Development Order.

D. All site construction activity shall be performed in strict compliance with the terms and conditions of this Development Order approved for this development project, and of the *Land Development Code.*

E. If the final plan approval lapses under the provisions of Section 1-14(C)(2) of the *Land Development Code*, before the planned development permit can be re-established, a new PRD Development Order shall be considered by the City Commission.

F. In the event the use of the land approved by this PRD Development Order is abandoned for a period of two (2) years or there has been no construction activity during that period, the permit shall be void and a Notice of Final Plan Revocation filed under the provisions of Section 1-14(C)(2) of the *Land Development Code*, before the planned development permit can be reestablished, a new PRD Development Order shall be considered by the City Commission.

G. Semi-annually, the Neighborhood Improvement Officer shall prepare a report indicating which planned developments are not in compliance with Section 1-14, or the conditions stipulated in the Development Order, in the event a Neighborhood Improvement Officer subsequently determines there to be any violation, such Officer shall promptly present such determination to the Special Master for hearing.

H. Pursuant to Chapter 1, Article II, Section 1-14(C) (2), of the *Land Development Code*, the first phase of this Special Exception shall automatically expire and become void, without further action by the City Commission, 24 months (October 17, 2008) from the date of City commission approval, unless a site plan or building permit has been issued prior to that date; and a use building permit is so issued, this Special Exception shall remain in full force and effect unless and until subsequently amended by the City Commission.

I. The expiration date of the sixth and final phase of the project to be constructed shall be five (5) years in the future, or to October 17, 20011, and shall automatically expire and become void, without further action by the City Commission, unless a building permit

is issued for the sixth and final phase of the project prior to that date; and if a building permit is so issued, the Development Order shall remain in full force and effect unless and until subsequently amended by the City Commission

J. This Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of RTH, Inc., a Florida corporation, and shall be binding upon RTH, Inc., a Florida corporation, and its successors and assigns, and shall run with the real property described in Exhibit "A" attached hereto and incorporated herein by reference. (Parcel ID No. 3242-07-00-0010)

ORDERED this 17th day of October, 2006.

CITY COMMISSION
CITY OF ORMOND BEACH, a Florida municipal corporation

By: Fred Costello
FRED COSTELLO
Mayor

(CITY SEAL)

Attest: Isaac D. Turner
ISAAC D. TURNER
City Manager

C:\DOCUMENTS AND SETTINGS\PATTERSON\LOCAL SETTINGS\TEMPORARY INTERNET FILES\OLK84\06-017A - TOMOKA OAKS SUBDIVISION REZONING R2 TO PRD DO P06-0186.DOC\10/24/2006 08:37

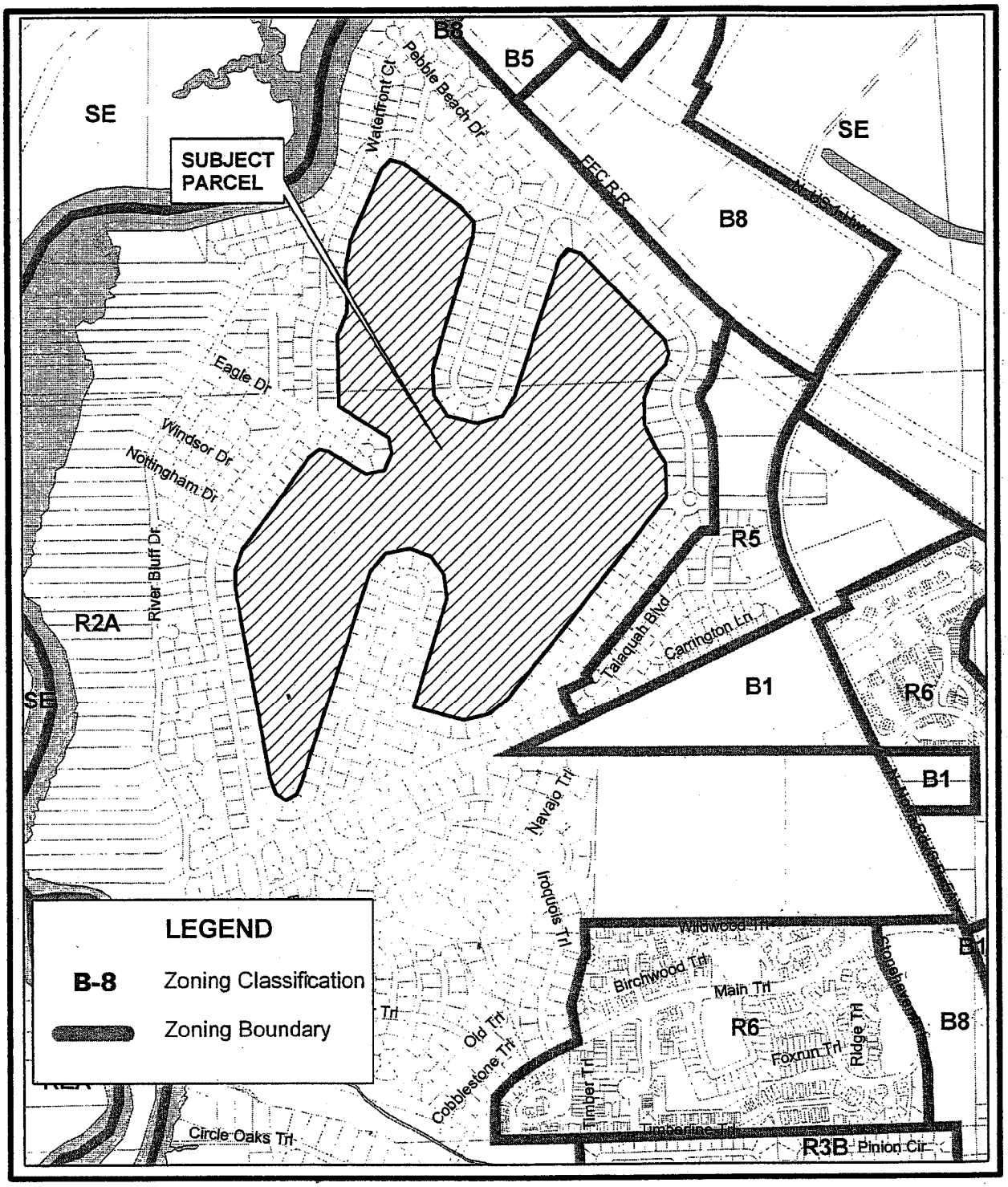
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Book: 5944
Page: 2191

LEGAL DESCRIPTION

39 14 32 135 ACRES ALL SNEAD GOLF & COUNTY CLUB
MB 25 PG 61 THOMAS FITCH GRANT PER OR 2052 PG 1019

PARCEL ID NO. 3242-07-00-0010

Instrument# 2006-273445 # 10
Book: 5944
Page: 2192



CITY OF ORMOND BEACH * FLORIDA *

ZONING MAP
TOMOKA OAKS GOLF

The City of Ormond Beach
Engineering Division
Prepared by: Steve Johnson 8/3/06

N
W E
S

Instrument# 2006-273445 # 11
Book: 5944
Page: 2193

CONSTRUCTION PLANS FOR

THE TOMOKA GOLF VILLAGE

PLANNED RESIDENTIAL DEVELOPMENT

THE CITY OF ORMOND BEACH - VOLUSIA COUNTY - FLORIDA

OWNER: The Tomoka Golf Village, LLC
20 Tomoka Boulevard
Ormond Beach, Florida 32174
John Richard Rylas
(386) 677-5931 FAX: (386) 673-5072

ENGINEER: CPH Engineers, Inc.
520 Palm Coast Parkway SW
Palm Coast, Florida 32137-4713
(386) 445-6569 Fax: (386) 447-8991
Jason R. Kellogg, P.E.

SURVEYOR: McMillen Land Surveying, Inc.
495 S. Nova Road, Suite 102
Ormond Beach, Florida 32174
(386) 677-2411 Fax: (386) 677-2325
David McMillen, P.S.M.

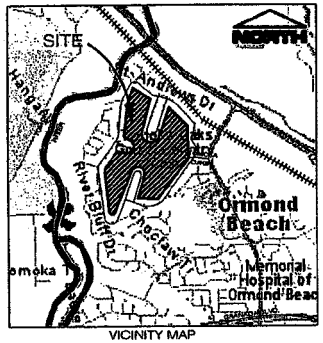
ARCHITECT and PLANNER: Stanley Paul Hoelle, Architect
3550 Rodeo Acres Drive
Ormond Beach, Florida 32174
(386) 672-2261 Fax: (386) 673-7947
Stanley Hoelle,

UTILITIES:

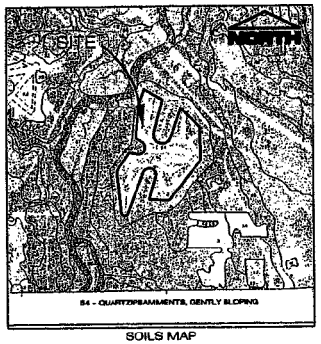
Water & Sewer:	City of Ormond Beach
Power Company:	Florida Power and Light
Telephone Company:	Bellsouth
Cable Television:	Brighthouse Network

TAX I.D. # 42-13-32-07-00-0010

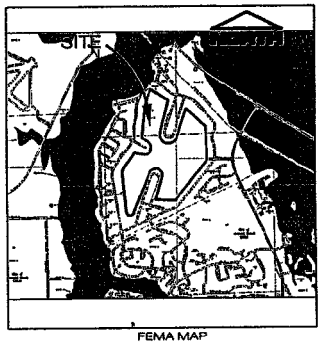
LEGAL DESCRIPTION: 39 14 32 135 ACRES ALL SNEAD GOLF & COUNTRY CLUB MB 25 PG 61 THOMAS FITCH GRANT PER OR 2052 PG 1019.



VICINITY MAP
Scale: 1"=2000'



SOILS MAP
Scale: 1"=2000'



FEMA MAP
Scale: 1"=2000'

SHEET INDEX

C1	COVER SHEET
C2	GENERAL NOTES
C3	SITE SURVEY
C4	DEMOLITION PLAN
C5	OVERALL SITE PLAN
C6	CONSTRUCTION PHASING PLAN
C7-C11	SITE DIMENSION PLAN
C12-C16	DRAINAGE AND GRADING PLAN
C17-C21	COMPOSITE UTILITY PLAN
C22-C34	PLAN AND PROFILE
C34A	PLAN AND PROFILE
C35	EROSION AND SEDIMENTATION CONTROL
C35A	EROSION AND SEDIMENTATION CONTROL DETAILS
C36-C39	DETAILS
C40-C44	SITE LIGHTING PLAN
C45-C47	SECTIONS
L1-L9	LANDSCAPE PLAN
TH-1	TOWN HOME- LANDSCAPE PLAN
TR1-TR8	TREE RETENTION PLAN
IR1-IR9	IRRIGATION PLAN
A1-A21	ARCHITECTURAL PLAN

NO.	DATE	PLAN REVISION	APPROVED	NO.	DATE	PLAN REVISION	APPROVED
2	9/06	REVISED PER CITY COMMENTS	JRK				
1	3/06	REVISED PER CITY COMMENTS	JRK				

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Book: 5944
Page: 2194

GENERAL NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ORMOND BEACH'S LAND DEVELOPMENT CODE REQUIREMENTS, AND THE STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS (SCDCS). AN ENGINEERING PERMIT AND TREE REMOVAL PERMIT IS REQUIRED PRIOR TO STARTING CONSTRUCTION.

NO LAND SHALL BE CLEARED, EXCAVATED OR FILLED AND NO STRUCTURE SHALL BE ERECTED, REPAIRED OR DEMOLISHED WITHOUT PROPER PERMIT(S) AS REQUIRED BY THE CITY OF ORMOND BEACH.

NOTIFY THE CITY OF ORMOND BEACH'S ENGINEERING DIVISION AT 676-3269 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

ANY CONSTRUCTION CHANGES TO APPROVED PLANS SHALL BE SUBMITTED TO THE CITY OF ORMOND BEACH FOR APPROVAL PRIOR TO PERFORMING THE WORK.

ROAD CONSTRUCTION AND PIPE INSTALLATION COMPACTION AND DENSITY TESTING SHALL CONFORM TO THE CITY OF ORMOND BEACH'S MINIMUM REQUIREMENTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO THE CITY INSPECTOR AND THE CITY'S ENGINEERING DIVISION.

A PRE-PAVING UTILITY INSPECTION MUST BE REQUESTED AND COMPLETED PRIOR TO THE PAVING OF ALL ROADS, STREETS, AND PARKING AREAS.

A FINAL INSPECTION, TO BE CONDUCTED BY THE CITY OF ORMOND BEACH, SHALL BE PERFORMED ON ALL CONSTRUCTION. THE DESIGN ENGINEER SHALL NOTIFY THE CITY OF ORMOND BEACH'S ENGINEERING DIVISION 676-3269 WHEN REQUESTING A FINAL INSPECTION.

THREE COMPLETE SETS OF AS-BUILT DRAWINGS (5 FOR SUBDIVISIONS) ARE REQUIRED TO BE SUBMITTED TO THE CITY OF ORMOND BEACH PRIOR TO REQUESTING A FINAL INSPECTION.

THE CITY HAS A CONTRACTOR FOR ROLL OFF SERVICE. NO OTHER CONTRACTOR SHALL BE PERMITTED TO PROVIDE THIS SERVICE. VERIFY COMPANY UNDER CONTRACT WITH THE CITY.

CONSTRUCTION STANDARDS FOR ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO THE LATEST EDITION OF THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS MANUAL.

ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE (RCP), HIGH DENSITY POLYETHYLENE (HDPE), POLYVINYL CHLORIDE (PVC) OR ALUMINUM CORRUGATED METAL PIPE (ACMP), AS SHOWN ON THE PLANS.

STORM DRAINAGE PIPES SHALL BE A MINIMUM OF FIFTEEN (15) INCH DIAMETER OR EQUIVALENT.

STORM INLETS, MANHOLES AND CATCH BASINS SHALL BE EITHER POURED IN PLACE OR PRE CAST REINFORCED CONCRETE. STRUCTURES SHALL BE REQUIRED AT EACH CHANGE OF PIPE SIZE OR CHANGE IN PIPE DIRECTION.

STORM INLETS SHALL BE SPACED IN SUCH A MANNER AS TO ACCEPT ONE HUNDRED (100) PERCENT OF THE DESIGN STORM RUNOFF.

WET DETENTION PONDS SHALL BE EIGHT (8) FEET MINIMUM TO TWELVE (12) FEET MAXIMUM DEPTH BELOW THE DESIGN LOW OR NORMAL WATER STAGE.

MAXIMUM DISTANCES BETWEEN INLETS AND/OR JUNCTION BOXES:

PIPE SIZE (INCHES)	LENGTH OF RUN (FEET)
15	150
18	300
24 OR GREATER	400

ALL SWALES, DITCHES AND DRY RETENTION POND SIDE SLOPES SHALL BE NO STEEPER THAN 4:1 (H:V) AND SHALL BE SODDED.

NORMAL ROADSIDE SWALES SHALL BE CONSTRUCTED TO A MAXIMUM DEPTH OF 18" BELOW THE OUTSIDE EDGE OF PAVEMENT OR CONCRETE CURB.

CONCRETE EROSION CONTROL MUST BE PROVIDED WHERE SWALES OF CULVERTS INTERCEPT DRAINAGE DITCHES.

A MINIMUM ONE FOOT (1') FREEBOARD ABOVE THE DESIGN HIGH WATER ELEVATION IS REQUIRED AT ALL POINTS AROUND WET DETENTION PONDS.

LAKE INFLOW AND OUTLET STRUCTURES SHALL GENERALLY BE CONSTRUCTED WITH REINFORCED CONCRETE AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY.

SOIL EROSION CONTROL MEASURES, SATISFACTORY TO THE CITY, SHALL BE EMPLOYED DURING CONSTRUCTION AND UPON COMPLETION OF THE POND.

THE CITY MAY REQUEST THAT THE DEVELOPER SUBMIT A REPORT BY A QUALIFIED HYDROLOGIST ON THE IMPACT THE POND WILL HAVE ON NEIGHBORING WATER TABLE ELEVATIONS BOTH DURING CONSTRUCTION AND AFTER POND COMPLETION. THE CITY MAY REQUIRE GROUNDWATER MONITORING DURING THE POND EXCAVATION.

ADEQUATE MAINTENANCE EASEMENTS OR RIGHTS-OF-WAY AS APPROVED BY THE CITY SHALL BE PROVIDED AROUND THE ENTIRE PERIMETER OF ALL PONDS AND ASSOCIATED OUTFALLS DISCHARGING INTO AND OUT OF PONDS. APPLICABLE CROSS SECTIONS SHALL BE INCLUDED ON ALL FINAL DEVELOPMENT PLANS.

DEVELOPMENT PLANS SHALL CONTAIN DRAINAGE CONTROL STRUCTURE (OVERFLOW) INFORMATION, BOTTOM ELEVATION, TOP ELEVATION, NORMAL WATER LEVEL AND THE 25 YR. - 24 HR. DESIGN HIGH WATER LEVELS

IN GENERAL, ALL RETENTION/DETENTION PONDS MUST BE CONSTRUCTED PRIOR TO ANY ROAD, PARKING LOT OR BUILDING CONSTRUCTION COMMENCING OR AS CURRENT PERMIT CONDITIONS DICTATE.

THE ENGINEER OF RECORD SHALL BE RESPONSIBLE TO OBTAIN ANY AND ALL DEWATERING PERMITS THAT MAY BE REQUIRED.

CULVERTS CROSSING RIGHTS-OF-WAY SHALL EXTEND FROM RIGHT-OF-WAY LINE TO RIGHT-OF-WAY LINE UNDER THE ROADWAY.

ALL STORM WATER MANAGEMENT SYSTEMS ARE TO BE OWNED AND MAINTAINED BY EITHER THE SURROUNDING PROPERTY OWNERS OR AN ASSOCIATION OF THE SURROUNDING PROPERTY OWNERS OR SOME OTHER GROUP AS APPROVED BY THE CITY.

SANITARY SEWER CONSTRUCTION GENERAL NOTES

THE CITY'S PUBLIC UTILITY DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY SEWER CONSTRUCTION.

ALL SANITARY SEWER MAIN LINES SHALL BE A MINIMUM OF 8" IN DIAMETER. SERVICE LATERALS WITH MULTIPLE CONNECTIONS SHALL BE 6" DIAMETER OR LARGER.

ALL SANITARY SEWER LINES SHALL BE PVC SDR 35. IN PLACES WHERE A MINIMUM COVER OF 4.0' CANNOT BE MAINTAINED, C-900 GREEN PVC DR-25, CLASS 100 OR CONCRETE ENCASEMENT SHALL BE USED.

MINIMUM ALLOWABLE SANITARY SEWER SLOPES ALLOWED ARE:

8" PIPE 0.40%
10" PIPE 0.30%
12" PIPE 0.22%

SEWER LINE CONSTRUCTION SHALL BE ACCOMPLISHED BY THE USE OF A LASER INSTRUMENT UNLESS ANOTHER METHOD IS PREVIOUSLY APPROVED BY THE CITY.

THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING, DEWATER THE GROUND SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WITHIN THE AREA OF THE TRENCH.

ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES WILL NOT BE ACCEPTED. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO THE CITY.

EXCAVATION AND BACKFILL: THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING OF EXCAVATION WORK OR USE OF TRENCH BOX IN ORDER TO PROVIDE FOR THE SAFETY OF WORKMEN, AS WELL AS REPRESENTATIVES OF THE CITY, THE DESIGN ENGINEER, AND THE DEVELOPER.

THE CONTRACTOR SHALL INSTALL A METALLIZED FOIL LOCATER TAPE, OR SIMILAR DEVICE AS MAY BE APPROVED BY THE CITY FOR THE FULL LENGTH OF ALL PVC WATER, RECLAIMED WATER AND SEWAGE FORCE MAINS. THIS PIPE LOCATER AID SHALL BE INSTALLED (15) INCHES BELOW FINISHED GRADE OR AS DIRECTED BY THE MANUFACTURER AND IS IN ADDITION TO THE LOCATER WIRE REQUIRED IN THE UTILITY PIPE LOCATION MATERIALS DETAIL (MISCELLANEOUS DETAILS SECTION - M10).

MANHOLES SHALL BE LOCATED AT INTERVALS NOT EXCEEDING 400 FEET.

MANHOLE RIMS SHALL MATCH FLUSH WITH THE FINISH GRADE ELEVATION IN PAVED AREAS AND A MINIMUM OF 0.2 FEET ABOVE GRADE IN UNPAVED AREAS.

THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER MANHOLES IN SUCH A WAY THAT SEWER LINES DO NOT INTERSECT SEALED JOINTS BETWEEN SECTIONS OF THE MANHOLE.

RUBBER BOOTS AND STAINLESS STEEL BANDS SHALL BE UTILIZED IN THE CONNECTION OF THE SEWER MAIN TO THE MANHOLES (SEE RUBBER BOOT AND PRECAST JOINT CONNECTION DETAIL).

INDIVIDUAL SANITARY SERVICE CONNECTORS ON NEW CONSTRUCTION SHALL NOT BE CONNECTED DIRECTLY INTO MANHOLES, BUT TO SEWER MAIN LINES BY USE OF WYE CONNECTIONS.

FOR SINGLE FAMILY HOMES, SINGLE FOUR INCH SEWER SERVICES SHALL BE CONSTRUCTED AT EACH LOT OR UNIT AND LOCATED ON THE DOWNSTREAM SIDE OF THE LOT CENTER LINE. THESE SERVICES SHALL BE EXTENDED 4 FEET ABOVE GROUND AT THE PROPERTY LINE WITH A PVC RISER AND PLUG BEING EASILY VISIBLE FROM THE ROAD. RUBBER SEAL FITTINGS TO BE USED ON ALL LINES, NO GLUED JOINTS.

FOR MULTI-FAMILY AND COMMERCIAL SITES, SIX INCH MINIMUM SEWER SERVICES AND CLEANOUTS SHALL BE PROVIDED AS APPROVED BY THE CITY.

SANITARY SEWER LATERALS LONGER THAN 70 FEET, MEASURED FROM THE SEWER MAIN TO THE RIGHT-OF-WAY LINE MAY BE APPROVED ON A CASE BY CASE BASIS. SUCH LATERALS SHALL BE D.I.P. EPOXY LINED OR C-900 PVC.

SANITARY SEWER MANHOLES WHICH HAVE SEWER FORCE MAINS DISCHARGING DIRECTLY INTO THEM, OR ANY MANHOLE WITHIN 200 FEET OF A LIFT STATION, SHALL BE FIBERGLASS OR PVC LINED. RETRO-FITTING OF MANHOLES WITH LINERS SHALL BE REQUIRED WHEN NEW CONNECTIONS SUCH AS THIS ARE MADE. FIBERGLASS SHALL BE A MINIMUM 1/2" THICKNESS UNLESS APPROVED OTHERWISE BY THE CITY. LINING SHALL BE AGRU SURE-GRIP OR PRE-APPROVED EQUAL.

SEE CHART S-9C FOR PIPE SIZE AND MATERIALS.

THE CITY OF ORMOND BEACH REQUIRES THE DEVELOPER TO TELEVISE ANY AND ALL SANITARY SEWER MAIN LINES AND LATERALS PRIOR TO ANY FINAL ACCEPTANCE, AND RESERVES THE RIGHT TO REQUEST WATER AND AIR RESTING.

ALL SEWER MAINS PRIOR TO ACCEPTANCE BY THE CITY SHALL BE TELEVISED BY A REPUTABLE COMPANY THAT ENGAGES IN THIS TYPE OF WORK. THE VIDEO SHALL BE NON-STOP WITH AUDIO DESCRIBING WHAT IS BEING REVIEWED. WRITTEN VIDEO LOGS DESCRIBING THE CONDITION OF THE LINES SHALL ACCOMPANY THE TAPE SUBMISSION TO THE CITY.

CONTRACTORS SHALL BE REQUIRED TO TELEVISE ALL SEWER LINES IN THE PRESENCE OF CITY PERSONEL AND PROVIDE COPIES OF THE VIDEO TAPE TO THE PUBLIC UTILITY DEPT. ANY DEFECTS NOTED SHALL BE CORRECTED PRIOR TO ACCEPTANCE BY THE CITY.

ALL MANHOLES CONSTRUCTED IN SIDE YARDS, BACKYARDS, AND EASEMENTS OFF THE RIGHT-OF-WAY SHALL BE OUTFITTED WITH FIBERGLASS LINERS OR OTHER TYPES OF LINERS OR COATINGS APPROVED BY THE CITY. IN ADDITION THE CITY MAY REQUIRE LINERS OR COATINGS TO BE INSTALLED IN OTHER AREAS WHERE THE PUBLIC UTILITY DEPARTMENTS BELIEVE THE NEED IS JUSTIFIED.

ALL SEWER LINES WHICH ARE CONSTRUCTED OFF PUBLIC RIGHTS-OF-WAY WITHIN SIDEYARDS, BACKYARDS, AND OTHER POORLY ACCESSABLE AREAS SHALL BE CONSTRUCTED OF C-900 PVC, OR EPOXY LINED DUCTILE IRON PIPE. ABSOLUTLY NO USE OF PLASTIC STYRENE FITTINGS SHALL BE ALLOWED.

SEWER LATERAL LOCATIONS SHALL BE MARKED ALONG THE OUTSIDE OF THE CURB WITH A SAWCUT "V", OR BY A METAL TAB SET INTO THE PAVEMENT.

EZ-WRAP PLASTIC, AS MANUFACTURED BY PRESS-SEAL GASKET CORPORATION OR APPROVED EQUAL, SHALL BE USED ON THE OUTSIDE OF ALL MANHOLE AND WETWELL JOINTS. APPLY ONE LAYER OF 9" WRAP CENTERED ON EACH JOINT. A CITY INSPECTOR SHALL PERSONALLY INSPECT ALL JOINT SEALS PRIOR TO BACKFILLING OPERATIONS.

M A T E R I A L S		
DIAMETER	MATERIAL	STANDARD
> 3" - 4"	PVC 1120 / SDR 21	ASTM D 2241
> 4" - 12"	PVC 1120 / CLASS 150	AWWA C 900
14" - 36" (16"- 24" — DR - 18) (30"- 36" — DR - 21)	PVC 1120	AWWA C 905

NOTE: *PVC PIPE COLOR SHALL BE BLUE FOR POTABLE WATER MAIN, GREEN OR WHITE FOR SEWER FORCE MAIN, AND PURPLE FOR REUSE MAIN.

WATER SYSTEM CONSTRUCTION GENERAL NOTES

THE CITY'S PUBLIC UTILITIES DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.

DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW WATER MAIN BEING LAID.

ALL WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.

TRENCHES SHALL BE BACKFILLED WITH CLEAN GRANULAR MATERIAL IN MAX. 1' LIFTS WITH A MINIMUM COMPACTION OF 98 PERCENT (AASHTO-T180) IN PAVED AREAS AND 90 PERCENT IN UNPAVED AREAS.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 1 FOOT VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET, AND TO FURNISH COPIES OF TEST REPORTS PROMPTLY TO THE CITY ENGINEERING DEPARTMENT.

METALLIZED PIPE LOCATION TAPE SHALL BE LOCATED 15 INCHES BELOW FINISHED GRADE OR AS SPECIFIED BY MANUFACTURER FOR ALL PVC LINES. MARKER TAPE SHALL BE USED ON ALL DUCTILE IRON PIPE.

ALL WATER SERVICES (SINGLE 1" AND DOUBLE 1 1/2") SHALL BE POLYETHYLENE TUBING (BLUE IN COLOR) ; POLYBUTYLENE SHALL NOT BE ALLOWED.

ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH 4" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 24" ABOVE THE GROUND. WIRE TIES SHALL BE USED TO SECURE THE CURB STOPS TO SUPPORT POSTS.

WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACINGS OF 500 FEET.

AT ALL WATER MAIN TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL LEGS EXCEPT ONE.

APPROVED WATER VALVE TYPES ARE THE FOLLOWING:

A. STANDARD GATE VALVES LESS THAN 24" DIAMETER RESILIENT SEAT GATE VALVES (AWWA C-509).
B. TAPPING VALVES AND MECHANICAL TAPPING SLEEVE SHALL BE STAINLESS STEEL (AWWA C - 509)

ALL WATER VALVE BOXES SHALL BE ADJUSTED TO FINISH GRADE AND THE LIDS PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.

WATER VALVES SHALL BE COMPLETELY OPENED BY THE CONTRACTOR UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS IN THE PRESENCE OF UTILITY DEPARTMENT PERSONNEL.

ALL FIRE HYDRANTS SHALL BE CONSTRUCTED TO MAKE THEM EASILY ACCESSIBLE TO FIRE PERSONNEL IN CASE OF FIRE. THE MAIN NOZZLE CONNECTION SHOULD ALWAYS FACE THE STREET AND BE 16-18" ABOVE GRADE.

AS STANDARD PRACTICE, WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF CURB OR AS APPROVED BY THE CITY.

ALL WATER MAINS SHALL BE NSF-APPROVED FOR POTABLE WATER USE, AND SHALL HAVE A MINIMUM COVER OF 36 INCHES. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER, DUCTILE IRON CLASS 350 OR CONCRETE ENCASEMENT MAY BE USED AS APPROVED BY THE CITY.

ALL PROPOSED WATER MAINS SHALL BE FLUSHED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.

WATER MAINS SHALL BE AWWA C-900 CL 150 OR D.I.P. CLASS 350 STANDARD CEMENT LINED.

UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE HEALTH DEPARTMENT, AND THAT CERTIFIED AS-BUILT DRAWINGS ARE PROVIDED TO THE CITY PRIOR TO PAVING AND ANY USE OF THE SYSTEM. PROVIDE THREE (3) BLUELINE COPIES AND ONE (1) MYLAR OF AS-BUILT DRAWINGS.

MEGALUG OR EQUIVALENT, RESTRAINED JOINT SYSTEM MAY BE USED ON ALL RESTRAINED FITTINGS, VALVES, ETC. MINIMUM DEPTH OF BURY ON PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES.

WATER SYSTEMS SHALL BE PRESSURE TESTED AT 150 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA STANDARDS. TESTS SHALL BE CONDUCTED BEFORE FINAL PAVING AND IN THE PRESENCE OF THE CITY'S INSPECTOR.

ALL WATER SERVICES SHALL BE MARKED WITH A "^" SAWCUT INTO THE CURB OR BY METAL TABS SET INTO THE PAVEMENT.

ALL WATER VALVES AND BLOW-OFFS SHALL BE MARKED WITH AN "X" SAWCUT INTO THE CURB OR BY METAL TABS SET INTO THE PAVEMENT, LOCATION OF METAL TABS IN INCHES FROM EDGE OF PAVEMENT SHALL EQUAL DISTANCE IN FEET FROM EDGE OF PAVEMENT TO VALVE.

WATER SERVICES SHALL NORMALLY BE DOUBLE 1 1/2" SERVICES LOCATED AT SIDE LOT LINES. IN INSTANCES WHERE SERVICES NEED TO BE OFFSET, 1" SINGLE SERVICES SHALL BE SPECIFIED. THESE SERVICES MAY BE OFFSET A MAXIMUM OF 5.0'.

UNIFLANGE 1300 SERIES PIPE RESTRAINTS AS MANUFACTURED BY FORD OR APPROVED EQUAL MAY BE USED AS APPROPRIATE FOR RESTRAINING IN-LINE PRESSURE PIPE EACH SIDE OF PIPE JOINT, AS REQUIRED BY RESTRAINT TABLE.

TRACING WIRE SHALL BE INSTALLED IN ACCORDANCE WITH UTILITY PIPE LOCATION MATERIALS DETAIL.

NO GALVANIZED PIPE, FITTINGS, ETC. ARE ACCEPTED.

ALL WATER METERS SHALL BE INSTALLED AT THE RIGHT OF WAY LINE ONLY REGARDLESS OF SIZE.

ROADWAY CONSTRUCTION NOTES

ALL RIGHT OF WAY OTHER THAN ROADWAY AREAS SHALL BE SEEDED AND MULCHED OR SODDED. THE CITY RESERVES THE RIGHT TO REQUIRE SODDING IN SPECIAL AREAS WHERE EROSION IS A CONCERN.

THE FOLLOWING WILL BE THE STANDARD PROTECTION FOR DITCHES UNLESS DRAINAGE CALCULATIONS INDICATE OTHERWISE:

SWALE PROFILE GRADES	PROTECTION REQUIRED
0.2% - 1.0%	SEEDING AND MULCHING
1.0% - 4.0%	SODDING
4.0% AND GREATER	DITCH PAVING

ALL FRANCHISE UTILITY CROSSINGS, INCLUDING BUT NOT LIMITED TO FPL, BELLSOUTH AND CABLE SHALL BE INSTALLED PRIOR TO INSTALLATION AND COMPACTION OF THE ROAD SUB BASE. ANY CROSSINGS AFTER INSTALLATION OF THE SUB BASE SHALL BE BY DIRECTIONAL BORE.

THE LIMITS OF STABILIZED SUB BASE SHALL EXTEND TO A DEPTH OF SIX INCHES (6") BELOW THE BOTTOM OF THE BASE AND OUTWARD TO TWELVE INCHES (12") BEYOND THE CURB.

THE STABILIZING MATERIAL IF REQUIRED, SHOULD BE A HIGH BEARING VALUE SOIL, SAND-CLAY, LIMEROCK, RECYCLED CONCRETE, SHELL OR OTHER MATERIAL AS APPROVED BY THE CITY AND A LICENSED SOILS ENGINEER.

THE SUB BASE SHALL BE STABILIZED NOT LESS THAN FORTY (40) POUNDS LIMEROCK BEARING RATIO (LBR). A COMPACTION OF NO LESS THAN NINETY-EIGHT (98%) PERCENT DENSITY BASED ON AASHTO T-180 SHALL BE REQUIRED.

TESTS FOR SUB BASE BEARING CAPACITY AND COMPACTION SHALL BE DONE AT A MINIMUM OF EVERY 300 FEET AND SHALL BE STAGGERED TO THE LEFT, RIGHT AND AT CENTER LINE OF THE ROADWAY.

BASES FOR ALL STREETS SHALL HAVE A MINIMUM SIX INCH (6") DEPTH. PRIMING AND SANDING SHALL BE REQUIRED AS SOON AS BEARING CAPACITY AND COMPACTION HAS BEEN ACHIEVED.

RECYCLED CONCRETE OR LIMEROCK BASES SHALL BE COMPACTED TO (98 %) MAXIMUM DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST.

RECYCLED CONCRETE MIX DESIGNS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO START OF SUB BASE PREPARATION.

CEMENT DELIVERY TICKETS SHALL BE PROVIDED TO THE CITY AT THE TIME OF PLACEMENT.

TESTING OF THE IN-PLACE BASE SHALL BE DONE AT INTERVALS EQUIVALENT TO SUB BASE TESTING AND SHALL CONSIST OF, AS A MINIMUM, MOISTURE CONTENT AND COMPACTION TEST.

DESIGN MIXES SHALL BE SUBMITTED TO THE CITY FOR THEIR APPROVAL NO LESS THAN THREE (3) WORKING DAYS PRIOR TO ANY ROADWAY CONSTRUCTION.

ASPHALT SPECIFICATIONS SHALL BE SUBMITTED BY THE DESIGN ENGINEER WITH FINAL PLANS TO THE CITY. FLORIDA STATE CERTIFIED BATCH PLANTS MUST THEN CERTIFY THAT THESE APPROVED SPECIFICATIONS HAVE BEEN MET.

EXTRACTION AND GRADATION TESTS ON ASPHALT MIXES SHALL BE PROVIDED TO THE CITY TO INSURE THAT DESIGN MIXES MEET THE CITY STANDARD SPECIFICATIONS.

THE ROADWAY CROWN SHALL HAVE A STANDARD ONE QUARTER INCH (1/4") PER FOOT SLOPE.

ALL ROADWAYS WITH CURB AND GUTTER SECTIONS SHALL HAVE AS A STANDARD A MINIMUM LONGITUDINAL SLOPE OF 0.30

THE FINISHED PAVEMENT EDGE SHALL BE WITHIN ONE QUARTER INCH (1/4") OF THE ADJACENT CONCRETE CURB.

CONCRETE CURBS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AND CONSTRUCTED WITH 2500 PSI CONCRETE AT 28 DAYS.

CONCRETE CURBS SHALL BE SAW CUT TO A DEPTH EQUAL TO 1/4 OF CURB THICKNESS AT INTERVALS OF TEN FEET (10') WITH EXPANSION JOINTS AT STREET INTERSECTIONS, STRUCTURES AND ALONG CURVES AT SIXTY FEET (60') INTERVALS. ALL EXPANSION JOINT MATERIAL IS REQUIRED TO BE INSTALLED THROUGH THE ENTIRE DEPTH OF THE CONCRETE CURB.

AN "X" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF WATER DISTRIBUTION SYSTEM VALVE.

AN "T" SHALL BE CUT INTO THE CURB TO MARK THE LOCATION OF ALL VALVES OTHER THAN WATER DISTRIBUTION VALVES.

A "V" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF ALL SEWER SERVICES.

A "L" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF ALL RECLAIMED WATER SERVICES.

A "^" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF ALL WATER SERVICES.

THREE (3) CONCRETE CYLINDERS SHALL BE TAKEN AND TESTED FOR EVERY THREE HUNDRED (300) FEET OF ROADWAY CONSTRUCTED. TEST RESULTS SHALL THEN BE PROVIDED TO THE CITY AS THEY BECOME AVAILABLE.

THE DEVELOPER SHALL PROVIDE ALL REQUIRED PAVEMENT MARKINGS ON ALL ROADWAYS PER CITY, COUNTY AND STATE REQUIREMENTS. CENTERLINE STRIPES SHALL BE PROVIDED ON EXTENSIONS OF CITY COLLECTOR OR ARTERIAL ROADS, COUNTY ROADS AND STATE HIGHWAYS ONLY.

STOP BARS SHALL BE PLACED AT ALL SUBDIVISION ENTRANCES AND INTERSECTIONS CONTAINING CITY COLLECTOR AND ARTERIAL ROADS, COUNTY ROADS AND STATE HIGHWAYS.

ALL TRAFFIC CONTROL DEVICES PLACED AT INTERSECTIONS, PRIVATE STREETS, PUBLIC STREETS, COUNTY ROADS AND STATE HIGHWAYS WITHIN THE CITY LIMITS SHALL BE INSTALLED ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

THE DEVELOPER IS RESPONSIBLE FOR PAYING FEES FOR ALL STREET LIGHTS PRIOR TO ACCEPTANCE OF THE PROJECT BY THE CITY.

STANDARD TURNING RADII FOR INTERSECTIONS:

3-LANE ACCESS OR FEEDER	35'
LOCAL TO COLLECTOR	35'
LOCAL OR COLLECTOR TO ARTERIAL	40'
ARTERIAL TO ARTERIAL	50'

CITY INSPECTOR SHALL BE PRESENT DURING PAVING OF ALL PUBLIC AND PRIVATE ROADS. PAVING SHALL BE PERFORMED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY. PAVING DURING WEEKENDS IS NOT PERMITTED.

CONSTRUCTION METHODS AND DESIGN FOR CONCRETE PAVEMENT SHALL CONFORM TO FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

ALL CONTRACTORS THAT ARE PERFORMING THE CONSTRUCTION OF PUBLIC IMPROVEMENTS (WATER MAIN, SANITARY SEWER MAIN, RECLAIMED WATER MAIN, STORM WATER PIPES AND INLETS AND ALSO CONSTRUCTION OF ROADWAYS) SHALL BE CERTIFIED WITH THE FLORIDA STATE DEPARTMENT OF PROFESSIONAL REGULATIONS (DPR) FOR THE TYPE OF WORK THAT THEY PERFORM. A COPY OF THE VALID LICENSE IS REQUIRED AT PRE CONSTRUCTION MEETING.

UTILITY DEPTH:

- HIGH VOLTAGE UTILITIES SUCH AS POWER (FEEDER, SERVICE AND DROPS) SHALL BE BURIED A MINIMUM OF 30 INCHES IN DEPTH.
- LOW VOLTAGE UTILITIES SUCH AS PHONE AND CABLE TV SHALL BE BURIED A MINIMUM OF 12 INCHES IN DEPTH FOR FEEDER AND SERVICES. SERVICE DROPS SHALL BE BURIED A MINIMUM OF 6 INCHES IN DEPTH.
- HIGH VOLTAGE UTILITIES INSTALLED PARALLEL TO PRESSURE MAINS SHALL MAINTAIN A MINIMUM FIVE FOOT SEPARATION.

GEOTECHNICAL TESTING REPORTS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER SHALL BE SUBMITTED TO THE CITY OF ORMOND BEACH PRIOR TO FINAL SIGN OFF. REPORTS SHALL CLEARLY LABEL PROJECT NAME AND PHASE.

No	Date	Revision	Approved
1	9/05	REVISED PER CITY COMMENTS	JRK
2			
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No	Date	Revision	Approved
5			
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Designed by: S.H. 9/05
Drawn by: S.B. 9/05
Checked by: T.H.H. 9/05
Approved by: J.B.M. 9/05
Certificate of Authorization No. 0319

Scale: N.T.S.
Date: June, 2005
Job No. 13701
File: t5701det.dwg

THE TOMOKA GOLF VILLAGE

ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

cph Engineers, Planners, Landscape Architects, Surveyors, Construction Management
407 N. Orange Avenue, Orlando, FL 32801-1011
Phone and Fax numbers and e-mail address

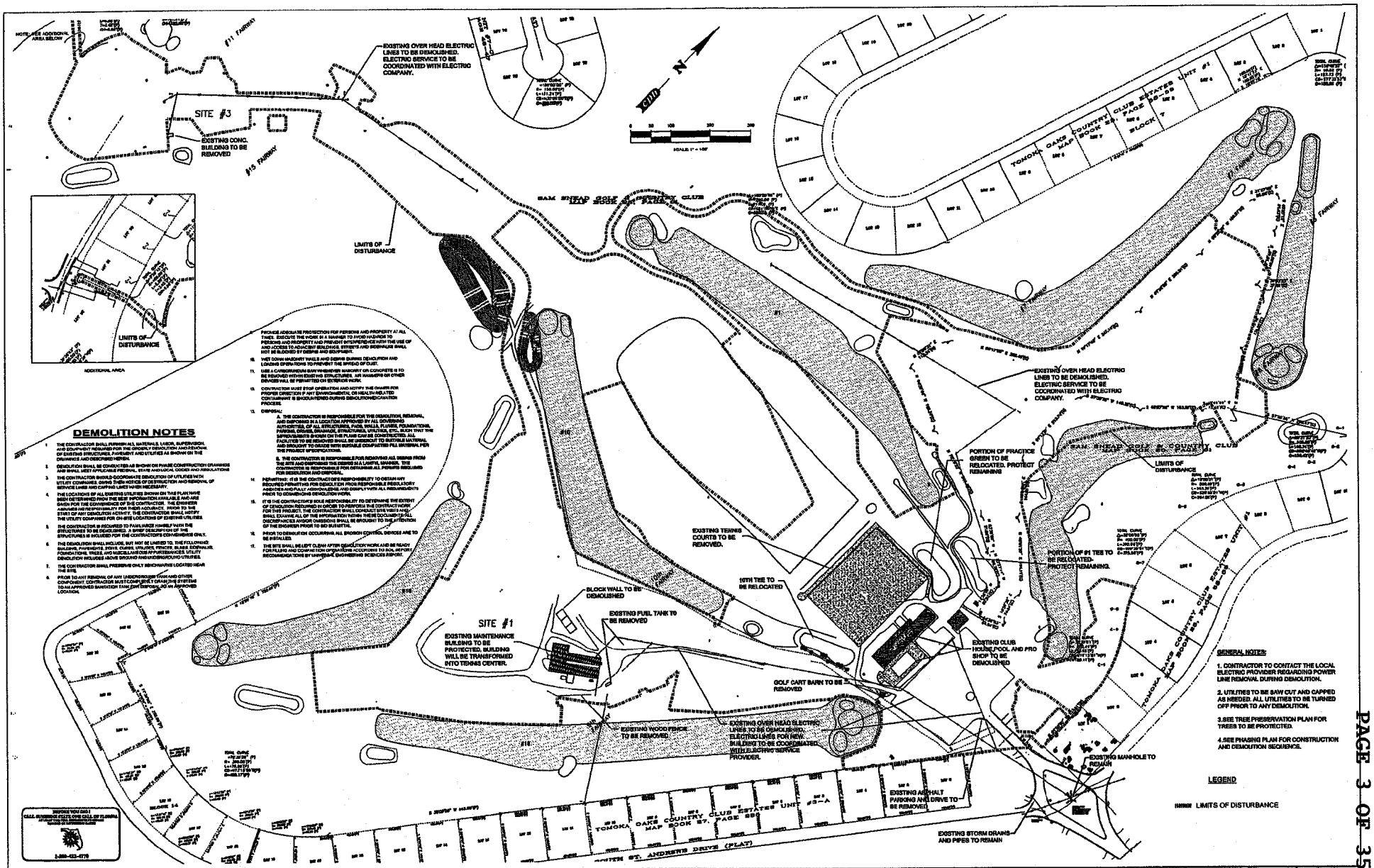
JASON A. GILLOOLY P.E.
REG. # 56922

GENERAL NOTES

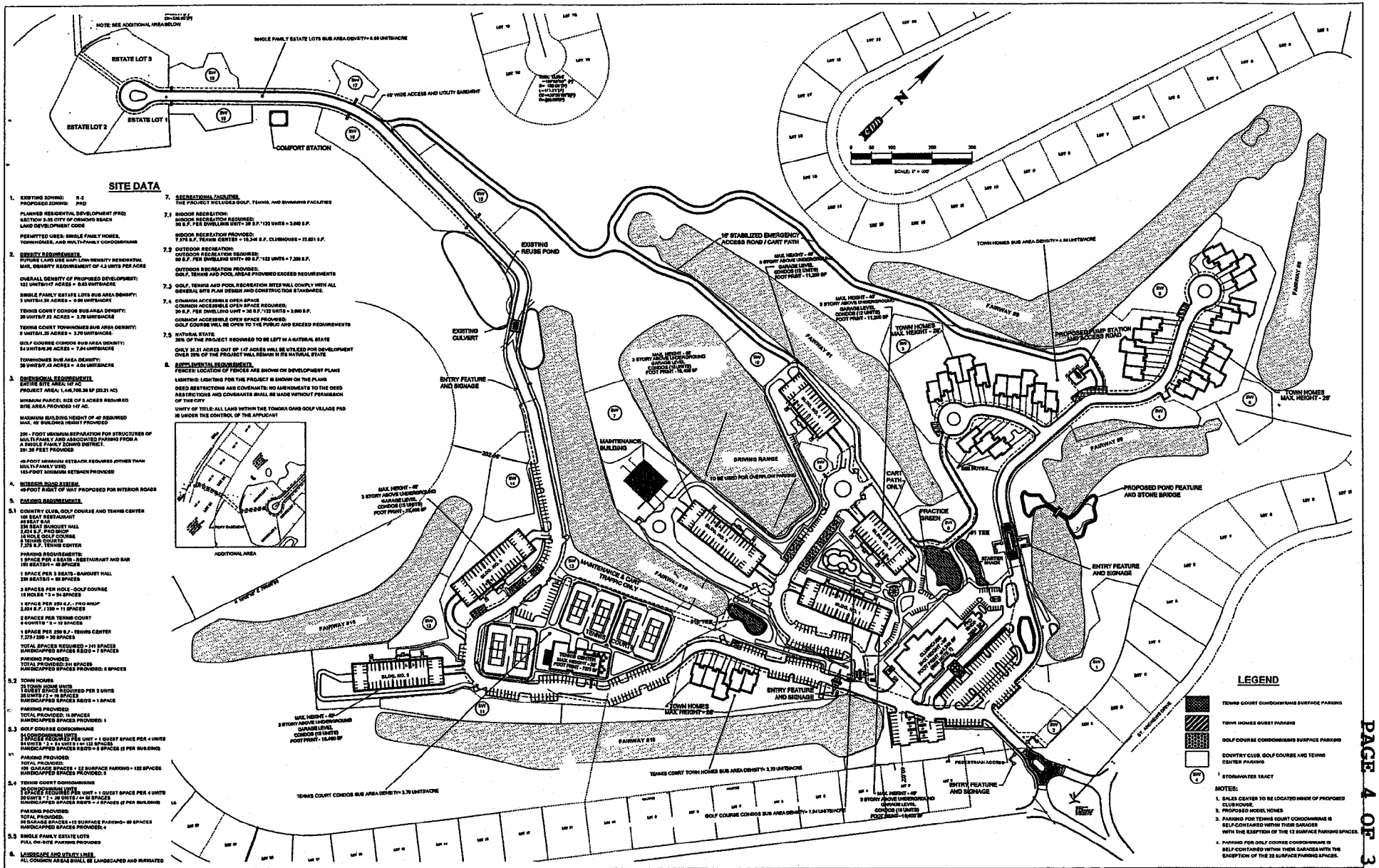
Sheet No. C2
2 of 92

EXHIBIT "B"
PAGE 2 OF 35

Instrument# 2006-273445 # 13
Book: 5944
Page: 2195


SITE #3
EXISTING CONC. BUILDING TO BE REMOVED
#15 FAIRWAY
#11 FAIRWAY
EXISTING OVER HEAD ELECTRIC LINES TO BE DEMOLISHED. ELECTRIC SERVICE TO BE COORDINATED WITH ELECTRIC COMPANY.
LIMITS OF DISTURBANCE
ADDITIONAL AREA
SAM SNEAD GOLF VILLAGE GOLF CLUB
MAP BOOK 39 PAGE 178
TOMOKA OAKS COUNTRY CLUB ESTATES UNIT #1
MAP BOOK 27, PAGE 88
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Instrument# 2006-273445 # 14
Book: 5944
Page: 2196



SITE DATA

1. EXISTING ZONING: R-2
PROPOSED ZONING: PRD

PLANNED RESIDENTIAL DEVELOPMENT (PRD)
SECTION 2-26 CITY OF ORMOND BEACH
LAND DEVELOPMENT CODE

PERMITTED USES: SINGLE FAMILY HOMES, TOWNHOMES, AND MULTI-FAMILY CONDOMINIUMS

2. DENSITY REQUIREMENTS
FUTURE LAND USE MAP: LOW DENSITY RESIDENTIAL
MAX. DENSITY REQUIREMENT OF 4.0 UNITS PER ACRE

OVERALL DENSITY OF PROPOSED DEVELOPMENT:
122 UNITS/147 ACRES = 0.83 UNITS/ACRE

SINGLE FAMILY ESTATE LOTS SUB AREA DENSITY:
5 UNITS/4.59 ACRES = 0.98 UNITS/ACRE

TENNIS COURT CONDOS SUB AREA DENSITY:
30 UNITS/7.55 ACRES = 3.78 UNITS/ACRE

TENNIS COURT TOWNHOMES SUB AREA DENSITY:
5 UNITS/1.35 ACRES = 3.70 UNITS/ACRE

GOLF COURSE CONDOS SUB AREA DENSITY:
54 UNITS/6.96 ACRES = 7.84 UNITS/ACRE

TOWNHOMES SUB AREA DENSITY:
30 UNITS/7.45 ACRES = 4.04 UNITS/ACRE

3. DIMENSIONAL REQUIREMENTS
ENTIRE SITE AREA: 147 AC
PROJECT AREA: 1,446,706.36 SF (33.21 AC)

MINIMUM PARCEL SIZE OF 5 ACRES REQUIRED
SITE AREA PROVIDED 147 AC.

MAXIMUM BUILDING HEIGHT OF 40' REQUIRED
MAX. 40' BUILDING HEIGHT PROVIDED

200 - FOOT MINIMUM SEPARATION FOR STRUCTURES OF MULTI-FAMILY AND ASSOCIATED PARKING FROM A A SINGLE FAMILY ZONING DISTRICT.
201.20 FEET PROVIDED

40-FOOT MINIMUM SETBACK REQUIRED (OTHER THAN MULTI-FAMILY USE)
165-FOOT MINIMUM SETBACK PROVIDED

4. INTERIOR ROAD SYSTEM
40-FOOT RIGHT OF WAY PROPOSED FOR INTERIOR ROADS

5. PARKING REQUIREMENTS

5.1 COUNTRY CLUB, GOLF COURSE AND TENNIS CENTER
100 SEAT RESTAURANT
40 SEAT BAR
296 SEAT BANQUET HALL
2,824 S.F. PRO SHOP
18 HOLE GOLF COURSE
6 TENNIS COURTS
7,375 S.F. TENNIS CENTER

PARKING REQUIREMENTS:
1 SPACE PER 4 SEATS - RESTAURANT AND BAR
(81 SEATS/4 = 46 SPACES

1 SPACE PER 3 SEATS - BANQUET HALL
296 SEATS/3 = 99 SPACES

3 SPACES PER HOLE - GOLF COURSE
18 HOLES * 3 = 54 SPACES

1 SPACE PER 250 S.F. - PRO SHOP
2,824 S.F. / 250 = 11 SPACES

2 SPACES PER TENNIS COURT
6 COURTS * 2 = 12 SPACES

1 SPACE PER 250 S.F. - TENNIS CENTER
7,375 / 250 = 30 SPACES

TOTAL SPACES REQUIRED = 241 SPACES
HANDICAPPED SPACES REQ'D = 7 SPACES

PARKING PROVIDED:
TOTAL PROVIDED: 241 SPACES
HANDICAPPED SPACES PROVIDED: 8 SPACES

5.2 TOWN HOMES
30 TOWN HOME UNITS
1 GUEST SPACE REQUIRED PER 2 UNITS
30 UNITS / 2 = 15 SPACES
HANDICAPPED SPACES REQ'D = 1 SPACE

PARKING PROVIDED:
TOTAL PROVIDED: 16 SPACES
HANDICAPPED SPACES PROVIDED: 1

5.3 GOLF COURSE CONDOMINIUMS
54 CONDOMINIUM UNITS
2 SPACES REQUIRED PER UNIT + 1 GUEST SPACE PER 4 UNITS
54 UNITS * 2 = 94 UNITS / 4 = 122 SPACES
HANDICAPPED SPACES REQ'D = 6 SPACES (2 PER BUILDING)

PARKING PROVIDED:
TOTAL PROVIDED:
150 GARAGE SPACES + 32 SURFACE PARKING = 182 SPACES
HANDICAPPED SPACES PROVIDED: 8

5.4 TENNIS COURT CONDOMINIUMS
30 CONDOMINIUM UNITS
2 SPACES REQUIRED PER UNIT + 1 GUEST SPACE PER 4 UNITS
30 UNITS * 2 = 38 UNITS / 4= 68 SPACES
HANDICAPPED SPACES REQ'D = 4 SPACES (2 PER BUILDING)

PARKING PROVIDED:
TOTAL PROVIDED:
56 GARAGE SPACES + 12 SURFACE PARKING= 68 SPACES
HANDICAPPED SPACES PROVIDED: 4

5.5 SINGLE FAMILY ESTATE LOTS
FULL ON-SITE PARKING PROVIDED

6. LANDSCAPE AND UTILITY LINES
ALL COMMON AREAS SHALL BE LANDSCAPED AND IRRIGATED

7. RECREATIONAL FACILITIES
THE PROJECT INCLUDES GOLF, TENNIS, AND SWIMMING FACILITIES

7.1 INDOOR RECREATION:
INDOOR RECREATION REQUIRED:
30 S.F. PER DWELLING UNIT= 30 S.F.*122 UNITS = 3,660 S.F.

INDOOR RECREATION PROVIDED:
7,375 S.F. TENNIS CENTER + 10,348 S.F. CLUBHOUSE = 17,821 S.F.

7.2 OUTDOOR RECREATION:
OUTDOOR RECREATION REQUIRED:
60 S.F. PER DWELLING UNIT= 60 S.F.*122 UNITS = 7,320 S.F.

OUTDOOR RECREATION PROVIDED:
GOLF, TENNIS AND POOL AREAS PROVIDED EXCEED REQUIREMENTS

7.3 GOLF, TENNIS AND POOL RECREATION SITES WILL COMPLY WITH ALL GENERAL SITE PLAN DESIGN AND CONSTRUCTION STANDARDS.

7.4 COMMON ACCESSIBLE OPEN SPACE
COMMON ACCESSIBLE OPEN SPACE REQUIRED:
30 S.F. PER DWELLING UNIT = 30 S.F.*122 UNITS = 3,660 S.F.

COMMON ACCESSIBLE OPEN SPACE PROVIDED:
GOLF COURSE WILL BE OPEN TO THE PUBLIC AND EXCEED REQUIREMENTS

7.5 NATURAL STATE:
20% OF THE PROJECT REQUIRED TO BE LEFT IN A NATURAL STATE

ONLY 33.21 ACRES OUT OF 147 ACRES WILL BE UTILIZED FOR DEVELOPMENT
OVER 20% OF THE PROJECT WILL REMAIN IN ITS NATURAL STATE

8. SUPPLEMENTAL REQUIREMENTS
FENCES: LOCATION OF FENCES ARE SHOWN ON DEVELOPMENT PLANS

LIGHTING: LIGHTING FOR THE PROJECT IS SHOWN ON THE PLANS

DEED RESTRICTIONS AND COVENANTS: NO AMENDMENTS TO THE DEED RESTRICTIONS AND COVENANTS SHALL BE MADE WITHOUT PERMISSION OF THE CITY

UNITY OF TITLE: ALL LAND WITHIN THE TOMOKA OAKS GOLF VILLAGE PRD IS UNDER THE CONTROL OF THE APPLICANT

No	Date	Revision	Approved	No	Date	Revision	Approved
1	8/05	REVISED PER CITY COMMENTS	JRK				

Designed by: S.H. 8/05
Drawn by: B.B. 6/05
Checked by: T.H.H. 6/05
Approved by: J.B.M. 6/05
Certificate of Authorization No. 3218

Scale: 1"=100'
Date: June, 2005
Job No. 18701
File: 18701esp.dwg

THE TOMOKA GOLF VILLAGE
ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

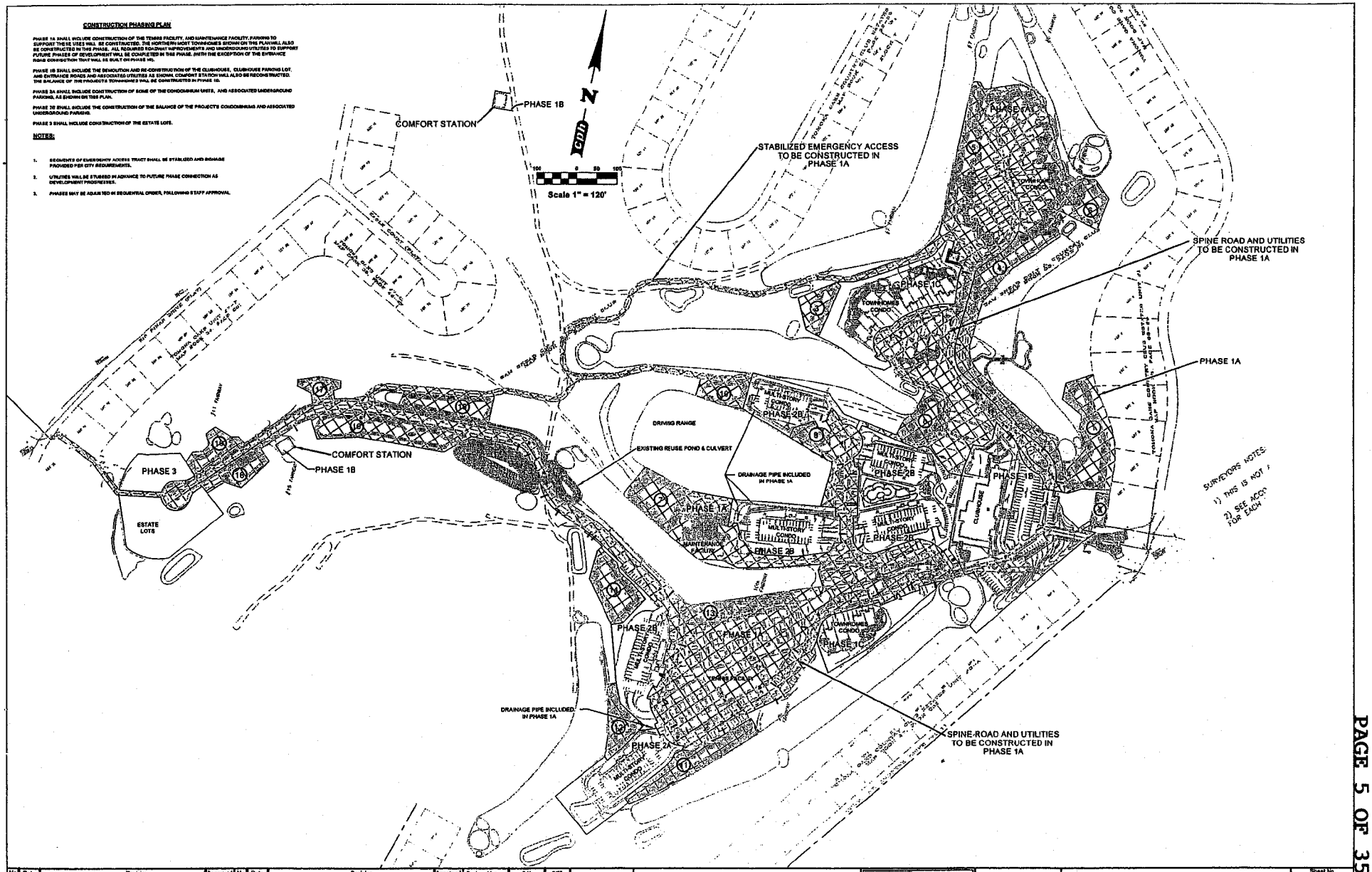
JASON R. KELLOGG, P.E.
REG. # 58942

OVERALL SITE PLAN

Sheet No. C5

EXHIBIT "B"
PAGE 4 OF 35

Instrument# 2006-273445 # 15
Book: 5944
Page: 2197



No	Date	Revision	Approved	No	Date	Revision	Approved
1	9/05	REVISED PER CITY COMMENTS	JRK				
2							
3							
4							
5							

Designed by:	B.H.	6/05
Drawn by:	B.B.	6/05
Checked by:	T.H.H.	6/05
Approved by:	J.B.M.	6/05

Certificate of Authorization No. 3319

Scale: 1"=120'
Date: June, 2005
Job No. T5701
File: T5701CPP.dwg

THE TOMOKA GOLF VILLAGE
ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

cph

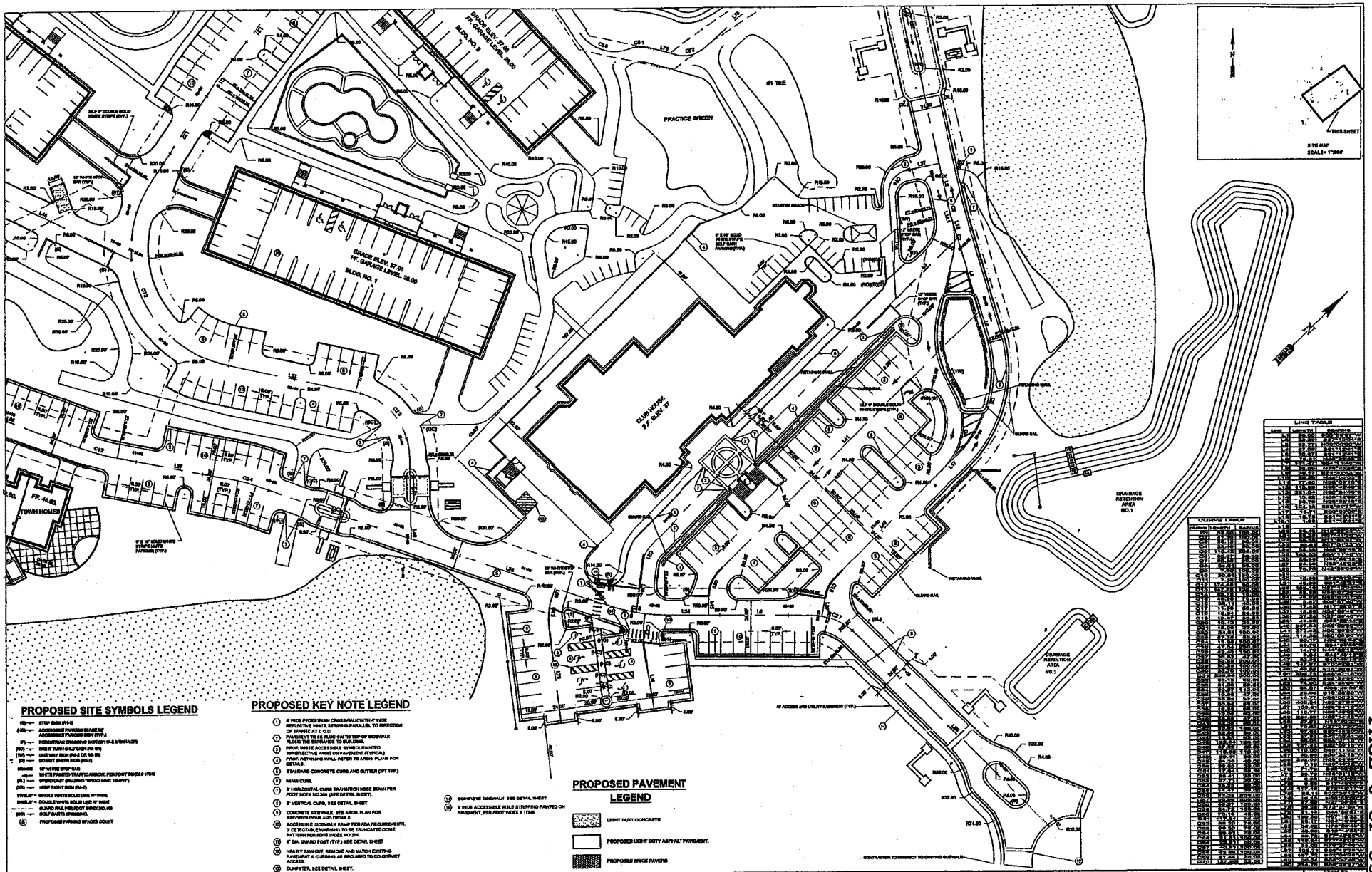
JOSH R. KELLOGG, P.E.
REG.# 56992

CONSTRUCTION PHASING PLAN

Sheet No. C6

EXHIBIT "B"
PAGE 5 OF 35

Instrument# 2006-273445 # 16
Book: 5944
Page: 2198



No	Date	Revision	Approved
1	9/05	REVISED PER CITY COMMENTS	JRK

No	Date	Revision	Approved

Designed by:	S.H.	6/05
Drawn by:	S.B.	6/05
Checked by:	T.H.H.	6/05
Approved by:	J.R.M.	6/05

Certificate of Authorization No. 3518

Scale: 1"=30'
Date: June, 2005
Job No. TS701
File: TS701SDP1.dwg

THE TOMOKA GOLF VILLAGE
ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

cph

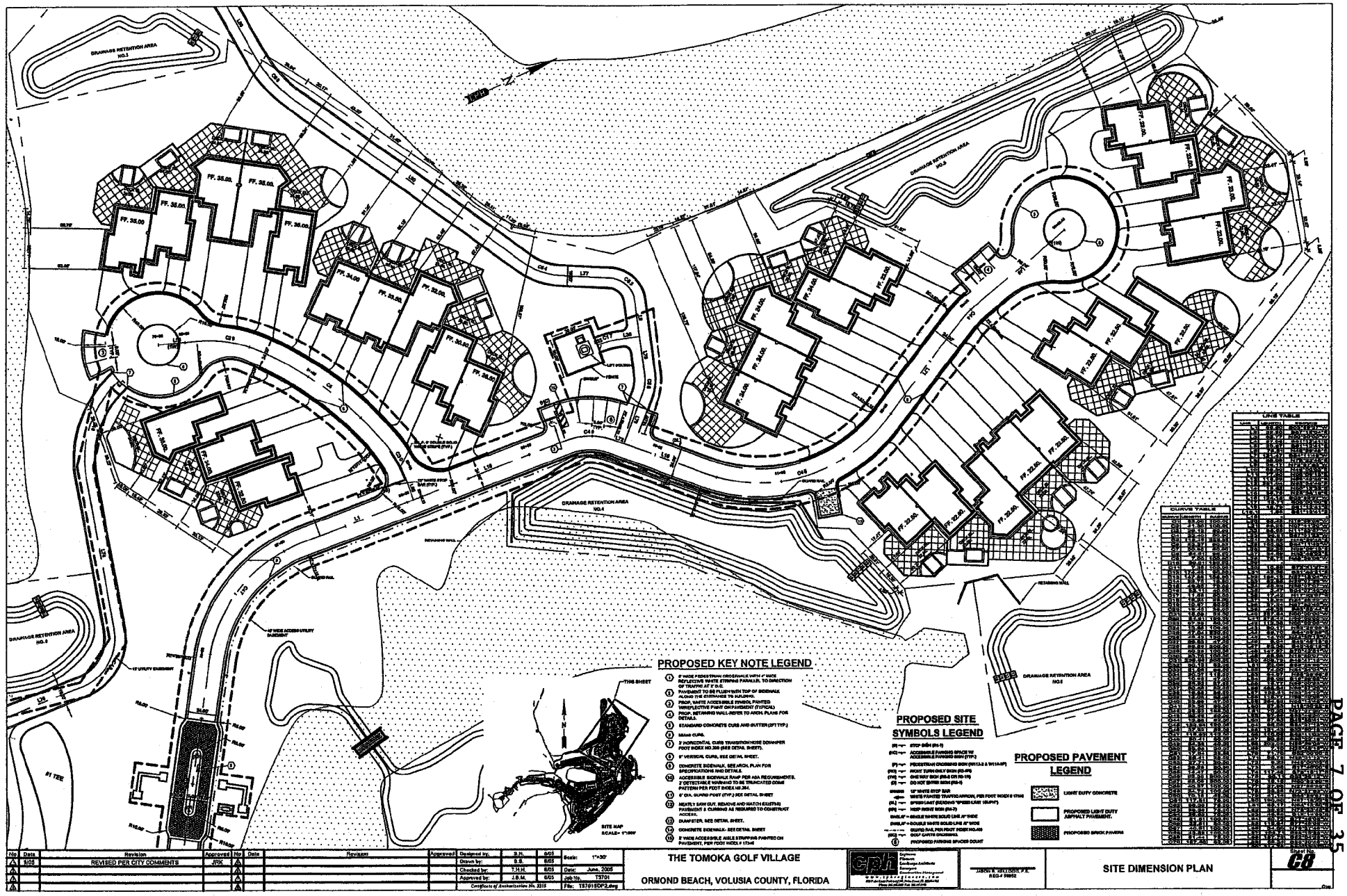
JASON R. KELLOGG, P.E.
R/O-1 #39916

SITE DIMENSION PLAN

Sheet No. C7

EXHIBIT "B"
PAGE 6 OF 35

Instrument# 2006-273445 # 17
Book: 5944
Page: 2199



No	Date	Revision	Approved
1	9/05	REVISED PER CITY COMMENTS	JRK
2			
3			
4			

No	Date	Revision	Approved
5			
6			
7			
8			

Designed by:	B.H.	6/05
Drawn by:	B.B.	6/05
Checked by:	T.H./H.	6/05
Approved by:	J.B.M.	6/05

Scale: 1"=30'
Date: June, 2005
Job No. 13701
File: 13701SDP2.dwg

Conforms to Annexation No. 3315

THE TOMOKA GOLF VILLAGE
ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

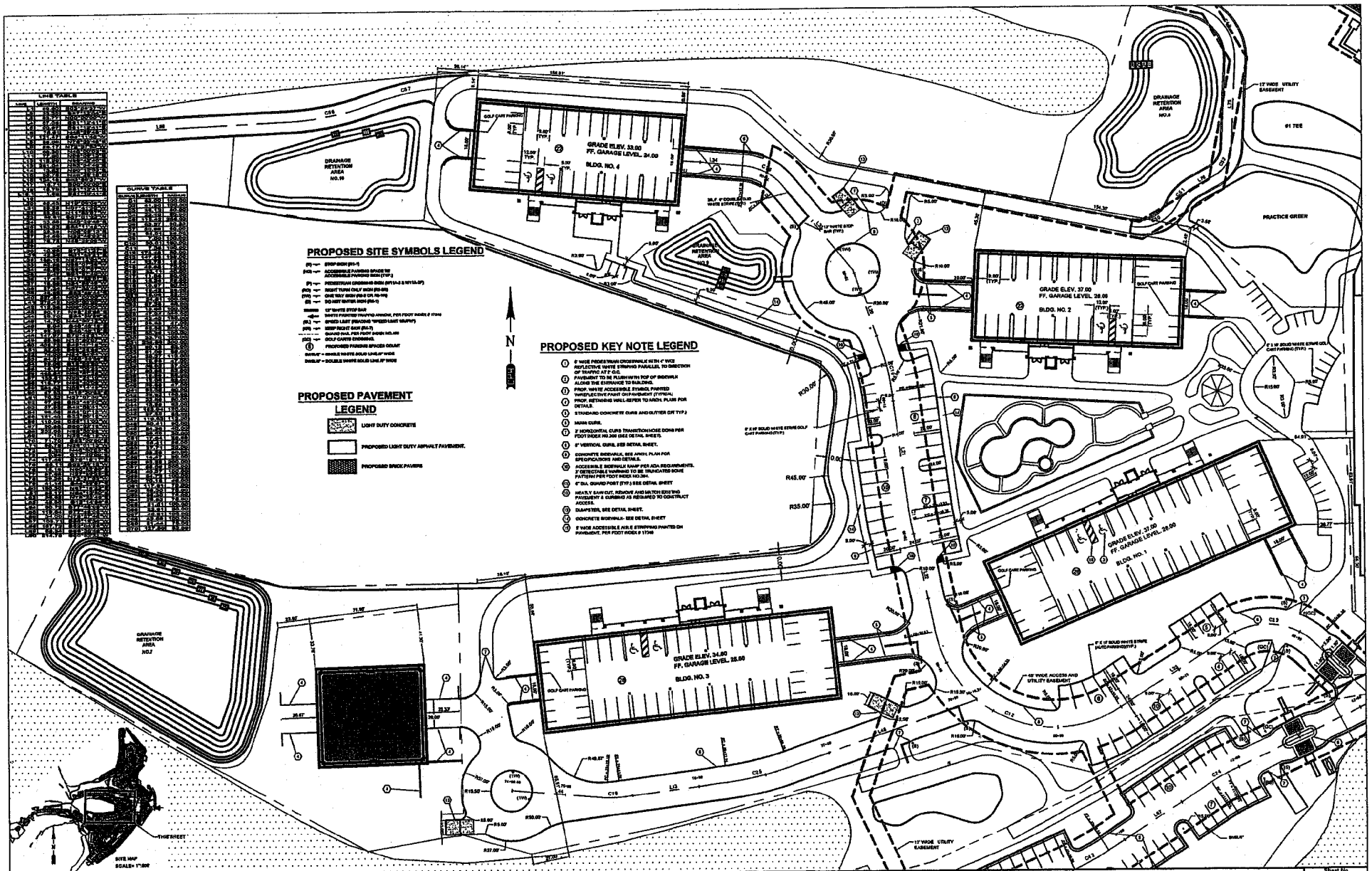
cph

JASON B. HARTSOCK, P.E.
REG.# 59602

SITE DIMENSION PLAN

Sheet No. C8

EXHIBIT "B"
PAGE 7 OF 35



No	Date	Revision	Approved	No	Date	Revision	Approved
1	5/05	REVISED PER CITY COMMENTS	JRK				
2							
3							
4							

Designed by:	S.H.	5/05
Drawn by:	B.S.	5/05
Checked by:	T.H.H.	5/05
Approved by:	J.B.M.	5/05

Certificate of Authorization No. 3215

Scale: 1"=30'
Date: June, 2005
Job No. T5701
File: T5701SDP3.dwg

THE TOMOKA GOLF VILLAGE
ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

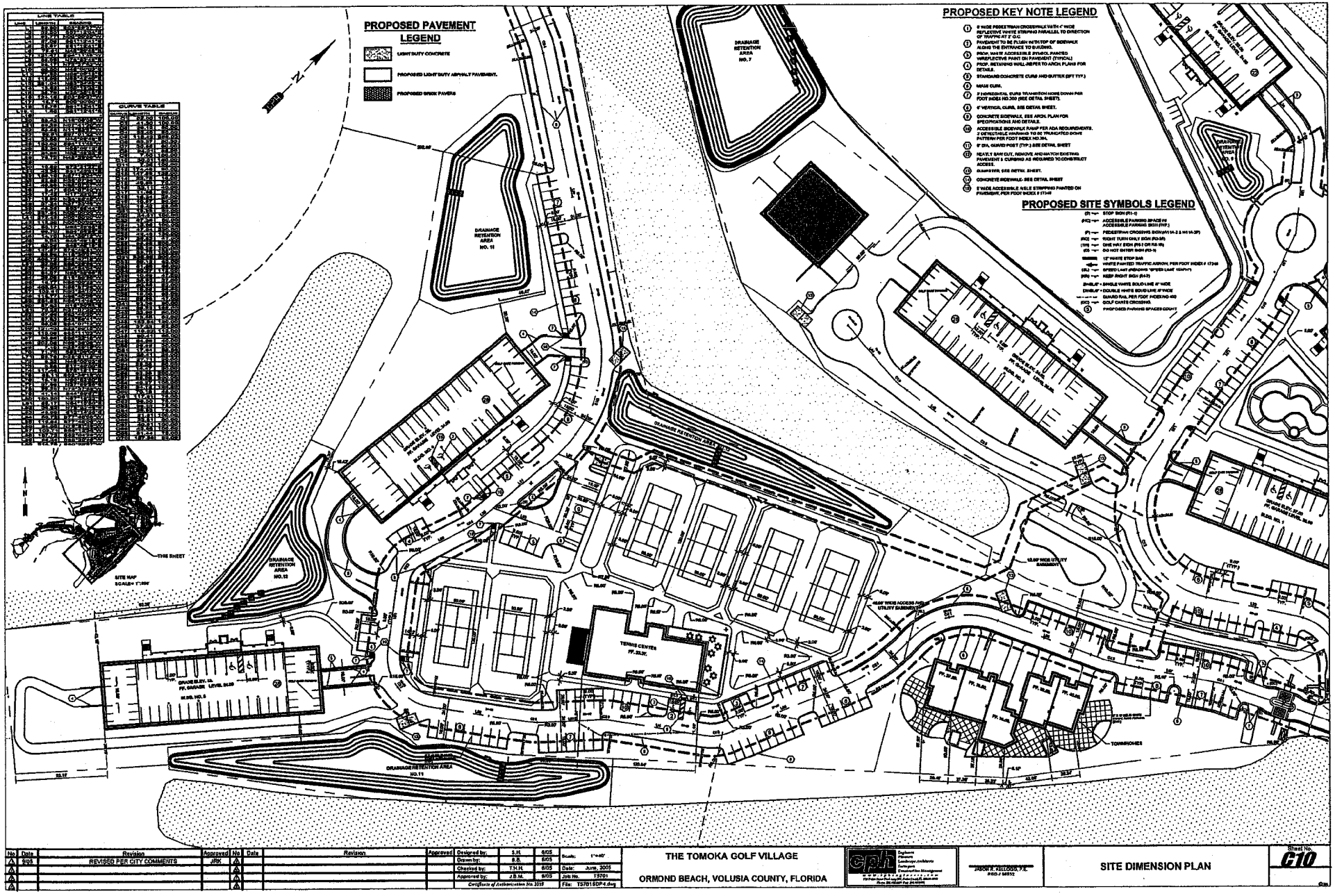
GPH Engineers Planners Landscape Architects Surveyors
Phone (407) 647-7275 Fax (407) 647-7276

JASON R. KELLOGG, P.E.
REG.# 54992

SITE DIMENSION PLAN

Sheet No. C9

EXHIBIT "B" PAGE 8 OF 35



No	Date	Revision	Approved
1	9/05	REVISED PER CITY COMMENTS	JRK

Designed by:	S.H.	6/05
Drawn by:	S.S.	6/05
Checked by:	T.H.H.	6/05
Approved by:	J.R.M.	6/05

Certificate of Authorization No. 3319

Scale: 1"=40'
Date: June, 2005
Job No. T5701
File: T5701SDP4.dwg

THE TOMOKA GOLF VILLAGE
ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

cph Engineers, Planners, Landscape Architects, Surveyors

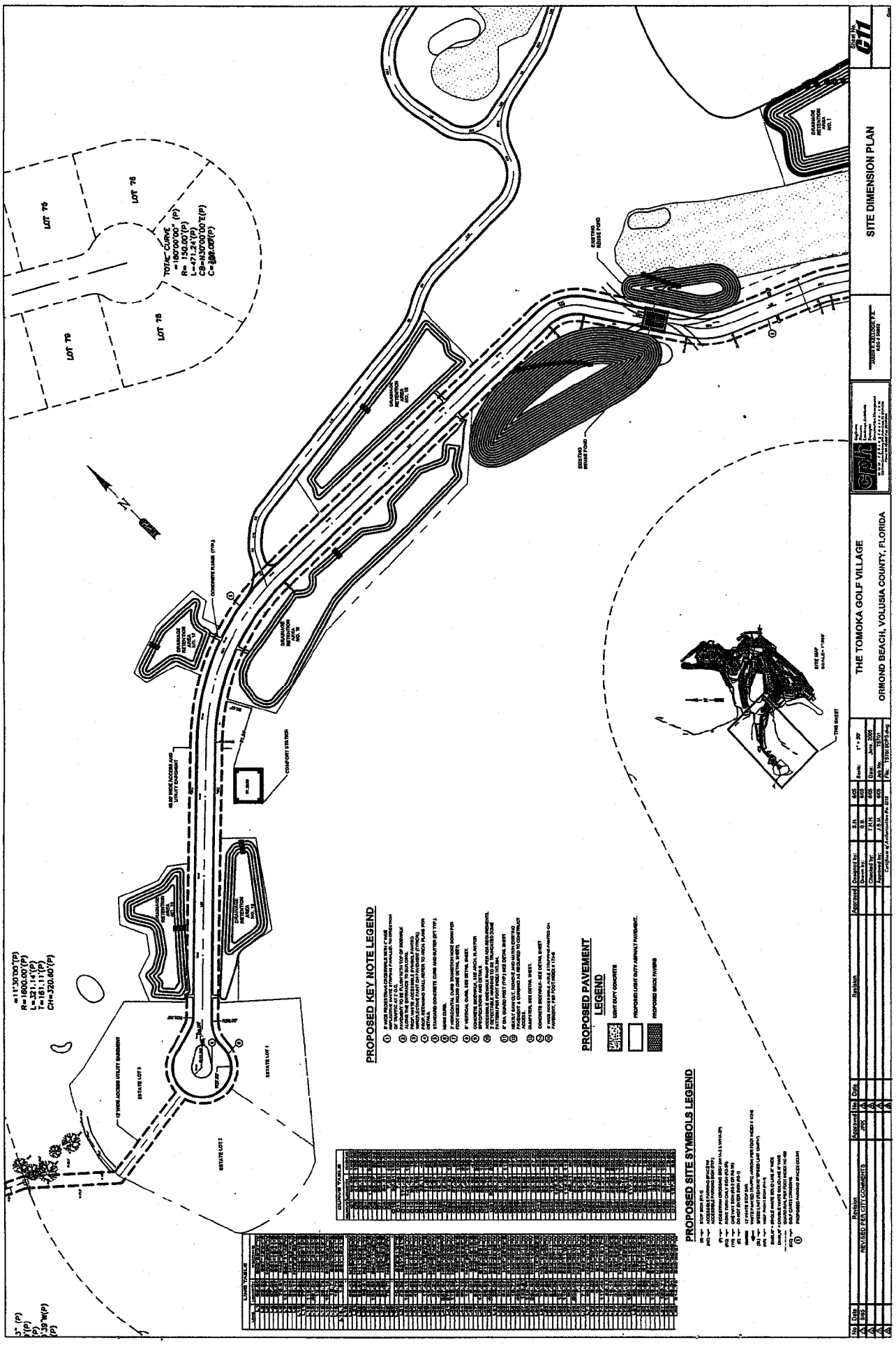
JASON R. KELLOGG, P.E.
REG. # 56932

SITE DIMENSION PLAN

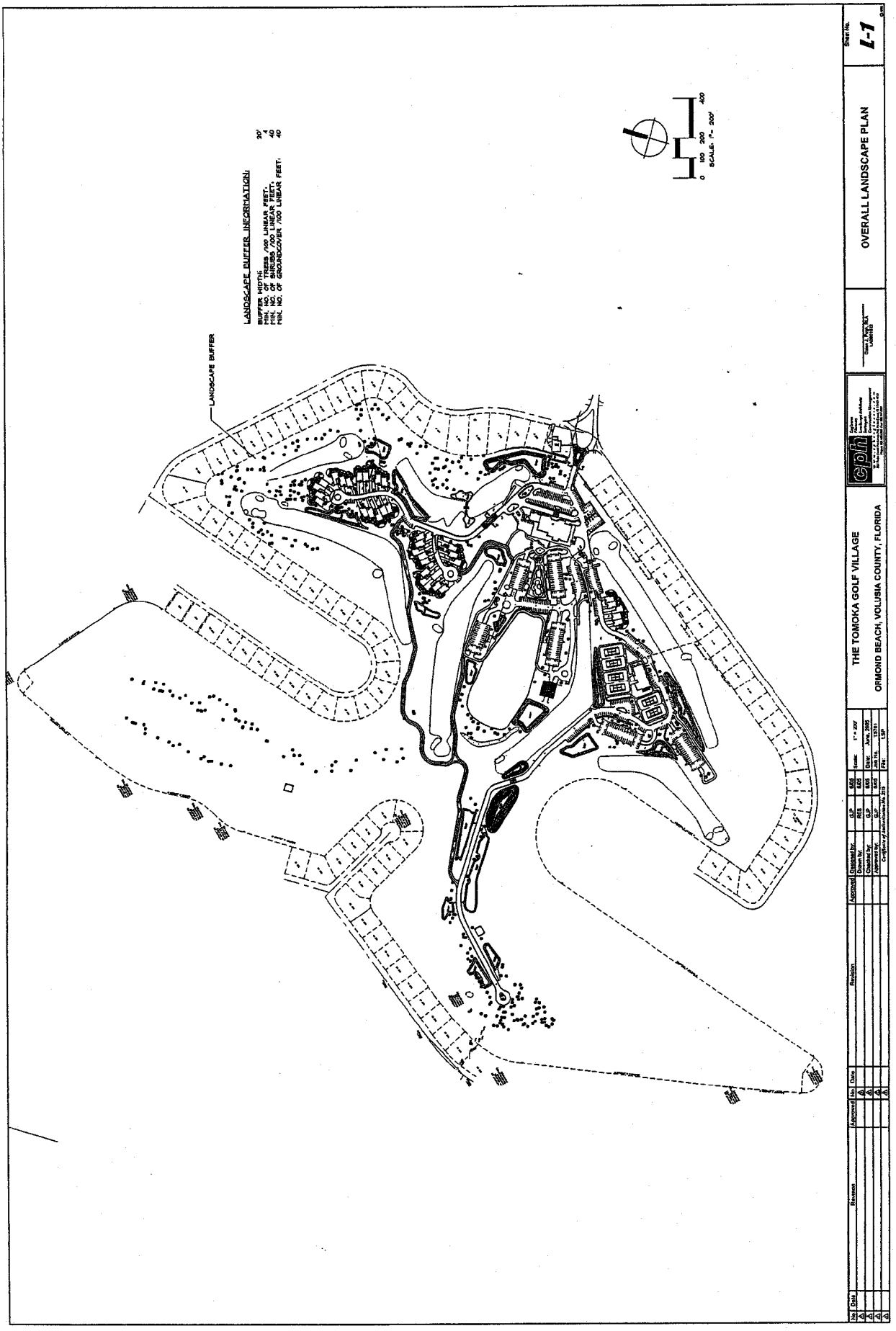
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EXHIBIT "B" PAGE 9 OF 35

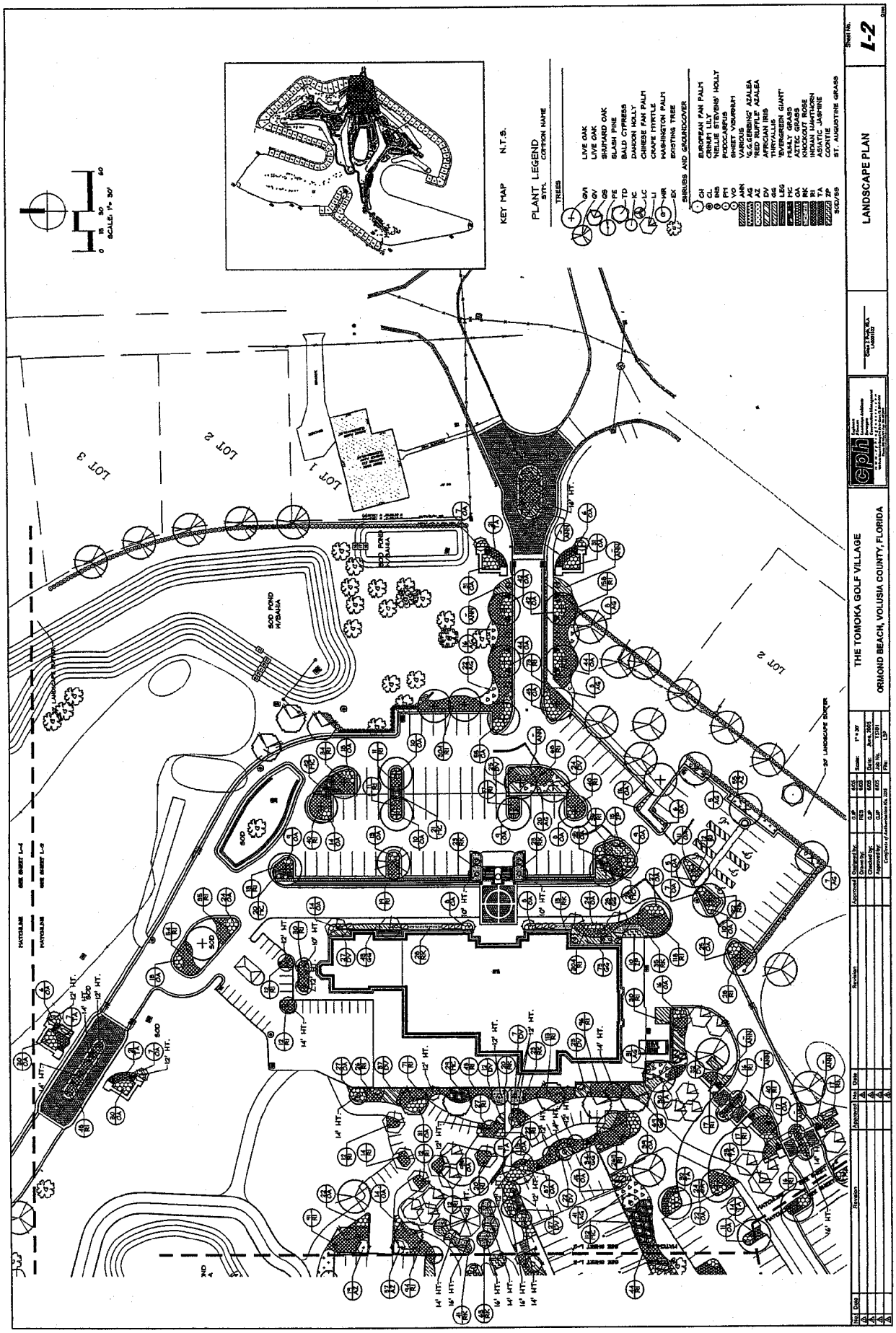
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Book: 5944
Page: 2202



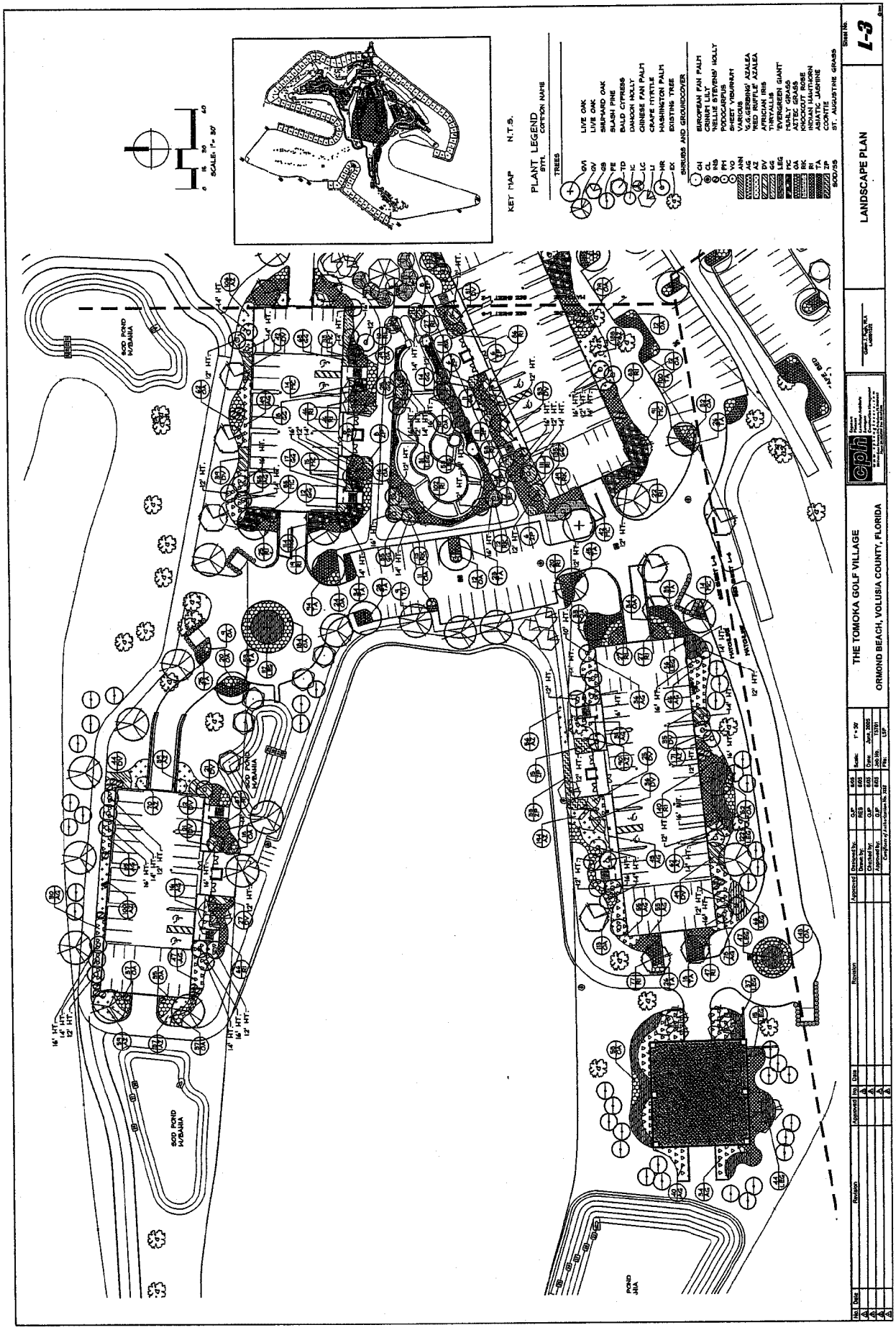
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Book: 5944
Page: 2203



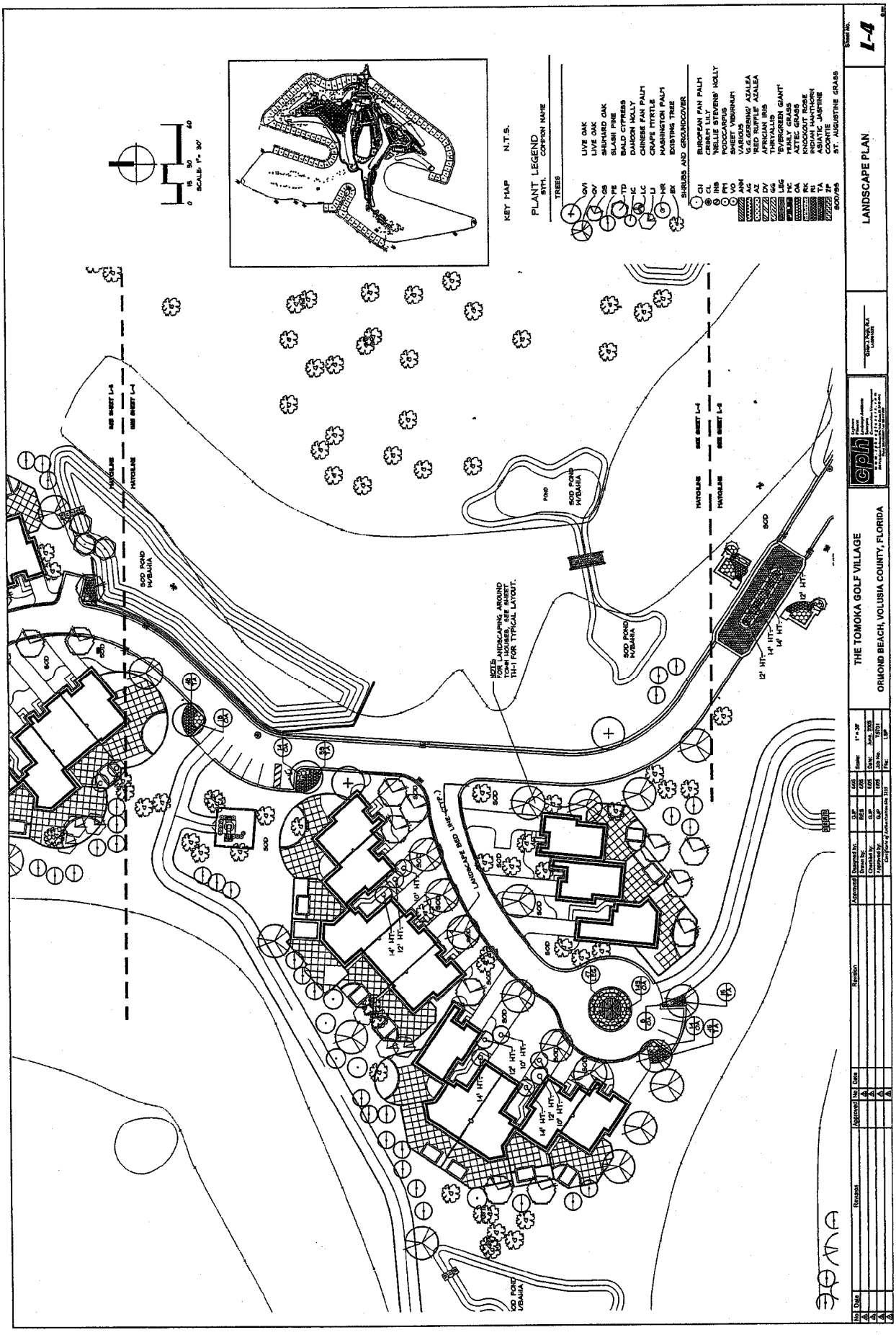
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Book: 5944
Page: 2204



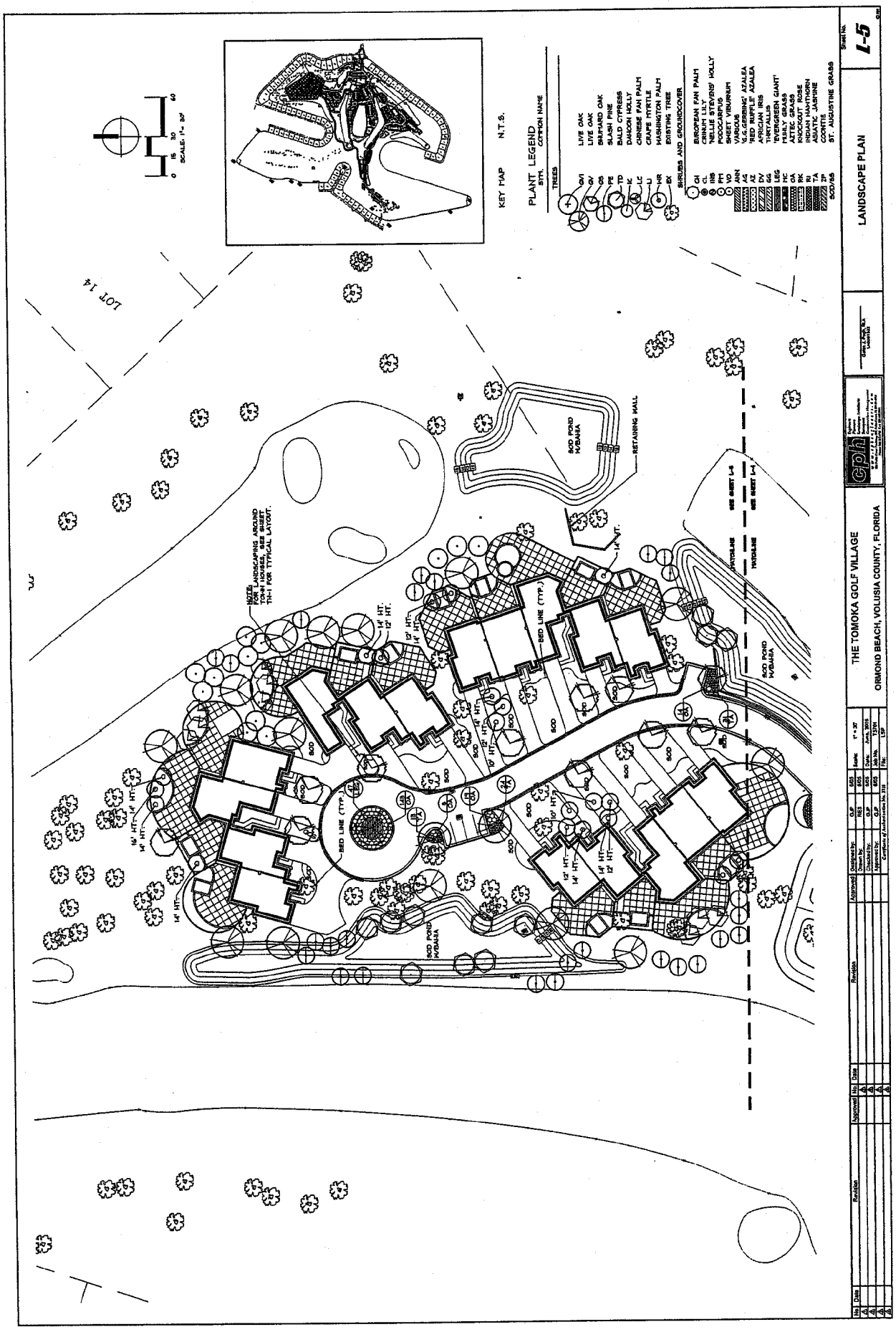
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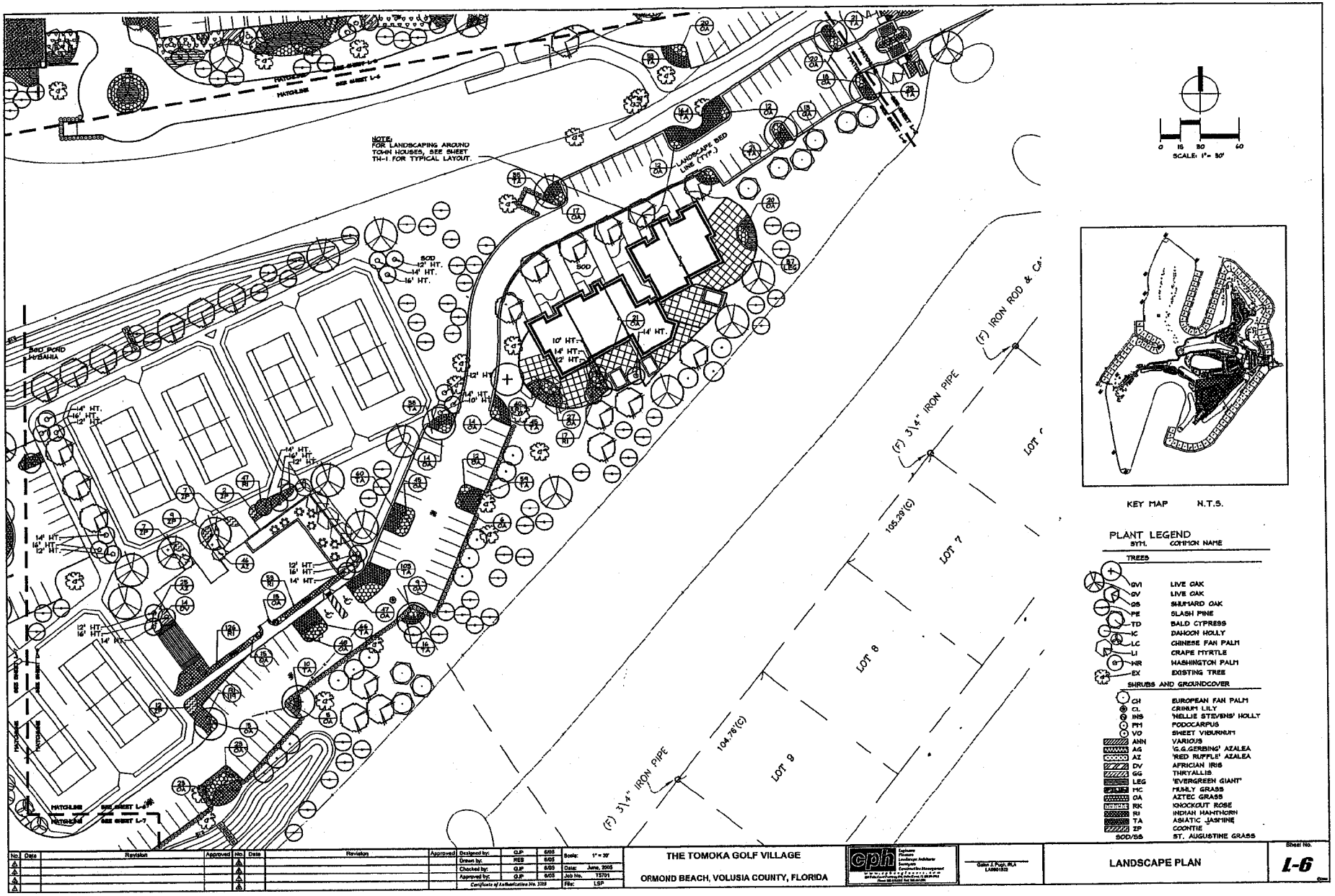
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Book: 5944
Page: 2206



Instrument# 2006-273445 # 25
Book: 5944
Page: 2207



Instrument# 2006-273445 # 26
Book: 5944
Page: 2208



No.	Date	Revision	Approved
1			
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No.	Date	Revision	Approved
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6			
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Designed by: GJP 6/05
Drawn by: RES 6/05
Checked by: GJP 6/05
Approved by: GJP 6/05
Certificate of Authorization No. 3338

Scale: 1" = 30'
Date: June, 2005
Job No. 15701
File: LSP

THE TOMOKA GOLF VILLAGE
ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

cph

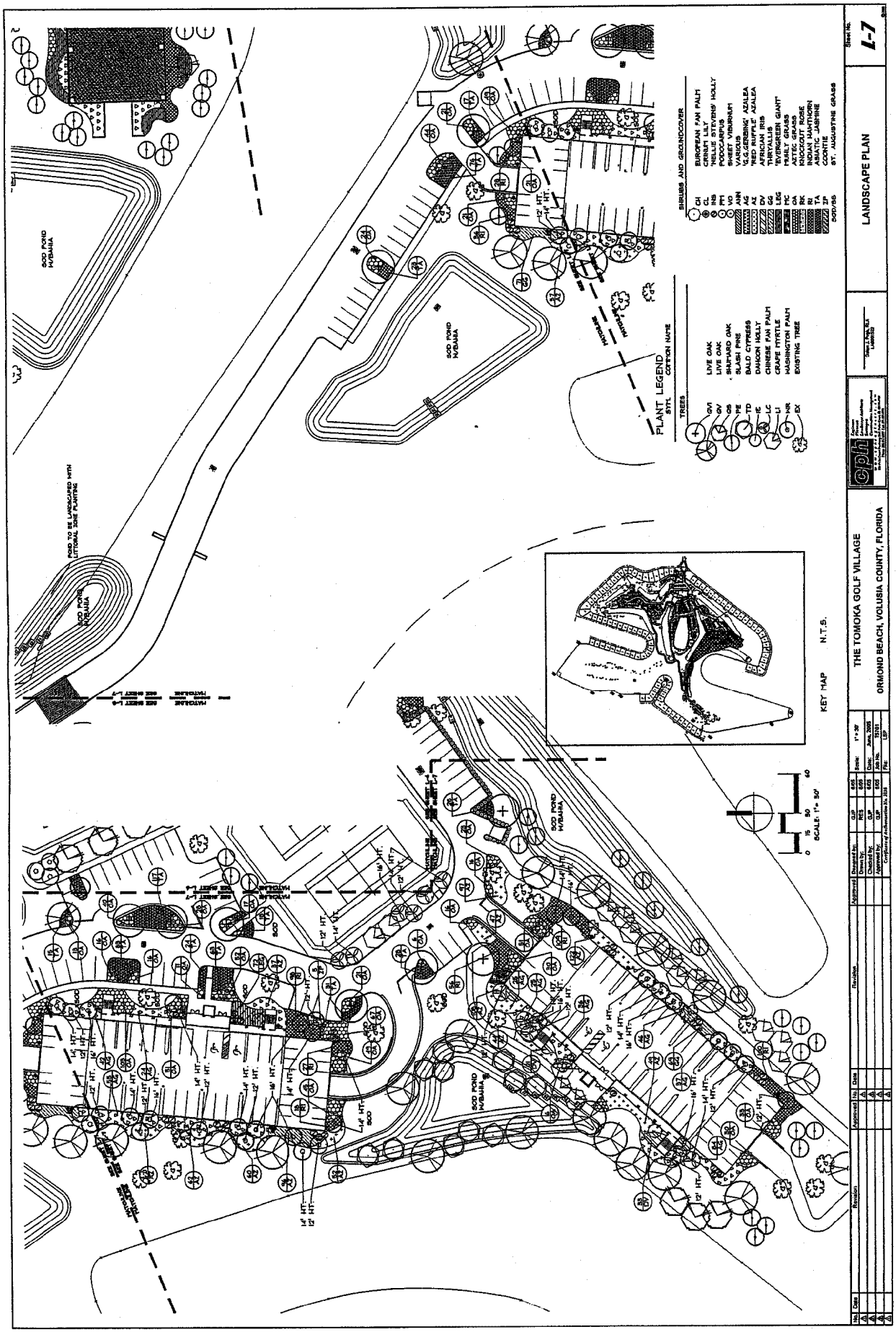
Galen J. Pugh, RLA
LA0001528

LANDSCAPE PLAN

Sheet No. L-6

EXHIBIT "B"
PAGE 16 OF 35

Instrument# 2006-273445 # 27
Book: 5944
Page: 2209



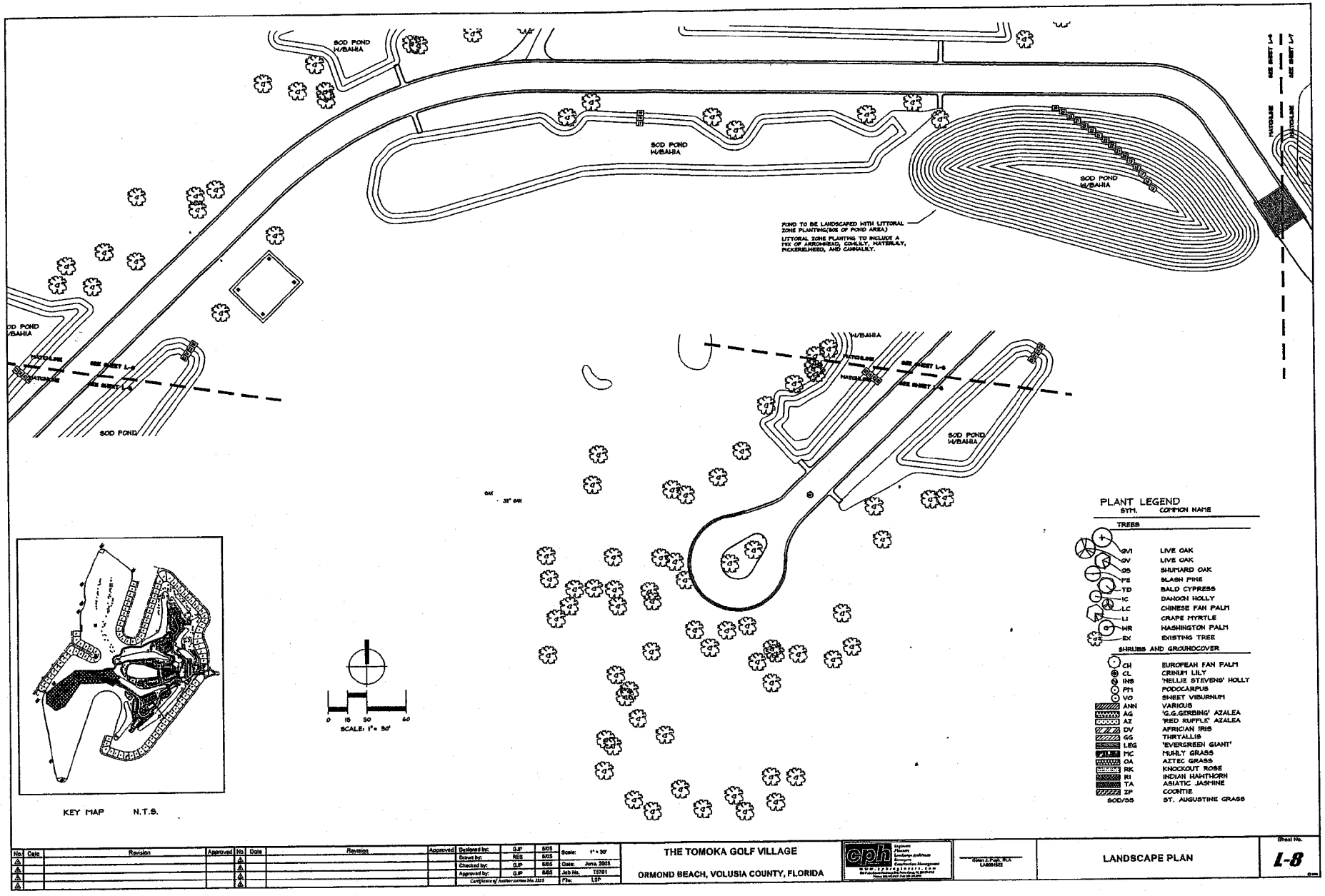


EXHIBIT "B"
PAGE 18 OF 35

Instrument# 2006-273445 # 29
Book: 5944
Page: 2211

LANDSCAPE NOTES:

1. The Landscape Contractor shall be responsible for all materials and all work as called for on the Landscape Plans and in the Landscape Specifications. In the event of variation between quantities shown on plant list and the plans, the plans shall control. The Landscape Contractor shall verify all quantities and report any discrepancies at the time of bidding.
2. The Landscape Contractor shall review architectural/engineering plans and become thoroughly familiar with surface and subsurface utilities.
3. Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. The Landscape Contractor shall be responsible for any damage or injury to person or property which may occur as a result of negligence in the execution of the work.
4. The work shall be coordinated with other trades to prevent conflicts. Coordinate the planting with the irrigation work to assure availability and proper location of irrigation items and plants.
5. All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.
6. All plant material shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Plants, Part I and II, published by the Florida Department of Agriculture and Consumer Services or to the standards as given in the latest "American Standard for Nursery Stock," American National Standards Institute.
7. The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications.
8. Except as otherwise specified, the Landscape Contractor's work shall conform to accepted horticultural practices as used in the trade.
9. The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the measurements specified on the plant list, or as indicated on the Landscape drawings. Height and spread dimensions refer to main body of the plant and not extreme branch tip to tip. The caliper of tree trunks is to be taken one foot above the ground level.
10. Plants shall be protected upon arrival at the site, by being thoroughly watered and properly maintained until planted.
11. All tree pits shall be excavated to size and depth in accordance with the USDA Standard for Nursery Stock 260.1, unless shown otherwise on the drawings, and backfilled with the specified planting soil. The Landscape Contractor shall test fill all tree pits with water before planting to assure proper drainage percolation is available.
12. The Landscape Contractor shall be responsible for proper watering of all plants. All plants shall be thoroughly watered at time of planting and kept adequately watered until time of acceptance. It shall be the Landscape Contractor's responsibility to assure that plants are not over watered.
13. It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to reset/replant and replant all plants which lean or fall and to replace all plants which are damaged due to lack of proper support or staking. The Landscape Contractor shall be legally liable for any damages caused by instability of any plant material.
14. All trees and all palms shall be guyed or staked or braced. The Landscape Contractor shall determine which small or multi-trunk trees need to be guyed and staked to maintain plants. Staking of trees and shrubs, if required, shall be done as per staking and guying detail prepared by the Landscape Architect. It shall be the responsibility of the Landscape Contractor to remove guys and stakes from the trees and job site after a period of 90 days.
15. Plants blown over by high winds, within the guaranteed period, shall not be cause for additional expense to the Owner, but shall be the responsibility of the Landscape Contractor. Damaged plants shall be replaced by the Landscape Contractor at no additional cost to the Owner.
16. Sod shall be certified to be free of the imported fire ant. Sod shall have a dense growth of acceptable grass, reasonably free of weeds with not less than 1 1/2" of soil firmly adhering to roots. It shall be the responsibility of the Landscape Contractor to measure and determine the exact ground required. This amount shall be verified with the Owner or Landscape Architect before installation.
17. The Landscape Contractor shall insure adequate vertical drainage in all plant beds, planters, and sod areas. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage. If such drained fill is necessary to assure positive drainage, this issue shall be brought up by the Landscape Contractor at time of bidding.
18. The Landscape Contractor shall insure that his work does not interrupt established or projected drainage patterns.
19. The Landscape Contractor shall prune, shape and remove dead foliage/limbs from existing plant material to remain. Confirm with the Landscape Architect or Owner the extent of work required at time of bidding.
20. Mulch - All plant beds shall be top dressed with 3" shredded hardwood mulch (or approved equal).
21. Transplanted Material - The Landscape Contractor shall be responsible for determining and evaluating which plant materials are suitable for transplanting and shall verify this with the Landscape Architect or Owner. The Landscape Contractor shall take all reasonable, horticulturally acceptable measures to ensure the successful transplanting of determined plant materials. The Landscape Contractor shall be responsible for replacing any relocated plant materials which die if such measures are not taken, as determined by the Landscape Architect or Owner. Replacement plants shall be of identical species and size if required.
22. MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE:

    Maintenance shall commence after each plant is planted and the maintenance period shall continue until the job or possible phase of the job is accepted by the Landscape Architect or Owner. Extreme care shall be taken to instruct the Owner or his representatives in general maintenance procedures.

    Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, tightening, and repairing of guys, replacement of stakes or dead plants, resetting plants to proper grades or upright positions and restoration of the planting saucer and all other care needed for proper growth of the plants.

    During the maintenance period and up to the date of final acceptance, the Landscape Contractor shall do all necessary spraying and/or dusting of trees and shrubs. Upon completion of all planting, an inspection for acceptance of work will be held. The Landscape Contractor shall notify the Landscape Architect or Owner for scheduling of the inspection 10 days prior to the anticipated date.

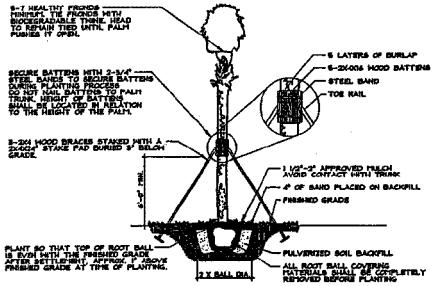
    At the time of the inspection, if all of the materials are acceptable, a written notice will be given by the Landscape Architect or Owner to the Landscape Contractor stating the date when the Maintenance Period ends.

    GUARANTEE AND REPLACEMENT:

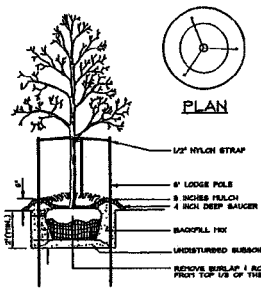
    All plant materials shall be guaranteed for one (1) year from the time of final inspection and interim acceptance shall be alive and in satisfactory growth for each specific kind of plant at the end of the guaranteed period.

    At the end of the guarantee period, any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner or the Landscape Architect, shall be removed and replaced. Replacement plants shall have an extended guarantee, as noted above, from time of replacement.

    All replacements shall be planted of the same kind and size as specified on the plant list. They shall be the responsibility of the Landscape Contractor.

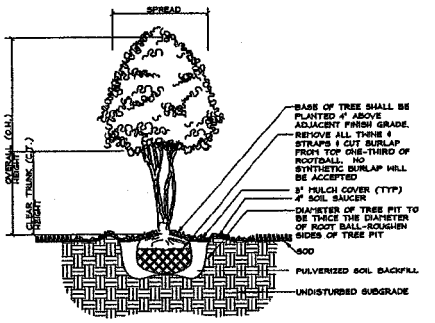


PALM STAKING DETAIL
N.T.S.

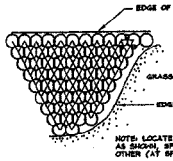


NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING
N.T.S.

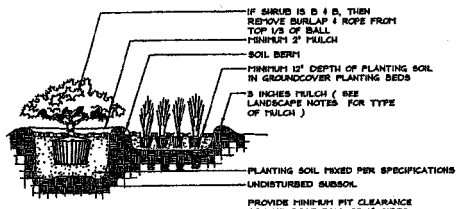


MULTI TRUNK TREE PLANTING DETAIL
NTS

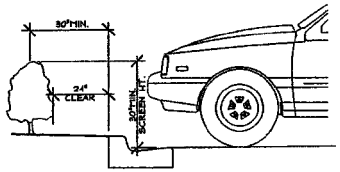


NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUIDISTANT FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST).

SHRUB/GROUNDCOVER SPACING PLAN
N.T.S.

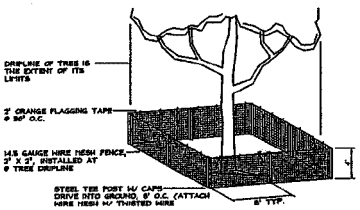


SHRUB AND GROUNDCOVER PLANTING DETAIL
NTS

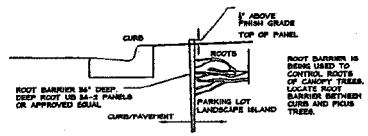


NOTES:
INSTALL HEDGE ALONG PARKING BAYS A MINIMUM OF 30" BEHIND BACK OF CURB TO ALLOW FOR 24" VEHICULAR OVERHANG. AT TIME OF INSTALLATION, HEDGE SHALL SCREEN A MINIMUM OF 30" ABOVE FINISH GRADE OF PARKING STALLS.

TYPICAL SECTION - HEDGE INSTALLATION
N.T.S.



TREE PROTECTION DETAIL
N.T.S.



ROOT BARRIER DETAIL
N.T.S.
(TO BE USED IN ALL PARKING LOT ISLANDS)

PLANT LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	DESCRIPTION
TREES				
QVI	57 *	QUERCUS VIRGINIANA	LIVE OAK	4 1/2" CAL., 16' HT MIN
QV	119 *	QUERCUS VIRGINIANA	LIVE OAK	2 1/2" CAL, 10' HT MIN, 4' SPRD
QS	67 *	QUERCUS SHUMARDII	SHUMARD OAK	2 1/2" CAL, 10' HT MIN, 4' SPRD
PE	168 *	PINUS ELLIOTTI	SLASH PINE	30 GAL, 7'-8' HT MIN
TD	97	TAXODIUM DISTICHUM	BALD CYPRESS	2 1/2" CAL, 10' HT MIN
IC	33 *	ILEX CASSINE	DAHOON HOLLY	2" CAL, 10' HT MIN
LC	42 *	LIVINSTONA CHINENSIS	CHINESE FAN PALM	10'-16' O.A., AS SHOWN
LI	88 *	LAGERSTROEMIA INDICA	CRAPE MYRTLE	30 GAL, 8-8 STEM, 7' HT MIN
WR	175 *	WASHINGTONIA ROBUSTA	WASHINGTON PALM	10'-16' CT, AS SHOWN
EX	452	EXISTING TREE	VARIOUS	-
SHRUBS AND GROUNDCOVER				
CH	45 *	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	7 GAL, 36" MIN HT
CL	159	CRINUM ASIATICUM	CRINUM LILY	3 GAL., 24" HT MIN., 36" O.C.
INS	101	ILEX 'NELLIE R. STEVENS'	'NELLIE STEVENS' HOLLY	7 GAL, 36" HT. MIN., 36" O.C.
PM	60	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL., 24" HT MIN., 36" O.C.
VO	612	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL., 30" HT MIN., 36" O.C.
ANN	-	ANNUALS	VARIOUS	--
AG	1335	RHODODENDRON 'MRS. G.G.GERBING'	'G.G.GERBING' AZALEA	5 GAL., 12" HT., FULL, 36" O.C.
AZ	2152	RHODODENDRON 'RED RUFFLE'	'RED RUFFLE' AZALEA	3 GAL., 12" HT., FULL, 24" O.C.
DV	734 *	DIETES VEGETA	AFRICIAN IRIS	1 GAL., FULL., 24" O.C.
GG	726	GALPHIMIA GRACILIS	THRYALLIS	3 GAL., 12" HT., FULL, 24" O.C.
LEG	1067 *	LIRIOPE 'EVERGREEN GIANT'	'EVERGREEN GIANT'	3 GAL, 10" HT.; 6"-8" PPP , 30" O.C.
MC	628 *	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., 10" HT., FULL, 30" O.C.
OA	4085 *	OPHIOPOGON 'ARGENTEOMARGINATUS'	AZTEC GRASS	1 GAL., FULL, 6-8 PPP, 24" O.C.
RI	4647	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 12"-15" HT MIN., 30" O.C.
RK	335	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	3 GAL., 24" HT MIN., 30" O.C.
TA	2155 *	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL., FULL, 6-8 PPP, 24" O.C.
ZP	185 *	ZAMIA PUMILA	COONTIE	3 GAL., 18" HT MIN., 36" O.C.
SOD/ES	BY CONTR.	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOLID SOD, CONTRACTOR TO VERIFY GTT.

* - INDICATES PLANTS THAT ARE DROUGHT TOLERANT PER "WATERWISE" FLORIDA LANDSCAPE MANUAL PUBLISHED BY FLORIDA'S WATER MANAGEMENT DISTRICT APRIL 2004 ISSUE.

NOTE:
PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.

IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.

ALL OPEN SPACE OR DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.

No.	Date	Revision	Approved
1			
2			
3			
4			
5			
6			
7			
8			

Designed by:	GJP
Drawn by:	RES
Checked by:	GJP
Approved by:	GJP
Certificate of Authorization No. 3119	
565	
565	
565	
565	
Scale:	N/A
Date:	June, 2005
Job No.	T5701
File:	LSP

THE TOMOKA GOLF VILLAGE
ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

cph Engineers, Planners, Landscape Architects, Surveyors, Construction Management
www.cphgroup.com

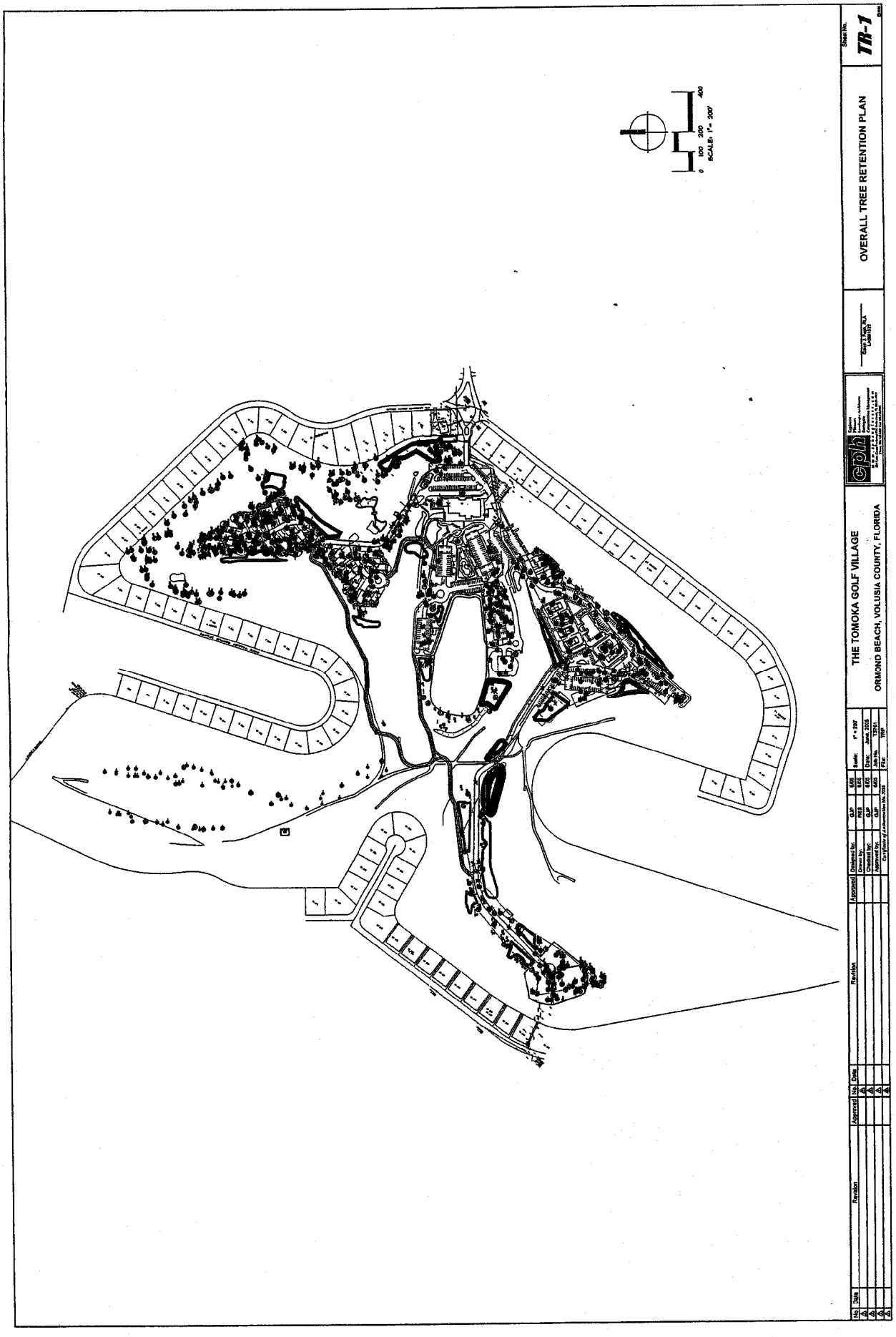
Galen J. Pugh, RLA LA0001522

LANDSCAPE NOTES AND DETAILS

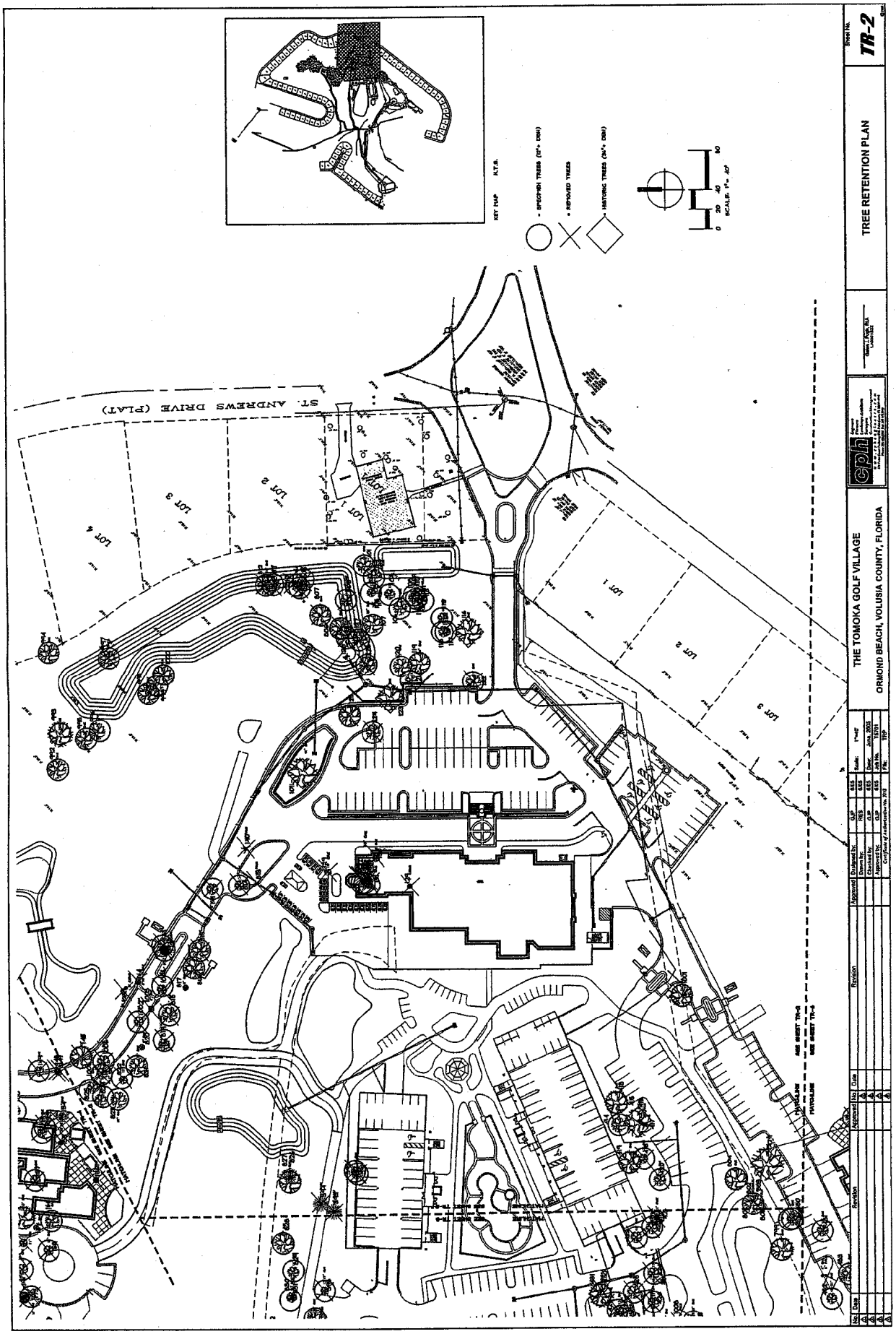
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EXHIBIT "B"
PAGE 19 OF 35

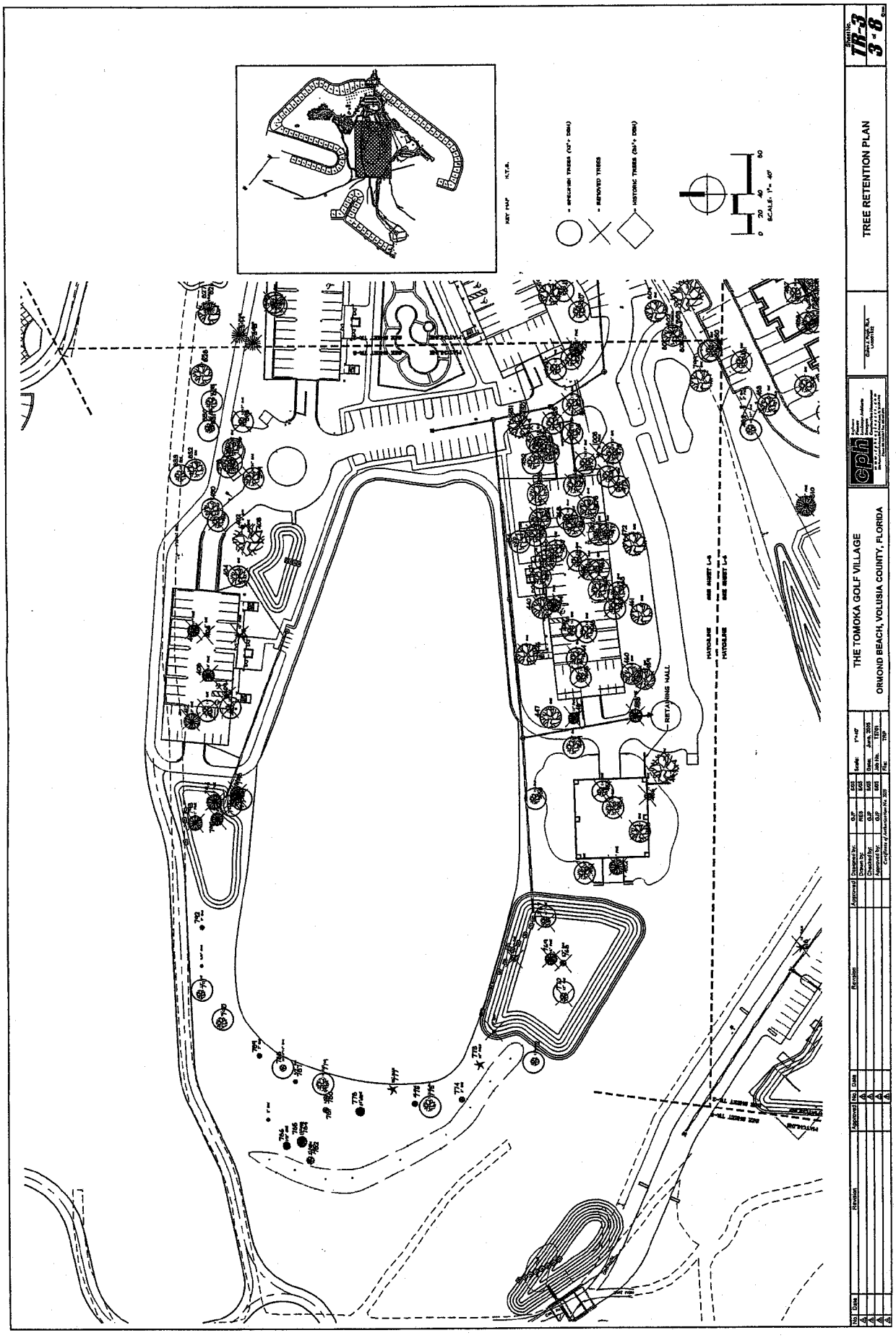
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Book: 5944
Page: 2212



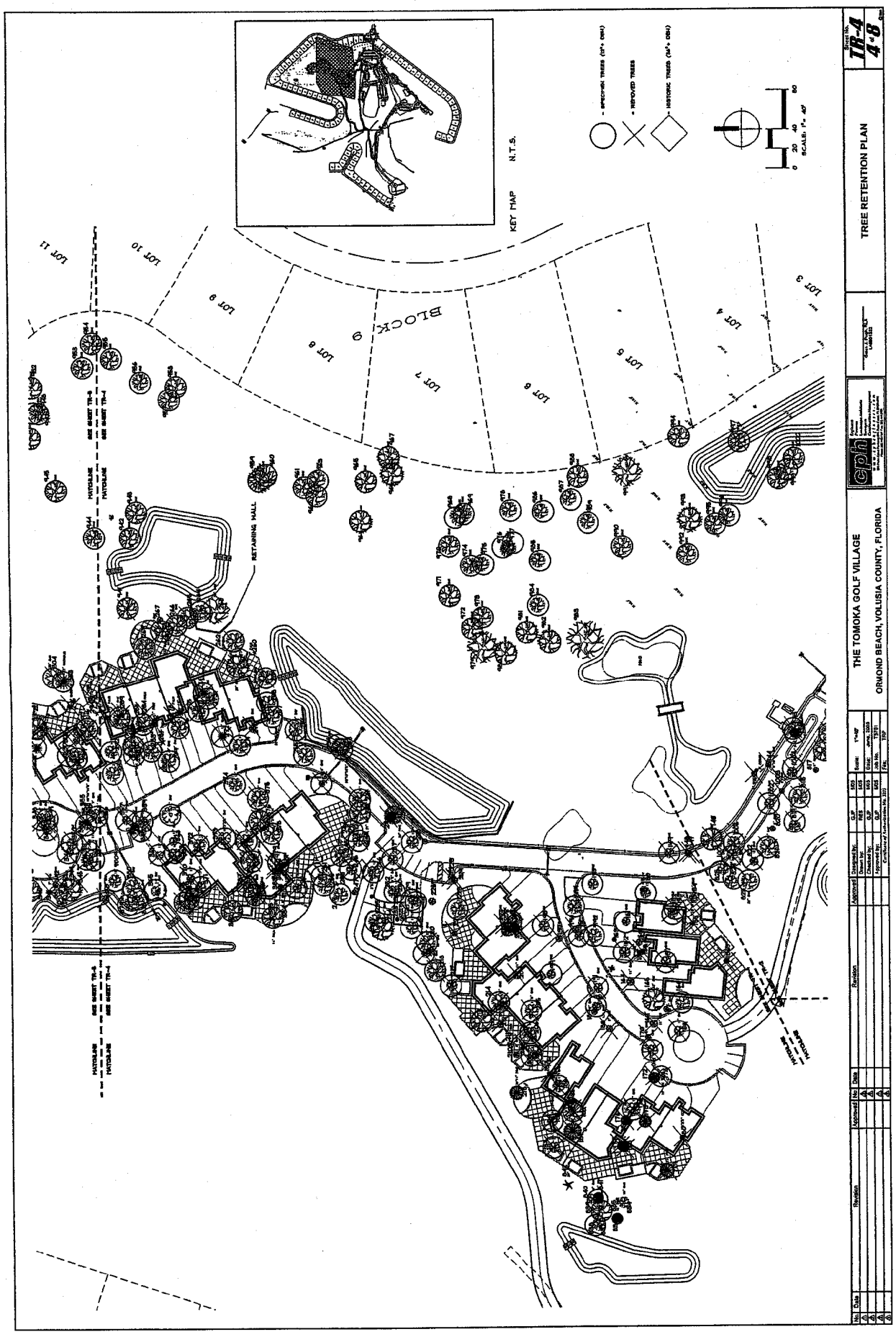
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Book: 5944
Page: 2213



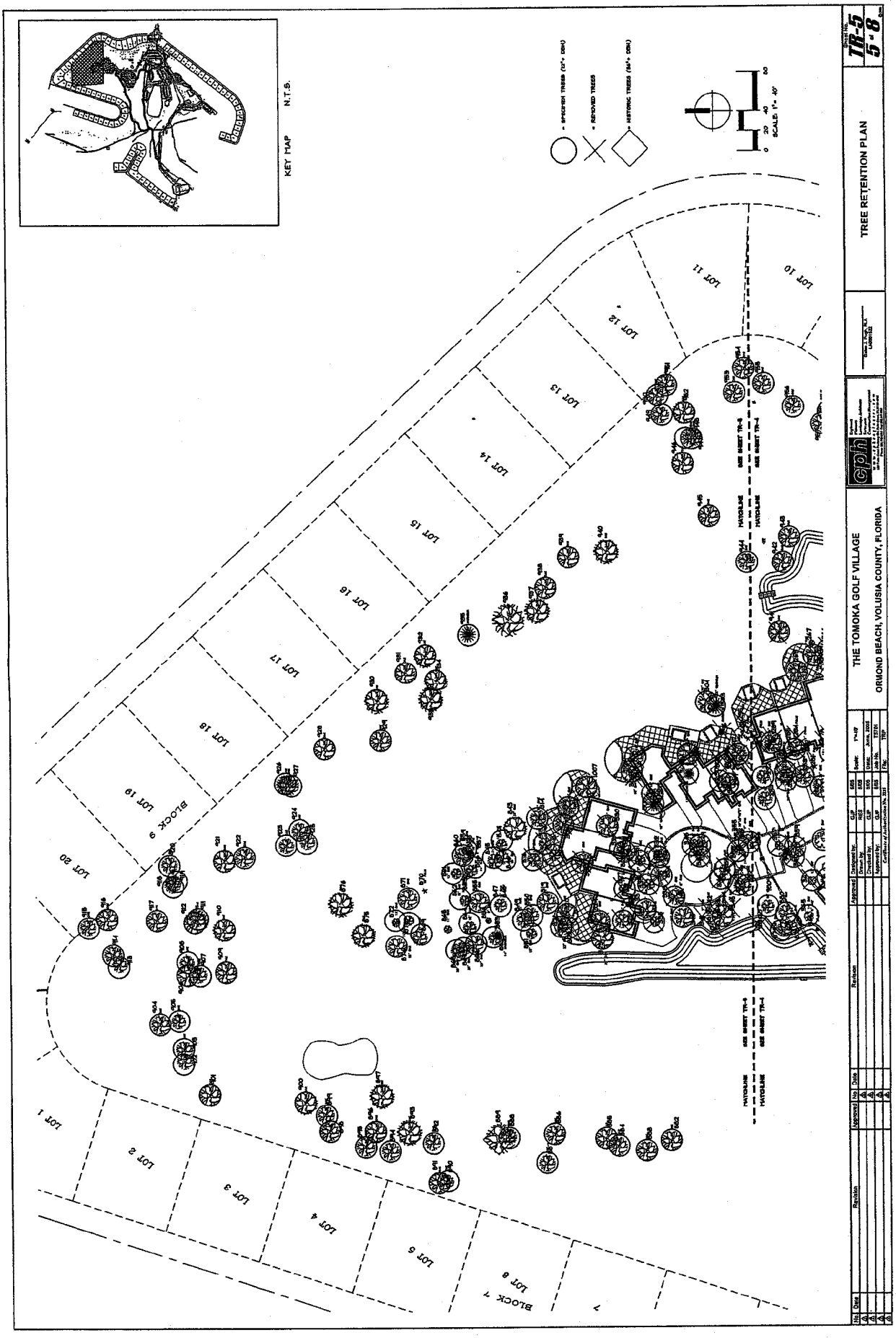
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Book: 5944
Page: 2214



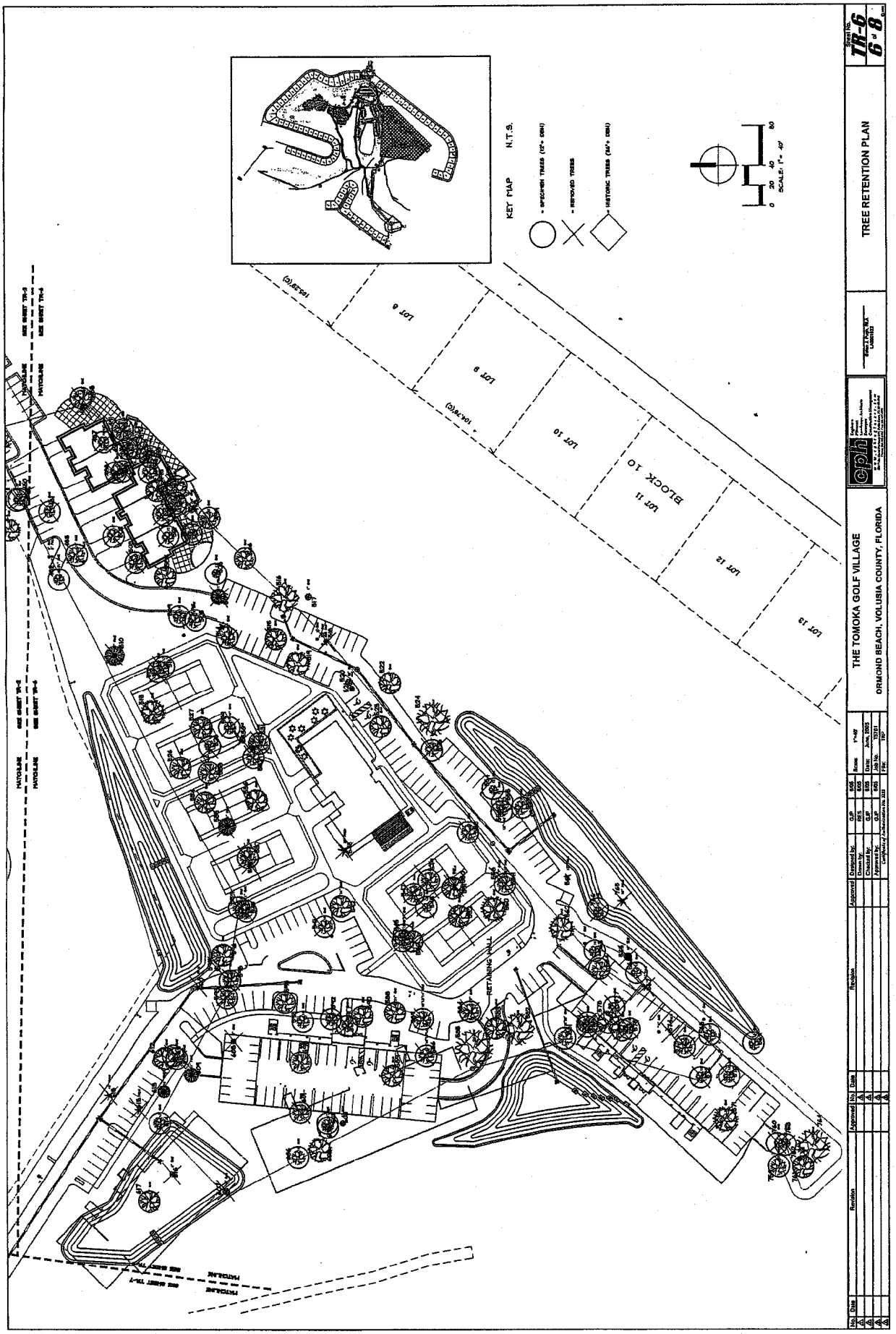
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Book: 5944
Page: 2215



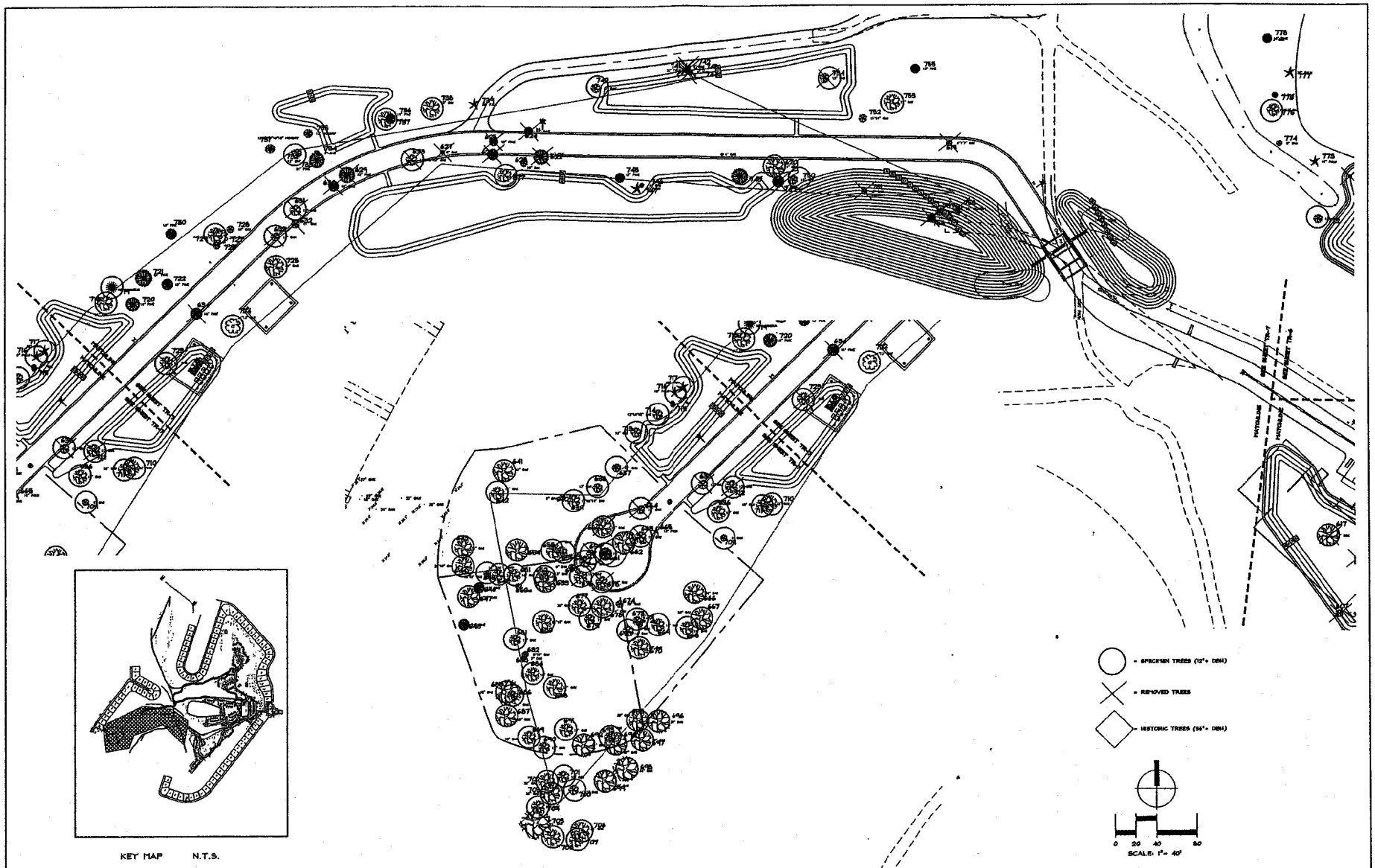
Instrument# 2006-273445 # 34
Book: 5944
Page: 2216



Instrument# 2006-273445 # 35
Book: 5944
Page: 2217



Instrument# 2006-273445 # 36
Book: 5944
Page: 2218



No	Date	Revision	Approved	No	Date	Revision	Approved	Designed by: GJP	MKS	Scale: 1"=40'
								Drawn by:	RES	MKS	
								Checked by:	GJP	MKS	Date: June, 2005
								Approved by:	GJP	MKS	Job No. 15701
								Certificate of Authorization No. 3315			File: TRP

THE TOMOKA GOLF VILLAGE
ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

cph

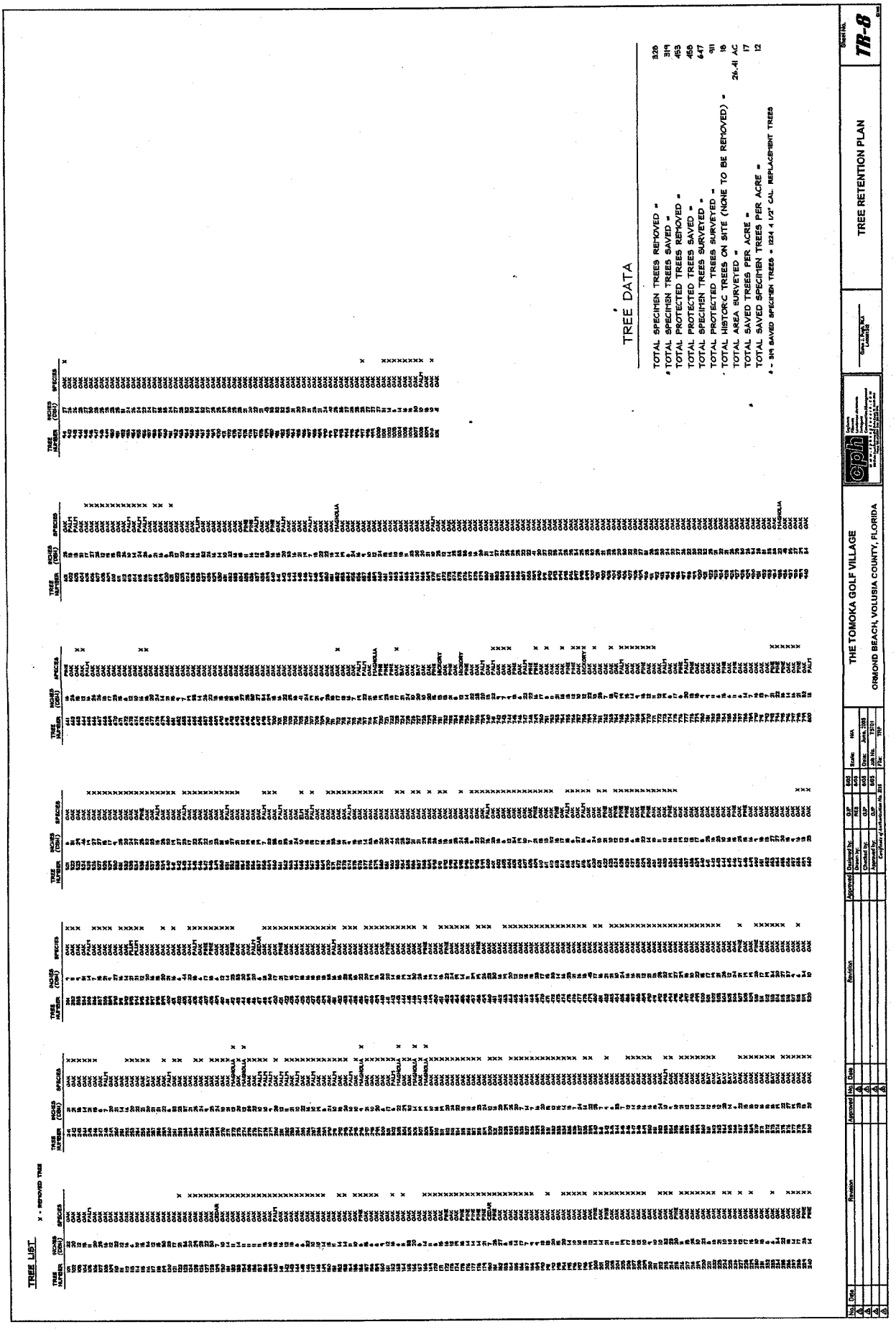
Gilbert J. Pugh, RLA
LA0001522

TREE RETENTION PLAN

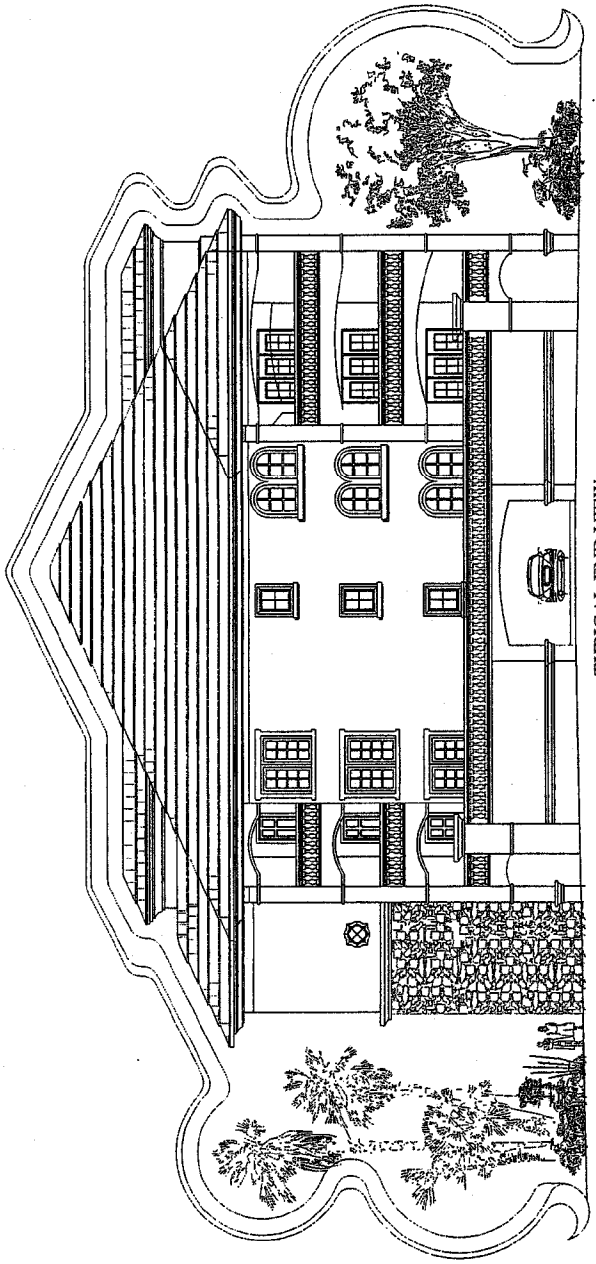
Sheet No.
TR-7
7 of 8

XH
PAGE 26 OF 35

Instrument# 2006-273445 # 37
Book: 5944
Page: 2219

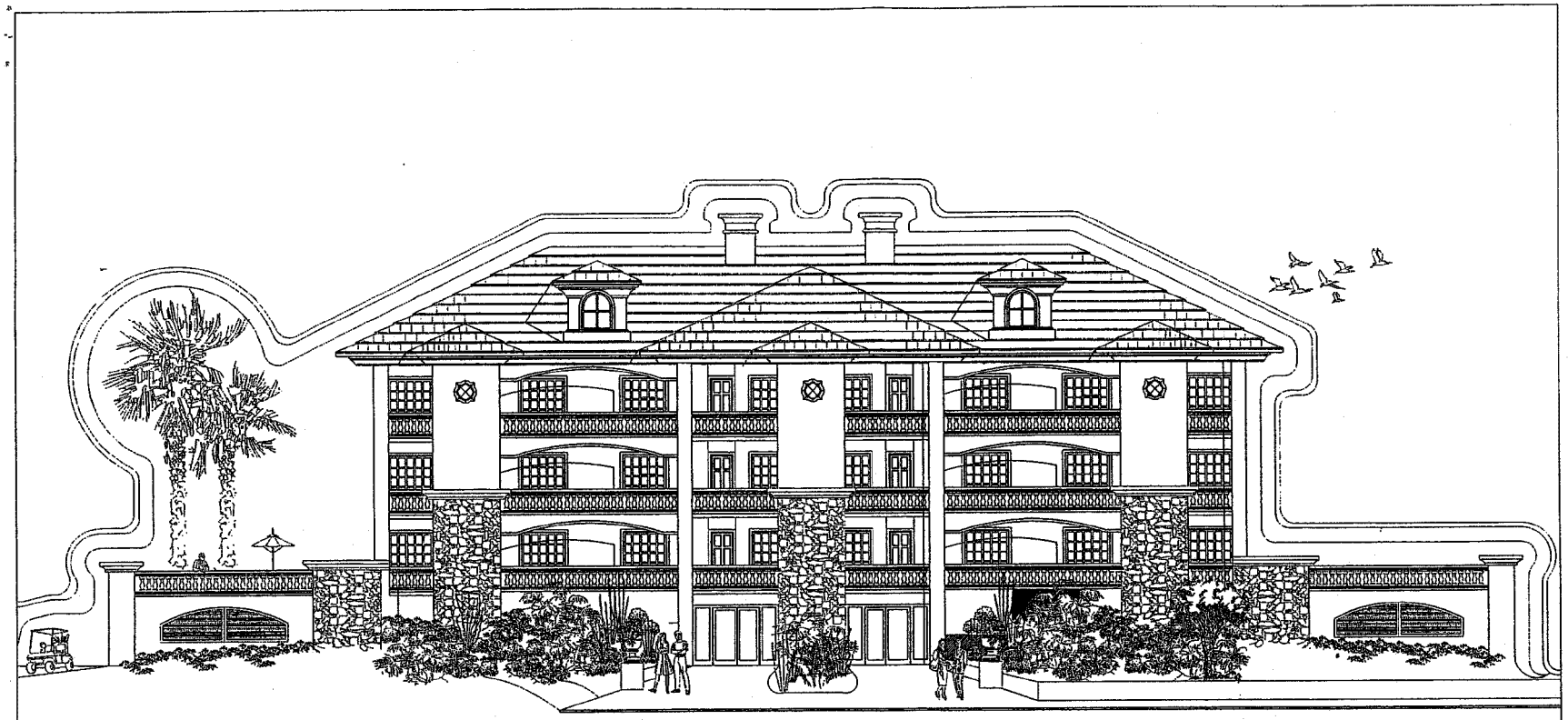


STANLEY P. HOELLE
ARCHITECT
386 672.2261



TYPICAL END VIEW

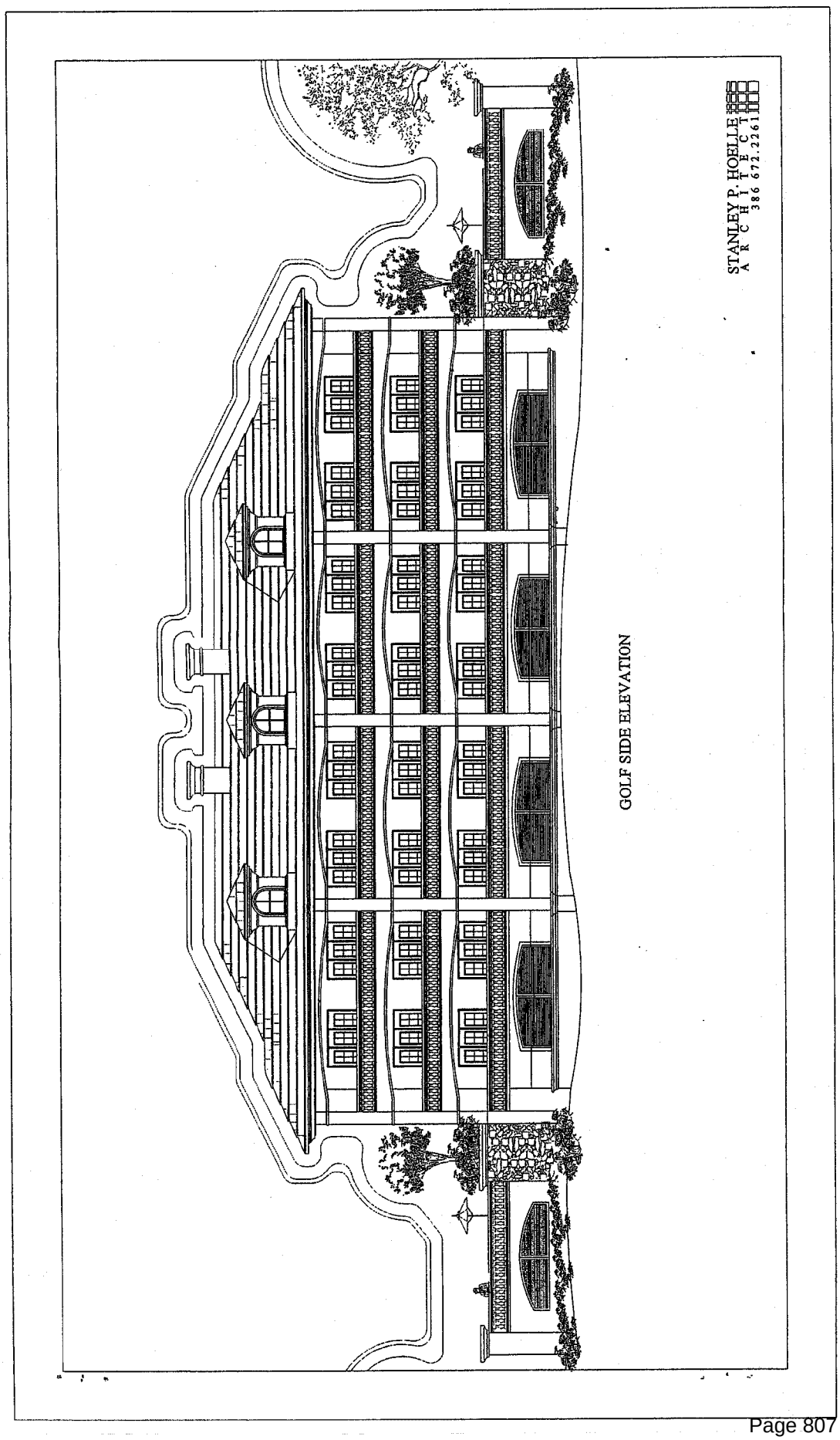
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Book: 5944
Page: 2221



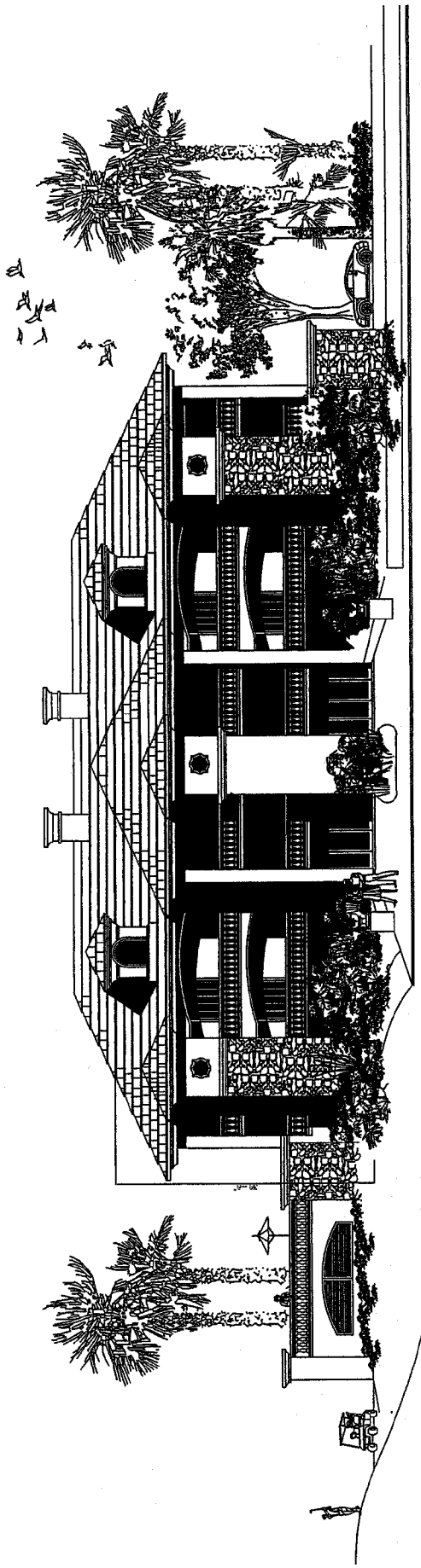
THREE STORY GOLF VILLAS
POOL SIDE ELEVATION

STANLEY P. HOELLE
ARCHITECT
386 672.2261

EXHIBIT "B"
PAGE 29 OF 35

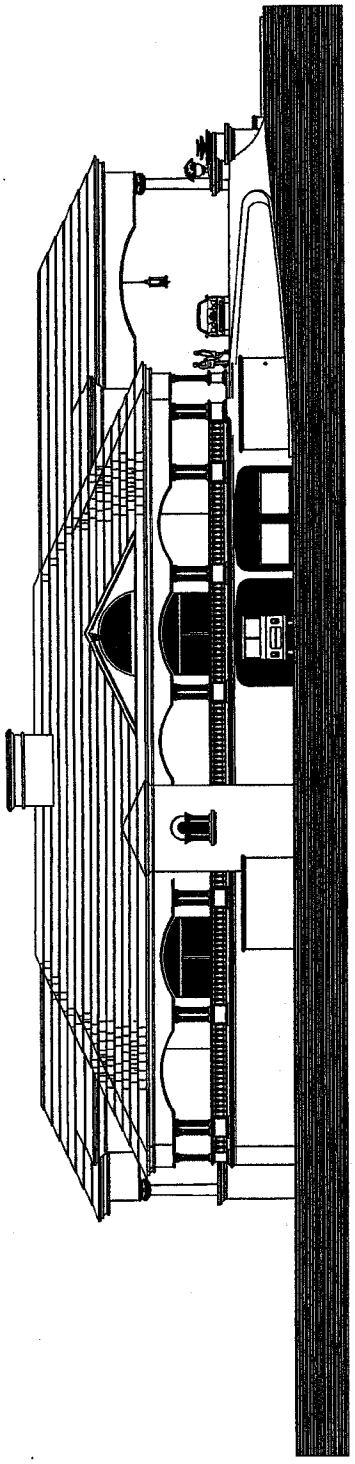

STANLEY P. HOELLE
ARCHITECT
386 672.2261
GOLF SIDE ELEVATION

Instrument# 2006-273445 # 41
Book: 5944
Page: 2223

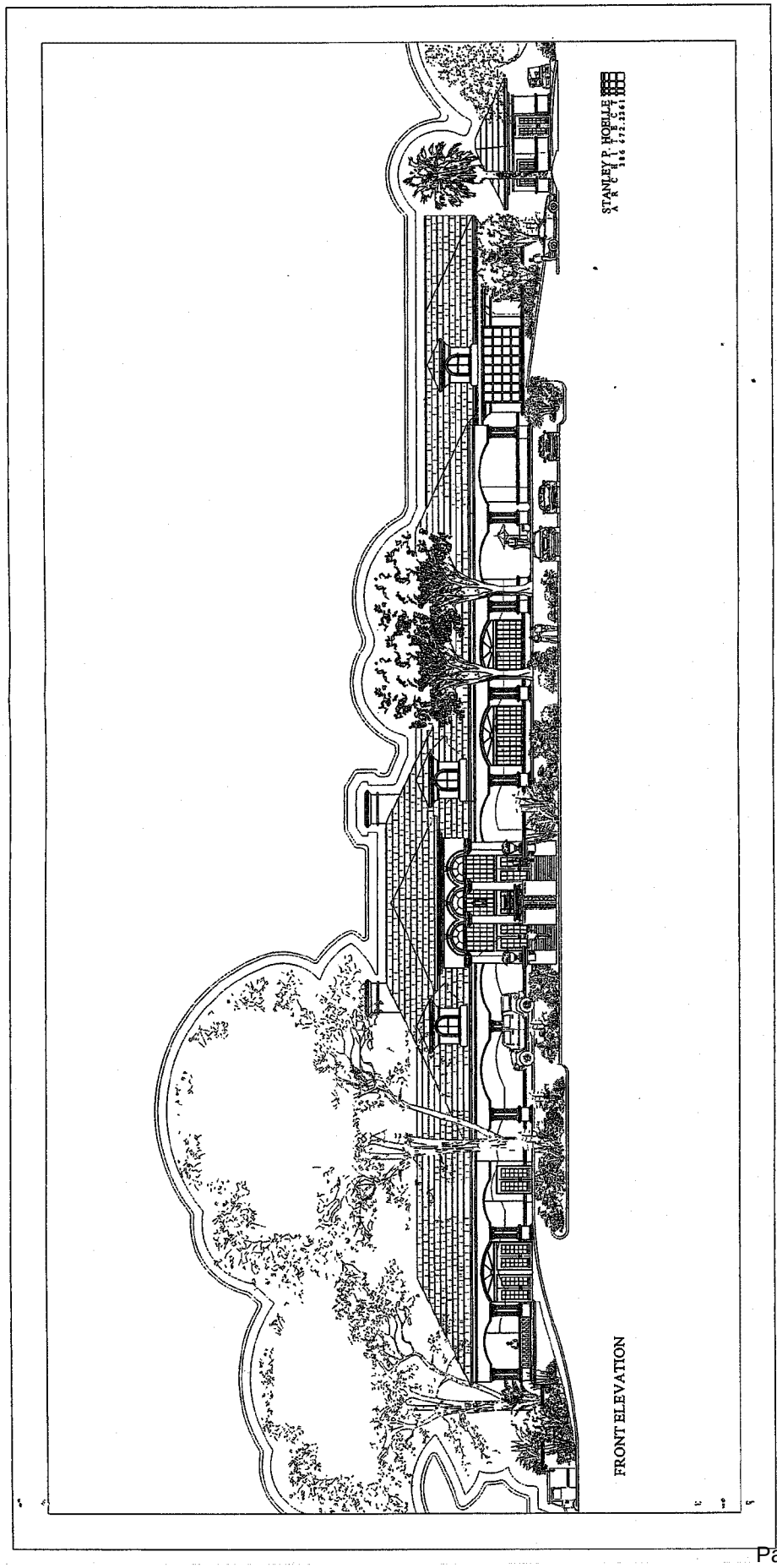


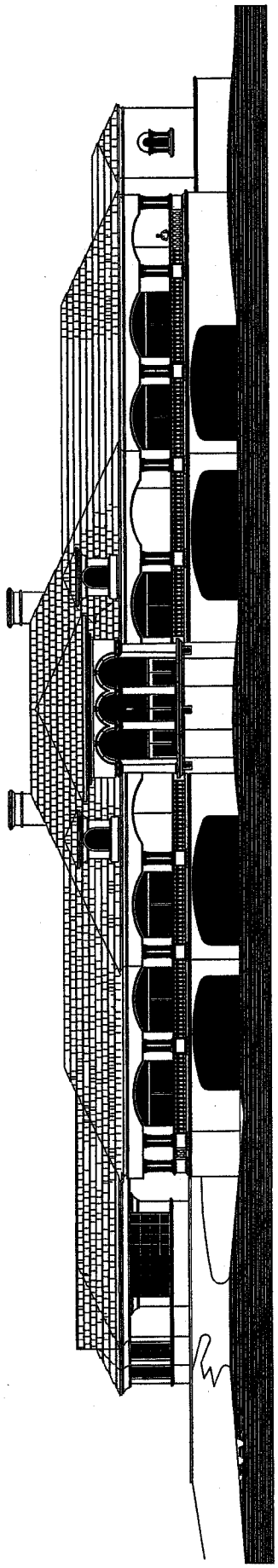
TYPICAL POOL SIDE ELEVATION

TYPE A GOLF VILLAS



END ELEVATION


STANLEY P. HOELLE
FRONT ELEVATION



REAR ELEVATION

Instrument# 2006-273445 # 45
Book: 5944
Page: 2227
Diane M. Matousek
Volusia County, Clerk of Court

Tomoka Oaks Homes Sales
During the Active Tomoka Oaks Golf Village Development Order: PRD-06-32

1. There were approximately 138 homes sold in Tomoka Oaks from 10/17/2006 - 10/17/2014
2. Of those 138 homes sold, 87 homes were identified by the MLS as either being on the golf course or in a golf course community as indicated in the LAND and in the MISCELLANEOUS fields:

> **Land:** Golf Course Community; On Golf Course;
> **Land:** On Golf Course
> **Land:** On Golf Course; Wooded
> **Land:** Corner Lot; On Golf Course
> **Land:** Corner Lot; Golf Course Community
>
> **Miscellaneous:** Golf Community

3. Of those 87 homes, the REMARKS field on the MLS sheet identified the golf course in the home's description. Example "remarks" taken from MLS sheets:

   - Located on the 18th green
   - On 13th green
   - Backs up to the 7th fairway and green
   - View of golf course
   - On the golf course
   - Exceptional golf course living
   - Lowest priced golf course home
   - Located in the golf course community of Tomoka Oaks
   - Tomoka Oaks golf course home
   - On Golf Course in Tomoka Oaks
   - Directly across the street from Tomoka Oaks Golf Course
   - Golf course is right across the street
   - Looks out over the Tomoka Oaks Golf Course
   - Tomoka Oaks, a well established neighborhood and a golf course community

4. All 87 MLS sheets are attached. Addresses in the index are clickable.

2006 TO 11-16-2006 27 S St Andrews Drive 4
2007 TO 07-31-2007 75 N St Andrews Drive 5
2007 TO 08-08-2007 38 Oakmont Circle 6
2007 TO 09-20-2007 205 Rio Pinar Drive 7
2007 TO 10-16-2007 72 Oakmont Circle 8
2007 TO 12-14-2007 3 Forest Oak Drive 9
2008 TO 06-06-2008 86 N Saint Andrews 10
2008 TO 06-07-2008 66 S St Andrews 11
2008 TO 12-02-2008 4 River Bluff 12
2008 TO 12-11-2008 46 N Saint Andrews Drive 13
2009 TO 02-17-2009 231 Rio Pinar Drive 14
2009 TO 03-24-2009 9 Pine Valley Circle 15
2009 TO 03-30-2009 24 Saint Andrews Drive 16
2009 TO 05-14-2009 16 Eagle Court 17
2009 TO 07-21-2009 37 Pine Valley Circle 18
2009 TO 08-27-2009 8 Waterfront Court 19
2009 TO 09-15-2009 66 N St Andrews 20
2009 TO 10-08-2009 37 N Saint Andrews Drive 21
2009 TO 11-18-2009 85 N Saint Andrews 22
2009 TO 11-20-2009 69 Oakmont Circle 23
2010 TO 03-05-2010 7 Nottingham Drive 24
2010 TO 05-04-2010 22 Oakmont Circle 25
2010 TO 06-11-2010 20 S Saint Andrews Drive 26
2010 TO 06-25-2010 57 S Saint Andrews Drive 27
2010 TO 07-14-2010 88 N Saint Andrews Drive 28
2010 TO 10-05-2010 112 River Bluff Drive 29
2010 TO 11-01-2010 46 S Saint Andrews Drive 30
2010 TO 12-06-2010 34 S Saint Andrews 31
2010 TO 12-23-2010 116 N Saint Andrews Drive 32
2010 TO 12-27-2010 60 S Saint Andrews Drive 33

2010 TO 12-29-2010 4 Pine Valley Circle 34
2011 TO 01-08-2011 34 N Saint Andrews Drive 35
2011 TO 03-02-2011 36 Pebble Beach Drive 36
2011 TO 03-04-2011 68 N Saint Andrews Drive 37
2011 TO 03-07-2011 12 Pine Valley Circle 38
2011 TO 05-26-2011 50 S Saint Andrews 39
2011 TO 06-13-2011 49 Oakmont Circle 40
2011 TO 06-30-2011 7 Forest Oak Drive 41
2011 TO 07-28-2011 84 S Saint Andrews Drive 42
2011 TO 08-29-2011 3 River Bluff Court 43
2011 TO 09-06-2011 17 Pine Valley Circle 44
2011 TO 10-24-2011 77 S Saint Andrews Drive 45
2011 TO 11-18-2011 41 Pine Valley Circle 46
2011 TO 12-01-2011 71 Oakmont Circle 47
2011 TO 12-23-2011 74 Oakmont Circle 48
2012 TO 02-17-2012 227 Rio Pinar 49
2012 TO 03-27-2012 9 Eagle Drive 50
2012 TO 06-27-2012 313 Rio Pinar Drive 51
2012 TO 07-06-2012 22 Oakmont Circle 52
2012 TO 07-30-2012 18 Tomoka Oaks Boulevard 53
2012 TO 08-20-2012 322 River Bluff Drive 54
2012 TO 08-27-2012 7 Sherwood Drive 55
2012 TO 08-27-2012 69 N Saint Andrews Drive 56
2012 TO 09-01-2012 98 N Saint Andrews Drive 57
2012 TO 09-25-2012 37 S Saint Andrews Drive 58
2012 TO 09-28-2012 315 Rio Pinar Drive 59
2012 TO 11-30-2012 12 Oakmont Circle 60
2012 TO 12-07-2012 16 Tomoka Oaks Boulevard 61
2012 TO 12-14-2012 49 S Saint Andrews Drive 62
2012 TO 12-19-2012 43 S Saint Andrews Drive 63

2013 TO 01-18-2013 24 N Saint Andrews Drive 64
2013 TO 02-19-2013 37 Pine Valley Circle 65
2013 TO 03-29-2013 303 Rio Pinar Drive 66
2013 TO 04-03-2013 44 N Saint Andrews Drive 67
2013 TO 04-12-2013 54 N Saint Andrews Drive 68
2013 TO 06-19-2013 9 Oakmont Circle 69
2013 TO 06-27-2013 307 Rio Pinar Drive 70
2013 TO 06-28-2013 51 S Saint Andrews Drive 71
2013 TO 07-29-2013 66 S Saint Andrews 72
2013 TO 07-31-2013 2 Eagle Drive 73
2013 TO 08-01-2013 20 Pine Valley Circle 74
2013 TO 08-12-2013 52 Pine Valley Circle 75
2013 TO 08-28-2013 14 Eagle Court 76
2013 TO 11-12-2013 43 S Saint Andrews Drive 77
2013 TO 12-23-2013 2 River Bluff Court 78
2013 TO 12-23-2013 49 S Saint Andrews Drive 79
2013 TO 12-27-2013 8 Windsor Drive 80
2014 TO 01-03-2014 76 N St Andrews 81
2014 TO 03-17-2014 8 Pebble Beach 82
2014 TO 03-26-2014 4 Waterfront Court 83
2014 TO 03-28-2014 38 Oakmont Circle 84
2014 TO 06-24-2014 96 N St Andrews Drive 85
2014 TO 06-27-2014 18 Tomoka Oaks Boulevard 86
2014 TO 07-07-2014 25 Oakmont Circle 87
2014 TO 08-12-2014 23 Oakmont Circle 88
2014 TO 09-10-2014 118 N St Andrews Drive 89
2014 TO 09-15-2014 73 Oakmont Circle 90

Residential
Closed
MLS# 443498

27 S St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $449,027
Sold/Leased Price: $390,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$449,027	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$124.45	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	108.09	**Unit #:**		**Tax ID:**	324210100040
Bedrooms:	5	**Year Built:**	1965	**As Is Cond:**	Yes
Baths - Total:	5.1	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	5 / 1	**Water:**	City		
Living Area:	3,608				
SqFt - Total:	5,667				
Lot Size:	145 X 130.00				

Directions: n on nova to left on Tomoka Oaks Blvd to St. Andrews
Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		21 x 18		Kitchen		22 x 11	
Bedroom 2		14 x 13					
Bedroom 3		14 x 11					
Bedroom 4		22 x 15					
Dining Room		13 x 12					
Family Room		20 x 16					
Living Room		25 x 15					

Air Conditioning: Central
Appliances: Dishwasher; Dryer; Range; Refrigerator; Washer
Architecture: Colonial
Building: Other
Construction: Frame
Floor Coverings: Carpet; Tile; Vinyl
Pets Allowed: No
Heating: Central
Inside: Ceiling Fans; Fireplace
Land: On Golf Course
Miscellaneous: Homeowners Association
Maint Fee Covers: NA
Outside: Utility Shed
Parking: 3 Car Garage; Carport; Oversized
Pool: Heated; Indoor; Inground Private; Solar
Porch: 2+ Porches/Decks; Front
Roof: Shingle; Other

Remarks: Beautiful Tomoka Oaks Country Club Home located on the 18th green! PHOTOS DO NOT DO THIS PROPERTY JUSTICE...this truly is a `grand `ol gal` and has room for everything you can imagine! A 4 level split home with private indoor (fully windowed & screened & a roof with skylights) solar heated pool w/wet bar! Enter the grand double doors to a family entertainment area! Big family room with fireplace, bonus room, huge laundry room & bath and a kitchen w/dinette area perfect for either an in-law situation or as the serving kitchen to the array of parties you can plan in your pool area! Go up 3 or 4 steps and you are on the main living area- Big light & bright kitchen with an abundance of newer windows, tiled counters & jenn aire range! Tiled floors in kitchen & mirrored dining room that opens t

Showing Instructions:
Directions: n on nova to left on Tomoka Oaks Blvd to St. Andrews
Legal: S 40 FT OF LOT 3 & LOT 4 BLK 10 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 3-A MB 27 PG 285 PER OR 4799 PG 4861
Parcel ID Link: 324210100040
Supra: No
Dispute Res: No

Sold Price Sqft: $108.09
Sold/Leased Date: 11/16/2006



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Adams, Cameron & Co., Realtors
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Ormond Beach, FL 32176
904-347-6353
shonmacdughlas@adamscameron.com
http://www.shonmacdughlas@adamscameron.com

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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 454628

75 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $250,000
Sold/Leased Price: $240,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$250,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$153.84	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	147.69	**Unit #:**		**Tax ID:**	324210060060
Bedrooms:	3	**Year Built:**	1987	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 /	**Water:**	City		
Living Area:	1,625				
SqFt - Total:	2,437				
Lot Size:	100 X 121.00				

Directions: From Nova and Hwy 40, Go North on Nova, Left into Tomoka Oaks (West) Veer Right Onto N. Saint Andrews, House On Right.
Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 13		Kitchen		15 x 12	
Bedroom 2		12 x 11					
Bedroom 3		15 x 12					

1st Floor: Wood
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Floor Coverings: Tile
Pets Allowed: No
Financing: OWC - FHA/VA; OWC - Seller Financing
House Orientation: S
Heating: Central; Electric
Inside: Cathedral Ceiling; Ceiling Fans; Fireplace; Inside Sprinkler System
Miscellaneous: Golf Community; Security System
Maint Fee Covers: NA
Outside: Fenced Yard; Irrigation Sprinkler
Parking: 2 Car Garage
Roof: Shingle

Remarks: This Newly Remodeled Ormond Beach Home Is Situated On A Shady 100 X 121 Lot, With Tropical Landscaping In The Sought After Neighborhood Of Tomoka Oaks. This Well- Appointed 3 Bedroom, 2 Bathroom, 2 Car Garage Home Features A Stunning Open Kitchen With Granite Countertops, Undermount Sink, Solid Wood Cabinets, Sleek Appliances, Pendant Lights, Breakfast Nook And Entertainment Bar. The Inviting Master Suite Includes A Dual Vanity, Walk-In Closet, Garden Tub With Separate Shower And Upgraded Berber Carpet. Skylights And Sun Tunnels Throughout Highlight The Vaulted Ceilings And The Newly Tiled, Open Great Room. Located In The Tomoka Elementary, Hinson Middle And Seabreeze High School District, This Beautiful Home Represents The Perfect Combination Of Everything Youve Been Looking For In A

Showing Instructions:
Directions: From Nova and Hwy 40, Go North on Nova, Left into Tomoka Oaks (West) Veer Right Onto N. Saint Andrews, House On Right.
Legal: LOT 6 BLK 6 TOMOKA OAKS COUNTRY CLUB EST UNIT 1B MB 28 PG 12 9 PER OR 4557 PG 4718 PER OR 5947 PG 2930
Parcel ID Link: 324210060060
Supra: No
Dispute Res: No

Sold Price Sqft: $147.69
Sold/Leased Date: 07/31/2007



Team Mac-Pope, Shon MacDughlas
Adams, Cameron & Co., Realtors
54 S Atlantic
Ormond Beach, FL 32176
904-347-6353
shonmacdughlas@adamscameron.com
http://www.shonmacdughlas@adamscameron.com

Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by Team Mac-Pope, Shon MacDughlas on Thursday, October 05, 2023 10:18 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 454600

38 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $315,000
Sold/Leased Price: $295,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$315,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$135.19	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	126.6	**Unit #:**		**Tax ID:**	324210170170
Bedrooms:	3			**As Is Cond:**	Yes
Baths - Total:	2.1	**Year Built:**	1979	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Sewer:**	City		
Living Area:	2,330	**Water:**	City		
SqFt - Total:	2,492				
Lot Size:	100x120				

Directions: Nova 1.1 miles N of Granada, L at Tomoka Oaks Blvd. Bear L on S. St. Andrews to first R on Oakmont Circle.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		17 x 15		Kitchen		20 x 12	
Bedroom 2		14 x 12		Utility Room		8 x 7	
Bedroom 3		12 x 12					
Dining Room		15 x 14					
Family Room		21 x 15					
Living Room		20 x 15					

Air Conditioning: Central
Appliances: Central Vacuum; Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Brick; Frame
Floor Coverings: Carpet; Tile
Pets Allowed: No
Heating: Central
Inside: Fireplace; Intercom; Sunken Living Room
Land: On Golf Course
Maint Fee Covers: NA
Outside: Irrigation Sprinkler
Parking: 2 Car Garage
Porch: 2+ Porches/Decks
Roof: Shingle

Remarks: - Exceptional golf course living in sought-after Tomoka Oaks Country Club Estates. Meticulously maintained one owner home on 13th green. Large living square footage, with bright, open & airy floor plan. Huge double-sided FP in LR & DR. Vaulted, beamed ceilings as well as six sets of sliding glass doors to access two generous decks. The large eat-in-kitchen has just been remodeled & features maple cabinets & an Italian tile floor. Garden-like landscaping & patio grilling area located just outside kitchen door. Ample closet/storage space with California closets & an extra 7x8 storage room off the garage. Double sinks in both full baths. Fresh interior paint, resurfaced/painted driveway, new carpeting in dining & bonus rooms, new light fixtures in main & master baths and a central vacuu

Showing Instructions:
Directions: Nova 1.1 miles N of Granada, L at Tomoka Oaks Blvd. Bear L on S. St. Andrews to first R on Oakmont Circle.
Legal: Lot 17 Blk 17 Tomoka Oaks Country Club Ests Unit 3 MB 29 Pg 81
Parcel ID Link: 324210170170
Supra: No **Dispute Res:** No

Sold Price Sqft: $126.61
Sold/Leased Date: 08/08/2007



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Residential
Closed
MLS# 460922

205 Rio Pinar Drive, Ormond Beach, FL 32174

Public Display

List Price: $370,000
Sold/Leased Price: $305,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$370,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$111.24	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	91.7	**Unit #:**		**Tax ID:**	324223000980
Bedrooms:	3	**Year Built:**	1980	**As Is Cond:**	Yes
Baths - Total:	3.1	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	3 / 1	**Water:**	City		
Living Area:	3,326				
SqFt - Total:	4,674				
Lot Size:	100 X 140.00				

Directions: FROM NOVA RD LEFT INTO TOMOKA OAKS SUBD LEFT ON ST ANDREWSR ON RIO PINAR
Virtual Tour:
Maint Fee: $65 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		20 x 18		Kitchen		17 x 14	
Bedroom 2		18 x 13		Patio/Deck		42 x 16	
Bedroom 3		15 x 13		Utility Room		11 x 9	
Dining Room		16 x 13					
Family Room		27 x 16					
Living Room		22 x 13					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Trash Compactor; Washer
Architecture: Traditional
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Carpet; Vinyl
Pets Allowed: No
Heating: Central; Electric
Inside: Ceiling Fans
Land: On Golf Course
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage
Porch: 2+ Porches/Decks; Front; Screened
Roof: Shingle

Remarks: YOU WILL NOT BELIEVE this well maintained 3 bedroom, 3 -1/2 bath home on the golf course in Tomoka Oaks. The rooms are extra large, the kitchen is light and bright and there is a 42x16 enclosed porch on the back. This home is very conveniently located close to shopping, schools, hospitals and doctors offices and ready to move in so please present all offers.

Showing Instructions:
Directions: FROM NOVA RD LEFT INTO TOMOKA OAKS SUBD LEFT ON ST ANDREWSR ON RIO PINAR
Legal: LOT 98 TOMOKA OAKS UNIT 7A MB 34 PGS 162 TO 164 INC PER OR 2 084 PG 841 PER OR 5667 PG 1158
Parcel ID Link: 324223000980
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $91.7
Sold/Leased Date: 09/20/2007



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Residential
Closed
MLS# 458851

72 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $372,772
Sold/Leased Price: $340,000

Area: 44 - Ormond N of 40, S Tomoka River, E of US1 **County:** Volusia



List Price:	$372,772	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$139.51	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	127.24	**Unit #:**		**Tax ID:**	324210170030
Bedrooms:	4	**Year Built:**	1975	**As Is Cond:**	Yes
Baths - Total:	3	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	3 /	**Water:**	City		
Living Area:	2,672				
SqFt - Total:	3,347				
Lot Size:	100 X 120.00				

Directions: Tomoks Oaks Country Club. South St. Andrews to Oakmont Circle
Virtual Tour: Click to View Virtual Tour
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 15		Den		9 x 9	
Bedroom 2		14 x 13		Kitchen		12 x 12	
Bedroom 3		13 x 12					
Bedroom 4		14 x 13					
Dining Room		15 x 11					
Family Room		22 x 13					
Living Room		18 x 15					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Dryer; Range; Refrigerator; Washer
Architecture: Ranch
Building: 2 Stories
Construction: Brick
Floor Coverings: Carpet; Tile; Other

Pets Allowed: Yes
House Orientation: E
Heating: Central; Electric
Inside: Cathedral Ceiling; Ceiling Fans; Fireplace; Inside Sprinkler System; Split Bedroom
Land: On Golf Course
Miscellaneous: Golf Community
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Irrigation Well; Public Bus

Parking: 2 Car Garage
Pool: Inground Private
Roof: Shingle

Remarks: -Character & beauty are what youll find in this home located in the golf course community of Tomoka Oaks. Welcoming foyer leads to the formal LR w/plate glass wall overlooking the amazing pool. Formal DR has tile floor, beamed ceiling, pocket door & sliders to the pool area. Relax in the FR w/wood-burning brick fireplace, beamed ceiling & parque floor. There is a full bath located off the FR w/a walk-in shower. Crisp white cabinetry accent the kitchen w/tile floor, convenient pantry, veggie sink & a window allowing a peaceful view of the pool. There are 3 bedrooms downstairs & 1 upstairs. MBR has corner windows & a MBA w/tub, walk-in shower, dressing room w/built-in drawers & 2 closets. There is a spacious loft upstairs that would make a great office or game room. There is also plumbing fo

Showing Instructions:
Directions: Tomoks Oaks Country Club. South St. Andrews to Oakmont Circle
Legal: LOT 3 BLK 17 UNIT 4 TOMOKA OAKS COUNTRY CLUB ESTATES MB 31PG 167 INC PER OR 4180 PG 4986-4987
Parcel ID Link: 324210170030
Supra: No **Dispute Res:** No

Sold Price Sqft: $127.25
Sold/Leased Date: 10/16/2007



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Residential
Closed
MLS# 439795

3 Forest Oak Drive, Ormond Beach, FL 32174

Public Display

List Price: $199,000
Sold/Leased Price: $191,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$199,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$105.23	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	101	**Unit #:**		**Tax ID:**	324223001260
Bedrooms:	3	**Year Built:**	1981	**As Is Cond:**	Yes
Baths - Total:	2.1	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	1,891				
SqFt - Total:	2,719				
Lot Size:	100 X 115.00				

Directions: From Nova, L on to Main Trail for 1/2 mile to R on Rio Pinar. Through stop sign into Tomoka Oaks to first left on Forest
Virtual Tour:
Maint Fee: $65 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		14 x 13		Den		13 x 6	
Bedroom 2		13 x 13		Kitchen		10 x 10	
Bedroom 3		13 x 13		Patio/Deck		16 x 8	
Dining Room		14 x 11					
Family Room		19 x 18					
Living Room		16 x 13					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Traditional
Building: 1 Story
Construction: Brick
Floor Coverings: Carpet; Tile

Pets Allowed: No
House Orientation: S
Heating: Central; Electric
Inside: 2 Bedrooms Down; Ceiling Fans; Fireplace; Split Bedroom
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage
Porch: Patio
Roof: Shingle

Remarks: Prepare to be surprised almost 2000 square feet of living area are tucked behind these solidly built brick walls! The welcoming front porch and foyer open into the formal living room with built in shelving, a sky light, and gas fire place creating the perfect place to entertain. An intimate dining room is around the corner and is easily accessed from the kitchen where any chef will be thrilled with the cabinet space and well thought out design. It even has a pass through to what is sure to be the heart of the home a delightful family/sun room with almost three walls of windows offering relaxing views of a variety of mature landscaping plants. The split bedroom plan has the master retreat tucked away in this corner and features room for a sitting area as well as a nicely done bathroom an

Showing Instructions:
Directions: From Nova, L on to Main Trail for 1/2 mile to R on Rio Pinar. Through stop sign into Tomoka Oaks to first left on Forest
Legal: LOT 126 TOMOKA OAKS UNIT 7A MB 34 PGS 162 TO 164 INC PER OR 2208 PG 420
Parcel ID Link: 324223001260
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $101
Sold/Leased Date: 12/14/2007



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Residential
Closed
MLS# 470502

86 N Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $349,900
Sold/Leased Price: $340,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$349,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$146.52	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	142.37	**Unit #:**		**Tax ID:**	324210200080
Bedrooms:	3	**Year Built:**	1970	**As Is Cond:**	Yes
Baths - Total:	3	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	3 /	**Water:**	City		
Living Area:	2,388				
SqFt - Total:	3,842				
SqFt Source:	Other				
Lot Size:	100 X 140.00				

Directions: N OF GRANADA ON N L ON TOMOKA OAKS R ON ST ANDREWS
Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		23 x 14		Kitchen		16 x 14	
Bedroom 2		11 x 10					
Bedroom 3		14 x 12					
Family Room		15 x 14					
Living Room		19 x 14					

Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Other
Building: 2 Stories
Construction: Concrete Block
Floor Coverings: Carpet; Tile; Vinyl
Pets Allowed: No
House Orientation: E
Heating: Central
Inside: Ceiling Fans; Fireplace; Split Bedroom
Land: On Golf Course
Maint Fee Covers: NA
Parking: 2 Car Garage
Pool: Inground Private; Screened
Porch: Front
Roof: Shingle
Waterfront: Riverview Home/Unit

Remarks: EVERYONE'S DREAM TO OWN A RIVER FRONT HOME ON THE GOLF COURSE! THIS SPLIT LEVEL FOUR BEDROOM, THREE BATH HOME FEATURES A SPACIOUS FORMAL LIVING ROOM & DINING ROOM, EAT IN KITCHEN , FAMILY ROOM WITH A FIREPLACE & OVERLOOKS THE SCREENED POOL AND GOLF COURSE. THE HUGE MASTER SUITE BOASTS A FIREPLACE & VIEWS OF THE RIVER AND THE GOLF COURSE WITH A BALCONY AND STAIRS LEADING TO THE SCREENED POOL AREA.. ONE GUEST BEDROOM OVERLOOKS THE RIVER , THE OTHER OVERLOOKS THE GOLF COURSE. THE FOURTH BEDROOM WOULD MAKE A GREAT MOTHER- IN -LAW. ALL OVERLOOKING A LARGE SCREENED IN POOL AND LANAI ON THE GOLF COURSE. SQUARE FOOTAGE WAS TAKEN FROM TAX ROLLS. ALL INFORMATION RECORDED IN THE MLS IS INTENDED TO BE ACCURATE BUT CAN NOT BE GUARANTEED.

Showing Instructions:
Directions: N OF GRANADA ON N L ON TOMOKA OAKS R ON ST ANDREWS
Legal: PART OF LOT 7 PER OR 1674 PG 669 BEING 4.5 FT ON E/L & 28 FT ON W/L & LOT 8 BLK 20 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1B MB 28 PG 129 PER OR 3863 PG 3240
Parcel ID Link: 324210200080
Supra: No
Dispute Res: No

Sold Price Sqft: $142.38
Sold/Leased Date: 06/09/2008



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Residential
Closed
MLS# 471182

66 S St Andrews, Ormond Beach, FL 32174

Public Display

List Price: $299,766
Sold/Leased Price: $270,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$299,766	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$118.62	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	106.84	**Unit #:**		**Tax ID:**	324210180150
Bedrooms:	4	**Year Built:**	1979	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 /	**Water:**	City		
Living Area:	2,527				
SqFt - Total:	3,275				
SqFt Source:	Property Appraiser				
Lot Size:	100X140				

Directions: Nova Rd. north to Tomoka Oaks Dr. left on S. St. Andrews.
Virtual Tour: Click to View Virtual Tour
Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 15		Den		18 x 14	
Bedroom 2		12 x 10		Kitchen		13 x 12	
Bedroom 3		11 x 10		Utility Room		8 x 6	
Bedroom 4		13 x 10					
Dining Room		14 x 12					
Living Room		16 x 12					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Traditional
Building: 1 Story
Construction: Brick; Concrete Block
Floor Coverings: Carpet; Tile
Pets Allowed: No
House Orientation: W
Heating: Central
Inside: Ceiling Fans; Fireplace
Miscellaneous: Golf Community; Home Warranty
Maint Fee Covers: NA
Outside: Clubhouse Facility; Fenced Yard; Irrigation Sprinkler; Public Bus
Parking: 2 Car Garage
Pool: Inground Private; Screened
Porch: Patio; Screened
Roof: Shingle

Remarks: Great space in this classic Tomoka Oaks home. Fully equipped kitchen features a full family sized casual dining area with ample room for the computer. A tiled foyer leads to the casual living areas or the formal living room & formal dining room. A floor to ceiling stone fireplace is the focal point of the family room but graciously incorporates the kitchen & breakfast bar. Both the casual dining & family room have access to the screened pool area. The guest bath also serves as a pool bath for convenience. A bonus room off the large laundry room is a greatstudy for home office or kids games. A spacious master bathroom features a roman shower plus a private solarium for quiet mornings or moonlit evenings. This fabulously popular subdivision boasts a golf course & club house not to mention

Showing Instructions:
Directions: Nova Rd. north to Tomoka Oaks Dr. left on S. St. Andrews.
Legal: LOT 15 BLK 18 UNIT 4 TOMOKA OAKS COUNTRY CLUB ESTATES MB 31 PG 167 PER OR 4542 PG 1944
Parcel ID Link: 324210180150
Supra: No **Dispute Res:** No

Sold Price Sqft: $106.85
Sold/Leased Date: 06/07/2008



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Residential Closed
MLS# 476549

4 River Bluff, Ormond Beach, FL 32174

Public Display

List Price: $280,000
Sold/Leased Price: $274,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$280,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$84.79	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	82.98	**Unit #:**		**Tax ID:**	324226000500
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	3	**Year Built:**	1979	**Homestead Exempt:**	Yes
Full / Half Baths	3 /	**Sewer:**	City		
Living Area:	3,302	**Water:**	City		
SqFt - Total:	4,544				
SqFt Source:	Other				
Lot Size:	100X129				

Directions: From Granada Blvd, North on Nova.Left into Tomoka Oaks.Bear right onto N. St. Andrews. Right on Eagle.Right on RIVERBLUF

Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 15		Den		13 x 13	
Bedroom 2		16 x 15		Kitchen		24 x 14	
Bedroom 3		17 x 13		Porch/Balcony		30 x 22	
Bedroom 4		31 x 13		Patio/Deck		14 x 6	
Dining Room		12 x 10		Utility Room		6 x 3	
Family Room		20 x 13					
Living Room		16 x 13					

1st Floor: Slab
Air Conditioning: Central; Zoned
Appliances: Disposal
Architecture: Traditional
Building: 2 Stories
Construction: Brick
Floor Coverings: Carpet; Tile

Pets Allowed: No
House Orientation: S
Heating: Central; Zoned
Inside: 2 Bedrooms Down; Cathedral Ceiling; Ceiling Fans; Fireplace; Split Bedroom
Land: Cul-De-Sac
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: Common Area
Outside: Clubhouse Facility; Fenced Yard; Irrigation Sprinkler; Irrigation Well; Utility Shed

Parking: 2 Car Garage
Pool: Inground Private; Screened
Porch: Patio; Screened
Roof: Shingle

Remarks: Appraised in June 2008 for $350,000! 4 bedroom / 3 bath pool home centrally located in the heart of Tomoka Oaks on a quiet cul de sac. Tiled foyer offers a view of the family room's soaring cathedral ceiling and brick, remote control, gas fireplace. Recent remodel opened up the kitchen, formal dining and living room areas for a more flowing floor plan. Enjoy views of the luxurious pool and the very private backyard from the kitchen where there is a good-sized pantry and inside laundry. The master suite has an oversized shower, huge walk in closet, and plenty of room for a king sized bed. The other, first floor bedroom offers a great opportunity for in laws with its own bathroom and view of the pool. The 2nd floor boasts two bedrooms, a bathroom, and a 13 x 13 loft at the top of an ope

Showing Instructions:
Directions: From Granada Blvd, North on Nova.Left into Tomoka Oaks.Bear right onto N. St. Andrews. Right on Eagle.Right on RIVERBLUF
Legal: LOT 50 TOMOKA OAKS UNIT 7-C MB 35 PGS 46-47 INC PER OR 4340 PG 1225 PER OR 5570 PG 2839
Parcel ID Link: 324226000500
Supra: No **Dispute Res:** No

Sold Price Sqft: $82.98
Sold/Leased Date: 12/02/2008



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Residential
Closed
MLS# 480959

46 N Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $229,900
Sold/Leased Price: $200,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$229,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$116.46	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	101.31	**Unit #:**		**Tax ID:**	324210090140
Bedrooms:	4	**Year Built:**	1964	**As Is Cond:**	Yes
Baths - Total:	2.1	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	1,974				
SqFt - Total:	3,062				
SqFt Source:	Property Appraiser				
Lot Size:	100x142				

Directions: EAST ON GRANADA. NORTH ON NOVA. LEFT IN TOMOKA OAKS. R ON N. ST. ANDREWS.
Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		17 x 12		Den		11 x 8	
Bedroom 2		12 x 11		Kitchen		14 x 11	
Bedroom 3		12 x 12		Porch/Balcony		38 x 18	
Bedroom 4		12 x 10					
Dining Room		14 x 11					
Family Room		18 x 16					
Living Room		17 x 15					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Range
Architecture: Traditional
Building: 1 Story
Construction: Concrete Block
Condo Parking: Secured
Floor Coverings: Terrazzo

Pets Allowed: No
Financing: OWC - FHA/VA
House Orientation: E
Heating: Central; Fuel Oil
Inside: Ceiling Fans
Land: On Golf Course; Wooded
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: NA
Outside: Irrigation Sprinkler

Parking: 2 Car Garage
Porch: Screened
Roof: Shingle

Remarks: NESTLED AMONG GIANT TREES, this comfortable home features lots of livability and value. The motivated seller has just reduced this well maintained Tomoka Oaks golf course home over $70,000. Conveniently located in the heart of Ormond Beach, this property is within walking distance of the Trails shopping center, churches, public transportation and grocery stores. The pretty bay window, in the living room, greets you with lots of light as you walk in the front door. Notice the large family room and four bedrooms. The huge screened porch overlooks the 4th green and fairway, and is perfect for large family gatherings and casual entertaining. Beautifully shrubbed and landscaped, this property is one you will be proud to own. Here is a great opportunity to be on a golf course property at a ver

Showing Instructions:
Directions: EAST ON GRANADA. NORTH ON NOVA. LEFT IN TOMOKA OAKS. R ON N. ST. ANDREWS.
Legal: Lot 14 Blk 9 Tomoka Oaks Country Club Ests Unit 1 Mb 25 Pgs 58 & 59 Per Or 3706 Pg 4652
Parcel ID Link: 324210090140
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $101.32
Sold/Leased Date: 12/11/2008



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Residential
Closed
MLS# 479186

231 Rio Pinar Drive, Ormond Beach, FL 32174

Public Display

List Price: $285,000
Sold/Leased Price: $250,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$285,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$102.37	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	89.79	**Unit #:**		**Tax ID:**	324223000920
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	3	**Year Built:**	1978	**Homestead Exempt:**	Yes
Full / Half Baths	3 /	**Sewer:**	City		
Living Area:	2,784	**Water:**	City		
SqFt - Total:	4,200				
SqFt Source:	Property Appraiser				
Lot Size:	105 X 140.00				

Directions: From Granada N. on Nova W. into Tomoka Oaks, R. on N.St. Andrews, continue until it turns into Rio Pinar.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 12		Kitchen		15 x 9	
Bedroom 2		15 x 12		Patio/Deck		39 x 18	
Bedroom 3		15 x 12					
Bedroom 4		16 x 12					
Dining Room		15 x 12					
Living Room		21 x 15					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Dryer; Range; Refrigerator; Washer
Architecture: Traditional
Building: 1 Story
Construction: Frame
Floor Coverings: Tile; Wood

Pets Allowed: No
House Orientation: W
Heating: Central
Inside: Cathedral Ceiling; Ceiling Fans; Fireplace; Split Bedroom
Land: On Golf Course
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Oversized
Porch: Deck
Roof: Shingle

Remarks: This 4 bedroom 3 bath home on the golf course in Tomoka Oaks subdivision is in excellent condition. When you enter into the home, the foyer leads you to the large family room that overlooks the deck and the golf course. In the living room you will find ample room and a large stone fireplace. This is a split plan with the master on one side that could also function as an in-law suite. All bedrooms are large in size and have either hardwood floors or tile. The home offers a large kitchen with a wood burning stove and an eat in kitchen. Come take a look today, you will not be disappointed. This is a very nice home in move in condition. All information is intended to be accurate but can not be guaranteed.

Showing Instructions:
Directions: From Granada N. on Nova W. into Tomoka Oaks, R. on N.St. Andrews, continue until it turns into Rio Pinar.
Legal: LOT 92 TOMOKA OAKS UNIT 7A MB 34 PGS 162-164 INC PER OR 4906 PG 3672
Parcel ID Link: 324223000920
Supra: Yes
Dispute Res: No

Sold Price Sqft: $89.8
Sold/Leased Date: 02/17/2009



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Residential
Closed
MLS# 485095

9 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $189,900
Sold/Leased Price: $150,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$189,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$105.73	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	83.51	**Unit #:**		**Tax ID:**	324210070050
Bedrooms:	3	**Year Built:**	1965	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 /	**Water:**	City		
Living Area:	1,796				
SqFt - Total:	2,176				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: North on Nova rd from Granada, left into Tomoka Oaks, right on N St. Andrews Left on Pine Valley.
Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		14 x 13		Kitchen		15 x 9	
Bedroom 2		13 x 12		Porch/Balcony		16 x 12	
Bedroom 3		13 x 10		Utility Room		14 x 10	
Dining Room		11 x 9					
Family Room		17 x 14					
Living Room		19 x 13					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Traditional
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Wood

Pets Allowed: No
House Orientation: N
Heating: Central
Land: On Golf Course
Maint Fee Covers: NA

Parking: 2 Car Garage
Porch: Screened
Roof: Shingle
Util for Land Only: City Water; Sewer

Remarks: BEST PRICED LISTING ON THE GOLF COURSE IN TOMOKA OAKS--Backs up to the 7th fairway and green. Watch the golfers go by. Well maintained older home with new roof, new airconditioning, freshly painted inside and out. There is a large room behind the garage which could be made into a den or study or even a place to park lawn mowers or motorcycles. The large screened porch is just off the family room and is a perfect place for casual entertaining. Furnishings are negotiable. Underneath all the carpeted floors is wood parquet. Owner is very movitated and will to listen to any reasonable offer. This is a low maintenance free home.

Showing Instructions:
Directions: North on Nova rd from Granada, left into Tomoka Oaks, right on N St. Andrews Left on Pine Valley.
Legal: Lot 5 Blk 7 Tomoka Oaks Country Club Estates Unit 1 Mb 25 Pg S 58 & 59 Per Or 4533 Pg 1811 & Est Ltr Per Or 1816 Pg 1496 Per Dc 6091 Pg 0059 Per Dc 6091 Pg 0060 Per Or 6091 Pg 0064- 0065
Parcel ID Link: 324210070050
Supra: Yes
Dispute Res: No

Sold Price Sqft: $83.52
Sold/Leased Date: 03/24/2009



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Residential
Closed
MLS# 478874

24 Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $165,000
Sold/Leased Price: $155,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$165,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$89.14	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	83.73	**Unit #:**		**Tax ID:**	324210110050
Bedrooms:	4	**Year Built:**	1968	**As Is Cond:**	No
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 /	**Water:**	City		
Living Area:	1,851				
SqFt - Total:	2,946				
SqFt Source:	Property Appraiser				
Lot Size:	100 X 140.00				

Directions: From Granada and Nova: North on Nova Road to Tomoka Oaks entry, turn left on South St. Andrews to #24

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 14		Kitchen		18 x 10	
Bedroom 2		14 x 10		Patio/Deck		50 x 10	
Bedroom 3		14 x 10					
Bedroom 4		13 x 10					
Dining Room		10 x 8					
Living Room		32 x 14					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile

Pets Allowed: No
House Orientation: W
Heating: Central; Natural Gas
Inside: Ceiling Fans; Fireplace; Split Bedroom
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Irrigation Well; Public Bus

Parking: 2 Car Garage; Oversized
Roof: Shingle
Util for Land Only: Sewer

Remarks: Fantastic Pre-Foreclosure Opportunity!Nice ranch style home located directly across the street from Tomoka Oaks Golf Course! This is a home that anyone will enjoy as it features a large living area complete with a fireplace, four nice sized bedrooms and one that could be utilized as a home office as it is separate from the other bedrooms. The kitchen is very functional with a new stove and refrigerator and a computer area for additional counter space. New windows and roof were installed in 2003. Neutral color tile throughout the home except in the bedrooms which has new carpeting. The private + lovely landscaped back yard has plenty of room for a swimming pool if so desired and even has a new well pump for irrigation. This home is convenient to shopping, hospitals + schools and GOLF!

Showing Instructions:
Directions: From Granada and Nova: North on Nova Road to Tomoka Oaks entry, turn left on South St. Andrews to #24
Legal: LOT 5 BLK 11 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3A MB 27 PG2 85 PER OR 3884 PG 2899 PER OR 5311 PG 2001
Parcel ID Link: 324210110050
Supra: No
Dispute Res: No

Sold Price Sqft: $83.74
Sold/Leased Date: 03/30/2009



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Residential Closed
MLS# 477139

16 Eagle Court, Ormond Beach, FL 32174

Public Display

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia

List Price: $287,000

Sold/Leased Price: $256,000



List Price:	$287,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$109	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	97.22	**Unit #:**		**Tax ID:**	324226000740
Bedrooms:	3			**As Is Cond:**	Yes
Baths - Total:	3	**Year Built:**	1979	**Homestead Exempt:**	Yes
Full / Half Baths	3 /	**Sewer:**	City		
Living Area:	2,633	**Water:**	City		
SqFt - Total:	3,810				
SqFt Source:	Appraisal				
Lot Size:	100 X 125.00				

Directions: From Tomoka Oaks entrance off Nova take your first right on St Andrews. Follow around to Eagle Court. Go left on Eagle C

Virtual Tour: Click to View Virtual Tour

Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		18 x 16		Kitchen		25 x 12	
Bedroom 2		14 x 12					
Bedroom 3		14 x 13					
Dining Room		14 x 13					
Family Room		18 x 17					
Living Room		23 x 17					

Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Floor Coverings: Carpet; Tile

Pets Allowed: No
House Orientation: N
Heating: Central
Inside: Ceiling Fans; Fireplace; Sunken Living Room; Wet Bar
Land: Cul-De-Sac
Miscellaneous: Golf Community; Home Warranty
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Oversized
Porch: Front; Patio
Roof: Shingle

Remarks: Just listed! This home sits on a beautiful cul-de-sac street and looks out over the Tomoka Oaks golf course. It is ready for occupancy, and comes with a termite bond and home warranty. It is located minutes away from the Trails Shopping Center, and is centrally located in Ormond Beach, Florida. The home has a great floor plan which creates a nice flow throughout the home. The surrounding yard has beautiful trees and plants. The versatility of the home will help in accommodating a family or retirement couple.

Showing Instructions:
Directions: From Tomoka Oaks entrance off Nova take your first right on St Andrews. Follow around to Eagle Court. Go left on Eagle C
Legal: LOT 74 TOMOKA OAKS UNIT 7-C MB 35 PGS 46 & 47 INC PER OR 4175 PG 1674-1675
Parcel ID Link: 324226000740
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $97.23
Sold/Leased Date: 05/14/2009



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Residential
Closed
MLS# 481115

37 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $189,900
Sold/Leased Price: $178,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$189,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$130.78	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	Yes
Sold Price/SqFt:	122.58	**Unit #:**		**Tax ID:**	324210080180
Bedrooms:	3	**Year Built:**	1964	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 /	**Water:**	City		
Living Area:	1,452				
SqFt - Total:	2,394				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: Nova Road to Tomoka Oaks Blvd, R on N. St. Andrews, L on 2nd Pine Valley Circle to #37

Virtual Tour: Click to View Virtual Tour

Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		14 x 11		Kitchen		24 x 10	
Bedroom 2		14 x 11		Porch/Balcony		50 x 7	
Bedroom 3		10 x 9		Patio/Deck		14 x 13	
Family Room		14 x 10					
Living Room		15 x 15					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Terrazzo; Tile

Pets Allowed: Yes
House Orientation: W
Heating: Central
Inside: Ceiling Fans
Land: Wooded
Miscellaneous: Golf Community; Home Warranty; Homeowners Association
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Attached
Pool: Inground Private; Screened
Porch: 2+ Porches/Decks; Front; Patio; Screened
Roof: Shingle

Remarks: Pool home in beautiful Tomoka Oaks, a well established neighborhood and a golf course community. Formal living room with a bay window. Family room adjoins large kitchen with dining area. Ample closets, including walk-ins in two bedrooms. Sliding glass doors from family room and master bedroom lead to sparkling screened pool. Master bath has door to the pool. Inviting covered front porch: 16'x8'. Large yard with mature trees and plants. Easy to show. Homeowners Association ($60/annually) is not Mandatory.

Showing Instructions:
Directions: Nova Road to Tomoka Oaks Blvd, R on N. St. Andrews, L on 2nd Pine Valley Circle to #37
Legal: Lot 18 Blk 8 Tomoka Oaks Country Club Ests Unit 1 Mb 25 Pgs 58 & 59 Per Or 3883 Pg 4380
Parcel ID Link: 324210080180
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $122.59
Sold/Leased Date: 07/21/2009



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Residential
Closed
MLS# 485708

8 Waterfront Court, Ormond Beach, FL 32174

Public Display

List Price: $795,000
Sold/Leased Price: $685,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$795,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$192.72	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	166.06	**Unit #:**		**Tax ID:**	324227000070
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	4.1	**Year Built:**	1983	**Homestead Exempt:**	Yes
Full / Half Baths	4 / 1	**Sewer:**	City		
Living Area:	4,125	**Water:**	City		
SqFt - Total:	4,867				
SqFt Source:	Owner				
Lot Size:	109x254				

Directions: From Granada North on Nova, Left into Tomoka Oaks Right on St Andrews Right on Waterfront
Virtual Tour:
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		23 x 14		Den		44 x 15	
Bedroom 2		14 x 13		Kitchen		12 x 12	
Bedroom 3		15 x 12		Porch/Balcony		12 x 10	
Bedroom 4		13 x 12		Patio/Deck		12 x 10	
Dining Room		21 x 12		Utility Room		12 x 8	
Family Room		26 x 16					
Living Room		15 x 14					

1st Floor: Slab
Air Conditioning: Central
Building: 2 Stories

Pets Allowed: No
House Orientation: E
Heating: Central
Inside: 1 Bedroom Down
Land: Cul-De-Sac
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Utility Shed

Parking: 3 Car Garage
Pool: Inground Private
Porch: 2+ Porches/Decks; Balcony; Deck; Enclosed; Patio; Screened
Roof: Shingle
Waterfront: Dock; Seawall

Remarks: Direct riverfront home sitting on over a half acre lot with awesome river views. This home has room for everyone. The living room features wood floors, wood burning fire place, tremendous river views and is 23' x 16'. The kitchen has just been redone with new cabinets, counter tops, appliances and also has tremendous river views with it own breakfast nook area. This home also features an office, Florida room a very large dining room. A laundry room big enough for room to roam. Besides these rooms the master has awesome views and it own separate porch to enjoy the beauty of the river. There is also a bonus room that is 44' x 15' and is perfect for the kids to play or extended guest. On the outside you have a huge lot an in ground pool and a boat house with lift and a large deck. Th

Showing Instructions:
Directions: From Granada North on Nova, Left into Tomoka Oaks Right on St Andrews Right on Waterfront
Legal: Lot 7 Tomoka Oaks Unit No 6 Mb 35 Pgs 130 Per Or 2433 Pg 142 6 Per Or 5359 Pg 2569
Parcel ID Link: 324227000070
Supra: No **Dispute Res:** No

Sold Price Sqft: $166.06
Sold/Leased Date: 08/27/2009



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Residential
Closed
MLS# 476257

66 N St Andrews, Ormond Beach, FL 32174

Public Display

List Price: $289,000
Sold/Leased Price: $278,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$289,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$99.1	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	95.33	**Unit #:**		**Tax ID:**	324210070290
Bedrooms:	4	**Year Built:**	1963	**As Is Cond:**	Yes
Baths - Total:	2.2	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 / 2	**Water:**	City		
Living Area:	2,916				
SqFt - Total:	3,898				
SqFt Source:	Property Appraiser				
Lot Size:	82x173 / 91x197				

Directions: SR40 to N. on Nova Rd to Tomoka Oaks entrance. Make a left. Go right on N. St. Andrews to corner of Pinevalley and N. St
Virtual Tour:
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		20 x 16		Kitchen		19 x 16	
Bedroom 2		17 x 13		Utility Room		10 x 6	
Bedroom 3		14 x 13					
Bedroom 4		13 x 12					
Dining Room		19 x 12					
Family Room		20 x 17					
Living Room		34 x 21					

1st Floor: Slab
Acreage: 1/2 - 1
Air Conditioning: Central; Zoned
Appliances: Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Solar Hot Water; Washer
Architecture: Ranch
Building: 1 Story
Pets Allowed: Yes
House Orientation: E
Heating: Central; Zoned
Inside: Fireplace
Land: Corner Lot; On Golf Course
Miscellaneous: Golf Community; Homeowners Association; Workshop
Maint Fee Covers: Common Area
Outside: Clubhouse Facility; Fenced Yard; Irrigation Sprinkler; Irrigation Well; Public Bus
Parking: 2 Car Garage; Oversized
Pool: Inground Private; Screened; Solar
Porch: Front; Screened
Roof: Shingle
Util for Land Only: City Water

Remarks: Perfect home on a huge corner double lot with large screened in pool on Golf Course in Tomoka Oaks. Four large bedrooms, living and family room both have fireplaces over looking pool area. Newer Hurricane Windows, Ac's, Electrical, Plumbing, Kitchen, Baths, Flooring and Moldings. Don't miss this opportunity.

Showing Instructions:
Directions: SR40 to N. on Nova Rd to Tomoka Oaks entrance. Make a left. Go right on N. St. Andrews to corner of Pinevalley and N. St
Legal: Lots 29 & 30 Blk 7 Tomoka Oaks Country Club Ests Unit 1 MB15 Pgs 58-59 INC Per OR3030 Pg.1880 Per OR5716 Pgs. 4026-402
Parcel ID Link: 324210070290
Supra: No **Dispute Res:** No

Sold Price Sqft: $95.34
Sold/Leased Date: 09/15/2009



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Residential
Closed
MLS# 489321

37 N Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $339,900
Sold/Leased Price: $318,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$339,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$181.66	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	169.96	**Unit #:**		**Tax ID:**	324210120100
Bedrooms:	3	**Year Built:**	2007	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 /	**Water:**	City		
Living Area:	1,871				
SqFt - Total:	2,389				
SqFt Source:	Property Appraiser				
Lot Size:	90x140				

Directions: From Granada go North on Nova turn left into Tomoka Oaks
Virtual Tour: Click to View Virtual Tour
Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		19 x 12		Kitchen		12 x 8	
Bedroom 2		13 x 11		Porch/Balcony		13 x 8	
Bedroom 3		15 x 11		Utility Room		7 x 5	
Family Room		18 x 17					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range
Architecture: Modern
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Tile; Wood

Pets Allowed: No
Financing: OWC - Lease Purchase
Heating: Central
Inside: 2 Bedrooms Down; Cathedral Ceiling; Split Bedroom
Miscellaneous: Security System
Maint Fee Covers: NA
Outside: Clubhouse Facility; Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Oversized
Pool: Heated; Inground Private; Screened
Porch: Patio; Screened
Roof: Shingle

Remarks: Looking for brand new in an established neighborhood close to everything? Here it is and decorated like a model home featuring the most awesome pool oasis in town! Golf course is right across the street and the river is in the back of the neighborhood. Boat or RV parking provided right on your own lot. Lovely landscaping surround this large parcel of land. Inside layout is open and airy featuring bamboo flooring, split bedrooms, inside laundry, gourmet kitchen sure to delight any chef. Owner spared no expense when building this custom home. Don't miss out on this fabulous opportunity to live in this wonderful golf course community! Big price reduction -seller must move this fast-bring all offers! Square footage recieved from tax rolls. All information recorded in the MLS intended to b

Showing Instructions:
Directions: From Granada go North on Nova turn left into Tomoka Oaks
Legal: Lot 10 Blk 12 Tomoka Oaks Country Club Estates Unit 1 Mb 25 Pgs 58 & 59 Per Or 3326 Pg 0800 Per Or 5625 Pg 2199 Per Or 6 041 Pg 0365
Parcel ID Link: 324210120100
Supra: No **Dispute Res:** No

Sold Price Sqft: $169.96
Sold/Leased Date: 10/08/2009



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Residential
Closed
MLS# 495701

85 N Saint Andrews, Ormond Beach, FL 32174

Public Display

List Price: $389,000
Sold/Leased Price: $257,500

Area: 44 - Ormond N of 40, S Tomoka River, E of US1 **County:** Volusia



List Price:	$389,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$215.63	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	142.73	**Unit #:**		**Tax ID:**	324210260010
Bedrooms:	3	**Year Built:**	1972	**As Is Cond:**	Yes
Baths - Total:	2.1	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	1,804				
SqFt - Total:	2,310				
SqFt Source:	Property Appraiser				
Lot Size:	100x155				

Directions: Tomoka Oaks country club is on Nova rd. in between Granada and US1. When entering the subdivision, the road forks. Go ri

Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		19 x 13		Kitchen		12 x 10	
Bedroom 2		14 x 10		Porch/Balcony		20 x 13	
Bedroom 3		10 x 9		Patio/Deck		14 x 10	
Dining Room		12 x 10		Utility Room		8 x 5	
Family Room		18 x 10					
Living Room		18 x 15					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile; Other

Pets Allowed: No
House Orientation: E
Heating: Central
Inside: Fireplace
Land: Wooded
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: NA

Parking: 2 Car Garage
Porch: Enclosed
Roof: Shingle
Util for Land Only: City Water; Electric; Sewer

Remarks: Rare tomoka riverfront with unobstructed views and picturesque sunsets. Sit on the expansive back porch and watch the boats go by. Home is located in the exclusive Tomoka oaks country club subdivision. Home features family room w/ fireplace and beautiful flagstone floors. Open floor plan. Spacious master suite w/ river views.

Showing Instructions:
Directions: Tomoka Oaks country club is on Nova rd. in between Granada and US1. When entering the subdivision, the road forks. Go ri
Legal: Lot 1 Blk 26 Tomoka Oaks Country Club Ests Unit 1b Mb 28 Pg 129 Per Or 4779
Parcel ID Link: 324210260010
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $142.74
Sold/Leased Date: 11/18/2009



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Residential
Closed
MLS# 495366

69 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $229,900
Sold/Leased Price: $200,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$229,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$107.32	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	93.37	**Unit #:**		**Tax ID:**	324210160020
Bedrooms:	3			**As Is Cond:**	No
Baths - Total:	2	**Year Built:**	1974	**Homestead Exempt:**	Yes
Full / Half Baths	2 /	**Sewer:**	City		
Living Area:	2,142	**Water:**	City		
SqFt - Total:	2,921				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: From Granada North on Nova to Tomoka Oaks Left on S. St. Andrews to Oakmont.

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		19 x 14		Kitchen		23 x 12	
Bedroom 2		15 x 11		Porch/Balcony		20 x 10	
Bedroom 3		12 x 12		Utility Room		11 x 9	
Dining Room		12 x 10					
Family Room		19 x 15					
Living Room		16 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Central Vacuum; Dishwasher; Disposal; Double Oven; Microwave; Range; Refrigerator
Architecture: Traditional
Building: 1 Story
Construction: Brick
Floor Coverings: Carpet; Vinyl

Pets Allowed: No
House Orientation: N
Heating: Central
Inside: Ceiling Fans; Fireplace; Split Bedroom
Miscellaneous: Golf Community; Home Warranty; Homeowners Association; Security System
Maint Fee Covers: Common Area
Outside: Clubhouse Facility; Fenced Yard; Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Oversized
Porch: Screened
Roof: Shingle

Remarks: Tomoka Oaks Brick Beauty. Well maintained family home on a quiet tree-lined street in this golf course community. Huge eat-in kitchen with double oven and giant pantry. Brick fireplace in family room. 9x11 laundry room. Separate living room and dining room. Central vacuum, security system, oversized 2 car garage, split bedrooms. Great curb appeal. If you're looking for a creampuff in a great Ormond Beach neighborhood then this is it. Close to everything $60 per year maint fee. Square footage received from tax rolls. All information recorded in the MLS intended to be accurate but cannot be guaranteed.

Showing Instructions:
Directions: From Granada North on Nova to Tomoka Oaks Left on S. St. Andrews to Oakmont.
Legal: Lot 2 Blk 16 Unit 4 Tomoka Oaks Country Club Estates Mb 31 Pg 167 Per Or 3930 Pg 0933
Parcel ID Link: 324210160020
Supra: No **Dispute Res:** No

Sold Price Sqft: $93.37
Sold/Leased Date: 11/20/2009



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Residential
Closed
MLS# 490457

7 Nottingham Drive, Ormond Beach, FL 32174

Public Display

List Price: $259,000
Sold/Leased Price: $230,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$259,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$73.49	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	65.26	**Unit #:**		**Tax ID:**	324224001490
Bedrooms:	4	**Year Built:**	1990	**As Is Cond:**	Yes
Baths - Total:	2.1	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	3,524				
SqFt - Total:	3,996				
SqFt Source:	Property Appraiser				
Lot Size:	114x141				

Directions: E. ON GRANADA. N. ON NOVA. L INTO TOMOKA OAKS, L ON S. ST. ANDREWS TO RIVERBLUFF. FOLLOW TO R ON NOTTINGHAM.
Virtual Tour: Click to View Virtual Tour
Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		22 x 21		Den		11 x 10	
Bedroom 2		18 x 13		Kitchen		20 x 13	
Bedroom 3		17 x 11		Patio/Deck		33 x 12	
Bedroom 4		17 x 14		Utility Room		11 x 11	
Dining Room		13 x 12					
Family Room		18 x 14					
Living Room		17 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Dryer; Range; Refrigerator; Washer
Architecture: Modern
Building: 2 Stories
Construction: Brick; Frame
Condo Parking: Secured
Floor Coverings: Carpet; Tile
Pets Allowed: No
House Orientation: W
Heating: Central
Inside: 1 Bedroom Down; Cathedral Ceiling; Ceiling Fans; Fireplace; Split Bedroom; Sunken Living Room; Volume Ceiling
Land: Cul-De-Sac
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well; Utility Shed
Parking: 2 Car Garage
Porch: Patio
Roof: Shingle

Remarks: YOUR BUYERS CANT GO WRONG! Check out the price on this Fabulous Tomoka Oaks Custom Brick home situated at the back of quiet culdesac. Home boasts 4 bedrooms plus a 20 x 15 bonus rm that could be 5th bed or Media/Game rm. Enter into tiled foyer w/ formal lvg & dining. Large eat in kitchen w/separate breakfast bar open to tiled family room w/soaring brick fireplace. Master suite downstairs w/ sitting area, Jacuzzi tub & tons of storage. Upstairs landing is open & overlooks family room. 3 beds plus bonus room upstairs. Great floor plan for growing or extended family. Inside features: include vaulted ceilings, a 12 x 8 glass atrium separating all lvg. areas, 6 baseboards, skylights, security system, central vacuum,& oversized inside laundry. Outside: beautifully landscaped 114 x141 lot, 6f

Showing Instructions:
Directions: E. ON GRANADA. N. ON NOVA. L INTO TOMOKA OAKS, L ON S. ST. ANDREWS TO RIVERBLUFF. FOLLOW TO R ON NOTTINGHAM.
Legal: Lot 149 Tomoka Oaks Unit 7-B Mb 34 Pg 201 Inc Per Or 4452 Pg 1684
Parcel ID Link: 324224001490
Supra: Yes
Dispute Res: No

Sold Price Sqft: $65.27
Sold/Leased Date: 03/05/2010



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Residential
Closed
MLS# 499580

22 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $179,800
Sold/Leased Price: $170,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$179,800	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$104.23	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	98.55	**Unit #:**		**Tax ID:**	324210150140
Bedrooms:	3			**As Is Cond:**	Yes
Baths - Total:	2	**Year Built:**	1970	**Homestead Exempt:**	Yes
Full / Half Baths	2 /	**Sewer:**	City		
Living Area:	1,725	**Water:**	City		
SqFt - Total:	2,553				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: Granada West to North on Nova Rd to Tomoka Oaks (Tomoka Oaks Blvd.) bear Left on S St. Andrews Dr-Right on Oakmont Circ
Virtual Tour:
Maint Fee: $75 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		14 x 12		Kitchen		23 x 9	
Bedroom 2		14 x 11		Porch/Balcony		18 x 12	
Bedroom 3		11 x 10		Patio/Deck		18 x 12	
Dining Room		11 x 8		Utility Room		10 x 6	
Family Room		12 x 9					
Living Room		21 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Cooktop; Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Traditional
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Carpet; Tile
Pets Allowed: No
House Orientation: E
Heating: Electric; Heat Pump
Inside: Ceiling Fans
Land: Cul-De-Sac; Wooded
Miscellaneous: Golf Community; Homeowners Association; Workshop
Maint Fee Covers: Common Area
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Attached; Oversized
Porch: 2+ Porches/Decks; Front; Screened
Roof: Shingle

Remarks: BEAUTIFULLY MAINTAINED Tomoka Oaks golf community 3/2 with 1745 sq ft living + inviting screened porch to enjoy a lush back yard * mature trees and lots of curb appeal * desirable circle street * concrete block with stucco finish * 2 living and 2 dining areas * inviting kitchen is fully equipped and is approx 8 years new with double sink, back splash, skylight & Corian tops * kit is open to EIK & family room * 3 entryway closets * master suite with 2 closets & updated master bath * bathrooms have basket-weave tile in excellent condition * Murphy bed/office assembly in 3rd bedroom will remain * excellent storage * newer carpet * tile and slate flooring * ceiling fans * freezer will remain in the inside utility room with sink * oversized garage with workshop perfect for motorcycles * roo

Showing Instructions:
Directions: Granada West to North on Nova Rd to Tomoka Oaks (Tomoka Oaks Blvd.) bear Left on S St. Andrews Dr-Right on Oakmont Circ
Legal: Lot 14 Blk 15 Tomoka Oaks Country Club Ests Unit 3 Mb 29 Pg 81 Inc Per Or 4165 Pg 3824
Parcel ID Link: 324210150140
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $98.55
Sold/Leased Date: 05/04/2010



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Residential
Closed
MLS# 500164

20 S Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $166,000
Sold/Leased Price: $157,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$166,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$78.59	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	Yes
Sold Price/SqFt:	74.33	**Unit #:**		**Tax ID:**	324210110030
Bedrooms:	3	**Year Built:**	1966	**As Is Cond:**	Yes
Baths - Total:	3	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	3 /	**Water:**	City		
Living Area:	2,112				
SqFt - Total:	3,260				
SqFt Source:	Property Appraiser				
Lot Size:	98x140				

Directions: From Granada & Nova Rd head N on Nova Rd to (L) on Tomoka Oaks (L) at fork house on (L)

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		14 x 13		Kitchen		11 x 8	
Bedroom 2		13 x 12					
Bedroom 3		20 x 9					
Family Room		19 x 15					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Architecture: Modern
Building: 3 - 5 Stories
Construction: Concrete Block
Condo Parking: Secured
Floor Coverings: Carpet; Tile; Wood

Pets Allowed: Yes
House Orientation: W
Heating: Central; Heat Pump
Inside: 1 Bedroom Down
Land: Corner Lot
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Fenced Yard

Parking: 2 Car Garage
Porch: Balcony; Patio
Roof: Tile
Special Conditions: None

Remarks: Tri level home with large rec room down stairs 3 bed 3 bath remodeled fresh paint and carpet show great !!!MEASUREMENTS ARE BELIEVED TO BE ACCURATE BUT NOT WARRANTED. PROOF OF FUNDS OR PRE-APPROVAL LETTER FROM DIRECT LENDER IS REQUIRED AT TIME OF OFFER SUBMISSION. BUYER TO PAY DOC STAMPS ON DEED. PURCHASE THIS PROPERTY FOR AS LITTLE AS 3% DOWN! THIS PROPERTY IS APPROVED FOR HOMEPATH MORTGAGE .

Showing Instructions:
Directions: From Granada & Nova Rd head N on Nova Rd to (L) on Tomoka Oaks (L) at fork house on (L)
Legal: Lot 3 Blk 11 Tomoka Oaks Country Club Ests Unit 1 Mb 25 Pgs5 8 & 59 Per Or 5201 Pg 293
Parcel ID Link: 324210110030
Supra: No **Dispute Res:** No

Sold Price Sqft: $74.34
Sold/Leased Date: 06/11/2010



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Residential
Closed
MLS# 498182

57 S Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $175,900
Sold/Leased Price: $120,750

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$175,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$40.81	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	28.02	**Unit #:**		**Tax ID:**	324210140180
Bedrooms:	5			**As Is Cond:**	Yes
Baths - Total:	4	**Year Built:**	1968	**Homestead Exempt:**	No
Full / Half Baths	4 /	**Sewer:**	City		
Living Area:	4,310	**Water:**	City		
SqFt - Total:	4,310				
SqFt Source:	Property Appraiser				
Lot Size:	111x123				

Directions: N NOVA TO S ST. ANDREWS. GO WEST ON ST. ANDREWS. ARRIVE AT PROPERTY ON THE N SIDE OF THE STREET.
Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		18 x 15		Kitchen		20 x 12	

Building: 2 Stories
Condo Parking: 2; Assigned; Covered; Secured
Pets Allowed: No
Inside: Fireplace
Land: On Golf Course
Maint Fee Covers: NA
Parking: 2 Car Garage; Oversized
Pool: Inground Private
Special Conditions: Bank Owned/REO

Remarks: This Property is now under Auction terms. All auction properties are subject to a 5% buyers premium pursuant to the Auction Terms & Conditions (minimums will apply).

Showing Instructions:
Directions: N NOVA TO S ST. ANDREWS. GO WEST ON ST. ANDREWS. ARRIVE AT PROPERTY ON THE N SIDE OF THE STREET.
Legal: Lot 18 & E 10 Ft Meas On S/L Of Lot 17 Blk 14 Tomoka Oakscou Ntry Club Estates Unit 3-A Mb 27 Pg 285 Per Or 4676 Pgs 2939 -2940 Per Or 5393 Pg 3168
Parcel ID Link: 324210140180
Supra: No
Dispute Res: No

Sold Price Sqft: $28.02
Sold/Leased Date: 06/25/2010



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Residential
Closed
MLS# 490050

88 N Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $275,000
Sold/Leased Price: $150,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$275,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$79.73	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	Yes
Sold Price/SqFt:	43.49	**Unit #:**		**Tax ID:**	324210200090
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	3.1	**Year Built:**	1969	**Homestead Exempt:**	Yes
Full / Half Baths	3 / 1	**Sewer:**	City		
Living Area:	3,449	**Water:**	City		
SqFt - Total:	4,361				
SqFt Source:	Property Appraiser				
Lot Size:	115x132				

Directions: N. of Granada on Nova. L into Tomoka Oaks. Right on North St. Andrews for about 1 mile.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $65 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 13		Den		24 x 23	
Bedroom 2		15 x 12		Kitchen		13 x 11	
Bedroom 3		14 x 12		Utility Room		12 x 2	
Bedroom 4		24 x 23					
Dining Room		15 x 13					
Family Room		18 x 14					
Living Room		13 x 13					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Ranch; Other
Building: 2 Stories
Construction: Brick; Concrete Block

Pets Allowed: No
House Orientation: W
Heating: Central
Inside: 2 Bedrooms Down; Ceiling Fans; Fireplace; Split Bedroom
Land: On Golf Course
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: Common Area
Outside: Clubhouse Facility; Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Oversized
Pool: Heated; Inground Private; Screened; Solar
Porch: 2+ Porches/Decks; Enclosed; Front; Screened
Roof: Shingle
Special Conditions: Potential Short Sale
Waterfront: Riverview Home/Unit

Remarks: This home offers both a golf course and river view plus a sought after location close to the heart of Ormond. Custom built home on the third fairway of Tomoka Oaks Golf Club. All bedrooms are large, (smallest is 12'x14'), plus 3-1/2 baths, 3 wood burning fireplaces and two wet bars. Fully finished basement for kids, in-laws or a media room. Enjoy the Florida weather by the pool along with the golf course view all screen enclosed by the pool lanai. Home also offers a large, equipped kitchen with lots of counter space. There is an unobstructed view of the Tomoka River from the screened front porch, living room and 2nd bedroom. Come inside to fully appreciate this lovely and unique home. SELLERS ARE MOTIVATED! Some furnishings may be available for purchase. Tax role living area square foota

Showing Instructions:
Directions: N. of Granada on Nova. L into Tomoka Oaks. Right on North St. Andrews for about 1 mile.
Legal: L00 9 Blk 20 Tomoka Oaks Country Club Ests Unit 1b Mb 28 Pg 129 Per Or 4771 Pg 0825
Parcel ID Link: 324210200090
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $43.49
Sold/Leased Date: 07/14/2010



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Residential
Closed
MLS# 507393

112 River Bluff Drive, Ormond Beach, FL 32174

Public Display

List Price: $439,900
Sold/Leased Price: $419,882

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$439,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$130.22	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	124.29	**Unit #:**		**Tax ID:**	324223000070
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	2.2	**Year Built:**	1986	**Homestead Exempt:**	No
Full / Half Baths	2 / 2	**Sewer:**	City		
Living Area:	3,378	**Water:**	City		
SqFt - Total:	4,266				
SqFt Source:	Property Appraiser				
Lot Size:	4.49 acr				

Directions: N on Nova,L into Tomoka Oaks,L on St Andrewws, go thru 4way stop to Riverbluff

Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		31 x 15		Den		12 x 12	
Bedroom 2		15 x 13		Kitchen		13 x 10	
Bedroom 3		14 x 12		Porch/Balcony		17 x 12	
Bedroom 4		12 x 12		Utility Room		8 x 7	
Dining Room		16 x 15					
Family Room		17 x 16					
Living Room		16 x 15					

1st Floor: Slab
Acreage: 1 - 5
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Dryer; Refrigerator; Washer
Architecture: Colonial
Building: 2 Stories
Construction: Brick; Frame; Siding
Floor Coverings: Carpet; Wood
Pets Allowed: Yes
House Orientation: E
Heating: Central
Inside: Ceiling Fans; Fireplace
Land: Wooded
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage
Pool: Inground Private
Porch: Deck; Screened
Roof: Shingle
Special Conditions: Bank Owned/REO
Waterfront: Dock

Remarks: UNIQUE RIVER FRONT HOME ON FOUR ACRES WITH 450 FT. WALKWAY LEADING TO A BOAT DOCK DIRECTLY ON THE TOMOKA RIVER. THE TOMOKA RIVER IS ACCESSIBLE TO THE INTRACOASTAL WATERWAYS.This home features solid cherry floors, multiple fireplaces, 2-story foyer, one of a kind landscaping and an in-ground pool and screened porch. This home also features gorgeous crown, base and decorative moldings throughout. Kitchen has brick accented cooking area. The Spacious Master Bedroom includes a fireplace and separate sitting area with cherry floors. There is a garden tub in the master bathroom. Quality craftmanship and character is found throughout the home. Family home in a sought after location. Corporate Owned.

Showing Instructions:
Directions: N on Nova,L into Tomoka Oaks,L on St Andrewws, go thru 4way stop to Riverbluff
Legal: Lot 7 & Inc Pt Of Lots 5 & 6 Tomoka Oaks Unit 7a Mb 34 Pgs 162 To 164 Per Or 2745 Pg 1938
Parcel ID Link: 324223000070
Supra: No **Dispute Res:** No

Sold Price Sqft: $124.3
Sold/Leased Date: 10/05/2010



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Residential
Closed
MLS# 510184

46 S Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $172,650
Sold/Leased Price: $150,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$172,650	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$73.28	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	63.66	**Unit #:**		**Tax ID:**	324210180250
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	3	**Year Built:**	1966	**Homestead Exempt:**	No
Full / Half Baths	3 /	**Sewer:**	City		
Living Area:	2,356	**Water:**	City		
SqFt - Total:	3,923				
SqFt Source:	Property Appraiser				
Lot Size:	100x178				

Directions: North from Granada on Nova Rd, left into Tomoka Oaks, left on S. St. Andrews to 46
Virtual Tour:
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		23 x 17		Kitchen		11 x 10	
Bedroom 2		11 x 10		Patio/Deck		25 x 15	
Bedroom 3		11 x 11					
Bedroom 4		13 x 11					
Dining Room		18 x 11					
Family Room		26 x 17					
Living Room		14 x 13					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Range; Refrigerator; Washer; Water Softener
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block; Frame; Stucco
Floor Coverings: Carpet; Tile; Wood
Pets Allowed: No
Heating: Central; Electric
Inside: Cathedral Ceiling; Ceiling Fans
Miscellaneous: Home Warranty; Homeowners Association; Security System; Workshop
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler
Parking: 2 Car Garage; Attached
Porch: Deck
Roof: Shingle; Other
Special Conditions: None

Remarks: Spacious Tomoka Oaks Home with fresh paint, new carpeting, and only approx. 3/10 of a mile to the Clubhouse door!This home features a large Master Suite with hardwood floors,Jacuzzi tub,and a private entrance to the outside deck.Has separate hotwater tank and a/c unit for personal comfort and control.The Master bath has His/Her vanity sinks with plenty of cabinetry for storage and a large shower with sitting area.There are two huge walk-in closets as well.Hers has built-in cabinetry and shelving, and his has access to office area.The other bathrooms have been upgraded with new vanities,sink tops,and faucets as well.17' x 26' Great Room is perfect for family entertaining with direct access to back yard.Oversized two car garage has a storage closet and access to large Laundry room with lot

Showing Instructions:
Directions: North from Granada on Nova Rd, left into Tomoka Oaks, left on S. St. Andrews to 46
Legal: Lot 25 Blk 18 Tomoka Oaks Country Club Ests Unit 3a Mb 27 Pg 285 Per Or 3476 Pg 1346 Per Or 6256 Pgs 1151-1152 Per Or 62 97 Pg 4609 Per Or 6310 Pg 1893
Parcel ID Link: 324210180250
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $63.67
Sold/Leased Date: 11/01/2010



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Residential
Closed
MLS# 502071

34 S Saint Andrews, Ormond Beach, FL 32174

Public Display

List Price: $169,900
Sold/Leased Price: $143,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$169,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$96.31	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	81.06	**Unit #:**		**Tax ID:**	324210110100
Bedrooms:	3			**As Is Cond:**	Yes
Baths - Total:	2	**Year Built:**	1966	**Homestead Exempt:**	Yes
Full / Half Baths	2 /	**Sewer:**	City		
Living Area:	1,764	**Water:**	City		
SqFt - Total:	2,362				
SqFt Source:	Property Appraiser				
Lot Size:	100x140				

Directions: Nova Road to Tomoka Oaks. Left onto South St. Andrews.
Virtual Tour: Click to View Virtual Tour

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		13 x 12		Kitchen		10 x 9	
Bedroom 2		13 x 12		Porch/Balcony		20 x 12	
Bedroom 3		11 x 10					
Dining Room		11 x 9					
Family Room		19 x 15					
Living Room		19 x 15					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Disposal; Microwave; Refrigerator
Architecture: Ranch
Building: 1 Story
Floor Coverings: Carpet; Tile
Pets Allowed: No
Heating: Central
Inside: Ceiling Fans
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: NA
Outside: Irrigation Well
Parking: 2 Car Garage
Porch: Screened
Roof: Shingle
Special Conditions: None

Remarks: Don't miss this beauty in desirable Tomoka Oaks. The gracious foyer leads to a combination living room and dining room with crown molding, chandelier and sliders to the paver patio. The pristine kitchen has a breakfast bar and opens to large family room with woodburning brick fireplace, crown molding, ceiling fan and sliders to a screened patio. There are 3 spacious bedrooms and 2 full baths, plus a brick paver driveway, fenced yard and tons of updates!

Showing Instructions:
Directions: Nova Road to Tomoka Oaks. Left onto South St. Andrews.
Legal: Lot 10 Blk 11 Tomoka Oaks Country Club Ests Unit 3a Mb 27 Pg 285 Per Or 2071 Pg 1709
Parcel ID Link: 324210110100
Supra: Yes
Dispute Res: No

Sold Price Sqft: $81.07
Sold/Leased Date: 12/06/2010



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Residential
Closed
MLS# 507304

116 N Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $165,000
Sold/Leased Price: $165,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$165,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$74.39	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	74.39	**Unit #:**		**Tax ID:**	324226000710
Bedrooms:	3	**Year Built:**	1980	**As Is Cond:**	Yes
Baths - Total:	2.1	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	2,218				
SqFt - Total:	2,500				
SqFt Source:	Property Appraiser				
Lot Size:	100x140				

Directions: Granada East to No on Nova to Left into Tomoka Oaks to right on No St. Andrews
Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 14		Den		29 x 12	
Bedroom 2		14 x 14		Kitchen		15 x 8	
Bedroom 3		14 x 14		Porch/Balcony		29 x 12	
Dining Room		14 x 12		Utility Room		15 x 7	
Living Room		23 x 23					

Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Dryer; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Vinyl

Pets Allowed: No
Heating: Central; Electric
Inside: Split Bedroom
Land: On Golf Course
Miscellaneous: Workshop
Maint Fee Covers: NA

Parking: 2 Car Garage; Oversized
Pool: Inground Community
Porch: 2+ Porches/Decks; Screened
Roof: Shingle
Special Conditions: None

Remarks: Golf Course home is nestled in a park like setting. Lush landscaping and very private. this 3 bedroom, 2 1/2 bath home has been well cared for. Hugh rooms with lots of light. Check out the Living room size...Formal dining room right off the kitchen makes it great for entertaining. Kitchen has a pass thru window for those cook outs and just enjoying the spacious screened in patio. Inside laundry for your convenince and the oversized garage has a separate work shop. The large master has sliding glass doors to the patio to enjoy those beautiful Florida nights. Come and enjoy this beautiful home.

Showing Instructions:
Directions: Granada East to No on Nova to Left into Tomoka Oaks to right on No St. Andrews
Legal: Lot 71 Tomoka Oaks Unit 7-C Mb 35 Pgs 46 & 47 Per Or 4916 Pg 0291
Parcel ID Link: 324226000710
Supra: Yes
Dispute Res: No

Sold Price Sqft: $74.39
Sold/Leased Date: 12/23/2010



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Residential
Closed
MLS# 506507

60 S Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $149,900
Sold/Leased Price: $152,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$149,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$69.07	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	70.27	**Unit #:**		**Tax ID:**	324210180180
Bedrooms:	4	**Year Built:**	1969	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 /	**Water:**	City		
Living Area:	2,170				
SqFt - Total:	3,007				
SqFt Source:	Property Appraiser				
Lot Size:	100' x 160'				

Directions: Nova Road to Tomoka Oaks. Left on South St. Andrews, follow to address.

Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		17 x 15		Kitchen		12 x 12	

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Architecture: Traditional; Other
Building: 1 Story
Construction: Concrete Block; Face Brick; Stucco
Floor Coverings: Carpet; Tile; Wood; Other

Pets Allowed: No
Heating: Central
Inside: Ceiling Fans; Inside Sprinkler System; Network Wiring; Split Bedroom
Miscellaneous: Golf Community; Homeowners Association; Security System
Maint Fee Covers: NA
Outside: Clubhouse Facility; Fenced Yard; Irrigation Sprinkler; Irrigation Well; Utility Shed

Parking: 2 Car Garage; Oversized
Pool: Heated; Inground Private; Screened
Porch: Deck; Front; Patio; Screened
Roof: Shingle
Special Conditions: Bank Owned/REO

Remarks: ***BRING OFFERS*** As of List date, this is the Cheapest Home in "Tomoka Oaks" Golfing Community! ***WHAT A DEAL*** Lovely 4 Bedroom 2 Bathroom Pool Home in Golf Community! Interior Photos Coming Soon! Large Fenced In Backyard! Priced at $74 Per Sq. Ft. of Heated Living Area! ***Screened In Ground Pool with Jacuzzi*** New Roof in 2005! ***New Kitchen Cabinets and Granite Countertops*** This lovely home features large Living Area, Dining Room, Breakfast Bar, Florida Room, Split Bedrooms, etc. Oversized 2 Car Garage! Large 100' x 160' Lot! New A/C and Water Heater in 2007! Large Florida Room! *** TOMOKA OAKS GOLFING COMMUNITY*** Located near Shopping and Dining! ***Short drive to the World's Most Famous Beach*** Artesian Screened In-Ground Pool installed in 2002! Guest Bathroom lead

Showing Instructions:
Directions: Nova Road to Tomoka Oaks. Left on South St. Andrews, follow to address.
Legal: Lot 18 Blk 18 Tomoka Oaks Country Club Ests Unit 3a Mb 27 Pg 285 Per Or 3925 Pg 0207
Parcel ID Link: 324210180180
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $70.28
Sold/Leased Date: 12/27/2010



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Residential
Closed
MLS# 508597

4 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $149,000
Sold/Leased Price: $120,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$149,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$95.51	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	76.92	**Unit #:**		**Tax ID:**	324210080030
Bedrooms:	3	**Year Built:**	1966	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 /	**Water:**	City		
Living Area:	1,560				
SqFt - Total:	2,460				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: Granada N on Nova Rd to Tomoka Oaks entrance left to right on N. St Andrews to left on Pine Valley

Virtual Tour: Click to View Virtual Tour

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 12		Kitchen		13 x 9	
Bedroom 2		13 x 11		Patio/Deck		21 x 12	
Bedroom 3		12 x 11					
Dining Room		11 x 10					
Family Room		16 x 12					
Living Room		18 x 10					

1st Floor: Slab
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Disposal; Microwave; Range
Architecture: Ranch
Building: 1 Story
Construction: Brick; Frame
Floor Coverings: Carpet; Tile
Pets Allowed: No
House Orientation: E
Heating: Central
Inside: Ceiling Fans
Miscellaneous: Golf Community; Security System
Maint Fee Covers: NA
Outside: Fenced Yard; Irrigation Sprinkler
Parking: 2 Car Garage; Attached
Porch: Patio
Roof: Shingle
Special Conditions: None

Remarks: Perfect place for first time Buyer or young family in Tomoka Oaks! Sweet 3bd/2bth with living room and family room off the kitchen. Kitchen has updated kitchen cabinets and countertops. Family room opens to a patio in a very private and fenced backyard. Perfect for kids and pets! . Plenty of room for a pool. The 2 car garage is oversized and has backdoor entry for even more privacy. The Master Bedroom French doors overlook the private backyard. Centrally located close to schools, shopping center, banks and more.

Showing Instructions:
Directions: Granada N on Nova Rd to Tomoka Oaks entrance left to right on N. St Andrews to left on Pine Valley
Legal: Lots 3 Blk 8 Tomoka Oaks Country Club Ests Unit 1 Mb 25 Pgs 58-59 Inc Per Or 1862 Pg 1197 Per Or 5463 Pg 4902 Per Or 616 9 Pgs 4483-4484
Parcel ID Link: 324210080030
Supra: Yes
Dispute Res: No

Sold Price Sqft: $76.92
Sold/Leased Date: 12/29/2010



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Residential
Closed
MLS# 509668

34 N Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $268,000
Sold/Leased Price: $230,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$268,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$84.75	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	72.73	**Unit #:**		**Tax ID:**	324210090080
Bedrooms:	5			**As Is Cond:**	No
Baths - Total:	3	**Year Built:**	1971	**Homestead Exempt:**	Yes
Full / Half Baths	3 /	**Sewer:**	City		
Living Area:	3,162	**Water:**	City		
SqFt - Total:	4,444				
SqFt Source:	Property Appraiser				
Lot Size:	118 X 147.00				

Directions: Nova road north of granada to left into Tomoka Oaks subdivision, stay to right and follow north Saint Andrews to #34 on

Virtual Tour:

Maint Fee: $45 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 13		Kitchen		18 x 12	
Bedroom 2		15 x 13		Patio/Deck		33 x 22	
Bedroom 3		13 x 11		Utility Room		10 x 08	
Bedroom 4		12 x 11					

1st Floor: Slab
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Disposal; Dryer; Range; Refrigerator; Washer
Building: 2 Stories
Construction: Brick
Floor Coverings: Carpet; Tile; Wood

Pets Allowed: Yes
Financing: OWC - Lease Purchase
House Orientation: E
Heating: Central; Heat Pump
Inside: Ceiling Fans; Fireplace
Land: On Golf Course
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well; Public Bus

Parking: 2 Car Garage
Pool: Heated; Inground Private; Screened
Porch: Screened
Roof: Shingle
Special Conditions: None

Remarks: A beautiful view of the Tomoka Oaks Golf Course from this large 4 bedroom home. Inside you`ll find a cozy feeling and room to roam with a large 24` x 24` playroom for the kids or a home theater or den for the adults. Outside you`ll want to spend most of your time on your 22 x 33 screened brick patio that overlooks both the screen enclosed pool and the 9th tee box & fairway. If you want to escape the house for a while, youre in walking distance of the country club to have a cocktail or to hit the tennis courts for a quick match. This home is a definite must see.

Showing Instructions:
Directions: Nova road north of granada to left into Tomoka Oaks subdivision, stay to right and follow north Saint Andrews to #34 on
Legal: LOT 8 BLK 9 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58 & 59 PER OR 35042PG 0516
Parcel ID Link: 324210090080
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $72.74
Sold/Leased Date: 01/08/2011



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Residential
Closed
MLS# 514114

36 Pebble Beach Drive, Ormond Beach, FL 32174

Public Display

List Price: $379,900
Sold/Leased Price: $415,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$379,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$133.06	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	145.35	**Unit #:**		**Tax ID:**	324210050220
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	3	**Year Built:**	1978	**Homestead Exempt:**	Yes
Full / Half Baths	3 /	**Sewer:**	City		
Living Area:	2,855	**Water:**	City		
SqFt - Total:	4,032				
SqFt Source:	Property Appraiser				
Lot Size:	109x170				

Directions: Nova Rd to St Andrews to N on Pebble Beach (Tomoka Oaks)
Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		19 x 14		Den		12 x 12	
Bedroom 2		12 x 10		Kitchen		15 x 11	
Bedroom 3		12 x 10		Porch/Balcony		30 x 10	
Dining Room		16 x 12					
Family Room		21 x 12					
Living Room		24 x 12					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Range; Refrigerator
Architecture: Traditional
Building: 1 Story
Construction: Concrete Block; Stucco
Condo Parking: Secured
Floor Coverings: Carpet; Tile; Wood
Pets Allowed: Yes
House Orientation: N
Heating: Central
Inside: Cathedral Ceiling; Ceiling Fans; Fireplace; Split Bedroom
Land: Cul-De-Sac
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Public Bus
Parking: 2 Car Garage
Pool: Inground Private
Porch: Deck
Roof: Shingle
Special Conditions: Bank Owned/REO
Waterfront: Dock; Riparian Rights; Riverview Home/Unit; Seawall

Remarks: This Tomoka River front home is absolutely beautiful, located in a cul-de-sac. Enter into the home and immediately see upgraded details such as travertine floors, large spacious kitchen with elegant cabinets and stainless appliances. Continue into the family room full of windows to look out over the pool and river with a large two level dock. The large master bedroom features beautiful wood floors and a large, totally remodeled bath with a soaking tub next to the window with views of the river. Relax by the pool or on the deck over the boathouse. What a place to enjoy the sunsets. This is a fantastic value! Please submit all offers on a FAR/BAR "As Is" contract with proof of funds or a prequalification letter which is required on all offers. All information taken from the tax roll an

Showing Instructions:
Directions: Nova Rd to St Andrews to N on Pebble Beach (Tomoka Oaks)
Legal: Lot 22 Blk 5 Unit 1 C Tomoka Oaks Country Club Estates
Parcel ID Link: 324210050220
Supra: No **Dispute Res:** No

Sold Price Sqft: $145.36
Sold/Leased Date: 03/02/2011



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Residential
Closed
MLS# 509559

68 N Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $154,968
Sold/Leased Price: $140,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$154,968	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$88.15	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	79.63	**Unit #:**		**Tax ID:**	324210070310
Bedrooms:	3	**Year Built:**	1971	**As Is Cond:**	Yes
Baths - Total:	2.1	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	1,758				
SqFt - Total:	2,478				
SqFt Source:	Property Appraiser				
Lot Size:	103x144				

Directions: Nova Rd North of Granada to Tomoka Oaks on left. Right on N. St. Andrews

Virtual Tour: Click to View Virtual Tour

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		17 x 15		Kitchen		12 x 12	
Bedroom 2		13 x 12					
Bedroom 3		12 x 11					
Dining Room		16 x 12					
Family Room		18 x 16					
Living Room		20 x 16					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Architecture: Traditional
Building: Other
Construction: Concrete Block; Face Brick
Floor Coverings: Carpet

Pets Allowed: Yes
House Orientation: S
Heating: Central
Inside: Fireplace
Land: On Golf Course
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Public Bus

Parking: 2 Car Garage
Porch: Patio
Roof: Shingle
Special Conditions: None

Remarks: Just passing by, you'll love the look of this stately home with the "Chicago Brick" look nestled up against the Tomoka Oaks Golf Course. With its timeless floor plan this split level features a brick fireplace & a great view of the course. An oversized 2 car garage offers space for the hobbiest or those little extras that you need to store. Tomoka Oaks has been an extremely desirable area since its beginning & is sure to make you feel at home.

Showing Instructions:
Directions: Nova Rd North of Granada to Tomoka Oaks on left. Right on N. St. Andrews
Legal: Lot 31 Blk 7 Tomoka Oaks Country Club Ests Unit 1 Mb 25 Pgs 58 & 59
Parcel ID Link: 324210070310
Supra: No
Dispute Res: No

Sold Price Sqft: $79.64
Sold/Leased Date: 03/04/2011



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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 512832

12 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $149,900
Sold/Leased Price: $149,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$149,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$74.68	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	74.24	**Unit #:**		**Tax ID:**	324210080070
Bedrooms:	3	**Year Built:**	1965	**As Is Cond:**	No
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 /	**Water:**	City		
Living Area:	2,007				
SqFt - Total:	3,529				
SqFt Source:	Property Appraiser				
Lot Size:	100 X 120.00				

Directions: US1 NORTH TO NOVA RD, LEFT ON NOVA RD, RIGHT INTO TOMOKA OAKS, BEAR RIGHT, 1ST RIGHT ST. ANDREWS, LEFT ON PINE VALLEY CI

Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		14 x 14		Kitchen		13 x 13	
Bedroom 2		14 x 11		Porch/Balcony		16 x 12	
Bedroom 3		13 x 11		Patio/Deck		49 x 23	
Dining Room		14 x 11					
Family Room		16 x 14					
Living Room		21 x 18					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Brick; Concrete Block
Condo Parking: Secured
Floor Coverings: Carpet; Tile; Wood

Pets Allowed: No
Heating: Central
Inside: Ceiling Fans; Fireplace
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Fenced Yard; Utility Shed

Parking: 2 Car Garage
Pool: Inground Private; Screened
Porch: Front; Patio
Roof: Shingle
Special Conditions: Bank Owned/REO

Remarks: What a great 3 bedroom, 2 bath block pool home in the heart of Ormond Beach! Open floor plan with carpet only in bedrooms. Large family room plus living room dining room combo with fireplace. This home is close to shopping, dining and hospital. This is a Fannie Mae HomePath property. Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage Financing. This property is approved for HomePath Renovation Mortgage Financing. Please submit all offers on a FAR/BAR contract. It is strongly encouraged that an offer includes proof of funds (if cash offer) or pre-approval (if financing) and is a requirement for seller's final acceptance. All information taken from the tax roll and deemed reliable but not guaranteed. Please submit all offers with the REO cove

Showing Instructions:
Directions: US1 NORTH TO NOVA RD, LEFT ON NOVA RD, RIGHT INTO TOMOKA OAKS, BEAR RIGHT, 1ST RIGHT ST. ANDREWS, LEFT ON PINE VALLEY CI
Legal: LOT 7 BLK 8 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS58 & 59 PER OR 4024 PG 4641
Parcel ID Link: 324210080070
Supra: No **Dispute Res:** No

Sold Price Sqft: $74.24
Sold/Leased Date: 03/07/2011



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Residential
Closed
MLS# 515360

50 S Saint Andrews, Ormond Beach, FL 32174

Public Display

List Price: $127,150
Sold/Leased Price: $127,150

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$127,150	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$73.79	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	73.79	**Unit #:**		**Tax ID:**	324210180230
Bedrooms:	4	**Year Built:**	1966	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 /	**Water:**	City		
Living Area:	1,723				
SqFt - Total:	2,383				
SqFt Source:	Property Appraiser				
Lot Size:	100x178				

Directions: NORTH ON NOVA FROM GRANADA, LEFT INTO TOMOKA OAKS SUBDIVISION, LEFT AT FORK TO NUMBER 50 ON LEFT.

Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 13		Den		9 x 8	
Bedroom 2		13 x 10		Kitchen		15 x 15	
Bedroom 3		13 x 10		Porch/Balcony		14 x 12	
Bedroom 4		11 x 10		Patio/Deck		28 x 13	
Family Room		15 x 12					
Living Room		16 x 15					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Disposal
Architecture: Traditional
Building: 1 Story
Construction: Frame; Stucco
Floor Coverings: Carpet; Tile; Wood

Pets Allowed: Yes
House Orientation: W
Heating: Central; Electric
Inside: Ceiling Fans; Fireplace
Land: Wooded
Miscellaneous: Golf Community; Homeowners Association; Workshop
Maint Fee Covers: NA
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Oversized
Porch: 2+ Porches/Decks; Deck; Front; Patio; Screened
Roof: Shingle
Special Conditions: Bank Owned/REO

Remarks: Great deal for a 4 bedroom home in Tomoka Oaks! Corporate owned waiting for a new owner. Large fenced in yard with covered RV or boat parking. Close to Granada Blvd shopping and minutes to the beach. Inside the garage there is a 9x8 enclosed workshop. Sold as-is, information deemed accurate but not warranted. Buyer to pay $75. doc fee to Onewest at closing. All contracts/offers are subject to Onewest senior management approval and any offers or counter offers by Onewest are not binding unless the entire agreement is ratified by all parties.

Showing Instructions:
Directions: NORTH ON NOVA FROM GRANADA, LEFT INTO TOMOKA OAKS SUBDIVISION, LEFT AT FORK TO NUMBER 50 ON LEFT.
Legal: LOT 23 BLK 18 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 3-A MB 27 PG PG 285 PER OR 3994 PG 1338 PER OR 5669 PG 4831
Parcel ID Link: 324210180230
Supra: No **Dispute Res:** Yes

Sold Price Sqft: $73.8
Sold/Leased Date: 05/26/2011



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Residential
Closed
MLS# 518203

49 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $152,000
Sold/Leased Price: $150,000

Area: 44 - Ormond N of 40, S Tomoka River, E of US1 **County:** Volusia



List Price:	$152,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$72.86	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	71.9	**Unit #:**		**Tax ID:**	324210150030
Bedrooms:	4	**Year Built:**	1973	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 /	**Water:**	City		
Living Area:	2,086				
SqFt - Total:	2,922				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: From N. Nova Rd., onto Tomoka Oaks, bear left at S. St. Andrews, turn right on Oakmont Circle.

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 14		Kitchen		13 x 11	
Bedroom 2		12 x 12					
Bedroom 3		12 x 11					
Bedroom 4		12 x 12					
Dining Room		15 x 10					
Family Room		20 x 12					
Living Room		20 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Cooktop; Dishwasher; Disposal
Architecture: Traditional
Building: 1 Story
Construction: Frame
Floor Coverings: Carpet; Tile
Pets Allowed: No
House Orientation: W
Heating: Central; Heat Pump
Inside: Ceiling Fans
Miscellaneous: Workshop
Maint Fee Covers: NA
Parking: 2 Car Garage; Oversized
Porch: Screened
Roof: Shingle
Special Conditions: Bank Owned/REO
Util for Land Only: City Water; Sewer

Remarks: This is a spacious 4-bedroom home situated on a lovely tree lined street in one of the areas most popular neighborhoods with a golf course right next door. Shopping, schools and recreation are close by and the beach is only 10 minutes away. The backyard is large enough for a pool. The kitchen has a breakfast bar and opens up to the family room. There are both a formal dining room and formal living room. The bathrooms are made bright with skylights and the oversized garage has a workbench and cabinets for storage. Square footage and all room sizes are approximate.

Showing Instructions:
Directions: From N. Nova Rd., onto Tomoka Oaks, bear left at S. St. Andrews, turn right on Oakmont Circle.
Legal: Lot 3 Blk 15 Tomoka Oaks Country Club Ests Unit 3 Mb 29 Pg 8 1 Per Or 5185 Pg 3358 Per Or 6373 Pg 1990
Parcel ID Link: 324210150030
Supra: No
Dispute Res: No

Sold Price Sqft: $71.91
Sold/Leased Date: 06/13/2011



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Residential
Closed
MLS# 510828

7 Forest Oak Drive, Ormond Beach, FL 32174

Public Display

List Price: $185,850
Sold/Leased Price: $162,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$185,850	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$69.76	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	60.99	**Unit #:**		**Tax ID:**	324223001280
Bedrooms:	4	**Year Built:**	1979	**As Is Cond:**	Yes
Baths - Total:	3	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	3 /	**Water:**	City		
Living Area:	2,664				
SqFt - Total:	3,284				
SqFt Source:	Property Appraiser				
Lot Size:	100x115				

Directions: N on Nova, Left into Tomoka Oaks, L on S St Andrews, R on Rio Pinar, L on Forest Oak

Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 13		Kitchen		16 x 13	
Bedroom 2		14 x 12		Patio/Deck		13 x 11	
Bedroom 3		13 x 12		Utility Room		9 x 6	
Bedroom 4		12 x 11					
Dining Room		13 x 11					
Family Room		30 x 19					
Living Room		15 x 14					

1st Floor: Slab
Acreage: 1/2 - 1
Air Conditioning: Central
Appliances: Dishwasher; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Brick
Floor Coverings: Carpet; Tile

Pets Allowed: No
Heating: Central; Electric
Inside: Ceiling Fans; Split Bedroom
Land: Corner Lot
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Clubhouse Facility; Fenced Yard; Irrigation Sprinkler

Parking: 2 Car Garage; Oversized
Pool: Inground Private; Screened
Porch: 2+ Porches/Decks; Screened
Roof: Shingle
Special Conditions: None

Remarks: This open 4 bedroom 3 bath home sits high on a bluff on a large shaded corner lot with large oak trees. this home also features a perfect in law suite with its own full bath just off the kitchen. Also includes a large living room, family room, formal dining room and a private inground pool. This home is easy to see & a pleasure. Square footage received from tax rolls. All information recorded in the MLS intended to be accurate but cannot be guaranteed.

Showing Instructions:
Directions: N on Nova, Left into Tomoka Oaks, L on S St Andrews, R on Rio Pinar, L on Forest Oak
Legal: Lot 128 Exc E 2 Ft Tomoka Oaks Unit 7a Mb 34 Pgs 162 To 164 Inc Per Or 4917 Pg 4012-4013
Parcel ID Link: 324223001280
Supra: No **Dispute Res:** No

Sold Price Sqft: $61
Sold/Leased Date: 06/30/2011



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Residential
Closed
MLS# 515422

84 S Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $209,000
Sold/Leased Price: $203,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



2011 DABMLS

List Price:	$209,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$89.77	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	87.19	**Unit #:**		**Tax ID:**	324210370040
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	2.1	**Year Built:**	1975	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Sewer:**	City		
Living Area:	2,328	**Water:**	City		
SqFt - Total:	2,926				
SqFt Source:	Other				
Lot Size:	100 X 140.00				

Directions: NOVA RD NORTH OF GRANDA, LEFT INTO TOMOKA OAKS SUBDIVISION, FOLLOW TO ADDRESS
Virtual Tour:
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 13		Kitchen		14 x 10	
Bedroom 2		16 x 12		Porch/Balcony		30 x 14	
Bedroom 3		12 x 12		Patio/Deck		14 x 10	
Bedroom 4		12 x 12		Utility Room		8 x 6	
Dining Room		13 x 11					
Family Room		21 x 14					
Living Room		14 x 10					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump; Zoned
Appliances: Dishwasher; Disposal; Range; Solar Hot Water
Architecture: Ranch
Building: 1 Story
Construction: Frame
Floor Coverings: Carpet; Tile
Pets Allowed: Yes
Financing: OWC - Seller Financing
House Orientation: N
Heating: Central; Heat Pump; Zoned
Inside: 2 Bedrooms Down; Cathedral Ceiling; Ceiling Fans; Fireplace
Miscellaneous: Golf Community; Homeowners Association; Security System; Workshop
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Attached; Oversized
Pool: Inground Private; Screened
Porch: 2+ Porches/Decks; Patio; Screened
Roof: Shingle
Special Conditions: None

Remarks: Very well Maintained 1 owner home in very desirable Tomoka Oaks Country Club Estates.This 4 bedroom 2.5 bath home has been everything you would expect in a property of this caliber.From the formal living room to the newly refurbished in ground pool with completely re screened enclosure to the architectural roof (new in 2005),double pane replacement windows and sliding glass doors meet Dade hurricane standards (no shutters required)Professionally installed lightning suppression system, granite counter tops,Sun tunnels, coquina fireplace.Complete irrigation system with well, upgraded and zoned A/C with/Puron.Over sized 2 car garage has plenty of storage units and workbench that conveys!.Inside laundry adds to the value and convenience.You can see and feel how well this home was made an

Showing Instructions:
Directions: NOVA RD NORTH OF GRANDA, LEFT INTO TOMOKA OAKS SUBDIVISION, FOLLOW TO ADDRESS
Legal: Lot 4 Blk 37 Unit 4 Tomoka Oaks Country Club Estates Mb 31 PG 167 Per Or 4916 Pgs 3022-3024 Inc Per Or 5952 Pg 1894 Per Or 5960 Pg 1471
Parcel ID Link: 324210370040
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $87.2
Sold/Leased Date: 07/28/2011



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Residential
Closed
MLS# 508718

3 River Bluff Court, Ormond Beach, FL 32174

Public Display

List Price: $239,900
Sold/Leased Price: $199,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$239,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$97.04	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	80.5	**Unit #:**		**Tax ID:**	324226000530
Bedrooms:	4	**Year Built:**	1980	**As Is Cond:**	Yes
Baths - Total:	3	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	3 /	**Water:**	City		
Living Area:	2,472				
SqFt - Total:	3,546				
SqFt Source:	Property Appraiser				
Lot Size:	119x135				

Directions: Take Nova Road to Tomoka Oaks, turn left on S. St. Andrews, right on River Bluff Dr., follow to end, turns into River Bl

Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 12		Den		10 x 7	
Bedroom 2		16 x 11		Kitchen		22 x 12	
Bedroom 3		12 x 11		Porch/Balcony		22 x 17	
Bedroom 4		12 x 11		Patio/Deck		43 x 24	
Dining Room		12 x 12		Utility Room		12 x 7	
Family Room		18 x 14					
Living Room		20 x 15					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Multiple Units
Appliances: Cooktop; Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Traditional
Building: 2 Stories
Construction: Brick; Siding
Floor Coverings: Carpet; Tile

Pets Allowed: Yes
House Orientation: N
Heating: Central; Electric
Inside: Fireplace
Land: Cul-De-Sac
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Oversized
Pool: Inground Private; Screened
Porch: 2+ Porches/Decks; Enclosed; Front; Patio; Screened
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water

Remarks: ROOM TO GROW and spread out in this classic 4 bedroom pool home that has 2 full baths, a half bath & another shower off the laundry room. Living room has an electric fireplace, the 18x14 family room has knotty pine paneled walls and brick walled wood burning fireplace so there will be lots of room to hang the stockings during the holidays! The updated kitchen features oak cabinets, an island smooth surface cook top, Maytag dishwasher, GE built in microwave & oven, Kenmore refrigerator, large pantry and built-in desk & tile floors. 12x12 formal dining area, inside laundry room with shower for coming in from the pool! 10x7 hobby room for sewing, crafts or computers with floor to ceiling closets along entire wall. Outdoor living space is abundant! 22x17 covered lanai & pool with built in tabl

Showing Instructions:
Directions: Take Nova Road to Tomoka Oaks, turn left on S. St. Andrews, right on River Bluff Dr., follow to end, turns into River Bl
Legal: Lot 53 Tomoka Oaks Unit 7-C Mb 35 Pgs 46 & 47 Per Or 2172 Pg 1028
Parcel ID Link: 324226000530
Supra: No **Dispute Res:** No

Sold Price Sqft: $80.5
Sold/Leased Date: 08/29/2011



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Residential
Closed
MLS# 518886

17 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $175,000
Sold/Leased Price: $157,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$175,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$85.07	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	76.32	**Unit #:**		**Tax ID:**	324210070090
Bedrooms:	4			**As Is Cond:**	No
Baths - Total:	3	**Year Built:**	1968	**Homestead Exempt:**	Yes
Full / Half Baths	3 /	**Sewer:**	City		
Living Area:	2,057	**Water:**	City		
SqFt - Total:	2,534				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: Nova Road north of Granada Boulevard to Tomoka Oaks. First right; then first left. Property on left.
Virtual Tour:
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 12		Kitchen		11 x 9	
Bedroom 2		14 x 11		Porch/Balcony		31 x 8	
Bedroom 3		12 x 12					
Bedroom 4		11 x 10					
Dining Room		11 x 9					
Family Room		17 x 13					
Living Room		18 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Carpet; Tile
Pets Allowed: No
House Orientation: W
Heating: Central; Heat Pump
Inside: Ceiling Fans
Land: On Golf Course; Wooded
Miscellaneous: Golf Community; Homeowners Association; Security System
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Attached
Pool: Inground Private; Screened
Porch: 2+ Porches/Decks
Roof: Shingle
Special Conditions: None

Remarks: WARM and COMFORTABLE describes this 4 bedroom 3 bath pool home situated on a large lot overlooking greenbelt on the golf course. Bright kitchen with full appliance package, spacious formal living and dining areas, and master bedroom with pool view. A tiled foyer greets your arrival to the home and opens to the formal living area. The formal living area is generous in size and flows into the formal dining where sliding glass doors open to the pool area making it perfect for entertaining. The family room is tiled and includes a built-in wall unit for media equipment, books and displaying family treasures. The family room includes a caf area overlooking the pool for casual dining. The kitchen is very functional. It includes a glass-top range, built-in microwave, dishwasher, refrigerator wit

Showing Instructions:
Directions: Nova Road north of Granada Boulevard to Tomoka Oaks. First right; then first left. Property on left.
Legal: Lot 9 Blk 7 Tomoka Oaks Country Club Ests Unit 1 Mb 25 Pgs 5 8 & 59 Per Or 3674 Pg 849 Per Or 5946 Pg 1580
Parcel ID Link: 324210070090
Supra: Yes **Dispute Res:** Yes

Sold Price Sqft: $76.32
Sold/Leased Date: 09/06/2011



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Residential
Closed
MLS# 519689

77 S Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $199,900
Sold/Leased Price: $200,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$199,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$79.32	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	79.36	**Unit #:**		**Tax ID:**	324210190010
Bedrooms:	3	**Year Built:**	1983	**As Is Cond:**	Yes
Baths - Total:	2.1	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	2,520				
SqFt - Total:	3,568				
SqFt Source:	Property Appraiser				
Lot Size:	91x140				

Directions: From 1-95 and US1, Head South on US1, Right on N. Nova Road, Right on Tomoka Oaks Blvd., Home is on the Right.

Virtual Tour: Click to View Virtual Tour

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 14		Kitchen		26 x 11	
Bedroom 2		12 x 11		Patio/Deck		46 x 26	
Bedroom 3		12 x 11					
Dining Room		13 x 12					
Living Room		25 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal
Architecture: Ranch
Building: 1 Story
Construction: Brick; Frame; Other
Condo Parking: Covered; Secured
Floor Coverings: Carpet; Tile; Wood
Pets Allowed: No
Heating: Central; Electric
Inside: Cathedral Ceiling; Fireplace; Split Bedroom; Volume Ceiling
Land: On Golf Course
Miscellaneous: Golf Community
Maint Fee Covers: NA
Parking: 2 Car Garage; Attached
Pool: Inground Private; Screened
Porch: 2+ Porches/Decks; Patio; Screened
Roof: Shingle
Special Conditions: Bank Owned/REO
Util for Land Only: City Water; Electric

Remarks: Calling all golfers. This Lovely 3 bedroom, 2.5 bath pool home located on the 12th hole in the Tomoka Oaks golfing community is a must see. This home has hardwood floors and tile throughout with carpet in the bedrooms. Large master suite complete with large walk- in closet with custom built in shelving, dual sinks, stand up shower and separate garden tub. This home also features a brick fireplace for those cool winter nights and great view of the golf course from the screened in patio complete with pool and separate jacuzzi. This home also offers a large kitchen with plenty of counter space and storage, large inside utility room, glass doors leading out to the large screened in patio. This home is convenient to shopping, hospitals, schools and GOLF!Purchase this property for as little as 3

Showing Instructions:
Directions: From 1-95 and US1, Head South on US1, Right on N. Nova Road, Right on Tomoka Oaks Blvd., Home is on the Right.
Legal: Lot 1 Blk 19 Unit 4 Tomoka Oaks Country Club Ests Mb 31 Pg16 7 Per 5096 Pg 3986
Parcel ID Link: 324210190010
Supra: Yes
Dispute Res: No

Sold Price Sqft: $79.37
Sold/Leased Date: 10/24/2011



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Residential
Closed
MLS# 524441

41 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $130,900
Sold/Leased Price: $126,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$130,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$70.11	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	Yes
Sold Price/SqFt:	67.48	**Unit #:**		**Tax ID:**	324210080200
Bedrooms:	3	**Year Built:**	1970	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 /	**Water:**	City		
Living Area:	1,867				
SqFt - Total:	2,724				
SqFt Source:	Appraisal				
Lot Size:	100 X 120.00				

Directions: North on Nova to left at Tomoka Oaks,go right to 2nd left, home on left.

Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 12		Kitchen		12 x 12	
Bedroom 2		13 x 12		Patio/Deck		21 x 12	
Bedroom 3		12 x 10					
Dining Room		13 x 12					
Family Room		19 x 12					
Living Room		20 x 13					

1st Floor: Slab
Air Conditioning: Central
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile

Pets Allowed: Yes
House Orientation: W
Heating: Central; Natural Gas
Inside: Ceiling Fans
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Fenced Yard

Parking: 2 Car Garage
Road: Paved
Roof: Shingle
Special Conditions: Bank Owned/REO; HUD/VA Govt.

Remarks: Welcome home! Looking for a great property in a quiet neighborhood? Stop looking and pick this one up before it is too late! This home has an updated spacious kitchen for the chef in the family. Master has large closet and masterbath. Dont miss your chance to be a homeowner! Property Sold AS-IS; Owned by Department of Veteran Affairs; Bank of America Prequalification required on all financed offers. Cash offers require proof of funds; Please allow 2-3 business days for seller response. VA Vendee financing available

Showing Instructions:
Directions: North on Nova to left at Tomoka Oaks,go right to 2nd left, home on left.
Legal: LOT 20 BLK 8 UNIT 1 TOMOKA OAKS COUNTRY CLUB ESTS MB 25 PGS 58 & 59
Parcel ID Link: 324210080200
Supra: No **Dispute Res:** No

Sold Price Sqft: $67.49
Sold/Leased Date: 11/18/2011



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Residential
Closed
MLS# 524812

71 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $189,900
Sold/Leased Price: $175,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$189,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$75.17	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	69.27	**Unit #:**		**Tax ID:**	324210160010
Bedrooms:	4			**As Is Cond:**	No
Baths - Total:	3	**Year Built:**	1974	**Homestead Exempt:**	Yes
Full / Half Baths	3 /	**Sewer:**	City		
Living Area:	2,526	**Water:**	City		
SqFt - Total:	3,417				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: From Tomoka Oaks entrance off of Nova, L on S St. Andrews, R on second Oakmont Cir to 71 ahead on R.

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		17 x 14		Kitchen		12 x 10	
Bedroom 2		12 x 11		Porch/Balcony		22 x 13	
Bedroom 3		15 x 11		Utility Room		10 x 5	
Bedroom 4		13 x 12					
Dining Room		14 x 12					
Family Room		20 x 14					
Living Room		24 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile

Pets Allowed: No
House Orientation: W
Heating: Central
Inside: Fireplace; Split Bedroom
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: NA
Outside: Fenced Yard; Irrigation Sprinkler

Parking: 2 Car Garage; Oversized
Roof: Shingle
Special Conditions: None

Remarks: Beautifully maintained home in Tomoka Oaks Subdivision. One owner, meticulously maintained includes upgraded kitchen, newer windows, oversized 2 car garage, laundry room, fireplace, and much, much more!

Showing Instructions:
Directions: From Tomoka Oaks entrance off of Nova, L on S St. Andrews, R on second Oakmont Cir to 71 ahead on R.
Legal: Lot 1 Blk 16 Unit 4 Tomoka Oaks Country Club Estates Mb 31 Pg 167 Per Or 4432 Pg 0220
Parcel ID Link: 324210160010
Supra: No
Dispute Res: Yes

Sold Price Sqft: $69.28
Sold/Leased Date: 12/01/2011



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Residential
Closed
MLS# 517842

74 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $235,000
Sold/Leased Price: $235,000

Area: 44 - Ormond N of 40, S Tomoka River, E of US1 **County:** Volusia



2011 DABMLS

List Price:	$235,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$62.68	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	62.68	**Unit #:**		**Tax ID:**	324210170020
Bedrooms:	5	**Year Built:**	1979	**As Is Cond:**	Yes
Baths - Total:	3	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	3 /	**Water:**	City		
Living Area:	3,749				
SqFt - Total:	4,471				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: FROM SR40 & NOVA, GO NORTH ON NOVA, LEFT ON TOMOKA OAKS BLVD, LEFT ON S. ST. ANDREWS TO OAKMONT

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		21 x 20		Kitchen		19 x 11	
Bedroom 2		19 x 13					
Bedroom 3		16 x 12					
Bedroom 4		14 x 8					
Dining Room		19 x 14					
Family Room		20 x 20					
Living Room		21 x 11					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Zoned
Appliances: Cooktop; Dishwasher; Disposal; Range; Refrigerator
Architecture: Tudor
Building: 2 Stories
Construction: Brick
Condo Parking: Secured
Floor Coverings: Carpet; Tile; Wood

Pets Allowed: No
House Orientation: S
Heating: Central
Inside: 1 Bedroom Down; Cathedral Ceiling; Ceiling Fans; Fireplace; Volume Ceiling
Land: On Golf Course
Maint Fee Covers: NA
Outside: Clubhouse Facility; Fenced Yard; Irrigation Sprinkler

Parking: 2 Car Garage; Oversized
Pool: Heated; Inground Private
Porch: Deck
Roof: Shingle
Special Conditions: Potential Short Sale

Remarks: APPROVED!!! Chase has approved this sale & we're ready to go! LARGE TUDOR GOLF COURSE HOME! THIS 5 BEDROOM THREE BATH HOME WITH BONUS ROOM FEATURES HARDWOOD FLOORS, EAT IN KITCHEN BOASTING SOLID SURFACE COUNTERTOPS, DINING ROOM IS GRACED WITH A BRICK FIREPLACE AND THE FAMILY ROOM HAS A BRICKED FLOOR. HUGE MASTER SUITE HAS A PRIVATE SITTING ROOM USED AS A NURSERY WITH HARDWOOD FLOOR, OWN OFFICE, CHECK OUT THE BEDROOM SIZES. ALL OVERLOOKING A SPARKLING POOL AND BEAUTIFUL GOLF COURSE. THIS HOUSE IS A MUST SEE! ALL INFORMATION RECORDED IN THE MLS INTENDED TO BE ACCURATE BUT CANNOT BE GUARANTEED.

Showing Instructions:
Directions: FROM SR40 & NOVA, GO NORTH ON NOVA, LEFT ON TOMOKA OAKS BLVD, LEFT ON S. ST. ANDREWS TO OAKMONT
Legal: Lot 2 Blk 17 Unit 4 Tomoka Oaks Country Club Ests Mb 31 Pg 167 Per Or 4799 Pg 4067
Parcel ID Link: 324210170020
Supra: No **Dispute Res:** No

Sold Price Sqft: $62.68
Sold/Leased Date: 12/23/2011



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Residential Closed
MLS# 526067

227 Rio Pinar, Ormond Beach, FL 32174

Public Display

List Price: $249,000
Sold/Leased Price: $215,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$249,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$80.53	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	69.53	**Unit #:**		**Tax ID:**	421332230009
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	2.1	**Year Built:**	1978	**Homestead Exempt:**	No
Full / Half Baths	2 / 1	**Sewer:**	City		
Living Area:	3,092	**Water:**	City		
SqFt - Total:	3,682				
SqFt Source:	Owner				
Lot Size:	105x139				

Directions: From Granada go North on Nova, Left onto Tomoka Oaks, Right St Andrews which turns into Rio Pinar, home on Left.

Virtual Tour: Click to View Virtual Tour

Maint Fee: $65 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		33 x 13		Den		11 x 10	
Bedroom 2		14 x 11		Kitchen		15 x 13	
Bedroom 3		13 x 10		Patio/Deck		45 x 35	
Bedroom 4		13 x 10					
Dining Room		14 x 10					
Family Room		19 x 14					
Living Room		19 x 12					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Other
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile; Wood

Pets Allowed: No
House Orientation: W
Heating: Central
Inside: Cathedral Ceiling; Ceiling Fans; Fireplace; Volume Ceiling
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: Common Area
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Oversized
Pool: Inground Private; Screened
Porch: 2+ Porches/Decks; Balcony; Deck; Enclosed; Front; Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: This 4-5 Bedroom home is perfectly placed adjacent to the 12th Tee on the Tomoka Oaks Golf Course. Views up and down the fairway are truly breathtaking. The setting is tree lined and private, enjoy the golf course with out the golfers enjoying you! The home has been renovated allowing for panoramic views of the tropical pool and fairway. The ample patio is perfect for entertaining, sunbathing and enjoying the Florida weather. There is a fenced portion of the yard perfect for loved ones of the 2 and 4 legged variety. In addition, the side yard offers a parking pad for any of your "toys". The kitchen is in the center of this home and is open to the Family Room, Florida Room and Dining Room. This home has an open floor plan but offers privacy as well. The master has a rather large "s

Showing Instructions:
Directions: From Granada go North on Nova, Left onto Tomoka Oaks, Right St Andrews which turns into Rio Pinar, home on Left.
Legal: LOT 93 TOMOKA OAKS UNIT 7A MB 34 PGS 162 TO 164 PER OR 2577 PG 1173
Parcel ID Link: 421332230009
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $69.53
Sold/Leased Date: 02/17/2012



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Residential Closed
MLS# 526613

9 Eagle Drive, Ormond Beach, FL 32174

Public Display

List Price: $139,950
Sold/Leased Price: $137,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$139,950	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$83.25	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	81.49	**Unit #:**		**Tax ID:**	324226001640
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	2	**Year Built:**	1980	**Homestead Exempt:**	Yes
Full / Half Baths	2 /	**Sewer:**	City		
Living Area:	1,681	**Water:**	City		
SqFt - Total:	2,185				
SqFt Source:	Property Appraiser				
Lot Size:	105x120				

Directions: N ON NOVA ON TOMOKA OAKS BLVD, RIGHT ON N. ST. ANDREWS, RIGHT ON EAGLE DR.-HOUSE ON LEFT.

Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		14 x 13		Den		8 x 8	
Bedroom 2		11 x 10		Kitchen		10 x 9	
Bedroom 3		11 x 10		Porch/Balcony		28 x 8	
Bedroom 4		11 x 10					
Dining Room		11 x 9					
Family Room		23 x 22					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Range
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Carpet; Tile; Wood

Pets Allowed: Yes
Heating: Central
Inside: Cathedral Ceiling; Ceiling Fans; Fireplace
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Fenced Yard; Irrigation Sprinkler

Parking: 2 Car Garage; Oversized
Porch: 2+ Porches/Decks; Screened
Road: Paved
Roof: Shingle
Special Conditions: Bank Owned/REO

Remarks: Tomoka Oaks golf course community offering this open floor plan, 3 bedroom/2 bathroom home! Side car garage makes for easy entrance with big cars. Open and bright family room with fireplace. Huge screened patio in the back and there is room for a pool if you desire. Updated bathrooms and kitchen. Great community centrally located in Ormond Beach. This property is in its First Look period until 01/12/2012. During this period,owner occupants who occupy the home as their primary residence,can submit offers at any time. An Owner Occupancy certification must be signed.All investor and 2nd home buyers may submit offers,however they will not be considered until after the first look period has ended. This is a Fannie Mae Homepath property. Purchase this property for as little as 3% down. Thi

Showing Instructions:
Directions: N ON NOVA ON TOMOKA OAKS BLVD, RIGHT ON N. ST. ANDREWS, RIGHT ON EAGLE DR.-HOUSE ON LEFT.
Legal: Lot 164 Tomoka Oaks Unit 7-C Mb 35 Pgs 46 & 47 Per Or 4701 P G 4908 Per Or 5636 Pg 753
Parcel ID Link: 324226001640
Supra: No **Dispute Res:** No

Sold Price Sqft: $81.5
Sold/Leased Date: 03/27/2012



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Residential
Closed
MLS# 530980

313 Rio Pinar Drive, Ormond Beach, FL 32174

Public Display

List Price: $299,788
Sold/Leased Price: $290,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$299,788	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$105.52	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	102.07	**Unit #:**		**Tax ID:**	324224000850
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	3	**Year Built:**	1979	**Homestead Exempt:**	Yes
Full / Half Baths	3 /	**Sewer:**	City		
Living Area:	2,841	**Water:**	City		
SqFt - Total:	4,023				
SqFt Source:	Property Appraiser				
Lot Size:	100x125				

Directions: From Granada, head north on Nova Road, Turn Left onto Tomoka Oaks Blvd(Entrance), Left onto S. St. Andrews, right on Rio
Virtual Tour:
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		17 x 12		Kitchen		10 x 10	
Bedroom 2		13 x 12					
Bedroom 3		16 x 10					
Bedroom 4		15 x 11					
Dining Room		13 x 11					
Family Room		22 x 21					
Living Room		19 x 12					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Zoned
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Building: 1 Story
Construction: Brick; Concrete Block; Stucco
Floor Coverings: Carpet; Tile

Pets Allowed: No
Heating: Central; Electric; Zoned
Inside: 2 Bedrooms Down; Ceiling Fans; Fireplace; Split Bedroom; Volume Ceiling; Wet Bar
Land: Golf Course Community; Wooded
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage
Pool: Heated; Inground Private; Screened
Porch: Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Looking for "WOW!" factor or TRUE IN-LAW suite? This golf course home is IDEAL for you! Beautiful, LIVABLE, updated home welcomes you with grace and style, from the covered front stoop, with its elegantly understated fountain, to the tree-framed golf course view bordering your back yard! Wide-open formal living/dining area, efficient and upgraded kitchen, spacious great room, complete with stone fireplace and wet bar, make this home an entertainer's dream! Enjoy LARGE screened lanai, free-form inground pool, and free-standing multi-person spa... all in a private, tropical setting. Soak in the spa to sooth tired muscles after a tough day on the links, or take a refreshing dip in the pool. COMPLETE IN-LAW SUITE offers one bedroom, eat-in kitchen, full bath (shower), and den; suite has

Showing Instructions:
Directions: From Granada, head north on Nova Road, Turn Left onto Tomoka Oaks Blvd(Entrance), Left onto S. St. Andrews, right on Rio
Legal: LOT 85 TOMOKA OAKS UNIT 7B MB 34 PG 201 PER OR 5116 PG 4947
Parcel ID Link: 324224000850
Supra: Yes **Dispute Res:** Yes

Sold Price Sqft: $102.08
Sold/Leased Date: 06/27/2012



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Residential
Closed
MLS# 528717

22 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $149,900
Sold/Leased Price: $145,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$149,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$86.89	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	84.05	**Unit #:**		**Tax ID:**	324210150140
Bedrooms:	3			**As Is Cond:**	Yes
Baths - Total:	2	**Year Built:**	1970	**Homestead Exempt:**	Yes
Full / Half Baths	2 /	**Sewer:**	City		
Living Area:	1,725	**Water:**	City		
SqFt - Total:	2,553				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: Nova Road N. to L on Tomoka Oaks Blvd., L on So. St. Andrews, R on Oakmont Circle, R on Oakmont Circle again, house on l

Virtual Tour:

Maint Fee: $75 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		14 x 12		Kitchen		15 x 9	
Bedroom 2		14 x 11		Porch/Balcony		18 x 12	
Bedroom 3		11 x 10		Utility Room		10 x 6	
Dining Room		11 x 8					
Family Room		12 x 9					
Living Room		21 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Microwave; Range; Refrigerator; Water Softener
Architecture: Modern
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Carpet; Tile
Pets Allowed: Yes
House Orientation: S
Heating: Central; Electric
Inside: Ceiling Fans
Land: Golf Course Community
Miscellaneous: Security System
Maint Fee Covers: Common Area
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Attached
Porch: 2+ Porches/Decks; Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: NO WAY...IN ORMOND?...Fantastic 3 bedroom 2 bath concrete block home with excellent curb appeal in Ormonds Tomoka Oaks Golf Community! New Hurricane impact windows, water softener, irrigation system and attic insulation in 2010 and new roof in 2005. This family home features formal living room, dining area and separate family room, breakfast nook, updated kitchen with corian counters as well as a skylight for natural lighting. The large master bedroom has plenty of closet space as does the entire house. Newer tile in the foyer, kitchen & living area. Inside laundry room and over sized two car garage with lots of parking space. Fenced backyard, pavered patio and sidewalk and large gate for that boat or RV parking. You will LOVE the screened front and back porches. Homeowners Association Fe

Showing Instructions:
Directions: Nova Road N. to L on Tomoka Oaks Blvd., L on So. St. Andrews, R on Oakmont Circle, R on Oakmont Circle again, house on l
Legal: Lot 14 Blk 15 Tomoka Oaks Country Club Ests Unit 3 Mb 29 Pg 81 Inc Per Or 4165 Pg 3824 Per Or 6472 Pg 2884
Parcel ID Link: 324210150140
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $84.06
Sold/Leased Date: 07/06/2012



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Residential
Closed
MLS# 531800

18 Tomoka Oaks Boulevard, Ormond Beach, FL 32174

Public Display

List Price: $154,500
Sold/Leased Price: $154,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$154,500	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$74.92	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	74.92	**Unit #:**		**Tax ID:**	324210110020
Bedrooms:	4	**Year Built:**	1968	**As Is Cond:**	Yes
Baths - Total:	2.1	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	2,062				
SqFt - Total:	2,946				
SqFt Source:	Property Appraiser				
Lot Size:	84x138				

Directions: From Granada Blvd North on Nova Road to Left on Tomoka Oaks Blvd. House on left.
Virtual Tour:
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 14		Kitchen		13 x 10	
Bedroom 2		12 x 11		Porch/Balcony		21 x 13	
Bedroom 3		11 x 11					
Bedroom 4		10 x 10					
Family Room		19 x 4					
Living Room		24 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Traditional
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile
Pets Allowed: No
House Orientation: E
Heating: Central
Inside: Ceiling Fans; Fireplace
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: Common Area
Outside: Fenced Yard; Utility Shed
Parking: 2 Car Garage
Porch: 2+ Porches/Decks; Deck; Enclosed; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Great location! Great family home!4 BR, 2.5 BA home with an open, bright floor plan. Just perfect for new owners!New roof in 2004 and new water heater in 2012. This unique home offers many great features includingcourtyard entry, decorative glass, most of the lighting has been updated, brick fireplace in family room, centrally located kitchen with raised panel cabinets and smooth top stove.Beautiful fenced in backyard with large screen enclosed porch plus new deck and a garden.

Showing Instructions:
Directions: From Granada Blvd North on Nova Road to Left on Tomoka Oaks Blvd. House on left.
Legal: LOT 2 BLK 11 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 1 MB 25 P GS 58-59 INC PER D/C OR 3921 PG 3111 PER OR 6219 PGS 4098-40 99
Parcel ID Link: 324210110020
Supra: Yes **Dispute Res:** Yes

Sold Price Sqft: $74.93
Sold/Leased Date: 07/30/2012



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Residential
Closed
MLS# 533374

322 River Bluff Drive, Ormond Beach, FL 32174

Public Display

List Price: $217,900
Sold/Leased Price: $192,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$217,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$113.07	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	99.63	**Unit #:**		**Tax ID:**	324226000420
Bedrooms:	3			**As Is Cond:**	Yes
Baths - Total:	2	**Year Built:**	1980	**Homestead Exempt:**	No
Full / Half Baths	2 /	**Sewer:**	City		
Living Area:	1,927	**Water:**	City		
SqFt - Total:	2,789				
SqFt Source:	Property Appraiser				
Lot Size:	100x158				

Directions: North on Nova past SR40 to LT on Tomoka Oaks Blvd., RT on No. St. Andrews, RT on Eagle, house across the street at end o

Virtual Tour: Click to View Virtual Tour

Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 15		Kitchen		16 x 10	
Bedroom 2		12 x 11		Patio/Deck		20 x 20	
Bedroom 3		12 x 10		Utility Room		19 x 5	
Dining Room		14 x 10					
Family Room		19 x 13					
Living Room		15 x 15					

1st Floor: Slab
Acreage: 1/2 - 1
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator; Trash Compactor; Washer
Architecture: Ranch
Building: 1 Story
Construction: Brick; Frame; Siding
Floor Coverings: Carpet; Tile; Wood
Pets Allowed: Yes
House Orientation: E
Heating: Central
Inside: Ceiling Fans; Fireplace
Land: Golf Course Community; Wooded
Maint Fee Covers: Common Area
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage
Porch: Deck; Screened
Road: Paved
Roof: Shingle
Special Conditions: None
Waterfront: Riverfront Home/Unit

Remarks: TOMOKA OAKS with possible riverfront. This well maintained ranch style home has room for everyone. Many recent fantastic UPDATES such as kitchen cabinets, granite counters and stainless steel appliances, tile and wood floors, bathroom vanities and fixtures, casement windows, front load W/D, and much more. **Huge master** with dressing area in addition to two nice sized bedrooms. Separate living room and the family room has a nice fireplace overlooking the screened deck and large back yard, perfect for a pool. Very nice, well established community near shopping, GOLF, parks, river and less than 10 minutes to the beach. Great area schools and places of worship. The is a must see.... **All information recorded in the MLS is intended to be accurate but cannot be guaranteed.**

Showing Instructions:
Directions: North on Nova past SR40 to LT on Tomoka Oaks Blvd., RT on No. St. Andrews, RT on Eagle, house across the street at end o
Legal: LOT 42 TOMOKA OAKS UNIT 7-C MB 35 PGS 46 & 47 PER OR 5041 PG 1471
Parcel ID Link: 324226000420
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $99.64
Sold/Leased Date: 08/20/2012



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Residential
Closed
MLS# 534093

7 Sherwood Drive, Ormond Beach, FL 32174

Public Display

List Price: $179,900
Sold/Leased Price: $168,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$179,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$64.73	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	Yes
Sold Price/SqFt:	60.45	**Unit #:**		**Tax ID:**	324226000660
Bedrooms:	4	**Year Built:**	1979	**As Is Cond:**	Yes
Baths - Total:	2.1	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	2,779				
SqFt - Total:	4,100				
SqFt Source:	Property Appraiser				
Lot Size:	110x119				

Directions: East on Granada, North on Nova left St ANdrews, R Rio Pinar,R Sherwood

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 16		Kitchen		25 x 12	
Bedroom 2		16 x 12		Porch/Balcony		58 x 12	
Bedroom 3		16 x 11					
Bedroom 4		13 x 13					
Dining Room		12 x 11					
Family Room		25 x 14					
Living Room		23 x 13					

1st Floor: Slab
Air Conditioning: Central
Appliances: Central Vacuum; Dishwasher; Disposal; Dryer; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Face Brick
Floor Coverings: Carpet; Tile

Pets Allowed: No
House Orientation: W
Heating: Central
Inside: Cathedral Ceiling; Ceiling Fans; Fireplace; Sunken Living Room
Land: Golf Course Community
Miscellaneous: Security System
Maint Fee Covers: NA
Outside: Fenced Yard; Irrigation Well

Parking: 2 Car Garage; Attached; Oversized
Porch: Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: ***SELLER WILL CONSIDER BACK UP OFFERS.***Well maintained brick home in Tomoka Oaks. This is a lot of home for this price. Sellers are ready to go! This 4bed/2.5 bath home is situated on a very private & quiet street in an established neighborhood. Interior features include, formal living, formal dining w/mirrored walls, large family room with cathedral ceilings and a brick fireplace as the focal point, and an oversized eat in kitchen as well as an inside laundry. Take note of all room sizes--perfect layout for family gatherings or backyard entertaining. Home has an abundance of storage,that the garage has drop down staircase to attic storage + plenty of closet space. Exterior features include an oversized garage w/solid wood door, huge screened porch. Electronic & manual hurricane shutter

Showing Instructions:
Directions: East on Granada, North on Nova left St ANdrews, R Rio Pinar,R Sherwood
Legal: LOT 66 TOMOKA OAKS UNIT 7-C MB 35 PGS 46 & 47 PER OR 2447 PG 988
Parcel ID Link: 324226000660
Supra: Yes
Dispute Res: No

Sold Price Sqft: $60.45
Sold/Leased Date: 08/27/2012



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Residential
Closed
MLS# 528425

69 N Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $179,900
Sold/Leased Price: $179,900

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$179,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$81.77	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	81.77	**Unit #:**		**Tax ID:**	324210060020
Bedrooms:	3	**Year Built:**	1966	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 /	**Water:**	City		
Living Area:	2,200				
SqFt - Total:	3,751				
SqFt Source:	Property Appraiser				
Lot Size:	142x102				

Directions: From Granada Blvd and Nova Rd, North on Nova to Tomoka Oaks entrance on left. Right on N Saint Andrews Dr. House on righ

Virtual Tour: Click to View Virtual Tour

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 15		Kitchen		18 x 9	
Bedroom 2		15 x 11		Patio/Deck		33 x 16	
Bedroom 3		12 x 11		Utility Room		20 x 9	
Dining Room		14 x 11					
Family Room		24 x 14					
Living Room		17 x 16					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Dryer; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Brick
Floor Coverings: Carpet; Laminate; Tile; Wood
Pets Allowed: No
Financing: OWC - FHA/VA
Heating: Central; Electric
Inside: Ceiling Fans; Fireplace
Land: Golf Course Community
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage
Pool: Inground Private; Screened
Porch: Front; Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Just REDUCED $10,000!!! You need to see this house! Move-in ready Tomoka Oaks pool home in the heart of Ormond Beach. Clean and well cared for. Mature fruit trees, numerous plantings and rich soil make this a gardener's dream. A solid, brick home where craftsmanship is the trademark. Pride of ownership shows! BRAND NEW A/C SYSTEM 08/2012! Over 1000 sq ft of rescreened (2009) pool and patio. Privacy fenced back yard. Formal living room with wooden French doors, dining room, eat-in kitchen, large (14x24) family room with wood burning, natural stone fireplace. Custom, high quality tile work in both baths, kitchen floor and backsplash, dining room floor and front porch. New wood flooring in Family room and hallways as well as carpeting in bedrooms and living room. Freshly painted. Lots o

Showing Instructions:
Directions: From Granada Blvd and Nova Rd, North on Nova to Tomoka Oaks entrance on left. Right on N Saint Andrews Dr. House on righ
Legal: Lot 2 Exc Tri Being E 16.5 Ft On N/L Blk 6 Tomoka Oaks Country Club Ests Unit 1 Mb 25 Pgs 58 & 59 Per Or 3179 Pg 0628
Parcel ID Link: 324210060020
Supra: Yes
Dispute Res: Yes

Sold Price Sqft: $81.77
Sold/Leased Date: 08/27/2012



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Residential
Closed
MLS# 531185

98 N Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $249,000
Sold/Leased Price: $235,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$249,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$102.21	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	96.46	**Unit #:**		**Tax ID:**	324210200140
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	2	**Year Built:**	1974	**Homestead Exempt:**	Yes
Full / Half Baths	2 /	**Sewer:**	City		
Living Area:	2,436	**Water:**	City		
SqFt - Total:	3,136				
SqFt Source:	Property Appraiser				
Lot Size:	103x140				

Directions: Entrance to Tomoka Oaks at Nova Rd. 1st Right, N St. Andrews.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		19 x 17		Kitchen		13 x 10	
Bedroom 2		12 x 11					
Bedroom 3		12 x 11					
Bedroom 4		13 x 12					
Family Room		23 x 16					
Living Room		23 x 16					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Brick; Frame
Floor Coverings: Laminate; Tile
Pets Allowed: No
Heating: Central
Inside: Ceiling Fans; Fireplace; Split Bedroom; Sunken Living Room; Volume Ceiling; Wet Bar
Land: Golf Course Community; On Golf Course; Wooded
Maint Fee Covers: Common Area
Outside: Clubhouse Facility; Outbuilding
Parking: 2 Car Garage; Attached
Pool: Inground Private; Screened
Porch: 2+ Porches/Decks; Deck; Enclosed; Screened
Road: Paved
Roof: Gravel
Special Conditions: None

Remarks: 4 bedrooms each with a private, enclosed patio. Sunken living room overlooking screened pool, bar and water feature. Brick BBQ with views of Tomoka Oaks Golf Course. Eat in Kitchen, DR, FR and a HUGE laundry room and oversized 2 car garage, circular driveway. 5 ton AC 2004. Tar and Gravel roof was installed in 2003 by a reputable roofing company. New inspection (5/6/12, on file) shows roof is in good condition with approximately 16 plus years of remaining life. Termite inspection on 5/4/12 shows no infestation and warranted for one year. Survey on file. Square footage received from tax rolls. All information recorded in the MLS intended to be accurate but cannot be guaranteed.

Showing Instructions:
Directions: Entrance to Tomoka Oaks at Nova Rd. 1st Right, N St. Andrews.
Legal: LOT 14 BLK 20 UNIT 2 TOMOKA OAKS COUNTRY CLUB ESTATES MB 31P G 166 PER OR 5125 PG 3645
Parcel ID Link: 324210200140
Supra: Yes
Dispute Res: No

Sold Price Sqft: $96.47
Sold/Leased Date: 09/01/2012



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Residential
Closed
MLS# 533159

37 S Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $234,900
Sold/Leased Price: $220,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$234,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$69.33	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	65.08	**Unit #:**		**Tax ID:**	324210100090
Bedrooms:	4	**Year Built:**	1966	**As Is Cond:**	Yes
Baths - Total:	3.1	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	3 / 1	**Water:**	City		
Living Area:	3,388				
SqFt - Total:	5,050				
SqFt Source:	Property Appraiser				
Lot Size:	105x130				

Directions: From Granada take Nova North to Tomoka Oaks entrance, West to Saint Andrews, Left to 37 at top of the hill on right.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		22 x 16		Den		11 x 10	
Bedroom 2		16 x 13		Kitchen		18 x 14	
Bedroom 3		13 x 12		Porch/Balcony		15 x 5	
Bedroom 4		21 x 10		Patio/Deck		35 x 16	
Dining Room		16 x 14					
Family Room		26 x 21					
Living Room		20 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Cooktop; Dishwasher; Disposal; Double Oven; Refrigerator
Architecture: Traditional
Building: 2 Stories
Construction: Concrete Block; Face Brick; Frame; Siding
Floor Coverings: Carpet; Tile
Pets Allowed: No
House Orientation: S
Heating: Central; Heat Pump
Inside: 1 Bedroom Down; Cathedral Ceiling; Ceiling Fans; Fireplace; Split Bedroom
Land: On Golf Course
Miscellaneous: Golf Community; Homeowners Association; Workshop
Maint Fee Covers: Common Area
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well
Parking: 3 Car Garage; Oversized
Porch: Enclosed; Glass; Patio
Road: Paved
Roof: Built-Up; Shingle
Special Conditions: None
Util for Land Only: City Water; Electric; Sewer; Well

Remarks: Central Location! Tomoka Oaks. Beautiful Setting! The 18th Fairway. Terrific Lot! High on a hill. This is a wonderful family home with lots of space. Just off the entry is the large formal living and dining areas. The newly remodeled kitchen sits central to both formal and informal areas of this spacious home. Thru the kitchen off the dining area you enter the huge family room with a wood burning brick faced fireplace and room for casual dining or watching you favorite TV shows from your comfortable easy chair or sofa. Adjacent to the family room, kitchen and dining space is a large glass enclosed patio,(wall air conditioner) looking onto the 18th fairway. Back thru the family room is the big main floor master suite complete with a walk in closet, a generous bath with jetted tub and walk i

Showing Instructions:
Directions: From Granada take Nova North to Tomoka Oaks entrance, West to Saint Andrews, Left to 37 at top of the hill on right.
Legal: LOT 9 BLK 10 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 3 A MB 27 PG 285 PER OR 3411 PG 1903
Parcel ID Link: 324210100090
Supra: No **Dispute Res:** No

Sold Price Sqft: $65.08
Sold/Leased Date: 09/25/2012



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Residential
Closed
MLS# 536296

315 Rio Pinar Drive, Ormond Beach, FL 32174

Public Display

List Price: $309,900
Sold/Leased Price: $270,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$309,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$79.07	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	68.89	**Unit #:**		**Tax ID:**	324224000840
Bedrooms:	5			**As Is Cond:**	Yes
Baths - Total:	3.1	**Year Built:**	1987	**Homestead Exempt:**	Yes
Full / Half Baths	3 / 1	**Sewer:**	City		
Living Area:	3,919	**Water:**	City		
SqFt - Total:	4,866				
SqFt Source:	Property Appraiser				
Lot Size:	100x125				

Directions: Nova Road to Tomoka Oaks. Right on N St. Andrews to Rio Pinar. House on left

Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		24 x 12		Den		30 x 20	
Bedroom 2		17 x 11		Kitchen		19 x 10	
Bedroom 3		15 x 10		Patio/Deck		24 x 10	
Bedroom 4		11 x 11					
Dining Room		13 x 13					
Family Room		20 x 14					
Living Room		14 x 14					

1st Floor: Slab
Air Conditioning: Central
Architecture: Traditional
Building: 2 Stories
Construction: Frame
Floor Coverings: Carpet; Wood

Pets Allowed: Yes
Heating: Central
Inside: Ceiling Fans; Fireplace; Volume Ceiling
Land: On Golf Course
Miscellaneous: Homeowners Association
Maint Fee Covers: NA

Parking: 2 Car Garage
Porch: Patio; Screened
Roof: Shingle
Special Conditions: None

Remarks: GOLF COURSE! THIS BEAUTIFUL FIVE BEDROOM THREE AND ONE HALF HOME FEATURES EXTENSIVE USE OF WOOD FLOORING THROUGHOUT, FORMAL DINING & LIVING ROOM, HUGE MEDIA ROOM,THE EAT IN KITHCEN OVERLOOKS THE SPACIOUS FAMILY ROOM WITH BRICK FIREPLACE AND SOARING CEILINGS. UPSTAIRS BOASTS A HUGE MASTER RETREAT WITH SITTING AREA,WALK IN CLOSET & LARGE BATH, FOUR ADDITIONAL BEDROOMS AND A 19 X 12 LOFT AREA PERFECT FOR GAME ROOM OR OFFICE.ALL OF THIS OVERLOOKING A SCREENED BACK PORCH,LARGE LOT AND BACKS UP TO THE GOLF COURSE IN TOMOKA OAKS.Square footage received from tax rolls. All information recorded in the MLS intended to be accurate but cannot be guaranteed.

Showing Instructions:
Directions: Nova Road to Tomoka Oaks. Right on N St. Andrews to Rio Pinar. House on left
Legal: Lot 84 Tomoka Oaks Unit 7-B Mb 34 Pg 201 Per Or 5081 Pg 1209
Parcel ID Link: 324224000840
Supra: Yes **Dispute Res:** Yes

Sold Price Sqft: $68.9
Sold/Leased Date: 09/28/2012



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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 536555

12 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $235,000
Sold/Leased Price: $230,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$235,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$108.59	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	106.28	**Unit #:**		**Tax ID:**	324210150190
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	2	**Year Built:**	1973	**Homestead Exempt:**	Yes
Full / Half Baths	2 /	**Sewer:**	City		
Living Area:	2,164	**Water:**	City		
SqFt - Total:	2,850				
SqFt Source:	Property Appraiser				
Lot Size:	70x120				

Directions: From Granada N to Tomoka Oaks on L, take L fork of St Andrews Dr, R on Oakmonts St, R on Oakmont Cir
Virtual Tour: Click to View Virtual Tour
Maint Fee: $120 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		14 x 12		Den		19 x 7	
Bedroom 2		12 x 12		Kitchen		14 x 11	
Bedroom 3		11 x 11					
Bedroom 4		10 x 10					
Dining Room		12 x 11					
Family Room		16 x 13					
Living Room		17 x 12					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Traditional
Building: 1 Story
Construction: Brick
Floor Coverings: Carpet; Tile; Wood

Pets Allowed: No
Heating: Central
Land: Golf Course Community
Maint Fee Covers: Common Area

Parking: 2 Car Garage
Pool: Inground Private
Road: Paved
Special Conditions: None

Remarks: FOUR BEDROOM TWO BATH POOL HOME IS PERFECT FOR ENTERTAINING. THIS SPACIOUS HOME OFFERS BOTH A FORMAL LIVING ROOM & DINING ROOM CONVENIENTLY LOCATED TO THE KITCHEN WITH LOTS OF CABINET AND COUNTER SPACE. THE KITCHEN OVERLOOKS THE FAMILY ROOM WITH WOOD FLOORS AND THE FLORIDA ROOM WHICH OPENS OUT TO THE LARGE POOL DECK & SPARKLING SCREENED POOL. THE OUTSIDE OASIS FEATURES MATURE LANDSCAPING, FENCED YARD AND A PUTTING GREEN! THIS HOME IS LOCATED IN A DESIRABLE ORMOND LOCATION AND IS A MUST SEE!!! Square footage received from tax rolls. All information recorded in the MLS intended to be accurate but cannot be guaranteed.

Showing Instructions:
Directions: From Granada N to Tomoka Oaks on L, take L fork of St Andrews Dr, R on Oakmonts St, R on Oakmont Cir
Legal: LOT 19 BLK 15 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3-A MB 27 PG 285 PER OR 5173 PG 2549 PER OR 5738 PGS 1325-1326
Parcel ID Link: 324210150190
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $106.28
Sold/Leased Date: 11/30/2012



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Residential
Closed
MLS# 536847

16 Tomoka Oaks Boulevard, Ormond Beach, FL 32174

Public Display

List Price: $165,000
Sold/Leased Price: $165,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$165,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$66.96	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	66.96	**Unit #:**		**Tax ID:**	324210110010
Bedrooms:	4	**Year Built:**	1964	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 /	**Water:**	City		
Living Area:	2,464				
SqFt - Total:	3,494				
SqFt Source:	Property Appraiser				
Lot Size:	85x140				

Directions: East on Granada to Nova. Left on Nova to left on Tomoka Oaks Blvd. 1st house on left.

Virtual Tour: Click to View Virtual Tour

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		14 x 12		Kitchen		18 x 13	
Bedroom 2		15 x 12					
Bedroom 3		13 x 11					
Bedroom 4		11 x 10					
Dining Room		19 x 13					
Family Room		25 x 17					
Living Room		20 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Zoned
Appliances: Cooktop; Dishwasher; Disposal; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Brick; Concrete Block
Floor Coverings: Carpet; Tile

Pets Allowed: Yes
Heating: Central; Zoned
Inside: Ceiling Fans; Fireplace
Land: Corner Lot; Golf Course Community
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Clubhouse Facility; Fenced Yard; Irrigation Sprinkler; Irrigation Well; Tennis Court; Utility Shed

Parking: 2 Car Garage; Attached
Porch: 2+ Porches/Decks; Screened
Road: Paved
Roof: Shingle
Special Conditions: Potential Short Sale

Remarks: Fabulous neighborhood? YES! Exceptional living space? YES! Large, private, fenced back yard? YES! Lots of room for family & friends? YES! This will be a fantastic home for its new owners. Come check it out - this one will go fast! Potential short sale. Price & contract subject to 3rd party approval. All information in MLS is intended to be accurate but cannot be guaranteed.

Showing Instructions:
Directions: East on Granada to Nova. Left on Nova to left on Tomoka Oaks Blvd. 1st house on left.
Legal: LOT 1 BLK 11 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS58 & 59 PER OR 5236 PG 0725 PER OR 5720 PG 4168
Parcel ID Link: 324210110010
Supra: Yes
Dispute Res: No

Sold Price Sqft: $66.96
Sold/Leased Date: 12/07/2012



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Residential
Closed
MLS# 536995

49 S Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $169,900
Sold/Leased Price: $160,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$169,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$76.32	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	71.87	**Unit #:**		**Tax ID:**	324210100150
Bedrooms:	5	**Year Built:**	1966	**As Is Cond:**	Yes
Baths - Total:	3	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	3 /	**Water:**	City		
Living Area:	2,226				
SqFt - Total:	3,096				
SqFt Source:	Property Appraiser				
Lot Size:	105x130				

Directions: East on Granada, N on Nova, Left on Tomoka Oaks Left on St Andrews.

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 12		Kitchen		22 x 10	
Bedroom 2		14 x 10		Utility Room		8 x 8	
Bedroom 3		13 x 10					
Bedroom 4		13 x 12					
Family Room		16 x 10					
Living Room		35 x 12					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Range; Refrigerator
Architecture: Ranch
Building: 2 Stories
Construction: Concrete Block
Floor Coverings: Carpet; Tile; Wood

Pets Allowed: No
House Orientation: S
Heating: Central
Inside: Ceiling Fans; Split Bedroom
Land: Golf Course Community; On Golf Course
Maint Fee Covers: NA
Outside: Irrigation Sprinkler

Parking: Carport
Porch: Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Wow don't miss this opportunity. Do you need 5 true bedrooms?? This 5bed/3 bath home is situated on oversized Tomoka Oaks golf course lot. One owner home that has been well maintained. Large living/dining room combination and eat in kitchen is open to family room. Multi level features split bedroom plan. Automatic left to upstairs bedroom. Screened porch overlooking huge lot with plenty of room for a pool. An abundance of parking behind the home, easily accomodate multiple cars, boat, toys, etc.

Showing Instructions:
Directions: East on Granada, N on Nova, Left on Tomoka Oaks Left on St Andrews.
Legal: LOT 15 BLK 10 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3 A MB 27 PG 285 PER D/C 6101 PG 1748
Parcel ID Link: 324210100150
Supra: Yes

Dispute Res: No

Sold Price Sqft: $71.88
Sold/Leased Date: 12/14/2012



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Residential
Closed
MLS# 519993

43 S Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $224,900
Sold/Leased Price: $215,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



2011 DABMLS

List Price:	$224,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$101.99	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	97.5	**Unit #:**		**Tax ID:**	324210100120
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	3	**Year Built:**	1966	**Homestead Exempt:**	No
Full / Half Baths	3 /	**Sewer:**	City		
Living Area:	2,205	**Water:**	City		
SqFt - Total:	3,168				
SqFt Source:	Property Appraiser				
Lot Size:	105x130				

Directions: Nova Rd to Tomoka Oaks Entrance, take fork to the left. Home is on the right.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 13		Kitchen		13 x 12	
Bedroom 2		13 x 12		Porch/Balcony		22 x 15	
Bedroom 3		12 x 10		Utility Room		12 x 5	
Bedroom 4		12 x 10					
Dining Room		12 x 12					
Family Room		18 x 14					
Living Room		17 x 12					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Disposal; Dryer; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Brick
Floor Coverings: Carpet; Tile

Pets Allowed: Yes
House Orientation: E
Heating: Central; Heat Pump
Inside: 2 Bedrooms Down; Ceiling Fans; Fireplace
Land: On Golf Course; Wooded
Miscellaneous: Golf Community; Home Warranty; Homeowners Association
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Irrigation Well; Storm Shutters; Utility Shed

Parking: 2 Car Garage; Attached
Porch: Screened
Roof: Shingle
Special Conditions: None

Remarks: Completely updated and remodeled all brick home overlooking the 18th fairway of Tomoka Oaks Golf Course. Functional floor plan includes formal living and formal dining areas. Ceramic tile in kitchen with abundance of cabinets & breakfast bar, adjoining family room with attractive wood burning brick fireplace. Sliders to large screened lanai with great views. Total Appliance package. All four bedrooms offer large walk-in closets. Inside utility room with built-in cabinets. Circular drive leading to oversized side entry 2-car garage. Roll down storm shutters on all windows. 10x10 storage shed. Vacant lots on each side (owned by the respective owners on the other sides) offer much privacy. 1-year AHS Home Warranty. Updates of approximately $63,000 include new kitchen with white cabinets, al

Showing Instructions:
Directions: Nova Rd to Tomoka Oaks Entrance, take fork to the left. Home is on the right.
Legal: Lot 12 Blk 10 Tomoka Oaks Country Club Ests Unit 3 A Mb 27 P G 285 Per Or 4681 Pg 2808 Per D/C 5755 Pg 4178
Parcel ID Link: 324210100120
Supra: No **Dispute Res:** No

Sold Price Sqft: $97.51
Sold/Leased Date: 12/19/2012



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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 538330

24 N Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $179,900
Sold/Leased Price: $164,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$179,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$93.01	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	84.79	**Unit #:**		**Tax ID:**	324210090030
Bedrooms:	3	**Year Built:**	1963	**As Is Cond:**	Yes
Baths - Total:	3	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	3 /	**Water:**	City		
Living Area:	1,934				
SqFt - Total:	2,718				
SqFt Source:	Property Appraiser				
Lot Size:	70x136x172				

Directions: -From Nova/Granada go north on Nova to left on Tomoka Oaks Blvd. go right at island. Number 24 is second house on left.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $65 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 13		Kitchen		15 x 13	
Bedroom 2		15 x 12					
Bedroom 3		12 x 10					
Dining Room		15 x 10					
Family Room		16 x 15					
Living Room		19 x 15					

1st Floor: Slab; Wood
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Disposal; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Laminate; Tile; Wood
Pets Allowed: No
House Orientation: E
Heating: Central; Electric; Heat Pump
Land: On Golf Course
Miscellaneous: Home Warranty; Security System
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Attached; Oversized
Porch: Patio
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water; Sewer

Remarks: Great Ormond Location! Close to shopping, schools & highway. Located on the 9th hole of the Tomoka Oaks Golf course. It boasts gorgeous hardwood flrs in foyer, kitchen, family room, 1BR & hallway. This 3BR/3 full bath home offers a great floor-plan. It has a foyer & large formal living & dining rooms. It also has a large family rm with a gas burning fireplace, brick hearth & 12 ft. glass doors which offer a view of a tiled patio,huge yard & golf course. The eat-in kitchen has white cabinets & island. It also has a nearly new stove top & oven, fridge, dishwasher & disposal. The master BR is very roomy & offers a large closet & private bath w/shower. The center bedroom is ideal for use as an office, den or playroom. The 3rd bedroom provides 2 large closets and a view of the golf course. Th

Showing Instructions:
Directions: -From Nova/Granada go north on Nova to left on Tomoka Oaks Blvd. go right at island. Number 24 is second house on left.
Legal: LOT 3 BLK 9 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 1 MB 25PGS 58 & 59 PER OR 3807 PG 4183 & PROBATE #92-11940-PRDL-31R
Parcel ID Link: 324210090030
Supra: Yes **Dispute Res:** Yes

Sold Price Sqft: $84.8
Sold/Leased Date: 01/18/2013



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Residential
Closed
MLS# 537598

37 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $174,900
Sold/Leased Price: $160,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$174,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$120.45	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	110.19	**Unit #:**		**Tax ID:**	324210080180
Bedrooms:	3	**Year Built:**	1964	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 /	**Water:**	City		
Living Area:	1,452				
SqFt - Total:	2,576				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: Nova Road to Tomoka Oaks Blvd, R on N. St. Andrews, L on 2nd Pine Valley Circle to 37 on the left.

Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		14 x 11		Kitchen		24 x 10	
Bedroom 2		14 x 11		Porch/Balcony		50 x 7	
Bedroom 3		10 x 9					
Living Room		15 x 15					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Laminate; Tile
Pets Allowed: No
Heating: Central
Inside: Ceiling Fans; Furnished
Land: Golf Course Community
Miscellaneous: Golf Community; Homeowners Association; Security System
Maint Fee Covers: NA
Outside: Clubhouse Facility; Fenced Yard; Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage
Pool: Inground Private; Screened
Porch: Front; Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Come see this STUNNING pool home on a hill in BEAUTIFUL Highly Desired Tomoka Oaks! **SO MUCH IS NEW** Step through the front door to the family room featuring new medium colored laminate wood floors and an architecturally appealing bay window offering a light and bright atmosphere. The family room adjoins the LARGE Kitchen and Dining Room giving this home an open layout feel. Two bedrooms feature California style walk-in closets and the master bedroom features new French Doors leading to the sparkling pool! Here you will find crown molding and fresh paint throughout to give this home that TRULY finished look. Brand new hurricane grade windows throughout AND the same for the 2 sets of French Doors that lead to the pool deck. The OVERSIZED kitchen boasts recessed lighting, upgraded stainles

Showing Instructions:
Directions: Nova Road to Tomoka Oaks Blvd, R on N. St. Andrews, L on 2nd Pine Valley Circle to 37 on the left.
Legal: LOT 18 BLK 8 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS58-59 INC PER OR 3883 PG 4380 PER OR 6379 PG 2658
Parcel ID Link: 324210080180
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $110.19
Sold/Leased Date: 02/19/2013



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Residential
Closed
MLS# 536811

303 Rio Pinar Drive, Ormond Beach, FL 32174

Public Display

List Price: $260,000
Sold/Leased Price: $260,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$260,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$67.9	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	Yes
Sold Price/SqFt:	67.9	**Unit #:**		**Tax ID:**	324224000900
Bedrooms:	5	**Year Built:**	1983	**As Is Cond:**	Yes
Baths - Total:	3.1	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	3 / 1	**Water:**	City		
Living Area:	3,829				
SqFt - Total:	4,609				
SqFt Source:	Property Appraiser				
Lot Size:	13916				

Directions: From Granada go north on Nova Road, Turn onto Tomoka Oaks Blvd(Entrance). Left onto S. St. Andrews, right on Rio Pinar

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		20 x 18		Kitchen		15 x 14	

Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Dryer; Range; Refrigerator; Trash Compactor; Washer

Pets Allowed: No
Heating: Central
Inside: 1 Bedroom Down; Cathedral Ceiling; Fireplace
Land: Golf Course Community
Miscellaneous: Golf Community; Security System
Maint Fee Covers: NA

Parking: 2 Car Garage
Pool: Inground Private; Screened; Solar
Special Conditions: Potential Short Sale

Remarks: BANK APPROVED PRICE UNTIL FEBRUARY 11, 2013.Accepting back-up offers.A 5 Bedroom, 3.5 bath heated salt water pool home with a sprawling lanai that boasts a beautiful, yet private view of the 11th green of the Tomoka Oaks Golf Course. Exceptional stone work, massive bonus room, brand new marble bar that includes a wine chiller. Completely updated interior that includes a massive stone fireplace for those rare winter nights. The fifth bedroom is downstairs and has been converted into a home office, but could be a mother-in-law suite as well. No detail was overlooked and no expense was spared, from the soft close drawers to the custom made window treatments that are surrounded elegantly by beautifully installed crown molding. The huge island makes the kitchen a cook's dream. Economically,

Showing Instructions:
Directions: From Granada go north on Nova Road, Turn onto Tomoka Oaks Blvd(Entrance). Left onto S. St. Andrews, right on Rio Pinar
Legal: LOT 90 TOMOKA OAKS UNIT 7-B MB 34 PG 201 PER OR 3375 PG 0444
Parcel ID Link: 324224000900
Supra: No **Dispute Res:** No

Sold Price Sqft: $67.9
Sold/Leased Date: 03/29/2013



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Residential
Closed
MLS# 539822

44 N Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $149,000
Sold/Leased Price: $135,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$149,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$74.79	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	67.77	**Unit #:**		**Tax ID:**	324210090130
Bedrooms:	2	**Year Built:**	1964	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 /	**Water:**	City		
Living Area:	1,992				
SqFt - Total:	3,361				
SqFt Source:	Property Appraiser				
Lot Size:	100x142				

Directions: From W Granada Blvd, go north on N Nova Rd, left on Tomoka Oaks Blvd and 1st right on N Saint Andrews Dr

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		23 x 14		Den		14 x 10	
Bedroom 2		14 x 12		Kitchen		32 x 9	
Family Room		22 x 17					
Living Room		30 x 17					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Terrazzo

Pets Allowed: No
Heating: Central
Inside: Fireplace
Land: On Golf Course
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: NA

Parking: 2 Car Garage
Pool: Inground Private
Road: Paved
Roof: Shingle
Special Conditions: Bank Owned/REO

Remarks: Large family home with inground pool, located on the 8th Green. Tiled dining room off the large kitchen with plenty of cabinets. Huge living room with built-ins and terrazzo flooring. Spacious Florida room with woodburning fireplace, skylight and sliding glass doors to the screened pool area. Two large bedrooms plus a den/office off the Master suite. The Master bath features double sinks and a large shower. Lots of extra space and storage. Property needs cosmetic updating and shows various areas of wood rot. All measurements approximate. The Tomoka Oaks HOA is voluntary.

Showing Instructions:
Directions: From W Granada Blvd, go north on N Nova Rd, left on Tomoka Oaks Blvd and 1st right on N Saint Andrews Dr
Legal: LOT 13 BLK 9 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS58-59 INC PER OR 5086 PG 2748 PER OR 5820 PG 0880 PER OR 5904 PG 0276
Parcel ID Link: 324210090130
Supra: No
Dispute Res: No

Sold Price Sqft: $67.77
Sold/Leased Date: 04/03/2013



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Residential
Closed
MLS# 536727

54 N Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $205,000
Sold/Leased Price: $189,900

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$205,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$97.61	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	Yes
Sold Price/SqFt:	90.42	**Unit #:**		**Tax ID:**	324210090180
Bedrooms:	4	**Year Built:**	1964	**As Is Cond:**	Yes
Baths - Total:	2.1	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	2,100				
SqFt - Total:	2,912				
SqFt Source:	Property Appraiser				
Lot Size:	100x142				

Directions: From Granada,North on Nova into Tomoka Oaks rt @ fork to No St Andrews
Virtual Tour: Click to View Virtual Tour
Maint Fee: $69 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		14 x 11		Den		18 x 12	
Bedroom 2		14 x 11		Kitchen		24 x 11	
Bedroom 3		11 x 10		Patio/Deck		33 x 13	
Bedroom 4		11 x 10					
Dining Room		11 x 9					
Family Room		24 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range
Architecture: Colonial
Building: 2 Stories
Construction: Concrete Block
Floor Coverings: Carpet; Tile; Wood
Pets Allowed: No
House Orientation: N
Heating: Central; Electric
Inside: Ceiling Fans; Fireplace
Land: Golf Course Community; On Golf Course
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Attached; Oversized
Porch: 2+ Porches/Decks; Enclosed; Glass; Patio
Road: Paved
Roof: Shingle
Special Conditions: Potential Short Sale; None

Remarks: Plantation style beauty on the golf course (No golf balls hit in this yard). Soaring columns, picturesque front porch and 4 bedrooms. Updated and upgraded. Shining hardwood floors, crown molding, stainless steel appliances and more. Enjoy the "Park like" setting, with stunning oaks and spectacular landscaping.

Showing Instructions:
Directions: From Granada,North on Nova into Tomoka Oaks rt @ fork to No St Andrews
Legal: LOT 18 BLK 9 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS58 & 59 PER OR 2087 PG 1293 PER OR 5729 PG 3013
Parcel ID Link: 324210090180
Supra: Yes
Dispute Res: No

Sold Price Sqft: $90.43
Sold/Leased Date: 04/12/2013



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Residential
Closed
MLS# 540457

9 Oakmont Circle, Ormond Beach, FL 32174

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia

Public Display

List Price: $277,000
Sold/Leased Price: $263,000



2013 DABMLS

List Price:	$277,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$85.49	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	81.17	**Unit #:**		**Tax ID:**	324210140120
Bedrooms:	5	**Year Built:**	1967	**As Is Cond:**	Yes
Baths - Total:	4.1	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	4 / 1	**Water:**	City		
Living Area:	3,240				
SqFt - Total:	4,540				
SqFt Source:	Appraisal				
Lot Size:	107x141				

Directions: North on Nova from Granada, Left into Tomoka Oaks, South on S St Andrews, Right on Oakmont

Virtual Tour: Click to View Virtual Tour

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		22 x 16		Kitchen		15 x 13	
Bedroom 2		13 x 13		Porch/Balcony		44 x 13	
Bedroom 3		13 x 13					
Bedroom 4		17 x 15					
Dining Room		15 x 14					
Family Room		25 x 15					
Living Room		15 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Refrigerator
Architecture: Ranch
Building: 2 Stories
Construction: Concrete Block; Siding
Floor Coverings: Carpet; Tile

Pets Allowed: No
Heating: Central
Inside: Ceiling Fans; Fireplace; Split Bedroom
Land: Golf Course Community; On Golf Course
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well; Storm Shutters

Parking: 2 Car Garage; Attached
Pool: Inground Private; Screened
Porch: Deck; Front; Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Expansive family home with Pool on the Golf Course! If sitting poolside watching a game of golf sounds exciting, this home is for you! If you need 5 bedrooms along with plenty of privacy for your in-laws or teenagers, than you must see this home. This property boasts plenty of square footage, living spaces both open and separate, tons of storage in every area of the home, a family room with Tennessee stone fireplace and eat-in kitchen all looking out over the pool and lanai. A formal dining room and living room for family gatherings,3 bedrooms including the master are downstairs, 2 large bedrooms and wetbar are on opposite side of the home and upstairs with french doors leading out to a deck overlooking the pool and golf course. A large corner lot with drive though parking and lus

Showing Instructions:
Directions: North on Nova from Granada, Left into Tomoka Oaks, South on S St Andrews, Right on Oakmont
Legal: LOT 12 BLK 14 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3A MB 27 PG 285 PER OR 3565 PG 1092
Parcel ID Link: 324210140120
Supra: Yes

Dispute Res: No

Sold Price Sqft: $81.17
Sold/Leased Date: 06/19/2013



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Residential
Closed
MLS# 543538

307 Rio Pinar Drive, Ormond Beach, FL 32174

Public Display

List Price: $214,900
Sold/Leased Price: $198,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$214,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$81.83	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	75.39	**Unit #:**		**Tax ID:**	324224000880
Bedrooms:	3	**Year Built:**	1979	**As Is Cond:**	Yes
Baths - Total:	2.1	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	2,626				
SqFt - Total:	3,464				
SqFt Source:	Property Appraiser				
Lot Size:	101x125				

Directions: -From Granada 1.1 miles north on Nova, Left into Tomoka Oaks, Right on N. St. Andrews (becomes Rio Pinar) 1.1 miles, hm

Virtual Tour: Click to View Virtual Tour

Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		18 x 15		Kitchen		15 x 13	
Bedroom 2		14 x 14		Patio/Deck		29 x 12	
Bedroom 3		14 x 12					
Dining Room		13 x 11					
Living Room		27 x 26					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Cooktop; Dishwasher; Disposal; Dryer; Refrigerator; Washer
Architecture: Traditional
Building: 1 Story
Construction: Face Brick; Frame; Siding
Floor Coverings: Carpet; Tile; Wood

Pets Allowed: No
House Orientation: W
Heating: Central; Electric
Inside: 1 Bedroom Down; Ceiling Fans; Fireplace; Volume Ceiling; Wet Bar
Land: On Golf Course
Miscellaneous: Golf Community; Home Warranty; Security System; Workshop
Maint Fee Covers: NA
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Oversized
Porch: Deck; Patio
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water; Sewer

Remarks: The 11th Fairway is Calling! As you step in to the large foyer, your eyes will be drawn to the great view of the golf course and luscious landscaping. An enormous living room allows for multiple furniture arrangement options and is the perfect for family gatherings or large scale entertaining in front of the brick fireplace. The functional kitchen with a breakfast area, pantry, expansive counter tops, and cook top island will make meal preparation an ease. Oversized bedrooms each have their own walk in closet and every room boasts colonial style shutters which let in plenty of natural light or provide complete privacy when closed. The master retreat also offers a Jacuzzi tub set with cedar creating a sauna spa feeling for relaxing indoors and a private patio to enjoy the delightful bac

Showing Instructions:
Directions: -From Granada 1.1 miles north on Nova, Left into Tomoka Oaks, Right on N. St. Andrews (becomes Rio Pinar) 1.1 miles, hm
Legal: LOT 88 TOMOKA OAKS UNIT 7-B MB 34 PG 201 PER OR 4110 PG 0893
Parcel ID Link: 324224000880
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $75.4
Sold/Leased Date: 06/27/2013



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Residential
Closed
MLS# 544157

51 S Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $279,900
Sold/Leased Price: $270,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$279,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$101.78	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	98.18	**Unit #:**		**Tax ID:**	324210100160
Bedrooms:	4	**Year Built:**	1968	**As Is Cond:**	Yes
Baths - Total:	2.1	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	2,750				
SqFt - Total:	5,720				
SqFt Source:	Property Appraiser				
Lot Size:	105x130				

Directions: Granada to north on Nova. L to Tomoka Oaks Blvd., L to S. St. Andrews, house on L

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		0 x 0		Kitchen		0 x 0	

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Disposal; Dryer; Microwave; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Brick
Floor Coverings: Carpet; Tile
Pets Allowed: No
Financing: OWC - Seller Financing
Heating: Central
Inside: Ceiling Fans; Fireplace
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Clubhouse Facility; Irrigation Sprinkler
Parking: 2 Car Garage; Attached
Pool: Heated; Inground Private; Screened; Solar
Porch: 2+ Porches/Decks; Deck; Enclosed; Front; Glass; Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Beautiful brick, golf course home nestled on the 17th fairway. Remodeled kitchen, media room with 2 projectors and a 125' screen, huge FL room with sliders on 3 sides which open to oversized, screened inground, solar heated pool & deck. Measurements coming soon. All information in MLS is intended to be accurate but cannot be guaranteed.

Showing Instructions:
Directions: Granada to north on Nova. L to Tomoka Oaks Blvd., L to S. St. Andrews, house on L
Legal: LOT 16 BLK 10 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3A MB 27 PG285 PER OR 4101 PG 282
Parcel ID Link: 324210100160
Supra: No
Dispute Res: No

Sold Price Sqft: $98.18
Sold/Leased Date: 06/28/2013



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Residential
Closed
MLS# 543057

66 S Saint Andrews, Ormond Beach, FL 32174

Public Display

List Price: $237,900
Sold/Leased Price: $230,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$237,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$94.14	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	91.01	**Unit #:**		**Tax ID:**	324210180150
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	2	**Year Built:**	1979	**Homestead Exempt:**	No
Full / Half Baths	2 /	**Sewer:**	City		
Living Area:	2,527	**Water:**	City		
SqFt - Total:	3,275				
SqFt Source:	Property Appraiser				
Lot Size:	100X140				

Directions: Nova Rd. north to Tomoka Oaks Dr. left on S. St. Andrews.
Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 15		Den		18 x 14	
Bedroom 2		12 x 10		Kitchen		13 x 12	
Bedroom 3		11 x 10		Utility Room		8 x 6	
Bedroom 4		13 x 10					
Dining Room		14 x 12					
Living Room		16 x 12					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Traditional
Building: 1 Story
Construction: Brick; Concrete Block
Floor Coverings: Carpet; Tile

Pets Allowed: No
House Orientation: W
Heating: Central
Inside: Ceiling Fans; Fireplace
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Clubhouse Facility; Fenced Yard; Irrigation Sprinkler

Parking: 2 Car Garage
Pool: Inground Private; Screened
Porch: Patio; Screened
Roof: Shingle
Special Conditions: None

Remarks: Check out this well maintained pool home!!! The master bedroom features two closets along with a private solarium off the master bathroom. The kitchen opens into the living room which boasts a beautiful working fireplace. The kitchen is fully equipped including a breakfast bar, eat-in kitchen, computer desk along with a new gorgeous refrigerator. This fluid floor plan also includes a formal dining room and formal living room. The guest bathroom may be used as the pool bathroom with a door leading out to the pool deck. The water heater was just replaced in 2011, and the washier and dryer were recently purchased. Also, The pool deck was JUST resurfaced! This subdivision includes a golf course along with tons of nearby shopping and restaurants. All measurements are approximate and no

Showing Instructions:
Directions: Nova Rd. north to Tomoka Oaks Dr. left on S. St. Andrews.
Legal: LOT 15 BLK 18 UNIT 4 TOMOKA OAKS COUNTRY CLUB ESTATES MB 31 PG 167 PER OR 4542 PG 1944
Parcel ID Link: 324210180150
Supra: Yes

Dispute Res: No

Sold Price Sqft: $91.02
Sold/Leased Date: 07/29/2013



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Residential Closed
MLS# 545385

2 Eagle Drive, Ormond Beach, FL 32174

Public Display

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia

List Price: $279,900
Sold/Leased Price: $275,000



List Price:	$279,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$116.04	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	114.01	**Unit #:**		**Tax ID:**	324226000580
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	2.1	**Year Built:**	1979	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Sewer:**	City		
Living Area:	2,412	**Water:**	City		
SqFt - Total:	3,285				
SqFt Source:	Property Appraiser				
Lot Size:	115x130				

Directions: -N. on Nova 1 mile to left on Tomoka Oaks Blvd, Right on N. St. Andrews 1 mile to right on Eagle.

Virtual Tour:

Maint Fee: $65 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		17 x 13		Kitchen		23 x 15	
Bedroom 2		11 x 11		Utility Room		8 x 6	
Bedroom 3		13 x 11					
Bedroom 4		14 x 13					
Dining Room		12 x 11					
Family Room		16 x 15					
Living Room		17 x 12					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Disposal; Double Oven
Architecture: Traditional
Building: 1 Story
Construction: Brick
Floor Coverings: Carpet; Tile; Wood

Pets Allowed: Yes
House Orientation: S
Heating: Central; Electric
Inside: 2 Bedrooms Down; Ceiling Fans; Fireplace; Split Bedroom
Land: Corner Lot; Golf Course Community
Miscellaneous: Home Warranty; Workshop
Maint Fee Covers: Common Area
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Attached; Oversized
Pool: Inground Private
Porch: 2+ Porches/Decks; Front; Patio
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water; Sewer; Well

Remarks: -I-N-C-R-E-D-I-B-L-E does not begin to describe this spacious corner lot pool home which boasts a magnificent TRULY Gourmet kitchen! The features are straight out of "Bon Appetit" and include everything from a conduction cook top with automatic exhaust fan, to double ovens, a superior wine refrigerator, and a unique granite that provides the finishing touches for a one of a kind look. This heart of the home kitchen is perfect for family dinners or serving as the center for entertaining guests seated around one of two bar top counters with matching stools, using the eat in kitchen area, relaxing nearby around the family room fire place, or seated in the formal dining area. With so many beautiful days, why not take advantage of the summer kitchen complete with refrigerator, counter, si

Showing Instructions:
Directions: -N. on Nova 1 mile to left on Tomoka Oaks Blvd, Right on N. St. Andrews 1 mile to right on Eagle.
Legal: LOT 58 TOMOKA OAKS UNIT 7-C MB 35 PGS 46-47 INC PER OR 3601PG 0166 PER OR 6060 PG 0638
Parcel ID Link: 324226000580
Supra: No **Dispute Res:** No

Sold Price Sqft: $114.01
Sold/Leased Date: 07/31/2013



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Residential
Closed
MLS# 545663

20 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $194,900
Sold/Leased Price: $175,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$194,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$93.43	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	83.89	**Unit #:**		**Tax ID:**	324210080110
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	2	**Year Built:**	1974	**Homestead Exempt:**	Yes
Full / Half Baths	2 /	**Sewer:**	City		
Living Area:	2,086	**Water:**	City		
SqFt - Total:	2,895				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: Nova Road north to Tomoka Oaks on left. Keep right at fork in the road to Pine Valley on left to 20 on right.

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 13		Kitchen		15 x 9	
Bedroom 2		13 x 12		Porch/Balcony		22 x 10	
Bedroom 3		11 x 10		Utility Room		12 x 9	
Bedroom 4		12 x 10					
Dining Room		12 x 12					
Family Room		21 x 15					
Living Room		17 x 12					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Brick; Siding
Floor Coverings: Carpet; Laminate; Tile
Pets Allowed: No
House Orientation: S
Heating: Central
Inside: Ceiling Fans; Fireplace
Land: Golf Course Community
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Oversized
Pool: Inground Private; Screened
Porch: Deck; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: This very nice 4 Bedroom, Pool home is in the sought after Tomoka Oaks neighborhood. Separate Living and Dining Rooms both with brand new carpet. The Family Room with a brick Fireplace and wood laminate floors opens up to the Kitchen with sliders out to the large covered Lanai and Beautiful Screened Pool. The Kitchen has plenty of cabinets and counter space, a Huge Island/Breakfast Bar and a pantry. The Bedrooms all have wood laminate flooring and all have walk in closets with the master bedroom closet being very large. The entire house has been freshly painted and is in move in condition. The sprinkler system has been serviced to keep the lush lawn green and beautiful. The yard is partially fenced with white vinyl fencing along the rear property line and along one side of the backyard

Showing Instructions:
Directions: Nova Road north to Tomoka Oaks on left. Keep right at fork in the road to Pine Valley on left to 20 on right.
Legal: LOT 11 BLK 8 TOMOKA OAKS COUNTRY CLUB EST UNIT 1 MB 25 PGS58 & 59 PER OR 2190 PG 71
Parcel ID Link: 324210080110
Supra: Yes
Dispute Res: No

Sold Price Sqft: $83.89
Sold/Leased Date: 08/01/2013



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Residential
Closed
MLS# 540750

52 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $159,900
Sold/Leased Price: $155,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$159,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$87.28	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	84.6	**Unit #:**		**Tax ID:**	324210070270
Bedrooms:	3			**As Is Cond:**	Yes
Baths - Total:	2	**Year Built:**	1964	**Homestead Exempt:**	Yes
Full / Half Baths	2 /	**Sewer:**	City		
Living Area:	1,832	**Water:**	City		
SqFt - Total:	3,012				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: I-95, Ormond Beach Exit 268, E W Granada Blvd, L N Nova Rd, L Tomoka Oaks Blvd, R onto N Saint Andrews Dr, L onto Pine V

Virtual Tour: Click to View Virtual Tour

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		18 x 12		Kitchen		10 x 10	
Bedroom 2		13 x 11		Porch/Balcony		20 x 14	
Bedroom 3		14 x 11		Patio/Deck		30 x 20	
Dining Room		17 x 10		Utility Room		20 x 11	
Living Room		28 x 14					

Appliances: Dishwasher; Range; Refrigerator
Architecture: Other
Building: Other
Construction: Concrete Block

Pets Allowed: No
Inside: Ceiling Fans; Fireplace
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community; Security System
Maint Fee Covers: NA
Outside: Irrigation Sprinkler

Parking: 2 Car Garage; Attached
Pool: Inground Private; Screened
Road: Paved
Special Conditions: None

Remarks: Tri-level 3 bedroom, 2 bath residence with screened in pool nestled on a beautiful lot with Azalea bushes, matured oak trees on the 4th Fairway overlooking the golf course. The 2 car garage has room to park your vehicles with direct access into the home. This floor shows the laundry and utility room (20x11). The stairs bring you right into the kitchen ideal when carrying groceries. Enjoy this idyllic setting from your pool deck or wood deck (SF 280) sitting comfortable in a rocking chair enjoying a hot or cold beverage. Explore this unique home and floor plan when entering through the iron screen door at the front entrance stepping into the foyer. The grand living room with fireplace has a panoramic window design adding a modern flare to the home. The kitchen has a breakfast bar open to th

Showing Instructions:
Directions: I-95, Ormond Beach Exit 268, E W Granada Blvd, L N Nova Rd, L Tomoka Oaks Blvd, R onto N Saint Andrews Dr, L onto Pine V
Legal: LOT 27 BLK 7 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS58 & 59 PER OR 3942 PG 4735
Parcel ID Link: 324210070270
Supra: Yes **Dispute Res:** Yes

Sold Price Sqft: $84.61
Sold/Leased Date: 08/12/2013



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Residential Closed
MLS# 546972

14 Eagle Court, Ormond Beach, FL 32174

Public Display

List Price: $169,900
Sold/Leased Price: $174,900

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$169,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$66.28	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	Yes
Sold Price/SqFt:	68.24	**Unit #:**		**Tax ID:**	324226000730
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	3	**Year Built:**	1980	**Homestead Exempt:**	No
Full / Half Baths	3 /	**Sewer:**	City		
Living Area:	2,563	**Water:**	City		
SqFt - Total:	3,515				
SqFt Source:	Property Appraiser				
Lot Size:	135X130				

Directions: Nova road north of Granada turn left onto N St Andrews Turn left onto Eagle Ct

Virtual Tour:

Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 16		Kitchen		16 x 12	
Bedroom 2		14 x 14		Porch/Balcony		9 x 6	
Bedroom 3		13 x 12		Utility Room		9 x 5	
Bedroom 4		12 x 12					
Dining Room		13 x 13					
Family Room		20 x 17					
Living Room		18 x 16					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Architecture: Colonial
Building: 2 Stories
Construction: Brick; Siding
Floor Coverings: Carpet; Tile

Pets Allowed: Yes
House Orientation: S
Heating: Central
Inside: 1 Bedroom Down; Fireplace
Land: Cul-De-Sac; On Golf Course; Wooded
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Attached
Pool: Inground Private; Screened
Porch: Front
Road: Paved
Roof: Shingle
Special Conditions: Bank Owned/REO; Repossesion

Remarks: LOCATED ON GOLF COURSE POOL HOME 4BR/3BA 2 CAR GARAGE TWO STORY HOUSE WITH A SCREENED POOL LOCATED ON THE TOMOKA OAKS GOLF COURSE WITH A PARK LIKE VIEW LOOKING ON TO GOLF COURSE FROM REAR OF HOUSE. EAT-IN KITCHEN, 1BR AND BATH DOWNSTAIRS. PARQUET AND TILE FLOORS. THE PROPERTY FEATURES A SECURITY SYSTEM, NEW POOL PUMP,AND REAR SRCREENED PORCH AND FRONT PORCH PLUS A FIREPLACE .THE ROOF HAS TWO LAYERS OF ROOFING NATERIAL AND SHOWS SIGNS OF AGING ROOF WILL NOT PASS INSPECTION .THE EXTERIOR WAS JUST PRESSURE WASHED LOCATED ON A CUL-DE-SAC SO LOW TRAFFIC AREA OF HOUSING. PROPERTY IS APPROVED FOR HOMEPATH RENOVATION MORTGAGE FINANCING INTENDED FOR LIGHT RENOVATIONS AND THE HOMEPATH PROTECTION PROGRAM MAY ALSO BE AVAILABLE THE PROPERTY IS BEING MARKETED IN AS IS CONDITION. SELLER IS NOT OFFERING

Showing Instructions:
Directions: Nova road north of Granada turn left onto N St Andrews Turn left onto Eagle Ct
Legal: LOT 73 TOMOKA OAKS UNIT 7-C MB 35 PGS 46-47 INC PER OR 4206 PG 4963 PER OR 5652 PG 3073 PER OR 6787 PG 4394
Parcel ID Link: 324226000730
Supra: No **Dispute Res:** No

Sold Price Sqft: $68.24
Sold/Leased Date: 08/28/2013



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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 544902

43 S Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $239,900
Sold/Leased Price: $220,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$239,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$108.79	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	99.77	**Unit #:**		**Tax ID:**	324210100120
Bedrooms:	4	**Year Built:**	1966	**As Is Cond:**	Yes
Baths - Total:	3	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	3 /	**Water:**	City		
Living Area:	2,205				
SqFt - Total:	3,168				
SqFt Source:	Property Appraiser				
Lot Size:	105x130				

Directions: Nova Rd to Tomoka Oaks Entrance, take fork to the left. Home is on the right.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 13		Den		22 x 15	
Bedroom 2		13 x 12		Kitchen		13 x 12	
Bedroom 3		12 x 10		Utility Room		12 x 5	
Bedroom 4		12 x 10					
Dining Room		12 x 12					
Family Room		18 x 14					
Living Room		17 x 12					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Disposal; Dryer; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Brick
Floor Coverings: Carpet; Tile
Pets Allowed: Yes
House Orientation: E
Heating: Central; Heat Pump
Inside: 2 Bedrooms Down; Ceiling Fans; Fireplace
Land: On Golf Course; Wooded
Miscellaneous: Golf Community; Home Warranty; Homeowners Association
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Irrigation Well; Storm Shutters; Utility Shed
Parking: 2 Car Garage; Attached
Porch: Enclosed
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Unexpected health issues necessitate a move and sale after a short time of seller enjoying this beautiful home. Updates made by current owner include: Enclosing the Lanai with new slider windows & door, ceiling fan, painted floors, making this a room that you won't want to leave. Electric & light to the 10'x10'shed. Fan in the garage. Landscaping, and tree removal & trimming. All Brick 4 Bedroom, 3 full baths, with formal & informal areas. All bedrooms have walk-in-closets.Ceramic tiled kitchen has full appliance package, abundance of cabinets and counter tops, with breakfast bar. Family room has brick fireplace & doors leading to enclosed lanai overlooking 18 fairway of Tomoka Oaks Golf course. Inside Utility Room. Roll down storm shutters on all exterior windows. Vacant lots (owned b

Showing Instructions:
Directions: Nova Rd to Tomoka Oaks Entrance, take fork to the left. Home is on the right.
Legal: Lot 12 Blk 10 Tomoka Oaks Country Club Ests Unit 3 A Mb 27 P G 285 Per Or 4681 Pg 2808 Per D/C 5755 Pg 4178
Parcel ID Link: 324210100120
Supra: Yes
Dispute Res: No

Sold Price Sqft: $99.77
Sold/Leased Date: 11/12/2013



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Residential
Closed
MLS# 550615

2 River Bluff Court, Ormond Beach, FL 32174

Public Display

List Price: $347,900
Sold/Leased Price: $338,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$347,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$115.27	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	111.99	**Unit #:**		**Tax ID:**	324226000490
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	3	**Year Built:**	1989	**Homestead Exempt:**	Yes
Full / Half Baths	3 /	**Sewer:**	City		
Living Area:	3,018	**Water:**	City		
SqFt - Total:	4,409				
SqFt Source:	Property Appraiser				
Lot Size:	116x131				

Directions: -From Granada, 1 mile north on Nova, Left into Tomoka Oaks, R on N. St. Andrews 1 mile, R on Eagle, R on River Bluff.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $55 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		23 x 12		Kitchen		14 x 12	
Bedroom 2		14 x 12		Porch/Balcony		48 x 35	
Bedroom 3		13 x 12		Utility Room		9 x 7	
Bedroom 4		12 x 12					
Dining Room		17 x 12					
Living Room		21 x 19					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Central Vacuum; Cooktop; Dishwasher; Disposal; Double Oven; Microwave; Refrigerator
Architecture: Traditional
Building: 1 Story
Construction: Face Brick
Floor Coverings: Carpet; Tile; Vinyl; Wood
Pets Allowed: Yes
Financing: OWC - FHA/VA; OWC - Lease Purchase; OWC - Seller Financing
House Orientation: S
Heating: Central; Electric
Inside: 2 Bedrooms Down; Ceiling Fans; Fireplace; Volume Ceiling
Land: Cul-De-Sac; Golf Course Community
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Irrigation Well; Utility Shed
Parking: 2 Car Garage; Attached; Oversized
Pool: Heated; Inground Private; Screened; Solar
Porch: Deck; Front; Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water; Sewer

Remarks: -Paradise Awaits! This gorgeous home is perfectly situated in a pristine, park-like setting. The vibrant greens and pops of color are a pleasing contrast with the traditional brick architecture. Youll constantly feel the outdoors coming in whether seated in the living room with double sliders to the pool or looking out the oversized kitchen windows. Every meal will be a breeze with the Gourmet Chef's Delight Kitchen! Recent top of the line makeover includes stainless appliances, gas cook top, double oven, additional refrigeration space in the Sub Zero refrigerator drawers that can be used for temperature controlled wine storage as well as party platters and fresh foods, under counter cabinet designed to store mixer, breakfast bar, and beautiful wood cabinets complimented by a strikin

Showing Instructions:
Directions: -From Granada, 1 mile north on Nova, Left into Tomoka Oaks, R on N. St. Andrews 1 mile, R on Eagle, R on River Bluff.
Legal: LOT 49 TOMOKA OAKS UNIT 7-C MB 35 PGS 46 & 47 PER OR 4352 PG0381
Parcel ID Link: 324226000490
Supra: Yes **Dispute Res:** Yes

Sold Price Sqft: $111.99
Sold/Leased Date: 12/23/2013



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Residential
Closed
MLS# 545842

49 S Saint Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $275,000
Sold/Leased Price: $260,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$275,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$123.53	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	116.8	**Unit #:**		**Tax ID:**	324210100150
Bedrooms:	5	**Year Built:**	1966	**As Is Cond:**	Yes
Baths - Total:	3	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	3 /	**Water:**	City		
Living Area:	2,226				
SqFt - Total:	4,006				
SqFt Source:	Property Appraiser				
Lot Size:	105x130				

Directions: East on Granada, N on Nova, Left on Tomoka Oaks Left on St Andrews house on right

Virtual Tour: Click to View Virtual Tour

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 12		Kitchen		22 x 10	
Bedroom 2		14 x 10					
Bedroom 3		13 x 10					
Bedroom 4		13 x 12					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Range; Refrigerator
Architecture: Ranch
Building: 2 Stories
Construction: Brick; Concrete Block
Floor Coverings: Terrazzo; Wood
Pets Allowed: No
Heating: Central
Inside: 2 Bedrooms Down; Ceiling Fans; Split Bedroom
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Clubhouse Facility; Irrigation Sprinkler
Parking: 2 Car Garage; Attached
Porch: 2+ Porches/Decks; Front; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Gorgeous! Beautifully remodeled, newer roof, new windows, huge front & back yard. Beautiful views of the golf course. Ample room for all your toys - boat, RV, etc. Nothing to do but move in! Square footage received from tax rolls. All information recorded in the MLS intended to be accurate but cannot be guaranteed.

Showing Instructions:
Directions: East on Granada, N on Nova, Left on Tomoka Oaks Left on St Andrews house on right
Legal: LOT 15 BLK 10 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3 A MB 27 PG 285 PER D/C 6101 PG 1748
Parcel ID Link: 324210100150
Supra: Yes
Dispute Res: No

Sold Price Sqft: $116.8
Sold/Leased Date: 10/23/2013



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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 547627

8 Windsor Drive, Ormond Beach, FL 32174

Public Display

List Price: $234,900
Sold/Leased Price: $216,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$234,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$111.11	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	102.41	**Unit #:**		**Tax ID:**	324224001910
Bedrooms:	3			**As Is Cond:**	Yes
Baths - Total:	2	**Year Built:**	1981	**Homestead Exempt:**	Yes
Full / Half Baths	2 /	**Sewer:**	City		
Living Area:	2,114	**Water:**	City		
SqFt - Total:	2,706				
SqFt Source:	Property Appraiser				
Lot Size:	105x115				

Directions: From Granada, N. on Nova, left in to Tomoka Oaks, right on N. St. Andrews 1 mi to right on Eagle, left on River Bluff, 2

Virtual Tour: Click to View Virtual Tour

Maint Fee: $65 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		24 x 14		Kitchen		15 x 10	
Bedroom 2		18 x 12		Porch/Balcony		10 x 4	
Bedroom 3		19 x 12		Patio/Deck		29 x 14	
Dining Room		11 x 9					
Living Room		29 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Traditional
Building: 1 Story
Construction: Face Brick; Frame
Floor Coverings: Carpet; Tile; Vinyl

Pets Allowed: Yes
House Orientation: S
Heating: Central
Inside: 1 Bedroom Down; 2 Bedrooms Down; Fireplace; Split Bedroom; Volume Ceiling
Land: Corner Lot; Golf Course Community
Miscellaneous: Home Warranty
Maint Fee Covers: Common Area
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Attached
Pool: Inground Private; Screened
Porch: Deck; Front; Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water; Sewer

Remarks: DELIGHTFUL house in charming and convenient Tomoka Oaks! The spacious corner lot on a quiet street sets the tone for the generously sized living and bedroom dimensions inside. Meticulously cared for by only its second owner, this home promises something for everyone. The peaceful covered front porch allows for chairs and seasonal d□cor to greet guests before they enter the large foyer. A beautifully updated kitchen easily serves the eat in nook area or the formal dining table while overlooking the 29 x 14 living room perfect for family gatherings or entertaining. The master suite has ample space for large furnishings, sitting room, a desk, or even exercise equipment. It also features a dressing area adjacent to the bathroom and walk in closet. On the opposite side of the house, youll fin

Showing Instructions:
Directions: From Granada, N. on Nova, left in to Tomoka Oaks, right on N. St. Andrews 1 mi to right on Eagle, left on River Bluff, 2
Legal: LOT 191 TOMOKA OAKS UNIT 7-B MB 34 PG 201 PER OR 3769 PG1306
Parcel ID Link: 324224001910
Supra: Yes **Dispute Res:** Yes

Sold Price Sqft: $102.41
Sold/Leased Date: 12/27/2013



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Residential
Closed
MLS# 543377

76 N St Andrews, Ormond Beach, FL 32174

Public Display

List Price: $329,900
Sold/Leased Price: $320,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$329,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$116.98	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	113.47	**Unit #:**		**Tax ID:**	324210200030
Bedrooms:	5	**Year Built:**	2004	**As Is Cond:**	Yes
Baths - Total:	3	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	3 /	**Water:**	City		
Living Area:	2,820				
SqFt - Total:	3,766				
SqFt Source:	Property Appraiser				
Lot Size:	100x140				

Directions: From Nova Rd-left on Tomoka Oaks Blvd. Rt. on N.St. Andrews
Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		18 x 18		Den		15 x 12	
Bedroom 2		12 x 11		Kitchen		16 x 13	
Bedroom 3		12 x 11		Porch/Balcony		14 x 14	
Bedroom 4		14 x 12		Utility Room		8 x 6	
Dining Room		14 x 12					
Family Room		20 x 18					
Living Room		14 x 12					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Modern
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Carpet; Tile; Wood
Pets Allowed: Yes
House Orientation: E
Heating: Central
Inside: Cathedral Ceiling; Ceiling Fans; Fireplace; Split Bedroom
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community; Homeowners Association; Security System
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Oversized
Porch: Front
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: -NEWER HOME IN ONE OF ORMONDS MOST-SOUGHT-AFTER NEIGHBORHOODS! Contemporary home, built in 2004, nestled behind picturesque 4th tee of Tomoka Oaks. Soaring 12 ft ceilings throughout living space complement this beautys open layout with oak flooring. Spacious kitchen features solid wood cabinets, granite countertops, over/under accent lighting, large pantry and stainless steel appliances. Oversized master bedroom filled with extras including magnificent view of 4th fairway, porch access, 10 trey ceiling, his/her walk-in closets, vanity, roman tub, walk-in shower and separate water closet. Teen/in-law suite features private bath; roomy Jack and Jill bedrooms share guest bath which also opens to back lanai. 5th bedroom could also serve as study / den. French doors front and back, spacious bac

Showing Instructions:
Directions: From Nova Rd-left on Tomoka Oaks Blvd. Rt. on N.St. Andrews
Legal: Lot 3 blk 20 Tomoka Oaks Country Club Estates Unit 1B,MB28 pg129 OR 1550 PG 576 per copy of DCper OR 3974 Pg 3332
Parcel ID Link: 324210200030
Supra: No **Dispute Res:** No

Sold Price Sqft: $113.48
Sold/Leased Date: 01/03/2014



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Residential
Closed
MLS# 554490

8 Pebble Beach, Ormond Beach, FL 32174

Public Display

List Price: $228,000
Sold/Leased Price: $190,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$228,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$88.3	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	73.58	**Unit #:**		**Tax ID:**	324210060110
Bedrooms:	3	**Year Built:**	1975	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 /	**Water:**	City		
Living Area:	2,582				
SqFt - Total:	3,489				
SqFt Source:	Property Appraiser				
Lot Size:	115 x 121				

Directions: From Tomoka Oaks Blvd. bear right onto N. St. Andrews. Turn right onto Pebble Beach Dr. Home is on the left.
Virtual Tour:
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		21 x 12		Den		27 x 14	
Bedroom 2		17 x 11		Kitchen		11 x 10	
Bedroom 3		11 x 11					
Dining Room		13 x 9					
Family Room		20 x 15					
Living Room		18 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Disposal; Double Oven; Dryer; Microwave; Refrigerator; Washer
Architecture: Ranch
Construction: Face Brick
Floor Coverings: Carpet; Tile
Pets Allowed: No
House Orientation: N
Heating: Central; Electric
Inside: Ceiling Fans; Fireplace
Miscellaneous: Golf Community; Homeowners Association; Security System
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Oversized
Porch: Enclosed
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water; Sewer

Remarks: This home has RV parking and optional HOA membership! This brick beauty has been well maintained and boasts very spacious rooms. The exterior has been freshly painted, the windows were replaced in 2000 and the AC unit was replaced within the last 5 years. Your family will enjoy the 20 x 15 great room with wood-burning fireplace, built-in bookshelves and triple sliders that retract into the wall, flowing the room to a 27 x 14 sunlit enclosed Florida Room. The Master bath has a spacious vanity with new cabinetry, and walk-in shower. The Master also has a substantial walk-in closet. The kitchen has a Breakfast nook with bay window overlooking a private back yard where you can watch the birds and squirrels. It has wood cabinets, double ovens, microwave dishwasher and cook top. The Living Roo

Showing Instructions:
Directions: From Tomoka Oaks Blvd. bear right onto N. St. Andrews. Turn right onto Pebble Beach Dr. Home is on the left.
Legal: LOT 11 BLK 6 UNIT 1 C TOMOKA OAKS COUNTRY CLUB ESTS MB 31 PG 165 PER OR 1750 PG 0778 PER OR 6872 PGS 4336-4338 INC
Parcel ID Link: 324210060110
Supra: No **Dispute Res:** No

Sold Price Sqft: $73.59
Sold/Leased Date: 03/17/2014



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Residential
Closed
MLS# 551040

4 Waterfront Court, Ormond Beach, FL 32174

Public Display

List Price: $335,000
Sold/Leased Price: $345,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$335,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$128.5	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	132.33	**Unit #:**		**Tax ID:**	324227000090
Bedrooms:	3	**Year Built:**	1988	**As Is Cond:**	Yes
Baths - Total:	2.1	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	2,607				
SqFt - Total:	3,503				
SqFt Source:	Property Appraiser				
Lot Size:	103x267				

Directions: Nova Rd. to Tomoka Oaks, rt on St. Andrews to Waterfront Ct. on rt.

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		19 x 12		Den		19 x 5	
Bedroom 2		14 x 12		Kitchen		21 x 8	
Bedroom 3		13 x 12		Porch/Balcony		20 x 8	
Dining Room		17 x 12		Patio/Deck		12 x 12	
Family Room		16 x 16					
Living Room		20 x 15					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Disposal; Dryer; Microwave; Refrigerator; Washer; Water Softener
Architecture: Other
Building: 2 Stories
Construction: Frame; Stucco
Condo Parking: Secured
Floor Coverings: Carpet; Tile; Wood
Pets Allowed: No
Heating: Central; Heat Pump
Inside: Ceiling Fans; Fireplace
Land: Cul-De-Sac
Miscellaneous: Golf Community; Sauna; Security System
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 3 Car Garage
Porch: Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: In Foreclosure; Potential Short Sale
Waterfront: Riparian Rights; Riverfront Home/Unit; Riverview Home/Unit

Remarks: Awesome views from this Tomoka Riverfront home.Classic styling is evident in this well decorated, French Country home located on the Tomoka River in Ormond Beach. Watch the sunset over the nature preserve across the river or enjoy a cool drink from the the screened porch that also provides beautiful views of historic florida scenery. The inside offers a formal living room with 10' ceiling and a gas fireplace for those cool evenings, a separate dining room and family room, his and hers office spaces and a large kitchen with direct river views. The master suite encompasses the entire South end of the home and includes a floor to ceiling window for great views of the river, a reading area, private office and a large walk in closet with a seperate shoe closet. The master bathroom has a stea

Showing Instructions:
Directions: Nova Rd. to Tomoka Oaks, rt on St. Andrews to Waterfront Ct. on rt.
Legal: Lot 9 Tomoka Oaks Unit No 6 Mb 35 Pgs 130 Per Or 2882 Pg 0036
Parcel ID Link: 324227000090
Supra: No
Dispute Res: No

Sold Price Sqft: $132.34
Sold/Leased Date: 03/26/2014



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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 543789

38 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $225,000
Sold/Leased Price: $211,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$225,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$96.56	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	Yes
Sold Price/SqFt:	90.77	**Unit #:**		**Tax ID:**	324210170170
Bedrooms:	3	**Year Built:**	1979	**As Is Cond:**	Yes
Baths - Total:	2.1	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	2,330				
SqFt - Total:	2,954				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: From Granada North on Nova Rd, Left in Tomoka Oaks to Oakmont
Virtual Tour:
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		17 x 15		Kitchen		20 x 12	
Bedroom 2		14 x 12					
Bedroom 3		12 x 12					
Dining Room		15 x 14					
Family Room		21 x 15					
Living Room		20 x 15					

Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Central Vacuum; Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Brick; Frame
Floor Coverings: Carpet; Tile
Pets Allowed: Yes
House Orientation: E
Heating: Central; Heat Pump
Inside: Ceiling Fans; Fireplace
Land: On Golf Course
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Outbuilding; Utility Shed
Parking: 2 Car Garage; Attached; Oversized
Porch: 2+ Porches/Decks; Deck
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Exceptional golf course living in sought after Tomoka Oaks. Well maintained and updated....newer appliances, fans & fixtures, newer roof, windows & doors. Wood burning stone fireplace in living room with large windows to enjoy the outdoors. Separate family room/den with large glass window to enjoy the panoramic golf course views. Patio grilling area off kitchen,plus wood deck out back, central vacuum system. Homeowner association is voluntary.

Showing Instructions:
Directions: From Granada North on Nova Rd, Left in Tomoka Oaks to Oakmont
Legal: LOT 17 BLK 17 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3 MB 29 PG81 PER OR 6109 PG 3249
Parcel ID Link: 324210170170
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $90.77
Sold/Leased Date: 03/28/2014



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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 558899

96 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $399,900
Sold/Leased Price: $375,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$399,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$115.77	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	108.56	**Unit #:**		**Tax ID:**	324210200130
Bedrooms:	4	**Year Built:**	1981	**As Is Cond:**	Yes
Baths - Total:	2.1	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	3,454				
SqFt - Total:	4,905				
SqFt Source:	Property Appraiser				
Lot Size:	105x140				

Directions: From Nova & Granada, drive north to the Tomoka Pro Shop entrance, right on N St Andrews

Virtual Tour: Click to View Virtual Tour

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		17 x 14		Den		24 x 18	
Bedroom 2		14 x 11		Kitchen		24 x 12	
Bedroom 3		12 x 12					
Bedroom 4		12 x 9					
Dining Room		18 x 17					
Family Room		20 x 15					
Living Room		27 x 16					

1st Floor: Wood
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator; Trash Compactor
Architecture: Traditional
Building: 2 Stories
Construction: Brick
Floor Coverings: Carpet; Wood

Pets Allowed: No
House Orientation: W
Heating: Central
Inside: Cathedral Ceiling; Ceiling Fans; Fireplace; Sunken Living Room; Volume Ceiling; Wet Bar
Land: Golf Course Community; On Golf Course
Maint Fee Covers: NA
Outside: Clubhouse Facility

Parking: 2 Car Garage
Pool: Inground Private; Screened
Porch: Balcony
Road: Paved
Special Conditions: None

Remarks: ENTERTAINING SHOWPLACE WITH INCREDIBLE GOLF COURSE VIEWS! THIS FOUR BEDROOM TWO AND ONE HALF BATH HOME FEATURES, INVITING FOYER WITH SPIRAL STAIRCASE,WOOD FLOORS, ANDERSON WINDOWS, THE LIVING ROOM IS GRACED WITH AN INCREDIBLE BRICK FIREPLACE, A 22 X 10 CARD ROOM THAT OFFERS A WET BAR, FORMAL DINING ROOM, THE HUGE EAT IN KITCHEN BOASTS TONS OF CABINET SPACE, BUTLER'S PANTRY AND OVERLOOKS THE POOL & SPACIOUS FAMILY ROOM WHICH ALSO HAS A HUGE BRICK FIREPLACE. THE MASTER SUITE IS APPOINTED WITH A MASSIVE WALK IN CLOSET AND BALCONY OVERLOOKING THE GOLF COURSE.GOOD SIZE GUEST BEDROOMS, LARGE BONUS ROOM, THE OUTSIDE FEATURES INCLUDE A BRICK DRIVEWAY,A HUGE SCREENED POOL WITH A REAL BRICK POOL DECK, COVERED LANAI AND SPECTACULAR VIEWS OF THE 6TH TEE. THIS HOME IS A MUST SEE!Square footage receive

Showing Instructions:
Directions: From Nova & Granada, drive north to the Tomoka Pro Shop entrance, right on N St Andrews
Legal: LOT 13 BLK 20 UNIT 2 TOMOKA OAKS COUNTRY CLUB ESTATES MB 31PG 166 PER OR 5089 PGS 1446
Parcel ID Link: 324210200130
Supra: Yes
Dispute Res: No

Sold Price Sqft: $108.57
Sold/Leased Date: 06/24/2014



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Residential
Closed
MLS# 560574

18 Tomoka Oaks Boulevard, Ormond Beach, FL 32174

Public Display

List Price: $215,000
Sold/Leased Price: $215,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$215,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$104.26	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	Yes
Sold Price/SqFt:	104.26	**Unit #:**		**Tax ID:**	324210110020
Bedrooms:	3			**As Is Cond:**	Yes
Baths - Total:	2.1	**Year Built:**	1968	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Sewer:**	City		
Living Area:	2,062	**Water:**	City		
SqFt - Total:	2,946				
SqFt Source:	Property Appraiser				
Lot Size:	84x138				

Directions: From Granada Blvd North on Nova Road to Left on Tomoka Oaks Blvd. House on left.
Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 14		Kitchen		13 x 10	
Bedroom 2		12 x 11		Porch/Balcony		21 x 13	
Bedroom 3		11 x 11					
Bedroom 4		10 x 10					
Family Room		19 x 4					
Living Room		24 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Traditional
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile
Pets Allowed: No
House Orientation: E
Heating: Central
Inside: Ceiling Fans; Fireplace
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: NA
Outside: Fenced Yard; Utility Shed
Parking: 2 Car Garage
Porch: 2+ Porches/Decks; Deck; Enclosed; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: For statistical purposes.

Showing Instructions:
Directions: From Granada Blvd North on Nova Road to Left on Tomoka Oaks Blvd. House on left.
Legal: LOT 2 BLK 11 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 1 MB 25 PGS 58-59 INC PER D/C 3921 PG 3111 PER OR 6219 PGS 4098-4099PER OR 6595 PG 4620 PER OR 6741 PG 3193
Parcel ID Link: 324210110020
Supra: Yes
Dispute Res: No

Sold Price Sqft: $104.27
Sold/Leased Date: 06/27/2014



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Residential
Closed
MLS# 558483

25 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $244,900
Sold/Leased Price: $237,900

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$244,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$114.7	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	111.42	**Unit #:**		**Tax ID:**	324210140040
Bedrooms:	3	**Year Built:**	1979	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 /	**Water:**	City		
Living Area:	2,135				
SqFt - Total:	4,087				
SqFt Source:	Property Appraiser				
Lot Size:	102x120				

Directions: From Granada, head north on Nova to Tomoka Oaks. Turn L on S St Andrews then right on Oakmont and then right on Oakmont

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		20 x 13		Kitchen		20 x 10	
Bedroom 2		14 x 11		Porch/Balcony		10 x 6	
Bedroom 3		12 x 11		Patio/Deck			Dimensions: 1800
Dining Room		20 x 12		Utility Room		15 x 6	
Living Room		22 x 20					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Frame; Other
Floor Coverings: Carpet; Laminate; Tile
Pets Allowed: Yes
House Orientation: E; N
Heating: Central; Propane Gas
Inside: Cathedral Ceiling; Ceiling Fans; Fireplace; Inside Sprinkler System; Split Bedroom; Sunken Living Room; Volume Ceiling
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community
Maint Fee Covers: NA
Parking: 2 Car Garage; Oversized
Pool: Inground Private
Porch: 2+ Porches/Decks; Deck; Enclosed; Front; Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water; Natural Gas

Remarks: Priced to sell!!! Absolutely Amazing Tomoka Oaks Home on the golf course!! If you're into entertaining, golf and swimming, this single-level 3/2 pool home just off the 16th Hole on the Tomoka Oaks Golf Course is a must see. Huge open floor plan. 20x10 Remolded Custom Kitchen with Cherry Wood cabinetry, granite counter tops, Double stainless steel sinks. Breakfast granite island with additional drawers and cabinets. Built-in pantry with sliding drawers. Huge 15x7 laundry with matching Cherry wood cabinets. Remodeled Guest Bath. 2 huge guest rooms and 20x13 Master. 22x20 sunk-in living room with real wood burning fire place. Beautiful 156 foot Lanai off of pool and heated spa. Huge 125 underground tank heats pool and hot water heater, Most windows have been replaced. 6 zone irrigation syste

Showing Instructions:
Directions: From Granada, head north on Nova to Tomoka Oaks. Turn L on S St Andrews then right on Oakmont and then right on Oakmont
Legal: LOT 4 BLK 14 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3 MB 29 PG81 PER OR 4522 PG 4012
Parcel ID Link: 324210140040
Supra: No
Dispute Res: No

Sold Price Sqft: $111.43
Sold/Leased Date: 07/07/2014



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Residential
Closed
MLS# 558382

23 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $279,900
Sold/Leased Price: $247,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$279,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$108.69	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	95.92	**Unit #:**		**Tax ID:**	324210140050
Bedrooms:	4	**Year Built:**	1971	**As Is Cond:**	Yes
Baths - Total:	2.1	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	2,575				
SqFt - Total:	3,415				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: From Granada,No on Nova,to Tomoka Oaks,L on S St Andrews,Rt on Oakmont R on Oakmont Cir.

Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 12		Den		22 x 13	
Bedroom 2		13 x 13		Kitchen		11 x 10	
Bedroom 3		13 x 10		Patio/Deck		50 x 20	
Bedroom 4		12 x 10		Utility Room		8 x 8	
Dining Room		12 x 11					
Family Room		25 x 12					
Living Room		19 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Microwave; Range; Refrigerator
Architecture: Colonial; Traditional
Building: 2 Stories
Construction: Brick; Frame
Floor Coverings: Carpet; Tile; Wood

Pets Allowed: No
House Orientation: W
Heating: Central
Inside: 1 Bedroom Down; Ceiling Fans; Fireplace
Land: Golf Course Community; On Golf Course
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Attached
Pool: Inground Private; Screened
Porch: Front; Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: HOME SWEET HOME! Delightful Brick Colonial pool home situated on the 16th Fairway of Tomoka Oaks Golf Course. Wonderful features include kitchen w/oak cabinets & tiled floors, newer appliances, fresh paint & all new carpet throughout the rest of the home. Family room has brick fireplace with raised hearth, wood floors & is open to kitchen. French doors open to formal dining room & living room. Four to Five Bedrooms. Bonus room with custom built-ins could be kids den. 1st level also offers 1 bedroom, inside laundry & powder room. 5th bedroom could easily be home office/study or flex room. Huge screened lanai & pool area w/new pool pump overlooking the golf course. Truly a family home in a well established neighborhood w/in walking distance to shopping, medical facilities, recreation

Showing Instructions:
Directions: From Granada,No on Nova,to Tomoka Oaks,L on S St Andrews,Rt on Oakmont R on Oakmont Cir.
Legal: LOT 5 BLK 14 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3 MB 29 PG81 PER OR 3500 PG 0966
Parcel ID Link: 324210140050
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $95.92
Sold/Leased Date: 08/12/2014



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Residential
Closed
MLS# 557499

118 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $219,900
Sold/Leased Price: $179,350

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$219,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$87.88	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	71.68	**Unit #:**		**Tax ID:**	324226000720
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	3.1	**Year Built:**	1980	**Homestead Exempt:**	Yes
Full / Half Baths	3 / 1	**Sewer:**	City		
Living Area:	2,502	**Water:**	City		
SqFt - Total:	3,380				
SqFt Source:	Property Appraiser				
Lot Size:	98x143				

Directions: From Nova and Grananda, drive north to the Tomoka Pro Shop entrance, right on N Saint Andrews around the course to 118 o

Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 12		Kitchen		16 x 14	
Bedroom 2		14 x 12		Patio/Deck		43 x 31	
Bedroom 3		11 x 11					
Bedroom 4		13 x 11					
Dining Room		14 x 13					
Family Room		19 x 16					
Living Room		20 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range
Architecture: Ranch; Traditional
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile; Wood
Pets Allowed: Yes
House Orientation: W
Heating: Central; Electric
Inside: Cathedral Ceiling; Ceiling Fans; Fireplace; Wet Bar
Land: Golf Course Community; On Golf Course; Wooded
Miscellaneous: Fixer Upper; Golf Community
Maint Fee Covers: NA
Outside: Fenced Yard
Parking: 2 Car Garage; Attached; Oversized
Pool: Inground Private; Screened
Porch: Deck; Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: Potential Short Sale
Util for Land Only: City Water; Sewer

Remarks: APPROVED PRICE! NEED BUYER ASAP! BARGAIN! Lowest priced golf course, pool home of this size in Tomoka Oaks! New roof in 2006, new AC Condenser in 2013, new hot water heater in 2013, all appliances stay except fridge and W/D. This exceptional golf course home on the 2nd fairway and sits on an elevated corner lot. Adjacent street is a cul de sac, making this home and location perfect for any family. There is space galore in this 4/3.5 home with 3 master suites and two of the bedrooms offering access to the pool. Large eat-in kitchen with breakfast bar and 4x6 butler□s pantry. Open to family room with full service wet bar and view of golf course. Formal dining room and living room with a wood burning fireplace. The large Florida room opens to oversized pool deck diving depth in ground pool

Showing Instructions:
Directions: From Nova and Grananda, drive north to the Tomoka Pro Shop entrance, right on N Saint Andrews around the course to 118 o
Legal: LOT 72 TOMOKA OAKS UNIT 7-C MB 35 PGS 46-47 INC PER OR 4910PG 1419 PER OR 5851 PG 4733
Parcel ID Link: 324226000720
Supra: No **Dispute Res:** No

Sold Price Sqft: $71.68
Sold/Leased Date: 09/10/2014



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Residential
Closed
MLS# 555214

73 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $232,900
Sold/Leased Price: $200,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$232,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$87.42	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	75.07	**Unit #:**		**Tax ID:**	324210160170
Bedrooms:	4	**Year Built:**	1974	**As Is Cond:**	Yes
Baths - Total:	3	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	3 /	**Water:**	City		
Living Area:	2,664				
SqFt - Total:	3,448				
SqFt Source:	Property Appraiser				
Lot Size:	121X130				

Directions: NOVA TO TOMOKA OAKS, TAKE S ST ANDREWS TO 2ND CORNER OF S ST ANDREWS & OAKMONT.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		19 x 13		Den		11 x 8	
Bedroom 2		15 x 11		Kitchen		20 x 9	
Bedroom 3		14 x 12		Porch/Balcony		23 x 8	
Bedroom 4		12 x 12		Utility Room		10 x 6	
Dining Room		13 x 11					
Family Room		18 x 14					
Living Room		21 x 15					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Brick; Frame
Floor Coverings: Other
Pets Allowed: Yes
Heating: Central
Inside: Ceiling Fans; Fireplace; Split Bedroom
Land: Corner Lot; Golf Course Community
Miscellaneous: Golf Community
Maint Fee Covers: Common Area
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Oversized
Pool: Inground Private
Porch: Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: THIS IS JUST A WONDERFUL QUALITY BUILT ALL BRICK INGROUND POOL HOME LOCATED IN ORMOND BEACH IN "TOMOKA OAKS" SUBDIVISION. THIS HOME HAS SUCH GRAND CURB APPEAL, SITUATED VERY HIGH ON AN INCREDIBLE DOUBLE LOT. WITH ALMOST 2,700 SQ FT UNDER AIR, THIS HOME FEATURES 4 BEDROOMS, (SPLIT FLOOR PLAN WITH LARGE MASTER), 3 FULL BATHS, (1 IS A POOL BATH), LARGE FORMAL LIVING ROOM (15X21), FORMAL DINING ROOM, LARGE FAMILY ROOM (14X18), WITH BRICK FIREPLACE, LARGE EAT-IN KITCHEN WITH PANTRY, SEPARATE OFFICE AREA AND INDOOR LAUNDRY. THE GROUNDS ARE LUSHLY LANDSCAPED, AND THE IRREGULAR CORNER LOT DIMENSIONS ARE APPROXIMATELY 121X130. BRING YOUR BOAT AND RV, THIS HOME HAS A 24X24 OVERSIZED GARAGE SITUATED IN THE REAR OF THE HOME WITH AN EXTENDED DRIVEWAY FOR BOAT/RV, ADDITIONAL PARKING IN THE FRONT O

Showing Instructions:
Directions: NOVA TO TOMOKA OAKS, TAKE S ST ANDREWS TO 2ND CORNER OF S ST ANDREWS & OAKMONT.
Legal: LOT 17 BLK 16 UNIT 4 TOMOKA OAKS COUNTRY CLUB ESTATES MB 31 PG 167 PER OR 1912 PG 0209 PER OR 6686 PG 3936 PER DC 6686 PG 3933 PER D/C 6888 PG 0474
Parcel ID Link: 324210160170
Supra: Yes
Dispute Res: No

Sold Price Sqft: $75.08
Sold/Leased Date: 09/15/2014



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Tomoka Oaks Homes Sales
During the Expired Tomoka Oaks Golf Village Development Order: PRD-06-32

1. There were approximately 156 homes sold in Tomoka Oaks from 10/18/2014 - 12/22/2020

2. Of those 156 homes sold, 108 homes were identified by the MLS as either being “on the golf course” or in a “golf course community” as indicated in the LAND, MISCELLANEOUS, and REMARKS fields of the MLS sales sheet.

3. All 108 MLS sheets are attached. Addresses in the index are clickable.

2014 TO 11-03-2014 201 Rio Pinar Drive 5
2014 TO 11-07-2014 7 Waterfront Court 6
2015 TO 02-26-2015 32 Pine Valley Circle 7
2015 TO 03-30-2015 36 Pine Valley Circle 8
2015 TO 05-05-2015 21 Janet Circle 9
2015 TO 05-06-2015 51 Oakmont Circle 10
2015 TO 06-05-2015 66 N St Andrews Drive 11
2015 TO 06-15-2015 9 PINE VALLEY Circle 12
2015 TO 06-29-2015 104 Rio Pinar Drive 13
2015 TO 08-12-2015 70 Oakmont Circle 14
2015 TO 08-13-2015 48 N ST ANDREWS Drive 15
2015 TO 09-29-2015 64 OAKMONT Circle 16
2015 TO 12-30-2015 37 PINE VALLEY Circle 17
2016 TO 01-05-2016 50 OAKMONT Circle 18
2016 TO 01-22-2016 36 PINE VALLEY Circle 19
2016 TO 02-19-2016 302 RIO PINAR Drive 20
2016 TO 02-22-2016 31 N ST ANDREWS Drive 21
2016 TO 02-26-2016 90 N ST ANDREWS Drive 22
2016 TO 03-11-2016 21 Oakmont Circle 23
2016 TO 03-28-2016 311 RIO PINAR Drive 24
2016 TO 04-04-2016 105 N ST ANDREWS Drive 25
2016 TO 04-15-2016 59 S ST ANDREWS Drive 26
2016 TO 04-25-2016 36 N ST ANDREWS Drive 27
2016 TO 04-28-2016 74 OAKMONT Circle 28
2016 TO 05-06-2016 220 RIO PINAR Drive 29
2016 TO 06-28-2016 22 OAKMONT Circle 30
2016 TO 07-29-2016 49 OAKMONT Circle 31
2016 TO 08-08-2016 118 RIO PINAR Drive 32
2016 TO 08-12-2016 34 N ST ANDREWS Drive 33
2016 TO 08-12-2016 47 PINE VALLEY Circle 34

2016 TO 08-23-2016 3 LAUREN Court 35
2016 TO 09-15-2016 313 RIO PINAR Drive 36
2016 TO 11-10-2016 83 N ST ANDREWS Drive 37
2016 TO 11-10-2016 112 N St Andrews Drive 38
2016 TO 11-15-2016 53 S St Andrews Drive 39
2016 TO 11-29-2016 75 N St Andrews Drive 40
2017 TO 01-06-2017 18 EAGLE Court, 41
2017 TO 02-16-2017 306 RIO PINAR Drive 42
2017 TO 02-24-2017 92 N ST ANDREWS Drive 43
2017 TO 03-20-2017 45 OAKMONT Circle 44
2017 TO 04-26-2017 3 La Costa Court 45
2017 TO 05-05-2017 75 S St Andrews Drive 46
2017 TO 05-10-2017 35 Pine Valley Circle 47
2017 TO 06-07-2017 62 N ST ANDREWS Drive 48
2017 TO 07-28-2017 34 S St Andrews Drive 49
2017 TO 07-28-2017 312 River Bluff Drive 50
2017 TO 07-31-2017 39 Pine Valley Circle 51
2017 TO 08-14-2017 8 Oakmont Circle 52
2017 TO 08-15-2017 37 S St Andrews Drive 53
2017 TO 08-21-2017 82 N St Andrews Drive 54
2017 TO 09-18-2017 13 Pebble Beach Drive 55
2017 TO 09-18-2017 101 N St Andrews Drive 56
2017 TO 09-22-2017 48 Oakmont Circle 57
2017 TO 10-09-2017 10 Pebble Beach Drive 58
2017 TO 10-16-2017 315 Rio Pinar Drive 59
2017 TO 11-14-2017 24 S St Andrews Drive 60
2017 TO 11-28-2017 16 Pine Valley Circle, 61
2017 TO 12-01-2017 58 N St Andrews Drive 62
2017 TO 12-06-2017 31 Pebble Beach Drive 63
2017 TO 12-15-2017 77 N St Andrews Drive 64

2018 TO 01-02-2018 5 Pebble Beach Drive 65
2018 TO 02-12-2018 26 N St Andrews Drive 66
2018 TO 02-16-2018 46 N St Andrews Drive 67
2018 TO 02-20-2018 108 N St Andrews Drive 68
2018 TO 03-16-2018 18 Tomoka Oaks Boulevard 69
2018 TO 05-10-2018 55 N St Andrews Drive 70
2018 TO 05-21-2018 74 S St Andrews Drive 71
2018 TO 06-04-2018 224 Rio Pinar Drive 72
2018 TO 06-20-2018 77 S St Andrews Drive 73
2018 TO 06-25-2018 24 S St Andrews Drive 74
2018 TO 07-02-2018 2 Waterfront Court 75
2018 TO 07-10-2018 53 S St Andrews Drive 76
2018 TO 07-13-2018 96 N St Andrews Drive 77
2018 TO 08-09-2018 33 S St Andrews Drive 78
2018 TO 08-15-2018 42 Oakmont Circle 79
2018 TO 09-25-2018 37 Pine Valley Circle 80
2018 TO 11-08-2018 57 S St Andrews Drive 81
2018 TO 11-29-2018 3 Pine Valley Circle 82
2018 TO 12-17-2018 48 Oakmont Circle 83
2019 TO 01-10-2019 124 Rio Pinar Drive 84
2019 TO 01-17-2019 19 Nottingham Drive 85
2019 TO 01-18-2019 110 N St Andrews Drive 86
2019 TO 03-29-2019 3 Eagle Drive 87
2019 TO 05-02-2019 47 N St Andrews Drive 88
2019 TO 0504-2019 2 Pine Valley Circle 89
2019 TO 06-21-2019 16 Eagle Court 90
2019 TO 06-21-2019 231 Rio Pinar Drive 91
2019 TO 07-01-2019 43 N St Andrews Drive 92
2019 TO 07-31-2019 49 Pine Valley Circle 93
2019 TO 08-09-2019 129 Rio Pinar Drive 94

2019 TO 08-16-2019 64 S St Andrews Drive 95
2019 TO 09-12-2019 4 Pebble Beach Drive 96
2019 TO 09-24-2019 47 S St Andrews Drive 97
2019 TO 11-14-2019 14 Oakmont Circle 98
2019 TO 11-15-2019 52 Pine Valley Circle 99
2019 TO 11-15-2019 119 Rio Pinar Drive 100
2019 TO 12-27-2019 51 S St Andrews Drive 101
2020 TO 01-15-2020 34 Pine Valley Circle 102
2020 TO 01-22-2020 35 N St Andrews Drive 103
2020 TO 03-12-2020 29 Oakmont Circle 104
2020 TO 04-27-2020 19 Janet Circle 105
2020 TO 06-01-2020 34 N St Andrews Drive 106
2020 TO 06-19-2020 39 N St Andrews Drive 107
2020 TO 09-17-2020 12 Oakmont Circle 108
2020 TO 09-18-2020 5 Pebble Beach Drive 109
2020 TO 11-24-2020 21 N St Andrews Drive 110
2020 TO 12-18-2020 219 Rio Pinar Drive 111
2020 TO 12-22-2020 14 Eagle Court 112
2022 TO 06-15-2022 60 N St Andrews Drive 113

Residential
Closed
MLS# 553746

201 Rio Pinar Drive, Ormond Beach, FL 32174

Public Display

List Price: $319,000
Sold/Leased Price: $295,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$319,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$107.11	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	99.05	**Unit #:**		**Tax ID:**	324223000990
Bedrooms:	3			**As Is Cond:**	Yes
Baths - Total:	2.1	**Year Built:**	1980	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Sewer:**	City		
Living Area:	2,978	**Water:**	City		
SqFt - Total:	4,312				
SqFt Source:	Property Appraiser				
Lot Size:	100x140				

Directions: East on Granada, North on Nova, Left on S St Andrews, R on Rio Pinar

Virtual Tour: Click to View Virtual Tour

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 16		Kitchen		20 x 14	
Bedroom 2		18 x 11		Utility Room		8 x 6	
Bedroom 3		17 x 10					
Dining Room		15 x 11					
Family Room		31 x 16					

1st Floor: Slab
Air Conditioning: Central; Zoned
Appliances: Dishwasher; Disposal; Double Oven; Dryer; Microwave; Refrigerator; Washer
Architecture: Modern
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Carpet; Tile
Pets Allowed: No
Heating: Central; Electric; Zoned
Inside: Cathedral Ceiling; Ceiling Fans; Fireplace; Split Bedroom
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Attached; Oversized
Pool: Heated; Inground Private; Screened
Porch: Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Love an All-Natural Setting with Pool on the Golf Course? Does coquina rock, lush outdoor landscaping and a beautiful sun tunnel and glass atrium in the family room sound like your style? This California Contemporary pool home is directly on the Tomoka Oaks Golf Course and is designed to feel like you are living outdoors. 2 large sliders open from the family room to the lush backyard and onto the golf course. A coquina stone fireplace, open floor plan with beautiful live atrium grace the family room. Great for family and friend gatherings the home includes an entertainment bar room with seating, open to the family room and a formal dining room that looks out onto the atrium and family room. The kitchen has been updated with new cabinets, granite countertops, a wine bar, pull-out cabinets

Showing Instructions:
Directions: East on Granada, North on Nova, Left on S St Andrews, R on Rio Pinar
Legal: LOT 99 TOMOKA OAKS UNIT 7A MB 34 PGS 162 TO 164 INC PER OR 3606 PG 0500
Parcel ID Link: 324223000990
Supra: Yes
Dispute Res: No

Sold Price Sqft: $99.06
Sold/Leased Date: 11/03/2014



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Residential
Closed
MLS# 560000

7 Waterfront Court, Ormond Beach, FL 32174

Public Display

List Price: $195,000
Sold/Leased Price: $188,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$195,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$86.47	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	83.37	**Unit #:**		**Tax ID:**	324227000040
Bedrooms:	3	**Year Built:**	1983	**As Is Cond:**	Yes
Baths - Total:	2.1	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	2,255				
SqFt - Total:	3,035				
SqFt Source:	Property Appraiser				
Lot Size:	98x116				

Directions: From Granada Blvd, Go North on Nova Rd. Left into Tomoka Oaks. Right on North St Andrews, Right onto Waterfront Ct.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		18 x 13		Kitchen		12 x 12	
Bedroom 2		17 x 12					
Bedroom 3		14 x 14					
Dining Room		12 x 7					
Family Room		18 x 14					
Living Room		17 x 16					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Range
Architecture: Traditional
Building: 2 Stories
Construction: Face Brick
Floor Coverings: Carpet; Tile; Wood
Pets Allowed: No
Heating: Central
Inside: Fireplace; Split Bedroom
Land: Cul-De-Sac
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Fenced Yard
Parking: 2 Car Garage; Attached
Porch: Patio
Roof: Shingle
Special Conditions: Bank Owned/REO
Util for Land Only: City Water; Sewer

Remarks: Beautiful Tomoka Oaks is an established, golf course community conveniently located in the heart of Ormond Beach. This lovely 3 bedroom, split planned home is inviting, light and bright, offering wood flooring and tile in the kitchen. Soaring ceilings greet you upon entering the living/dining area with a full view of the kitchen and windows looking out back to your private back yard. Located in a cul de sac, you have wide sides to the home and are not on top of your neighbors. The master bedroom is good sized and is located on one side of the home back by the big family room with stone faced fireplace. The other 2 bedrooms are on the other side of the home with a jack and jill bathroom. The garage sits lower on the lot with a fenced yard and side entry for another car. Come see this nic

Showing Instructions:
Directions: From Granada Blvd, Go North on Nova Rd. Left into Tomoka Oaks. Right on North St Andrews, Right onto Waterfront Ct.
Legal: LOT 4 & INC E 2.83 FT ON S/L E OF LOT 4 TOMOKA OAKS UNIT NO6MB 35 PG 130 PER OR 3772 PG 4518 & OR 5464 PG 4705
Parcel ID Link: 324227000040
Supra: No **Dispute Res:** No

Sold Price Sqft: $83.37
Sold/Leased Date: 11/07/2014



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Residential
Closed
MLS# 564687

32 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $191,900
Sold/Leased Price: $186,000

Area: 44 - Ormond N of 40, S Tomoka River, E of US1 **County:** Volusia



List Price:	$191,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$109.84	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	106.46	**Unit #:**		**Tax ID:**	324210070170
Bedrooms:	3			**As Is Cond:**	Yes
Baths - Total:	2.1	**Year Built:**	1963	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Sewer:**	City		
Living Area:	1,747	**Water:**	City		
SqFt - Total:	2,938				
SqFt Source:	Owner				
Lot Size:	111x120				

Directions: FROM GRANADA NORTH ON NOVA, LEFT INTO TOMOKA OAKS, FIRST RIGHT THEN LEFT ONTO PINE VALLEY CIRCLE.
Virtual Tour:
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		18 x 12		Kitchen		12 x 10	
Bedroom 2		13 x 11					
Bedroom 3		13 x 11					
Dining Room		10 x 07					
Family Room		17 x 16					
Living Room		17 x 14					

Acreage: 1/2 - 1
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator; Water Softener
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile
Pets Allowed: No
House Orientation: E
Heating: Central
Land: On Golf Course
Miscellaneous: Golf Community
Maint Fee Covers: Clubhouse; Common Area
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Oversized
Porch: 2+ Porches/Decks; Enclosed
Special Conditions: None

Remarks: GARDENER'S PARADISE, WELL MAINTAINED HOME ON SIXTH FAIRWAY IN SOUGHT AFTER TOMOKA OAKS. THREE BEDROOMS 2.5 BATH WITH EXTRA LARGE L SHAPED ENCLOSED PORCH. ZONED FOR SEABREEZE HIGH SCHOOL. HOMEOWNERS ASSOCIATION IS VOLUNTARY $60/YR. LIVING ROOM WITH FAMILY ROOM. DINING ROOM. BUILT IN TV CABINET/BOOKCASE. LARGE BEDROOMS, WATER SOFTENER, RETRO FOAM INSULATION, CEDAR-LINED CLOSETS WITH ORGANIZERS, 3 SOLAR LIGHTS, OVERSIZED 2 CAR GARAGE WITH SHELVING, NEW RAINBIRD CONTROL SPRINKLERS, HURRICANE WINDOWS, HOT WATER RE CIRCULATOR. BEST DEAL IN THIS EXCELLENT NEIGHBORHOOD.golf course, landscape, retro foam in the attic, all of the shelving in the garage and house, crown molding, new windows, recirculating hot water heater, soft water, sprinkler system that has new controls

Showing Instructions:
Directions: FROM GRANADA NORTH ON NOVA, LEFT INTO TOMOKA OAKS, FIRST RIGHT THEN LEFT ONTO PINE VALLEY CIRCLE.
Legal: LOT 17 BLK 7 TOMOKA OAKS CLOUNTRY CLUB ESTATES UNIT 1 MB 25PGS 58-59 INC PER OR 2566 PG 0054 PER OR 5789 PG 4340 PER OR5812 PGS 1757-1758 PER OR 5933 PG 2025
Parcel ID Link: 324210070170
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $106.47
Sold/Leased Date: 02/26/2015



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Residential
Closed
MLS# 560910

36 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $189,000
Sold/Leased Price: $164,194

Area: 44 - Ormond N of 40, S Tomoka River, E of US1 **County:** Volusia



List Price:	$189,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$82.46	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	71.63	**Unit #:**		**Tax ID:**	324210070190
Bedrooms:	3	**Year Built:**	1979	**As Is Cond:**	Yes
Baths - Total:	2.2	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 / 2	**Water:**	City		
Living Area:	2,292				
SqFt - Total:	3,244				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: From Granada go North on Nova, turn on Tomoka Oaks Blvd., then right on N. Saint Andrews Dr., left on Pine Valley Cir. t

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		18 x 15		Kitchen		17 x 13	
Bedroom 2		14 x 14		Patio/Deck		21 x 11	
Bedroom 3		14 x 11					
Dining Room		14 x 12					
Living Room		26 x 24					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Frame
Floor Coverings: Carpet; Tile
Pets Allowed: Yes
House Orientation: E
Heating: Central; Electric
Inside: Fireplace
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Oversized
Pool: Inground Private; Screened
Porch: Patio; Screened
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water; Electric; Sewer

Remarks: JUST REDUCED!! At this price this home will surely appeal to the active couple looking for a great place to raise a beautiful family or the retired couple looking for a little space and some much deserved relaxation. After a long day or for a place to start your mornings you will certainly enjoy the cool sparking screened in pool. With this home located in popular Tomoka Oaks there will be plenty of activities nearby for everyone to enjoy all year long and so close to shopping too. If life and time permits, a round of golf is just steps away with this home overlooking the 6th fairway of the Tomoka Oaks Golf and Country Club. The 100x120 foot lot is high and dry and offers views of majestic oaks in all directions. Features in the home include a large foyer, eat-in kitchen, stoned woo

Showing Instructions:
Directions: From Granada go North on Nova, turn on Tomoka Oaks Blvd., then right on N. Saint Andrews Dr., left on Pine Valley Cir. t
Legal: LOT 19 BLK 7 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS58-59 INC PER OR 2802 PG 1363 PER D/C PER OR 3734 PGS 1219-1221 INC
Parcel ID Link: 324210070190
Supra: Yes
Dispute Res: No

Sold Price Sqft: $71.64
Sold/Leased Date: 03/30/2015



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Residential
Closed
MLS# 565872

21 Janet Circle, Ormond Beach, FL 32174

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia

Public Display

List Price: $199,500
Sold/Leased Price: $193,000



List Price:	$199,500	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$81.26	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	78.61	**Unit #:**		**Tax ID:**	324210050120
Bedrooms:	3	**Year Built:**	1974	**As Is Cond:**	Yes
Baths - Total:	3	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	3 / 0	**Water:**	City		
Living Area:	2,455				
SqFt - Total:	3,145				
SqFt Source:	Property Appraiser				
Lot Size:	117x130				

Directions: -North on Nova from Granada L on Tomoka Oaks Blvd. R to N. St. Andrews, R on to Pebble Beach, R on Janet Cir.
Virtual Tour: Click to View Virtual Tour
Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		13 x 12		Kitchen		24 x 12	
Bedroom 2		15 x 13					
Bedroom 3		16 x 15					
Dining Room		18 x 12					
Family Room		28 x 13					
Living Room		18 x 17					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile
Pets Allowed: Yes
Heating: Central
Inside: Ceiling Fans; Fireplace; Split Bedroom
Land: Golf Course Community
Miscellaneous: Golf Community; Workshop
Maint Fee Covers: NA
Outside: Clubhouse Facility; Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Oversized
Porch: Patio
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Wonderfully maintained home on beautiful lot. All three bedrooms have adjoining bathrooms. Large, open floor plan. Great neighborhood, quiet street, located on cul-de-sac. Golf course community, close to Tomoka River.Square footage received from tax rolls. All information recorded in the MLS intended to be accurate but cannot be guaranteed.

Showing Instructions:
Directions: -North on Nova from Granada L on Tomoka Oaks Blvd. R to N. St. Andrews, R on to Pebble Beach, R on Janet Cir.
Legal: LOT 12 BLK 5 UNIT 1-C TOMOKA OAKS COUNTRY CLUB ESTATES MB 31PG 165 PER OR 4135 PG 1628 PER UNREC D/C PER OR 6852 PG 4988 PER D/C 6852 PG 4989
Parcel ID Link: 324210050120
Supra: Yes **Dispute Res:** Yes

Sold Price Sqft: $78.62
Sold/Leased Date: 05/05/2015



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Residential
Closed
MLS# 570418

51 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $215,000
Sold/Leased Price: $207,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$215,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$92.91	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	89.67	**Unit #:**		**Tax ID:**	324210150020
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	3.3	**Year Built:**	1973	**Homestead Exempt:**	No
Full / Half Baths	3 / 30	**Sewer:**	City		
Living Area:	2,314	**Water:**	City		
SqFt - Total:	2,844				
SqFt Source:	Appraisal				
Lot Size:	70x120				

Directions: E on Granada, R onto Nova,,Tomoka Oaks on the R,L on S St Andrews,R on Oakmont, R on Oakmont Cir. House on the corner

Virtual Tour: Click to View Virtual Tour

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 12		Kitchen		13 x 10	
Bedroom 2		11 x 10					
Bedroom 3		11 x 11					
Bedroom 4		27 x 10					
Dining Room		11 x 9					
Family Room		33 x 10					
Living Room		18 x 14					

1st Floor: Slab
Acreage: 0 - 1/2; 1/2 - 1
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Disposal; Range; Refrigerator
Architecture: Traditional
Building: 1 Story
Construction: Frame; Siding
Floor Coverings: Carpet; Tile

Pets Allowed: Yes
Financing: OWC - FHA/VA
House Orientation: W
Heating: Central; Electric
Inside: 1 Bedroom Down; 2 Bedrooms Down; Ceiling Fans; Split Bedroom
Land: Corner Lot; Golf Course Community
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: NA
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage
Porch: Enclosed
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water

Remarks: Everything you need in one home! Mature landscaping with beautiful curb appeal. Walk through the glass front door into OPEN FLOOR PLAN. Formal living room overlooks the front yard and flows into formal dining room. Dining room opens into upgraded kitchen. 42' WOOD cabinets, corian countertops, STAINLESS STEEL appliances, backsplash and breakfast bar which flows to family room. Family room has lots of windows overlooking the private FENCED in backyard. Large master bedroom with RENOVATED BATH. 2 sinks, TILE walk-in shower and tile floors. 2 additional large bedrooms and renovated 2nd bath. TILE shower, upgraded sink and new tile floors. All of this plus and an IN-LAW SUITE!!! Large room with en suite bath, private entrance and plumbed for a kitchen. FRESH paint, NEW WINDOWNS and brand NE

Showing Instructions:
Directions: E on Granada, R onto Nova,,Tomoka Oaks on the R,L on S St Andrews,R on Oakmont, R on Oakmont Cir. House on the corner
Legal: LOT 2 BLK 15 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3 MB 29 PG 81 PER OR 4479 PG 4778 PER OR 5340 PG 4474
Parcel ID Link: 324210150020
Supra: No
Dispute Res: No

Sold Price Sqft: $89.67
Sold/Leased Date: 05/06/2015



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Residential
Closed
MLS# 1000520

66 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $319,000
Sold/Leased Price: $310,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$319,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$109.4	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	106.31	**Unit #:**		**Tax ID:**	3242-10-07-0290
Bedrooms:	4	**Location:**	E	**Zoning:**	Single Family
Baths - Total:	3.1	**Year Built:**	1963	**As Is Cond:**	Yes
Full / Half Baths	3 / 1	**Sewer:**	City	**Homestead Exempt:**	Yes
Living Area:	2,916	**Water:**	City		
SqFt - Total:	3,898				
SqFt Source:	Property Appraiser				
Lot Size:	82x173 + 91x197				

Directions: North on Nova from Granada to Tomoka Oaks Subdivision. Right on North Saint Andrews.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	19 x 13		Kitchen	Main	16 x 13	
Bedroom 2	Main	14 x 13		Utility Room	Main	10 x 6	
Bedroom 3	Main	14 x 13					
Bedroom 4	Main	13 x 12					
Dining Room	Main	19 x 12					
Family Room	Main	19 x 17					
Living Room	Main	34 x 21					

1st Floor: Slab
Acreage: 1/2 - 1
Air Conditioning: Central
Appliances: Dishwasher; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile; Wood

Pets Allowed:
House Orientation: E
Heating: Central; Electric
Inside: Ceiling Fans; Fireplace
Land: Corner Lot; Golf Course Community; On Golf Course
Miscellaneous: Golf Community; Homeowners Association; Security System
Maint Fee Covers: Common Area
Outside: Fenced Yard; Irrigation Sprinkler

Parking: 2 Car Garage; Attached; Oversized
Pool: Inground Private; Screened
Porch: 2+ Porches/Decks; Front; Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: BEAUTIFUL GOLF COURSE POOL HOME CONVENIENTLY LOCATED IN DESIRABLE TOMOKA OAKS!!! Very large 4 bedroom 3 and 1/2 Bath RENOVATED home on a high DOUBLE LOT! Brand new roof, new kitchen with granite countertops, new bathrooms, new paint inside and out! Lovely entry through a private courtyard which opens with double doors into a huge living area with a fireplace and double sliders onto the screened pool enclosure. The family room and the master bedroom also have sliders onto the pool lanai. Sit by your pool and watch the golfers tee off the 6th tee of the golf course! Lots of privacy in your huge front, back and side yards. This is a gorgeous house that has been meticulously maintained! Make your appointment to see it today!

Showing Instructions:
Directions: North on Nova from Granada to Tomoka Oaks Subdivision. Right on North Saint Andrews.
Legal: LOTS 29 & 30 BLK 7 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58-59 INC PER OR 3030 PG 1880 PER OR 5716 PGS 4026-4027 INC PER D/C 5716 PG 4023 PER OR 6396 PG 0501
Parcel ID Link: 3242-10-07-0290
Supra: Yes **Dispute Res:** Yes

Sold Price Sqft: $106.31
Sold/Leased Date: 06/05/2015



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Residential
Closed
MLS# 1002008

9 PINE VALLEY Circle, Ormond Beach, FL 32174

Public Display

List Price: $199,900
Sold/Leased Price: $187,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$199,900	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$111.3	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-07-0050
Sold Price/SqFt:	104.4	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	3			**Homestead Exempt:**	Yes
Baths - Total:	2	**Year Built:**	1965		
Full / Half Baths	2 / 0	**Sewer:**	City		
Living Area:	1,796	**Water:**	City		
SqFt - Total:	2,176				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: North on Nova Rd from Granada, left into Tomoka Oaks, right on N St Andrews, left on Pine Valley

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		14 x 13		Florida Room		18 x 16	
Bedroom 2		13 x 12		Kitchen		18 x 10	
Bedroom 3		13 x 10		Utility Room		14 x 10	
Dining Room		14 x 11					
Family Room		17 x 13					
Living Room		18 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Laminate; Tile; Vinyl; Wood

Pets Allowed:
House Orientation: N
Heating: Central; Electric; Heat Pump
Inside: 2 Bedrooms Down
Land: Golf Course Community
Miscellaneous: Golf Community; Homeowners Association
Outside: Utility Shed

Parking: 2 Car Garage
Porch: Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water

Remarks: Enjoy the cool breezes from this well maintained 3 bedroom 2 bath home situated on the 7th fairway of Tomoka Oaks Golf Course makes this a perfect location. Open floor plan with Parquet wood flooring in the kitchen, living & family rooms. Carpet throughout the bedrooms. Large laundry room with a working utility room included. Mature, Manicured Lawn with large shading Oak Trees. Upgrades of this home include special Foil Radiant Temperature Insulating Shield that greatly reduces the energy bill, custom built Garage Shelving Unit and flooring throughout the home. Enjoy entertaining your guest on the large tiled, screened in back porch while watching the golfers go by. Sq footage received from tax rolls. All information intended to be accurate but cannot be guaranteed.

Showing Instructions:
Directions: North on Nova Rd from Granada, left into Tomoka Oaks, right on N St Andrews, left on Pine Valley
Legal: LOT 5 BLK 7 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 1 MB 25 PGS 58-59 INC PER OR 4533 PG 1811 PER EST LTR PER OR 1816 PG 1496 PER DC 6091 PG 0059 PER DC 6091 PG 0060 PER OR 6091 PGS0064-0065 PER OR 6340 PG 0648 PER UNREC D/C
Parcel ID Link: 3242-10-07-0050
Supra: Yes
Dispute Res:

Sold Price Sqft: $104.4
Sold/Leased Date: 06/15/2015



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Residential
Closed
MLS# 1000396

104 Rio Pinar Drive, Ormond Beach, FL 32174

Public Display

List Price: $259,900
Sold/Leased Price: $237,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$259,900	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$106.69	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-34-0010
Sold Price/SqFt:	97.5	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	3			**Homestead Exempt:**	No
Baths - Total:	3	**Year Built:**	1975		
Full / Half Baths	3 / 0	**Sewer:**	City		
Living Area:	2,436	**Water:**	City		
SqFt - Total:	2,942				
SqFt Source:	Property Appraiser				
Lot Size:	112x130				

Directions: From Nova left into Tomoka Oaks,L on St Andrews to 4 way stop, House on Right.
Virtual Tour:
Maint Fee: $70 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 14		Den		13 x 11	
Bedroom 2		19 x 14		Kitchen		23 x 11	
Bedroom 3		12 x 12		Utility Room		11 x 5	
Dining Room		12 x 11					
Living Room		20 x 17					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Dryer; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Brick; Frame
Floor Coverings: Carpet; Wood
Pets Allowed: Yes
House Orientation: E
Heating: Central
Inside: Ceiling Fans; Split Bedroom; Volume Ceiling
Land: Corner Lot; Golf Course Community
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Detached
Porch: Deck
Road: Paved
Roof: Gravel; Other
Special Conditions: None

Remarks: One of a Kind! Nestled amongst the Oaks in the Tomoka Oaks golf course community. This 3bed/3bath brick home is situated on a corner lot featuring lush landscaping for lots of privacy. Stone pathways lead you to the entry where you will find the great room with floor to ceiling windows, exposed beams and volume ceilings for lots of natural lighting. Updated kitchen is light and bright with an abundance of cabinets and workspace and large eat in area with french doors that open to wonderful backyard decking. Formal dining is adjacent to kitchen with skylights for even more lighting. 2 master suites offer many living possibilites. Original suite has large seating area, walk in closets and updated bath & duel designer rectangular glass bowl sinks. The additional master suite was tastefully ad

Showing Instructions:
Directions: From Nova left into Tomoka Oaks,L on St Andrews to 4 way stop, House on Right.
Legal: LOT 1 BLK 34 UNIT 4 TOMOKA OAKS COUNTRY CLUB ESTS MB 31 PG167 PER OR 2714 PG 0537
Parcel ID Link: 3242-10-34-0010
Supra: Yes
Dispute Res:

Sold Price Sqft: $97.5
Sold/Leased Date: 06/29/2015



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Residential
Closed
MLS# 569525

70 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $219,000
Sold/Leased Price: $212,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$219,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$93.35	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	90.37	**Unit #:**		**Tax ID:**	324210170040
Bedrooms:	3	**Year Built:**	1973	**As Is Cond:**	Yes
Baths - Total:	2.1	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	2,346				
SqFt - Total:	2,996				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: East on Granada, North on Nova, Left into Tomoka Oaks, Left on St. Andrews to Right on Oakmont Cir.

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		17 x 14		Kitchen		14 x 14	
Bedroom 2		16 x 11		Porch/Balcony		14 x 10	
Bedroom 3		15 x 11					
Dining Room		13 x 13					
Family Room		21 x 13					
Living Room		20 x 16					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Brick; Frame
Floor Coverings: Carpet; Laminate
Pets Allowed: Yes
House Orientation: E
Heating: Central
Inside: Ceiling Fans; Fireplace
Land: Golf Course Community; On Golf Course
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Oversized
Porch: Patio
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Picturesque setting on the Tomoka Oaks golf course. This 3bed/2.5 brick home on quiet tree lined street has been extremely well maintained. Double entry door opening to formal living & formal dining area all overlooking the 13th tee. Great for family gatherings or formal entertaining. Family room with wood burning fireplace with sliding doors opening to covered patio. Kitchen w/breakfast nook, solid wood cabinetry and lots of windows for natural lighting. Master bedroom with updated dual vanity and private patio. Notice the room sizes on the secondary bedrooms. Very private location with brick courtyard entry and lovely brick wallked patio to enjoy the golfers! Oversized garage & utility room. Enjoy the Florida lifestyle -living on the golf course, backyard entertaining and just a shor

Showing Instructions:
Directions: East on Granada, North on Nova, Left into Tomoka Oaks, Left on St. Andrews to Right on Oakmont Cir.
Legal: LOT 4 BLK 17 UNIT 4 TOMOKA OAKS COUNTRY CLUB ESTATES MB 31 PG 167 PER OR 3824 PG 2004 PER D/C 6610 PG 1771 & OR 6610 PG1794 & OR 6610 PG 1795
Parcel ID Link: 324210170040
Supra: Yes
Dispute Res: No

Sold Price Sqft: $90.37
Sold/Leased Date: 08/12/2015



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Residential
Closed
MLS# 570185

48 N ST ANDREWS Drive, Ormond Beach, FL 32174

Public Display

List Price: $167,500
Sold/Leased Price: $151,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$167,500	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$91.93	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	82.88	**Unit #:**		**Tax ID:**	324210090150
Bedrooms:	3	**Year Built:**	1987	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 / 0	**Water:**	City		
Living Area:	1,822				
SqFt - Total:	2,262				
SqFt Source:	Property Appraiser				
Lot Size:	100x142				

Directions: N ON NOVA TO LEFT ON TOMOKA OAKS BLVD TO RIGHT ON N.ST.ANDREWS. PROPERTY ON LEFT.

Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		13 x 13		Kitchen		14 x 11	
Bedroom 2		13 x 10		Utility Room		7 x 6	
Bedroom 3		12 x 10		Utility Room			
Dining Room		14 x 11		Utility Room			
Family Room		22 x 12		Utility Room			
Living Room		22 x 13		Utility Room			
				Utility Room			
				Utility Room			
				Utility Room			
				Utility Room			
				Utility Room			
				Utility Room			
				Utility Room			
				Utility Room			

Pets Allowed: No

Special Conditions: Bank Owned/REO

Remarks: Tomoka Oaks Beauty. Large 3 bedrooms and 2 bathrooms estate home recently updated kitchen and bathrooms. Open floor plan with granite counter tops and cherry wood cabinets. Home also has wood burning fireplace, Florida room with separate entrance and attached 2 car side garage. Very large lot 100x142, that is on the golf course. No association fees. Great "A" rated school district, easy commute to interstate and beaches. CLOSED 8/13/2015 FOR 151,000. TAX ROLL MIGHT REFLECT 158094,00 BUYER HAD TO PAY BUYER PREMIUM OF 6795.00 + 299.00 TECH FEE. ACTUAL SALES PRICE IS 151,000

Showing Instructions:
Directions: N ON NOVA TO LEFT ON TOMOKA OAKS BLVD TO RIGHT ON N.ST.ANDREWS. PROPERTY ON LEFT.
Legal: LOT 15 BLK 9 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 1 MB 25 PGS 58-59 INC PER OR 2943 PG 0185 PER D/C 5796 PG 2664 PER OR5796 PG 2665 PER OR 6739 PG 1050 PER OR 7018 PG 2266
Parcel ID Link: **324210090150**
Supra: No **Dispute Res:** No

Sold Price Sqft: $82.88
Sold/Leased Date: 08/13/2015



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Residential
Closed
MLS# 1004837

64 OAKMONT Circle, Ormond Beach, FL 32174

Public Display

List Price: $237,500
Sold/Leased Price: $225,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$237,500	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$128.38	**Subdivision:**	Tomoka Oaks	**Tax ID:**	42-13-32-10-17-0060
Sold Price/SqFt:	121.62	**Unit #:**		**Zoning:**	Single Family
Bedrooms:	3			**As Is Cond:**	Yes
Baths - Total:	2	**Location:**	W	**Homestead Exempt:**	No
Full / Half Baths	2 / 0	**Year Built:**	1975		
Living Area:	1,850	**Sewer:**	City		
SqFt - Total:	2,591	**Water:**	City		
SqFt Source:	Property Appraiser				
Lot Size:	100 x120				

Directions: North on Nova Rd from Granada, left into Tomoka Oaks-left on S Sat Andrews Dr, right on Oakmont house is on the left.
Virtual Tour:

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	12 x 10		Florida Room	Main	15 x 12	
Bedroom 2	Main	12 x 10		Kitchen	Main	12 x 12	
Bedroom 3	Main	15 x 12					
Family Room	Main	15 x 12					
Living Room	Main	18 x 15					

Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Laminate; Tile
Pets Allowed:
House Orientation: W
Heating: Central; Electric
Inside: Ceiling Fans; Split Bedroom
Land: On Golf Course
Miscellaneous: Golf Community
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage
Pool: Inground Private; Screened
Porch: Screened
Roof: Shingle
Special Conditions: Agent Owned

Remarks: Move in Ready! 64 Oakmont-this 3 bedroom/ 2 bathroom-golf course lot- has been renovated by licensed contractors-New-granite kitchen countertops, custom cabinets, flooring and stainless steel appliances. New flooring throughout this home, paint- interior & exterior, light fixtures, plumbing fixtures and interior doors/hardware. Bathrooms-new flooring, vanitys, hardware, tile and fixtures. Pool-has been resurfaced, ddeck has been resurfaced, enclosure has been rescreened and firepit added. This open floor plan, renovated home with golf course/pool views is move in ready!

Showing Instructions:
Directions: North on Nova Rd from Granada, left into Tomoka Oaks-left on S Sat Andrews Dr, right on Oakmont house is on the left.
Legal: LOT 6 BLK 17 TOMOKA OAK COUNTRY CLUB ESTS MB 31 PG 167 PER O R 3414 PG 0642 PER OR 7090 PGS 3964-3965
Parcel ID Link: 42-13-32-10-17-0060
Supra: No **Dispute Res:**

Sold Price Sqft: $121.62
Sold/Leased Date: 09/29/2015



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Residential
Closed
MLS# 1008427

37 PINE VALLEY Circle, Ormond Beach, FL 32174

Public Display

List Price: $234,900
Sold/Leased Price: $227,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$234,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$161.78	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	156.34	**Unit #:**		**Tax ID:**	3242-10-08-0180
Bedrooms:	3	**Year Built:**	1964	**Zoning:**	Single Family
Baths - Total:	2	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	2 / 0	**Water:**	City	**Homestead Exempt:**	Yes
Living Area:	1,452				
SqFt - Total:	2,576				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: Nova Road to Tomoka Oaks Blvd, R on N. St. Andrews, L on 2nd Pine Valley Circle to 37 on the left.

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	14 x 11		Kitchen	Main	24 x 10	
Bedroom 2	Main	14 x 11		Porch/Balcony	Main	13 x 6	
Bedroom 3	Main	10 x 9					
Living Room	Main	15 x 15					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Modern
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Laminate; Tile
Pets Allowed: Yes
Financing: OWC - FHA/VA
Heating: Central
Inside: Ceiling Fans
Miscellaneous: Golf Community; Homeowners Association; Security System
Maint Fee Covers: NA
Outside: Clubhouse Facility; Fenced Yard; Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage
Pool: Inground Private; Screened
Porch: Patio; Rear; Screened
Road: Paved
Special Conditions: None

Remarks: Priced to SELL!!! Come see this STUNNING pool home on a hill in BEAUTIFUL Highly Desired Tomoka Oaks! **SO MUCH IS NEW and IMPROVED** Current owners have NO DOUBT taken pride in owning this home! Step through the front door to the open family room featuring newer medium colored laminate wood floors and an architecturally appealing bay window offering a light and bright atmosphere adorned with NEW Florida plantation shutters. Continue to the beautifully spacious and unified Kitchen and Dining room featuring new HIGHLY DESIRED 'wood plank' porcelain tile in a contemporary white wash color, stainless steel appliances, crown moulded cabinets and ceilings, new cabinetry knobs and pulls and recessed lighting.

Showing Instructions:
Directions: Nova Road to Tomoka Oaks Blvd, R on N. St. Andrews, L on 2nd Pine Valley Circle to 37 on the left.
Legal: LOT 18 BLK 8 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS58-59 INC PER OR 3883 PG 4380 PER OR 6379 PG 2658 PER OR 6821 PG 3393
Parcel ID Link: 3242-10-08-0180
Supra: No
Dispute Res: No

Sold Price Sqft: $156.34
Sold/Leased Date: 12/30/2015



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Residential
Closed
MLS# 1002033

50 OAKMONT Circle, Ormond Beach, FL 32174

Public Display

List Price: $225,000
Sold/Leased Price: $205,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$225,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$98.9	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	90.11	**Unit #:**		**Tax ID:**	3242-10-17-0110
Bedrooms:	3	**Year Built:**	1970	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 / 0	**Water:**	City		
Living Area:	2,275				
SqFt - Total:	2,910				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: Nova Rd & Granada Blvd, N on Nova, L on Tomoka Oaks Blvd, L S St. Andrews, R on Oakmont Cir,2nd R on Oakmont Cir on left
Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	15 x 13		Kitchen	Main	20 x 12	Eat-in-Kitchen
Bedroom 2	Main	12 x 12		Patio/Deck	Main	49 x 21	
Bedroom 3	Main	12 x 11					
Dining Room	Main	11 x 10					
Family Room	Main	32 x 15					
Living Room	Main	23 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile

Pets Allowed:
House Orientation: E
Heating: Central; Electric; Heat Pump
Inside: Ceiling Fans; Fireplace; Split Bedroom
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community
Outside: Irrigation Well

Parking: 2 Car Garage; Attached
Pool: Inground Private; Screened
Porch: Deck; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Pool home with great golf course views. Recent A/C. Block construction with almost 2,300 sq. ft. of living, 2 car garage, 3 bedrooms, office area, fireplace, formal living and dining, family room with fireplace. Incredible location and sought after neighborhood, close to shopping, schools and a 10 minute drive to the beach.

Showing Instructions:
Directions: Nova Rd & Granada Blvd, N on Nova, L on Tomoka Oaks Blvd, L S St. Andrews, R on Oakmont Cir,2nd R on Oakmont Cir on left
Legal: LOT 11 BLK 17 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3 MB 29 PG81 PER OR 1489 PG 29 PER UNREC DC
Parcel ID Link: 3242-10-17-0110
Supra: Yes

Dispute Res:

Sold Price Sqft: $90.11
Sold/Leased Date: 01/05/2016



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Residential
Closed
MLS# 1009888

36 PINE VALLEY Circle, Ormond Beach, FL 32174

Public Display

List Price: $233,900
Sold/Leased Price: $200,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$233,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$102.05	**Subdivision:**	Tomoka Oaks		
Sold Price/SqFt:	87.26	**Unit #:**		**Special Contingency:**	No
Bedrooms:	3	**Location:**	E	**Tax ID:**	3242-10-07-0190
Baths - Total:	2	**Year Built:**	1979	**Zoning:**	Single Family
Full / Half Baths	2 / 0	**Sewer:**	City		
		Water:	City	**Homestead Exempt:**	No
Living Area:	2,292				
SqFt - Total:	3,244				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: Nova Rd. to Tomoka Oaks Blvd & make a left, then make a right onto N. St. Andrews Dr., then a left on to Pine Valley Cir

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	18 x 15		Kitchen	Main	17 x 13	
Bedroom 2	Main	14 x 14		Patio/Deck	Main	21 x 11	
Bedroom 3	Main	14 x 11					
Dining Room	Main	14 x 12					
Living Room	Main	26 x 24					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Disposal; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block; Face Brick; Frame
Floor Coverings: Carpet; Tile

Pets Allowed:
Financing: OWC - FHA/VA
House Orientation: E
Heating: Central; Electric
Inside: Ceiling Fans; Fireplace; Sunken Living Room
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community
Outside: Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Oversized
Pool: Inground Private; Screened
Porch: Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Stop Looking, you found your home!This 3 bedroom 2 bath 2 car garage pool home, located on the Golf Course in the middle of Ormond Beach! Better yet No HOA! This will not last!! Enjoy cool evenings sitting around the fireplace, or entertaining around the pool. Updated electrical, new paint, newly landscaped and more! Exterior of home to be painted next as well as the pool deck.

Showing Instructions:
Directions: Nova Rd. to Tomoka Oaks Blvd & make a left, then make a right onto N. St. Andrews Dr., then a left on to Pine Valley Cir
Legal: LOT 19 BLK 7 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58-59 INC PER OR 2802 PG 1363 PER D/C PER OR 3734 PGS 1219-1221 INC PER OR 7100 PGS 3544-3546 INC
Parcel ID Link: 3242-10-07-0190
Supra: Yes

Dispute Res:

Sold Price Sqft: $87.26
Sold/Leased Date: 01/22/2016



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Residential
Closed
MLS# 1008407

302 RIO PINAR Drive, Ormond Beach, FL 32174

Public Display

List Price: $274,900
Sold/Leased Price: $264,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$274,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$102.5	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	98.43	**Unit #:**		**Tax ID:**	3242-24-00-1750
Bedrooms:	3	**Location:**	E	**Zoning:**	Single Family
Baths - Total:	2	**Year Built:**	1978	**As Is Cond:**	Yes
Full / Half Baths	2 / 0	**Sewer:**	City	**Homestead Exempt:**	Yes
Living Area:	2,682	**Water:**	City		
SqFt - Total:	3,455				
SqFt Source:	Property Appraiser				
Lot Size:	100x115				

Directions: Fr Granada, N on Nova, left to Tomoka Oaks, slight right on N. St. Andrews (becomes Rio Pinar), house 1.3 mi on right
Virtual Tour: Click to View Virtual Tour
Maint Fee: $70 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	17 x 17		Kitchen	Main	16 x 12	
Bedroom 2	Main	13 x 11		Porch/Balcony	Main	28 x 11	
Bedroom 3	Main	16 x 13		Patio/Deck	Main	12 x 5	
Dining Room	Main	12 x 11		Utility Room	Main	11 x 5	
Family Room	Main	28 x 11					
Living Room	Main	29 x 20					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Disposal; Double Oven; Dryer; Icemaker; Microwave; Range; Refrigerator; Washer
Architecture: Traditional
Building: 1 Story
Construction: Concrete Block; Face Brick
Floor Coverings: Carpet; Laminate; Tile

Pets Allowed:
Financing: OWC - FHA/VA
House Orientation: E
Heating: Central; Electric
Inside: 1 Bedroom Down; 2 Bedrooms Down; Ceiling Fans; Fireplace; Split Bedroom
Land: Golf Course Community
Miscellaneous: Golf Community; Homeowners Association; Workshop
Maint Fee Covers: Common Area
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well; Utility Shed

Parking: 2 Car Garage; Attached; Oversized
Porch: 2+ Porches/Decks; Front; Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: This amazing property with extensive details throughout is ready to be your new HOME! Enjoy the welcoming curb appeal with mature landscaping, professional planters, and a large porch which boasts a delightful swing. Opening the front door reveals an expansive great room with stately brick fireplace, sun tunnels allowing in natural light, and enough open space for multiple furniture arrangement options. Decorative glass offers a subtle backdrop to suit any decor and provides only a peak at the hidden treasure - a completely remodeled kitchen that is sure to delight any chef! Not a single element was missed in designing this heart of the home - there is an abundance of storage, a 10 foot island, seating area with TV, double ovens (one oversized and one regular), soft touch drawers,

Showing Instructions:
Directions: Fr Granada, N on Nova, left to Tomoka Oaks, slight right on N. St. Andrews (becomes Rio Pinar), house 1.3 mi on right
Legal: LOT 175 TOMOKA OAKS UNIT 7-B MB 34 PG 201 PER OR 2032 PG 0227 PER OR 5495 PG 2171
Parcel ID Link: 3242-24-00-1750
Supra: Yes **Dispute Res:** Yes

Sold Price Sqft: $98.43
Sold/Leased Date: 02/19/2016



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Residential
Closed
MLS# 1011337

31 N ST ANDREWS Drive, Ormond Beach, FL 32174

Public Display

List Price: $225,000
Sold/Leased Price: $227,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$225,000	**Style:**	Single Family	**Tax ID:**	3242-10-12-0070
List Price/SqFt:	$124.38	**Subdivision:**	Tomoka Oaks	**As Is Cond:**	Yes
Sold Price/SqFt:	125.48	**Unit #:**		**Homestead Exempt:**	Yes
Bedrooms:	3				
Baths - Total:	2	**Year Built:**	1969		
Full / Half Baths	2 / 0	**Sewer:**	City		
Living Area:	1,809	**Water:**	City		
SqFt - Total:	2,379				
SqFt Source:	Property Appraiser				
Lot Size:	106x140				

Directions: N. on Nova from Granada to Tomoka Oaks entrance on left. Bear right at fork and house is on right.

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 14		Kitchen		18 x 10	
Bedroom 2		12 x 12		Porch/Balcony		36 x 9	
Bedroom 3		12 x 11		Utility Room		10 x 9	
Dining Room		10 x 9					
Living Room		15 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Brick; Steel
Floor Coverings: Carpet; Laminate; Tile
Pets Allowed:
Heating: Central
Inside: 1 Bedroom Down; Attic Fan; Ceiling Fans
Land: Golf Course Community
Miscellaneous: Homeowners Association; Security System
Maint Fee Covers: Common Area
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Attached
Pool: Inground Private
Porch: Patio; Rear; Screened
Roof: Shingle
Special Conditions: None

Remarks: Tomoka Oaks POOL Home!! Don't miss this move in ready home! !!! This 3 bed. 2 bath home has been updated and well maintained. Brick and steel construction, 1836 sq. ft. of living, Plenty of fenced yard for your kids and your dog Kitchen remodeled in 2011 with quartz counter tops, soft close drawers and cabinets with pull outs, built in desk, pantry, and extra lighting! Pool area remodeled in 2012 with new screen enclosure, pavers, pebble tech pool surface, pump and light. Oversized 2 car garage with cabinets and closets, extra parking space, Formal Living and Dining, Family Room with Fireplace. Inside laundry room with folding table, cabinets and shelving, closet and utility sink. Incredible location and sought after neighborhood, walk to the golf course, close to shopping, schoo

Showing Instructions:
Directions: N. on Nova from Granada to Tomoka Oaks entrance on left. Bear right at fork and house is on right.
Legal: LOT 7 BLK 12 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 1 MB 25 PGS 58 & 59 PER OR 4442 PG 0757 PER OR 6833 PG 0375
Parcel ID Link: 3242-10-12-0070
Supra: No
Dispute Res: No

Sold Price Sqft: $125.48
Sold/Leased Date: 02/22/2016



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Residential
Closed
MLS# 1009796

90 N ST ANDREWS Drive, Ormond Beach, FL 32174

Public Display

List Price: $318,000
Sold/Leased Price: $304,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$318,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$87.41	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	83.56	**Unit #:**		**Tax ID:**	3242-10-20-0100
Bedrooms:	4	**Year Built:**	1974	**Zoning:**	Single Family
Baths - Total:	4	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	3 / 1	**Water:**	City	**Homestead Exempt:**	Yes
Living Area:	3,638				
SqFt - Total:	4,759				
SqFt Source:	Property Appraiser				
Lot Size:	100x140				

Directions: From Granada & Nova Rd, go North on Nova Rd, turn West into Tomoka Oaks subdivision. Stay Right and turn on N St Andrews
Virtual Tour: Click to View Virtual Tour
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Upper	18 x 14		Kitchen	Main	12 x 10	
Bedroom 2	Upper	16 x 14		Kitchen	Main	12 x 8	Eat-in-Kitchen
Bedroom 3	Upper	15 x 14		Porch/Balcony	Upper	24 x 4	
Bedroom 4	Upper	14 x 12		Patio/Deck	Main	15 x 12	
Dining Room	Main	14 x 13		Utility Room	Main	11 x 8	
Family Room	Main	21 x 15					
Living Room	Main	22 x 16					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump; Zoned
Appliances: Cooktop; Dishwasher; Disposal; Double Oven; Dryer; Microwave; Refrigerator; Washer
Architecture: Modern; Traditional; Other
Building: 2 Stories
Construction: Frame; Siding
Floor Coverings: Carpet; Tile; Wood
Pets Allowed: Yes
House Orientation: W
Heating: Central; Electric; Heat Pump; Zoned
Inside: Cathedral Ceiling; Ceiling Fans; Volume Ceiling
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler
Parking: 2 Car Garage; Attached; Oversized
Porch: 2+ Porches/Decks; Balcony; Deck; Front; Patio; Rear
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Terrific, well maintained family home on golf course and across from river. Impressive 10 ft front door makes a statement upon entry to foyer. Split plan boasts 4 huge bedrooms, each with 9 ft ceilings, balconies, direct bathroom access & large closets. Master bedroom suite features modern spa-like bath w/garden tub, tiled shower and enormous walk-in, split custom closet. Cathedral ceilings & architecturally designed windows allow plenty of natural light and parquet wood floors flow throughout main living spaces. The spacious kitchen has plenty of cabinet & counter space. Covered patio for outdoor entertaining, spacious & picturesque backyard flows to golf course with room for future pool, if desired. 800 SF, 2 car garage offers additional storage and work space. Newer HVAC units & more.

Showing Instructions:
Directions: From Granada & Nova Rd, go North on Nova Rd, turn West into Tomoka Oaks subdivision. Stay Right and turn on N St Andrews
Legal: LOT 10 BLK 20 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1B MB 28 PG 129 PER OR 1550 PG 576 PER COPY OF DC PER OR 3974 PG 3332 PER OR 5359 PG 2220
Parcel ID Link: 3242-10-20-0100
Supra: Yes **Dispute Res:**

Sold Price Sqft: $83.56
Sold/Leased Date: 02/26/2016



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Residential
Closed
MLS# 1012477

21 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $229,000
Sold/Leased Price: $225,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$229,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$103.53	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	101.72	**Unit #:**		**Tax ID:**	3242-10-14-0060
Bedrooms:	4	**Year Built:**	1976	**Zoning:**	Single Family
Baths - Total:	3	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	3 / 0	**Water:**	City	**Homestead Exempt:**	Yes
Living Area:	2,212				
SqFt - Total:	2,721				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: N on Nova from Granada. Left on Tomoka Oaks Blvd, Left on St Andrews, Right on Oakmont Cir

Virtual Tour:

Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		17 x 13		Kitchen		19 x 15	Eat-in-Kitchen
Bedroom 2			Dimensions: 1410	Patio/Deck		17 x 11	
Bedroom 3		14 x 11					
Bedroom 4		12 x 10					
Dining Room		22 x 11					
Family Room		23 x 15					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Dryer; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Brick
Floor Coverings: Carpet; Tile
Pets Allowed:
House Orientation: W
Heating: Central
Inside: Ceiling Fans; Fireplace
Land: On Golf Course
Miscellaneous: Homeowners Association; Security System
Maint Fee Covers: Common Area
Parking: 2 Car Garage; Attached
Porch: Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: All brick beauty directly on the Tomoka Oaks Golf Course. 4 bedroom, 3 bathroom home with fabulous views of the golf course. Enjoy a newer kitchen inside with corian countertops, family room with fireplace, indoor laundry room and a large screened porch. A great buy on a quiet circle.

Showing Instructions:
Directions: N on Nova from Granada. Left on Tomoka Oaks Blvd, Left on St Andrews, Right on Oakmont Cir
Legal: LOT 6 BLK 14 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3 MB 29 PG 81 PER OR 3867 PG 3750 PER OR 6893 PG 0263
Parcel ID Link: 3242-10-14-0060
Supra: No **Dispute Res:**

Sold Price Sqft: $101.72
Sold/Leased Date: 03/11/2016



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Residential
Closed
MLS# 1005266

311 RIO PINAR Drive, Ormond Beach, FL 32174

Public Display

List Price: $259,000
Sold/Leased Price: $243,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$259,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$98.03	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	91.98	**Unit #:**		**Tax ID:**	324224000860
Bedrooms:	4	**Year Built:**	1979	**As Is Cond:**	Yes
Baths - Total:	2.5	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	2,642				
SqFt - Total:	3,217				
SqFt Source:	Property Appraiser				
Lot Size:	100x125				

Directions: East on Granada, North on Nova, left on Tomoka Oaks, Left on South St. Andrews to R on Rio Pinar.

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Upper	15 x 13		Kitchen		23 x 10	
Bedroom 2	Upper	13 x 12		Patio/Deck		28 x 10	
Bedroom 3	Upper	13 x 12					
Bedroom 4	Upper	12 x 12					
Dining Room		16 x 14					
Family Room		22 x 16					
Living Room		15 x 15					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Disposal; Range
Architecture: Traditional
Building: 2 Stories
Construction: Face Brick; Frame
Floor Coverings: Carpet; Tile

Pets Allowed:
House Orientation: N
Heating: Central
Inside: 1 Bedroom Down; Ceiling Fans; Fireplace
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Attached; Oversized
Pool: Inground Private
Porch: Patio
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: SOUGHT AFTER TOMOKA OAKS POOL HOME! This Traditional Old Chicago Brick home is priced to sell! Featuring 4 bedrooms and 2.5 baths and is situated on the 11th fairway of the Tomoka Oaks golfcourse. Private office on the main floor has custom built in cabinetry & shelving and is perfect for home office & it has a closet and could easily be a 5th bedroom if needed or in home gym.. Formal dining room is oversized and is perfect for large family gatherings for holiday celebrations. Beautiful brick fireplace with raised hearth and large firebox is the focal point of the family room for casual lounging. There is also a formal living room. Eat in kitchen with French doors leading to the patio. Enjoy outdoor entertaining on the patio while swimming in the pool.

Showing Instructions:
Directions: East on Granada, North on Nova, left on Tomoka Oaks, Left on South St. Andrews to R on Rio Pinar.
Legal: LOT 86 TOMOKA OAKS UNIT 7-B MB 34 PG 201 PER OR 3359 PG 1670
Parcel ID Link: 324224000860
Supra: No
Dispute Res:

Sold Price Sqft: $91.98
Sold/Leased Date: 03/28/2016



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Residential
Closed
MLS# 1011760

105 N ST ANDREWS Drive, Ormond Beach, FL 32174

Public Display

List Price: $275,000
Sold/Leased Price: $271,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$275,000	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$95.45	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-21-0050
Sold Price/SqFt:	94.24	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	3			**Homestead Exempt:**	Yes
Baths - Total:	2	**Year Built:**	1973		
Full / Half Baths	2 / 0	**Sewer:**	City		
Living Area:	2,881	**Water:**	City		
SqFt - Total:	3,641				
SqFt Source:	Property Appraiser				
Lot Size:	105x138				

Directions: From I95: Head east on HWY 40(Granada Blvd), turn left on Nova, left on Tomoka Oaks,veer to the right at N St Andrews Dr
Virtual Tour: Click to View Virtual Tour

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 14		Den		17 x 16	
Bedroom 2		12 x 11		Kitchen		15 x 15	
Bedroom 3		13 x 12		Utility Room		9 x 6	
Dining Room		14 x 12					
Family Room		29 x 17					
Living Room		14 x 12					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Dryer; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Brick
Floor Coverings: Carpet; Laminate; Tile

Pets Allowed:
House Orientation: E
Heating: Central; Electric
Inside: Fireplace; Split Bedroom
Land: Golf Course Community
Miscellaneous: Golf Community; Workshop

Parking: 3 Car Garage; Attached; Detached
Pool: Heated; Inground Private; Inground Spa; Screened; Solar
Porch: 2+ Porches/Decks; Screened
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water

Remarks: Welcome home to a unique brick/ pool home nestled with mature oaks in the quiet golf community of Tomoka Oaks. This custom built brick home includes a half acre lot adjacent to the rear of the property. The home also boasts of twelve energy efficient solar panels that puts power back onto the grid. This will save you money each month and lower your monthly electric bills. The home has a split floor plan of 3 bedrooms including a master retreat and 2 bathrooms. The master bedroom has it's own office/study or sitting room with a private screened porch. The large kitchen opens by the den which has a fireplace and also opens to the family/game room. By the kitchen is a bar with a built in wine closet. Large windows line the formal living and dining room to view your beautiful oaks and

Showing Instructions:
Directions: From I95: Head east on HWY 40(Granada Blvd), turn left on Nova, left on Tomoka Oaks,veer to the right at N St Andrews Dr
Legal: LOT 5 BLK 21 UNIT 2 TOMOKA OAKS COUNTRY CLUB ESTS MB 31 PG 166 PER OR 4631 PGS 1522-1524 INC PER OR 5510 PGS 0120-0121 PER OR 5659 PG 1483 PER OR 6436 PGS 2168-2169 PER OR 6436 PGS 2190-2192 INC PER D/C 6845 PG 0163 PER OR 6851 PG 0924
Parcel ID Link: 3242-10-21-0050
Supra: Yes
Dispute Res:

Sold Price Sqft: $94.24
Sold/Leased Date: 04/04/2016



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Residential
Closed
MLS# 1012504

59 S ST ANDREWS Drive, Ormond Beach, FL 32174

Public Display

List Price: $208,000
Sold/Leased Price: $208,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$208,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$81.66	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	Yes
Sold Price/SqFt:	81.66	**Unit #:**		**Tax ID:**	324210140170
Bedrooms:	4			**Zoning:**	Single Family
Baths - Total:	2	**Location:**	S		
Full / Half Baths	2 / 0	**Year Built:**	1965	**As Is Cond:**	Yes
Living Area:	2,547	**Sewer:**	City	**Homestead Exempt:**	No
SqFt - Total:	3,891	**Water:**	City		
SqFt Source:	Property Appraiser				
Lot Size:	93x130				

Directions: Nova Rd N of Granada to Tomoka Oaks go in stay left onto St Andrews home on north side.

Virtual Tour:

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	16 x 13		Kitchen	Main	16 x 9	
Bedroom 2	Main	12 x 12					
Bedroom 3	Main	12 x 11					
Bedroom 4	Main	12 x 12					
Dining Room	Main	17 x 12					
Family Room	Main	32 x 17					
Living Room	Main	23 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Architecture: Traditional
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Wood
Pets Allowed: Yes
House Orientation: SW
Heating: Central; Electric
Inside: Fireplace; Split Bedroom; Volume Ceiling
Land: Golf Course Community; On Golf Course
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage
Pool: Inground Private; Screened
Porch: Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: Bank Owned/REO

Remarks: Paradise found! Beautiful large golf course front pool home in Tomoka Oaks. Huge living area with vaulted ceilings, fireplace,and a bar. Large formal dining room and separate family room. Nice screened in pool area and huge back yard. Split plan with inside laundry. Circular driveway for extra parking. Bring the family! Nice leaded glass entry door area. Sold strictly as is. All measurements are approximate. Employees of Bank of America or its affiliates or subsidiaries are strictly prohibited from directly or indirectly purchasing any property owned by Bank of America."See agent comments for offer information.

Showing Instructions:
Directions: Nova Rd N of Granada to Tomoka Oaks go in stay left onto St Andrews home on north side.
Legal: LOT 17 EXC E 10 FT MEAS ON S/L BLK 14 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 3-A MB 27 2PG 285 PER OR 5278 PGS 1550-1551
Parcel ID Link: 324210140170
Supra: No
Dispute Res: No

Sold Price Sqft: $81.66
Sold/Leased Date: 04/15/2016



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Residential
Closed
MLS# 1013569

36 N ST ANDREWS Drive, Ormond Beach, FL 32174

Public Display

List Price: $265,000
Sold/Leased Price: $233,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$265,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$108.65	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	95.53	**Unit #:**		**Tax ID:**	3242-10-09-0090
Bedrooms:	3	**Location:**	E	**As Is Cond:**	Yes
Baths - Total:	4	**Year Built:**	1963	**Homestead Exempt:**	Yes
Full / Half Baths	3 / 1	**Sewer:**	City		
Living Area:	2,439	**Water:**	City		
SqFt - Total:	3,035				
SqFt Source:	Property Appraiser				
Lot Size:	107x133				

Directions: From Granada Blvd to north on Nova Road then left on Tomoka Oaks Blvd merge right on N. St. Andrews.

Virtual Tour: Click to View Virtual Tour

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	29 x 15		Kitchen	Main	18 x 15	
Bedroom 2	Main	12 x 11		Porch/Balcony	Main	26 x 19	
Bedroom 3	Main	12 x 12		Utility Room	Main	14 x 8	
Dining Room	Main	18 x 14					
Living Room	Main	29 x 20					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Laminate; Tile

Pets Allowed: Yes
House Orientation: E
Heating: Central
Inside: Ceiling Fans
Land: Golf Course Community; On Golf Course
Maint Fee Covers: NA

Parking: 2 Car Garage; Attached; Oversized
Porch: Enclosed; Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Located in the sought-after Ormond golf community of Tomoka Oaks this beautiful 3 bedroom 3.5 bathroom, with two on-suites, is move in ready and has so much to offer. This home features newly remodeled kitchen with stainless steel appliances, granite countertop island with breakfast bar, huge family room and over sized owner's retreat. All rooms boasting new windows and sliders making this home a must see. Let's not forget the huge 19X26 private enclosed porch overlooking the golf course and beautiful backyard featuring native Florida plants. Tomoka Oaks is just minutes to The Trails Shopping Center featuring specialty shops including Ann Taylor Loft, Talbots, Publix and Panera Bread to name a few. Other features on this home are newer a/c, throwback switch for generator,inside laundry.

Showing Instructions:
Directions: From Granada Blvd to north on Nova Road then left on Tomoka Oaks Blvd merge right on N. St. Andrews.
Legal: LOT 9 BLK 9 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58 & 59 PER OR 4363 PG 0359
Parcel ID Link: 3242-10-09-0090
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $95.53
Sold/Leased Date: 04/25/2016



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Residential
Closed
MLS# 1008542

74 OAKMONT Circle, Ormond Beach, FL 32174

Public Display

List Price: $325,000
Sold/Leased Price: $305,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$325,000	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$93.9	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-17-0020
Sold Price/SqFt:	88.12	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	4			**Homestead Exempt:**	Yes
Baths - Total:	3	**Year Built:**	1979		
Full / Half Baths	2 / 1	**Sewer:**	City		
Living Area:	3,461	**Water:**	City		
SqFt - Total:	4,471				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: From SR 40 & Nova go N on Nova, left on Tomoka Oaks Blvd, L on St Andrews to Oakmont

Virtual Tour: Click to View Virtual Tour

Sub HOA Fee:

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		24 x 19		Den		14 x 11	
Bedroom 2		15 x 14		Kitchen		19 x 13	
Bedroom 3		15 x 12					
Bedroom 4		14 x 9					
Dining Room		18 x 14					
Family Room		25 x 20					
Living Room		21 x 12					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Microwave; Range
Architecture: Tudor
Building: 2 Stories
Construction: Brick; Stucco
Floor Coverings: Tile; Wood

Pets Allowed:
Heating: Central
Inside: Ceiling Fans; Fireplace
Land: Golf Course Community; On Golf Course
Miscellaneous: Homeowners Association
Maint Fee Covers: Common Area

Parking: 2 Car Garage
Pool: Inground Private
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: LARGE TUDOR GOLF COURSE HOME! THIS FOUR BEDROOM THREE BATH HOME FEATURES A SPACIOUS FLOOR PLAN PERFECT FOR A LARGE FAMILY AND A ROOM COUNT THAT INCLUDES A FORMAL LIVING ROOM GRACED WITH HARDWOOD FLOORS, A LARGE FORMAL DINING ROOM WITH A BEAUTIFUL BRICK FIREPLACE, EAT IN KITCHEN WITH LG STAINLESS APPLIANCES, A HUGE FAMILY ROOM WITH BRICK FLOORS AND A BRICK FIREPLACE, THE MASTER SUITE BOASTS A 20 X 12 ADJOINING OFFICE AND NICELY EQUIPPED BATH THAT INCLUDES A NEWER VANITY. OUTSIDE YOU WILL FIND A HUGE POOL WITH SPA AND A GATHERING AREA WITH A VERY PRIVATE YARD. 1 YEAR OLD HVAC. THIS WELL MAINTAINED HOME IS LOCATED ON THE 12TH GREEN IN THE HIGHLY DESIRED TOMOKA OAKS SUBDIVISION. Sq footage from tax rolls. All info intended to be accurate but can't be guaranteed. Owner is licensed Real Estate

Showing Instructions:
Directions: From SR 40 & Nova go N on Nova, left on Tomoka Oaks Blvd, L on St Andrews to Oakmont
Legal: LOT 2 BLK 17 UNIT 4 TOMOKA OAKS COUNTRY CLUB ESTS MB 31 PG 167 PER OR 4799 PG 4067 PER OR 6665 PG 1103 PER OR 6901 PG 3703
Parcel ID Link: 3242-10-17-0020
Supra: Yes

Dispute Res:

Sold Price Sqft: $88.12
Sold/Leased Date: 04/28/2016



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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 1012634

220 RIO PINAR Drive, Ormond Beach, FL 32174

Public Display

List Price: $199,500
Sold/Leased Price: $190,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$199,500	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$109.38	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	104.17	**Unit #:**		**Tax ID:**	3242-23-00-1410
Bedrooms:	3			**Zoning:**	Single Family
Baths - Total:	2	**Location:**	SW		
Full / Half Baths	2 / 0	**Year Built:**	1978	**As Is Cond:**	Yes
Living Area:	1,824	**Sewer:**	City	**Homestead Exempt:**	Yes
SqFt - Total:	2,634	**Water:**	City		
SqFt Source:	Property Appraiser				
Lot Size:	103x115				

Directions: From Granada, N on Nova 1.13 mi, Left in to Tomoka Oaks, bear right on N. St. Andrews for 1.5 miles, house on the right.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $70 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	15 x 13		Florida Room	Main	17 x 11	
Bedroom 2	Main	13 x 11		Kitchen	Main	17 x 13	
Bedroom 3	Main	13 x 12					
Dining Room	Main	12 x 11					
Family Room	Main	16 x 13					
Living Room	Main	15 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Range; Refrigerator; Washer
Architecture: Traditional
Building: 1 Story
Construction: Brick; Frame
Floor Coverings: Carpet; Laminate; Tile
Pets Allowed: Yes
Financing: OWC - FHA/VA
House Orientation: E
Heating: Central; Electric
Inside: 2 Bedrooms Down; Accessibility; Ceiling Fans; Fireplace; Split Bedroom
Land: Golf Course Community
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Attached; Oversized
Porch: Enclosed; Rear
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Enjoy the heart of this home with a kitchen overlooking the family room and back yard! An abundance of cabinets can store an array of cooking accessories and there is plenty of counter space to accommodate them when following delicious recipes! For every day use, this multi purpose design could be breakfast bar seating for casual dining or a quick snack. The brick fire place balances all the natural light that flows in to the family room through the sliders to the enclosed porch. Both overlook a buffer of trees in the large backyard that is just waiting for a green thumb make over! The formal living room and dining room offer a great layout for entertaining, but also could easily be remodeled for a home office or other use.

Showing Instructions:
Directions: From Granada, N on Nova 1.13 mi, Left in to Tomoka Oaks, bear right on N. St. Andrews for 1.5 miles, house on the right.
Legal: LOT 141 TOMOKA OAKS UNIT 7A MB 34 PGS 162-164 INC PER OR 3128 PG 0480 PER OR 6957 PG 2946 PER OR 6957 PG 2944
Parcel ID Link: 3242-23-00-1410
Supra: Yes **Dispute Res:** Yes

Sold Price Sqft: $104.17
Sold/Leased Date: 05/06/2016



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Residential
Closed
MLS# 1014971

22 OAKMONT Circle, Ormond Beach, FL 32174

Public Display

List Price: $205,000
Sold/Leased Price: $197,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$205,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$118.84	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	114.2	**Unit #:**		**Tax ID:**	3242-10-15-0140
Bedrooms:	3	**Location:**	E	**As Is Cond:**	Yes
Baths - Total:	2	**Year Built:**	1970	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 0	**Sewer:**	City		
Living Area:	1,725	**Water:**	City		
SqFt - Total:	2,857				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: North on Nova Rd to Left on Tomoka Oaks Blvd; Left on St Andrews; Right on Oakmont Circle; Home on Left.

Virtual Tour: Click to View Virtual Tour

Maint Fee Paid: N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		14.41 x 11.58		Kitchen		18 x 13.66	
Bedroom 2		14.41 x 10.5		Kitchen		18 x 8.75	Eat-in-Kitchen
Bedroom 3		10.5 x 10		Patio/Deck		18 x 12	
Living Room		21.5 x 13.25		Patio/Deck		13.25 x 11.75	
				Utility Room		9.75 x 5.66	

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Disposal; Dryer; Range; Refrigerator; Washer; Water Softener
Architecture: Modern
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Carpet; Tile; Other
Pets Allowed:
House Orientation: E
Heating: Central; Electric
Inside: Ceiling Fans
Land: Golf Course Community
Miscellaneous: Home Warranty
Outside: Irrigation Well
Parking: 2 Car Garage; Oversized
Porch: 2+ Porches/Decks; Front; Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Fabulous 3 Bedroom/2 Bath home in desirable Tomoka Oaks Golf Community. Step inside this 1725 sq ft home with a lovely open-concept renovation to the kitchen/dining and living areas great for hosting gatherings or just keeping company with your family and friends. New Luxury Cork Flooring (Wicanders) throughout the kitchen, living room and bedrooms complement the vintage tile in the hall and baths. Other features in the home include the large built-in custom pantry, hurricane impact windows, water softener, quality irrigation system, AC in 2012, attic insulation in 2010. Laundry Room is perfectly placed off kitchen with exit/entry from the Over-sized 2 Car Garage. After enjoying dinner with family and friends, stroll out to the Screened Lanai for a night cap and beautiful sunset skies.

Showing Instructions:
Directions: North on Nova Rd to Left on Tomoka Oaks Blvd; Left on St Andrews; Right on Oakmont Circle; Home on Left.
Legal: LOT 14 BLK 15 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3 MB 29 PG 81 INC PER OR 4165 PG 3824 PER OR 6472 PG 2884 PER OR 6733 PG 3851
Parcel ID Link: 3242-10-15-0140
Supra: Yes **Dispute Res:**

Sold Price Sqft: $114.2
Sold/Leased Date: 06/28/2016



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Residential
Closed
MLS# 1016822

49 OAKMONT Circle, Ormond Beach, FL 32174

Public Display

List Price: $199,900
Sold/Leased Price: $200,750

Area: 44 - Ormond N of 40, S Tomoka River, E of US1 **County:** Volusia



List Price:	$199,900	**Style:**	Single Family	**Tax ID:**	3242-10-15-0030
List Price/SqFt:	$95.83	**Subdivision:**	Tomoka Oaks	**Homestead Exempt:**	Yes
Sold Price/SqFt:	96.24	**Unit #:**			
Bedrooms:	4				
Baths - Total:	2	**Year Built:**	1973		
Full / Half Baths	2 / 0	**Sewer:**	City		
Living Area:	2,086	**Water:**	City		
SqFt - Total:	2,922				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: Take Nova north of Granada to Tomoka Oaks make Left, bear left on S St Andrews then turn right onto Oakmont Cir

Virtual Tour: Click to View Virtual Tour

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		15 x 14		Kitchen		13 x 11	
Bedroom 2		12 x 12					
Bedroom 3		12 x 11					
Bedroom 4		12 x 12					
Dining Room		15 x 10					
Family Room		20 x 12					
Living Room		20 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher
Architecture: Ranch; Traditional
Building: 1 Story
Construction: Frame; Siding
Floor Coverings: Laminate; Tile; Wood

Pets Allowed:
Financing: OWC - FHA/VA
House Orientation: W
Heating: Central
Inside: Ceiling Fans
Land: Golf Course Community
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Utility Shed

Parking: 2 Car Garage
Porch: Deck; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Location, Location, Location... This light and bright four bedroom home is located on a quiet street in sought after Tomoka Oaks... Home has foyer, formal living and dining areas and family room & eat in kitchen too!... Golfing community that is located close to Trails shopping center, restaurants, recreation and park area, and the beach is just a 10 minute drive... Neutral and tasteful decor ready for you to move right in... Pintrest inspired projects throughout this home add to the charm... Loads of storage and closet space and indoor laundry... This home also has (in addition to the true four bedrooms) another air conditioned room off the garage that could work well for an in-law or office separate from the rest of the house... Nice shaded lot with fresh landscaping.

Showing Instructions:
Directions: Take Nova north of Granada to Tomoka Oaks make Left, bear left on S St Andrews then turn right onto Oakmont Cir
Legal: LOT 3 BLK 15 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3 MB 29 PG 81 PER OR 5185 PG 3358 PER OR 6373 PG 1990 PER OR 6573 PG 3606 PER OR 6601 PG 4851 PER OR 6601 PGS 4852-4854 INC
Parcel ID Link: 3242-10-15-0030
Supra: Yes **Dispute Res:**

Sold Price Sqft: $96.24
Sold/Leased Date: 07/29/2016



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Residential
Closed
MLS# 1017527

118 RIO PINAR Drive, Ormond Beach, FL 32174

Public Display

List Price: $295,000
Sold/Leased Price: $295,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$295,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$98.73	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	98.73	**Unit #:**		**Tax ID:**	3242-10-34-0080
Bedrooms:	4	**Year Built:**	1979	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 0	**Water:**	City		
Living Area:	2,988				
SqFt - Total:	3,388				
SqFt Source:	Property Appraiser				
Lot Size:	100x130				

Directions: East on Granada, North on Nova, left into Tomoka Oaks, left on S. St. Andrews to right on Rio Pinar

Virtual Tour:

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		18 x 15		Den		12 x 12	
Bedroom 2		14 x 12		Kitchen		18 x 11	
Bedroom 3		12 x 12		Utility Room		10 x 6	
Bedroom 4		12 x 10					
Dining Room		12 x 11					
Family Room		36 x 15					
Living Room		17 x 12					

1st Floor: Slab
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Frame; Siding
Floor Coverings: Carpet; Tile
Pets Allowed: Yes
House Orientation: E
Heating: Central
Inside: Ceiling Fans; Split Bedroom
Land: Golf Course Community
Miscellaneous: Golf Community; Security System
Outside: Fenced Yard
Parking: 2 Car Garage; Attached; RV/Boat
Pool: Inground Private; Solar
Porch: Patio
Road: Paved
Roof: Rolled; Shingle
Special Conditions: None

Remarks: Tomoka Oaks Beauty! Must see this 4 bedroom pool home and all of it's many improvements. Featuring almost 3000 sq ft of living area this home boasts formal dining room, private office with double door entry, eat in kitchen w breakfast bar that is open the living room. Bonus family room offers great separation of space for large family gatherings. Split bedroom plan with huge master bedroom, beautifully updated bathroom with his & her vanities, walk in shower, large soaking tub & and double closets. Secondary bedrooms are ample in size and offer plenty of storage and share an updated bath that opens to family room for easy access for guests. BACKYARD OASIS- Newly created Pergola area for outdoor entertaining, summer kitchen w/bar all over looking the sparkling blue pool

Showing Instructions:
Directions: East on Granada, North on Nova, left into Tomoka Oaks, left on S. St. Andrews to right on Rio Pinar
Legal: N 80 FT LOT 8 & S 10 FT OF LOT 9 & TRIANGLE IN NE CORNER OF S 20 FT OF LOT 8 MEAS 10 FT ALONG W R/W LINE RIO PINA DR & 10 FT ALONG N SIDE OF S 20 FT OF LOT 8 BLK 34 UNIT 4 TOMOKA OAKS COUNTRY CLUB ESTS MB 31 PG 167 PER OR 4906 PGS 0419- 0420
Parcel ID Link: 3242-10-34-0080
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $98.73
Sold/Leased Date: 08/08/2016



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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 1014880

34 N ST ANDREWS Drive, Ormond Beach, FL 32174

Public Display

List Price: $259,000
Sold/Leased Price: $257,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$259,000	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$81.91	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-09-0080
Sold Price/SqFt:	81.28	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	5			**Homestead Exempt:**	Yes
Baths - Total:	3	**Year Built:**	1971		
Full / Half Baths	3 / 0	**Sewer:**	City		
Living Area:	3,162	**Water:**	City		
SqFt - Total:	4,444				
SqFt Source:	Property Appraiser				
Lot Size:	118x147				

Directions: East on Granada, North on Nova, left into Tomoka Oaks to right on N. St. Andrews.

Virtual Tour: Click to View Virtual Tour

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Upper	16 x 13		Kitchen		18 x 12	
Bedroom 2	Upper	15 x 13		Patio/Deck		32 x 18	
Bedroom 3	Upper	13 x 11		Utility Room		10 x 5	
Bedroom 4	Upper	12 x 11					
Dining Room		13 x 12					
Family Room		18 x 13					
Living Room		17 x 13					

1st Floor: Slab
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Range; Refrigerator
Architecture: Traditional; Tudor
Building: 2 Stories
Construction: Brick; Frame
Floor Coverings: Carpet; Laminate; Tile
Pets Allowed: Yes
House Orientation: E
Heating: Central
Inside: Ceiling Fans; Fireplace
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage
Pool: Inground Private; Screened
Porch: Rear; Screened
Road: Paved
Roof: Rolled; Shingle; Other
Special Conditions: None

Remarks: OPPORTUNITY KNOCKING! JOB TRANSFER FORCES SELLER MOVE! GREAT VALUE- PRICE PER SQ FT FOR LARGE FAMILY HOME!! Beautiful Brick home is nestled amongst the oaks! Large 4-5 bedroom pool home is situated overlooking the 9th fairway of the Tomoka Oaks Golf Course. Fabulous brick pavered screened patio is adjacent to the inground pool. Perfect for outdoor entertaining and enjoying the Florida Lifestyle! Interior features formal living & dining, eat in kitchen and family room with wood burning fire place as the focal point. Plenty of room for family gatherings or large parties. Full bath is located just off for convenient use as pool bath. Many bedrooms to choose from upstairs including 24 x 24 bonus room over the garage with back staircase for private entrance. Can be 5th bedroom,

Showing Instructions:
Directions: East on Granada, North on Nova, left into Tomoka Oaks to right on N. St. Andrews.
Legal: LOT 8 BLK 9 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58-59 INC PER OR 5042 PG 0516 PER OR 6550 PG 4677
Parcel ID Link: 3242-10-09-0080
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $81.28
Sold/Leased Date: 08/12/2016



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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 1012599

47 PINE VALLEY Circle, Ormond Beach, FL 32174

Public Display

List Price: $259,900
Sold/Leased Price: $255,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$259,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$108.29	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	106.25	**Unit #:**		**Tax ID:**	3242-10-08-0230
Bedrooms:	4	**Location:**	NW	**Zoning:**	Single Family
Baths - Total:	3	**Year Built:**	1964	**As Is Cond:**	Yes
Full / Half Baths	3 / 0	**Sewer:**	City	**Homestead Exempt:**	Yes
Living Area:	2,400	**Water:**	City		
SqFt - Total:	2,904				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: From Granada head N on Nova left in Tomoka Oaks bear right on St Andrews to left on Pine Valley Cir

Virtual Tour: Click to View Virtual Tour

Maint Fee: $75 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Upper	15 x 11		Bonus Room	Lower	21 x 12	
Bedroom 2	Upper	14 x 10		Florida Room	Main	25 x 10	
Bedroom 3	Upper	10 x 10		Kitchen	Main	13 x 8	
Bedroom 4	Lower	10 x 10					
Living Room	Main	20 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Disposal; Microwave; Range
Architecture: Other
Building: 2 Stories
Construction: Concrete Block; Face Brick; Siding
Floor Coverings: Carpet; Tile; Other
Pets Allowed:
House Orientation: NW
Heating: Central; Electric
Inside: 2 Bedrooms Down; Ceiling Fans; Jetted Tub
Miscellaneous: Golf Community; Home Warranty; Homeowners Association; Jetted Tub; Security System
Maint Fee Covers: Common Area
Outside: Fenced Yard; Utility Shed
Parking: 2 Car Garage; RV/Boat
Pool: Inground Private; Screened
Porch: Enclosed; Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: SPACIOUS FAMILY HOME IN DESIRED GOLF COURSE COMMUNITY! CLOSE TO SHOPPING BANKS AND SCHOOLS. THIS 4 BEDROOM 3 BATHROOM POOL HOME IS MOVE IN READY HAS PLENTY OF SPACE FOR THE WHOLE FAMILY INCLUDING A VERY LARGE BONUS ROOM AND FLORIDA ROOM. THERE IS DEFINITELY THE POSSIBILITY FOR AND IN-LAW SUITE ON THE LOWER LEVEL. THIS HOME HAS BRAND NEW CARPET IN THE BEDROOMS THE REST OF THE HOUSE HAS TILE AND VERY REALISTIC LOOKING LAMINATE HARDWOOD FLOORING. FULLY FENCED BACKYARD. THE FULLY SCREENED POOL WITH VERY LARGE POOL DECK WAS RECENTLY RESURFACED. JUST A SHORT RIDE TO OUR BEAUTIFUL BEACHES. THIS IS A MUST SEE SCHEDULE YOUR SHOWING APPOINTMENT TODAY. Square footage received from tax rolls. All information recorded in the MLS intended to be accurate but cannot be guaranteed

Showing Instructions:
Directions: From Granada head N on Nova left in Tomoka Oaks bear right on St Andrews to left on Pine Valley Cir
Legal: LOT 23 BLK 8 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 1 MB 25 PGS 58-59 INC PER OR 4405 PG 0990 PER OR 5887 PGS 2514-2515 PER OR 6427 PGS 4829-4832 INC PER OR 6469 PG 1612
Parcel ID Link: 3242-10-08-0230
Supra: Yes **Dispute Res:**

Sold Price Sqft: $106.25
Sold/Leased Date: 08/12/2016



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Residential
Closed
MLS# 1017076

3 LAUREN Court, Ormond Beach, FL 32174

Public Display

List Price: $282,400
Sold/Leased Price: $262,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$282,400	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$119.66	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	111.02	**Unit #:**		**Tax ID:**	3242-23-00-1170
Bedrooms:	3	**Year Built:**	1978	**Zoning:**	Single Family
Baths - Total:	2	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	2 / 0	**Water:**	City	**Homestead Exempt:**	No
Living Area:	2,360				
SqFt - Total:	2,888				
SqFt Source:	Property Appraiser				
Lot Size:	106x115				

Directions: From Granada Blvd, go north on N Nova Rd. Left on St Andrews to the end, right on River Bluff, right on Lauren Ct
Virtual Tour: Click to View Virtual Tour
Maint Fee: $65 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	18 x 14		Den	Main	13 x 8	
Bedroom 2	Main	16 x 13		Kitchen	Main	16 x 10	
Bedroom 3	Main	16 x 13					
Dining Room	Main	14 x 10					
Living Room	Main	23 x 17					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Carpet; Tile; Other

Pets Allowed:
Heating: Central; Electric
Inside: Ceiling Fans; Fireplace; Split Bedroom
Land: Golf Course Community
Miscellaneous: Golf Community
Outside: Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage
Porch: Patio
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Beautifully updated, spacious home on a private cul-de-sac in prestigious Tomoka Oaks Golf Community. Open floor plan with a spacious kitchen with wood cabinets, new stainless steel appliances, new under cabinet lighting and glass mosaic back splash, new granite counter tops, open island with modern pendant lights and spacious breakfast bar, walk-in pantry, two skylights and new tile flooring. Formal dining area with a view towards the lush back yard. Huge living area with engineered oak wood floors, crown moldings and impressive, double sided wood burning fireplace with Coquina rock, leading to the sitting area with built in book shelves. Elegant Master Suite with dressing area, new vanity and make up desk; separate full bath with vanity and shower as well as walk-in closet

Showing Instructions:
Directions: From Granada Blvd, go north on N Nova Rd. Left on St Andrews to the end, right on River Bluff, right on Lauren Ct
Legal: LOT 117 TOMOKA OAKS UNIT 7A MB 34 PGS 162-164 INC PER OR 4573 PG 2268 PER OR 6088 PG 4509 PER OR 7118 PGS 4410-4411
Parcel ID Link: 3242-23-00-1170
Supra: No **Dispute Res:** No

Sold Price Sqft: $111.02
Sold/Leased Date: 08/23/2016



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Residential
Closed
MLS# 1016156

313 RIO PINAR Drive, Ormond Beach, FL 32174

Public Display

List Price: $325,000
Sold/Leased Price: $310,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$325,000	**Style:**	Single Family	**Tax ID:**	3242-24-00-0850
List Price/SqFt:	$114.4	**Subdivision:**	Tomoka Oaks	**As Is Cond:**	Yes
Sold Price/SqFt:	109.12	**Unit #:**		**Homestead Exempt:**	Yes
Bedrooms:	4				
Baths - Total:	3	**Year Built:**	1979		
Full / Half Baths	3 / 0	**Sewer:**	City		
Living Area:	2,841	**Water:**	City		
SqFt - Total:	4,023				
SqFt Source:	Property Appraiser				
Lot Size:	100x125				

Directions: Granada N on Nova Rd. Turn L onto Tomoka Oaks Blvd. R onto N St. Andrews. N St. Andrews turns into Rio Pinar House on L.

Virtual Tour:

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		17 x 12		Kitchen		10 x 10	
Bedroom 2		13 x 12					
Bedroom 3		16 x 10					
Bedroom 4		15 x 11					
Dining Room		13 x 11					
Family Room		22 x 21					
In-Law Suite		22 x 15					
Living Room		19 x 12					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer
Building: 1 Story
Construction: Brick; Concrete Block
Floor Coverings: Carpet; Tile

Pets Allowed: Yes
Heating: Central
Inside: Fireplace; Split Bedroom; Volume Ceiling
Land: On Golf Course
Outside: Fenced Yard; Irrigation Well

Parking: 2 Car Garage
Pool: Heated; Hot Tub; Inground Private; Screened
Porch: Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water

Remarks: This beautiful brick home is nestled among the Oaks in the very desirable golf community in Tomoka Oaks. As you approach the front you will find a beautiful fountain in the lush landscaping. The home boasting 3 bedrooms, 2 bath, living, dining, and family room with an over sized laundry room with extra pantry room. The kitchen has a large window that overlooks the pool. The tiled family room has a stone fireplace, with a wet bar. Split plan bedrooms for privacy with sliders that lead to the lanai pool & spa. This home features new windows, new AC, pool pump, screened enclosure, fencing, updated bathrooms, upgraded kitchen with all appliances. Enjoy the large screened lanai with in ground pool and free standing spa. The backyard is private with a view of the golf course.

Showing Instructions:
Directions: Granada N on Nova Rd. Turn L onto Tomoka Oaks Blvd. R onto N St. Andrews. N St. Andrews turns into Rio Pinar House on L.
Legal: LOT 85 TOMOKA OAKS UNIT 7B MB 34 PG 201 PER OR 5116 PG 4947 PER OR 6733 PG 2719
Parcel ID Link: 3242-24-00-0850
Supra: Yes **Dispute Res:**

Sold Price Sqft: $109.12
Sold/Leased Date: 09/15/2016



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Residential
Closed
MLS# 1019969

83 N ST ANDREWS Drive, Ormond Beach, FL 32174

Public Display

List Price: $799,000
Sold/Leased Price: $750,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$799,000	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$219.87	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-27-00-0110
Sold Price/SqFt:	206.38	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	4			**Homestead Exempt:**	Yes
Baths - Total:	3	**Year Built:**	1989		
Full / Half Baths	2 / 1	**Sewer:**	City		
Living Area:	3,634	**Water:**	City		
SqFt - Total:	5,324				
SqFt Source:	Property Appraiser				
Lot Size:	102x197				

Directions: north Nova Rd to Tomoka Oaks subdivision, turn on St Andrews
Virtual Tour: Click to View Virtual Tour
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		22 x 18		Kitchen		20 x 14	
Bedroom 2		19 x 11		Porch/Balcony		18 x 5	
Bedroom 3		20 x 10		Porch/Balcony		41 x 6	
Bedroom 4		19 x 11		Utility Room		11 x 5	
Dining Room		13 x 13					
Family Room		26 x 20					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Double Oven; Dryer; Microwave; Range; Refrigerator; Trash Compactor; Washer
Architecture: Modern
Building: 2 Stories
Construction: Frame; Stucco
Floor Coverings: Tile; Wood
Pets Allowed:
House Orientation: E
Heating: Central
Inside: 1 Bedroom Down; Cathedral Ceiling; Ceiling Fans; Fireplace; Jetted Tub; Sunken Living Room; Volume Ceiling
Land: Golf Course Community
Miscellaneous: Golf Community
Outside: Irrigation Well; Storm Shutters
Parking: 3 Car Garage
Porch: 2+ Porches/Decks; Enclosed; Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water
Waterfront: Boathouse; Dock; Riparian Rights; Riverfront Home/Unit; Riverview Home/Unit

Remarks: ENJOY BREATHTAKING RIVER VIEWS FROM THIS GORGEOUS TWO STORY HOME IN TOMOKA OAKS. THIS RESIDENCE BOASTS OVER 3500 SQ FT OF LUXURIOUS LIVING, FEATURING BEAUTIFUL HARDWOOD FLOORS THROUGHOUT, 4 BEDROOMS, 2.5 BATH,3 CAR GARAGE, BRICK PAVER DRIVEWAY,A FORMAL DINING ROOM THAT CONVENIENTLY OPENS UP TO THE STELLAR CHEF'S KITCHEN WITH STAINLESS STEEL APPLIANCES, DOUBLE OVEN, ABUNDANT PANTRY SPACE, GRANITE COUNTER TOPS, CENTER ISLAND AND LARGE GRANITE BREAKFAST BAR / SITTING AREA, ALL OPENING TO A HUGE FAMILY ROOM WITH VAULTED CEILINGS, FIREPLACE, AND FRENCH DOORS THAT LEAD YOU TO THE COVERED, SCREENED WRAP AROUND PORCH WHERE AMAZING RIVER VIEWS CAN BE APPRECIATED. THE SPACIOUS OWNERS SUITE LOCATED ON THE FIRST FLOOR, BOASTS A SITTING AREA WITH INCREDIBLE RIVER VIEWS,

Showing Instructions:
Directions: north Nova Rd to Tomoka Oaks subdivision, turn on St Andrews
Legal: LOT 11 TOMOKA OAKS UNIT NO 6 MB 35 PG 130 PER OR 3914 PG 1516 PER OR 5502 PG 1696
Parcel ID Link: 3242-27-00-0110
Supra: No **Dispute Res:**

Sold Price Sqft: $206.38
Sold/Leased Date: 11/10/2016



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Residential
Closed
MLS# 1020389

112 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $329,000
Sold/Leased Price: $315,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$329,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$117.29	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	112.3	**Unit #:**		**Tax ID:**	3242-10-20-0210
Bedrooms:	3	**Year Built:**	1976	**Zoning:**	Single Family
Baths - Total:	3	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	3 / 0	**Water:**	City	**Homestead Exempt:**	Yes
Living Area:	2,805				
SqFt - Total:	4,092				
SqFt Source:	Property Appraiser				
Lot Size:	100x140				

Directions: Nova Road to Tomoka Oaks. Take S St. Andrews to Rio Pinar. Make a Rt. Rio Pinar becomes N. St.Andrews (#112)

Virtual Tour: Click to View Virtual Tour

Maint Fee: $50 **Maint Fee Paid:** Quarterly **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		28 x 13		Kitchen		22 x 9	
Bedroom 2		14 x 12					
Bedroom 3		12 x 12					
Dining Room		14 x 12					
Family Room		18 x 16					
Living Room		21 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Multiple Units; Zoned
Appliances: Cooktop; Dishwasher; Disposal; Dryer; Icemaker; Microwave; Range; Refrigerator; Washer
Architecture: Traditional
Building: 1 Story
Construction: Brick
Floor Coverings: Tile; Wood

Pets Allowed: Yes
Financing: OWC - FHA/VA
House Orientation: W
Heating: Central
Inside: Ceiling Fans; Fireplace; Split Bedroom; Inside Laundry
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community; Homeowners Association; Security System
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler

Parking: 2 Car Garage; Oversized
Pool: Inground Private; Inground Spa; Screened
Porch: Enclosed; Front; Glass; Rear
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water; Sewer

Remarks: Well maintained (3)Bedroom / (3)Bath home on the golf course in Tomoka Oaks. Split floor plan includes in-law suite. Renovated in 2006, screened enclosed pool & spa in 2008. Hardwood/Tile floors. Oversized Master Bedroom/Bath with large walk-in closet. Oversized (2) car garage with built in storage space. Lush, mature landscaping. Sit and relax on either of the (2) porches. Rear porch is glassed enclosed and 444 SF. Truly one of the finer homes available in Tomoka Oaks.

Showing Instructions:
Directions: Nova Road to Tomoka Oaks. Take S St. Andrews to Rio Pinar. Make a Rt. Rio Pinar becomes N. St.Andrews (#112)
Legal: LOT 21 BLK 20 UNIT 2 TOMOKA OAKS COUNTRY CLUB ESTATES MB 31 PG 166 PER OR 3972 PG 1590 & PER OR 4447 PG 3246
Parcel ID Link: 3242-10-20-0210
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $112.3
Sold/Leased Date: 11/10/2016



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Residential
Closed
MLS# 1016857

53 S St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $232,000
Sold/Leased Price: $218,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$232,000	**Style:**	Single Family	**Tax ID:**	3242-10-10-0170
List Price/SqFt:	$80.67	**Subdivision:**	Tomoka Oaks	**Homestead Exempt:**	Yes
Sold Price/SqFt:	75.8	**Unit #:**			
Bedrooms:	5				
Baths - Total:	3	**Year Built:**	1966		
Full / Half Baths	2 / 1	**Sewer:**	City		
Living Area:	2,876	**Water:**	City		
SqFt - Total:	3,336				
SqFt Source:	Property Appraiser				
Lot Size:	103x129				

Directions: From Granda Head North to Nova, T/L on Tomoka Oaks,Follow road to the left home is on the right side

Virtual Tour:

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 15		Kitchen		20 x 9	
Living Room		23 x 14					

Acreage: 1/2 - 1
Air Conditioning: Central
Construction: Concrete Block

Pets Allowed:
Outside: Fenced Yard

Road: Paved
Special Conditions: None

Remarks: Lovely Golf course home in Tomoka Oaks located directly on the 17th green. This well built home is a tri level home with a living quarters upstairs & downstairs. There is a large family room, and sliders to a patio that overlooks the golf course. The main level features a large eat in kitchen, family room, formal dining room and wood burning fireplace surrounded by a beautiful brick wall, laundry room and a 1/2 bath. The top floor has 4 full bedrooms and 2 full bathrooms. Each bedroom offers ample closet space. Newer AC and Oil furnace in 2010, sprinkler with deep well, over-sized gutters and downspouts. This home was built with concrete block and a cypress wood 2nd story. This home also features an over sized screen room, fence yard even an electric fence for your dog.

Showing Instructions:
Directions: From Granda Head North to Nova, T/L on Tomoka Oaks,Follow road to the left home is on the right side
Legal: LOT 17 BLK 10 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3A MB 27 PG 285 PER OR 5104 PG 0377 PER UNREC D/C PER OR 6945 PGS 1460-1461
Parcel ID Link: 3242-10-10-0170
Supra: No

Dispute Res:

Sold Price Sqft: $75.8
Sold/Leased Date: 11/15/2016



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Residential
Closed
MLS# 1021978

75 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $249,900
Sold/Leased Price: $252,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$249,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$138.3	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	139.46	**Unit #:**		**Tax ID:**	3242-10-06-0060
Bedrooms:	3	**Year Built:**	1987	**Zoning:**	Single Family
Baths - Total:	2	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	2 / 0	**Water:**	City	**Homestead Exempt:**	No
Living Area:	1,807				
SqFt - Total:	2,395				
SqFt Source:	Property Appraiser				
Lot Size:	100x121				

Directions: Granada/Nova intersection: Go N on Nova, L on Tomoka Oaks Blvd, R on N Saint Andrews Dr to #75 on RHS.

Virtual Tour:

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 12		Bonus Room		24 x 6	
Bedroom 2		13 x 11		Great Room		24 x 21	
Bedroom 3		12 x 11		Kitchen			Dimensions: 13x12+9x8; Eat-in-Kitchen

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Washer
Building: 1 Story
Construction: Face Brick; Frame; Siding
Floor Coverings: Carpet; Tile

Pets Allowed: Yes
House Orientation: SW
Heating: Central; Electric; Heat Pump
Inside: Cathedral Ceiling; Ceiling Fans; Fireplace; Volume Ceiling; Inside Laundry
Land: Golf Course Community
Miscellaneous: Golf Community; Security System
Maint Fee Covers: NA
Outside: Clubhouse Facility; Fenced Yard; Irrigation Sprinkler

Parking: 2 Car Garage
Pool: Heated; Inground Private; Screened
Porch: Deck; Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Less than 5 miles to the beach, this beautiful home has been fully remodeled to a high standard, and it shines LIKE NEW. Situated high and dry above the street, you will love the new kitchen, new bathrooms, new roof, new AC in 2013. New appliances and garbage disposal in 2014. Brand new pool, enclosure and deck pavers 2014. Pool heater and additional paved BBQ area 2015. New sprinkler box 2013, and line upgrades in 2015 to ensure new landscaping is maintained. Brand new fence on both sides and double gate installed 2014 for trailer or boat access. The kitchen and baths have granite countertops. The baths have new vanities, toilets and tubs with new fixtures, and travertine tile on floors and walls. The roof has 3 skylights and 7 sun tunnels, all new in 2013.

Showing Instructions:
Directions: Granada/Nova intersection: Go N on Nova, L on Tomoka Oaks Blvd, R on N Saint Andrews Dr to #75 on RHS.
Legal: LOT 6 BLK 6 TOMOKA OAKS COUNTRY CLUB EST UNIT 1B MB 28 PG 129 PER OR 4557 PG 4718 PER OR 5947 PG 2930 PER OR 6122 PG 3598 PER OR 6386 PG 1214 PER OR 6833 PG 4206 PER OR 6902 PG 0065
Parcel ID Link: 3242-10-06-0060
Supra: No **Dispute Res:**

Sold Price Sqft: $139.46
Sold/Leased Date: 11/29/2016



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Residential
Closed
MLS# 1019802

18 EAGLE Court, Ormond Beach, FL 32174

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia

Public Display

List Price: $310,000
Sold/Leased Price: $290,000



List Price:	$310,000	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$103.06	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-26-00-0750
Sold Price/SqFt:	96.41	**Unit #:**		**Zoning:**	Single Family
Bedrooms:	3	**Year Built:**	1983		
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	3,008				
SqFt - Total:	3,989				
SqFt Source:	Property Appraiser				
Lot Size:	100x118				

Directions: From Nova & Granada turn left on Tomoka Oaks Blvd., right on N. St. Andrews Dr., one mile down on left side.
Virtual Tour:
Maint Fee: $40 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	20 x 13		Den	Main	13 x 13	
Bedroom 2	Main	15 x 12		Kitchen	Main	18 x 12	
Bedroom 3	Main	14 x 14		Porch/Balcony	Main	20 x 15	
Dining Room	Main	21 x 16		Utility Room	Main	10 x 8	
Family Room	Main	28 x 15					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Disposal; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile

Pets Allowed:
House Orientation: SE
Heating: Central; Heat Pump
Inside: Fireplace; Split Bedroom
Land: On Golf Course
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: Common Area
Outside: Irrigation Well

Parking: 2 Car Garage; Oversized
Pool: Inground Private
Porch: Enclosed; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Custom built home on the golf course with tile and screened in pool. Open floor plan with lots of extras and upgrades including built-in wine rack and lots of storage in the kitchen along with a lot of counter space.The bathrooms have been updated as well with a separate dressing area in the master bedroom. Huge covered patio to entertain with an enclosed pool adjoining. This unique house is situated on a quiet cul-de-sac with mature landscaping.This property is listed below current appraised value. Note* Third bedroom has been converted to an office, but with minimal expense can be restored to a bedroom.

Showing Instructions:
Directions: From Nova & Granada turn left on Tomoka Oaks Blvd., right on N. St. Andrews Dr., one mile down on left side.
Legal: LOT 75 TOMOKA OAKS UNIT 7-C MB 35 PGS 46-47 INC PER OR 4393 PG 2547 PER OR 6502 PGS 0040-0041 & OR 6595 PG 3775 PER OR 6595 PG 3756 PER UNREC DC & OR 6768 PG 0179 PER OR 6841 PG 4252
Parcel ID Link: 3242-26-00-0750
Supra: Yes **Dispute Res:**

Sold Price Sqft: $96.41
Sold/Leased Date: 01/06/2017



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Residential
Closed
MLS# 1024157

306 RIO PINAR Drive, Ormond Beach, FL 32174

Public Display

List Price: $234,900
Sold/Leased Price: $236,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$234,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$118.76	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	119.31	**Unit #:**		**Tax ID:**	3242-24-00-1730
Bedrooms:	3	**Year Built:**	1979	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 0	**Water:**	City		
Living Area:	1,978				
SqFt - Total:	2,875				
SqFt Source:	Other				
Lot Size:	100x115				

Directions: W. on Main Trail from Nova, R on Rio Pinar & continue into Tomoka Oaks, House on Left.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $70 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1		16 x 12		Den		13 x 10	
Bedroom 2		13 x 12		Kitchen		13 x 9	
Bedroom 3		13 x 10		Porch/Balcony		17 x 11	
Dining Room		13 x 10		Patio/Deck		27 x 4	
Family Room		18 x 13		Utility Room		9 x 9	
Living Room		18 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Other
Floor Coverings: Carpet; Laminate; Tile; Other
Pets Allowed: Yes
Financing: OWC - FHA/VA
House Orientation: SE
Heating: Central
Inside: Attic Fan; Ceiling Fans; Fireplace; Volume Ceiling
Land: Golf Course Community
Miscellaneous: Golf Community; Homeowners Association
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well; Utility Shed
Parking: 2 Car Garage; Attached
Porch: 2+ Porches/Decks; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Sparkle into the New Year here!! Adorable 3/2/2 Tomoka Oaks home. Meticulous grounds, 2 porches to relax and enjoy the birds! Pella double paned windows, silestone kitchen counters, newer insulated hurricane rated overhead door and electronic plumbing for sprinklers. Architectural shingled roof. Utility shed is staying! Come see this light and bright home with faux painting, fireplace, vaulted ceiling and a flexible floor plan. Lots of love and exceptional owner touches to this home! HOA is voluntary but recommended. All information recorded in the MLS is intended to be accurate but cannot be guaranteed.

Showing Instructions:
Directions: W. on Main Trail from Nova, R on Rio Pinar & continue into Tomoka Oaks, House on Left.
Legal: LOT 173 TOMOKA OAKS UNIT 7-B MB 34 PG 201 PER OR 4770 PG 1495 PER OR 5788 PGS 1348-1349
Parcel ID Link: 3242-24-00-1730
Supra: Yes
Dispute Res:

Sold Price Sqft: $119.31
Sold/Leased Date: 02/16/2017



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Residential
Closed
MLS# 1022004

92 N ST ANDREWS Drive, Ormond Beach, FL 32174

Public Display

List Price: $249,900
Sold/Leased Price: $232,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$249,900	**Style:**	Single Family	**Tax ID:**	3242-10-20-0110
List Price/SqFt:	$127.5	**Subdivision:**	Tomoka Oaks	**Homestead Exempt:**	Yes
Sold Price/SqFt:	118.37	**Unit #:**			
Bedrooms:	3				
Baths - Total:	2	**Year Built:**	1969		
Full / Half Baths	2 / 0	**Sewer:**	City		
Living Area:	1,960	**Water:**	City		
SqFt - Total:	2,536				
SqFt Source:	Property Appraiser				
Lot Size:	100x140				

Directions: N on Nova Rd to Tomoka Oaks subdivision, Turn on St Andrews Drive, house on Left

Virtual Tour:

Maint Fee: $50 **Maint Fee Paid:** Quarterly **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	17 x 13		Kitchen	Main	11 x 9	
Bedroom 2		12 x 10		Porch/Balcony		41 x 33	
Bedroom 3		14 x 11		Utility Room		9 x 8	
Dining Room		26 x 13					
Living Room		26 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Range; Refrigerator
Architecture: Traditional
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile

Pets Allowed:
Heating: Central
Inside: Ceiling Fans; Split Bedroom
Land: Golf Course Community

Parking: 2 Car Garage; Attached
Pool: Inground Private; Screened
Porch: Enclosed; Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: POOL HOME ON THE GOLF COURSE, EXTREMELY DESIRABLE LOCATION IN TOMOKA OAKS. HOME SITS HIGH UP AND OFFERS OVER 1900 SQ FT OF LIVING SPACE. 3 BEDROOMS, 2 BATH, HUGE LIVING ROOM AND DINING ROOM. BEAUTIFUL GOLF COURSE VIEW FROM EVERY ROOM. LARGE MASTER SUITE WITH 2 SPACIOUS CLOSETS. DETACHED 2 CAR GARAGE AND INSIDE LAUNDRY ROOM. THE BACKYARD IS GRACED WITH AN EXPANSIVE SCREENED LANAI WITH A SPARKLING POOL, RELAX AND ENJOY THE BEAUTIFUL FLORIDA WEATHER OVERLOOKING WELL KEPT BACKYARD WITH MATURE TREES. Square footage received from tax rolls. All information recorded in the MLS intended to be accurate but cannot be guaranteed.

Showing Instructions:
Directions: N on Nova Rd to Tomoka Oaks subdivision, Turn on St Andrews Drive, house on Left
Legal: LOT 11 BLK 20 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1B MB 28 PG 129 PER OR 1744 PG 233
Parcel ID Link: 3242-10-20-0110
Supra: Yes **Dispute Res:**

Sold Price Sqft: $118.37
Sold/Leased Date: 02/24/2017



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Residential Closed
MLS# 1025743

45 OAKMONT, Ormond Beach, FL 32174

Public Display

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia

List Price: $309,000
Sold/Leased Price: $309,000



List Price:	$309,000	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$143.99	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-15-0050
Sold Price/SqFt:	143.99	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	4			**Homestead Exempt:**	Yes
Baths - Total:	2	**Year Built:**	1971		
Full / Half Baths	2 / 0	**Sewer:**	City		
Living Area:	2,146	**Water:**	City		
SqFt - Total:	3,407				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: Granada Blvd to Nova, North on Nova left into Tomoka Oaks subdivision.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	17 x 13		Kitchen	Main	12 x 12	

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Icemaker; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Brick; Frame; Siding
Floor Coverings: Tile; Wood

Pets Allowed:
Financing: OWC - FHA/VA; OWC - Seller Financing
House Orientation: W
Inside: Network Wiring; Split Bedroom; Inside Laundry
Land: Golf Course Community
Miscellaneous: Golf Community
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well; Utility Shed

Parking: 2 Car Garage
Pool: Heated; Inground Private
Porch: Front
Road: Paved
Roof: Metal
Special Conditions: None
Util for Land Only: City Water; Electric; Well

Remarks: Desirable and highly sought after Tomoka Oaks pool home. Spacious 4 bedroom, 2 bath, true split floor plan. Hardwood floors and tile throughout. Kitchen is complete with granite countertops and stainless steel appliances. All of the rooms are generous in size and have beautiful plantation shutters. Surround sound in the family room as well as new sliding glass doors. As you step outside, you are greeted with a vacation style saltwater pool and spa. All patio furniture is yours to keep. Recent upgrades include: metal roof and carrier infinity AC with all new duct work and insulation installed in 2016. There are so many new items on this home, so take a look at the extensive upgrade list. Close to wonderful shopping and local restaurants! This home has it all!

Showing Instructions:
Directions: Granada Blvd to Nova, North on Nova left into Tomoka Oaks subdivision.
Legal: LOT 5 BLK 15 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3 MB 29 PG 81 PER OR 5199 PG 1648 PER OR 5826 PG 1429
Parcel ID Link: 3242-10-15-0050
Supra: Yes **Dispute Res:** Yes

Sold Price Sqft: $143.99
Sold/Leased Date: 03/20/2017



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Residential
Closed
MLS# 1027029

3 La Costa Court, Ormond Beach, FL 32174

Public Display

List Price: $279,900
Sold/Leased Price: $282,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$279,900	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$109.12	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-23-00-1050
Sold Price/SqFt:	109.94	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	4			**Homestead Exempt:**	Yes
Baths - Total:	3	**Year Built:**	1979		
Full / Half Baths	3 / 0	**Sewer:**	City		
Living Area:	2,565	**Water:**	City		
SqFt - Total:	4,461				
SqFt Source:	Property Appraiser				
Lot Size:	128x127				

Directions: E on Granada, N on Nova, L into Tomoka Oaks, L on S. St Andrews to 4 way stop, go straight to River Bluff, R to La Costa

Virtual Tour:

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	20 x 19		Kitchen	Main	26 x 11	
Bedroom 2	Main	16 x 15		Porch/Balcony	Main	40 x 30	
Bedroom 3	Main	14 x 12		Utility Room	Main	19 x 11	
Bedroom 4	Main	12 x 10					
Family Room	Main	18 x 15					
Living Room	Main	23 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Frame
Floor Coverings: Carpet; Tile
Pets Allowed: Yes
House Orientation: E
Heating: Central
Inside: Ceiling Fans; Fireplace; Split Bedroom
Land: Cul-De-Sac; Golf Course Community
Miscellaneous: Security System
Maint Fee Covers: NA
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Attached
Pool: Inground Private; Screened; Solar
Porch: Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: TOMOKA OAKS POOL HOME nestled among the oaks! This 4bed/3bath home is a pleasure to show. Light & Bright -all neutral tones is in move in condition. Foyer entry is open to the formal living & dining room. Brick fireplace is the focal point of the family room overlooking the pool. Warm kitchen has been updated and has lovely breakfast nook with bay window for enjoying the morning sunrays. Master suite addition was completed in 1997 -very private -volume ceilings w/tray accent & recessed lighted, sitting area with built in bookcases, double sliders overlooking the peaceful back yard.Master bathroom has His and Her raised vanities, walk in shower, and large walk in closet. 2nd master has walk in closet, and ensuite bathroom. 3rd bedroom is spacious w/large closet.

Showing Instructions:
Directions: E on Granada, N on Nova, L into Tomoka Oaks, L on S. St Andrews to 4 way stop, go straight to River Bluff, R to La Costa
Legal: LOT 105 TOMOKA OAKS UNIT 7A MB 34 PGS 162 TO 164 INC PER OR 3697 PG 1765
Parcel ID Link: 3242-23-00-1050
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $109.94
Sold/Leased Date: 04/26/2017



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Residential
Closed
MLS# 1028078

75 S St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $259,900
Sold/Leased Price: $259,900

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$259,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$101.52	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	101.52	**Unit #:**		**Tax ID:**	3242-10-17-0010
Bedrooms:	4	**Location:**	S	**Zoning:**	Single Family
Baths - Total:	2	**Year Built:**	1978	**As Is Cond:**	Yes
Full / Half Baths	2 / 0	**Sewer:**	City	**Homestead Exempt:**	Yes
Living Area:	2,560	**Water:**	City		
SqFt - Total:	3,632				
SqFt Source:	Property Appraiser				
Lot Size:	81x135				

Directions: Tomoka Oaks entrance off Nova, veer left to stay on S. Saint Andrews. Go to 75 S. Saint Andrews.

Virtual Tour: Click to View Virtual Tour

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Upper	15 x 15		Kitchen	Main	10.75 x 10	
Bedroom 2	Main	15 x 13					
Bedroom 3	Main	13 x 12					
Bedroom 4	Upper	22 x 14					
Dining Room	Main	13 x 12					
Family Room	Upper	20 x 13.66					
Living Room	Main	21 x 13					

Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Disposal; Dryer; Range; Refrigerator; Washer
Building: 2 Stories
Construction: Frame; Siding
Floor Coverings: Carpet; Vinyl
Pets Allowed:
House Orientation: S
Heating: Central; Heat Pump
Inside: 2 Bedrooms Down; Cathedral Ceiling; Ceiling Fans; Fireplace; Intercom; Split Bedroom; Volume Ceiling; Inside Laundry
Land: Golf Course Community; On Golf Course
Parking: 2 Car Garage
Porch: Front; Rear
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water; Sewer

Remarks: Gracious & spacious! Located on one of the best lots in Tomoka Oaks, on the 4th green of the golf course, this home boasts a park-like setting on a large 81x135 lot. Circular driveway, side driveway and parking in back, oversized 2 car garage (528 sq ft), 4 bedrooms, 2 bathrooms, living room, dining room, & family room. The backyard is a nature lovers dream with mature plantings, birds and flowers. The front porch is a joy with rocking chairs & swings to swing on! Stunning stone fireplace with a fabulous wood burning stove add a gorgeous focal point to the living room! Large open loft area upstairs for family room or flex-space. 2560 sq ft of living area! Lovingly maintained by same owners for 35 years. Reverse osmosis water system, new hot water heater, new roof 2004, termite bond.

Showing Instructions:
Directions: Tomoka Oaks entrance off Nova, veer left to stay on S. Saint Andrews. Go to 75 S. Saint Andrews.
Legal: LOT 1 BLK 17 UNIT 4 TOMOKA OAKS COUNTRY CLUB ESTS MB 31 PG 167 PER OR 2403 PG 803
Parcel ID Link: 3242-10-17-0010
Supra: No
Dispute Res:

Sold Price Sqft: $101.52
Sold/Leased Date: 05/05/2017



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Residential
Closed
MLS# 1027523

35 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $285,000
Sold/Leased Price: $278,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$285,000	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$151.19	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-08-0170
Sold Price/SqFt:	147.48	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	4			**Homestead Exempt:**	Yes
Baths - Total:	3	**Year Built:**	1970		
Full / Half Baths	3 / 0	**Sewer:**	City		
Living Area:	1,885	**Water:**	City		
SqFt - Total:	2,645				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: From Granada head N on Nova left on Tomoka Oaks bear right on St Andrews to left on Pine Valley

Virtual Tour:

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	19 x 16		Kitchen	Main	12 x 12	
Bedroom 2		12 x 11					
Bedroom 3		12 x 9					
Bedroom 4		13 x 11					
Dining Room		13 x 11					
Family Room		26 x 17					

Acreage: 0 - 1/2
Air Conditioning: Central
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet

Pets Allowed:
Heating: Central
Land: Golf Course Community

Parking: 2 Car Garage
Pool: Inground Private; Screened
Porch: Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: For Statistical purpose only

Showing Instructions:
Directions: From Granada head N on Nova left on Tomoka Oaks bear right on St Andrews to left on Pine Valley
Legal: LOT 17 BLK 8 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58-59 INC PER OR 2375 PG 1374
Parcel ID Link: 3242-10-08-0170
Supra: Yes **Dispute Res:**

Sold Price Sqft: $147.48
Sold/Leased Date: 05/10/2017



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Residential
Closed
MLS# 1024214

62 N ST ANDREWS Drive, Ormond Beach, FL 32174

Public Display

List Price: $378,000
Sold/Leased Price: $360,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$378,000	**Style:**	Single Family	**Tax ID:**	3242-10-09-0220
List Price/SqFt:	$130.34	**Subdivision:**	Tomoka Oaks	**Homestead Exempt:**	Yes
Sold Price/SqFt:	124.14	**Unit #:**			
Bedrooms:	4				
Baths - Total:	3.2	**Year Built:**	1969		
Full / Half Baths	3 / 2	**Sewer:**	City		
		Water:	City		
Living Area:	2,900				
SqFt - Total:	3,797				
SqFt Source:	Other				
Lot Size:	93x201				

Directions: North on Nova Rd to Tomoka Oaks Blvd, Right on N St Andrews to 62

Virtual Tour: Click to View Virtual Tour

Maint Fee: $40 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	16 x 14		Kitchen	Main	26 x 10	
Bedroom 2		14 x 14					
Bedroom 3		20 x 16					
Bedroom 4		15 x 14					
Dining Room		16 x 14					
Family Room		26 x 18					
Living Room		19 x 18					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Cooktop; Dishwasher; Disposal; Double Oven; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Colonial
Building: 1 Story
Construction: Brick
Floor Coverings: Carpet; Laminate; Tile; Wood

Pets Allowed:
House Orientation: W
Heating: Central; Electric; Heat Pump
Inside: Cathedral Ceiling; Ceiling Fans; Fireplace; Inside Sprinkler System; Intercom; Inside Laundry
Land: Corner Lot; Golf Course Community; On Golf Course
Outside: Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Attached
Pool: Inground Private
Porch: 2+ Porches/Decks; Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water; Electric; Sewer

Remarks: All brick home with a pool on a corner lot. Square footage received from tax rolls. All information recorded in the MLS intended to be accurate but cannot be guaranteed.

Showing Instructions:
Directions: North on Nova Rd to Tomoka Oaks Blvd, Right on N St Andrews to 62
Legal: LOT 22 BLK 9 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58 & 59 PER OR 4165 PG 1841
Parcel ID Link: 3242-10-09-0220
Supra: No **Dispute Res:**

Sold Price Sqft: $124.14
Sold/Leased Date: 06/07/2017



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Residential
Closed
MLS# 1029282

34 S St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $269,900
Sold/Leased Price: $250,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$269,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$153	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	141.72	**Unit #:**		**Tax ID:**	3242-10-11-0100
Bedrooms:	3	**Year Built:**	1966	**Zoning:**	Single Family
Baths - Total:	2	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	2 / 0	**Water:**	City	**Homestead Exempt:**	No
Living Area:	1,764				
SqFt - Total:	2,658				
SqFt Source:	Property Appraiser				
Lot Size:	100x140				

Directions: From Nova Rd turn West into Tomoka Oaks. Stay LEFT at the fork. Home is on the LEFT side.

Virtual Tour:

Maint Fee: $70 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	13 x 12		Kitchen	Main	11 x 10	
Bedroom 2	Main	13 x 12		Porch/Balcony	Main	20 x 12	
Bedroom 3	Main	11 x 10					
Dining Room	Main	11 x 9					
Family Room	Main	19 x 15					
Living Room	Main	19 x 15					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Disposal; Double Oven; Microwave; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Laminate

Pets Allowed:
Financing: OWC - FHA/VA
House Orientation: W
Heating: Central
Inside: Ceiling Fans; Fireplace
Land: Golf Course Community
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: Clubhouse; Common Area; Tennis
Outside: Clubhouse Facility; Fenced Yard; Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Attached; Oversized
Porch: Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water; Electric; Sewer

Remarks: Amazing 3 bedroom, 2 bathroom MUST SEE home in desirable Tomoka Oaks! Beautifully landscaped property with brick paver driveway and back patio. Transferable termite bond. NEW: interior and exterior paint, plumbing supply from street, both bathrooms completely remodeled, main electric panel, windows and french doors (double pane Pella glass), irrigation timer and 6" insulation added - all done 9/2016. Pergola built 2011. Roof 2005. Main A/C 2007 and serviced every 6 months. Separate A/C unit to stay or go servicing garage with insulated garage door - homeowner used as a work shop. Voluntary HOA. BRING YOUR BUYERS!

Showing Instructions:
Directions: From Nova Rd turn West into Tomoka Oaks. Stay LEFT at the fork. Home is on the LEFT side.
Legal: LOT 10 BLK 11 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3A MB 27 PG 285 PER OR 2071 PG 1709 PER OR 6543 PG 3777 & PER OR 6544 PG 4411 PER OR 7261 PG 3204
Parcel ID Link: 3242-10-11-0100
Supra: Yes **Dispute Res:**

Sold Price Sqft: $141.72
Sold/Leased Date: 07/28/2017



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Residential
Closed
MLS# 1029355

312 River Bluff Drive, Ormond Beach, FL 32174

Public Display

List Price: $499,000
Sold/Leased Price: $400,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$499,000	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$117.41	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-24-00-0370
Sold Price/SqFt:	94.12	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	5			**Homestead Exempt:**	Yes
Baths - Total:	5	**Year Built:**	1980		
Full / Half Baths	4 / 1	**Sewer:**	City		
Living Area:	4,250	**Water:**	City		
SqFt - Total:	5,366				
SqFt Source:	Property Appraiser				
Lot Size:	100x169				

Directions: Nova to Tomoka Oaks, L on S St Andrews to River Bluff
Virtual Tour: Click to View Virtual Tour
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	20 x 18		Kitchen	Main	18 x 15	
Bedroom 2		20 x 14					
Bedroom 3		18 x 13					
Dining Room		13 x 11					
Family Room		14 x 11					
Living Room		25 x 23					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Disposal; Double Oven; Refrigerator
Building: 2 Stories
Floor Coverings: Carpet; Tile; Wood
Pets Allowed:
Heating: Central
Inside: 1 Bedroom Down; Ceiling Fans; Fireplace; Volume Ceiling; Wet Bar; Inside Laundry
Miscellaneous: Golf Community
Outside: Fenced Yard
Parking: 2 Car Garage; Attached
Pool: Inground Private; Screened
Porch: 2+ Porches/Decks; Deck; Front; Rear; Screened
Roof: Metal
Special Conditions: None
Waterfront: Dock; Riverfront Home/Unit

Remarks: Remarkable riverfront pool home with dock sits high on the bluff in the very desirable Tomoka Oaks community. Lovely traditional architecture with long rocking chair porch is charming and somewhat misleading because upon entering the home you will be greeted by bright open spaces with vaulted ceilings and large panes of glass that allow light to pour in through an architecturally impressive great room that opens to the generous granite island kitchen. Accordion sliding glass doors create a wall of glass that can be completely open to the outdoor living space that offers a well appointed tiki bar, lanai and beautiful screened pool with southern exposure for year round sun.

Showing Instructions:
Directions: Nova to Tomoka Oaks, L on S St Andrews to River Bluff
Legal: LOT 37 TOMOKA OAKS UNIT 7-B MB 34 PG 200 PER OR 2625 PG 1373
Parcel ID Link: 3242-24-00-0370
Supra: No **Dispute Res:**

Sold Price Sqft: $94.12
Sold/Leased Date: 07/28/2017



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Residential
Closed
MLS# 1027754

39 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $210,000
Sold/Leased Price: $180,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$210,000	**Style:**	Single Family	**Tax ID:**	3242-10-08-0190
List Price/SqFt:	$111.35	**Subdivision:**	Tomoka Oaks	**Zoning:**	Single Family
Sold Price/SqFt:	95.44	**Unit #:**		**Homestead Exempt:**	No
Bedrooms:	3				
Baths - Total:	2	**Year Built:**	1970		
Full / Half Baths	2 / 0	**Sewer:**	City		
Living Area:	1,886	**Water:**	City		
SqFt - Total:	3,422				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: From Granada head N on Nova left in Tomoka Oaks, merge right on St Andrews to left on Pine Valley Circle.

Virtual Tour:

Maint Fee: $70 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	16 x 12		Kitchen	Main	12 x 11	
Bedroom 2	Main	12 x 12					
Bedroom 3	Main	13 x 12					
Family Room	Main	17 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Microwave; Range
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Laminate; Tile

Pets Allowed: Yes
Heating: Central
Inside: Ceiling Fans
Land: Golf Course Community
Maint Fee Covers: Clubhouse; Common Area; Pool; Tennis

Parking: 2 Car Garage; Attached
Pool: Inground Community
Porch: Patio; Screened
Road: Paved
Special Conditions: Bank Owned/REO

Remarks: Located in the beautiful tree lined subdivision of Tomoka Oaks! Just under 2,000 sqft, a great floor plan with 3 bedrooms and 2 full baths, a separate living room and family room! Large screened in patio to enjoy the view of the peaceful lush backyard. This home has had plenty of upgrades as well, NEW complete ac system, NEW roof, NEW interior/exterior paint, NEW carpet, NEW stainless steel appliances. All this house needs is a new owner to put all the individual finishing touches!This is a Fannie Mae Homepath Property. All information recorded in the MLS is intended to be accurate but not guaranteed.

Showing Instructions:
Directions: From Granada head N on Nova left in Tomoka Oaks, merge right on St Andrews to left on Pine Valley Circle.
Legal: LOT 19 BLK 8 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58 & 59 PER OR 2903 PG 1645 PER OR 6769 PG 2825
Parcel ID Link: 3242-10-08-0190
Supra: Yes **Dispute Res:**

Sold Price Sqft: $95.44
Sold/Leased Date: 07/31/2017



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Residential
Closed
MLS# 1027340

8 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $279,000
Sold/Leased Price: $270,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$279,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$116.64	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	112.88	**Unit #:**		**Tax ID:**	3242-10-16-0080
Bedrooms:	4	**Year Built:**	1967	**Zoning:**	Single Family
Baths - Total:	3	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	2 / 1	**Water:**	City	**Homestead Exempt:**	Yes
Living Area:	2,392				
SqFt - Total:	3,502				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: From Nova turn west into Tomoka Oaks, left on S. St. Andrews, right onto Oakmont at fork. House on left.
Virtual Tour:
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	15 x 12		Bonus Room	Main	20 x 13	
Bedroom 2	Main	15 x 11		Kitchen	Main	28 x 13	
Bedroom 3	Main	12 x 10					
Bedroom 4	Main	11 x 10					
Dining Room	Main	14 x 11					
Family Room	Main	23 x 13					

1st Floor: Slab
Acreage: 0 - 1/2; 1/2 - 1
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Tile

Pets Allowed: Yes
Heating: Central; Electric
Land: Golf Course Community
Miscellaneous: Golf Community
Outside: Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Attached
Pool: Inground Private; Screened
Porch: Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Spacious Tomoka Oaks 4/2.5 block home with new pool, huge kitchen, casual eating area plus bar, formal dining and inviting family room. Bonus room perfect for either formal living room, home office, workout room or media center. Interior has been freshly painted. This is a wonderful neighborhood with low traffic, zoned for Tomoka Elementary, Hinson Middle and Seabreeze HS. Close to Publix, shops, parks and rec center. We are taking back up offers.

Showing Instructions:
Directions: From Nova turn west into Tomoka Oaks, left on S. St. Andrews, right onto Oakmont at fork. House on left.
Legal: LOT 8 BLK 16 TOMPKA OAKS COUNTRY CLUB ESTS UNIT 3 A MB 27 PG 285 PER OR 5139 PG 3682 PER OR 6029 PG 4360
Parcel ID Link: 3242-10-16-0080
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $112.88
Sold/Leased Date: 08/14/2017



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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 1030129

37 S St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $325,000
Sold/Leased Price: $302,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$325,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$95.93	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	89.29	**Unit #:**		**Tax ID:**	3242-10-10-0090
Bedrooms:	4	**Year Built:**	1966	**As Is Cond:**	Yes
Baths - Total:	3.5	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	3 / 1	**Water:**	City		
Living Area:	3,388				
SqFt - Total:	5,050				
SqFt Source:	Property Appraiser				
Lot Size:	105x130				

Directions: Granada & Nova, North on Nova, left on Tomoka Oaks Blvd, left at split to S. St. Andrews Dr.
Virtual Tour:
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	22 x 16		Den	Main	11 x 10	
Bedroom 2	Upper	16 x 13		Kitchen	Main	18 x 14	
Bedroom 3	Upper	13 x 12					
Bedroom 4	Upper	21 x 10					
Dining Room	Main	16 x 14					
Family Room	Main	26 x 21					
Family Room	Main	35 x 16					
Living Room	Main	20 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Zoned
Appliances: Cooktop; Dishwasher; Disposal; Double Oven; Dryer; Refrigerator; Washer
Architecture: Traditional
Building: 2 Stories
Construction: Concrete Block; Face Brick
Floor Coverings: Carpet; Laminate; Tile

Pets Allowed:
House Orientation: E
Heating: Central; Electric
Inside: 1 Bedroom Down; Cathedral Ceiling; Ceiling Fans; Fireplace; Split Bedroom
Miscellaneous: Home Warranty; Workshop
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Irrigation Well

Parking: 3 Car Garage; Oversized
Porch: Enclosed; Front; Glass; Rear
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Large family home on the 18th fairway! NEW ROOF in 2015! Currently 3,388 sq.ft. of living. There is another 578 sq.ft. of fully blocked and glassed Florida Room that only needs A/C to add great value. 4 Bedrooms with another room off the master bedroom that could be used as a nursery or office. Large master on the main floor plus one of the upstairs rooms is large enough to split or make into a second master or potential in-law. Large rooms, high vaulted ceilings, beautiful floors, and fireplace. 3 car garage with work area including dust collection system for wood working. Close to shopping, restaurants, banking, community sports center and 9 minutes to the beach. Home Warranty included. Currently zoned for Tomoka Elementary, Hinson Middle and Seabreeze High.

Showing Instructions:
Directions: Granada & Nova, North on Nova, left on Tomoka Oaks Blvd, left at split to S. St. Andrews Dr.
Legal: LOT 9 BLK 10 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 3 A MB 27 PG 285 PER OR 3411 PG 1903 PER OR 6579 PG 3699 PER OR 6708 PG 2173 PER OR 6766 PG 2288
Parcel ID Link: 3242-10-10-0090
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $89.29
Sold/Leased Date: 08/15/2017



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Residential
Closed
MLS# 1026972

82 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $399,900
Sold/Leased Price: $395,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$399,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$106.98	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	105.67	**Unit #:**		**Tax ID:**	3242-10-20-0060
Bedrooms:	4	**Year Built:**	1970	**As Is Cond:**	Yes
Baths - Total:	4	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	4 / 1	**Water:**	City		
Living Area:	3,738				
SqFt - Total:	4,493				
SqFt Source:	Property Appraiser				
Lot Size:	157x140				

Directions: N ON NOVA ROAD TO TOMOKA OAKS SUBDIVISION, TURN ON ST ANDREWS

Virtual Tour: Click to View Virtual Tour

Maint Fee: $50 **Maint Fee Paid:** Quarterly **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	18 x 14		Kitchen	Main	25 x 14	
Bedroom 2	Main	15 x 13					
Bedroom 3	Main	13 x 13					
Bedroom 4	Main	13 x 11					
Family Room	Main	22 x 13					
Living Room	Main	28 x 14					

1st Floor: Slab
Acreage: 1/2 - 1
Air Conditioning: Central
Appliances: Central Vacuum; Dishwasher; Microwave; Range; Refrigerator
Architecture: Colonial
Building: 2 Stories
Construction: Face Brick
Floor Coverings: Carpet; Tile; Wood; Other

Pets Allowed:
Heating: Central
Inside: 1 Bedroom Down; Fireplace
Land: Golf Course Community; On Golf Course
Outside: Clubhouse Facility

Parking: 2 Car Garage; Oversized
Pool: Inground Private; Screened
Porch: 2+ Porches/Decks; Balcony; Enclosed
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: STUNNING, OVERSIZED LOT ON GOLF COURSE IN TOMOKA OAKS!!! THIS 4BD/4.5BA HOME IS PERFECTLY SITUATED ON A HUGE 21000+ SQ FT LOT WITH BEAUTIFUL, MATURE LANDSCAPING AND LARGE OAK TREES. A CIRCULAR DRIVEWAY WITH ADDITIONAL SIDE PARKING AREA PROVIDES PLENTY OF PARKING FOR FAMILY & GUESTS! THIS NEW ORLEANS STYLE HOME BOASTS A BEAUTIFUL FOYER THAT DISPLAYS AN INCREDIBLE HARDWOOD STAIRCASE. CROWN MOLDING AND WALL TRIM THROUGHOUT THE HOME BOTH GROUND THE SPACE AND PROVIDE ELEGANCE. THE NEWLY REMODELED KITCHEN HAS A TON OF STORAGE AND FEATURES BEAUTIFUL GRANITE COUNTERTOPS THROUGHOUT. JUST OFF THE KITCHEN, THE VERY SPACIOUS FORMAL DININGROOM AND LIVING ROOM HAVE FRENCH DOORS THAT LEAD YOU OUT TO THE OUTDOOR RED BRICK PAVER PATIO...

Showing Instructions:
Directions: N ON NOVA ROAD TO TOMOKA OAKS SUBDIVISION, TURN ON ST ANDREWS
Legal: W 1/2 OF LOT 6 & LOT 7 EXC PART PER OR 1674 PG 669 BEING 4.5 FT ON E/L & 28 FT ON W/L & INCL IRREG PARCEL IN E 1/2 OF LOT 6 PER OR 1275 PG 554 BLK 20 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1B PER OR 4772 PG 2742 PER OR 6105 PG 0903
Parcel ID Link: 3242-10-20-0060
Supra: Yes **Dispute Res:**

Sold Price Sqft: $105.67
Sold/Leased Date: 08/21/2017



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Residential
Closed
MLS# 1030735

13 Pebble Beach Drive, Ormond Beach, FL 32174

Public Display

List Price: $295,000
Sold/Leased Price: $260,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$295,000	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$133.18	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-05-0080
Sold Price/SqFt:	117.38	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	4			**Homestead Exempt:**	Yes
Baths - Total:	3	**Year Built:**	1976		
Full / Half Baths	3 / 0	**Sewer:**	City		
Living Area:	2,215	**Water:**	City		
SqFt - Total:	3,094				
SqFt Source:	Property Appraiser				
Lot Size:	112x125				

Directions: Tomoka Oaks Sub, R on St Andrews, R on Pebble Beach home on corner.

Virtual Tour: Click to View Virtual Tour

Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	17 x 13		Kitchen	Main	15 x 14	
Bedroom 2	Upper	22 x 13		Kitchen	Main	9 x 8	Eat-in-Kitchen
Bedroom 3	Upper	18 x 10		Utility Room	Main	6 x 4	
Bedroom 4	Upper	13 x 12					
Dining Room	Main	14 x 13					
Living Room	Main	23 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Dryer; Range; Refrigerator; Washer
Architecture: Colonial
Building: 2 Stories
Construction: Brick
Floor Coverings: Carpet

Pets Allowed:
Heating: Central
Inside: 1 Bedroom Down; Fireplace; Inside Laundry
Land: Corner Lot; Golf Course Community
Outside: Fenced Yard

Parking: 2 Car Garage
Porch: Patio
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: IMPRESSIVE COLONIAL STYLE TWO STORY BRICK HOME ON A CORNER LOT IN GREAT TOMOKA OAKS SUBDIVISION. THIS HOUSE BOASTS OVER 2200 SQ FT OF LIVING SPACE AND FEATURES 4 BEDROOM AND 3 BATH, WITH 1 BEDROOM DOWN AND AN UPDATED HANDICAP ACCESSIBLE BATHROOM. AS YOU WALK IN YOU WILL BE GREETED BY NEW FLOORING THROUGHOUT THE FIRST FLOOR, AN AMPLE LIVING ROOM TO YOUR LEFT WITH A BEAUTIFUL WOOD BURNING FIREPLACE PERFECT FOR WINTER GET TOGETHER. TO YOUR RIGHT THERE IS A FORMAL DINING ROOM ADJACENT TO THE NEWLY RENOVATED KITCHEN, WELL EQUIPPED WITH GRANITE COUNTERS, TILE BACK-SPLASH, NEW STAINLESS STEEL APPLIANCES, EAT IN AREA, BREAKFAST BAR, AND WINE COOLER. UPSTAIRS YOU WILL FIND THE LARGE MASTER SUITE WITH SITTING AREA, AND 2 ADDITIONAL GUESTS BEDROOMS. UPSTAIRS A/C IS 1 YEAR OLD. FRENCH DOORS LEAD YOU

Showing Instructions:
Directions: Tomoka Oaks Sub, R on St Andrews, R on Pebble Beach home on corner.
Legal: LOT 8 BLK 5 UNIT 1-C TOMOKA OAKS COUNTRY CLUB ESTS MB 31 PGS 164-165 INC PER OR 3386 PG 0390 PER OR 5510 PG 1352 PER OR 6968 PG 3517 PER OR 7169 PG 4393
Parcel ID Link: 3242-10-05-0080
Supra: Yes **Dispute Res:**

Sold Price Sqft: $117.38
Sold/Leased Date: 09/18/2017



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Residential
Closed
MLS# 1029972

101 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $363,500
Sold/Leased Price: $342,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$363,500	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$88.92	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-21-0030
Sold Price/SqFt:	83.78	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	4			**Homestead Exempt:**	Yes
Baths - Total:	3	**Year Built:**	1989		
Full / Half Baths	3 / 1	**Sewer:**	City		
Living Area:	4,088	**Water:**	City		
SqFt - Total:	4,766				
SqFt Source:	Property Appraiser				
Lot Size:	100x130				

Directions: From Granada, N on Nova, L on Tomoka Oaks, 1st Right on N St Andrews, House on Right

Virtual Tour: Click to View Virtual Tour

Maint Fee: $50 **Maint Fee Paid:** Quarterly **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	19 x 15		Den		13 x 12	
Bedroom 2		15 x 15		Kitchen	Main	22 x 14	
Bedroom 3		16 x 11		Utility Room		12 x 6	
Bedroom 4		17 x 14					
Dining Room		17 x 14					
Family Room		27 x 15					
Living Room		23 x 22					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Double Oven; Range; Refrigerator
Building: 1 Story
Construction: Frame; Stucco
Floor Coverings: Carpet; Tile
Pets Allowed:
Heating: Central
Inside: Cathedral Ceiling
Land: Golf Course Community
Parking: 2 Car Garage
Road: Paved
Roof: Tile
Special Conditions: None

Remarks: ECLECTIC CUSTOM SHOWPLACE IN DESIRABLE TOMOKA OAKS SUBDIVISION! INCREDIBLE HOME GRACIOUSLY APPOINTED WITH ARCHITECTURAL DETAILS, TILE ROOF, VOLUME CEILINGS AND AN AMPLE LIVING SPACE. OPEN FLOOR PLAN WITH 3 BEDROOMS OR 4TH BEDROOM/OFFICE, 3.1 BATH. A SPACIOUS FORMAL DINING ROOM ADJACENT TO THE HUGE CUSTOM KITCHEN IS GRACED WITH A LARGE CENTER ISLAND, A CUSTOM BAR WITH BREAKFAST TABLE AND A PLETHORA OF COUNTER SPACE. THE EXPANSIVE FAMILY ROOM IS THE PERFECT PLACE FOR FAMILY GATHERINGS AROUND THE EXCEPTIONALLY OUTFITTED GRANITE FIREPLACE, FAMILY ROOM ALSO BOASTS A WET BAR. THE AMAZING MASTER SUITE OFFERS A CERAMIC TILED TUB, A WALK IN SHOWER AND LARGE WALK IN CLOSET. THE WELL SIZED GUESTS SUITES ARE GRACED WITH A JACK AND JILL BATHROOM AND WALK IN CLOSETS. PARTIALLY FENCED IN BACKYARD WITH

Showing Instructions:
Directions: From Granada, N on Nova, L on Tomoka Oaks, 1st Right on N St Andrews, House on Right
Legal: LOT 3 EXC N 4 FT BLK 21 UNIT 2 TOMOKA OAKS COUNTRY CLUB ESTS MB 31 PG 166 PER OR 5150 PG 2235
Parcel ID Link: 3242-10-21-0030
Supra: Yes **Dispute Res:**

Sold Price Sqft: $83.78
Sold/Leased Date: 09/18/2017



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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 1031990

48 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $309,000
Sold/Leased Price: $295,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$309,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$154.35	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	147.35	**Unit #:**		**Tax ID:**	3242-10-17-0120
Bedrooms:	4	**Year Built:**	1970	**Zoning:**	Single Family
Baths - Total:	3	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	2 / 1	**Water:**	City	**Homestead Exempt:**	No
Living Area:	2,002	**Min Rental:**	Unlimited		
SqFt - Total:	3,526				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: Enter Tomoka Oaks from Nova Road, left on S St Andrews, Right on Oakmont Cir, Right on Oakmont cir, follow cir to 48

Virtual Tour:

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	13 x 12		Kitchen	Main	16 x 12	
Bedroom 2	Main	12 x 9		Patio/Deck	Main	44 x 8	
Bedroom 3	Main	13 x 9		Patio/Deck	Main	27 x 16	
Bedroom 4	Main	11 x 9		Utility Room	Main	7 x 7	
Dining Room	Main	13 x 12					
Family Room	Main	18 x 13					
Living Room	Main	17 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Heat Pump
Appliances: Dishwasher; Icemaker; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Laminate; Tile

Pets Allowed: Yes
Financing: OWC - FHA/VA; OWC - Seller Financing
House Orientation: SE
Heating: Central
Inside: Ceiling Fans; Split Bedroom; Inside Laundry
Land: Golf Course Community; On Golf Course
Miscellaneous: Home Warranty; Homeowners Association; Sauna
Outside: Clubhouse Facility; Fenced Yard; Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage
Pool: Inground Private
Porch: 2+ Porches/Decks; Front; Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Totally renovated pool home on the Tomoka Oaks Golf course. Turn key move in ready. Huge in ground pool, surrounded by a spacious covered patio, and large 27 x 16 screened in patio. Excellent views of the pool and golf course from almost every room. This home has plenty of room for entertaining indoors or outdoors. Interior and exterior of the home has just been painted, new roof, new laminate wood flooring, new carpet in all bedrooms, new window blinds, new door handles, new ceiling fans in all bedrooms and living room, new kitchen, new baths, new stainless steel appliances, with granite countertops. This home offers a split floor plan and inside laundry room. Master bedroom is spacious, has large walk in closet, master bathroom which leads to the pool, walk in shower,

Showing Instructions:
Directions: Enter Tomoka Oaks from Nova Road, left on S St Andrews, Right on Oakmont Cir, Right on Oakmont cir, follow cir to 48
Legal: LOT 12 BLK 17 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3 MB 29 PG 81 PER DC 6873 PG 1703 PER OR 7158 PG 1692
Parcel ID Link: 3242-10-17-0120
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $147.35
Sold/Leased Date: 09/22/2017



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Residential
Closed
MLS# 1030559

10 Pebble Beach Drive, Ormond Beach, FL 32174

Public Display

List Price: $285,000
Sold/Leased Price: $275,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$285,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$99.58	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	96.09	**Unit #:**		**Tax ID:**	3242-10-06-0100
Bedrooms:	4			**Zoning:**	Single Family
Baths - Total:	2	**Year Built:**	1973		
Full / Half Baths	2 / 0	**Sewer:**	City	**As Is Cond:**	Yes
		Water:	City	**Homestead Exempt:**	No
Living Area:	2,862				
SqFt - Total:	3,869				
SqFt Source:	Appraisal				
Lot Size:	115x136				

Directions: From Granada Rt 40 head north on nova one mile to left into Tomoka Oaks to right on S St Andrews to right Pebble Beach.
Virtual Tour:
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	15 x 12		Bonus Room	Upper	24 x 11	
Bedroom 2	Main	21 x 11.5		Florida Room	Main	11 x 10	
Bedroom 3	Main	13.5 x 11		Kitchen	Main	15 x 10	
Bedroom 4	Main	12 x 12		Patio/Deck	Main	12 x 11	
Dining Room	Main	18 x 11.5		Utility Room	Main	9 x 6	
Family Room	Main	18 x 16					
Living Room	Main	21 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Other
Building: 1 Story
Construction: Frame; Siding
Floor Coverings: Carpet; Tile
Pets Allowed: Yes
House Orientation: E
Heating: Central; Heat Pump
Inside: Ceiling Fans; Fireplace; Split Bedroom; Volume Ceiling; Inside Laundry
Land: Golf Course Community; Wooded
Miscellaneous: Golf Community
Maint Fee Covers: Common Area
Outside: Irrigation Well; Public Bus
Parking: 2 Car Garage; Oversized
Porch: Rear; Screened
Road: Paved
Roof: Rolled
Special Conditions: None

Remarks: LOCATION, LOCATION. LOCATION!!! What a gem! Minutes from the beach, centrally located, and perfect for entertaining! Don't miss out on this beautiful, spacious home located in the popular Tomoka Oaks subdivision and zoned for excellent schools. This move-in-ready house has been freshly painted inside and out, and all carpet has been replaced. The split floor plan provides four large bedrooms and a bonus loft area that is currently being used as a fifth bedroom. Enjoy the open concept family room that connects to the formal dining room and kitchen, while boasting of 16 ft. tall ceilings, stone fire place, and panoramic views. The kitchen has been completely updated with new cabinets, counter tops, and appliances.Circular Driveway, Oversized garage and excellent location to park boat or RV.

Showing Instructions:
Directions: From Granada Rt 40 head north on nova one mile to left into Tomoka Oaks to right on S St Andrews to right Pebble Beach.
Legal: LOT 10 BLK 6 UNIT 1C TOMOKA OAKS COUNTRY CLUB ESTS MB 31 PG 165 PER OR 5181 PG 1901 PER OR 6599 PG 4345 PER OR 7289 PG 0762
Parcel ID Link: 3242-10-06-0100
Supra: Yes **Dispute Res:**

Sold Price Sqft: $96.09
Sold/Leased Date: 10/09/2017



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Residential
Closed
MLS# 1029610

315 Rio Pinar Drive, Ormond Beach, FL 32174

Public Display

List Price: $419,900
Sold/Leased Price: $410,900

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$419,900	**Style:**	Single Family	**Tax ID:**	3242-24-00-0840
List Price/SqFt:	$107.14	**Subdivision:**	Tomoka Oaks	**As Is Cond:**	Yes
Sold Price/SqFt:	104.85	**Unit #:**		**Homestead Exempt:**	Yes
Bedrooms:	5				
Baths - Total:	3	**Year Built:**	1987		
Full / Half Baths	3 / 1	**Sewer:**	City		
Living Area:	3,919	**Water:**	City		
SqFt - Total:	4,866				
SqFt Source:	Property Appraiser				
Lot Size:	100 X 125				

Directions: Granada North on Nova Rd, L on Tomoka Oaks Blvd, L on St. Andrews, R on Rio Pinar

Virtual Tour: Click to View Virtual Tour

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Upper	28 x 24		Den	Upper	30 x 20	
Bedroom 2	Upper	24 x 12		Kitchen	Main	20 x 20	
Bedroom 3	Upper	17 x 11		Patio/Deck	Main	24 x 10	
Bedroom 4	Upper	15 x 10					
Dining Room	Main	13 x 13					
Family Room	Main	28 x 24					
Living Room	Main	14 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump; Multiple Units; Zoned
Appliances: Cooktop; Dishwasher; Disposal; Dryer; Gas Appliances; Icemaker; Range; Refrigerator; Washer; Water Softener
Architecture: Traditional
Building: 2 Stories
Construction: Brick; Concrete Block; Frame
Floor Coverings: Carpet; Tile; Wood

Pets Allowed:
House Orientation: N
Heating: Central; Electric; Heat Pump; Natural Gas; Propane Gas; Zoned
Inside: Attic Fan; Cathedral Ceiling; Ceiling Fans; Fireplace; Network Wiring; Split Bedroom; Volume Ceiling; Wet Bar; Inside Laundry
Land: On Golf Course
Miscellaneous: Home Warranty; Homeowners Association; Security System; In-Law Suite
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Oversized
Porch: Patio
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water; Electric; Propane Gas; Sewer

Remarks: DESIGNER SHOWCASE! 5BR/3.5BA. Open, bright floor plan with extensive wood flooring. Formal Living Room with FP cathedral ceilings and formal dining room. Brand new open Chef's Kitchen SS appliances and professional gas stove with pot filler, walk in pantry, quartz countertops, white shaker cabinets, tile backsplash counter to ceiling. Custom built zinc and wood island w/electric. Adjacent Media Room is massive with large windows and full wet bar. All neutral colors. Private Master suite includes his and her large walk in closets, large windows overlooking beautiful landscaped backyard on the golf course. Master bath features marble flooring, claw footed soaker tub and chandelier. ONE OF A KIND BEAUTY!

Showing Instructions:
Directions: Granada North on Nova Rd, L on Tomoka Oaks Blvd, L on St. Andrews, R on Rio Pinar
Legal: LOT 84 TOMOKA OAKS UNIT 7-B MB 34 PGS 200-201 INC PER OR 5081 PG 1209 PER OR 6767 PG 1467
Parcel ID Link: 3242-24-00-0840
Supra: Yes **Dispute Res:**

Sold Price Sqft: $104.85
Sold/Leased Date: 10/16/2017



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Residential
Closed
MLS# 1032953

24 S St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $199,900
Sold/Leased Price: $175,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$199,900	**Style:**	Single Family	**Tax ID:**	3242-10-11-0050
List Price/SqFt:	$108.05	**Subdivision:**	Tomoka Oaks	**Homestead Exempt:**	Yes
Sold Price/SqFt:	94.59	**Unit #:**			
Bedrooms:	4				
Baths - Total:	2	**Year Built:**	1968		
Full / Half Baths	2 / 0	**Sewer:**	City		
Living Area:	1,850	**Water:**	City		
SqFt - Total:	2,300				
SqFt Source:	Property Appraiser				
Lot Size:	100 x 140				

Directions: Granada to North on Nova. Left into Tomoka Oaks. Left on St. Andrews and #53 on the Right

Virtual Tour:

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	16 x 15		Kitchen	Main	17 x 10	
Bedroom 2	Main	12 x 9					
Bedroom 3	Main	14 x 11					
Bedroom 4	Main	14 x 11					
Living Room	Main	29 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile

Pets Allowed:
Inside: 2 Bedrooms Down; Ceiling Fans
Land: Golf Course Community
Miscellaneous: Golf Community

Parking: 2 Car Garage
Porch: Front; Patio
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water; Sewer

Remarks: Just Reduced! This centrally located 4 bedroom 2 bath concrete block home sits on a HUGE lot in the highly sought after Tomoka Oaks Golf community. It features 3 generously sized bedrooms with a 4th bedroom that can be utilized as an office or den if needed. The large sliding doors off of the living space open to the massive well maintained fenced yard. The large master features a large closet and attached bath. This home is perfect for any family and is ready to be updated and brought back to it's former glory. Please note roof is in need of repair. HOA is optional.

Showing Instructions:
Directions: Granada to North on Nova. Left into Tomoka Oaks. Left on St. Andrews and #53 on the Right
Legal: LOT 5 BLK 11 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3A MB 27 PG 285 PER OR 3884 PG 2899 PER OR 5311 PG 2001 PER OR 5972 PG 2416 PER OR 6340 PGS 2906-2908 INC
Parcel ID Link: 3242-10-11-0050
Supra: Yes **Dispute Res:**

Sold Price Sqft: $94.59
Sold/Leased Date: 11/14/2017



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Residential
Closed
MLS# 1029825

16 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $269,900
Sold/Leased Price: $261,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$269,900	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$141.83	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-08-0090
Sold Price/SqFt:	137.41	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	3			**Homestead Exempt:**	Yes
Baths - Total:	2	**Year Built:**	1975		
Full / Half Baths	2 / 0	**Sewer:**	City		
Living Area:	1,903	**Water:**	City		
SqFt - Total:	2,714				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: Granada to Nova Rd. to Tomoka Oaks entrance, right on St Andrews, left on Pine Valley Circle
Virtual Tour:
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	17 x 13		Kitchen	Main	24 x 8	
Bedroom 2	Main	13 x 11		Utility Room	Main	10 x 9	
Bedroom 3	Main	12 x 11					
Dining Room	Main	11 x 11					
Living Room	Main	19 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Face Brick; Frame
Floor Coverings: Laminate; Tile; Wood
Pets Allowed:
House Orientation: E
Heating: Central
Inside: Ceiling Fans; Fireplace
Land: Golf Course Community
Miscellaneous: Golf Community
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Attached; RV/Boat
Pool: Inground Private; Screened; Solar
Porch: Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Tomoka Oaks Pool Home .. Say no more. This updated ranch home features 3 spacious bedrooms, 2 full baths, eat in kitchen, dining and family rooms, side entry garage with extra boat/RV parking and sits high on a bluff. The screened pool area has large lanai for entertaining and a new solar heat system. Home has hardwood floors throughout the living areas with many modern updates like doors, windows, ceilings resurfaced and trim molding. Close to golf, churches, shopping and public transit. This is a must see property!!

Showing Instructions:
Directions: Granada to Nova Rd. to Tomoka Oaks entrance, right on St Andrews, left on Pine Valley Circle
Legal: LOT 9 BLK 8 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58-59 INC PER OR 4797 PG 0659 PER OR 5831 PG 4899 PER OR 6254 PG 0382 PER OR 6719 PG 3634 & PER OR 6719 PG 3637 PER OR 6822 PG 3851
Parcel ID Link: 3242-10-08-0090
Supra: Yes **Dispute Res:**

Sold Price Sqft: $137.41
Sold/Leased Date: 11/28/2017



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Residential
Closed
MLS# 1034209

58 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $279,900
Sold/Leased Price: $279,900

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$279,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$132.65	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	132.65	**Unit #:**		**Tax ID:**	3242-10-09-0200
Bedrooms:	3	**Location:**	SE	**Zoning:**	Single Family
Baths - Total:	3	**Year Built:**	1973	**As Is Cond:**	Yes
Full / Half Baths	2 / 1	**Sewer:**	City	**Homestead Exempt:**	Yes
Living Area:	2,110	**Water:**	City		
SqFt - Total:	2,646				
SqFt Source:	Property Appraiser				
Lot Size:	106x142				

Directions: NOVA TO TOMOKA OAKS WEST FOLLOW FORK TO RIGHT, HOUSE ON LEFT
Virtual Tour:
Maint Fee: $70 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	18 x 13		Den	Main	11 x 11	
Bedroom 2	Main	13 x 10		Great Room			
Bedroom 3	Main	11 x 10		Kitchen	Main	17 x 12	
Dining Room	Main	21 x 12		Porch/Balcony	Main	24 x 18	
Living Room	Main	27 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Disposal; Dryer; Icemaker; Microwave; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Tile; Wood
Pets Allowed:
House Orientation: SE
Heating: Central; Electric; Heat Pump
Inside: Ceiling Fans; Fireplace; Jetted Tub; Inside Laundry
Land: Golf Course Community; On Golf Course; Wooded
Miscellaneous: Golf Community; Homeowners Association; Jetted Tub; Security System
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage
Porch: Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: BEAUTIFUL COASTAL HOME ON THE TOMOKA OAKS GOLF COURSE COMPLETELY UPDATED. 3 BEDROOMS, 2 ½ BATHS, DESIGNER GLAZED 42 INCH KITCHEN CABINETS, PREMIUM GRANITE COUNTER TOPS, PENDANT LIGHTS, BREAKFAST BAR, STAINLESS STEEL APPLIANCES, TWO SINKS, UNDER CABINET LIGHTING. LIVING ROOM WITH FIREPLACE. TILE AND WOOD FLOORING, CROWN MOLDING AND DECORATOR BLINDS THROUGHOUT. LARGE MASTER BEDROOM WITH CUSTOM WALK-IN CLOSET AND LOVELY BATHROOM WITH JETTED TUB, DOUBLE VANITIES, LARGE WALK-IN SHOWER AND SEPARATE WATER CLOSET. BEDROOM #3 HAS BUILT IN MURPHY BED. THERE IS A SEPARATE OFFICE ALSO. CONCRETE BLOCK CONSTRUCTION, ROOF 2 YEARS OLD, 2 WATER HEATERS. NEW EXTERIOR PAINT IN 2016, NEW GARAGE DOOR OPENER WITH WI-FI, GORGEOUS 24 X 18 SCREENED LANAI JUST RIGHT FOR RELAXING.

Showing Instructions:
Directions: NOVA TO TOMOKA OAKS WEST FOLLOW FORK TO RIGHT, HOUSE ON LEFT
Legal: LOT 20 BLK 9 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58 & 59 PER OR 1571 PG 146 PER D/C OR 4326 PG 3827
Parcel ID Link: 3242-10-09-0200
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $132.65
Sold/Leased Date: 12/01/2017



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Residential
Closed
MLS# 1033676

31 Pebble Beach Drive, Ormond Beach, FL 32174

Public Display

List Price: $278,950
Sold/Leased Price: $275,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$278,950	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$104.67	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	103.19	**Unit #:**		**Tax ID:**	3242-10-05-0170
Bedrooms:	4	**Location:**	S	**Zoning:**	Single Family
Baths - Total:	2	**Year Built:**	1973	**As Is Cond:**	Yes
Full / Half Baths	2 / 0	**Sewer:**	City	**Homestead Exempt:**	No
Living Area:	2,665	**Water:**	City		
SqFt - Total:	3,957				
SqFt Source:	Property Appraiser				
Lot Size:	irregular				

Directions: North of Granada for half a mile to left in Tomoka Oaks to right on North Saint Andrews to Right on Pebble Beach

Virtual Tour:

Maint Fee: $70 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	17 x 16		Kitchen	Main	16 x 7	
Bedroom 2	Main	17 x 11		Utility Room	Main	12 x 7	
Bedroom 3	Main	14 x 11					
Bedroom 4	Main	12 x 11					
Dining Room	Main	13 x 11					
Family Room	Main	21 x 16					
Living Room	Main	15 x 11					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Range; Refrigerator
Building: 1 Story
Construction: Siding
Floor Coverings: Carpet; Tile; Other

Pets Allowed: Yes
House Orientation: S
Heating: Central; Electric
Inside: Ceiling Fans; Fireplace; Split Bedroom; Volume Ceiling
Land: Cul-De-Sac; Golf Course Community; Wooded
Miscellaneous: Homeowners Association
Outside: Irrigation Well

Porch: Patio
Road: Paved
Roof: Other
Special Conditions: None
Util for Land Only: City Water; Sewer

Remarks: Unique Contemporary Showplace in Tomoka Oaks Subdivision, Great location with both a circular driveway and a garage entrance that opens to a cul-de-sac Great Ormond School Zone. Tongue and groove ceilings above a natural stone fireplace. Enjoy the breezes from the Tomoka River just a block away. Large split bedrooms, gorgeous trees and there is not a more convenient location in the Ormond Beach Area.

Showing Instructions:
Directions: North of Granada for half a mile to left in Tomoka Oaks to right on North Saint Andrews to Right on Pebble Beach
Legal: LOT 17 BLK 5 UNIT 1-C TOMOKA OAKS COUNTRY CLUB ESTS MB 31 PG 165 PER OR 2164 PG 564 PER OR 7080 PG 1798
Parcel ID Link: 3242-10-05-0170
Supra: Yes **Dispute Res:**

Sold Price Sqft: $103.19
Sold/Leased Date: 12/06/2017



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Residential
Closed
MLS# 1034870

77 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $295,000
Sold/Leased Price: $285,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$295,000	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$79.45	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-06-0070
Sold Price/SqFt:	76.76	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	3			**Homestead Exempt:**	Yes
Baths - Total:	3	**Year Built:**	1973		
Full / Half Baths	2 / 1	**Sewer:**	City		
Living Area:	3,713	**Water:**	City		
SqFt - Total:	4,773				
SqFt Source:	Property Appraiser				
Lot Size:	100x125				

Directions: Nova Rd North to Tomoka Oaks, Right on N St Andrews Dr, follow all the way down

Virtual Tour: Click to View Virtual Tour

Maint Fee: $70 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	16 x 16		Kitchen	Main	14 x 12	
Bedroom 2		16 x 14		Media Room		27 x 22	
Bedroom 3		16 x 12					
Dining Room		14 x 14					
Family Room		20 x 17					
Living Room		21 x 19					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Central Vacuum; Dryer; Microwave; Range; Washer
Architecture: Traditional
Building: 2 Stories
Floor Coverings: Carpet; Tile

Pets Allowed:
Financing: OWC - FHA/VA
House Orientation: S
Heating: Central
Inside: Ceiling Fans; Volume Ceiling; Inside Laundry
Land: Corner Lot; Golf Course Community
Miscellaneous: Homeowners Association; Security System
Maint Fee Covers: Common Area
Outside: Fenced Yard

Parking: 3 Car Garage; Oversized
Pool: Inground Private; Screened
Porch: 2+ Porches/Decks; Front; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Large Tomoka Oaks pool home spread out on a park-like corner lot... This unique home has lots of character and a functional floor plan... Double door entry leads you inside with views of enclosed pool area... Adjoining living room and Family room offer plenty of space if you like to entertain or just have a large family... Three bedrooms are downstairs and the second story is a bonus room that overlooks pool - perfect for playroom, office, home gym or guest quarters... Volume ceilings and stone wall in the family room that is open to the kitchen/ work island... Dining room is adjacent to kitchen with a pass through window to make serving a breeze... Plenty of storage and closet space - Built in desks in spare bedrooms... Three car garage and oversized driveway ... Lots of square footage

Showing Instructions:
Directions: Nova Rd North to Tomoka Oaks, Right on N St Andrews Dr, follow all the way down
Legal: LOT 7 BLK 6 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1B MB 28 PG 129 PER DC OR 6826 PG 2055 PER OR 6841 PG 1439
Parcel ID Link: 3242-10-06-0070
Supra: Yes **Dispute Res:**

Sold Price Sqft: $76.76
Sold/Leased Date: 12/15/2017



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Residential
Closed
MLS# 1036428

5 Pebble Beach Drive, Ormond Beach, FL 32174

Public Display

List Price: $269,900
Sold/Leased Price: $269,900

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$269,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$76.7	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	76.7	**Unit #:**		**Tax ID:**	3242-10-05-0040
Bedrooms:	5	**Year Built:**	1974	**As Is Cond:**	Yes
Baths - Total:	3	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	3 / 0	**Water:**	City		
Living Area:	3,519				
SqFt - Total:	3,519				
SqFt Source:	Property Appraiser				
Lot Size:	100x156				

Directions: North of Granada on Nova 5-A one mile to left in Tomoka Oaks to R on N St Andrews to right on Pebble Beach
Virtual Tour:
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	15.5 x 15		Den	Main	15.2 x 11.8	
Bedroom 2	Main	13 x 13		Kitchen	Main	27 x 17.7	
Bedroom 3	Main	13.8 x 10					
Bedroom 4	Main	13.8 x 10					
In-Law Suite	Main	11 x 10.9					
Living Room	Main	30 x 15.3					

Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Dryer; Washer
Architecture: Other
Building: 1 Story
Construction: Brick
Floor Coverings: Carpet; Tile

Pets Allowed: Yes
Financing: OWC - Seller Financing
House Orientation: W
Heating: Central; Electric; Heat Pump
Inside: Ceiling Fans; Inside Laundry
Land: Golf Course Community
Miscellaneous: Homeowners Association; Workshop; In-Law Suite
Outside: Irrigation Sprinkler; Irrigation Well; Public Bus

Parking: 2 Car Garage; Oversized
Porch: 2+ Porches/Decks; Enclosed; Front; Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Excellent Location, Excellent Condition 5 bedrooms with an in-law suite separate from the other bedrooms. This room is also well suited as an office or flex room. Expansive 27x17 foot eat in modern kitchen with granite counters and a four stool breakfast bar. Featuring a new roof in 2013. In addition to the stated living area you have a glassed in back porch measuring over 300 square feet also with a 2013 Roof. The yard is magnificent with a large circular driveway. In addition there is lots of room to easily park your RV or Boat or both on this property. There is also a flex room that measures 15.2x11.8 located just outside the three bedrooms. If your having difficulty getting financing but your income and job history is strong the seller will consider holding rare owner financing.

Showing Instructions:
Directions: North of Granada on Nova 5-A one mile to left in Tomoka Oaks to R on N St Andrews to right on Pebble Beach
Legal: LOT 4 BLK 5 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58 & 59 PER OR 3507 PG 0819
Parcel ID Link: 3242-10-05-0040
Supra: Yes **Dispute Res:**

Sold Price Sqft: $76.7
Sold/Leased Date: 01/02/2018



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Residential
Closed
MLS# 1036106

26 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $359,000
Sold/Leased Price: $350,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$359,000	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$91.05	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-09-0040
Sold Price/SqFt:	88.76	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	4			**Homestead Exempt:**	No
Baths - Total:	3	**Year Built:**	1963		
Full / Half Baths	3 / 0	**Sewer:**	City		
Living Area:	3,943	**Water:**	City		
SqFt - Total:	4,561				
SqFt Source:	Property Appraiser				
Lot Size:	98x193				

Directions: From Granada and Nova Rd: North on Nova Rd., left into Tomoka Oaks, rt at split , house on left.
Virtual Tour:
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	16 x 12		Den	Main	9 x 9	
Bedroom 2	Main	13 x 11		Kitchen	Main	16 x 11	
Bedroom 3	Main	11 x 10		Patio/Deck	Main	50 x 28	
Dining Room	Main	15 x 14					
Family Room	Main	23 x 20					
In-Law Suite	Main	20 x 16					
Living Room	Main	25 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Zoned
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Stone; Tile

Pets Allowed:
House Orientation: E
Heating: Central; Electric; Fuel Oil; Heat Pump; Zoned
Inside: Ceiling Fans; Fireplace
Land: On Golf Course
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well; Storm Shutters

Parking: 2 Car Garage; Attached; Oversized
Pool: Inground Private; Screened
Porch: Deck; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Huge Tomoka Oaks, golf course, pool home w/In-law suite. There is room to roam and tons of potential in this single story, block home. Just under 4,000 sq.ft. of living. Currently utilized as a 4 bedroom but, could easily be a 5 bedroom. Double entry doors, fireplace, family room and kitchen overlooking the pool area. The in-law suite was added in 2006 and has a sitting area, plus an office. Many closets and storage areas. Updated Electrical and New roof. Electric hurricane shutters. Circular driveway. Beautiful, park like, landscaping and outdoor sitting areas. Short drive to the beach, shopping, restaurants, and banking. This is a must see!

Showing Instructions:
Directions: From Granada and Nova Rd: North on Nova Rd., left into Tomoka Oaks, rt at split , house on left.
Legal: LOT 4 BLK 9 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 1 MB 25 PGS 58-59 INC PER OR 6017 PG 2664 PER OR 6217 PG 1862
Parcel ID Link: 3242-10-09-0040
Supra: Yes **Dispute Res:**

Sold Price Sqft: $88.76
Sold/Leased Date: 02/12/2018



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Residential
Closed
MLS# 1036175

46 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $314,900
Sold/Leased Price: $309,000

Area: 46 - Ormond N of Tomoka River, E of US1 **County:** Volusia



List Price:	$314,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$116.63	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	114.44	**Unit #:**		**Tax ID:**	3242-10-09-0140
Bedrooms:	4	**Year Built:**	1964	**Zoning:**	Single Family
Baths - Total:	3	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	2 / 1	**Water:**	City	**Homestead Exempt:**	Yes
Living Area:	2,700				
SqFt - Total:	3,086				
SqFt Source:	Property Appraiser				
Lot Size:	100x142				

Directions: East on Granada. North on Nova. Left in Tomoka Oaks. R on N. St. Andrews

Virtual Tour: Click to View Virtual Tour

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	17 x 12		Kitchen	Main	14 x 11	
Bedroom 2		12 x 11		Kitchen			Eat-in-Kitchen
Bedroom 3		12 x 12					
Bedroom 4		12 x 10					
Dining Room		14 x 11					
Family Room		18 x 16					
Living Room		17 x 15					

1st Floor: Slab
Acreage: 1/2 - 1
Air Conditioning: Central
Appliances: Dishwasher; Dryer; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Tile; Wood; Other

Pets Allowed: Yes
Heating: Central; Fuel Oil
Inside: Ceiling Fans; Wet Bar
Land: Golf Course Community; On Golf Course; Wooded
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well; Outbuilding; Storm Shutters; Utility Shed

Parking: 2 Car Garage
Porch: Enclosed; Screened
Road: Paved
Roof: Shingle; Other
Special Conditions: None

Remarks: OLD FLORIDA CHARM! All the character with all the modern upgrades too. This is no cookie-cutter home. Looks can be deceiving as this home boasts 2700 living square feet and over 3000 total. This beautiful 4-bedroom home will WOW you the moment you walk in. Lovingly upgraded, you won't be disappointed, with an open floor plan, formal dining and a beautifully upgraded gourmet kitchen with a coffee bar, butler's pantry/bar area for entertaining, LARGE ISLAND, GRANITE COUNTERS, STAINLESS STEEL APPLIANCES, SOFT CLOSE CABINETS and tons of storage. NEW ROOF 2017, NEW WINDOWS throughout, NEW AC 2017, NEW HEAT 2014, wood and tile flooring, all the BIG TICKET items have been taken care of for you. You won't find anything like it in the Tomoka Oaks area for the price and the location is just off

Showing Instructions:
Directions: East on Granada. North on Nova. Left in Tomoka Oaks. R on N. St. Andrews
Legal: LOT 14 BLK 9 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58-59 INC PER OR 3706 PG 4652 PER OR 6305 PGS 1928-1929 INC
Parcel ID Link: 3242-10-09-0140
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $114.44
Sold/Leased Date: 02/16/2018



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Residential
Closed
MLS# 1035690

108 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $250,000
Sold/Leased Price: $211,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$250,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$98.89	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	83.47	**Unit #:**		**Tax ID:**	3242-10-20-0190
Bedrooms:	4	**Year Built:**	1975	**Zoning:**	Single Family
Baths - Total:	3	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	3 / 0	**Water:**	City	**Homestead Exempt:**	No
Living Area:	2,528				
SqFt - Total:	3,080				
SqFt Source:	Property Appraiser				
Lot Size:	95x140				

Directions: From Granada go North on Nova To left into Tomoka Oaks entrance, Right onto North ST Andrews to 108 - home on Left.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $70 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	17 x 16		Kitchen	Main	17 x 9	
Bedroom 2	Main	13 x 12		Patio/Deck	Main	38 x 35	
Bedroom 3	Main	13 x 12		Utility Room	Main	14 x 8	
Bedroom 4	Main	13 x 12					
Dining Room	Main	17 x 13					
Living Room	Main	20 x 16					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Wall/Window Units
Appliances: Dishwasher; Microwave; Range
Architecture: Ranch
Building: 1 Story
Construction: Brick
Floor Coverings: Carpet; Tile
Pets Allowed: Yes
Heating: Central; Electric
Inside: Ceiling Fans; Fireplace; Inside Laundry
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community; Security System
Maint Fee Covers: Common Area
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Attached; Oversized
Pool: Inground Private; Screened
Porch: Deck; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: 4 Bedroom/3 Bath Pool Home with Good Bones, Great Location and Terrific Layout, looking for your updates!!! Welcoming, Mature landscape with many rooms overlooking 2nd green of Tomoka Oaks golf course in the very sought after Tomoka Oaks neighborhood!! Located in the heart of Ormond Beach, close to Plenty of shopping; restaurants; hospitals; major roads; and the World's Most Famous Beach. And just an hour's drive to Orlando theme parks! This neighborhood has a voluntary HOA ($70/year). Home has great views and roomy layout, but needs your TLC and personal touches - interior paint, new carpet, etc. All measurements are approximate and home is selling as is with inspections gladly welcomed!

Showing Instructions:
Directions: From Granada go North on Nova To left into Tomoka Oaks entrance, Right onto North ST Andrews to 108 - home on Left.
Legal: LOT 19 BLK 20 UNIT 2 TOMOKA OAKS COUNTRY CLUB ESTS MB 31 PG 166 PER OR 3292 PG 1608 PER D/C 6949 PG 3090 PER OR 7046 PG 3044
Parcel ID Link: 3242-10-20-0190
Supra: No **Dispute Res:**

Sold Price Sqft: $83.47
Sold/Leased Date: 02/20/2018



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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 1039402

18 Tomoka Oaks Boulevard, Ormond Beach, FL 32174

Public Display

List Price: $265,000
Sold/Leased Price: $264,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$265,000	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$128.52	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-11-0020
Sold Price/SqFt:	128.03	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	4			**Homestead Exempt:**	Yes
Baths - Total:	3	**Year Built:**	1968		
Full / Half Baths	2 / 1	**Sewer:**	City		
Living Area:	2,062	**Water:**	City		
SqFt - Total:	2,946				
SqFt Source:	Property Appraiser				
Lot Size:	84x138				

Directions: From Granada Blvd North on Nova Road to Left on Tomoka Oaks Blvd. House on left.

Virtual Tour: Click to View Virtual Tour

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	15 x 14		Kitchen	Main	13 x 10	
Bedroom 2	Main	12 x 11		Porch/Balcony	Main	21 x 13	
Bedroom 3	Main	11 x 11					
Bedroom 4	Main	10 x 10					
Family Room	Main	19 x 4					
Living Room	Main	24 x 14					

Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Microwave; Range; Refrigerator
Architecture: Traditional
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile; Vinyl
Pets Allowed:
Heating: Central
Inside: Ceiling Fans; Fireplace
Maint Fee Covers: NA
Outside: Fenced Yard
Parking: 2 Car Garage
Porch: Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Location, Location, Location! Positioned in the Heart of Ormond Beach in Tomoka Oaks Golf Community! This gorgeous 4 bedroom, 2.5 bath home is situated on a large lot with huge fenced in backyard. Perfect for the entire family. The home boast a desired split bedroom floorplan with ample natural lighting. Cozy up in the den in front of your woodburning fireplace or entertain a group in your large family room. Enjoy your gourmet kitchen with large breakfast bar & solid wood cabinetry. Upgrades include new vinyl double pane window 2012, kitchen backsplash 2014, attic fans 2014, den carpet & wood looking floors 2017. Oversized 2 car garage & large driveway. Square footage received from tax rolls. All information recorded in the MLS intended to be accurate but cannot be guaranteed

Showing Instructions:
Directions: From Granada Blvd North on Nova Road to Left on Tomoka Oaks Blvd. House on left.
Legal: LOT 2 BLK 11 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 1 MB 25 PGS 58-59 INC PER D/C 3921 PG 3111 PER OR 6219 PGS 4098-4099 PER OR 6595 PG 4620 PER OR 6741 PG 3193 PER OR 7005 PG 4497
Parcel ID Link: 3242-10-11-0020
Supra: No **Dispute Res:**

Sold Price Sqft: $128.03
Sold/Leased Date: 03/16/2018



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Residential
Closed
MLS# 1041558

55 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $240,000
Sold/Leased Price: $248,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$240,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$117.42	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	121.33	**Unit #:**		**Tax ID:**	3242-11-00-0090
Bedrooms:	4	**Location:**	W	**Zoning:**	Single Family
Baths - Total:	2	**Year Built:**	1978	**As Is Cond:**	Yes
Full / Half Baths	2 / 0	**Sewer:**	City	**Homestead Exempt:**	Yes
Living Area:	2,044	**Water:**	City		
SqFt - Total:	2,565				
SqFt Source:	Property Appraiser				
Lot Size:	100x212				

Directions: North on Nova from Granada to Tomoka Oaks on left. Right on N. St. Andrews to 55 on right.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	16 x 11.5		Kitchen	Main	10.7 x 9.6	
Bedroom 2	Main	13 x 11					
Bedroom 3	Main	11 x 10					
Bedroom 4	Main	10.8 x 10					
Dining Room	Main	17 x 11.2					
Family Room	Main	24 x 10					
Living Room	Main	23 x 20					

1st Floor: Slab
Acreage: 1/2 - 1
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Carpet; Tile; Wood

Pets Allowed:
House Orientation: W
Heating: Central
Inside: Cathedral Ceiling; Ceiling Fans; Split Bedroom
Land: Golf Course Community
Miscellaneous: Golf Community; Workshop
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well; Outbuilding; Storm Shutters; Utility Shed

Parking: 2 Car Garage; Oversized
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: This well maintained 4 Bedroom home is located in the beautiful neighborhood of Tomoka Oaks. As you aproach the home you will notice the extra large lot (1/2 acre) with a very long driveway to the oversized side entry garage. The home features a split plan design with a living room, dining room and a family room. The family room has beautiful wood floors and gorgeous, antique stain glass windows across the back of the room and in the doors leading out to the family room from the living room. The master bedroom is generous in size and has double closets. The additional bedrooms and bath are located on the opposite side of the home with plenty of closets including 2 linen closets in the hallway. There is a workshop in the backyard with electric.

Showing Instructions:
Directions: North on Nova from Granada to Tomoka Oaks on left. Right on N. St. Andrews to 55 on right.
Legal: LOT 9 TOMOKA OAKS SUB UNIT 5 MB 34 PG 142 PER OR 2105 PG 0341
Parcel ID Link: 3242-11-00-0090
Supra: Yes **Dispute Res:**

Sold Price Sqft: $121.33
Sold/Leased Date: 05/10/2018



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Residential
Closed
MLS# 1039482

74 S St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $475,000
Sold/Leased Price: $450,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$475,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$121.79	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	115.38	**Unit #:**		**Tax ID:**	3242-10-37-0090
Bedrooms:	4	**Year Built:**	1978	**Zoning:**	Single Family
Baths - Total:	3.5	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	3 / 1	**Water:**	City	**Homestead Exempt:**	Yes
Living Area:	3,900				
SqFt - Total:	4,852				
SqFt Source:	Owner				
Lot Size:	125x128				

Directions: SR 40 to north on Nova to Tomoka Oaks entrance, bear left at round a bout onto S St Andrews. Home on corner of Iroquois

Virtual Tour: Click to View Virtual Tour

Maint Fee: $75 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Upper	19 x 16		Kitchen	Main	15 x 14	
Bedroom 2	Main	15 x 13		Porch/Balcony	Upper	16 x 6	
Bedroom 3	Main	15 x 13		Utility Room	Main	12 x 12	
Dining Room	Main	20 x 19		Utility Room	Upper	16 x 16	
Family Room	Main	20 x 14		Utility Room	Upper	6 x 6	
In-Law Suite	Upper	26 x 22					
Living Room	Main	28 x 20					

1st Floor: Slab
Acreage: 0 - 1/2; 1/2 - 1
Air Conditioning: Central; Multiple Units
Appliances: Cooktop; Dishwasher; Disposal; Dryer; Gas Appliances; Icemaker; Microwave; Range; Refrigerator; Washer
Architecture: Modern; Other
Building: 2 Stories; Other
Construction: Brick; Other
Floor Coverings: Carpet; Tile; Wood

Pets Allowed: Yes
House Orientation: NE
Heating: Central; Heat Pump
Inside: 1 Bedroom Down; 2 Bedrooms Down; Cathedral Ceiling; Ceiling Fans; Fireplace; Jetted Tub; Split Bedroom; Volume Ceiling; Inside Laundry
Land: Corner Lot; Golf Course Community; Wooded
Miscellaneous: Golf Community; Homeowners Association; Jetted Tub; Security System; Workshop
Maint Fee Covers: Common Area; NA
Outside: Clubhouse Facility; Fenced Yard; Irrigation Sprinkler; Irrigation Well; Storm Shutters; Utility Shed

Parking: 2 Car Garage; Oversized
Pool: Heated; Inground Private; Screened
Porch: Balcony; Enclosed; Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: SHOW STOPPER Standing out amongst the Stately Oaks backdrop, this Florida Contemporary home radiates light and warmth throughout. Greeting you with a circular pavered drive nicely straddling a lusciously landscaped corner. From the tall,vaulted, warm, teak walls and ceilings to the inviting tropical oasis of the enormous private pool... this one of a kind home gives a nod to the 70's, honoring flashes of retro while also splashed with modern cues and palatial entertainment areas. Indulgent? Maybe. Fun? Definitely. Seven sets of wooden French doors lead out to the spectacular brick pavered pool deck featuring a six person gas heated spa, summer kitchen with char-broiler, gas stove, flat grill,ice maker and refrigerator. Abundant seating for 24 outside with cozy stone fireplace.

Showing Instructions:
Directions: SR 40 to north on Nova to Tomoka Oaks entrance, bear left at round a bout onto S St Andrews. Home on corner of Iroquois
Legal: LOT 9 BLK 37 UNIT 4 TOMOKA OAKS COUNTRY CLUB ESTS MB 31 PG 167 INC PER OR 4185 PG 4622-4623
Parcel ID Link: 3242-10-37-0090
Supra: No **Dispute Res:** No

Sold Price Sqft: $115.38
Sold/Leased Date: 05/21/2018



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Residential
Closed
MLS# 1035822

224 Rio Pinar Drive, Ormond Beach, FL 32174

Public Display

List Price: $244,900
Sold/Leased Price: $232,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$244,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$127.89	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	121.41	**Unit #:**		**Tax ID:**	3242-23-00-1400
Bedrooms:	3	**Year Built:**	1978	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 / 0	**Water:**	City		
Living Area:	1,915				
SqFt - Total:	2,660				
SqFt Source:	Property Appraiser				
Lot Size:	106x115				

Directions: Tomoka Oaks Blvd., off Nova Rd. L. on St. Andrews, R. on Rio Pinar Dr.
Virtual Tour:
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	14 x 13		Kitchen	Main	13 x 12	
Bedroom 2		11 x 11					
Bedroom 3		13 x 11					
Living Room		19 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Modern
Building: 1 Story
Construction: Other
Floor Coverings: Carpet; Tile

Pets Allowed:
Heating: Central
Inside: Cathedral Ceiling; Ceiling Fans; Fireplace
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: NA
Outside: Public Bus

Parking: 2 Car Garage
Pool: Inground Private
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Beautiful 3BR/2BTH + flex room POOL home in prestigious Tomoka Oaks. This brick/frame home offers almost 2000 sq ft of living area with a large living room plus remodeled kitchen open to living/dining combination with fireplace. Of the kitchen is an addition flex room that would make a great home school room, home office, gym or den. Tile in foyer, great room, kitchen and halls. Marble tile in den. Inside laundry. Master suite has large shower, make-up area and two large closets with mirror doors. 2006 IG pool and screen enclosure. Just over .25 acre lot. HOA fee is voluntary. All information taken from the tax roll and deemed reliable but not guaranteed.

Showing Instructions:
Directions: Tomoka Oaks Blvd., off Nova Rd. L. on St. Andrews, R. on Rio Pinar Dr.
Legal: LOT 140 TOMOKA OAKS UNIT 7A MB 34 PGS 162-164 INC PER OR 4077 PG 3150 PER OR 5785 PG 3557
Parcel ID Link: 3242-23-00-1400
Supra: Yes **Dispute Res:**

Sold Price Sqft: $121.41
Sold/Leased Date: 06/04/2018



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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 1041237

77 S St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $299,900
Sold/Leased Price: $310,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$299,900	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$119.01	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-19-0010
Sold Price/SqFt:	123.02	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	3			**Homestead Exempt:**	Yes
Baths - Total:	2.1	**Year Built:**	1983		
Full / Half Baths	2 / 1	**Sewer:**	City		
Living Area:	2,520	**Water:**	City		
SqFt - Total:	3,145				
SqFt Source:	Property Appraiser				
Lot Size:	91x140				

Directions: From Granada, Left on Nova Rd headed North to Tomoka Oaks on the Left. Turn Left on to S St Andrews...

Virtual Tour: Click to View Virtual Tour

Maint Fee: $75 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	16 x 15		Kitchen	Main	14 x 13	
Bedroom 2		13 x 12		Kitchen		12 x 10	Eat-in-Kitchen
Bedroom 3		10 x 10		Patio/Deck		43 x 36	
Dining Room		15 x 10		Utility Room		10 x 6	
Living Room		27 x 17					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Range; Refrigerator
Building: 1 Story
Construction: Face Brick
Floor Coverings: Carpet; Tile; Wood

Pets Allowed:
Heating: Central
Inside: Ceiling Fans; Fireplace; Split Bedroom
Land: Golf Course Community; On Golf Course
Miscellaneous: Homeowners Association
Maint Fee Covers: Common Area

Parking: 2 Car Garage
Pool: Inground Private; Screened
Porch: 2+ Porches/Decks; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: CHARMING POOL HOME ON GOLF COURSE IN POPULAR TOMOKA OAKS SUBDIVISION. BRICK BEAUTY BOASTS 3 BEDROOM 2 BATH, AND OFFERS OVER 2500 SQ FT OF LIVING SPACE. WARM AND INVITING ENTRY WAY LEADS YOU INTO THE BRIGHT AND OPEN LIVING AND DINING ROOM AREA. BEAUTIFUL BRICK WOOD BURNING FIREPLACE IN THE GATHERING ROOM, GLEAMING HARDWOOD FLOORS, CROWN MOLDING, AND VAULTED CEILINGS ARE SOME OF THE FEATURES THAT GIVE THIS PROPERTY THE "WELCOME HOME" FEELING. THE SPACIOUS KITCHEN HAS AN EAT IN AREA, CENTER ISLAND, BREAKFAST BAR AND BEAUTIFUL BAY WINDOWS THAT OVERLOOK THE GOLF COURSE. MASTER SUITE HAS PRIVATE ACCESS TO THE LANAI, SKYLIGHTS IN THE MASTER BATH, HIS AND HERS VANITY SINKS, WALK IN SHOWER, GARDEN TUB AND AND A MUST SEE EXTRA LARGE WALK IN CLOSET. SPLIT FLOOR PLAN, WITH 2 ADDITIONAL WELL SIZE

Showing Instructions:
Directions: From Granada, Left on Nova Rd headed North to Tomoka Oaks on the Left. Turn Left on to S St Andrews...
Legal: LOT 1 BLK 19 UNIT 4 TOMOKA OAKS COUNTRY CLUB ESTS MB 31 PG167 PER 5096 PG 3986 PER OR 6598 PG 1336 PER OR 6644 PG 1854 PER OR 7199 PG 0065
Parcel ID Link: 3242-10-19-0010
Supra: Yes **Dispute Res:**

Sold Price Sqft: $123.02
Sold/Leased Date: 06/20/2018



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Residential
Closed
MLS# 1041706

24 S St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $259,900
Sold/Leased Price: $259,900

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$259,900	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$140.41	**Subdivision:**	Tomoka Oaks	**Tax ID:**	324210110050
Sold Price/SqFt:	140.41	**Unit #:**		**Zoning:**	Single Family
Bedrooms:	4	**Year Built:**	1968	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	2 / 0	**Water:**	City		
Living Area:	1,851				
SqFt - Total:	2,446				
SqFt Source:	Property Appraiser				
Lot Size:	100x140				

Directions: From Granada and Nova Rd: North on Nova, left on Tomoka Oaks Blvd, left at fork to S. St Andrews, house on left.
Virtual Tour:
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	15 x 14		Kitchen	Main	19 x 10	
Bedroom 2	Main	14 x 10		Patio/Deck	Main	50 x 10	
Bedroom 3	Main	14 x 10					
Bedroom 4	Main	12 x 10					
Dining Room	Main	8 x 8					
Family Room	Main	16 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile
Pets Allowed:
House Orientation: NW
Heating: Central; Electric; Heat Pump
Inside: Ceiling Fans; Fireplace
Land: Golf Course Community
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: NA
Outside: Fenced Yard
Parking: 2 Car Garage; Attached; Oversized
Porch: 2+ Porches/Decks; Front; Rear
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: 4 Bedroom, 2 Bath, Concrete Block Ranch in Tomoka Oaks. Recently updated,New Roof, New A/C, New Kitchen, Updated Baths. This Classic ranch layout could be your next home. All major home maintenance systems have been professionally updated which would eliminate any costly repairs in the near future. Tomoka Oaks is a well established Ormond Beach neighborhood with lots of charm and character. A+ school zone, quick access to the beach, shopping and local activities makes this listing a must see in your hunt for a new place to call home.

Showing Instructions:
Directions: From Granada and Nova Rd: North on Nova, left on Tomoka Oaks Blvd, left at fork to S. St Andrews, house on left.
Legal: LOT 5 BLK 11 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3A MB 27 PG 285 PER OR 3884 PG 2899 PER OR 5311 PG 2001 PER OR 5972 PG 2416 PER OR 6340 PGS 2906-2908 INC PER OR 7359 PG 1103 PER OR 7430 PGS 3985-3986 PER OR 7471 PGS 4359-4360
Parcel ID Link: 324210110050
Supra: No **Dispute Res:** No

Sold Price Sqft: $140.41
Sold/Leased Date: 06/25/2018



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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 1040326

2 Waterfront Court, Ormond Beach, FL 32174

Public Display

List Price: $649,900
Sold/Leased Price: $610,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$649,900	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$216.49	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-27-00-0100
Sold Price/SqFt:	203.2	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	3			**Homestead Exempt:**	No
Baths - Total:	3.1	**Year Built:**	1986		
Full / Half Baths	3 / 1	**Sewer:**	City		
Living Area:	3,002	**Water:**	City		
SqFt - Total:	3,748				
SqFt Source:	Property Appraiser				
Lot Size:	102x245				

Directions: W on Granada to R on Nova, L into Tomoka Oaks, Keep R until on N St Andrews, R on Waterfront Ct
Virtual Tour: Click to View Virtual Tour
Maint Fee: $80 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	33 x 16		Kitchen	Main	21 x 15	
Bedroom 2		14 x 11		Media Room		14 x 11	
Bedroom 3		14 x 11		Utility Room		11 x 6	
Dining Room		15 x 11					
Family Room		32 x 19					

1st Floor: Slab
Acreage: 1/2 - 1
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Double Oven; Refrigerator
Building: 2 Stories
Construction: Face Brick
Floor Coverings: Carpet; Tile; Wood
Pets Allowed:
Heating: Central
Inside: Ceiling Fans; Fireplace; Volume Ceiling
Land: Cul-De-Sac; Golf Course Community
Parking: 2 Car Garage
Pool: Inground Private; Screened
Porch: 2+ Porches/Decks; Balcony; Enclosed
Road: Paved
Roof: Shingle
Special Conditions: None
Waterfront: Dock; Riverfront Home/Unit

Remarks: DIRECT RIVERFRONT ESTATE THAT STRETCHES OVER 1/2 ACRE ON THE TOMOKA RIVER. INCREDIBLE RIVER VIEWS FROM VIRTUALLY EVERY ROOM AND BREATHTAKING SUNSETS ARE JUST SOME OF THE PERKS THAT COME WITH THIS AMAZING PROPERTY. THE ESTATE FEATURES OVER 3000 SQ FT OF LIVING SPACE, 3 BEDROOM , 3 1/2 BATH AND 2 CAR GARAGE WITH SIDE ENTRANCE AND MULTIPLE PARKING SPACES. AS YOU WALK IN THE FOYER , A BEAUTIFUL WOOD STAIRCASE WILL GREET YOU, AND SETS THE STAGE FOR THE MANY LUXURIOUS FINISHES THAT THE HOME FLAUNTS. THERE IS A MASSIVE FAMILY ROOM GRACED WITH CROWN MOLDING AND BEAUTIFUL HARDWOOD FLOORS. A GAS FIREPLACE TAKES THE CENTER OF THE ROOM AND SERVES AS THE GATHERING PLACE FOR THOSE COLD WINTER NIGHTS. THIS ROOM HAS LARGE FRENCH DOORS THAT LEAD YOU TO THE LANAI. ADJACENT TO THE FAMILY ROOM IS

Showing Instructions:
Directions: W on Granada to R on Nova, L into Tomoka Oaks, Keep R until on N St Andrews, R on Waterfront Ct
Legal: LOT 10 TOMOKA OAKS UNIT NO 6 MB 35 PG 130 PER OR 4369 PG 4321 PER OR 5533 PG 2695
Parcel ID Link: 3242-27-00-0100
Supra: Yes
Dispute Res:

Sold Price Sqft: $203.2
Sold/Leased Date: 07/02/2018



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Residential
Closed
MLS# 1032697

53 S St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $310,000
Sold/Leased Price: $295,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$310,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$107.79	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-10-0170
Sold Price/SqFt:	102.57	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	5			**Homestead Exempt:**	No
Baths - Total:	4	**Year Built:**	1966		
Full / Half Baths	3 / 1	**Sewer:**	City		
Living Area:	2,876	**Water:**	City		
SqFt - Total:	3,686				
SqFt Source:	Property Appraiser				
Lot Size:	103x129				

Directions: Granada to North on Nova. Left into Tomoka Oaks. Left on St. Andrews and #53 on the Right.

Virtual Tour:

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Upper	16 x 13		Kitchen	Main	20 x 9	
Dining Room	Main	14 x 10					
Living Room	Main	23 x 14					

Air Conditioning: Central
Appliances: Dishwasher; Disposal; Icemaker; Microwave; Refrigerator
Architecture: Ranch
Building: 2 Stories
Construction: Concrete Block
Pets Allowed: Yes
Heating: Central
Inside: 1 Bedroom Down; Ceiling Fans; Fireplace; Inside Laundry
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community
Parking: 2 Car Garage
Porch: Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: Agent Owned
Util for Land Only: City Water

Remarks: A great find for 5 bedrooms and 3.5 baths. The home is located on the tomoka golf course with views of the 17th hole. It has all the charm and appeal. It has been updated. Kitchen has been redone. Dark cabinets with the grey tile floor..,it is a must see for a home in the area. Appliances are all stainless. Touch kitchen sink with garbage disposal. Large island to add extra storage.All with granite counter-tops. The living room has a open floor plan connecting to the kitchen and dining room also a fire place . All with new lighting. Laundry room is off to the side with its own door. Down stairs has its own extra livingroom with fireplace and bedroom and bath. Upstairs you have 4 bedrooms including the master.

Showing Instructions:
Directions: Granada to North on Nova. Left into Tomoka Oaks. Left on St. Andrews and #53 on the Right.
Legal: LOT 17 BLK 10 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3A MB 27 PG 285 PER OR 5104 PG 0377 PER UNREC D/C PER OR 6945 PGS 1460-1461
Parcel ID Link: 3242-10-10-0170
Supra: No **Dispute Res:**

Sold Price Sqft: $102.57
Sold/Leased Date: 07/10/2018



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Residential
Closed
MLS# 1042855

96 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $525,000
Sold/Leased Price: $480,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$525,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$124.5	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	113.82	**Unit #:**		**Tax ID:**	3242-10-20-0130
Bedrooms:	4	**Year Built:**	1981	**Zoning:**	Single Family
Baths - Total:	3	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	2 / 1	**Water:**	City	**Homestead Exempt:**	Yes
Living Area:	4,217				
SqFt - Total:	5,668				
SqFt Source:	Owner				
Lot Size:	105x140				

Directions: From Granda & Nova Rd: N on Nove, L on Tomoka Oaks, RT on St Andrews around to 96 St Andrews Dr

Virtual Tour: Click to View Virtual Tour

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	20 x 14		Bonus Room	Main	19 x 17	
Bedroom 2	Upper	14 x 11		Bonus Room	Main	24 x 10	
Bedroom 3	Upper	14 x 12		Bonus Room	Upper	24 x 17	
Bedroom 4	Upper	16 x 11		Kitchen	Main	27 x 14	
Dining Room	Main	20 x 15					
Living Room	Main	27 x 17					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Range; Refrigerator
Building: 2 Stories
Construction: Brick; Frame
Floor Coverings: Carpet; Laminate; Stone; Tile; Wood
Pets Allowed: Yes
Heating: Central
Inside: Attic Fan; Cathedral Ceiling; Ceiling Fans; Fireplace; Inside Laundry
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Fenced Yard
Parking: 2 Car Garage
Pool: Heated; Inground Private; Screened
Porch: 2+ Porches/Decks; Balcony; Deck; Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Priced Below Appraised Value! VIRTUAL TOUR IS AMAZING! Beautiful golf-course home in serene Tomoka Oaks with 5,668 sf.TA & 4,217 sf. LA (under heat & air). Friendly neighbors! A brick-paver circular drive & tropical landscaping greet you as you arrive home. Enter your completely remodeled home through custom made, solid-oak double doors under a covered entryway. The Gourmet Kitchen is Newly remodeled (2018) & features high-end granite, stone backsplash, new professional-grade stainless steel appliances, Coffee Bar & a wine cooler. A well thought-out floor plan is perfect for families & entertaining alike. Dark Maple engineered hardwood floors, 25 yr warranty, built-ins, wainscoting, solid interior doors & shiplap add to the superlative character of this custom-built home. The unforgettable

Showing Instructions:
Directions: From Granda & Nova Rd: N on Nove, L on Tomoka Oaks, RT on St Andrews around to 96 St Andrews Dr
Legal: LOT 13 BLK 20 UNIT 2 TOMOKA OAKS COUNTRY CLUB ESTATES MB 31 PG 166 PER OR 5089 PG 1446 PER OR 7010 PG 4801
Parcel ID Link: 3242-10-20-0130
Supra: No **Dispute Res:**

Sold Price Sqft: $113.82
Sold/Leased Date: 07/31/2018



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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 1043033

33 S St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $350,000
Sold/Leased Price: $320,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$350,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$94.59	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	86.49	**Unit #:**		**Tax ID:**	0000-00-00-0000
Bedrooms:	4	**Year Built:**	1991	**Zoning:**	Single Family
Baths - Total:	4	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	4 / 0	**Water:**	City	**Homestead Exempt:**	Yes
Living Area:	3,700				
SqFt - Total:	4,550				
SqFt Source:	Measured				
Lot Size:	100x205				

Directions: E on Granada to N on Nova to L on Tomoka Oaks Blvd, stay to L to S. St. Andrews, house on R

Virtual Tour: Click to View Virtual Tour

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	18 x 15		Kitchen	Main	17 x 15	
Bedroom 2		15 x 12		Patio/Deck		21 x 14	
Bedroom 2		15 x 12		Utility Room		13 x 10	
Dining Room		17 x 12					
Family Room		25 x 13					
In-Law Suite		32 x 13					
Living Room		25 x 17					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block; Other
Floor Coverings: Carpet; Tile; Wood

Pets Allowed:
Financing: OWC - FHA/VA
Heating: Central
Inside: Ceiling Fans; Fireplace; Volume Ceiling
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community; Security System; In-Law Suite
Maint Fee Covers: NA
Outside: Fenced Yard; Irrigation Sprinkler

Parking: 2 Car Garage; Attached; Oversized
Porch: Deck; Rear
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Amazing home located in sought-after Tomoka Oaks. Fully fenced double-lot, with plenty of room for RVs, boats and other toys! Bright, open living space, with wood burning FP, beautiful 11x5 front picture window, hard wood flooring, oversized 26x9 welcoming foyer, knotty pine vaulted ceiling in family room, eat-in-kitchen. Each bedroom has it's own bath and large walk-in closet. Custom, built-in cabinets and shelving throughout. 32x13 in-law suite with separate entrance. Over-sized 2 car, side entry garage with cabinetry/storage.

Showing Instructions:
Directions: E on Granada to N on Nova to L on Tomoka Oaks Blvd, stay to L to S. St. Andrews, house on R
Legal: Lots 7 and 8, Block 10, Tomoka Oaks Country Club Estates Unit 33-A, according to the plat thereof, recorded in Map Book 27, Page 285, of the Public Records of Volusia County, Florida.
Parcel ID Link: 0000-00-00-0000
Supra: Yes **Dispute Res:**

Sold Price Sqft: $86.49
Sold/Leased Date: 08/09/2018



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Residential
Closed
MLS# 1045063

42 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $334,000
Sold/Leased Price: $317,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$334,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$159.28	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	151.41	**Unit #:**		**Tax ID:**	3242-10-17-0150
Bedrooms:	3	**Location:**	E	**Zoning:**	Single Family
Baths - Total:	2	**Year Built:**	1973	**As Is Cond:**	Yes
Full / Half Baths	2 / 0	**Sewer:**	City	**Homestead Exempt:**	Yes
Living Area:	2,097	**Water:**	City		
SqFt - Total:	3,096	**Min Rental:**	Unlimited		
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: Nova Rd to Tomoka Oaks Blvd, then left on S. St. Andrews to Oakmont Cir on Right. continue to 42

Virtual Tour: Click to View Virtual Tour

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	13 x 13		Kitchen	Main	15 x 14	
Bedroom 2	Main	16 x 13		Kitchen	Main	15 x 14	Eat-in-Kitchen
Bedroom 3	Main	12 x 12		Porch/Balcony	Main	33 x 12	
Dining Room	Main	13 x 12		Porch/Balcony	Main	37 x 5	
Living Room	Main	21 x 18		Patio/Deck	Main	18 x 12	
				Utility Room	Main	8 x 7	

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Trash Compactor; Washer
Architecture: Ranch
Building: 1 Story
Construction: Brick
Floor Coverings: Carpet; Laminate; Tile
Pets Allowed: Yes
House Orientation: E
Heating: Central; Electric
Inside: Ceiling Fans; Fireplace; Jetted Tub; Split Bedroom; Inside Laundry
Land: Golf Course Community; On Golf Course; Wooded
Miscellaneous: Golf Community; Jetted Tub; Security System
Maint Fee Covers: NA
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well; Outbuilding; Storm Shutters
Parking: 2 Car Garage; Attached
Pool: Inground Private; Screened
Porch: 2+ Porches/Decks; Front; Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Attractive updated 3 bedroom/2 bath pool home in popular Tomoka Oaks, located directly on the golf course. Open floor plan w/ dining room & great room opening to kitchen. Bells & whistles include custom built-in cabinetry throughout the home. Great room boasts electric, remote control fireplace, & 2 sets of sliding glass doors leading to large screened lanai & pool plus paver patio w/ golf course setting, lush professional landscaping & sunsets in the evening. Updated kitchen w/ Corian countertops, large island w/ granite top + all walls w/ custom cabinets. Updated baths w/ cultured marble/granite counters. Master bath w/ jetted tub & door to pool. Plantation shutters throughout living areas & wood blinds in 1 BR. All appliances stay, including washer & dryer. See "MORE additiona

Showing Instructions:
Directions: Nova Rd to Tomoka Oaks Blvd, then left on S. St. Andrews to Oakmont Cir on Right. continue to 42
Legal: LOT 15 BLK 17 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3 MB 29 PG 81 PER OR 1900 PG 1496 PER DC 2826 PG 1537 PER OR 4666 PG 1315 PER OR 7159 PG 3039 PER OR 7160 PG 4788
Parcel ID Link: 3242-10-17-0150
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $151.41
Sold/Leased Date: 08/15/2018



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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 1043567

37 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $263,250
Sold/Leased Price: $260,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$263,250	**Style:**	Single Family	**Tax ID:**	3242-10-08-0180
List Price/SqFt:	$181.3	**Subdivision:**	Tomoka Oaks	**Zoning:**	Single Family
Sold Price/SqFt:	179.06	**Unit #:**		**Homestead Exempt:**	Yes
Bedrooms:	3				
Baths - Total:	2	**Year Built:**	1964		
Full / Half Baths	2 / 0	**Sewer:**	City		
Living Area:	1,452	**Water:**	City		
SqFt - Total:	2,576				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: Nova Road to Tomoka Oaks Blvd, R on N. St. Andrews, Left on 2nd Pine Valley Circle, house on Left

Virtual Tour:

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	14 x 11		Kitchen	Main	14 x 11	
Bedroom 2	Main	14 x 11					
Bedroom 3	Main	11 x 10					
Dining Room	Main	11 x 10					
Living Room	Main	15 x 15					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Modern
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Tile
Pets Allowed: No
Financing: OWC - FHA/VA
Heating: Central
Inside: Ceiling Fans
Land: Golf Course Community
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Attached
Pool: Inground Private; Salt Water Chlorinator; Screened
Porch: Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: NOTHING LIKE IT, currently listed on the market in this neighborhood! STUNNING POOL HOME, in the highly sought after Tomoka Oaks subdivision! Beautifully renovated 3 bed, 2 bath with Saltwater pool, boasting over 1400 square feet. CHARM GALORE and attention to detail is every where from the porcelain tile plank style contemporary floors (2016), to the renovated kitchen with granite (2016) and stainless appliances. Bathrooms are modern and bright, Interior and Exterior of the home has been painted, new pool screen, new landscaping, and much more. This home would make anyone happy and it is priced right for the new owners to begin enjoying the Florida lifestyle in their new pool!All information recorded in the MLS is intended to be accurate but not guaranteed.

Showing Instructions:
Directions: Nova Road to Tomoka Oaks Blvd, R on N. St. Andrews, Left on 2nd Pine Valley Circle, house on Left
Legal: LOT 18 BLK 8 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58-59 INC PER OR 3883 PG 4380 PER OR 6379 PG 2658 PER OR 6821 PG 3393 PER OR 7201 PG 3207
Parcel ID Link: 3242-10-08-0180
Supra: Yes **Dispute Res:**

Sold Price Sqft: $179.06
Sold/Leased Date: 09/25/2018



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Residential
Closed
MLS# 1043357

57 S St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $424,900
Sold/Leased Price: $400,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$424,900	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$98.58	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-14-0180
Sold Price/SqFt:	92.81	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	5			**Homestead Exempt:**	Yes
Baths - Total:	4	**Year Built:**	1968		
Full / Half Baths	4 / 0	**Sewer:**	City		
		Water:	City		
Living Area:	4,310				
SqFt - Total:	5,410				
SqFt Source:	Other				
Lot Size:	111x123				

Directions: N on Nova from Granada, L into Tomoka Oaks. Bear L at flag pole to S St Andrews

Virtual Tour: Click to View Virtual Tour

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	16 x 15		Bonus Room	Upper	24 x 18	
Bedroom 2	Main	14 x 12		Florida Room	Main	21 x 11	
Bedroom 3	Main	13 x 12		Kitchen	Main	27 x 16	
Bedroom 4	Main	12 x 11		Porch/Balcony	Upper	23 x 13	
Bedroom 4	Main	11 x 11		Patio/Deck	Main	24 x 17	
Dining Room	Main	16 x 12					
Family Room	Main	20 x 12					
Living Room	Main	23 x 15					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Multiple Units
Appliances: Cooktop; Dishwasher; Double Oven; Microwave; Refrigerator
Architecture: Ranch; Other
Building: 1 Story; 2 Stories
Construction: Concrete Block; Frame; Other
Floor Coverings: Carpet; Tile; Wood
Pets Allowed: Yes
House Orientation: SE
Heating: Central; Electric
Inside: 1 Bedroom Down; 2 Bedrooms Down; Ceiling Fans; Fireplace; Split Bedroom; Wet Bar
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community; Home Warranty; Homeowners Association; In-Law Suite
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Attached; Oversized; RV/Boat
Pool: Inground Private; Salt Water Chlorinator
Porch: Patio; Screened
Road: Paved
Roof: Shingle; Other
Special Conditions: None

Remarks: AMAZING ORMOND MOVE-IN READY HOME!!! Discover the wonders of this Surprisingly Spacious 5,400 sq ft Gorgeous Home with CHARM & Floorplan Design Flexibility for your busy lifestyle! How would you LOVE room enough for a Home Office, In-Laws AND Huge Loft? ALL 5 bedrooms & 4 baths on first level! Stunning Kitchen with Granite, Stainless-Steel appliances & Double Ovens! Beautiful Master Suite with Freestanding Tub, Double Vanity & all LED lighting. BEAMING Brazilian Cherry Solid Wood floors, Porcelain Tile & Crown Molding make a perfect backdrop to any interior color/style choice! Super-Sized garage & circular drive accommodates all!! In-ground, salt chlorinated pool. 2015 Roof & Gutters. Newer windows. Termite Bond & small RV/Boat parking. 1 yr Home Warranty.

Showing Instructions:
Directions: N on Nova from Granada, L into Tomoka Oaks. Bear L at flag pole to S St Andrews
Legal: LOT 18 & E 10 FT MEAS ON S/L OF LOT 17 BLK 14 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 3-A MB 27 PG 285 PER OR 4676 PGS 2939-2940 PER OR 5393 PG 3168 PER OR 6419 PG 4270 PER OR 6486 PG 3904
Parcel ID Link: 3242-10-14-0180
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $92.81
Sold/Leased Date: 11/08/2018



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Residential
Closed
MLS# 1048771

3 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $299,900
Sold/Leased Price: $271,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$299,900	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$129.94	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-07-0020
Sold Price/SqFt:	117.42	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	4			**Homestead Exempt:**	Yes
Baths - Total:	3	**Year Built:**	1964		
Full / Half Baths	3 / 0	**Sewer:**	City		
		Water:	City		
Living Area:	2,308				
SqFt - Total:	2,308				
SqFt Source:	Owner				
Lot Size:	100x120				

Directions: Nova Road North to Tomoka Oaks entrance, Left into Tomoka Oaks, Right on N St Andrews Dr, Left on Pine Valley Circle.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	18 x 14		Kitchen	Main	14 x 10	
Bedroom 2		14 x 11		Porch/Balcony		64 x 15	
Bedroom 3		13 x 11		Utility Room		9 x 6	
Bedroom 4		14 x 9					
Dining Room		14 x 10					
Family Room		15 x 15					
Living Room		20 x 15					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Range; Refrigerator
Architecture: Other
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Terrazzo; Other

Pets Allowed:
Heating: Central
Inside: Ceiling Fans; Fireplace; Split Bedroom; Inside Laundry
Land: Golf Course Community; On Golf Course
Outside: Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Attached; Oversized
Porch: Enclosed; Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Popular Tomoka Oaks Subdivision. Mid-Century California home plan built in 1963, owned by one family. 2,308' living area, 3909' total area. A spacious 100' x 120' lot on the 7th hole of the golf course. Courtyard entrance reveals five large floor-to-ceiling plate glass windows and a private sitting area with beautiful landscaping. Block construction with Old Brick front exterior. Formal living and eat-in family rooms boast beautiful Pella sliding glass doors, leading to an awesome 64' by 15' screened-enclosed rear patio with flagstone floor and bricked walls. Formal dining room, four bedrooms plus study, three full baths, separate laundry room and oversized 2-car garage. In-ground sprinkler system with newer irrigation box and operates on well. New garage door.

Showing Instructions:
Directions: Nova Road North to Tomoka Oaks entrance, Left into Tomoka Oaks, Right on N St Andrews Dr, Left on Pine Valley Circle.
Legal: LOT 2 BLK 7 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS58 & 59 PER OR 5246 PG 4778
Parcel ID Link: 3242-10-07-0020
Supra: Yes
Dispute Res:

Sold Price Sqft: $117.42
Sold/Leased Date: 11/29/2018



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Residential
Closed
MLS# 1047519

48 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $349,900
Sold/Leased Price: $340,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$349,900	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$139.46	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-17-0120
Sold Price/SqFt:	135.51	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	4			**Homestead Exempt:**	No
Baths - Total:	3	**Year Built:**	1970		
Full / Half Baths	2 / 1	**Sewer:**	City		
Living Area:	2,509	**Water:**	City		
SqFt - Total:	3,526				
SqFt Source:	Owner				
Lot Size:	100x120				

Directions: Enter Tomoka Oaks from Nova Road, left on S St Andrews, Right on Oakmont Cir, Right on Oakmont cir, follow cir to 48

Virtual Tour:

Maint Fee: $70 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	13 x 12		Kitchen	Main	16 x 12	
Bedroom 2	Main	12 x 9					
Bedroom 3	Main	13 x 9					
Bedroom 4	Main	11 x 9					
Dining Room	Main	13 x 12					
Family Room	Main	18 x 13					
Living Room	Main	17 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Brick
Floor Coverings: Laminate

Pets Allowed:
Financing: OWC - FHA/VA
House Orientation: E
Heating: Central
Inside: Ceiling Fans; Fireplace; Split Bedroom; Inside Laundry
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community; Homeowners Association
Outside: Irrigation Sprinkler

Parking: 2 Car Garage; Attached; Oversized
Pool: Inground Private
Porch: Front; Rear
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water; Sewer

Remarks: TRULY A MUST SEE! COMPLETELY UPDATED AND THE PERFECT HOME FOR ENTERTAINING! Nestled in Tomoka Oaks of Ormond Beach, this 4 bedroom, 2.5 bathroom pool home, sits on an over-sized lot at the edge of the neighborhood's golf fairway for ultimate views. For convenience and effortless entertaining, this brick home wraps around the newly surfaced crystal blue pool. This area also includes multiple covered lanai areas, which offers 5 access points throughout the home. Indoors common areas, include a family room with wood burning fireplace, living room/dining combo, and a spacious magazine-worthy kitchen. This home also boasts over 500 sq. ft. of a truly must see NEW ADDITION sunroom/bonus living area (all permitted and up to code).. This home is covered with gorgeous wood-grained floors and

Showing Instructions:
Directions: Enter Tomoka Oaks from Nova Road, left on S St Andrews, Right on Oakmont Cir, Right on Oakmont cir, follow cir to 48
Legal: LOT 12 BLK 17 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3 MB 29 PG 81 PER DC 6873 PG 1703 PER OR 7158 PG 1692 PER OR 7382 PG 2816
Parcel ID Link: 3242-10-17-0120
Supra: Yes **Dispute Res:**

Sold Price Sqft: $135.51
Sold/Leased Date: 12/17/2018



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Residential
Closed
MLS# 1043862

124 Rio Pinar Drive, Ormond Beach, FL 32174

Public Display

List Price: $249,000
Sold/Leased Price: $240,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$249,000	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$123.27	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-34-0110
Sold Price/SqFt:	118.81	**Unit #:**		**Homestead Exempt:**	Yes
Bedrooms:	3	**Year Built:**	1978		
Baths - Total:	3	**Sewer:**	City		
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	2,020				
SqFt - Total:	2,636				
SqFt Source:	Other				
Lot Size:	100x130				

Directions: take rio pinar towards river bluff
Virtual Tour: Click to View Virtual Tour
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Upper	21 x 15		Kitchen	Main	23 x 12	
Bedroom 2	Upper	17 x 12					
Bedroom 3	Upper	14 x 12					
Living Room	Main	25 x 25					

Acreage: 0 - 1/2
Air Conditioning: Central
Building: 2 Stories
Construction: Brick
Floor Coverings: Carpet; Wood

Pets Allowed:
Heating: Central
Inside: Fireplace
Land: Golf Course Community
Miscellaneous: Golf Community

Parking: 2 Car Garage; RV/Boat
Porch: Patio
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water

Remarks: Wonderful 2 story, brick home perched among the trees in the desirable golf community of Tomoka Oaks. Spacious, open living and dining room with fireplace lends itself to large gatherings and entertaining. Eat-in kitchen opens to a light filled breakfast area. Convenient half bath on the main floor. Large screened in porch area off the kitchen opens to the backyard. 3 bedrooms, 2 bath upstairs, includes a generous master suite & laundry room. Park like property with expansive backyard and space for a pool also has ample room on the side yard with gated access and poured pad for boat or RV. 2 car garage with additional office space. New roof and newer AC. Must See!

Showing Instructions:
Directions: take rio pinar towards river bluff
Legal: LOT 11 BLK 34 UNIT 4 TOMOKA OAKS COUNTRY CLUB ESTS MB 31 PG 167 PER OR 4316 PG 3414
Parcel ID Link: 3242-10-34-0110
Supra: Yes **Dispute Res:**

Sold Price Sqft: $118.81
Sold/Leased Date: 01/10/2019



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Residential
Closed
MLS# 1049681

19 Nottingham Drive, Ormond Beach, FL 32174

Public Display

List Price: $299,900
Sold/Leased Price: $289,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$299,900	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$123.31	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-24-00-1550
Sold Price/SqFt:	118.83	**Unit #:**		**As Is Cond:**	No
Bedrooms:	3			**Homestead Exempt:**	No
Baths - Total:	3	**Year Built:**	1979		
Full / Half Baths	2 / 1	**Sewer:**	City		
Living Area:	2,432	**Water:**	City		
SqFt - Total:	2,960				
SqFt Source:	Property Appraiser				
Lot Size:	107x176				

Directions: from Granada Blvd. L onto Main Trail, L onto Rio Pinar Trail L onto Baywood Dr R onto River Bluff Dr R onto Nottingham.

Virtual Tour:

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Upper	18 x 14		Kitchen	Main	27 x 10	
Bedroom 2	Upper	14 x 12					
Living Room	Upper	13 x 12					

1st Floor: Slab
Acreage: 1/2 - 1
Air Conditioning: Central
Appliances: Dishwasher; Microwave; Range; Refrigerator
Architecture: Modern
Building: 2 Stories
Construction: Frame
Floor Coverings: Laminate; Tile

Pets Allowed:
Heating: Central
Inside: Ceiling Fans; Fireplace; Volume Ceiling
Land: Golf Course Community; Wooded

Parking: 4+ Car Garage; Attached; Detached
Porch: Rear
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: This tastefully remodeled house in sought-after Tomoka Estates is waiting for new owners to turn it into a home. Per Seller upgrades include a extensive kitchen renovation with all new cabinets, granite counter tops, stainless steel appliances for a fantastic cooking experience, new lighting fixtures, new laminate floors throughout the house, renovated guest bathroom, fresh paint inside and out, new siding, new rear deck, some windows were replaced. There is an additional detached 2 car garage. Located within a proximity to golf courses and Tomoka River, this home provides everything you were looking for; "New Roof just installed". Call for your private tour today!

Showing Instructions:
Directions: from Granada Blvd. L onto Main Trail, L onto Rio Pinar Trail L onto Baywood Dr R onto River Bluff Dr R onto Nottingham.
Legal: LOT 155 TOMOKA OAKS UNIT 7-B MB 34 PG 201 PER OR 4455 PG 1711 PER OR 5375 PG 2823 PER OR 7433 PGS 0117-0118
Parcel ID Link: 3242-24-00-1550
Supra: No **Dispute Res:**

Sold Price Sqft: $118.83
Sold/Leased Date: 01/17/2019



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Residential
Closed
MLS# 1047700

110 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $309,900
Sold/Leased Price: $300,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$309,900	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$136.94	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-20-0200
Sold Price/SqFt:	132.57	**Unit #:**		**Zoning:**	Single Family
Bedrooms:	3			**As Is Cond:**	Yes
Baths - Total:	3	**Year Built:**	1975	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 1	**Sewer:**	City		
Living Area:	2,263	**Water:**	City		
SqFt - Total:	3,955				
SqFt Source:	Measured				
Lot Size:	98x140				

Directions: from Granada (Rt 40), N on Nova to L on Tomoka Oaks Blvd, 1st R on N. St. Andrews house on L

Virtual Tour: Click to View Virtual Tour

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	18 x 14		Kitchen	Main	16 x 15	
Bedroom 2		14 x 11		Utility Room		10 x 8	
Bedroom 3		13 x 13					
Living Room		26 x 22					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Central Vacuum; Cooktop; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Brick; Concrete Block
Floor Coverings: Tile

Pets Allowed:
Heating: Central
Inside: Ceiling Fans; Fireplace; Split Bedroom; Inside Laundry
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Irrigation Sprinkler

Parking: 2 Car Garage; Attached; Oversized
Pool: Inground Private; Screened; Solar
Porch: Glass; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: This is what you've been waiting for! Brick pool home on the golf course in sought-after Tomoka Oaks! Brand new roof, porch roof, pool screen enclosure and resurfaced and sealed Chattahoochee pool deck! Beautifully maintained, open floor plan, over-sized rooms, eat-in-kitchen, butler's pantry, corner unit, gas FP, incredible storage - extra storage space closet is 8.5x7 and one of the master closets has it's own drawer system! This house will not disappoint! Come see it today before it's gone!

Showing Instructions:
Directions: from Granada (Rt 40), N on Nova to L on Tomoka Oaks Blvd, 1st R on N. St. Andrews house on L
Legal: LOT 20 BLK 20 UNIT 2 TOMOKA OAKS COUNTRY CLUB ESTATES MB 31 PG 166 PER OR 3984 PGS 1394-1395 PER OR 4591 PG 1678
Parcel ID Link: 3242-10-20-0200
Supra: Yes **Dispute Res:**

Sold Price Sqft: $132.57
Sold/Leased Date: 01/18/2019



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Residential Closed
MLS# 1050600

3 Eagle Drive, Ormond Beach, FL 32174

Public Display

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia

List Price: $259,900
Sold/Leased Price: $245,000



List Price:	$259,900	**Style:**	Single Family	**Tax ID:**	3242-26-00-1610
List Price/SqFt:	$102.36	**Subdivision:**	Tomoka Oaks	**Homestead Exempt:**	Yes
Sold Price/SqFt:	96.49	**Unit #:**			
Bedrooms:	3				
Baths - Total:	2	**Year Built:**	1979		
Full / Half Baths	2 / 0	**Sewer:**	City		
Living Area:	2,539	**Water:**	City		
SqFt - Total:	3,114				
SqFt Source:	Property Appraiser				
Lot Size:	105x120				

Directions: North on Nova to Tomoka Oaks, left onto Rio Pinar. Go through stop to Eagle Drive.

Virtual Tour: Click to View Virtual Tour

Maint Fee: $70 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	17 x 14		Florida Room	Main	33 x 19	
Bedroom 2	Main	14 x 13		Kitchen	Main	9 x 8	
Bedroom 3	Main	14 x 13		Kitchen	Main	10 x 6	Eat-in-Kitchen
Dining Room	Main	13 x 11		Utility Room	Main	6 x 4	
Family Room	Main	20 x 14					
Living Room	Main	15 x 15					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump; Wall/Window Units
Appliances: Dishwasher; Dryer; Icemaker; Microwave; Range; Refrigerator; Washer
Architecture: Traditional
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile; Wood
Pets Allowed: Yes
Financing: OWC - FHA/VA
Heating: Central; Electric; Heat Pump
Inside: Accessibility; Ceiling Fans; Fireplace; Split Bedroom; Volume Ceiling; Inside Laundry
Land: Golf Course Community
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: Common Area
Outside: Fenced Yard
Parking: 2 Car Garage
Porch: Front
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water; Electric; Sewer

Remarks: beautiful 3 bedroom, 2 bath, 2 car garage home in the very desirable Tomoka Oaks golf community. Impeccable hard wood Brazilian Hickory floors through out home. Split floor plan with spacious master suite which includes a completely remodeled private master bath with granite counter tops, his & her vanity sinks, grey plank tile flooring and a luxurious pebble stone stand up shower(a must see) Home sits on an over-sized lot with great curb appeal and fenced in back yard. Upon entering, the feel of old world Spanish court yard patio greet you . Volume ceilings for that airy open feeling & ceiling fans through out home. Formal living room, formal dining room, and large family room with a wood burning fireplace to create a warm ambiance for the whole family to enjoy. Central to every hom

Showing Instructions:
Directions: North on Nova to Tomoka Oaks, left onto Rio Pinar. Go through stop to Eagle Drive.
Legal: LOT 161 TOMOKA OAKS UNIT 7-C MB 35 PGS 46-47 INC PER OR 2193 PG 0957 PER OR 7401 PG 1196
Parcel ID Link: 3242-26-00-1610
Supra: Yes
Dispute Res:

Sold Price Sqft: $96.49
Sold/Leased Date: 03/29/2019



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Residential
Closed
MLS# 1053555

47 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $274,900
Sold/Leased Price: $274,900

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$274,900	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$158.9	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-11-00-0050
Sold Price/SqFt:	158.9	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	3			**Homestead Exempt:**	Yes
Baths - Total:	2	**Year Built:**	1978		
Full / Half Baths	2 / 0	**Sewer:**	City		
Living Area:	1,730	**Water:**	City		
SqFt - Total:	2,857				
SqFt Source:	Property Appraiser				
Lot Size:	100x213				

Directions: North on Nova, Left into Tomoka Oaks, Right at N St Andrews.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	19 x 15		Florida Room		26 x 11	
Bedroom 2		14 x 10		Kitchen	Main	13 x 10	
Bedroom 3		10 x 10		Utility Room		13 x 4	
Dining Room		17 x 13					
Living Room		23 x 17					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Microwave; Range; Refrigerator
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Carpet; Tile

Pets Allowed:
Heating: Central
Inside: Ceiling Fans
Land: Golf Course Community
Outside: Fenced Yard

Parking: 2 Car Garage; Oversized; RV/Boat
Pool: Inground Private
Porch: Patio
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: BEAUTIFUL 3 BEDROOM 2 BATH POOL HOME IN TOMOKA OAKS. HOME SITS ON ALMOST 1/2 AN ACRE, WITH CIRCULAR DRIVEWAY, AND RV/BOAT PARKING! LARGE GATHERING ROOM AND SPLIT FLOOR PLAN. THE SPACIOUS DINING ROOM IS ADJACENT TO THE OPEN CONCEPT KITCHEN GRACED WITH BREAKFAST BAR AND STAINLESS STEEL APPLIANCES, WITH TONS OF COUNTER SPACE. SOME OF THE FEATURES THAT YOU WILL FIND IN THIS COZY HOME ARE, NEW ROOF AND NEWER A/C, TILED KITCHEN AND UPDATED BATHROOMS. LARGE MASTER SUITE WITH WALK-IN CLOSET, AND 2 ADDITIONAL WELL SIZED GUEST BEDROOMS. FROM THE LIVING ROOM STEP INTO THE TILED, ENCLOSED PORCH/FLORIDA ROOM. GREAT PLACE TO SIT AND RELAX ENJOYING THE GORGEOUS BACKYARD. FENCED IN FOR ADDED PRIVACY, THE BACKYARD FEATURES A SALTWATER POOL WITH SPA AND MATURE TREES THAT PROVIDE GREAT SHADE. TOMOKA OAKS

Showing Instructions:
Directions: North on Nova, Left into Tomoka Oaks, Right at N St Andrews.
Legal: LOT 5 TOMOKA OAKS SUB UNIT 5 MB 34 PG 142 PER OR 5144 PG 3522 PER OR 6814 PG 1466 PER OR 6902 PG 3685 PER OR 7436 PG 2384
Parcel ID Link: 3242-11-00-0050
Supra: Yes **Dispute Res:**

Sold Price Sqft: $158.9
Sold/Leased Date: 05/02/2019



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Residential
Closed
MLS# 1052940

2 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $333,000
Sold/Leased Price: $305,000

Area: 43 - Ormond S of Granada, W of 95 **County:** Volusia



List Price:	$333,000	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$139.92	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-08-0020
Sold Price/SqFt:	128.15	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	5			**Homestead Exempt:**	Yes
Baths - Total:	3.5	**Year Built:**	1966		
Full / Half Baths	3 / 1	**Sewer:**	City		
Living Area:	2,380	**Water:**	City		
SqFt - Total:	2,962				
SqFt Source:	Property Appraiser				
Lot Size:	76x120				

Directions: North from Granada and Nova to Tomoka Oaks
Virtual Tour: Click to View Virtual Tour
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	17 x 15		Bonus Room	Upper	13 x 10	
Bedroom 2	Upper	15 x 11		Kitchen	Main	20 x 12	
Bedroom 3	Upper	13 x 10		Porch/Balcony	Main	15 x 14	
Bedroom 4	Upper	13 x 11		Patio/Deck	Main	17 x 11	
Dining Room	Main	13 x 11		Patio/Deck	Main	15 x 14	
Family Room	Main	19 x 11		Patio/Deck	Main	12 x 4	
Living Room	Main	16 x 13		Utility Room	Main	11 x 7	

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Microwave; Range; Refrigerator
Architecture: Colonial
Building: 2 Stories
Construction: Concrete Block
Floor Coverings: Carpet; Wood

Pets Allowed:
Financing: OWC - FHA/VA
House Orientation: E
Heating: Central; Electric; Heat Pump
Inside: 1 Bedroom Down; Cathedral Ceiling; Ceiling Fans; Fireplace
Land: Corner Lot; Golf Course Community
Miscellaneous: Golf Community; Homeowners Association
Outside: Fenced Yard; Irrigation Well; Public Bus; Storm Shutters; Utility Shed

Parking: 2 Car Garage
Porch: 2+ Porches/Decks; Front; Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: Agent Owned; None
Util for Land Only: City Water; Sewer; Well

Remarks: Great home in beautiful Tomoka Oaks! 5 bed / 3.5 baths total, with 4 beds and 2 baths up and a large master bedroom and 1.5 baths down! Open kitchen and family room, screened in back porch and 2 car (drive through) garage! Large indoor laundry room. Kitchen recently remodeled with natural maple cabinets. One year old appliances, wood burning fireplace or electric. Hardwood floors in kitchen and family room. Large fenced in backyard for your pets. On oversized lot. Room for an RV or boat in fenced in side yard. Large rubbermaid garden shed. Pella double pane windows. Automatic sprinkler system. Separate HVAC system upstairs and downstairs. New hot water heater. Hurricane panels. Homeowners association fee $70 annually (optional). Great place for bike riding, jogging or walking. Close to...

Showing Instructions:
Directions: North from Granada and Nova to Tomoka Oaks
Legal: LOT 2 BLK 8 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58-59 INC PER OR 2230 PG 0047
Parcel ID Link: 3242-10-08-0020
Supra: Yes **Dispute Res:**

Sold Price Sqft: $128.15
Sold/Leased Date: 05/04/2019



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Residential Closed
MLS# 1057409

16 Eagle Court, Ormond Beach, FL 32174

Public Display

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia

List Price: $375,000
Sold/Leased Price: $355,000



List Price:	$375,000	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$142.42	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-26-00-0740
Sold Price/SqFt:	134.83	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	3			**Homestead Exempt:**	Yes
Baths - Total:	3	**Year Built:**	1979		
Full / Half Baths	3 / 0	**Sewer:**	City		
Living Area:	2,633	**Water:**	City		
SqFt - Total:	3,330				
SqFt Source:	Property Appraiser				
Lot Size:	100x125				

Directions: go on to N St Andrews, then to Eagle Court, on Left side of road
Virtual Tour: Click to View Virtual Tour
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	14 x 12		Kitchen	Main	25 x 11	
Dining Room		14 x 13		Utility Room		9 x 6	
Family Room		21 x 17					
Living Room		18 x 18					

1st Floor: Slab
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Double Oven; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile
Pets Allowed:
Heating: Central; Electric
Inside: Cathedral Ceiling; Ceiling Fans; Split Bedroom; Inside Laundry
Land: Golf Course Community; On Golf Course
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Oversized
Porch: Patio
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water; Sewer

Remarks: This is a beautiful and unique home in popular Tomoka Oaks Subdivision. Almost 2700 sq feet of living area & 3300 total area. Over-sized 2 car garage. Nice pavers on driveway and additional circular driveway. The backyard is over looking the golf course. Updated kitchen is very large and has an eat-in kitchen. Stainless steel refrigerator & dishwasher. A cooktop and built in double oven. 3 large bedrooms,3 remodeled bathrooms. Family room has a stone fireplace, built in shelves, wet bar and sliding shutters which can cover the sliding doors. Separate dining room with cabinets. Tile floors in the kitchen and dining room. Inside laundry room with utility sink. Split bedrooms. Lots of storage splace.Owners put a money saving, solar system for the house. Well-maintained home & it shows!

Showing Instructions:
Directions: go on to N St Andrews, then to Eagle Court, on Left side of road
Legal: LOT 74 TOMOKA OAKS UNIT 7-C MB 35 PGS 46-47 INC PER OR 4175 PGS 1674-1675 PER OR 7517 PG 1604 PER OR 7577 PG 0550
Parcel ID Link: 3242-26-00-0740
Supra: Yes
Dispute Res: No

Sold Price Sqft: $134.83
Sold/Leased Date: 06/21/2019



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Residential
Closed
MLS# 1053804

231 Rio Pinar Drive, Ormond Beach, FL 32174

Public Display

List Price: $369,900
Sold/Leased Price: $363,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$369,900	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$132.87	**Subdivision:**	Tomoka Oaks	**Tax ID:**	324223000920
Sold Price/SqFt:	130.39	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	4	**Year Built:**	1978	**Homestead Exempt:**	Yes
Baths - Total:	3	**Sewer:**	City		
Full / Half Baths	3 / 0	**Water:**	City		
Living Area:	2,784				
SqFt - Total:	4,200				
SqFt Source:	Property Appraiser				
Lot Size:	105x140				

Directions: E on Granada to N on Nova. L on Tomoka Oaks Blvd, L on S. St. Andrews, R on Rio Pinar, house on R

Virtual Tour: Click to View Virtual Tour

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	16 x 12		Kitchen	Main	15 x 9	
Bedroom 2		15 x 12		Patio/Deck		39 x 18	
Bedroom 3		15 x 12					
Bedroom 4		16 x 12					
Dining Room		15 x 12					
Living Room		21 x 15					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Traditional
Building: 1 Story
Construction: Frame; Siding
Floor Coverings: Tile

Pets Allowed:
Heating: Central
Inside: Ceiling Fans; Fireplace; Split Bedroom; Inside Laundry
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community; Jetted Tub
Maint Fee Covers: NA
Outside: Irrigation Sprinkler

Parking: 2 Car Garage; Attached
Porch: Patio; Rear
Road: Paved
Roof: Metal
Special Conditions: None

Remarks: One word describes this home - STUNNING! You will notice every detail is beautifully done. Gourmet kitchen, spacious living space with impressive, wood burning fireplace, 4 bedrooms and 3 full baths with 2 Master Suites, each with separate entrance! Warm and welcoming with an abundance of natural light, this home offers everything you could want along with the peace of mind that comes with a new metal roof, new windows and exterior doors,new Hardy Board siding, new landscaping and rear, concrete patio, newer AC system and transferable termite bond. All information intended to be accurate but cannot be guaranteed.

Showing Instructions:
Directions: E on Granada to N on Nova. L on Tomoka Oaks Blvd, L on S. St. Andrews, R on Rio Pinar, house on R
Legal: LOT 92 TOMOKA OAKS UNIT 7A MB 34 PGS 162-164 INC PER OR 4906 PG 3672 PER OR 6153 PG 1927 PER OR 6210 PG 4126 PER OR 6227 PGS 3644-3645 PER OR 6243 PGS 0051-0056 INC PER OR 6325 PGS 1997-1999 INC
Parcel ID Link: 324223000920
Supra: No **Dispute Res:**

Sold Price Sqft: $130.39
Sold/Leased Date: 06/21/2019



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Residential
Closed
MLS# 1054992

43 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $279,900
Sold/Leased Price: $275,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$279,900	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$132.97	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-11-00-0030
Sold Price/SqFt:	130.64	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	3			**Homestead Exempt:**	Yes
Baths - Total:	2	**Year Built:**	1978		
Full / Half Baths	2 / 0	**Sewer:**	City		
Living Area:	2,105	**Water:**	City		
SqFt - Total:	2,501				
SqFt Source:	Property Appraiser				
Lot Size:	100x213				

Directions: North on Nova, Left into Tomoka Oaks, Right at N St Andrews.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	15 x 11		Kitchen	Main	10 x 10	
Bedroom 2		12 x 10		Kitchen		15 x 14	Eat-in-Kitchen
Bedroom 3		12 x 10					
Dining Room		14 x 10					
Family Room		20 x 20					
Living Room		14 x 12					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Microwave; Range; Refrigerator
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Laminate; Tile
Pets Allowed:
Heating: Central
Inside: Ceiling Fans; Fireplace
Land: Golf Course Community
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: Common Area
Outside: Fenced Yard
Parking: Driveway Only
Porch: Patio; Rear
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: CHARMING 3 BEDROOMS 2 BATH HOME IN BEAUTIFUL TOMOKA OAKS. SO MANY UPGRADES HAVE ALREADY BEEN DONE TO THIS HOME TO INCLUDE, 2018 ROOF WITH BRAND NEW SOFFIT, 2017 HVAC, NEW WATER HEATER, NEW FENCE IN BACKYARD, BRING YOUR BOAT! HOME HAS BEEN FRESHLY PAINTED INSIDE AND OUT, THERE ARE CUSTOM FAUX BLINDS THROUGHOUT AND NEW CONCRETE LANAI WITH INSULATED ALUMINUM ROOF. EXTENSIVE USE OF TILE, AND LAMINATE, NO CARPET! THE KITCHEN FEATURES NEWER APPLIANCES, AND COMFORTABLE EAT IN AREA. LARGE GATHERING ROOM WITH BEAUTIFUL BRICK FIREPLACE. LARGE BACKYARD WITH SHED, PLENTY OFF ROOM FOR A POOL! EASY TO SHOW

Showing Instructions:
Directions: North on Nova, Left into Tomoka Oaks, Right at N St Andrews.
Legal: LOT 3 TOMOKA OAKS SUB UNIT 5 MB 34 PG 142 PER OR 5074 PG 2473 PER OR 6507 PG 0283 PER OR 7538 PG 4500 PER OR 7537 PG 986
Parcel ID Link: 3242-11-00-0030
Supra: Yes
Dispute Res:

Sold Price Sqft: $130.64
Sold/Leased Date: 07/01/2019



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Residential
Closed
MLS# 1057888

49 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $240,000
Sold/Leased Price: $218,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$240,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$126.85	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	115.22	**Unit #:**		**Tax ID:**	3242-10-08-0240
Bedrooms:	3	**Location:**	W	**Zoning:**	Single Family
Baths - Total:	2	**Year Built:**	1967	**As Is Cond:**	Yes
Full / Half Baths	2 / 0	**Sewer:**	City	**Homestead Exempt:**	No
Living Area:	1,892	**Water:**	City		
SqFt - Total:	2,672	**Acreage:**	12		
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: Nova Road to Tomoka Oaks Blvd. Keep to the Right to N. St. Andrews Dr. Left on 2nd Pine Valley Circle to 49 on Left.

Virtual Tour: Click to View Virtual Tour

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	15 x 12		Kitchen	Main	16 x 11	
Bedroom 2	Main	12 x 11		Porch/Balcony	Main	17 x 12	
Bedroom 3	Main	12 x 11		Patio/Deck	Main	17 x 14	
Dining Room	Main	15 x 15					
Family Room	Main	16 x 15					
Living Room	Main	18 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Dryer; Range; Refrigerator; Washer
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Stone; Terrazzo

Pets Allowed: Yes
Financing: OWC - FHA/VA
House Orientation: W
Heating: Central; Electric; Heat Pump
Inside: Fireplace; Split Bedroom
Land: Golf Course Community; Wooded
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Attached
Porch: Front; Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: This charming home in popular Tomoka Oaks has a great feeling of being at home, beginning with the inviting front entrance with a patio. Both formal living and dining, plus an inviting family room with a fireplace and sliding doors to the screened lanai. Kitchen opens to the family room. Master suite has a wall of of closets and en suite bath. Split plan offers two more bedrooms and a bath on the opposite side of home. Large ceiling to floor windows and sliding glass doors in living, dining and family rooms. The inviting screened lanai is a place to spend hours enjoying the lush tropical landscaping. Front and back patios among to enjoy the outside. A must to see at this great price. Measurements are rounded. HOA is $65/year but not mandatory. Convenient to shopping and banks.

Showing Instructions:
Directions: Nova Road to Tomoka Oaks Blvd. Keep to the Right to N. St. Andrews Dr. Left on 2nd Pine Valley Circle to 49 on Left.
Legal: LOT 24 BLK 8 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 1 MB 25 PGS 58 & 59 PER OR 4111 PG 2748 & OR 6811 PG 4089
Parcel ID Link: 3242-10-08-0240
Supra: Yes **Dispute Res:**

Sold Price Sqft: $115.22
Sold/Leased Date: 07/31/2019



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Residential
Closed
MLS# 1056672

129 Rio Pinar Drive, Ormond Beach, FL 32174

Public Display

List Price: $325,000
Sold/Leased Price: $320,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$325,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$73.68	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	72.54	**Unit #:**		**Tax ID:**	3242-23-00-1000
Bedrooms:	5	**Year Built:**	1978	**Zoning:**	Single Family
Baths - Total:	5	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	4 / 1	**Water:**	City	**Homestead Exempt:**	No
Living Area:	4,411	**Acreage:**	0		
SqFt - Total:	5,052				
SqFt Source:	Property Appraiser				
Lot Size:	120 x 140				

Directions: East on Granada, Nova Rd, Left on Tomoka Oaks Blvd, S on St Andrews, Right on Rio Pinar Dr.
Virtual Tour:
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	14 x 12		Bonus Room	Main	37 x 26	
Bedroom 2	Upper	17 x 12		Bonus Room	Upper	16 x 11	
Bedroom 3	Upper	13 x 13		Den	Upper	14 x 12	
Bedroom 4	Upper	13 x 9		Kitchen	Main	26 x 14	
Dining Room	Main	12 x 12					
Family Room	Main	19 x 19					
Living Room	Main	25 x 16					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Central Vacuum; Dishwasher; Refrigerator
Architecture: Modern
Building: 2 Stories
Construction: Frame
Floor Coverings: Carpet; Tile
Pets Allowed: Yes
House Orientation: W
Heating: Central
Inside: 1 Bedroom Down; Fireplace; Split Bedroom
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Attached
Porch: Patio
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: SELLER IS MOTIVATED! $100,,000 PRICE REDUCTION! FABULOUS FAMILY HOME! 5 BEDROOMS*HUGE PARTY ROOM*2 MASTER SUITES* 2 FIREPLACES*LARGE EAT IN KITCHEN*BUILT FOR ENTERTAINING* PERFECT FOR COMBINED FAMILIES*OVER 4400+SQFLV *CANNOT BUILD FOR THIS PRICE* FORMAL LIVING*FORMAL DINING*GREAT ROOM W/VAULTED CEILINGS*PRIVATE OFFICE W/SKYLIGHTS*STORAGE GALORE*INSIDE LAUNDRY*SECURITY SYSTEM* ALL CONVENIENTLY LOCATED IN THE HEART OF ORMOND BEACH. SHORT DRIVE TO SCHOOLS,MEDICAL, BEACH, RACETRACK, AIRPORT & HIGHWAYS.

Showing Instructions:
Directions: East on Granada, Nova Rd, Left on Tomoka Oaks Blvd, S on St Andrews, Right on Rio Pinar Dr.
Legal: LOT 100 TOMOKA OAKS UNIT 7A MB 34 PGS 162 TO 164 INC PER OR 5216 PG 3357
Parcel ID Link: 3242-23-00-1000
Supra: Yes **Dispute Res:** Yes

Sold Price Sqft: $72.55
Sold/Leased Date: 08/09/2019



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Residential
Closed
MLS# 1057859

64 S St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $331,900
Sold/Leased Price: $316,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$331,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$115.97	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	110.41	**Unit #:**		**Tax ID:**	3242-10-18-0160
Bedrooms:	4	**Year Built:**	1969	**Zoning:**	Single Family
Baths - Total:	4	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	4 / 0	**Water:**	City	**Homestead Exempt:**	Yes
Living Area:	2,862	**Acreage:**	0.41		
SqFt - Total:	3,612				
SqFt Source:	Property Appraiser				
Lot Size:	100 x 178				

Directions: East on Granada, North on Nova, Left into Tomoka Oaks, Left on S. St Andrew
Virtual Tour:
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	26 x 13		Den	Main	13 x 9	
Bedroom 2	Main	17 x 14		Kitchen	Main	13 x 13	
Bedroom 3	Main	14 x 11		Porch/Balcony	Main	27 x 11	
Bedroom 4	Main	13 x 11		Patio/Deck	Main		
Dining Room	Main	14 x 11					
Family Room	Main	17 x 13					
Living Room	Main	25 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Range; Refrigerator; Solar Hot Water
Architecture: Ranch
Building: 1 Story
Construction: Frame
Floor Coverings: Carpet; Laminate; Tile
Pets Allowed: Yes
House Orientation: N
Heating: Central
Inside: Ceiling Fans; Fireplace; Split Bedroom
Land: Golf Course Community
Maint Fee Covers: NA
Outside: Irrigation Well
Parking: Attached
Pool: Inground Private; Screened
Porch: Patio
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: DESIRABLE TOMOKA OAKS NEIGHBORHOOD POOL HOME! Wonderful 4bed/4bath family home that offers endless possibilities with it's floor plan design. 2 Master suites and a separate inlaw/guest suite w/kitchenette. Interior features 2 fireplaces- Formal living & dining rooms and open style kitchen overlooking the family room. Kitchen features large center island/breakfast bar w/granite counters, buffet server and is idea for family entertaining. Recent Improvements inlude-Fresh Paint and new carpet in all bedrooms 2019. Roof 2017, Windows Replaced recently. Large enclosed porch & Screened Pool area and patio perfect for enjoying the Florida Lifestyle! Other notable features- inside laundry, sun tunnels, wheelchair accessible, solar hotwater heater, split bedroom plan, flex space /office, 3 bedrooms

Showing Instructions:
Directions: East on Granada, North on Nova, Left into Tomoka Oaks, Left on S. St Andrew
Legal: LOT 16 BLK 18 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3A MB 27 PG 285 PER OR 4397 PG 2736
Parcel ID Link: 3242-10-18-0160
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $110.41
Sold/Leased Date: 08/16/2019



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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Residential
Closed
MLS# 1059151

4 Pebble Beach Drive, Ormond Beach, FL 32174

Public Display

List Price: $319,900
Sold/Leased Price: $302,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$319,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$166.53	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	157.21	**Unit #:**		**Tax ID:**	3242-10-06-0030
Bedrooms:	4	**Year Built:**	1965	**Zoning:**	Single Family
Baths - Total:	2	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	2 / 1	**Water:**	City	**Homestead Exempt:**	Yes
Living Area:	1,921				
SqFt - Total:	2,713				
SqFt Source:	Property Appraiser				
Lot Size:	144x101				

Directions: From 40, go N on Nova Rd 1 mile to Tomoka Oaks Blvd & turn L; go to St Andrews Dr & turn R; follow to Pebble Beach Drive

Virtual Tour:

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Upper	15 x 15		Kitchen	Main	13 x 12	
Bedroom 2	Upper	12 x 12		Patio/Deck	Lower	45 x 21	
Bedroom 3	Upper	11 x 9					
Bedroom 4	Main	12 x 10					
Dining Room	Main	13 x 9					
Family Room	Main	15 x 14					
Living Room	Lower	21 x 12					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Traditional
Building: 2 Stories
Construction: Brick; Frame; Siding
Floor Coverings: Tile; Wood

Pets Allowed:
Financing: OWC - FHA/VA
House Orientation: E
Heating: Central
Inside: 1 Bedroom Down; Ceiling Fans; Inside Laundry
Land: Golf Course Community
Miscellaneous: Golf Community; Security System
Maint Fee Covers: NA
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well

Parking: 2 Car Garage; Oversized
Pool: Inground Private; Screened
Porch: Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: Agent Owned; None

Remarks: A beautifully UPDATED and SPACIOUS home in the highly desired Tomoka Oaks subdivision! This is a very unique 4 Bedroom/2.5 bath split-level POOL home on a LARGE FENCED lot in the HEART of Ormond Beach! Entry to the lower level is from both the front and garage doors. This level offers a Bedroom, Living Room, half bath and laundry area with access to the pool deck. Up four stairs is the open concept main level - offering an updated kitchen with shaker cabinets, stainless steel appliances, gorgeous granite countertops with breakfast bar, dining room and a family room. All having a bright mood from the light brought in by the lovely bay window, where you will have endless views of the rear yard and pool area!

Showing Instructions:
Directions: From 40, go N on Nova Rd 1 mile to Tomoka Oaks Blvd & turn L; go to St Andrews Dr & turn R; follow to Pebble Beach Drive
Legal: LOT 3 EXC N 10 FT BLK 6 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 1 MB 25 PGS 58-59 INC PER OR 4318 PG 2242 PER OR 6675 PGS 2015-2016
Parcel ID Link: 3242-10-06-0030
Supra: No **Dispute Res:**

Sold Price Sqft: $157.21
Sold/Leased Date: 09/12/2019



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Residential
Closed
MLS# 1054754

47 S St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $269,900
Sold/Leased Price: $260,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$269,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$143.64	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	138.37	**Unit #:**		**Tax ID:**	3242-10-10-0140
Bedrooms:	3	**Year Built:**	1968	**Zoning:**	Single Family
Baths - Total:	2	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	2 / 0	**Water:**	City	**Homestead Exempt:**	Yes
Living Area:	1,879	**Acreage:**	0		
SqFt - Total:	3,080				
SqFt Source:	Property Appraiser				
Lot Size:	105 x 130				

Directions: East on Granada, North on Nova, Left in Tomoka Oaks, Left to S. St Andrews.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	20 x 15		Kitchen	Main	10 x 8	
Bedroom 2	Main	11 x 10		Porch/Balcony	Main	30 x 13	
Bedroom 3	Main	11 x 10		Patio/Deck	Main	16 x 15	
Dining Room	Main	11 x 10					
Family Room	Main	17 x 15					
Living Room	Main	17 x 12					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Wood
Pets Allowed: Yes
Heating: Central
Inside: Ceiling Fans; Fireplace; Jetted Tub
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community; Security System
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Attached
Porch: Front; Patio
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: TOMOKA OAKS! This single story 3bed/2bath concrete block construction home is ready for it's new owners. Well maintained home features a New Roof, Wood Floors, double sided gas fireplace and oak custom cabinetry in the kitchen. Formal living room w/beautiful bay window, formal dining room w/pass through to kitchen and wonderful family room. Master bedroom and bath features walk in closet, sitting area, jetted tub and walk in shower. Beds 2 & 3 are ample in size and closet space. Exterior features fabulous front porch area, rear brick pavered patio and attached 2 car garage and lush landscaping. Easy to show. See agent remarks.

Showing Instructions:
Directions: East on Granada, North on Nova, Left in Tomoka Oaks, Left to S. St Andrews.
Legal: LOTS 14 & 13 BLK 10 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3A MB 27 PG 285 PER OR 6232 PG 1490.
Parcel ID Link: 3242-10-10-0140
Supra: Yes
Dispute Res: No

Sold Price Sqft: $138.37
Sold/Leased Date: 09/24/2019



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Residential
Closed
MLS# 1059057

14 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $267,000
Sold/Leased Price: $254,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$267,000	**Style:**	Single Family	**Special Contingency:**	Yes
List Price/SqFt:	$99.66	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-15-0180
Sold Price/SqFt:	94.81	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	6			**Homestead Exempt:**	Yes
Baths - Total:	3	**Year Built:**	1972		
Full / Half Baths	3 / 1	**Sewer:**	City		
Living Area:	2,679	**Water:**	City		
SqFt - Total:	3,079				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: BN on Nova Rd from SR40, W on Tomoka Oads, L on S St. Andrews, R on Oakmont Circle then next right, house on left.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	14 x 14		Kitchen	Main	12 x 10	
Living Room	Main	18 x 16					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Range
Building: 2 Stories
Construction: Brick
Floor Coverings: Carpet; Tile

Pets Allowed:
House Orientation: E
Heating: Central
Inside: 1 Bedroom Down; Ceiling Fans; Fireplace; Inside Laundry
Land: Golf Course Community
Miscellaneous: Golf Community; Homeowners Association
Maint Fee Covers: Common Area
Outside: Fenced Yard

Parking: 2 Car Garage
Pool: Inground Private
Porch: Patio; Rear
Road: Paved
Roof: Shingle
Special Conditions: Potential Short Sale
Util for Land Only: City Water; Sewer

Remarks: Solid brick six bedroom three and a half bath pool home in Tomoka Oaks. This home has a master bedroom downstairs and upstairs, ceramic tile throughout the home except the carpeted bedrooms, spacious laundry room mature landscaping and an open pool that faces the south and the west. Side entry double garage and a spacious fenced yard. Great home for a growing family.

Showing Instructions:
Directions: BN on Nova Rd from SR40, W on Tomoka Oads, L on S St. Andrews, R on Oakmont Circle then next right, house on left.
Legal: LOT 18 BLK 15 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3 A MB 27 PG 285 PER OR 5028 PGS 2095-2096 PER OR 7154 PG 4605
Parcel ID Link: 3242-10-15-0180
Supra: No **Dispute Res:**

Sold Price Sqft: $94.81
Sold/Leased Date: 11/14/2019



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Residential
Closed
MLS# 1060737

52 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $234,900
Sold/Leased Price: $226,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$234,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$128.22	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	123.36	**Unit #:**		**Tax ID:**	3242-10-07-0270
Bedrooms:	3	**Year Built:**	1964	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 0	**Water:**	City		
Living Area:	1,832	**Acreage:**	0.28		
SqFt - Total:	3,012				
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: I-95 Ormond Beach Exit E on West Granada Left on N Nov L Tomoka Oaks Blvd R on N Saint Andrews L on Pine Valley

Virtual Tour:

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	18 x 12		Kitchen	Main	10 x 10	
Bedroom 2		13 x 11					
Bedroom 3		14 x 11					
Dining Room		17 x 10					
Living Room		28 x 14					

Air Conditioning: Central
Appliances: Dryer; Range; Refrigerator; Washer
Building: 3 - 5 Stories
Construction: Concrete Block
Floor Coverings: Carpet

Pets Allowed:
Heating: Central
Inside: Fireplace; Split Bedroom
Land: On Golf Course
Maint Fee Covers: NA

Parking: 2 Car Garage
Pool: Inground Private; Screened
Porch: Balcony; Screened
Special Conditions: None

Remarks: Hurry Huge Price Adjustment! Tri Level home offering 3 bedrooms 2 bath, Screened in pool that is nestled on a beautiful lot that sits high on a hill in the stately Tomoka Oaks subdivision with a voluntary HOA that is only 70.00 for the year. Unique open floor plan that is great for a growing or extended family. Upon entering the foyer you will find to the left the dining/great room w/ a fireplace & panoramic wall of windows offering natural light & bright atmosphere. The Kitchen has a breakfast bar that opens to the family room w/ built in cabinets and sliders expanding to the screened in pool. A short set of stairs leads you to the 2 large bedrooms w/ a shared bath & master room w/ private bath & walk in closet. All bedrooms have sliding glass doors that lead out to the large wooden deck.

Showing Instructions:
Directions: I-95 Ormond Beach Exit E on West Granada Left on N Nov L Tomoka Oaks Blvd R on N Saint Andrews L on Pine Valley
Legal: LOT 27 BLK 7 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58 & 59 PER OR 3942 PG 4735 PER OR 6896 PG 4330 PER OR 6970 PG 1727
Parcel ID Link: 3242-10-07-0270
Supra: Yes **Dispute Res:**

Sold Price Sqft: $123.36
Sold/Leased Date: 11/15/2019



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Residential
Closed
MLS# 1061495

119 Rio Pinar Drive, Ormond Beach, FL 32174

Public Display

List Price: $319,900
Sold/Leased Price: $299,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$319,900	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$124.28	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-19-0080
Sold Price/SqFt:	116.16	**Unit #:**		**As Is Cond:**	Yes
Bedrooms:	3			**Homestead Exempt:**	Yes
Baths - Total:	2	**Year Built:**	1975		
Full / Half Baths	2 / 0	**Sewer:**	City		
Living Area:	2,574	**Water:**	City		
SqFt - Total:	3,252	**Acreage:**	0.42		
SqFt Source:	Property Appraiser				
Lot Size:	130x140				

Directions: East on Granada, Nova Rd, Left on Tomoka Oaks Blvd, S on St Andrews, Right on Rio Pinar Dr.

Virtual Tour:

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	17 x 14		Kitchen	Main	15 x 12	
Bedroom 2		17 x 12		Kitchen		12 x 09	Eat-in-Kitchen
Bedroom 3		17 x 12		Utility Room		11 x 06	
Dining Room		16 x 13					
Family Room		18 x 14					
Living Room		22 x 18					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Microwave; Refrigerator
Architecture: Modern
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile; Wood

Pets Allowed:
Heating: Central
Inside: Ceiling Fans; Fireplace; Inside Laundry
Land: Golf Course Community; On Golf Course
Miscellaneous: Homeowners Association
Maint Fee Covers: NA

Parking: 2 Car Garage
Porch: Patio; Rear
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Enjoy beautiful views of the golf course from this very well maintained 3BR/2BTH executive home. Enjoy a cup of coffee or a glass of wine from your private rear patio. There is so much to love about this home! Here is what I love: All the rooms are very spacious. There is no issue with full sized adult furniture in any of the bedrooms or accommodating the whole family in either of the living areas or the formal dining room. The home flows very well from room to room. Perfect for entertaining. The home is concrete block & stucco. No rotten siding to worry about here. The kitchen, family room and master bedrooms all have large windows that offer beautiful views of the golf course. The home has been meticulously maintained and lovingly updated. The kitchen was updated a few years

Showing Instructions:
Directions: East on Granada, Nova Rd, Left on Tomoka Oaks Blvd, S on St Andrews, Right on Rio Pinar Dr.
Legal: LOT 8 & S 20 FT OF LOT 9 EXC N 10 FT OF W 10 FT TRIANG PART BLK 19 UNIT 4 TOMOKA OAKS COUNTRY CLUB ESTS MB 31 PG 167 PER OR 1787 PG 1525 PER OR 2077 PG 0393 PER OR 5985 PGS 4857-4858 INC
Parcel ID Link: 3242-10-19-0080
Supra: No **Dispute Res:**

Sold Price Sqft: $116.16
Sold/Leased Date: 11/15/2019



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Residential
Closed
MLS# 1065888

51 S St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $325,000
Sold/Leased Price: $321,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$325,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$118.18	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-10-0160
Sold Price/SqFt:	116.91	**Unit #:**		**Homestead Exempt:**	No
Bedrooms:	4	**Year Built:**	1968		
Baths - Total:	2	**Sewer:**	City		
Full / Half Baths	2 / 1	**Water:**	City		
Living Area:	2,750	**Acreage:**	0.31		
SqFt - Total:	5,720				
SqFt Source:	Property Appraiser				
Lot Size:	105x130				

Directions: Tomoka Oaks, Left on St Andrews
Virtual Tour:
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	15 x 11		Kitchen	Main	14 x 11	
Bedroom 2	Main	11 x 11		Porch/Balcony	Main	23 x 19	
Bedroom 3	Main	14 x 11		Patio/Deck	Main	21 x 17	
Bedroom 4	Main		Dimensions: 11 x				
Dining Room	Main	13 x 11					
Living Room	Main	19 x 12					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Microwave; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Brick
Floor Coverings: Carpet; Tile

Pets Allowed:
Heating: Central
Inside: Ceiling Fans; Fireplace
Land: On Golf Course
Miscellaneous: Golf Community
Maint Fee Covers: NA

Parking: 2 Car Garage; Attached
Pool: Inground Private
Porch: 2+ Porches/Decks; Enclosed; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: The large front yard and long pavered driveway welcome you to this meticulously maintained brick, golf course home with a brand NEW ROOF. Step inside and you will notice the bright and airy open floorplan. You will love the look and easy to maintain tile that runs throughout the main living space. The updated kitchen is modern and sleek with granite countertops and stainless steel appliances. There is ample cabinet and counter space making meal prep and organization easy. Enjoy a casual meal or breakfast at the long breakfast bar. At the end of a long day take a break and enjoy a good movie in the media room. Just off of the family room is the spacious master bedroom which can easily accommodate a king set. French doors in the family room lead to the extra-large enclosed Florida room.

Showing Instructions:
Directions: Tomoka Oaks, Left on St Andrews
Legal: LOT 16 BLK 10 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3A MB 27 PG 285 PER OR 4101 PG 0282 PER OR 6881 PG 4915
Parcel ID Link: 3242-10-10-0160
Supra: Yes **Dispute Res:**

Sold Price Sqft: $116.91
Sold/Leased Date: 12/27/2019



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Residential
Closed
MLS# 1062800

34 Pine Valley Circle, Ormond Beach, FL 32174

Public Display

List Price: $289,500
Sold/Leased Price: $265,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$289,500	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$112.65	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	103.11	**Unit #:**		**Tax ID:**	3242-10-07-0180
Bedrooms:	4			**Zoning:**	Single Family
Baths - Total:	2	**Location:**	E	**As Is Cond:**	Yes
Full / Half Baths	2 / 1	**Year Built:**	1963	**Homestead Exempt:**	No
Living Area:	2,570	**Sewer:**	City		
SqFt - Total:	3,674	**Water:**	City		
SqFt Source:	Measured	**Min Rental:**	Unlimited		
Lot Size:	110x120	**Acreage:**	0.3		

Directions: Nova Rd. to Left into Tomoka Oaks entrance. Follow St. Andrews Dr. to left on Pine Valley Circle.

Virtual Tour:

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	16 x 14		Kitchen	Main	12 x 11	
Bedroom 2	Main	15 x 12		Porch/Balcony	Main	17 x 8	
Bedroom 3	Main	15 x 12					
Bedroom 4	Main	12 x 11					
Dining Room	Main	13 x 12					
Family Room	Main	24 x 14					
Living Room	Main	23 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Dryer; Gas Appliances; Microwave; Range; Refrigerator; Washer
Architecture: Mediterranean
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Carpet; Tile
Pets Allowed: Yes
House Orientation: E
Heating: Central
Inside: Ceiling Fans; Fireplace; Split Bedroom; Volume Ceiling; Inside Laundry
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Oversized; RV/Boat
Porch: 2+ Porches/Decks; Front; Patio
Road: Paved
Roof: Rolled; Shingle
Special Conditions: None

Remarks: Great home in the heart of Tomoka Oaks and close to everything in Ormond Beach including the worlds most famous Beach. This 4 bedroom 2 1/2 bath sits on a lager lot backing up to the golf course that features large rooms, stone wood burning fireplace, room for that pool table, Terracotta Tile floors, solid wood doors, remolded master bath, solid wood cabinets in kitchen, terrific covered patio featuring grill, wood burning oven, refrigerator and a great back yard. Home has custom ceiling fans, large laundry room, and a expanded 2 car garage with fantastic storage cabinets. All this plus all glass French doors everywhere in the back. Front drive is circular with plenty of parking. This can be a shining star with some polishing up,.

Showing Instructions:
Directions: Nova Rd. to Left into Tomoka Oaks entrance. Follow St. Andrews Dr. to left on Pine Valley Circle.
Legal: LOT 18 BLK 7 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58 & 59 PER OR 5144 PG 4200 PER OR 5737 PG 520 PER OR 7199 PG 1385
Parcel ID Link: 3242-10-07-0180
Supra: Yes **Dispute Res:** Yes

Sold Price Sqft: $103.11
Sold/Leased Date: 01/15/2020



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Residential
Closed
MLS# 1058525

35 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $265,900
Sold/Leased Price: $257,250

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$265,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$112.38	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	108.73	**Unit #:**		**Tax ID:**	3242-10-12-0090
Bedrooms:	4	**Year Built:**	1964	**Zoning:**	Single Family
Baths - Total:	2.5	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	2 / 1	**Water:**	City	**Homestead Exempt:**	No
Living Area:	2,366				
SqFt - Total:	3,014				
SqFt Source:	Property Appraiser				
Lot Size:	104 x 140				

Directions: East on Granada, North on Nova, Left in Tomoka Oaks, Right on N. St. Andrews.
Virtual Tour:
Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	17 x 11		Bonus Room	Main	27 x 10	
Bedroom 2	Main	13 x 11		Kitchen	Main	15 x 11	
Bedroom 3	Main	11 x 10		Utility Room	Main	10 x 6	
Bedroom 4	Main	12 x 11					
Dining Room	Main	11 x 10					
Living Room	Main	21 x 11					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Microwave; Range; Refrigerator
Architecture: Modern
Building: 1 Story
Construction: Concrete Block; Frame
Floor Coverings: Carpet; Laminate; Tile
Pets Allowed: Yes
House Orientation: W
Heating: Central
Inside: Ceiling Fans; Fireplace
Land: Golf Course Community
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Utility Shed
Parking: Carport; RV/Boat
Porch: Patio; Rear
Road: Paved
Roof: Other
Special Conditions: None

Remarks: Uniquely designed MID CENTURY STYLE home situated on beautifully landscaped lot in Tomoka Oaks in the heart of Ormond Beach. This 4bed/2.5 bath home has personality plus! Interior features: wood burning fireplace, new stainless range & microwave, tiled countertops, open kitchen concept w/breakfast bar overlooking family room and dining area, custom built-ins & Retro style tiled bathrooms. Huge Living room w/french doors is perfect for hosting large gatherings and also has half bath. Master bedroom has large walk in closet. Plenty of storage throughout home. Exterior -lush landscaping, 2 storage rooms & laundry, plus outside storage area on pad, circular driveway, plenty of space on side to park boat/lawn trailer etc.

Showing Instructions:
Directions: East on Granada, North on Nova, Left in Tomoka Oaks, Right on N. St. Andrews.
Legal: LOT 9 BLK 12 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 1 MB 25 PGS 58 & 59 PER OR 4502 PG 2369 PER OR 5516 PG 1594
Parcel ID Link: 3242-10-12-0090
Supra: Yes
Dispute Res: Yes

Sold Price Sqft: $108.73
Sold/Leased Date: 01/22/2020



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Residential
Closed
MLS# 1066661

29 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $445,290
Sold/Leased Price: $428,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$445,290	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$143.92	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-14-0020
Sold Price/SqFt:	138.49	**Unit #:**		**Zoning:**	Single Family
Bedrooms:	5	**Year Built:**	1986	**As Is Cond:**	Yes
Baths - Total:	5	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	3 / 2	**Water:**	City		
Living Area:	3,094	**Acreage:**	0.28		
SqFt - Total:	6,732	**A/V Surveillance:**	No		
SqFt Source:	Property Appraiser				
Lot Size:	100x120				

Directions: Nova Rd to Tomoka Oaks Blvd to S St Andrews to Right on Oakmont

Virtual Tour: Click to View Virtual Tour

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Upper	22 x 15		Kitchen	Main	11 x 10	
Bedroom 2	Upper	18 x 11		Kitchen	Main	11 x 10	Eat-in-Kitchen
Bedroom 3	Upper	14 x 10		Porch/Balcony	Main	30 x 12	
Bedroom 4	Main	15 x 10		Porch/Balcony	Main	30 x 7	
Bedroom 4	Upper	12 x 9		Patio/Deck	Main	24 x 14	
Dining Room	Main	14 x 11					
Family Room	Main	23 x 14					
Living Room	Main	19 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Traditional
Building: 2 Stories
Construction: Face Brick; Frame; Siding
Floor Coverings: Carpet; Laminate; Tile

Pets Allowed: No
Financing: OWC - FHA/VA
House Orientation: W
Heating: Central; Heat Pump
Inside: 1 Bedroom Down; Ceiling Fans; Fireplace; Inside Laundry
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community; Security System
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well

Parking: 4+ Car Garage; Attached
Pool: Heated; Inground Private; Inground Spa; Salt Water Chlorinator
Porch: 2+ Porches/Decks; Front; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Large and impeccably maintained family home centrally located in Tomoka Oaks subdivision. This stately home has so much to offer including two oversized 2-car garages, one being air conditioned. 5 bedrooms, 3 full baths, 2 half baths, crown molding, granite countertops, tall baseboards, coquina fireplace, heated pool and spa, paver driveway and patio are to just name a few. All bedrooms are nicely sized and the master suite is something to see at over 500 square feet in size and the bathroom being completely updated. This home offers a junior master suite with a completely updated en suite bathroom as well. Outdoor living includes a beautiful front porch sitting high on the hill, breezeway with tongue and groove wood ceiling and built in gas fireplace.

Showing Instructions:
Directions: Nova Rd to Tomoka Oaks Blvd to S St Andrews to Right on Oakmont
Legal: LOT 2 BLK 14 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3 MB 29 PG 81 PER OR 4948 PGS 1024-1025 PER UNREC D/C PER OR 6780 PG 0061
Parcel ID Link: 3242-10-14-0020
Supra: No **Dispute Res:** No

Sold Price Sqft: $138.49
Sold/Leased Date: 03/12/2020



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Residential
Closed
MLS# 1068025

19 Janet Circle, Ormond Beach, FL 32174

Public Display

List Price: $329,900
Sold/Leased Price: $335,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$329,900	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$134.87	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-05-0110
Sold Price/SqFt:	136.96	**Unit #:**		**Zoning:**	Single Family
Bedrooms:	3	**Year Built:**	1989	**As Is Cond:**	Yes
Baths - Total:	2	**Sewer:**	City	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 0	**Water:**	City		
Living Area:	2,446	**Acreage:**	0.31		
SqFt - Total:	3,470	**A/V Surveillance:**	No		
SqFt Source:	Property Appraiser				
Lot Size:	79x142				

Directions: N Nova to L on Tomoka Oaks Blvd, R on N St Andrews, R on Pebble Beach, R on Janet Circle
Virtual Tour: Click to View Virtual Tour
Maint Fee: $70 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	17 x 13		Kitchen	Main	14 x 11	
Bedroom 2		14 x 12		Patio/Deck		36 x 10	
Bedroom 3		13 x 12		Utility Room		8 x 6	
Dining Room		12 x 9					
Family Room		16 x 13					
Living Room		21 x 15					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Disposal; Microwave; Range; Refrigerator
Architecture: Traditional
Building: 1 Story
Construction: Concrete Block; Stucco
Floor Coverings: Carpet; Tile
Pets Allowed: Yes
Heating: Central; Electric
Inside: Ceiling Fans; Fireplace; Split Bedroom; Volume Ceiling; Inside Laundry
Land: Cul-De-Sac; Golf Course Community
Maint Fee Covers: Common Area
Parking: 2 Car Garage; Attached
Pool: Inground Private; Screened; Solar
Porch: Patio; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Tomoka Oaks Pool Home! Large lot on Cul-de-sac . Rare find in highly sought after area! Two living areas, three spacious bedrooms, expansive covered lanai and pool with plenty of entertainment space. Kitchen has newer appliances and pass through bar to patio. Stone covered, Wood burning fireplace is a cozy focal point in family room. Woodgrain tile floors. Newly painted exterior. Spacious, oversized garage with plenty of storage, shelving and workbench/station. Come take a look around!

Showing Instructions:
Directions: N Nova to L on Tomoka Oaks Blvd, R on N St Andrews, R on Pebble Beach, R on Janet Circle
Legal: LOT 11 BLK 5 UNIT 1-C TOMOKA OAKS COUNTRY CLUB ESTS MB 31 PG 165 PER OR 5103 PG 0703 PER OR 6617 PG 1841 PER OR 7217 PG 1720
Parcel ID Link: 3242-10-05-0110
Supra: Yes
Dispute Res: Yes

Sold Price Sqft: $136.96
Sold/Leased Date: 04/27/2020



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Residential
Closed
MLS# 1069593

34 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $350,000
Sold/Leased Price: $320,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$350,000	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$110.69	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	101.2	**Unit #:**		**Tax ID:**	3242-10-09-0080
Bedrooms:	4	**Location:**	E	**As Is Cond:**	Yes
Baths - Total:	3	**Year Built:**	1971	**Homestead Exempt:**	Yes
Full / Half Baths	3 / 0	**Sewer:**	City		
Living Area:	3,162	**Water:**	City		
SqFt - Total:	4,444	**Acreage:**	0.4		
SqFt Source:	Property Appraiser	**A/V Surveillance:**	No		
Lot Size:	118x147				

Directions: East on Granada, North on Nova, left into Tomoka Oaks to right on N. St. Andrews

Virtual Tour: Click to View Virtual Tour

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Upper	16 x 13		Bonus Room	Upper	24 x 24	
Bedroom 2	Upper	15 x 13		Kitchen	Main	18 x 12	
Bedroom 3	Upper	13 x 11		Patio/Deck	Main	32 x 18	
Bedroom 4	Upper	12 x 11					
Dining Room	Main	13 x 12					
Family Room	Main	18 x 13					
Living Room	Main	17 x 13					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Microwave; Range; Refrigerator
Architecture: Colonial
Building: 2 Stories
Construction: Brick
Floor Coverings: Carpet; Tile

Pets Allowed: Yes
Financing: OWC - FHA/VA
House Orientation: E
Heating: Central; Electric
Inside: Ceiling Fans; Fireplace; Split Bedroom; Inside Laundry
Land: On Golf Course
Miscellaneous: Homeowners Association
Maint Fee Covers: NA
Outside: Irrigation Sprinkler

Parking: 2 Car Garage
Pool: Inground Private; Screened
Porch: Balcony; Patio; Rear; Screened
Road: Paved
Roof: Shingle; Other
Special Conditions: None
Util for Land Only: City Water; Electric; Sewer

Remarks: Plenty of room to stretch out in this 4 bedroom 3 bath home. Overlook the Backyard paradise and pool from the 700sqft covered Patio. Home has a roughly 2 year old Roof and A/C. Two main living areas downstairs and a cozy fireplace. Upstairs has a Large Bonus room over the garage that can be for any number of uses and has its own entrance. Bedrooms are roomy and Master is separate from the others. Home backs up to , what was once a the 9th hole at Tomoka Oaks golf course, but now feels like a wonderful park that you can walk and enjoy. Close to Schools, Shopping and the Highway. All information in MLS is deemed accurate but cannot be guaranteed.

Showing Instructions:
Directions: East on Granada, North on Nova, left into Tomoka Oaks to right on N. St. Andrews
Legal: LOT 8 BLK 9 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58-59 INC PER OR 5042 PG 0516 PER OR 6550 PG 4677 PER OR 7290 PG 0790
Parcel ID Link: 3242-10-09-0080
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $101.2
Sold/Leased Date: 06/01/2020



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Residential
Closed
MLS# 1069192

39 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $246,500
Sold/Leased Price: $210,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$246,500	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$91.91	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	78.49	**Unit #:**		**Tax ID:**	3242-11-00-0010
Bedrooms:	3	**Location:**	S	**Zoning:**	Single Family
Baths - Total:	2	**Year Built:**	1980	**As Is Cond:**	Yes
Full / Half Baths	2 / 0	**Sewer:**	City	**Homestead Exempt:**	No
Living Area:	2,682	**Water:**	City		
SqFt - Total:	3,571	**Min Rental:**	Unlimited		
SqFt Source:	Property Appraiser	**Acreage:**	0.6		
Lot Size:	109x240	**A/V Surveillance:**	No		

Directions: South on Nova from US 1, across RR Tracks, turn right into Tomoka Oaks. Continue to right onto N. St. Andrews. On right.
Virtual Tour: Click to View Virtual Tour
Maint Fee: $75 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	25 x 20		Kitchen	Main	12 x 12	
Living Room	Main	25 x 25					

1st Floor: Slab
Acreage: 1/2 - 1
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Range; Refrigerator
Architecture: Ranch
Building: 1 Story
Construction: Frame
Floor Coverings: Carpet; Tile; Vinyl; Other

Pets Allowed: Yes
House Orientation: S
Heating: Central; Electric; Heat Pump
Inside: Ceiling Fans; Split Bedroom; Inside Laundry
Land: Golf Course Community
Miscellaneous: Fixer Upper; Homeowners Association; HOA Contact Info: vicepresident@tomokaoaksha.com
Maint Fee Covers: Common Area
Outside: Clubhouse Facility

Parking: 2 Car Garage; Attached; Oversized
Porch: Deck; Front; Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None
Util for Land Only: City Water; Electric; Sewer

Remarks: INVESTOR ALERT! - Don't miss this huge property with excellent potential for a great return. HOA is voluntary! Permitted Re-Roof in 2008 and HVAC in 2009. Needs updating throughout, but can easily become a 4bd/2ba. Nearly 600sq/ft over-sized garage and plenty of land, for privacy, at over 1/2 acre with mature trees. Main living room is approx 25x25, great for movies or game night. Highly sought after neighborhood, close to everything in Ormond. Feel like you are in the country, but actually minutes from the heart of town. Sold "As-Is". Seller will not make repairs or give closing credits. No FHA/VA unless 203k. Termite Bond maintained since 2010.

Showing Instructions:
Directions: South on Nova from US 1, across RR Tracks, turn right into Tomoka Oaks. Continue to right onto N. St. Andrews. On right.
Legal: LOT 1 TOMOKA OAKS SUB UNIT 5 MB 34 PG 142 PER OR 4474 PG 2656 PER OR 5424 PG 3432
Parcel ID Link: 3242-11-00-0010
Supra: No **Dispute Res:** Yes

Sold Price Sqft: $78.49
Sold/Leased Date: 06/19/2020



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Residential
Closed
MLS# 1072601

12 Oakmont Circle, Ormond Beach, FL 32174

Public Display

List Price: $297,000
Sold/Leased Price: $305,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$297,000	**Style:**	Single Family	**Special Contingency:**	No
List Price/SqFt:	$137.25	**Subdivision:**	Tomoka Oaks	**Tax ID:**	3242-10-15-0190
Sold Price/SqFt:	140.94	**Unit #:**		**Zoning:**	Single Family
Bedrooms:	4			**As Is Cond:**	Yes
Baths - Total:	2	**Year Built:**	1973	**Homestead Exempt:**	Yes
Full / Half Baths	2 / 0	**Sewer:**	City		
Living Area:	2,164	**Water:**	City		
SqFt - Total:	2,850	**Acreage:**	0.27		
SqFt Source:	Property Appraiser	**A/V Surveillance:**	No		
Lot Size:	70 x 120				

Directions: Nova Rd to Tomoka Oaks Blvd left on S St. Andrews Dr, At Fork - Bear R to Oakmont Circle, 1st Right, 1st House on Left

Virtual Tour: Click to View Virtual Tour

Maint Fee: $70 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	14 x 12		Florida Room		19 x 7	
Bedroom 2		12 x 12		Kitchen	Main	16 x 14	
Bedroom 3		11 x 11					
Bedroom 4		11 x 10					
Dining Room		12 x 11					
Family Room		19 x 13					
Living Room		17 x 12					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Dishwasher; Microwave; Range; Refrigerator
Architecture: Traditional
Building: 1 Story
Construction: Concrete Block; Face Brick
Floor Coverings: Carpet; Tile; Wood

Pets Allowed: Yes
Financing: OWC - FHA/VA
Heating: Central
Land: Golf Course Community
Outside: Fenced Yard; Utility Shed

Parking: 2 Car Garage
Pool: Inground Private; Screened
Porch: Enclosed; Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Fantastic Tomoka Oaks 4 Bed + Office, 2 Bath Family Pool Home is Move-In Ready & Great for Entertaining! The Stain-Glass Door welcomes you into this spacious home with Formal LR, Kitchen with New Appliances & lots of cabinets and counter space that opens to FR with real wood floors and a Florida Room that flows to the Screened Sparkling Pool with New Stone Pool Surface Lifetime Warranty, and Upgraded Pool Deck in 2016. Your Outside Oasis features Fenced Yard, Putting Green & Fire-Pit Area, Large Corner Lot, Nice Landscaping. This home offers New Carpet, New Paint, New Ceiling Fans & Lighting, Newer AC & Water Heater, and more! Ormond's Desirable Central Location, A+ Schools and a Must See! SF received from tax rolls. All Info recorded in MLS intended to be accurate but cannot be guaranteed

Showing Instructions:
Directions: Nova Rd to Tomoka Oaks Blvd left on S St. Andrews Dr, At Fork - Bear R to Oakmont Circle, 1st Right, 1st House on Left
Legal: LOT 19 BLK 15 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 3-A MB 27 PG 285 PER OR 5173 PG 2549 PER OR 5738 PGS 1325-1326 PER OR 6752 PGS 3718-3720 INC PER OR 6797 PG 3641 PER OR 6797 PG 3643
Parcel ID Link: 3242-10-15-0190
Supra: Yes **Dispute Res:** No

Sold Price Sqft: $140.94
Sold/Leased Date: 09/17/2020



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Residential
Closed
MLS# 1074497

5 Pebble Beach Drive, Ormond Beach, FL 32174

Public Display

List Price: $284,900
Sold/Leased Price: $292,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$284,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$105.28	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	108.09	**Unit #:**		**Tax ID:**	324210050040
Bedrooms:	5	**Year Built:**	1974	**As Is Cond:**	Yes
Baths - Total:	3	**Sewer:**	City	**Homestead Exempt:**	No
Full / Half Baths	3 / 0	**Water:**	City		
Living Area:	2,706	**Acreage:**	0.36		
SqFt - Total:	3,551	**A/V Surveillance:**	No		
SqFt Source:	Property Appraiser				
Lot Size:	100x156				

Directions: Granada blvd north one mile left in tomoka oaks right on n st andrews to right on pebble beach
Virtual Tour:
Maint Fee: $60 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	15.5 x 15		Den	Main	15.2 x 11.8	
Bedroom 2	Main	13 x 13		Kitchen	Main	27 x 17.7	
Bedroom 3	Main	13.8 x 10					
Bedroom 4	Main	13.8 x 10					
In-Law Suite	Main	11 x 10.9					
Living Room	Main	30 x 15.3					

Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Range
Architecture: Other
Building: 1 Story
Construction: Brick
Floor Coverings: Carpet; Tile
Pets Allowed: Yes
House Orientation: W
Heating: Central; Electric; Heat Pump
Inside: Ceiling Fans; Split Bedroom; Inside Laundry
Land: Golf Course Community
Miscellaneous: Workshop; In-Law Suite
Outside: Public Bus
Parking: 2 Car Garage; Oversized
Porch: 2+ Porches/Decks; Enclosed; Front; Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Showing Instructions:
Directions: Granada blvd north one mile left in tomoka oaks right on n st andrews to right on pebble beach
Legal: LOT 4 BLK 5 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58-59 INC PER OR 3507 PG 0819 PER OR 7492 PGS 0731-0732
Parcel ID Link: 324210050040
Supra: Yes
Dispute Res:

Sold Price Sqft: $108.09
Sold/Leased Date: 09/18/2020



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Residential
Closed
MLS# 1075761

21 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $419,900
Sold/Leased Price: $394,000

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$419,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$181.62	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	170.42	**Unit #:**		**Tax ID:**	3242-10-12-0020
Bedrooms:	4	**Location:**	W	**Zoning:**	Single Family
Baths - Total:	2	**Year Built:**	1964	**As Is Cond:**	Yes
Full / Half Baths	2 / 0	**Sewer:**	City	**Homestead Exempt:**	Yes
Living Area:	2,312	**Water:**	City		
SqFt - Total:	3,848	**Acreage:**	0.32		
SqFt Source:	Property Appraiser	**A/V Surveillance:**	No		
Lot Size:	100x140				

Directions: SR 40, north on Nova Rd. past the Trails to Tomoka Oaks Blvd. on left then 2nd house on right.

Virtual Tour: Click to View Virtual Tour

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	16 x 14	Master	Office	Main	14 x 10	
Bedroom 2	Main	16 x 12	Second Master	Kitchen	Main	14 x 14	
Bedroom 3	Main	13 x 10		Porch/Balcony	Main	20 x 12	
Bedroom 4	Main	11 x 10		Patio/Deck	Main	26 x 26	Pool Lanai
Dining Room	Main	12 x 8		Utility Room	Main	23 x 10	
Family Room	Main	20 x 12					
Living Room	Main	20 x 14					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Heat Pump
Appliances: Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Washer
Architecture: Ranch; Traditional
Building: 1 Story
Construction: Concrete Block
Floor Coverings: Carpet; Tile

Pets Allowed:
Financing: OWC - FHA/VA
House Orientation: W
Heating: Central; Electric; Heat Pump; Propane Gas
Inside: 1 Bedroom Down; 2 Bedrooms Down; Attic Fan; Ceiling Fans; Split Bedroom; Inside Laundry
Land: Golf Course Community
Miscellaneous: Home Warranty; Security System; Workshop
Maint Fee Covers: Common Area; NA
Outside: Fenced Yard; Irrigation Sprinkler; Irrigation Well; Utility Shed

Parking: 2 Car Garage; Attached; Oversized; RV/Boat
Pool: Inground Private; Inground Spa; Screened
Porch: 2+ Porches/Decks; Front; Rear; Screened
Road: Paved
Roof: Shingle; Other
Special Conditions: Agent Owned

Remarks: Welcome to 21 North Saint Andrews Drive!! This Ormond Beach neighborhood was where the original GE Executives built their uniquely designed homes to raise their families and put down their roots. The tradition has carried on generation after generation. Here the soil is turning over once again to open the opportunity for new growth. It is rich and ready for planting seeds for the most beautiful flowers and families. This is only the second family to ever own this home. It has been coveted and beautifully loved and maintained. Its walls tell stories of many happy times with family and friends. The latest improvements will capture most any type of potential homeowner. Featuring four bedrooms, an office by the front door with a

Showing Instructions:
Directions: SR 40, north on Nova Rd. past the Trails to Tomoka Oaks Blvd. on left then 2nd house on right.
Legal: LOT 2 BLK 12 TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 1 MB 25 PGS 58-59 INC PER OR 5289 PG 0619 PER OR 5769 PG 2857
Parcel ID Link: 3242-10-12-0020
Supra: Yes **Dispute Res:**

Sold Price Sqft: $170.42
Sold/Leased Date: 11/24/2020



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Residential
Closed
MLS# 1078062

219 Rio Pinar Drive, Ormond Beach, FL 32174

Public Display

List Price: $349,000
Sold/Leased Price: $335,000

Area: 42 - LPGA to Granada, W of Nova & E of 95 **County:** Volusia



List Price:	$349,000	**Style:**	Single Family	**Tax ID:**	3242-23-00-0950
List Price/SqFt:	$123.71	**Subdivision:**	Tomoka Oaks	**Homestead Exempt:**	No
Sold Price/SqFt:	118.75	**Unit #:**			
Bedrooms:	4				
Baths - Total:	3	**Year Built:**	1978		
Full / Half Baths	1 / 0	**Sewer:**	City		
		Water:	City		
Living Area:	2,821	**Acreage:**	0.32		
SqFt - Total:	2,821	**A/V**	No		
SqFt Source:	Owner	**Surveillance:**			
Lot Size:	100x140				

Directions: turn on rio pinar to 219
Virtual Tour: Click to View Virtual Tour
Maint Fee: $70 **Maint Fee Paid:** Annually **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Main	16 x 15		Kitchen	Main	11 x 8	eat-in kitchen
				Kitchen		20 x 11	

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central
Appliances: Cooktop; Dishwasher; Disposal; Microwave; Refrigerator
Building: 2 Stories
Construction: Frame
Floor Coverings: Carpet; Laminate; Tile

Pets Allowed:
Financing: OWC - Seller Financing
House Orientation: W
Heating: Central
Inside: 1 Bedroom Down; 2 Bedrooms Down; Ceiling Fans; Fireplace; Volume Ceiling; Wet Bar; Inside Laundry
Land: Golf Course Community; On Golf Course
Miscellaneous: Golf Community; Homeowners Association

Parking: 2 Car Garage
Pool: Inground Private
Porch: Deck; Enclosed; Patio; Rear; Screened
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: Beautiful and well maintained 4 bedroom 3 bath enclosed pool home. Wonderfully situated and close to churches. This home has a bonus loft area with full bath, great as a bedroom, office or play area. Featuring an amazing family room complete with a wood burning fireplace, skylights and cathedral ceiling. Kitchen has breakfast area, plus there is a formal dining room and living room. Primary bedroom has a Roman shower stall and its own private entrance to the large, screened pool deck. Travertine tile throughout living area and baths. Inside laundry room with sink. The amazing Publix shopping center with great choices for restaurants and many amenities are available near byNew hot water heater and electric upgrade.New pool screen, filter, pump, and timer.Irrigation system with well & time

Showing Instructions:
Directions: turn on rio pinar to 219
Legal: LOT 95 TOMOKA OAKS UNIT 7A MB 34 PGS 162 TO 164 INC PER OR 2673 PG 1208 PER OR 7246 PG 3165
Parcel ID Link: 3242-23-00-0950
Supra: No **Dispute Res:**

Sold Price Sqft: $118.75
Sold/Leased Date: 12/18/2020



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Residential Closed
MLS# 1075587

14 Eagle Court, Ormond Beach, FL 32174

Public Display

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia

List Price: $369,900
Sold/Leased Price: $365,000



List Price:	$369,900	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$144.32	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	142.41	**Unit #:**		**Tax ID:**	3242-26-00-0730
Bedrooms:	4	**Year Built:**	1980	**Zoning:**	Single Family
Baths - Total:	3	**Sewer:**	City	**As Is Cond:**	Yes
Full / Half Baths	3 / 0	**Water:**	City	**Homestead Exempt:**	No
Living Area:	2,563	**Acreage:**	0.4		
SqFt - Total:	3,515	**A/V Surveillance:**	No		
SqFt Source:	Property Appraiser				
Lot Size:	135x130				

Directions: From Granada go north on N Nova Rd, turn left on N St Andrews Dr, turn left at Eagle Ct to elevated Cul De Sac on left.

Virtual Tour: Click to View Virtual Tour

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Upper	16 x 16		Kitchen	Main	16 x 12	
Bedroom 2	Upper	14 x 14		Porch/Balcony	Main	20 x 6	Front covered porch
Bedroom 3	Upper	13 x 12		Patio/Deck	Main	18 x 13	Poolside covered lanai off family room
Bedroom 4	Main	13 x 13	1st floor bedroom	Utility Room	Main	9 x 5	
Dining Room	Main	13 x 13					
Family Room	Main	20 x 17					
Living Room	Main	18 x 16					

1st Floor: Slab
Acreage: 0 - 1/2
Air Conditioning: Central; Multiple Units
Appliances: Dishwasher; Disposal; Double Oven; Microwave; Refrigerator
Architecture: Colonial
Building: 2 Stories
Construction: Brick; Siding
Floor Coverings: Tile
Pets Allowed: Yes
House Orientation: S
Heating: Central
Inside: 1 Bedroom Down; Ceiling Fans; Fireplace; Inside Laundry
Land: Cul-De-Sac; On Golf Course
Maint Fee Covers: NA
Outside: Irrigation Sprinkler; Irrigation Well
Parking: 2 Car Garage; Attached
Pool: Inground Private; Screened
Porch: Front
Road: Paved
Roof: Shingle
Special Conditions: None

Remarks: A * WINNING TOMOKA OAKS * COMBINATION WELCOMES YOU with this EXCEPTIONAL * 4 BEDROOM - 3 BATH - 2 CAR GARAGE * GOLF COURSE POOL HOME NESTLED ON AN ELEVATED CUL DE SAC LOT. This SPACIOUS 2,563 L/A home features CUSTOM 24' PORCELAIN TILE THROUGHOUT, a 2013 ARCHITECTURAL ROOF, 2014 HVAC'S, a 2018 HOT WATER HEATER, UPGRADED 2015 VINYL FENCED BACKYARD, a 2019 POOL PUMP, plus ALL NEW EXTERIOR VINYL SIDING in 2019. The poolside 28x13 COVERED LANAI makes pool activities a BREEZE with backyard PRIVACY and a PARK LIKE SETTING. The NEWER upgraded KITCHEN features custom OAK CABINETRY, GRANITE COUNTERS, DOUBLE SINK, CUSTOM BACK SPLASH, with a STAINLESS STEEL SAMSUNG REFRIGERATOR and GE APPLIANCES with a DOUBLE OVEN, plus a BREAKFAST BAR. The poolside BREAKFAST NOOK offers EXPANSIVE VIEWS of the pool

Showing Instructions:
Directions: From Granada go north on N Nova Rd, turn left on N St Andrews Dr, turn left at Eagle Ct to elevated Cul De Sac on left.
Legal: LOT 73 TOMOKA OAKS UNIT 7-C MB 35 PGS 46-47 INC PER OR 4206 PG 4963 PER OR 5652 PG 3073 PER OR 6787 PG 4394 PER OR 6901 PGS 3891-3892
Parcel ID Link: 3242-26-00-0730
Supra: Yes
Dispute Res:

Sold Price Sqft: $142.41
Sold/Leased Date: 12/22/2020



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Residential
Closed
MLS# 1096129

60 N St Andrews Drive, Ormond Beach, FL 32174

Public Display

List Price: $679,500
Sold/Leased Price: $679,500

Area: 45 - Ormond N of 40, W of US1, E of 95 **County:** Volusia



List Price:	$679,500	**Style:**	Single Family	**New Builder Home:**	No
List Price/SqFt:	$180.62	**Subdivision:**	Tomoka Oaks	**Special Contingency:**	No
Sold Price/SqFt:	180.62	**Unit #:**		**Tax ID:**	3242-10-09-0210
Bedrooms:	6	**Year Built:**	1969	**Zoning:**	Single Family
Baths - Total:	5	**Sewer:**	City	**As Is Cond:**	No
Full / Half Baths	3 / 2	**Water:**	City	**Homestead Exempt:**	No
Living Area:	3,762	**Acreage:**	0.51		
SqFt - Total:	5,360	**A/V Surveillance:**	No		
SqFt Source:	Property Appraiser				
Lot Size:	105x145				

Directions: Go East on Granada, make a left on Nova Road, make a left into Tomoka Oaks subdivision, make a right on N. St. Andrews.

Virtual Tour:

Maint Fee: $0 **Maint Fee Paid:** N/A **Sub HOA Fee:**

Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Bedroom 1	Upper	12 x 14		Den	Main	22 x 15	Fireplace
Bedroom 2	Upper	21 x 15	Master	Office	Main	13 x 12	
Bedroom 3	Upper	15 x 13	En suite	Kitchen	Main	21 x 15	
Bedroom 4	Upper	13 x 13		Porch/Balcony	Main	60 x 8	Front porch tiled and covered
Dining Room	Main	13 x 16		Patio/Deck	Main	40 x 11	Back patio stamped concrete
Living Room	Main	25 x 15		Utility Room	Main	20 x 10	

1st Floor: Slab
Acreage: 1/2 - 1
Air Conditioning: Central; Multiple Units
Appliances: Dishwasher; Microwave; Range; Refrigerator
Architecture: Colonial
Building: 2 Stories
Construction: Brick; Frame; Siding
Floor Coverings: Carpet; Laminate; Tile
Pets Allowed: No
Financing: OWC - FHA/VA
Heating: Central; Electric
Inside: Ceiling Fans; Fireplace; Sunken Living Room; Inside Laundry
Land: Golf Course Community; On Golf Course
Outside: Irrigation Sprinkler; Irrigation Well; Public Bus
Parking: 2 Car Garage; Attached; Oversized
Porch: 2+ Porches/Decks; Front; Patio; Rear
Road: Paved
Roof: Shingle
Special Conditions: Agent Owned
Util for Land Only: Well

Remarks: Absolutely Stunning Tomoka Oaks home brought back to its former glory!! Experience living in luxury in an estate like setting. Huge yards with patios and covered front porch. Boasting over 3750 sq ft it has 6 Bedrooms, 3 full baths and 2 half baths. All remodeled with new tile, quartz counters and new vanities. Kitchen is massive and has new cabinets, quartz counters and new stainless steel appliances. Great for entertaining as there is a formal dining room, living room, den and private office on first floor. This is a brand new house. No surface has been untouched. New Laminate wood flooring, new carpet in bedrooms, freshly painted, all new light fixtures, led cans. New roof, hvac system, water heater, irrigation system, hardie board siding etc. There are too many improvements to name.

Showing Instructions:
Directions: Go East on Granada, make a left on Nova Road, make a left into Tomoka Oaks subdivision, make a right on N. St. Andrews.
Legal: LOT 21 BLK 9 TOMOKA OAKS COUNTRY CLUB ESTS UNIT 1 MB 25 PGS 58-59 INC PER OR 2787 PG 1130 PER OR 6285 PG 2608
Parcel ID Link: 3242-10-09-0210
Supra: No **Dispute Res:**

Sellers Preferred Escrow Agent: Lighthouse Title
Sold Price Sqft: $180.62
Sold/Leased Date: 06/15/2022



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Attachment F

July 12, 2023

VIA ELECTRONIC MAIL

Doug Thomas, Chairman
Ormond Beach Planning Board
22 South Beach Street
Ormond Beach, Florida 32174

Re: ***Tomoka Reserve – PRD-2022-043***

Dear Chairman Thomas & Planning Board Members:

Our law firm represents Carolyn Davis and a consortium of homeowners within the Tomoka Oaks Country Club Estates subdivision in Ormond Beach, Florida ("Tomoka Oaks"). At its regular meeting on ***Thursday, July 13, 2023***, the Ormond Beach Planning Board ("Planning Board") is scheduled to consider the above-referenced project, which seeks to rezone and convert the existing Tomoka Oaks golf course into 276 single-family residential lots. For the reasons discussed herein, our clients oppose the proposed redevelopment of the golf course property and respectfully request that the Planning Board recommend ***denial*** of the proposed rezoning.

A. General Factual Overview

Briefly stated, in April 2021, Triumph Oaks of Ormond Beach, LLC ("Triumph Oaks"), purchased the Tomoka Oaks Golf & Country Club ("Golf Club") for approximately $2,600,000. Thereafter, Triumph Oaks filed an application with the City of Ormond Beach ("City") seeking to rezone the golf course property to Planned Residential Development (PRD) and redevelop the golf course with 276 single-family residential lots. Based upon such rezoning application and Triumph Oaks' proposed plans to permanently close the Golf Club and convert the golf course into 276 single-family lots, the issue has arisen as to whether the property is restricted to use as a golf course, either expressly or impliedly.

As discussed herein and based upon the historical and recorded documentation relating to Tomoka Oaks, our clients maintain that the Golf Club property is subject to either an express covenant or an implied covenant limiting the use of the property to a golf and country club, golf course, and related recreational uses. Accordingly, our clients assert that the proposal to convert

the Golf Club property into 276 single-family residential lots is not permissible and the requested rezoning should be ***denied***.

B. The Golf Club Restriction

In 1961, the City approved plats for both the Golf Club (f/k/a Sam Snead Golf & Country Club) and Tomoka Oaks Country Club Estates Unit 1.[1] The Plat for Unit 1 of the Tomoka Oaks Country Club Estates subdivision contained 105 residential lots, including approximately 55 residential lots bordering the golf course.[2]

In conjunction with the development of Unit 1 of Tomoka Oaks, the developer recorded "Restrictions Tomoka Oaks Country Club Estates, Unit #1, Ormond Beach, Florida" ("Unit 1 Covenants").[3] Notably, Paragraph 10 of the Unit 1 Covenants states:

> The Grantee [*i.e.*, lot owner] shall automatically become a member of the Tomoka Oaks Homeowners Association, a non-profit corporation comprised of all lot owners in Tomoka Oaks Country Club Estates . . . .

Paragraph 11 of the Unit 1 Covenants expressly prohibited the developer from releasing in whole or in part any restriction or reservation set forth in Paragraph 10.

Thereafter, on or about January 1, 1963, Tomoka Oaks, Inc., entered a 99-year "Lease" with Tomoka Oaks Golf and Country Club, Inc., for the golf course property.[4] Paragraph 3 of the Lease, entitled "Use," provided in pertinent part:

> ***The demised premises shall be used perpetually for a country club and related uses***. . . . ***This provision shall survive the lease*** and be included in any deed but the deed restriction may be waived by a resolution of two-thirds (2/3) of the Board of Directors of the Lessee with the concurrence of two-thirds (2/3) of the members of said Lessee and the concurrence of two-thirds (2/3) of the members of Tomoka Oaks Homeowners Association. . . .[5]

On or about October 30, 1963, Tomoka Oaks Golf and Country Club, Inc., executed a "Surrender of Lease."[6] As noted above, however, the limitation that the subject property be "used perpetually for a country club and related uses" survived the Lease per the express terms of Paragraph 3 therein.

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1 *See* Book 25, Page 61, Official Records of Volusia County, Florida; *Id*. at Book 25, Page 58.
2 *See id*. at Book 25, Pages 58 and 59.
3 *See id*. at Book 431, Page 32.
4 *See id*. at Book 516, Page 360.
5 *See id*. at Page 362 (emphasis supplied).
6 *See id*. at Book 585, Page 155.

Following the Surrender of Lease, Tomoka Oaks, Inc., conveyed the golf course property to Ralph B. Frederick, Trustee, via Warranty Deed dated December 12, 1963 ("1963 Warranty Deed").[7] Notably, the 1963 Warranty Deed for the golf course property provided in pertinent part:

> ***The above described property shall be used perpetually for purposes of a golf and country club, golf course, and related uses***, and in the event that party of the second part, or its successors in interest, ***fail to utilize said property exclusively as a golf and country club, golf course, and related uses***, and the property not be sold to Tomoka Oaks, Inc., Tomoka Oaks Golf and Country Club, Inc. or Tomoka Oaks Homeowners Association as specified in the preceding paragraph, ***then the above described property shall automatically revert*** to and become the property of party of the first part . . . .
>
> ***The aforesaid reverter clause specified in the last preceding paragraph may be released or modified*** by resolution concurred in by two-thirds of the entire board of directors of Tomoka Oaks, Inc. at any time after ten years after the date of recording of this Deed; provided that if Tomoka Oaks, Inc. shall have disposed of four-fifths (4/5) of the lots in Tomoka Oaks Country Club Estates, then the foregoing right to release or modify the reverter shall be vested automatically and exclusively in the Tomoka Oaks Homeowners Association, Inc., to be exercised by resolution of two-thirds (2/3) of the Board of Directors of the Tomoka Oaks Homeowners Association, Inc.[8]

Consistent with the terms of the surrendered Lease, the 1963 Warranty Deed expressly provided that the subject property "shall be used perpetually for purposes of a golf and country club, golf course, and related uses." Moreover, while the 1963 Warranty Deed included language and a process for the release or modification of the "reverter clause," there is no language in the 1963 Warranty Deed authorizing the release or modification of the actual restrictive covenant limiting the use of the property to a "golf and country club, golf course, and related uses."

On or about February 18, 1969, Tomoka Oaks, Inc., purported to pass a "Resolution" to effectuate the sale of the golf course property to Ormond Ocean Homes, Inc.[9] Therein, Tomoka Oaks, Inc., purported to "release . . . its right of first refusal" and "further releases the reverter clause contained in [the 1963 Warranty Deed], such release of reverter to become effective December 13, 1973, the release date specified in such reverter clause."[10] Relying upon such Resolution, Tomoka Oaks, Inc., executed a "Release" on or about June 16, 1971, purporting to

---

[7] *See id*. at Book 585, Page 157. At the time of such conveyance, Ralph B. Frederick was also apparently the President of Tomoka Oaks, Inc.

[8] *See id*. at Page 159 (emphasis supplied).

[9] *See id*. at Book 1238, Page 246.

[10] *See id*. at Page 248.

release its "right of first refusal" and the "reverter clause contained in [the 1963 Warranty Deed], such release of reverter to become effective December 13, 1973, the release date specified in such reverter clause."[11]

Based upon the foregoing Resolution and Release, Triumph Oaks and/or its representatives have suggested to the City that the use restriction imposed upon the golf course property is no longer valid or in effect. Our clients maintain that this view is legally flawed and without merit.

As reflected above, the 1963 Lease for the golf course property expressly provided that "[t]he demised premises shall be used perpetually for a country club and related uses" and that such "provision shall survive the lease." Additionally, and consistent with the 1963 Lease, the 1963 Warranty Deed expressly provided that the property "shall be used perpetually for purposes of a golf and country club, golf course, and related uses." While the 1963 Lease mentions a process by which such use restriction could potentially be waived, the historical documentation presented to our office does not establish that such process was ever followed – *i.e.*, concurrence of two-thirds of the Lessee and its members and two-thirds of the members of the Tomoka Oaks Homeowners Association.[12]

Further, while the 1963 Warranty Deed included language and a process for the release or modification of the "reverter clause," there is no language in the Warranty Deed authorizing the release or modification of the actual restrictive covenant limiting the use of the property to a "golf and country club, golf course, and related uses." Rather, the 1963 Warranty Deed unambiguously states that the subject property "shall be used perpetually for purposes of a golf and country club, golf course, and related uses."

Lastly, reliance upon the 1969 Resolution and the 1971 Release to claim that the use restriction was somehow waived or released is misplaced. Even assuming the 1969 Resolution and the 1971 Release are valid – which is questionable – neither document purports to release, waive, or otherwise modify the use restriction.[13]

---

[11] *See id*. at Book 1307, Page 89.

[12] The historical documentation provided to our office, including newspaper articles, reflect the existence of a "Tomoka Oaks Homeowners Association" during the subject timeframe.

[13] The 1969 Resolution and the 1971 Release are of questionable validity given that they purport to "prospectively" release the "right of reverter." By its own terms, the 1963 Warranty Deed provided that Tomoka Oaks, Inc., could release or modify the reverter clause only by resolution "at any time ***after*** ten years ***after*** the date of recording of this Deed" and only if Tomoka Oaks, Inc., had not yet disposed of four-fifths (4/5) of the lots in Tomoka Oaks at such time. *See* Book 585, Pages 158-59, Official Records of Volusia County (emphasis supplied). Contrary to the plain language of the 1963 Warranty Deed, Tomoka Oaks, Inc., purported to pass a resolution more than four (4) years ***before*** the ten (10) year anniversary of the recording of the 1963 Warranty Deed seeking to release the right of reverter. Further, the fact that the 1969 Resolution and the 1971 Release purported to "delay" the effectiveness of such release until December 13, 1973 (*i.e.*, ten (10) years after the 1963 Warranty Deed was recorded) is irrelevant. Not only does it ignore the fact that the 1963 Warranty Deed required the resolution itself to occur ten (10) years ***after*** the

As discussed above, the 1969 Resolution and the 1971 Release purport to release the "right of first refusal" and the "reverter clause." Nothing in the express language of the 1969 Resolution or the 1971 Release, however, purports to waive, release, or otherwise modify the use restriction providing that the property "shall be used perpetually for purposes of a golf and country club, golf course, and related uses." Accordingly, based upon the foregoing and the plain and unambiguous language in the 1963 Lease and the 1963 Warranty Deed, our clients maintain that such use restriction is valid and effective and was never lawfully released, waived, or otherwise terminated. On this basis alone, the proposed conversion of the golf course into 276 single-family residential lots would be prohibited and the Planning Board should recommend ***denial*** of the proposed rezoning.

C. Implied Restriction Limiting The Tomoka Oaks Property To Use As A Golf Club

In addition to the above, it is well established that a "restrictive covenant" may "arise by implication from the conduct of parties or from the language used in deeds, plats, maps, or general building development plans."[14] In this regard, courts have recognized:

> If there is a common plan of development that places restrictions on property use, then such restrictions may be enforced in equity. "A court's primary interest in equity is to give effect to the actual intent of the grantor . . . by looking not only to language in deeds, but variously to matters extrinsic to related written documents, including conduct, conversation, and correspondence."[15]

Consistent with the above, Florida courts have held that use restrictions may also be implied based upon notations denoted on plats or maps:

> Whenever the owner of a tract of land subdivides the same into lots and blocks, lays off streets and other public ways and designates portions of said lands to be parks[,] playgrounds[,] or similar facilities or uses similar words calculated to encourage prospective purchasers to buy said lots, and actually sells lots with reference to the plat, he becomes bound to his grantees by the plat and the representations thereon. As the maker of the plat and the one who selects the words used thereon it will be construed against him.

---

recording of the Deed, but it ignores the fact that Tomoka Oaks, Inc., did not have any authority to adopt any such resolution if four-fifths (4/5) of the lots in Tomoka Oaks had been disposed of by such time.

[14] *See Skyline Woods Homeowners Ass'n. v. Broekmeier*, 805, 758 N.W.2d 376, 387 (Neb. 2008).

[15] *See id*. (citation omitted); *see also Strader v. Oakley*, 410 So. 2d 954, 955-56 (Fla. 1st DCA 1982) (recognizing implied restriction that limited construction to only single-family residences).

> Common honesty requires that he perform that which at the time of conveyance he represented he would perform.[16]

Turning to the instant case, several courts have examined implied restrictions and the requirement to maintain or operate property as a golf course when developed in conjunction with a surrounding residential subdivision. For example, in *Shalimar Association v. D.O.C. Enterprises*, 688 P.2d 682 (Az. Ct. App. 1984), the court held that there was an implied restrictive covenant to maintain property as a golf course even though there were no express covenants burdening the golf course property on behalf of the adjoining homeowners. The court concluded that the common plan of development, which included a golf course, combined with the representations made to the purchasers about the maintenance of the golf course and the adjoining homeowners' express covenants, created an implied restrictive covenant that the land be used only as a golf course.

Similarly, in *Ute Park Summer Homes Association v. Maxwell Land Grant Co.*, 427 P.2d 249 (N.M. 1967), the New Mexico Supreme Court found that an implied restriction existed requiring the subject property to be used as a golf course. In so doing, the court focused on the representations made to prospective purchasers and the materials used in the sales of the lots which pictured an area marked "golf course." The court reiterated that, when a map or plat showing a park or other open area is used to sell property, "the purchaser acquires a private right, generally referred to as an easement, that such area shall be used in the manner designated," and such private right "is not dependent on a proper making and recording of a plat for purposes of dedication."[17]

Numerous other courts have concluded that the facts surrounding the initial development of properties as golf course communities and the marketing of lots in such communities to prospective purchasers created an "implied restrictive covenant" limiting the use of the subject properties to a golf course. In reaching this conclusion, the courts have examined such things as: (1) the plats, maps, and drawings of the community; (2) advertisements, brochures, and marketing materials; (3) common schemes or plans of development; (4) recorded covenants; (5) general informational documents regarding the community; and (6) lot premiums and purchasers' reliance upon the existence of the golf course in acquiring their lots.[18]

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[16] *McCorquodale v. Keyton*, 63 So. 2d 906, 910 (Fla. 1953); *see also Boothby v. Gulf Props. of Ala.*, 40 So. 2d 117 (Fla. 1948). A common plan or scheme of development is a well-recognized principle in Florida law. *See Hagan v. Sabal Palms, Inc.*, 186 So. 2d 302, 307 (Fla. 1966).

[17] *Ute Park Summer Homes Association v. Maxwell Land Grant Co.*, 427 P.2d 249, 253 (N.M. 1967).

[18] *See Knight v. City of Albuquerque*, 794 P. 2d 739 (N.M. Ct. App. 2014) (holding property denoted on subdivision plats as a golf course must remain either a golf course or open space, stating "a developer will not be allowed to induce purchasers to buy property by purporting to include open space such as parks or golf course in a subdivision plat, only to subsequently change the uses of those open space areas"); *In re Heatherwood Holdings, LLC v. HGC, Inc.*, 746 F.3d 1206 (11th Cir. 2014) (holding evidence of common scheme of development that included golf course property as an integral part and as an inducement to purchasers of residential lots

Here, the historical documentation relating to Tomoka Oaks and the Golf Club establishes the following: (1) a common developer (Tomoka Oaks, Inc.) with a plan of development for a residential community surrounding an 18-hole championship golf course; (2) an approved unified master plan for Tomoka Oaks, which included the golf course and the residential lots; (3) references to "golf course" on the recorded plats for various portions of Tomoka Oaks; (4) recorded restrictions, as previously discussed, providing that the golf course property shall be used "for purposes of a golf and country club, golf course, and related uses"; (5) recorded residential covenants that reference the golf course and authorize reduced setbacks to take advantage of the adjoining golf course; (6) marketing and sales materials for the residential lots depicting the common development plan, including the golf course; (7) evidence of lot premiums being charged for residential lots with golf course frontage; and (8) evidence that successors developers had actual, as well as constructive, notice of the approved master plan and common plan of development. Additionally, it is indisputable that residents within Tomoka Oaks purchased their properties in reliance upon or because of the Golf Club.

Accordingly, even assuming the express covenant restricting use of the subject property to a golf and country club is no longer valid as Triumph Oaks has erroneously suggested, the above-summarized facts and cited case law would establish that, at a minimum, the use of the Golf Club property is limited to a golf course or similar open space purposes by virtue of an implied restrictive covenant. Simply put, whether by an implied grant, implied restriction, or estoppel, such restriction would prevent the subdivision and development of the Golf Club property with 276 single-family residential lots as currently proposed. Thus, on this additional basis, the Planning Board should recommend ***denial*** of the proposed rezoning.

D. Conclusion

In sum, as discussed herein, nothing in the express language of the 1969 Resolution or the 1971 Release purports to waive, release, or otherwise modify the use restriction imposed via the 1963 Lease and the 1963 Warranty Deed that the property "shall be used perpetually for purposes of a golf and country club, golf course, and related uses." Thus, based upon the foregoing and the plain and unambiguous language in the 1963 Lease and the 1963 Warranty Deed that the use

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therein created an implied restriction limiting the use of such property to a golf course); *Ponderosa Pines Golf Course, LLC v. Ponderosa Pines Prop. Owner's Ass'n*, 2013 WL 4515569 (N.M. Ct. App. 2013) (holding "equitable servitude in favor of the individual subdivision property owners precluded Plaintiff from changing the use of the golf course"); *Skyline Woods Homeowners Ass'n.*, 758 N.W.2d at 390 ("We conclude that homeowners who bought their property relying on the proximity and existence of the golf course should be protected by implied restrictive covenants that the property be maintained as a golf course. We therefore agree with the district court that an implied restrictive covenant requiring that it be used only as a golf course burdens and runs with the golf course property."); *see also Victorville W. Ltd. P'ship v. Inverrary Ass'n*, 226 So. 3d 888 (Fla. 4th DCA 2017) (refusing to cancel golf course covenant even though course had become unprofitable, concluding that "the golf course preserves the character of the community and provides residents with a pleasant view" and, thus, "must be enforced because it remains a 'substantial value to' the surrounding residences").

restriction was to be "perpetual," our clients maintain that such use restriction is still valid and in effect. Accordingly, on this basis alone, our clients respectfully submit that the Planning Board should recommend ***denial*** of the proposed rezoning, which seeks to improperly convert the Golf Club property into 276 single-family residential lots, or otherwise table the matter until such time as a judicial determination is made regarding the continued validity of the express restrictive covenant.

Further, even assuming the express restrictive covenant is no longer valid and in effect, as Triumph Oaks has erroneously suggested, our clients maintain that the Golf Club property is nevertheless subject to an implied restrictive covenant, thereby limiting the use of such property to a golf and country club, golf course, and related recreational uses. On this additional basis, our clients respectfully submit that the Planning Board should recommend ***denial*** of the proposed rezoning or otherwise table the matter until such time as a judicial determination is made regarding such implied restriction.

Our clients appreciate the Planning Board's attention to this matter of great community importance to the residents of Tomoka Oaks and respectfully request that the Planning Board recommend ***denial*** of the proposed rezoning. Please do not hesitate to contact me if you have any questions or need additional information,

Sincerely,

S. Brent Spain

S. Brent Spain

cc: Honorable Bill Partington, Mayor (via e-mail)
Randy Hayes, Esquire (via e-mail)
Joyce Shanahan, City Manager (via e-mail)
Steven Spraker, Planning Director (via e-mail)

Attachment G

DARYL MAX FORGEY, AICP
LAND USE PLANNER & EXPERT WITNESS
236 SE 45th STREET
Cape Coral FL 33904
239.560.5864
max@forgeyplanning.com

April 29, 2022

Steven Spraker
Planning Director
City of Ormond Beach
22 South Beach Street
Ormond Beach, FL 32174

SUBJECT: CONVERSION OF GOLF COURSE TO RESIDENTIAL USES FP CASE #2021_08_03

Dear Mr. Spraker:

I am a professional planner, AICP #051,330. I have been retained by my clients, the TOMOKA OAKS HOMEOWNERS' ASSOCIATION (TOHA), John Power, President, to provide professional land use advice and to appear on their behalf as an expert witness in future hearings concerning the conversion of this 130-acre course, which my clients advise me was designed by the late legendary Sam Snead.

My client group is divided on this matter. While some categorically oppose any and all future residential development on this property, others are willing to consider alternatives. All of them have relied in good faith for decades on the representations of the original developer and the City of Ormond Beach. Their property tax rates have been predicated upon the assumption that they and their successors in interest would continue to enjoy their proximity to an outstanding golf course in a serene and attractive natural setting with a high-quality open space amenity, designed in coordination with their individual properties and the other design components of their subdivision. The purpose of this letter is to open a dialogue with the City of Ormond Beach and the applicant prior to the filing of the anticipated application.

Research performed in preparation for this letter. In preparing this letter, my clients and I have researched the history of the subject property. We have made close reading of the following reports and documents, among others:

- *Daytona Beach News Journal* May 10, 2021 article "Residents riled up over former golf course's fate" by Clayton Park.

- *Ormond Beach Observer* May 21, 2021 article "Developers host first 'pre-neighborhood' meeting for Tomoka Oaks golf course project" by Jarleene Almenas.

- *Ormond Beach Observer* July 22, 2021 article "Early concept: 318 homes on former golf course" by Brian McMillan.

- August 3, 2021 Community Meeting slide presentation.

- Memorandum dated August 30, 2021 from Tom Harowski of TMH Consulting. (Mr. Harowski is a Tomoka Oaks resident and a professional land use planner.)

History of the Course. According to Mr. Park's *News Journal* article, the Tomoka Oaks Golf & Country Club, with its 130-acre course was opened in 1964, and was sold by its original developers in 1979 to Dick Ryals, a local radiologist who owned and managed the course as a family business until 2010. Based upon my conversations with affected Tomoka Oaks neighbors, I concluded that they were generally satisfied with the Ryals family's management of the course. The course was subsequently acquired and managed by Oakland Raiders veteran placekicker Sebastian Janikowski and has since been acquired by an ownership group headed by Ray Barshay and Carl Veile.

Considerations not addressed by the anticipated applicant.

1. The Ormond Beach Land Development Code contains no provisions for regulating the adaptive reuse of former golf courses, and specifically their conversion to residential uses. Some local governments, including Collier County and the City of Bonita Springs in Lee County have adopted ordinances which define a detailed process for conversion of golf courses. The Collier County ordinance was adopted after a study of the challenges of golf course conversion. Both the ordinance and the study may be of value to Ormond Beach in designing its own procedures for golf course conversion.

2. The City of Ormond Beach has the option to impose a moratorium on the conversion of golf course properties to residential uses in order to have time to study the challenge of conversion and its effects on the neighborhood.

Recommended Findings of Fact

The existing golf course was designed by the late Sam Snead. Since it opened in 1964, the course has been a defining feature the Tomoka Oaks neighborhood, providing high quality recreation and open space amenities.

1. The 130-acre golf course was a vital and irreplaceable component of the original Tomoka Oaks development project and has continued to be a vital and irreplaceable component of the neighborhood as it now exists. Tomoka Oaks would be a very different community without this golf course and the open space amenities which it provides.

2. There is a distinction between a freestanding golf course, e. g. a traditional membership country club or a municipal course, and a course that was co-designed as an integral part of a residential development, such as Tomoka Oaks. In such cases, the golf course is an integral part of the entire development, and not a mere amenity, such as a bocce court or a card room. The golf course itself is subject to many constraints which inform the design process—soil types, elevations, species, for example. The golf course is not simply a vacant space which was not considered desirable for residences or ancillary amenities.

3. The residential portions of a golf course development are designed concurrently, and in unity with, those of the course itself, which attracts golfers and prospective lot purchasers and residents, for whom the golf course provides both a recreational and an open space amenity. Golf courses of this sort are designed to maximize the edge that forms the frontier between the residential lots and the course thereby enhancing the premium expected over non-frontage lots.

4. Since 1964, the original residents and their successors and assigns have contributed to the profitability of the original developer and have enriched the City's tax base with their remittances of fees and taxes. They were motivated by their **investment-backed expectations** that a well-managed golf course in the heart of their community would allow them to continue to enjoy Tomoka Oaks as it was originally designed.

5. The anticipated applicant has an existing entitlement on this property which was granted by the City Commission. The City has no obligation to grant any number of additional residential units to replace the golf course.

6. In granting the original development order, the City Commission approved a ratio of residential development to recreation and open space, which has remained in place for more than half a century. The conversion of the golf course, or any portion of it to residential will increase the residential to recreational/ open space ratio accordingly.

7. To the extent that the City of Ormond Beach may consider allowing some residential development within the existing golf course footprint, it is incumbent upon the City's decisionmakers, as its highest priority, to **maintain the open space amenity** which current residents and their predecessors in interest have enjoyed and which has been maintained for them since 1964. This enjoyment can be maintained in part through the use of greenbelts and opaque barriers with a minimum 100 foot width.

8. As an equally high priority to #7 above, the City's decision-makers must assure that any future residential development within the 130-acre footprint of the existing golf course are **compatible** with the existing residential lots and units of the Tomoka Oaks subdivision as defined in Sec. 163.3164(9) of Florida Statutes.[1] To achieve this compatibility, the HOA proposes a minimum 100-foot buffer between the existing homes and the new homes. The HOA further proposes that lots at the perimeter of the project should be larger to match the lot size of the existing homes more closely.

9. As a secondary, but significant, priority in addition to findings # 7 and # 8 above, the City's decision-makers must assure that a significant portion of the 130 acre golf course footprint, be maintained as a **recreational amenity** to serve the needs and preferences of existing and future residents. An example of such facilities would be a par-3 (executive) golf course of 9 or 18 holes. This can be maintained in part through the use of greenbelts and opaque barriers.

10. As a tertiary, but significant, priority in addition to # 7, 8, and 9 above the City's decision-makers must assure that protected species are identified and their habitats placed under conservation easement held by a third party, preferably a not-for-profit land trust.

[1] "(9) 'Compatibility' means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

11. Open space can be preserved by reducing the Applicant's proposed lot depth of 120 feet was offered as a means of protecting some of the existing tree cover (based on their

12. statement at the "reveal" meeting). Trees preserved on residential lots are at a much higher risk for removal unless some type of special protection is given such as tree protection easements. Reducing lot depth to **110 feet** would provide at least 10 additional feet that could be devoted to buffer area.

13. Existing residential units in the Tomoka Oaks neighborhood tend to exceed 2,000 square feet in conditioned floor area, and many are much larger. The minimum floor area in the 2,000 square foot range with a two-car garage and other items such as porches added to that base, is acceptable for new residential units.

14. The diversity of housing types and designs is key to the aesthetic appearance and curb appeal of Tomoka Oaks. To maintain compatibility with those existing units, the following guidelines should be considered for new residences within the 130-acre footprint of the historic golf course:

    - Limit the width of front facing garages to one-third of the house width unless the garage is set back from the front façade of the house by at least 10 feet. No limit would be imposed on side-entry garages to encourage this style in the neighborhood.

    - Roof lines will be variable using varied roof styles, pitches, projections, gables, dormers and similar design elements so that the new units do not look like the tent designs that seem so popular in newer subdivisions.

    - A limitation on how frequently a floor plan can be repeated along with limits on the exterior design repetition. The front façade should include four to six individual design elements and blank walls should be prohibited. Newer home designs frequently use blank walls or nearly blank walls on the sides of homes. A mixture of one-story and two-story product will be encouraged.

Given the great long term impact of the conversion of longstanding golf course land to residential use, the City's decision makers must make all reasonable efforts to assure that existing residents and property owners have an opportunity to participate in any redesign of the existing golf course property.

My clients and I look forward to working with City staff to assure that any conversion of the golf course property will enhance the aesthetics and lifestyle of this great neighborhood and be a benefit the entire community. I welcome any comments or questions you may have.

Sincerely,

Max Forgey AICP

Max Forgey AICP

cc: TOHA: John Power, President
Dennis Bayer Esq.
Tom Harowski, AICP

Attachment H

☐ **YES** I want to receive email notifications regarding development updates and public hearing dates.

_____

Please print email address above - (email info will not be shared)

_____

Please print your name above - (name info will not be shared)

☐ **YES** I wish to be added to the growing list of Ormond Beach residents who publically oppose residential development of the Tomoka Oaks Golf Course. I understand this list will be provided to the City of Ormond Beach before the Commission votes on the development.

_____

Print First and Last Name above (will be shared with the City Commission)

_____

Print Street Address & Zip above (will be shared with the City Commission)

Completed a Development Opposition Postcard

Tomoka Oaks
Frank Agliata
1 Bay Hill Dr.

Tomoka Oaks
Carol J Johnson & Art Detman
4 Bay Hill Dr.

Tomoka Oaks
Donald & Ann Marie Medlar
7 Baywood Dr.

Tomoka Oaks
Bill & Diane Hoislbauer
1 Eagle Dr

Tomoka Oaks
Kimberly Hamilton
2 Eagle Dr

Tomoka Oaks
Joe & Caitlin Bookwalter
3 Eagle Dr

Tomoka Oaks
Jennifer Schimenti
5 Eagle Dr

Tomoka Oaks
Jessica Vitale
7 Eagle Dr

Tomoka Oaks
Robin Riddle/Christopher Moody
9 Eagle Dr

Tomoka Oaks
Mary Unson
11 Eagle Dr

Tomoka Oaks
John R. Ryals
20 Eagle Ct

Tomoka Oaks
Sharon B Logan
25 Eagle Ct

Tomoka Oaks
Joseph & Nora Costanzo
27 Eagle Ct

Tomoka Oaks
Douglas Jackson
5 Forest Oak Dr.

Tomoka Oaks
Alexis Kagiliery & Debbie Landoskey
15 Janet Cir

Tomoka Oaks
Linda Gardner
17 Janet Cir

Tomoka Oaks
Joseph & Lori Dupree
3 La Costa Ct

Tomoka Oaks
Eileen Pazos & Anne Tait
5 La Jolla Ct

Tomoka Oaks
Amelia Tacoma
6 La Jolla Ct

Tomoka Oaks
Lanny J. & Joan M. Van Lancker
15 N St Andrews Dr

Tomoka Oaks
Flavia Casassola
21 N St Andrews Dr

Tomoka Oaks
Laura Cook & Lucyle Risi
23 N St Andrews Dr

Tomoka Oaks
Christine & George Neely
24 N St Andrews Dr

Tomoka Oaks
Kathy & Robert Page
25 N St Andrews Dr

Tomoka Oaks
Rita Lee
27 N St Andrews Dr

Tomoka Oaks
Mary Pat & Bob Whiteside
29 N St Andrews Dr

Tomoka Oaks
Dean and Debbie Gatz
32 N St Andrews Dr

Tomoka Oaks
Carmen, Timothy & Vincent Woody
33 N St Andrews Dr

Tomoka Oaks
Brian & Carmen Charlton
36 N St Andrews Dr

Tomoka Oaks
John Rhoades
39 N St Andrews Dr

Tomoka Oaks
Jeff and Beth King
40 N St Andrews Dr

Tomoka Oaks
Larry & Carol Strickland
41 N St Andrews Dr

Tomoka Oaks
Robert Cook & Donna Klein
42 N St Andrews Dr

Tomoka Oaks
Chris Heaven
43 N St Andrews Dr

Tomoka Oaks
Diane Tingler
46 N St Andrews Dr

Tomoka Oaks
Jim & Joyce Page
50 N St Andrews Dr

Tomoka Oaks
Cary & Carolyn Holland
52 N St Andrews Dr

Tomoka Oaks
Lewis & Irene Slaughter
53 N St Andrews Dr

Tomoka Oaks
Christian Bowman
55 N St Andrews Dr

Tomoka Oaks
Brandon Lester
57 N St Andrews Dr

Tomoka Oaks
Robert & Nancy Willis
58 N St Andrews Dr

Tomoka Oaks
Donald Dippolito
61A N St Andrews Dr

Tomoka Oaks
John & Louann Christopher
61C N St Andrews Dr

Tomoka Oaks
Nathan & Jamie Wade and Sue Lutes
66 N St Andrews Dr

Tomoka Oaks
Donald Minocchi
68 N St Andrews Dr

Tomoka Oaks
Russell Frazier
70 N St Andrews Dr

Tomoka Oaks
Robert Eby
71 N St Andrews Dr

Tomoka Oaks
Lawrence Pilkerton
72 N St Andrews Dr

Tomoka Oaks
William & Joanne Ratigan
75 N St Andrews Dr

Tomoka Oaks
Alan & Angel Hauch
76 N St Andrews Dr

Tomoka Oaks
Barbara Davis
78 N St Andrews Dr

Tomoka Oaks
Joshua & Tracy Wilson
80 N St Andrews Dr

Tomoka Oaks
Nancy Munier
83 N St Andrews Dr

Tomoka Oaks
Steve, Debbie, Tyler &Lee Ann Brown
90 N St Andrews Dr

Tomoka Oaks
Dr. Robert & Barbara Young
91 N St Andrews Dr

Tomoka Oaks
Benny & Beth Bowman
92 N St Andrews Dr

Tomoka Oaks
John Powell
98 N St Andrews Dr

Tomoka Oaks
David & Margaret McQuire
99 N St Andrews Dr

Tomoka Oaks
Joseph B Wisniewski
102 N St Andrews Dr

Tomoka Oaks
Blanche Parks
103 N St Andrews Dr

Tomoka Oaks
Jeffery Miller
107 N St Andrews Dr

Tomoka Oaks
Sharon Salas
110 N St Andrews Dr

Tomoka Oaks
Renny & Missy Herrero
111 N St Andrews Dr

Tomoka Oaks
Peggy W. Brown
112 N St Andrews Dr

Tomoka Oaks
Joe & Bonnie Maloney
114 N St Andrews Dr

Tomoka Oaks
Alexis Abstein Robinson
116 N St Andrews Dr

Tomoka Oaks
Ashley Dufrene & Michael Ugarte
118 N St Andrews Dr

Tomoka Oaks
Mark & Susan Eisner
1 Nottingham Dr

Tomoka Oaks
Dennis & Kathy Bishop
3 Nottingham Dr

Tomoka Oaks
Brent Rohol
9 Nottingham Dr

Tomoka Oaks
Ralph & Rhonda Schwartz
12 Nottingham Dr

Tomoka Oaks
Wendy Mara
13 Nottingham Dr

Tomoka Oaks
Bonnie & Steven Carle
15 Nottingham Dr

Tomoka Oaks
Roland & Ann Miller
17 Nottingham Dr

Tomoka Oaks
Ralph Giuffrida
18 Nottingham Dr

Tomoka Oaks
Charlotte H. Lambert
23 Nottingham Dr

Tomoka Oaks
Lynn B Pettenger
5 Oakmont Circle

Tomoka Oaks
Leonard & Pamela Gaspary
7 Oakmont Circle

Tomoka Oaks
Paul Mena
9 Oakmont Circle

Tomoka Oaks
Christopher & Leah Washington
12 Oakmont Circle

Tomoka Oaks
John & Patsy Klipfel
13 Oakmont Circle

Tomoka Oaks
Todd Cramer
17 Oakmont Circle

Tomoka Oaks
Del & Yolinda McLin
21 Oakmont Circle

Tomoka Oaks
Peter Crescenzi
24 Oakmont Circle

Tomoka Oaks
Harold & Nicole Diehl
29 Oakmont Circle

Tomoka Oaks
John & Hema Jeyaseelan
31 Oakmont Circle

Tomoka Oaks
Molly English
34 Oakmont Circle

Tomoka Oaks
Lonnie Brown
37 Oakmont Circle

Tomoka Oaks
John & Lisa Purner
38 Oakmont Circle

Tomoka Oaks
Ronald A Fenrich
40 Oakmont Circle

Tomoka Oaks
Lou Fifer
42 Oakmont Circle

Tomoka Oaks
Lindsey Hamilton
43 Oakmont Circle

Tomoka Oaks
June Jacobsen
44 Oakmont Circle

Tomoka Oaks
Bob & Carolyn Davis
46 Oakmont Circle

Tomoka Oaks
Josh & Michelle Stover
48 Oakmont Circle

Tomoka Oaks
Susan & Charlie Hillman
50 Oakmont Circle

Tomoka Oaks
Lauren Riegner
51 Oakmont Circle

Tomoka Oaks
Pamela & Mark Toal
54 Oakmont Circle

Tomoka Oaks
Michael & Jill Reagan
56 Oakmont Circle

Tomoka Oaks
Win Burgess
58 Oakmont Circle

Tomoka Oaks
Neil Oslos
62 Oakmont Circle

Tomoka Oaks
James M Lanier
64 Oakmont Circle

Tomoka Oaks
Mark and Susan Lukasik
67 Oakmont Circle

Tomoka Oaks
Sharon D Kist
68 Oakmont Circle

Tomoka Oaks
Richard Lukac
69 Oakmont Circle

Tomoka Oaks
Lynn Wieland
72 Oakmont Circle

Tomoka Oaks
Laura Dickason
74 Oakmont Circle

Tomoka Oaks
Robert W. Parks
3 Pebble Beach Dr

Tomoka Oaks
Stephanie Janovsky & Clayton Gordner
4 Pebble Beach Dr

Tomoka Oaks
Natalie Weaver
8 Pebble Beach Dr

Tomoka Oaks
Vikki & Robert Stone
9 Pebble Beach Dr

Tomoka Oaks
Raymond Glover
13 Pebble Beach Dr

Tomoka Oaks
Dr. & Mrs. Ronald C. Wing
23 Pebble Beach Dr

Tomoka Oaks
Andrea Pagan
31 Pebble Beach Dr

Tomoka Oaks
Caitlyn Casey-Parker & Scott Parker
32 Pebble Beach Dr

Tomoka Oaks
Lilly & Nanu Manek
33 Pebble Beach Dr

Tomoka Oaks
Robert Bolles
34 Pebble Beach Dr

Tomoka Oaks
Dan & Margie Peckham
36 Pebble Beach Dr

Tomoka Oaks
Elizabeth Hill
10 Pine Valley Circle

Tomoka Oaks
Dr. Kenneth Weidler
14 Pine Valley Circle

Tomoka Oaks
Paul & Deborah Maybeck
15 Pine Valley Circle

Tomoka Oaks
Heidi Nates
19 Pine Valley Circle

Tomoka Oaks
Donald & Kathleen Izor
21 Pine Valley Circle

Tomoka Oaks
Faye Louras
22 Pine Valley Circle

Tomoka Oaks
Jeff & Wendy Steiskal
23 Pine Valley Circle

Tomoka Oaks
John & Carolyn Anthony
25 Pine Valley Circle

Tomoka Oaks
John and Mary Murphy
26 Pine Valley Circle

Tomoka Oaks
Lauren Huhta
30 Pine Valley Circle

Tomoka Oaks
Christopher & Dora Watton
32 Pine Valley Circle

Tomoka Oaks
Jeffrey Hawk & Sherri Rummel-Hawk
33 Pine Valley Circle

Tomoka Oaks
Kenneth & Amber Carter
37 Pine Valley Circle

Tomoka Oaks
Mike Vedder
41 Pine Valley Circle

Tomoka Oaks
Earl Whitt
42 Pine Valley Circle

Tomoka Oaks
Roberta Naleway
45 Pine Valley Circle

Tomoka Oaks
Jim Cantrell
46 Pine Valley Circle

Tomoka Oaks
John H. Russell, Jr.
47 Pine Valley Circle

Tomoka Oaks
Glen Huckins & Amy Reyes
49 Pine Valley Circle

Tomoka Oaks
Michael Green
5 Pine Valley Circle

Tomoka Oaks
Susan & Charlie Hyre
50 Pine Valley Circle

Tomoka Oaks
Ginger Stanley
51 Pine Valley Circle

Tomoka Oaks
Adam & Kelsey Kipi
52 Pine Valley Circle

Tomoka Oaks
Melissa Henderson
53 Pine Valley Circle

Tomoka Oaks
Paula Mousikos
54 Pine Valley Circle

Tomoka Oaks
Lynn D'Louhy
108 Rio Pinar Dr

Tomoka Oaks
Paul McCauley
110 Rio Pinar Dr

Tomoka Oaks
Michelle Dent Streets
111 Rio Pinar Dr

Tomoka Oaks
Bradley & Sandra VanCleef (Bass)
112 Rio Pinar Dr

Tomoka Oaks
Lindsey Williams
116 Rio Pinar Dr

Tomoka Oaks
Paul & Debra Marz
121 Rio Pinar Dr

Tomoka Oaks
William & Rebecca Shank
123 Rio Pinar Dr

Tomoka Oaks
Rebecca Marder
128 Rio Pinar Dr

Tomoka Oaks
CaChay Lilly
129 Rio Pinar Dr

Tomoka Oaks
Christopher & Sarah Alderson
204 Rio Pinar Dr

Tomoka Oaks
Keith Weedo
205 Rio Pinar Dr

Tomoka Oaks
Philip & Rodanthie Ranieri
216 Rio Pinar Dr

Tomoka Oaks
Leonardo Valdivieso & Haley Osborn
219 Rio Pinar Dr

Tomoka Oaks
Michael Peerless
220 Rio Pinar Dr

Tomoka Oaks
Marion Franklin & Wilma Jean Hudson
223 Rio Pinar Dr

Tomoka Oaks
Michael & Rhonda Kelly
227 Rio Pinar Dr

Tomoka Oaks
Christopher & Natalia Caldwell
301 Rio Pinar Dr

Tomoka Oaks
Susan Klippel
303 Rio Pinar Dr

Tomoka Oaks
Joaquin Sierra
307 Rio Pinar Dr

Tomoka Oaks
Richard & Diana Williams
309 Rio Pinar Dr

Tomoka Oaks
Richard & Pamela Turrill
312 Rio Pinar Dr

Tomoka Oaks
Palmer Crellin
313 Rio Pinar Dr

Tomoka Oaks
Cary & Elana Maister
315 Rio Pinar Dr

Tomoka Oaks
Cindy Tredo
316 Rio Pinar Dr

Tomoka Oaks
Jean & Steven Denslow
317 Rio Pinar Dr

Tomoka Oaks
Stacy Shafer
318 Rio Pinar Dr

Tomoka Oaks
Susan Charlton Tiede
2 River Bluff Ct

Tomoka Oaks
Deb Brown
4 River Bluff Ct

Tomoka Oaks
Pete Hardy
5 River Bluff Ct

Tomoka Oaks
Cathie & Herb Branham
6 River Bluff Ct

Tomoka Oaks
John Bobeck
110 River Bluff Dr

Tomoka Oaks
Dr. Cheryl A Manning
113 River Bluff Dr

Tomoka Oaks
Charles Whitlock
115 River Bluff Dr

Tomoka Oaks
Terri Hauser
117 River Bluff Dr

Tomoka Oaks
David Williams
118 River Bluff Dr

Tomoka Oaks
Charles & Jane Martin
126 River Bluff Dr

Tomoka Oaks
Ellen Lauturner
134 River Bluff Dr

Tomoka Oaks
Michael & Stefanie Ibison
136 River Bluff Dr

Tomoka Oaks
Howard Montgomery
213 River Bluff Dr

Tomoka Oaks
Billy & Julie Dee Duke
312 River Bluff Dr

Tomoka Oaks
William & Michelle Zirkelbach
328 River Bluff Dr

Tomoka Oaks
H A Jones
PO BOX 488(River Bluff Dr)

Tomoka Oaks
David Sonsky & Krystal Ahmad
30 S St Andrews Dr

Tomoka Oaks
Susan & Stewart Gavett
43 S St Andrews Dr

Tomoka Oaks
Daniel & Sonya Soldevilla
53 S St Andrews Dr

Tomoka Oaks
Bill Battillo
76 S St Andrews Dr

Tomoka Oaks
Harry H Wendelsted
88 S St Andrews Dr

Tomoka Oaks
Marsha V. Bosshold
98 S St Andrews Dr

Tomoka Oaks
Fred & Shirley Hine
4 Sherwood Dr

Tomoka Oaks
Patrick & Vivian Heading
11 Sherwood Dr

Tomoka Oaks
James & Corrie Wilson
10 Tomoka View Dr.

Tomoka Oaks
Zoe Hendrix
9 Tomoka View Dr.

Tomoka Oaks
Sandra D Grundmann
207 River Bluff Dr

Tomoka Oaks
Richard Kershaw
214 River Bluff Dr

Tomoka Oaks
James Szumigala
320 River Bluff Dr

Tomoka Oaks
Gregory Tremmel
330 River Bluff Dr

Tomoka Oaks
Barbara H. Doliner
108 S St Andrews Dr

Tomoka Oaks
Jeffrey Pigliacampi
31 S St Andrews Dr

Tomoka Oaks
Dan & Andrea Nickell
46 S St Andrews Dr

Tomoka Oaks
Kim, Amy, Arch & Matt Kolis
58 S St Andrews Dr

Tomoka Oaks
Naimoli Dawn
77 S St Andrews Dr

Tomoka Oaks
Jill Wheelock
90 S St Andrews Dr

Tomoka Oaks
Scott & Mindy James
65 S St Andrews Ter

Tomoka Oaks
Rick & Tracie Titus
8 Sherwood Dr

Tomoka Oaks
Warren & Nancy Lensmire
29 Terry Cir

Tomoka Oaks
Joe & Susie LaTorre
11 Tomoka View Dr.

Tomoka Oaks
Donald & Joanne Filiault
1 Waterfront Ct

Tomoka Oaks
Michael Hallman
209 River Bluff Dr

Tomoka Oaks
Denise Silverman
304 River Bluff Dr

Tomoka Oaks
Chip & Laura Weast
324 River Bluff Dr

Tomoka Oaks
Peter Tupas
332 River Bluff Dr

Tomoka Oaks
Alice & Walter Butcka
22 S St Andrews Dr

Tomoka Oaks
Will & Elizabeth Price
33 S St Andrews Dr

Tomoka Oaks
Kevin Pate
48 S St Andrews Dr

Tomoka Oaks
Calvert J. & Patricia K. Harvey
61 S St Andrews Dr

Tomoka Oaks
Luella Pigliacampi
82 S St Andrews Dr

Tomoka Oaks
Patrick Harvey
92 S St Andrews Dr

Tomoka Oaks
Thomas & Mary Monroe
1 Sherwood Dr

Tomoka Oaks
Ken & Christine Kimble
9 Sherwood Dr

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Patricia R. Ellis
13 Tomoka View Dr.

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Lorey Hage
2 Waterfront Ct

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Raymond & Barbara A. Blastic
212 River Bluff Dr

Tomoka Oaks
Jane & Mike Eddy
306 River Bluff Dr

Tomoka Oaks
Daniel & Kathy Peterson
326 River Bluff Dr

Tomoka Oaks
Frederick A and Diane Fox
334 River Bluff Dr

Tomoka Oaks
Donald & Shirley Gay
29 S St Andrews Dr

Tomoka Oaks
Donald & Mary Hermann
34 S St Andrews Dr

Tomoka Oaks
Tom Fitzgibbon
51 S St Andrews Dr

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Mary Ellen & Harry McConnell
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Barbara Asal
86 S St Andrews Dr

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Stan & Jayne Grayson
97 S St Andrews Dr

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Sara DeWitt
3 Sherwood Dr

Tomoka Oaks
Jimmie Fisher-Sica & Frank Sica
10 Sherwood Dr

Tomoka Oaks
Richie & Bonnie Kloepfer
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Tomoka Oaks
Nancy Kleinsmith
4 Tomoka View Dr.

Tomoka Oaks
Amol Gupta
4 Waterfront Ct

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William & Susan Gambert
6 Waterfront Ct

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Sheila Blount
8 Waterfront Ct

Tomoka Oaks
Aimee & Andrew Gurtis
9 Waterfront Ct

Tomoka Oaks
Wim Castricum
10 Waterfront Ct

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Jonnie S Grant
4 Windsor Dr

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John Reynolds
5 Windsor Dr

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Cynthia Cunningham
Tomoka Oaks resident

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Gerri Jennings
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Escondido Condos
Guy Baratte
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1 Tomoka Oaks Blvd Unit 125

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Bhanu Patel
1 Tomoka Oaks Blvd Unit 129

Escondido Condos
Donald Wisdom
1 Tomoka Oaks Blvd Unit 132

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Kathleen Oltmann
1 Tomoka Oaks Blvd Unit 133

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Mark and Eloisa Derouaux
1 Tomoka Oaks Blvd Unit 134

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1 Tomoka Oaks Blvd Unit 135

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Rick Ludwig
1 Tomoka Oaks Blvd Unit 136

Escondido Condos
Diane and Woodrow Lovell
1 Tomoka Oaks Blvd Unit 138

Escondido Condos
Ricky Alan Rickards
1 Tomoka Oaks Blvd Unit 140

The Trails
Janet Constant & Trevor Brown
3 Appaloosa Trail

The Trails
Bridget Peerless
17 Autumnwood Trail

The Trails
Allen & Helen Suggs
1 Barcelona Trail

The Trails
Melvin Krouskroup Jr
6 Barcelona Trail

The Trails
Clyde &Trecha Rodgers
1 Birchwood Trail

The Trails
Doreen & Brice Lechler
6 Birchwood Trail

The Trails
Mary Barnett
17 Birchwood Trail

The Trails
Lucia J. Gallagher
2 Cherokee Trail

The Trails
John and Nora Duck
15 Cherokee Trail

The Trails
Richard Goldhair
21 Cherokee Trail

The Trails
James Davidson
35 Cherokee Trail

The Trails
Marion Schindler
58 Cherokee Trail

The Trails
Michael Gebert
10 Choctaw Trail

The Trails
Alan J. Rabin
19 Choctaw Trail

The Trails
Karen Boggs
32 Choctaw Trail

The Trails
Al Legg
33 Choctaw Trail

The Trails
Christine Castle
34 Choctaw Trail

The Trails
David & Caroline Casey
35 Choctaw Trail

The Trails
Erik Emsing & Kathleen Tigersavedow
36 Choctaw Trail

The Trails
Deborah Martin
40 Choctaw Trail

The Trails
Fredrick & Mary Michl
43 Choctaw Trail

The Trails
Dirk & Lori Smith
48 Choctaw Trail

The Trails
Dr. Eugene Bednov & Dr. Brittany Bednov
5 Circle Oaks Trail

The Trails
Lynda Wilson
7 Circle Oaks Trail

The Trails
Julia & Eric Harris
9 Circle Oaks Trail

The Trails
Terry Lee & Kathryn Pichon
1 Cobblestone Trail

The Trails
Luke and Amanda McBride
6 Crooked Tree Trail

The Trails
Francine Maugeri
7 Crooked Tree Trail

The Trails
Michael Nugent
Exempt from public record

The Trails
Linda Dunleavy
9 Crooked Tree Trail

The Trails
Paul Smith
8 Fernwood Trail

The Trails
Marilyn Dorinson
4 Holly Ridge Trail

The Trails
Paula Bolwerk
15 Indian Trail

The Trails
Scott & Kristen Okarski
17 Iroquois Trail

The Trails
Josephine Biondi
30 Lake Walden Trail

The Trails
Rob & Maureen Bridger
407 Main Trail

The Trails
Dolores Silvers
614 Main Trail

The Trails
Willam Beyer
10 Maplewood Trail

The Trails
Bernis O'Dell
17 Morning Dew Trail

The Trails
Mary Claire & Joseph Lennartz
4 PINE BLUFF TR

The Trails
Jan Donald & Cathy Applegarth
154 Pine Cone Trail

The Trails
Phillip Imler
231 Pine Cone Trail

The Trails
Wanda Hucks
21 Rio Pinar Trail

The Trails
Gus & Pat Sotir
4 Rising Moon Trail

The Trails
William & Nancy Shaddix
1 Deer Moss Trail

The Trails
Ted Brown
3 Havenwood Trail

The Trails
Marlys Omalley
3 Holly Ridge Trail

The Trails
Janice Marino
23 Indian Trail

The Trails
Jason & Michelle Edwards
34 Iroquois Trail

The Trails
Ann M. Way
36 Lake Walden Trail

The Trails
Craig Shankland
409 Main Trail

The Trails
Bruce E. Slipock
624 Main Trail

The Trails
Randolph Thompson
19 Maplewood Trail

The Trails
Kenneth Houk
5 Navajo Trail

The Trails
Scott Baker
6 PINE BLUFF TR

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Daniel Drelling
157 Pince Cone Trails

The Trails
Diane Grathwohl
234 Pine Cone Trail

The Trails
Greig Rabitaille
22 Rio Pinar Trail

The Trails
Lynn Taylor
6 Rising Moon Trail

The Trails
Robert Jule
7 Eagle Rock Trail

The Trails
Charlene Murphy
8 Havenwood Trail

The Trails
Paige Knaebel &Mark Cohen
9 Indian Trail

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Norma Washburn
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John Gregorio
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636 Main Trail

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Janice Boyle
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Charles McLeod & Vallie Smith
5 Fernwood Trail

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Randy & Annette Roth
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The Trails
Danny & Donna Moskovitz
10 Indian Trail

The Trails
Daniel Bouck
15 Iroquois Trail

The Trails
Betty Whimpey
20 Lake Walden Trail

The Trails
Joye & Petr Berger
6 Little Pond Trail

The Trails
Frances Steiner
415 Main Trail

The Trails
Arun Singhal
5 Maplewood Trail

The Trails
Carol Mahon
16 Morning Dew Trail

The Trails
Levi Finck
3 Old Trail

The Trails
Lisa Mcray
144 Pine Cone Trail

The Trails
Patricia Brown
230 Pine Cone Trails

The Trails
Shon MacDughlas & Dee Pope
20 Rio Pinar Trail

The Trails
Jens Fagerlund
36 Rio Pinar Trail

The Trails
Judith Dolata
12 Rising Moon Trail

The Trails
Jeff Hagen
1 River Ridge Trail

The Trails
Jason Daniels
3 River Ridge Trail

The Trails
Cindy G. Newman
4 River Ridge Trail

The Trails
John & Susan Flaherty
6 River Ridge Trail

The Trails
James & Gail Roe
10 River Ridge Trail

The Trails
Drew Giaconi & Heather Crawford
11 River Ridge Trail

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Mitchell Veynovich
14 River Ridge Trail

The Trails
Paul A. Duffett
15 River Ridge Trails

The Trails
Robert G. Boggs
20 River Ridge Trail

The Trails
Gregory McMullin
24 River Ridge Trail

The Trails
Stuart Amols
35 River Ridge Trail

The Trails
Robert Wilson
36 River Ridge Trail

The Trails
Ed & Diane McLaughlin
39 River Ridge Trail

The Trails
Juan & Caroline Prados
44 River Ridge Trail

The Trails
Barry Kral
5 River Ridge Trail

The Trails
Diane E. Chanfrau
55 River Ridge Trail

The Trails
John Courtney
4 River Rock Trail

The Trails
Virginia Norred
1 Rocky Ridge Trail

The Trails
Judy L. Ramos
1 Rollingwood Trail

The Trails
Nicholas & Dawn Griffin
8 Rollingwood Trail

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Douglas Mackay & Shelagh Traill
101 Shady Branch Trail

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Stephen & Elaine Leffert
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Susan Cummings
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Donna Herdon
108 Shady Branch Trail

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Robert & Sharon Baldanza
110 Shady Branch Dr

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John & Jennifer Akers
111 Shady Branch Trail

The Trails
Diane Dodge
112 Shady Branch Trail

The Trails
Yuonne Vermillion & Annette Tutera
121 Shady Branch Trail

The Trails
Joseph & Monica Coquelin
124 Shady Branch Trail

The Trails
Trisha Bechler
127 Shady Branch Trail

The Trails
Frank Reynolds
131 Shady Branch Trail

The Trails
David & Barbara Kauffman
3 Shawnee Trail

The Trails
Doug & Darla Widnall
7 Shawnee Trail

The Trails
Brenda Morton
3 Soco Trail

The Trails
Maxine G. Towns
5 Soco Trails

The Trails
Sheri Knaebel
10 Soco Trail

The Trails
Patricia Litfin
34 Soco Trail

The Trails
Veronica Egidio
40 Soco Trail

The Trails
Cynthia Smith
42 Soco Trail

The Trails
Patricia Kander
2 Springwood Trail

The Trails
Virginia J. Greco
4 Springwood Trail

The Trails
Frederick Jebens
7 Springwood Trail

The Trails
Tammy Walker
12 Stonequarry Trail

The Trails
William R. Reed II
16 Stonequarry Trail

The Trails
Elana Patonai
2 Stonehaven Trail

The Trails
Thomas Deery
8 Stonehaven Trail

The Trails
Bill and Shirley Rohm
3 Sunwood Trail

The Trails
Irene Kraby
4 D Timberline Trail

The Trails
Clark Lochridge
104 Timberline Tr

The Trails
Kristina Moore
106 Timberline Trail

The Trails
Harriet Nolan
250 Timberline Trail

The Trails
Judy Battani
302 Timberline Trail

The Trails
David Evans
305 Timberline Trail

The Trails
Dayle Orciani
306 Timberline Trail

The Trails
Paul R. Ambruster
323 Timberline Trail

The Trails
Melissa Escala
339 Timberline Trail

The Trails
Joan Hiatt
343 Timberline Trail

The Trails
Maggie Cavanaugh
2 Tomahawk Trail

The Trails
Kenneth & Sharon Gordon
1 Twelve Oaks Trail

The Trails
Donald & Arlene Cardone
24 Twelve Oaks Trail

The Trails
Peter & Maria Carrasco
3 Whispering Pine Trail

The Trails
Joshua & Stacy Wall
20 Wildwood Trail

Talaquah
Mary Walke
5 N Ravensfield Ln

Talaquah
Jose R Gierbolini, MD
14 Carrington Ln

Talaquah
Mark Wolfe
16 Talaquah Blvd

Talaquah
Virginia Buckles
35 Talaquah Blvd

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Donni and AC Salloum
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Tomoka Oakwood N Condos
Robert Sutton
640 N Nova Rd Unit 210

Tomoka Oakwood N Condos
Maria S. Martin
640 N Nova Rd Unit 410

Tomoka Oakwood N Condos
James Nobles
640 N Nova Rd Unit 515

OB - General population
Anne Jennings
325 Chesham St 32174

OB - General population
Bradley Bower
975 Shockney Dr 32174

OB - General population
Carol Long
200 Kenilworth Ave. 32174

The Trails
Michael & Tara Sanders
4 Twelve Oaks Trail

The Trails
Gerald & Denise Siennicki
26 Twelve Oaks Trail

The Trails
Rose Grace
4 Whispering Pine Trail

The Trails
Daniel Dragone
23 Wildwood Trail

Talaquah
Jesse & Nicole Harres
10 N Ravensfield Ln

Talaquah
Kenneth Boss
23 Carrington Ln

Talaquah
Mark & Tina Webb
21 Talaquah Blvd

Tomoka Oakwood N Condos
Frank Migliore
640 N Nova Rd Unit 102

Tomoka Oakwood N Condos
Christine J. Allen
640 N Nova Rd Unit 202

Tomoka Oakwood N Condos
Margery Kostman
640 N Nova Rd Unit 213

Tomoka Oakwood N Condos
Alice Marvin
640 N Nova Rd Unit 414

Tomoka Oakwood N Condos
Mary Hintze
640 N Nova Rd Unit 518

OB - General population
Barbara N. Snitko
1092 Landers Street 32174

OB - General population
Brenda Mullen
44 Horseshoe Falls Drive 32174

OB - General population
Christine Goebel
11 Flowertree Dr. 32174

The Trails
William Brown
16 Twelve Oaks Trail

The Trails
Diane & Jim Ledford
34 Twelve Oaks Trail

The Trails
Linda J. Bartholomew
11 Wildwood Trail

The Trails
Mark Haack
1 Willow Oak Trail

Talaquah
Robert E Burch
12 N Ravensfield Ln

Talaquah
Sally A Wells
29 Carrington Ln

Talaquah
Jodi Doban
23 Talaquah Blvd

Tomoka Oakwood N Condos
Melinda Vyskocil
640 N Nova Rd Unit 103

Tomoka Oakwood N Condos
John & Dana Dimenno
640 N Nova Rd Unit 205

Tomoka Oakwood N Condos
Janice Ketchledge
640 N Nova Rd Unt 302

Tomoka Oakwood N Condos
Charles Stoll
640 N Nova Rd Unit 506

OB - General population
Alan Kisseloff
348 Chesham Street 32174

OB - General population
Barbara Williams
145 S Ridgewood Ave 32174

OB - General population
Bruce Hart
789 N Halifax Dr 32174

OB - General population
Cindy Kirby
1324 Overbrook Dr 32174

The Trails
Jane Dodson
22 Twelve Oaks Trail

The Trails
Yechiel Sprei
2 Whispering Pine Trail

The Trails
Donna Green
17 Wildwood Trail

The Trails
Bonnie Williamson
4 Willow Oak Trail

Talaquah
Bob Kirtley
12 Carrington Ln

Talaquah
Ginger & Martin Davis
9 Talaquah Blvd

Talaquah
John Palumbo
25 Talaquah Blvd

Tomoka Oakwood N Condos
Ellen R. Back
640 N Nova Rd Unit 108

Tomoka Oakwood N Condos
Larry & Christine Rothenberger
640 N Nova Rd Unit 209

Tomoka Oakwood N Condos
Diane Teets
640 N Nova Rd Unit 316

Tomoka Oakwood N Condos
Linda Anderson
640 N Nova Rd Unit 507

OB - General population
Allie Williamson
1310 Wandering Oaks Dr 32174

OB - General population
Bonita Pqtkswinn
84 Melrose Avenue 32174

OB - General population
C Forester
37 Old Canyon 32174

OB - General population
Cj Coulson
81 Cypress Grove Lane 32174

OB - General population
Constance Colby
108 Roble Lane 32174

OB - General population
David Mott
115 Three Bears Trail 32174

OB - General population
Diane Goodreau
3550 Bareback Trail 32174

OB - General population
Dorena James
4 Malayan Sun Bear Path 32174

OB - General population
Heather Fester
1951 Carolina Ave 32174

OB - General population
Jacqueline Kelly
57 Cypress Grove Lane 32174

OB - General population
John Chadwell
11 Village Dr 32174

OB - General population
Kate Knight
1104 Landers St 32174

OB - General population
Leah Sessions
1544 Poplar Dr 32174

OB - General population
Marce Kinstle
99 Knollwood Estates Dr 32174

OB - General population
Mark Chase
1146 Roberts st 32174

OB - General population
Nancy Deluca
202 Deer Lake Circle 32174

OB - General population
Patricia Schmidt Dunn
51 Emerald Oaks Lane 32174

OB - General population
Robert Rossen
7 Coquina Stone Lane 32174

OB - General population
Seth Green
111 Roble Lane 32174

OB - General population
Corinne Everest
1312 Wandering Oaks Drive 32174

OB - General population
Dennis Manzer
30 Bluebird Lane 32174

OB - General population
Dianne Thatcher
4 Spring Meadows Dr 32174

OB - General population
Geoffrey Michl
26 Carriage Creek Way 32174

OB - General population
Irma Delbagno
138 Black Hickory Way 32174

OB - General population
Jayde Lyle
27 Forest View Way 32174

OB - General population
Josie Bultman Coulson
81 Cypress Grove Lane 32174

OB - General population
Kathleen Lowery
566 N. Yonge St. 32174

OB - General population
Lisa Bennett
32 Baywater Ct 32174

OB - General population
Margaret Pascale
12 Larisa Ter 32174

OB - General population
Martha Hurst
136 Pinion circle 32174

OB - General population
Pamela Novy
26 Carriage Creek Way 32174

OB - General population
Patrick Kalina
47 Misty Falls Dr 32174

OB - General population
Sally Cullen
1317 Oak Forest Drive 32174

OB - General population
Sherry Millis
101 Clyde Morris 32174

OB - General population
Corinne Rider
44 Oak Ave 32174

OB - General population
Desiray Blackburn
5 Tara Place 32174

OB - General population
Don Miller
1305 Parkside Dr 32174

OB - General population
Glenn Sheeley
8 Lake Isle Way 32174

OB - General population
Ivona Tydir
30 Sandpoint Circle 32174

OB - General population
Jerry Plumlee
44 Coquina Point Drive 32174

OB - General population
Joy Brinley
78 Broadmoor Cir 32174

OB - General population
Ken Sipes
355 Applegate Lndg 32174

OB - General population
Lucy Hudgins
1044 Shockney Dr 32174

OB - General population
Marie Kennedy
101 Pinion Circle 32174

OB - General population
Mary Puglia
2467 Destrenan Drive 32174

OB - General population
Pamela Skilling
11 Magnolia Avenue 32174

OB - General population
Patti Kennedy
8 Shelly Way 32174

OB - General population
Sarah Sherwood
6 Cotton Mill Ct. 32174

OB - General population
Susan Bacsick
1531 Poplar Drive 32174

OB - General population
Cynthia Rodriguez
32 Arbor Lake Park 32174

OB - General population
Diane Cluff
33 Ribbon Falls Dr 32174

OB - General population
Donald Diedo
22 Indianhead Dr. 32174

OB - General population
Heather Deblois
145 Gamble Ave 32174

OB - General population
J Vk
3 Inverray Ct 32174

OB - General population
Jody Miles
15 Wild Cat Lane 32174

OB - General population
Kali Zinger
8 Kim Ct 32174

OB - General population
Kim Kaszar
14 Meadow Ridge Vw 32174

OB - General population
Lynn Rambo
304 Fir St. 32174

OB - General population
Marita Kelly
3229 Lienster Circle 32174

OB - General population
Michele Houseworth
391 Muddy Creek Lane 32174

OB - General population
Patricia Isaac
355 S. Orchard St. 32174

OB - General population
Rhoda Barzak
118 Willow Bend Lane 32174

OB - General population
Serena Rajkumar
224 N. Nova Road 32174

OB - General population
Susan Kidd
23 Sycamore Cir 32174

OB - General population
Susan Waters
6 Old Canyon Lane 32174

OB - General population
Vince Kinsler
16 Jolynn Drive 32174

OB - General population
Sarah Gowen
Not Provided 32174

OB - General population
Amy Sandler
2006 Ocean Shore Blvd 32176

OB - General population
Lisa Furr
20 La Palma Street 32176

OB - General population
Roberta O'Steen
32 Camellia Dr Ormond Beach FL 32176

OB - General population
Suzanne Scheiber
548 Sandy Oaks Blvd 32174

OB - General population
Vincent Delbagno
138 Black Hickory Way 32174

OB - General population
Toby Miller
Not Provided 32174

OB - General population
Barbara Moriarty
1425 Ocean Shore Blvd Unit 502 32176

OB - General population
Martha Chalker
1 John Anderson 32176

OB - General population
Theress Flanagan
6 Sherrington Dr 32174

OB - General population
Corey Mead
Not Provided 32174

OB - General population
John Mease
Not Provided 32174

OB - General population
Cheryl Oplt
13 Seafarers Dr 32176

OB - General population
Monique Von Oetinger
225 Royal Dunes Cir 32176

OB - General population
Toni Pollitz
155 Hidden Hills Drive 32174

OB - General population
Mindy Mclarnan
Not Provided 32174

OB - General population
Sweetwater Coalition
Registered Non-profit 32174

OB - General population
Jeff Boyle
614 N. Halifax Dr 32176

OB - General population
Nancy Slicner
2 Saint Johns Pl 32176

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- Sanitary Sewers.
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- Paved Streets.
- City Water.
- Community Fountains and Parks.
- Mail Delivery.
- School Bus.

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- Tennis Courts.
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- Driving Range.
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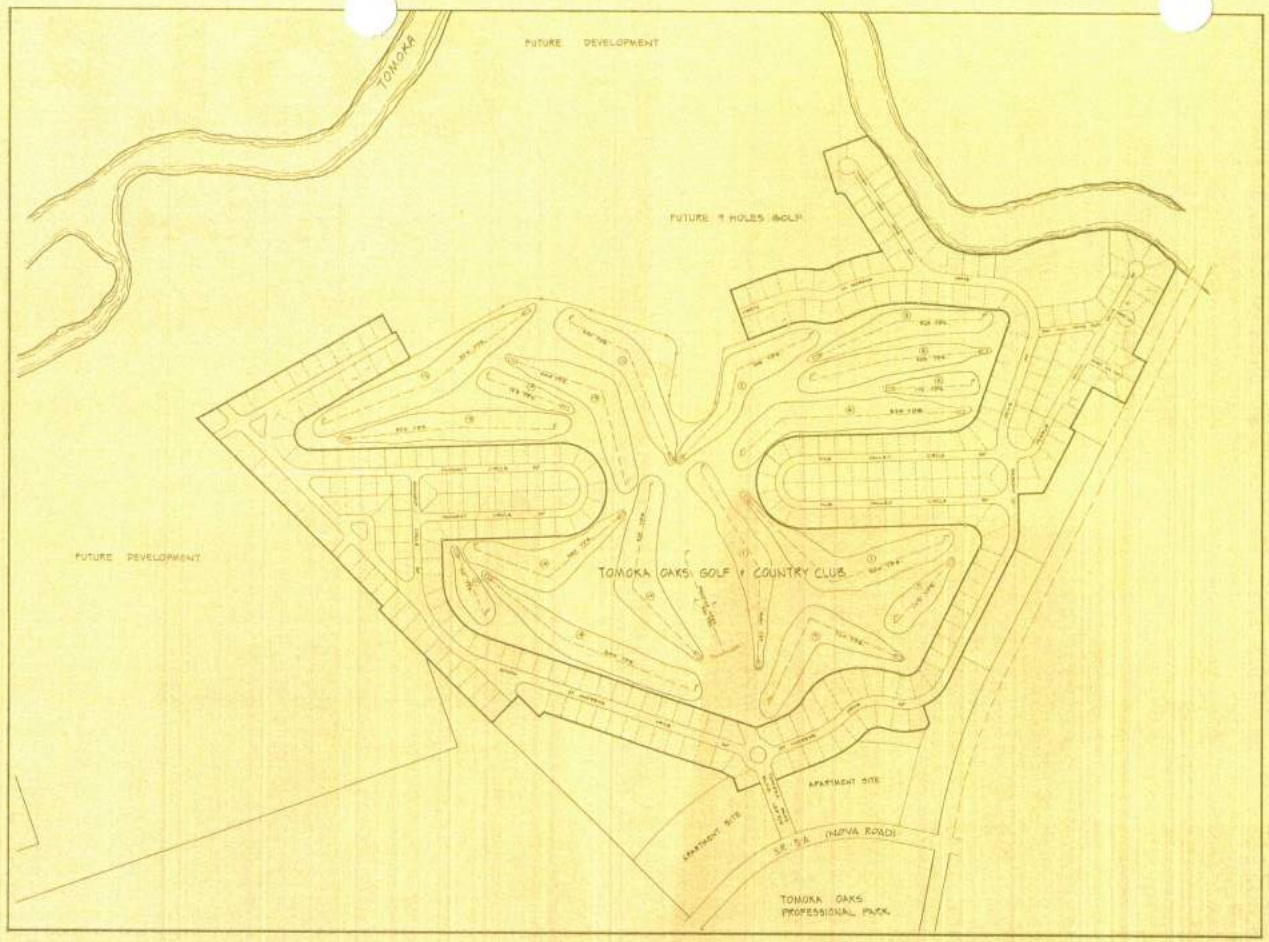
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- Lovely Off Course Lots
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- All City Conveniences
- All Improvements Furnished
- Conceded to be the finest residential area in Northern Florida
- Surrounding the fabulous Tomoka Oaks Country Club
- Some memberships available in the country club
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Attachment I

Peine-Lemay, Mary

From: Hayes, Randy
Sent: Thursday, August 11, 2005 2:39 PM
To: Ervin, Clay
Cc: Peine-Lemay, Mary; Pinizzotto, Cindy
Subject: Tomoka Oaks Golf & Country Club

You asked the following question relative to TOG&CC: must it be maintained exclusively as a golf course? The following documents may be pertinent to any review:

a) Warranty Deed from Milton Pepper to RTH, Inc., dated February 14, 1979 (and recorded at Book 2052, Page 1019, Public records of Volusia County).

b) Any Development Order that may have been issued by the city for the development of the land.

c) Other restrictions place upon the land by virtue of privately recorded instruments of record, including any agreements or covenants between RTH, Inc., and members of TOG&CC.

d) Restrictions in an purchase money note held by any financial lender.

I have only been provided the Warranty Deed to review. An ownership and encumbrance search by a title company could verify the existence or non-existence of other related instruments that may have also been recorded regarding the use and/or any restrictions pertaining to the land.

The Warranty Deed indicates that RTH, Inc., took fee simple title to the land subject to:

a) taxes, easements and restrictions of record. (Comment: a title or ownership & encunbrance search would have to be conducted to make this determination); and

b) Lifetime Membership Agreement dated Ocotber 10, 1972 (recorded at OR Book 1487, Page 629, PRVC) (Comment: I do not have a copy of that instrument and therefore cannot make a determination relative thereto); and

c) Rights or claims to lifetime memberships of R.W. McFall, Richard I. Shelter, George L. Haller, and James P. Callahan and respective spouses. (Comment: I do not know whether or not any of these people may have an interest such that TOG&CC must be maintained exclusively as a golf course); and

d) Rights of members of TOG&CC. (Comment: I do not know whether or not there is a membership agreement that may (or may not) contain use restrictions); and

e) A reverted clause during the term of the purchase money note, which provides as follows: *"During the term of the purchase money note and wrap around mortgage executed of even date herewith by grantee to grantor, or for a period of 18 years in the event the said mortgage is prepaid in full, the above described property* ***shall revert to grantor upon the condition that any portion of said property is used for any purpose other than a golf course with club house and appurtenant amenities."***

(Comment: In the event the land was used for anything other than a golf course with country club and amenities during the prescribed period, the land would revert back to the grantor as stated in the **bold print** language.

The underlined language indicates there was a "reverter" clause, and that it was effective during the term of the mortgage or for a period of 18 years in the event the mortgage is paid off. Eighteen (18) years has certainly transpired since the date of the Warranty Deed (and deed indicates the mortgage was executed on the same date as the deed was executed), so one might assume that the reverter clause is no longer in effect. I would likewise assume that the mortgage has since been paid off, but I have not been provided any documents to verify that one

8/11/2005

Per Carolyn Davis - I submitted a Public Records Request for the complete 2 page email, but I was informed emails are deleted after 3 years.

Attachment J

Mayor Costello stated whatever name was attached, be it a ditch or tributary, what was important was that this project can not stop water flowing onto the land. He asked if the height of the fence would be at a low point compared to the road.

Mr. Ervin stated the maximum height of the fence would be six feet along the property line. He explained the industrial parcel closest to US1 would have an extensive amount of fill and would be four feet higher at a finished floor elevation than the homes in Ormond Lakes, and the project would have a six foot wall at that location along with landscaping with the finished grade approximately two to three feet below the top of the wall. Mr. Ervin recommended a condition be added to correlate the fencing to the elevation of the roadway.

Mayor Costello advised it was very dark in front of the McDonalds west of I-95 where the lights were shielded, but was very bright after passing the screening which proved the screening does work well.

Commissioner Kelley moved, seconded by Commissioner Gillooly, to approve Resolution No. 2006-222, approving the Special Exception to include the indoor pool as presented and the wall height to extend six feet above the elevation of a road entering or surrounding the property.

Call Vote:

Commissioner Kelley	yes
Commissioner Partington	yes
Commissioner Gillooly	yes
Commissioner Kent	yes
Mayor Costello	yes

Carried.

Mayor Costello called for a short break at 9:30 p.m. and he reconvened the meeting at 9:37 p.m.

Hearing no objection, Mayor Costello closed the public hearing on Item #9(E).

Item #9(F) - "Ormond Beach Commercial Complex"

RESOLUTION NO. 2006-223

A RESOLUTION AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR "ORMOND BEACH COMMERCIAL COMPLEX" SPECIAL EXCEPTION ON A SITE LOCATED AT 500 WEST GRANADA BOULEVARD WITHIN THE B-9 (BOULEVARD) ZONING DISTRICT; BY AUTHORIZING A WAIVER OF THE MASONRY BUFFER WALL REQUIREMENTS ALONG THE REAR PROPERTY LINE, BY ALLOWING THE USE OF AN EXISTING SIX FOOT HIGH WOOD FENCE IN LIEU THEREOF; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Kelley moved, seconded by Commissioner Partington, to approve Resolution No. 2006-223, as read by title only.

Call Vote:

Commissioner Partington	yes
Commissioner Gillooly	yes
Commissioner Kent	yes
Commissioner Kelley	yes
Mayor Costello	yes

Carried.

Hearing no objection, Mayor Costello closed the public hearing on Item #9(F).

Item #9(G) – "The Tomoka Oaks Golf Village"

ORDINANCE NO. 2006-17

AN ORDINANCE AMENDING SUBSECTION A, ZONING MAP, OF SECTION 2-03, OFFICIAL ZONING MAP AND ZONING DISTRICT, OF CHAPTER 1, ARTICLE II, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF THE LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE A 147-ACRE PARCEL OF REAL PROPERTY FROM R-2 (SINGLE-FAMILY LOW DENSITY) TO PRD (PLANNED RESIDENTIAL DEVELOPMENT), SAID REAL

PROPERTY BEING LOCATED WITHIN THE LIMITS OF THE EXISTING TOMOKA OAKS GOLF COURSE; ESTABLISHING BOUNDARIES; AUTHORIZING REVISION OF THE OFFICIAL ZONING MAP; APPROVING A DEVELOPMENT ORDER FOR "THE TOMOKA OAKS GOLF VILLAGE" PLANNED RESIDENTIAL DEVELOPMENT (PRD); REPEALING ALL ORDINANCES AND PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Ervin stated this was a rezoning for a 147 acre parcel from R-2 to Planned Residential Development (PRD). He noted there was a revised development order on the dais that identified the three items from the Planning Board recommendation that could be incorporated into the final development order. Mr. Ervin pointed out many comments from the Planning Board were recommendations for staff to check certain items such as water pressure and landscaping; therefore, they could not be identified in the development order; but the City Attorney culled through those comments to come up with specific requirements that could be incorporated into the development order, and they were addressed by staff. He stated the reuse availability, which was a major capital undertaking, was not feasible at this time. Mr. Ervin reported the landscaping plan was reviewed, and many of the trees being planted were already above and beyond the minimum requirement. He stated traffic improvements would be incorporated into site plan, and the applicant had agreed to those improvements. Mr. Ervin noted these improvements would include striping, signage, and cautionary signage. He advised staff contacted the Utilities Department regarding water presser concerns at least three times to verify whether or not water pressure problems were being experienced in the Tomoka Oaks area; but the pressures were meeting minimum requirements, and no specific problems were identified. Mr. Ervin stated there would not be any dead-end systems and would actually loop back into the existing system; therefore, water pressure should be maintained.

Mr. Ervin advised the development order would include notification to purchasers by a note on the plat that they were within proximity of the airport and within the flight plan of the airport. He stated the golf course shall remain a golf course and would not be able to be converted to any other use without approval by the City Commission. Mr. Ervin reiterated this property was Low Density Residential with an R-2 zoning; therefore, a developer could, in theory, develop the entire golf course for 600 homes, but considering the contours 300 single-family homes would be more realistic. He explained the proposal was for multi-family homes consisting of three and four story condominiums, town homes, and three single-family homes.

Mr. Rob Merrell, 1638 John Anderson Drive, representing the applicant, provided a visual presentation of the project. He reported he would rely on Mr. Ervin's conclusions in his staff report concerning Comprehensive Plan consistency, compliance with all of the City's Land Development Code requirements, and other issues. Mr. Merrell pointed out the Planning Board recommended unanimous approval with conditions that they have accepted. He stated there were issues everyone agreed on regarding some Smart Growth principles, and this project represented some of those principles such as the concept of urban renewal, proximity to services, clustering development, and the preservation of open space. Mr. Merrell explained this project was for 122 residential units, a new club house, pro shop, tennis center, tennis courts, and many amenities. He stated the property owner made a concession to cluster a lower number of units that would allow a great deal of open space. Mr. Merrell reported there would be a total of 84 condominium units, 35 townhouse units, and three residential units. He presented a computer rendering of the development proposed superimposed on the aerial photograph and pointed out the various elements of the proposed plan along with renderings of the buildings and landscaping. Mr. Merrell reported there would be considerable improvements to the lake system and the green for the golf course as a result of retrofitting the golf course for reuse water. He advised this request was for a planned redevelopment rezoning.

Mr. Harry Wendelstedt, 88 South St. Andrews, stated he has been a resident of Tomoka Oaks for 35 years, which was one of the finest residential developments in Volusia County. He stated he believed this would adversely affect the residents who live along the golf course. Mr. Wendelstedt reported people were told when purchasing their property that this golf course would remain for 99 years. He expressed a concern regarding property values; however, he has been informed that should not be a concern. Mr. Wendelstedt stated Tomoka Boulevard was two lanes, and he expressed concern regarding what would happen should another natural disaster occur such as the fires of 1998. He recommended placing a traffic light at the end of Tomoka Boulevard and Nova Road. Mr. Wendelstedt noted residents may have had a different view if the renderings and information were made available to the people earlier than this evening. He stated he opposed the development because the homeowners would loose the site of the rolling green fairways.

Ms. Joan Deemer, 86 South St. Andrews Drive, stated she lived in Tomoka Oaks for 28 years and opposed the recommended changes. She expressed concern that this would adversely affect the area with too many people and too many cars taking away the charm of Tomoka Oaks.

Ms. Zella Wilen, 48 Oakmont Circle, stated in the Fall of 1970 a request to rezone this property to R-5 was rejected at the Planning Board and in October 6, 1970, the Land Use Map was adopted by the Commission and that map showed Tomoka Oaks, including the golf course and undeveloped wooded areas, to be Single-family Residential Low Density zoned R-2, making Tomoka Oaks some of the largest lots in Ormond Beach. She reported that at the recent Planning Board meeting she objected to the entire rezoning change, stating Tomoka Oaks Boulevard should not be approved for an extension or a connection to any planned or named street within this area. Ms. Wilen voiced an objection to any overnight lodging should that be considered. She stated she opposed the increased traffic through Tomoka Oaks to the South St. Andrews area and noted this would add additional traffic to the Trails as well. Ms. Wilen reported the City Attorney in 1970 talked about spot zoning, cautioning the Planning Board that the golf course was a conditional use and would be able to request certain updating and remodeling, and that statement was relevant today. She noted restrooms were a problem due to vandalism, but were needed. Ms. Wilen pointed out the club house and garage areas could have been upgraded at any time in the past 36 years. She reported this change would impact the entire Tomoka Oaks area, not only those living on the golf course or within the 300 foot notification area. Ms. Wilen equated the 1970 R-5 request to this PRD request and opposed the change. She advised part of the selling point for homes in this area was that this would remain a golf course for 99 years, and she urged the zoning remain the same and the project be stopped.

Mr. Rob Merrell stated the property owner made a commitment to maintain the open space of the golf course in perpetuity. He pointed out the entire property was currently zoned for home sites; however, the development order under this proposal would indicate that the golf course would remain open space, and the City would then be able to enforce that as an element of the development order. Mr. Merrell reported speakers mentioned a 99-year provision, but there was no such covenant; however, this proposal would include a commitment to cluster 122 units in areas designed to be the least intrusive along with a recorded covenant to keep the golf course.

Mr. Hayes concurred that there was no covenant of record regarding the golf course; therefore, the applicant had a right to request this redevelopment of the Commission. He noted the City could now go back to try to do what some of the homeowners believed they already had for some 30 years.

Mr. Merrell advised the Commission received a complete traffic report in their information packet, and no failures in the transportation network were found, but several improvements were being proposed. He reported he met with as many people as possible prior to this meeting. Mr. Merrell advised that many people saw the pictures in advance of the Planning Board meeting, and there was a full-house at the Planning Board meeting. He noted many of those people did not come to make an objection tonight because they went away from the meeting satisfied that their questions and concerns were answered. He reported a DOT warrant would be needed for a traffic light, but the requirements for a light would not nearly be met. Mr. Merrell stated this was very different from what occurred in the 1970s because what was being shown now was what would occur if approved by the Commission, and it could not be changed.

Commissioner Kelley moved, seconded by Commissioner Partington, to approve Ordinance No. 2006-17, on first reading, as read by title only.

Commissioner Kent reported he met with the developers a year ago, and the plans had not changed a great deal. He expressed concern regarding buffering for the current residents; however, the presentation showed this was addressed, and he could support this proposal.

Commissioner Gillooly stated the concept had merit, but she questioned what protection the people who purchased a home on a golf course would have. She noted people needed to be aware when purchasing a home what could occur to the property surrounding their home. Commissioner Gillooly pointed out nothing was uncovered that would protect the people to have this remain a golf course. She stated Tomoka Oaks was and remains a premier community in the City, but the golf course had not keep up to that premier status. Commissioner Gillooly suggested this development would bring in new residents, but at a greatly reduced rate than was permitted. She noted the design was thoughtful in that it kept the buffer, and the improvements may help bring the premier status back to the homes, increasing the value of the

existing homes. Commissioner Gillooly informed Mr. Merrell that she would like to assure the residents this would be the last residential plan for the Tomoka Oaks community. She advised she also told Mr. Merrell that she noted the developer planned the project with surrounding green space and improvements to the golf course, but she needed additional assurances that this would remain intact. Commissioner Gillooly reported the reply she received was an iron clad commitment. She stated the developer had a right to develop this property in a residential manner, and all of the above-noted improvements would to be made, which would make the overall project better.

Commissioner Partington advised he met with the developer last year and would vote for this for some of the same reasons as Commissioner Kent and Commissioner Gillooly previously mentioned. He noted this project would improve the entire subdivision, and this development set the standard for developments in other areas. Commissioner Partington reported he was comfortable this developer would make this project as high a quality, if not a higher quality, than he had done previously.

Commissioner Kelley reported he also met with the developer and saw a presentation last year. He stated this answered many questions; and while it would not answer the questions of those who want the land to stay exactly as it was, it did answer the question of whether there would be residential buildings constructed directly behind someone who now had a golf course view. Commissioner Kelley advised the placement of the development would not adversely impact the visual effect. He pointed out this would provide assurance that this would never come back to an R-2, R-3, or R-4 and would be dedicated. Commissioner Kelley reported the owner had prospective buyers come to him years ago to develop the property, but chose not to sell because he wanted to keep the golf course. He advised the proposal would only improve the value of all of the property in the area. Commissioner Kelley stated he shared a concern relative to the traffic, but was convinced the people would not come through the Trails because it would be faster to go to Nova Road and turn west to Clyde Morris Boulevard. He noted the only difficulty he could envision was the time it would take to exit on to Nova Road, particularly eastbound. Commissioner Kelley reported this project would be an improvement to the entire neighborhood, and it would assure the golf course would remain.

Mayor Costello reported he met with the developer a year ago, and the reality of the situation was that this was a residential piece of land that could hold 600 units and could realistically only hold 300 units without a golf course, but this proposal was for 122 homes with a golf course. He stated the choice was that in order to keep the golf course, the owner would have to make some money. Mayor Costello explained the alternative was, because the land was poorly permitted years ago, a developer had the right to construct 300 single-family homes and remove the golf course. He pointed out that in this development order the only thing permissible was the golf course open space. Mayor Costello recommended the developer set aside the finances for a traffic light even if it was not warranted at this point in that he believed traffic to be a valid concern. He asked if DOT would permit a light if the money was available.

Mr. Sans Lassiter, Traffic Engineer, replied if a traffic light was installed that does not meet the DOT warrants and an accident was caused by the fact the signal was installed, it would make the one installing the light liable. He explained traffic lights are a major liability issue because they increase rear end accidents and are meant to avoid right angle accidents which are more severe. Mr. Lassiter advised that due to this particular entrance on this particular road, most of the turns from Nova Road would be northbound left turns entering the parcel and most exiting from this project would be eastbound or outbound right turns, and those movements do not conflict with each other; therefore, this would not meet DOT's requirement for a traffic signal, and they would not allow it to be installed without a significant change in development such as a build-out of area. He reported the count at the peak hours did not meet the warrant, and the requirement was to meet eight hours to warrant a signal.

Mayor Costello stated the City had hired Mr. Lassiter on numerous occasions, and he was known to be honorable and would not state anything that could later be refuted. He assured Ms. Wilen the plan did not include any hotel/motel type proposal.

Call Vote:

Commissioner Gillooly	yes
Commissioner Kent	yes
Commissioner Kelley	yes
Commissioner Partington	yes
Mayor Costello	yes

Carried.

Hearing no objection, Mayor Costello closed the public hearing on Item #9(G).

Attachment K

businesses along A1A were permitted to have pole signs. He pointed out this was an older building with an architectural design that was somewhat limiting to allow for horizontal signs at or below 20 feet, and staff was trying to follow what was done previously at the other two sites referenced.

Commissioner Gillooly stated Commissioner Partington received an e-mail today questioning the fairness on how the Commission judged special exceptions. She requested Mr. Ervin explain what constituted a special exception.

Mr. Ervin stated the Land Development Code was specifically amended for this particular situation. He explained in the mid 1990s there was a prohibition of all signs over 20 feet, and Peninsula Hospital indicated they could not get a 20-foot sign, but it was imperative to have a sign. Mr. Ervin reported that rather than going through a variance procedure, the Planning Board recommendation was to make a special exception for applicants to go through a public hearing process at the Development Review Board and at the City Commission level. He pointed out that the concept behind a special exception was what was being requested may not work everywhere in the district but may be appropriate in certain locations. Mr. Ervin reported this was regulatory relief granted toward existing structures built along the beachfront and in the hospital zoning districts because it would deal with more institutional buildings that would typically be taller and did not have the architecture to support typical signage.

Mayor Costello asked why the parrot had to be removed from the hotel but this could stay.

Mr. Ervin stated this would meet the sign area requirements while the parrot exceeded the size limitation, and the parrot was considered a graphic representation used for commercial free speech; therefore, interpreted as a sign. He noted there was also a prohibition against murals.

Mayor Costello reported he worked hard to keep the parrot, and he did not understand why this was recommended for approval while the parrot had to be removed.

Commissioner Partington stated he also appreciated the pole sign on A1A. He summarized that Mr. Ervin was indicating that in order to be consistent with what was previously approved staff was recommending this be approved. Commissioner Partington noted he considered that to be an important factor.

Commissioner Kelley stated there was a very clear difference that the Development Review Board considered and assessed incorrectly which was that a special exception was granted to B-7 for a Planned Business Development (PBD). He pointed out the hospital had no place for a sign, but this applicant did have a place for a sign. Commissioner Kelley reported the sign would not be obtrusive, but the exception granted was meant to apply in those situations where there was no place for a sign, which was not the case in this instance; therefore, he would vote against this request.

Call Vote:

Commissioner Partington	yes
Commissioner Gillooly	no
Commissioner Kent	no
Commissioner Kelley	no
Mayor Costello	no

Failed.

Hearing no objection, Mayor Costello closed the public hearing on Item #9(A).

Item #9(B) - "The Tomoka Oaks Golf Village"

ORDINANCE NO. 2006-17

AN ORDINANCE AMENDING SUBSECTION A, ZONING MAP, OF SECTION 2-03, OFFICIAL ZONING MAP AND ZONING DISTRICT, OF CHAPTER 2, ARTICLE I, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF THE LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE A 147-ACRE PARCEL OF REAL PROPERTY FROM R-2 (SINGLE-FAMILY LOW DENSITY) TO PRD (PLANNED RESIDENTIAL DEVELOPMENT), SAID REAL PROPERTY BEING LOCATED WITHIN THE LIMITS OF THE EXISTING TOMOKA OAKS GOLF COURSE; ESTABLISHING BOUNDARIES; AUTHORIZING REVISION OF THE OFFICIAL ZONING MAP; APPROVING A DEVELOPMENT ORDER FOR "THE TOMOKA OAKS GOLF VILLAGE" PLANNED RESIDENTIAL DEVELOPMENT (PRD); REPEALING ALL

INCONSISTENT ORDINANCES AND PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Kelley moved, seconded by Commissioner Partington, to approve Ordinance No. 2006-17, on second reading, as read by title only.

Call Vote:	Commissioner Gillooly	yes
	Commissioner Kent	yes
	Commissioner Kelley	yes
	Commissioner Partington	yes
Carried.	Mayor Costello	yes

Hearing no objection, Mayor Costello closed the public hearing on Item #9(B).

Item #10 - Collection, Removal, and Disposal Of Debris Upon Private Roads and within Private Gated Communities During a Declared State of Emergency

ORDINANCE NO. 2006-18

AN ORDINANCE AMENDING CHAPTER 10, WASTE, YARD WASTE AND RECYCLABLES*, OF THE CODE OF ORDINANCES OF THE CITY OF ORMOND BEACH, FLORIDA, BY AMENDING ARTICLE I, IN GENERAL, SECTION 10-1, DEFINITIONS; AND BY AMENDING SECTION 10-18, RESERVED, TO PROVIDE FOR THE COLLECTION, REMOVAL, AND DISPOSAL OF DEBRIS UPON PRIVATE ROADS AND WITHIN PRIVATE GATED COMMUNITIES DURING A DECLARED STATE OF EMERGENCY; PROVIDING FOR SEVERABILITY; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Kent moved, seconded by Commissioner Kelley, to approve Ordinance No. 2006-18, on second reading, as read by title only.

Call Vote:	Commissioner Kent	yes
	Commissioner Kelley	yes
	Commissioner Partington	yes
	Commissioner Gillooly	yes
Carried.	Mayor Costello	yes

Item #11(A) - Signage for Professional Office Uses in the Greenbelt Overlay District

ORDINANCE NO. 2006-19

AN ORDINANCE AMENDING CHAPTER 3, PERFORMANCE CRITERIA, ARTICLE IV, SIGN REGULATIONS, SECTION 3-48, SPECIALIZED SIGN STANDARDS, OF THE *LAND DEVELOPMENT CODE* BY ALLOWING FOR ADDITIONAL SIGNAGE FOR PROFESSIONAL OFFICE USES IN THE GREENBELT OVERLAY DISTRICT, SUBJECT TO MINIMUM CRITERIA; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Ervin stated this was an administratively initiated amendment to the Land Development Code to address a concern identified to the Commission from a local land developer. He reported there was a concern that the current land development regulations do not provide enough sign flexibility for larger office complexes located along the major thoroughfares of Granada Boulevard, Clyde Morris Boulevard, Williamson Boulevard and Hand Avenue. Mr. Ervin noted staff had been in discussion with this developer to determine what options were available in that there were no sign variances for new construction, so developers have two options: rezone their property to PBD where they would have some flexibility or to go forward with straight zoning and comply with the minimum established standards. He explained the current minimum standards call for monument signage, and the size of the sign would be based on the frontage of the property with a maximum number of six tenant panels in addition to the name of the facility. Mr. Ervin reported the applicant was concerned this was not meeting the needs of today's real estate market and identified that the purchasers need additional signage. He noted staff had some concerns relative to applying the regulations City-wide. Mr. Ervin pointed out staff was not indicating the proposal was unattractive, and the applicant did point out

Attachment L

From:	Hayes, Randy
To:	Spraker, Steven
Subject:	FW: Tomoka Oaks- Historical Recorded Documents
Date:	Thursday, June 30, 2022 11:47:49 AM
Attachments:	Tomoka Oaks 1963 Warranty Deed and Release.pdf

Steven – for the reasons described below, there is no covenant requiring the golf course to be used in perpetuity.

From: McKee, Scott <Scott.McKee@ormondbeach.org>
Sent: Thursday, June 30, 2022 11:27 AM
To: Hayes, Randy <Randy.Hayes@ormondbeach.org>
Subject: Tomoka Oaks- Historical Recorded Documents

Randy,

As I mentioned earlier, I reviewed the public record archives pertaining to the Tomoka Oaks golf course, specifically as to the issue whether there were any recorded documents containing language that the property was "to be used as a golf course in perpetuity". I searched for any covenants/restrictions that would include such language. There was a document recorded at Book 431, beginning at page 32, titled "Restrictions", which was applicable to Tomoka Oaks Country Club Estates, Unit #1, and provided restrictions regarding the use of the residential properties by the individual homeowners,(i.e., such as only using the property for residential use, only buildings for private dwellings, no animals except for domestic animals, etc.) but the restrictions contained no such language pertaining to the use of the golf course property in perpetuity.

I was able however, to locate a document containing the language restricting the use in perpetuity as a golf club, as referenced in the detailed packet of materials containing the history of the development provided to planning staff by Carolyn Davis. The referenced clause is in a warranty deed executed in December of 1963, which conveyed the property from Tomoka Oaks, Inc., to an individual, Ralph Frederick, trustee. This 1963 warranty deed contained three paragraphs of notable interest. The first paragraph contained a right of refusal for Tomoka Oaks, Inc. to re-purchase the property in the event Mr. Frederick decided to sell the golf course. The second paragraph contained the referenced language that the property shall be used as a golf and country club, golf course, or related use, in perpetuity, or revert back to the seller. The third paragraph contained express conditions and provided a mechanism to release or modify the express conditions. Subsequent recorded documents including a corporate resolution adopted by the Tomoka Oaks, Inc. board of directors in 1969, and a release, recorded in 1971, were located that indicate the parties were released from the conditions of the 1963 warranty deed, which shall be discussed in detail below.

As a brief history, during the early development of the Tomoka Oaks subdivision, the golf course property was owned by Tomoka Oaks, Inc., a Florida corporation, and was initially leased in January of 1963 to Tomoka Oaks Golf and Country Club Inc., a non-profit, for a term of 99 years. For whatever reason, the lease was surrendered in October of the same year, and the golf course property was sold in December by Tomoka Oaks, Inc., to Ralph Frederick, Trustee. The golf course property was conveyed by warranty deed for consideration, executed on December 12, 1963, and recorded in the public records of Volusia County on December 13, 1963, at Book 585 beginning on page 157. As previously mentioned the warranty deed contained; 1) a right of first refusal in the event Mr. Frederick decided to sell the golf course property and received a good faith offer; 2) a reverter clause that the property would be used as a golf and country club, golf course, and related use in perpetuity; and 3) a paragraph expressing conditions of the right of first refusal and providing

a provision to allow the parties a release of the reverter clause if express conditions were met.

1963 Warranty Deed Conditions

Language of Right of First Refusal

The warranty deed executed on December 12, 1963 contained the following language, giving Tomoka Oaks, Inc., the right of first refusal to re-purchase the property should the grantee (party of second part) ever decide to sell the property and get a good faith offer.

> "*This conveyance is subject to the express conditions that should party of the second part (grantee), or his successors in interest, desire to sell or convey the above described property to any person, firm or corporation other that a subsidiary of party of the second part, any good faith offer acceptable to such owner must be referred to party of the first part (grantor) for its acceptance or rejection for a period of thirty days, and in the event of its rejection or failure to accept such offer, said offer shall then be presented to Tomoka Oaks Golf and Country Club, Inc., a Florida non-profit corporation, for its acceptance or rejection for a period of thirty days, such acceptance or rejection to be subject to the approval of party of first part (grantor). Such right to accept or reject said offer is transferable and may be transferred by either party of the first part or Tomoka Golf and Country Club, Inc. to the Tomoka Oaks Homeowners Association within said thirty day period and must be acted upon within said period*."

Language of Reverter Clause

The second condition in the 1963 warranty deed contained a condition that the property shall be used as a golf and country club, golf course and related uses by the grantee or its successors in interest or revert back to the seller. The language of the reverter clause is as follows:

> "*The above described property shall be used perpetually for purposes of a golf and country club, golf course, and related uses, and in the event that party of second part, or its successors in interest, fail to utilize said property exclusively as a golf and country club, golf course, and related uses, and the property not be sold to Tomoka Oaks Homeowners Association as specified in the preceding paragraph, then the above described property shall automatically revert to and become the property of the first part, and all rights therein of party of the second part, or its successors in interest, shall immediately terminate unless party of the second part, or its successors in interest, shall within ninety days after the day of mailing to said party of the second part, or its successors in interest, at is last known address by certified mail, by Tomoka Oaks Inc., or Tomok Oaks Homeowners Association, a written notice to utilize said property as a gold and country club, golf course, and related uses, complies with said reverter clause and continues to use said property as a golf and country club, golf course, and related uses.*"

Release of Modification of the Reverter Clause

The paragraph immediately following the reverter clause in the warranty deed allows the parties to be released from the reverter clause provided express conditions are met. The language is as follows:

> "The aforementioned reverter clause specified in the last preceding paragraph may be released or modified b resolution concurred in by two-thirds of the entire board of directors of Tomoka Oaks, Inc. at any time after ten years after the date of recording of this Deed; provided that if Tomok Oaks, Inc. shall have disposed of four-fifths (4/5) of the lots in

Tomoka Oaks Country Club Estates, then the foregoing right to release or modify the reverter shall be vested automatically and exclusively in the Tomoka Oaks Homeowners Association, Inc., to be exercised by resolution of two-thirds (2/3) of the Board of Directors of the Tomoka Oaks Homeowners Association, Inc."

1969 Corporate Resolution and 1971 Release

A few years after the golf course property was conveyed from Tomoka Oaks, Inc. to Ralph Frederick, a sale of the golf course was pending to the entity, Ormond Ocean Homes, Inc. On February 18, 1969, the board of directors for Tomoka Oaks, Inc., held a special meeting and adopted a corporate resolution, by unanimous vote, which recited the reservations and restrictions contained in the December 1963 warranty deed, specifically the right of first refusal and the reverter clause. The resolution stated, "*it is within knowledge of Tomoka Oaks, Inc. at this time that the above described golf course property is under contract for sale to Ormond Ocean Homes, Inc., and Tomoka Oaks, Inc. has rejected its right to purchase said property and is agreeable to the said sale to Ormond Ocean Homes, Inc., and Tomoka Oaks, Inc. has not transferred the right to accept or reject said offer, and whereas, Tocc, Inc., the present owner of the aforesaid property, had requested Tomoka Oaks, Inc. to formalize its consent to the sale of the above described property to Ormond Ocean Homes, Inc., and Tocc, Inc., with the understanding that Tomoka Oaks, Inc. intends to liquidate and dissolve, has also requested Tomoka Oaks, Inc. to release forever its right of first refusal set forth in the aforesaid deed of conveyance and to also release the reverter clause contained in said deed, the release of the reverter clause to become effective December 13, 1973, the release specified in such reverter clause*." The corporate resolution adopted by the board of directors for Tomoka Oaks, Inc., was recorded in the public records of Volusia County October 22, 1970, at Book 1238, page 246. It is important to note that this resolution was adopted by the board of directors unanimously, and the date the release of the reverter clause was to become effective, December 13, 1973. As the warranty deed provided the reverter clause could be modified or released by a two-thirds vote by the board of directors *at any time after 10 years of the date of recording of the deed* (which was December 13, 1963). It appears the conditions were met. On June 16, 1971, a Release was filed in the public records of Volusia County at Book 1307, page 89, which acknowledged the corporate resolution adopted by the board of directors and recorded in the public records, further releasing the reverter clause contained in the 1963 deed, becoming effective December 13, 1973, the release date specified in the reverter clause, and stating the release is given for good and valuable consideration. In summary, the records confirm the existence of a document recorded in the public records that provided the property be used for purposes of a golf course in perpetuity. In this case, the document was not contained covenants and restrictions provided by a homeowners' association, but rather in a warranty deed, and as stated previously, subsequent records confirm the reverter clause containing the language was properly released by a recorded corporate resolution and release, and therefore no longer valid. I have attached and combined the three referenced documents as a scanned PDF, and highlighted key provisions for your review.

Thanks,

Scott McKee, Esq.
Assistant City Attorney
Office of City Attorney

173 South Beach Street | Ormond Beach, FL 32175
Main: (386) 676-3217| Direct: (386) 615-7035
Fax: (386) 676.3321
Email: scott.mckee@ormondbeach.org

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WARRANTY DEED

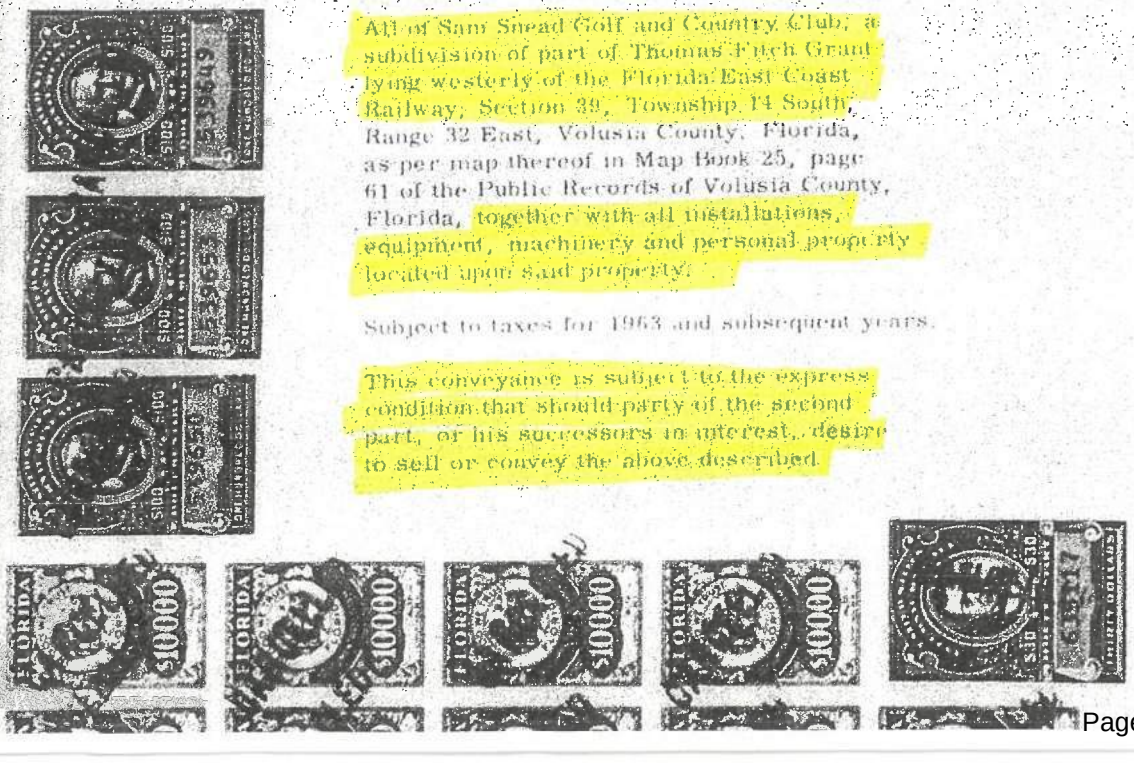
THIS INDENTURE made this 12th day of December, A. D., 1963, between TOMOKA OAKS, INC., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Volusia and State of Florida, party of the first part, and RALPH R. FREDERICK, TRUSTEE, of 945 John Anderson Drive, Ormond Beach, County of Volusia and State of Florida, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars ($10.00) to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land situate, lying and being in the County of Volusia and State of Florida, to-wit:

All of Sam Snead Golf and Country Club, a subdivision of part of Thomas Fitch Grant lying westerly of the Florida East Coast Railway, Section 39, Township 14 South, Range 32 East, Volusia County, Florida, as per map thereof in Map Book 25, page 61 of the Public Records of Volusia County, Florida, together with all installations, equipment, machinery and personal property located upon said property.

Subject to taxes for 1963 and subsequent years.

This conveyance is subject to the express condition that should party of the second part, or his successors in interest, desire to sell or convey the above described



property to any person, firm or corporation other than a subsidiary of party of the second part, any good faith offer acceptable to such owner must be referred to party of the first part for its acceptance or rejection for a period of thirty days, and in the event of its rejection or failure to accept such offer, said offer shall then be presented to Tomoka Oaks Golf and Country Club, Inc., a Florida non-profit corporation, for its acceptance or rejection for a period of thirty days, such acceptance or rejection to be subject to the approval of party of the first part. Such right to accept or reject said offer is transferable and may be transferred by either party of the first part or Tomoka Oaks Golf and Country Club, Inc. to the Tomoka Oaks Homeowners Association within said thirty day period and must be acted upon within said period.

The above described property shall be used perpetually for purposes of a golf and country club, golf course, and related uses, and in the event that party of the second part, or its successors in interest, fail to utilize said property exclusively as a golf and country club, golf course, and related uses, and the property not be sold to Tomoka Oaks, Inc., Tomoka Oaks Golf and Country Club, Inc. or Tomoka Oaks Homeowners Association as specified in the preceding paragraph, then the above described property shall automatically revert to and become the property of party of the first part, and all rights therein of party of the second part, or its successors in interest, shall immediately terminate unless party of the second part, or its successors in interest, shall within ninety days after the day of mailing to said party of the second part, or its successors in interest, at its last known address by certified mail, by Tomoka Oaks, Inc., Tomoka Oaks Golf and Country Club, Inc., or Tomoka Oaks Homeowners Association, a written notice to utilize said property as a golf and country club, golf course, and related uses, complies with said reverter clause and continues to use said property as a golf and country club, golf course, and related uses.

The aforesaid reverter clause specified in the last preceding paragraph may be released or modified by resolution concurred in by two-thirds of the entire board

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of directors of Tomoka Oaks, Inc, at any time after ten years after the date of recording of this Deed; provided that if Tomoka Oaks, Inc. shall have disposed of four-fifths (4/5) of the lots in Tomoka Oaks Country Club Estates, then the foregoing right to release or modify the reverter shall be vested automatically and exclusively in the Tomoka Oaks Homeowners Association, Inc., to be exercised by resolution of two-thirds (2/3) of the Board of Directors of the Tomoka Oaks Homeowners Association, Inc.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

Signed, Sealed and Delivered
in the presence of:

TOMOKA OAKS, INC.

By Ralph R Frederick
President

Attest:
Donald W Acer
Secretary

STATE OF FLORIDA

COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day of A. D. 1963, before me personally appeared RALPH R. FREDERICK and DONALD W. ACER, JR., President and Secretary respectively of Tomoka Oaks, Inc., a corporation under the laws of the State of Florida, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Daytona Beach in the County of Volusia and State of Florida, the day and year last aforesaid.

Notary Public, State of Florida at Large

THIS INSTRUMENT PREPARED BY
DAVID L. BLACK
ATTORNEY AT LAW
801 N. GRANDVIEW AVE., DAYTONA BEACH, FLA.

RESOLUTION

WHEREAS, TOMOKA OAKS, INC., a Florida corporation, made, executed, and delivered to Ralph R. Frederick, Trustee, a deed to certain property described as follows:

> All of Sec Sneed Golf and Country Club, a subdivision of part of Thomas Fitch Grant lying westerly of the Florida East Coast Railway, Section 39, Township 14 South, Range 32 East, Volusia County, Florida, as per map thereof in Map Book 25, page 61, of the Public Records of Volusia County, Florida, together with installations, equipment, machinery and personal property located upon said property.

which deed was duly recorded on December 13, 1963 in Official Records Book 585, page 157, Public Records of Volusia County, Florida, and

WHEREAS, such deed of conveyance contained the following reservations and restrictions:

> "This conveyance is subject to the express condition that should the party of the second part (Ralph R. Frederick, trustee), or his successors in interest, desire to sell or convey the above-described property to any person, firm, or corporation other than a subsidiary of party of the second part, any good faith offer acceptable to such owner must be referred to party of the first part for its acceptance or rejection for a period of thirty days, and in the event of its rejection or failure to accept such offer, said offer shall then be presented to Tomoka Oaks Golf and Country Club, Inc., a Florida non-profit corporation, for its acceptance or rejection for a period of thirty days, such acceptance or rejection to be subject to the approval of the party of the first part (Tomoka Oaks, Inc.) Such right to accept or reject said offer is transferable and may be transferred by either party of the first part or Tomoka Oaks Golf and Country Club, Inc. to the Tomoka Oaks Homeowners Association within said thirty day period and must be acted upon within said period.
>
> The above described property shall be used perpetually for purposes of a golf and country club, golf course, and related uses, and in the event that party of the second part, or its successors in interest, fail to utilize said property exclusively as a golf and country club, golf course, and related uses, and the property not be sold to Tomoka Oaks, Inc., Tomoka Oaks Golf and Country Club, Inc. or Tomoka Oaks Homeowners Association as specified in the preceding paragraph, then the above described property shall automatically revert to and become the property of the party of the first part, and all rights therein

of party of the second part, or its successors in interest, shall immediately terminate unless the party of the second part, or its successors in interest, shall within ninety days after the date of mailing to said party of the second part, or its successors in interest, at its last known address by certified mail, by Tomoka Oaks, Inc., Tomoka Oks Golf and Country Club, Inc., or Tomoka Oaks Homeowners Association, a written notice to utilize said property as a golf and country club, golf course, and related uses, complies with said reverter clause and continues to use said property as a golf and country club, golf course, and related uses.

The aforesaid reverter clause specified in the last preceding paragraph may be released or modified by resolution concurred in by two-thirds of the entire board of directors of Tomoka Oaks, Inc. at any time after ten years after the date of recording of this Deed; provided that if Tomoka Oaks, Inc. shall have disposed of four-fifths of the lots in Tomoka Oaks Country Club Estates; then the foregoing right to release or modify the reverter shall be vested automatically and exclusively in the Tomoka Oaks Homeowners Association, Inc., to be exercised by resolution of two-thirds of the Board of Directors, of the Tomoka Oaks Homeowners Association, Inc."

end

WHEREAS, it is within the knowledge of Tomoka Oaks, Inc. at this time that the above-described Golf Course property is under contract for sale to Ormond Ocean Homes, Inc., and Tomoka Oaks, Inc. has rejected its right to purchase the said property and is agreeable to the said sale to Ormond Ocean Homes, Inc., and Tomoka Oaks, Inc. has not transferred the right to accept or reject said offer, and

WHEREAS, Tocc, Inc., the present owner of the aforesaid property, has requested Tomoka Oaks, Inc. to formalize its consent to the sale of the above-described property to Ormond Ocean Homes, Inc., and

WHEREAS, Tocc, Inc., with the understanding that Tomoka Oaks, Inc. intends to liquidate and dissolve, has also requested Tomoka Oaks, Inc. to release forever its right of first refusal set forth in the aforesaid deed of conveyance and to also release the reverter clause contained in said deed, the release of reverter to become effective December 13, 1973, the release date specified in such reverter clause,

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NOW, THEREFORE, the following resolutions are hereby adopted:

"BE IT RESOLVED: That inasmuch as it has been submitted to Tomoka Oaks, Inc. that Tocc, Inc. has contracted to sell the following described property to Ormond Ocean Homes, Inc.:

All of Sam Snead Golf and Country Club, a subdivision of part of Thomas Fitch Grant lying westerly of the Florida East Coast Railway, Section 39, Township 14 South, Range 32 East, Volusia County, Florida, as per map thereof in Map Book 25, page 61, of the Public Records of Volusia County, Florida, together with installations, equipment, machinery, and personal property located upon said property,

Tomoka Oaks, Inc. does hereby reject its right to exercise any option to purchase the aforesaid property and is in full accord with the sale of the aforesaid property to Ormond Ocean Homes, Inc. and that the said sale is hereby ratified and approved and that Tomoka Oaks, Inc. evidences its consent to the said sale by the action of its board of directors taken at this duly convened, authorized meeting of the board of directors of said corporation.

BE IT FURTHER RESOLVED: That since Tomoka Oaks, Inc. intends to liquidate and dissolve, Tomoka Oaks, Inc. does hereby release any and all rights reserved unto it in that certain deed of conveyance recorded in Official Records Book 585, page 157, Public Records of Volusia County, Florida, particularly its right of first refusal set forth in said deed, and Tomoka Oaks, Inc. further releases the reverter clause contained in the aforesaid deed, such release of reverter to become effective December 13, 1973, the release date specified in such reverter clause, and the president and/or secretary of this corporation are hereby authorized and empowered to execute any and all further instruments which may be required in order to effect the releases herein referred to."

I HEREBY CERTIFY that the above and foregoing is a true and correct copy of a resolution passed by a unanimous vote of the board of directors of Tomoka Oaks, Inc. at a special meeting of the board of directors held on the 18th day of February, A. D. 1969, the said meeting having been duly convened and a quorum being present.

DATED: This 19th day of October, 1970.

Donald W. Acer, Jr. - Secretary of Tomoka Oaks, Inc.

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VOL 1307 PAGE 89

THIS INSTRUMENT PREPARED BY
DAVID L. BLACK
ATTORNEY AT LAW
801 N. GRANDVIEW AVE., DAYTONA BEACH, FLA.

R E L E A S E

KNOW ALL MEN BY THESE PRESENTS, That TOMOKA OAKS, INC., a Florida corporation, pursuant to that certain corporate resolution adopted by the board of directors of the said Tomoka Oaks, Inc. at a special meeting of the board of directors held on the 18th day of February, 1969, a certified copy of which resolution has been duly recorded among the Public Records of Volusia County, Florida in Official Records Book 1238, page 248, does hereby release any and all rights reserved unto it in that certain deed of conveyance recorded in Official Records Book 585, page 157, Public Records of Volusia County, Florida, particularly its right of first refusal set forth in said deed, and said Tomoka Oaks, Inc. further does hereby release the reverter clause contained in the aforesaid deed, such release of reverter to become effective December 13, 1973, the release date specified in such reverter clause. This release is given for good and valuable consideration.

IN WITNESS WHEREOF, TOMOKA OAKS, INC. has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, this 16th day of June, A. D. 1971.

Signed, sealed, and delivered
in the presence of:

TOMOKA OAKS, INC.

By R. W. Davis
Its President

STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared R. W. DAVIS, well known to be to be the president of Tomoka Oaks, Inc., a Florida corporation, and he acknowledged executing the above and

foregoing release in the presence of two subscribing witnesseas freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of June, A. D. 1971.

Notary Public, State of Florida at Large

My commission expires: 9/16/73

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BOOK 1307 PAGE 89
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Tyler Brown
90 North St. Andrews Drive
Ormond Beach, FL 32174

October 30, 2023

Ormond Beach City Commission:

DENISTY MATTERS

Executive Summary

The fact that Tomoka Reserve will affect the surrounding neighborhoods is undeniable. To what extent depends heavily on the density and development that is ultimately approved. While the developer is arguing that Tomoka Oaks has a density of 2.09 homes/acre, this number is highly circumspect and should be examined before any development density is considered. The next several pages will go through some of these considerations. As you will see there is a solid and consistent argument that Tomoka Oaks actually has a density of 1.11 homes/acre. This would reduce Tomoka Reserve to a comparable density of 165 homes from their current 272. Unfortunately, you will not find quippy one-liners or jokes in this analysis. What you will find are facts and numbers that affect the future of Tomoka Oaks and Ormond Beach. Hopefully, this information helps inform your deliberations concerning Tomoka Reserve.

History and Information

Since the announcement of Tomoka Reserve and the first Neighborhood Meeting, the residents of Tomoka Oaks, and Ormond Beach at large, have been worried about the impact this project would have on our quality of life and the character of the surrounding neighborhood. A copy of my letter supplied to the developer at that first meeting referencing these concerns is attached for your reference (Exhibit 1). As the process has proceeded, there have been many concerns discussed. Some have been addressed, while the larger quality of life issues including traffic, further crowding and strain on our school and hospital systems, property value loss, loss of recreational and green space, and environmental concerns have been mostly unresolved.

When you distill these concerns down to their root cause, you arrive at one aspect of the proposed development that, if altered, helps reduce every one of the major concerns. DENSITY. This issue has been discussed at every meeting concerning Tomoka Reserve including the three Planning Board meetings where one of the main reasons for the board's denial position was the overall property density. We can argue the appropriate density, but a good place to start is the density of the surrounding neighborhood, Tomoka Oaks.

Analysis

The land development code defines density as follows:

> Density means the total number of dwelling units per gross acre of land. For purposes of computing density allowances, the total amount of unbuildable area, including wetlands, retention ponds, and inaccessible areas shall not exceed ten percent (10%) of the gross acreage. Density, in turn relates to the total population load on the land in terms of families or persons per acre. In calculating maximum potential densities for any given parcel of property, such calculations shall be exclusive of that existing portion which is considered to be submerged lands.

This definition was verified and expanded on in a February 9, 2023, email from Steven Spraker, copy included, where he stated, "The overall subdivision size includes all aspects of the subdivision (roads, stormwater, parks, natural areas)."(Exhibit 2) This definition would indicate that all land, other than that considered to be submerged would be included in the calculation of a given property's density. Based on this definition and using available public records from the Volusia County Property Appraiser's Office, the 547 lot owners in Tomoka Oaks own 282.846 acres. Unfortunately, this does not include the acreage contained within common islands, roadways, or the golf course. These numbers yield a Tomoka Oaks density of 1.93 homes/acre. For comparison, currently, the developer and City Staff report that Tomoka Oaks has a density of 2.09 homes/acre.

Following the July 13, 2023, Planning Board meeting, at which I and others spoke about density, I asked for further clarification in an email to Steven Spraker, copy included, concerning the density calculations being used (Exhibit 3). In his response, he indicated that the total acreage of Tomoka Oaks according to the city Geographic Information System (GIS) was 343.37 acres. This number is inclusive of all areas including roads, common areas, and landscape area. This analysis, however, only yielded 542 units. Based on this and the definition provided above, one would believe the calculated density of Tomoka Oaks to be 1.58 homes/acre, however, as previously mentioned, the reported density is 2.09 homes/acre. You may ask, "Why the difference?" In Mr. Spraker's response he explains that 84.30 acres of the 343.37 acres in Tomoka Oaks must be removed from the density calculation because its land use designation is "Open Space/Conservation". He further included future land use panels E3 and E4 that generally show the West side of Tomoka Oaks and Future Land Use Element Goals Objectives and Policies (FLUE), page 6 with section 5, "Recreation/Open Space, 'Density: Not permitted.'" boxed in illustrating the rationale for the removal of 84.30 acres from the land area of Tomoka Oaks (Exhibit 4). While Mr. Spraker's email narrative calls out an "Open Space/Conservation" land use designation as not being able to be counted in the density calculation, we are left to conclude that the language existing in the "Recreation/Open Space" section equally applies under this rationale. Unfortunately, several issues exist when using this rationale to calculate the land area and thus density of Tomoka Oaks.

1. This interpretation of the FLUE is flawed. According to the definition available in the LDC and further clarified by Mr. Spraker, all land is included in the density calculation except for submerged land.
2. You would be removing land that Tomoka Oaks residents own, pay taxes on, and can improve with a board walk and/or dock from the land area of Tomoka Oaks.

This leads us to conclude that the density of Tomoka Oaks based on City and developer analysis should be 1.58 homes/acre. This, however, is still a flawed analysis.

If you take the Tomoka Oaks neighborhood as a whole, you also have to consider the original developers intended land use. The golf course property was placed in the middle of the neighborhood to act as a recreation green space for Ormond Beach and more specifically the tax paying property owners of Tomoka Oaks much as the developer claims the pocket parks and recreation space of the proposed Tomoka Reserve will serve its residents. This adds 148 acres of land to Tomoka Oaks resulting in 490.37 acres and a density, as constructed, of 1.11 lots/acre.

Conclusion

You may ask why nailing down a true and accurate interpretation of Tomoka Oaks density is important. The developer has claimed through the LDC they could construct over 625 homes on the 148 acres of the golf course property. They have used this inflated, impossible to construct number of homes to justify that their originally submitted proposal already compromised by reducing their legally allowable density by half. They have also resolutely stated 100-foot lots are not marketable to justify their 60-80 foot lots, but still have an application pending for straight R2 zoning, which would contain, according to the developer, unmarketable 100-foot wide lots, they are using as a threat to push through their submitted proposal.

As density plays a major role in the negative impacts imposed on Tomoka Oaks and Ormond Beach from this development, showing an incompatibility in density with Tomoka Oaks justifies the neighborhood's request for fewer and larger lots. The chart below shows how many lots could be placed on the golf course property at different density levels to be compatible with Tomoka Oaks:

	Tomoka Oaks Density	Tomoka Reserve Homes
Developer	2.09	307
Property Owned	1.93	284
Full GIS	1.53	232
Full GIS & Golf Course	1.11	165

As you can see, which density number is accurate changes the number of lots, if developed to a density compatible with Tomoka Oaks, by 142 lots. Reductions in density of 100 to 142 lots should have a significant impact on the larger quality of life issues still outstanding.

There is one more major consideration when looking at the comparable densities of Tomoka Oaks and Tomoka Reserve. If you do not accept the rationale above that the land contained within Tomoka Oaks with a future land use of "Open Space/Conservation" and the golf course should be included in the denominator of the density calculation, I would ask that you apply the same standard to the proposed Tomoka Reserve development. Based on their last PRD submission, if approved, of Tomoka Reserve's 147.94 acres, 67.84 would have a future land use consistent with "Recreation/Open Space" or "Open Space/Conservation" (Exhibit 5). Using the same logic applied to remove 84.30 acres of "Open Space/Conservation" acreage from Tomoka Oaks would leave Tomoka Reserve 80.1 acres to use in their density calculation. This puts the density of Tomoka Reserve at 3.40 lots/acre which is significantly above the Tomoka Oaks density of 2.09 using the same rationale. The current rationale

would leave the commission voting to approve a site plan that in discussion has a developer reported density of 1.84 lots/acre, but immediately after approval, which will change the future land use to some form of conservation, would have a density of 3.40. Density cannot and should not change based on a simple vote of the commission. Not using an apples-to-apples comparison on density exposes the existing Tomoka Oaks neighborhood to an unwarranted change in character and should not be allowed or condoned.

As you can see there is more than one way to look at the density of Tomoka Oaks and Tomoka Reserve. The current methodologies allow the developer to present lower numbers for their development while inflating that of Tomoka Oaks and surrounding neighborhoods. As a commissioner, please ensure that when you are presented with density numbers for Tomoka Oaks and Tomoka Reserve you are getting apples-to-apples comparisons. As the title indicates, density matters! How it is calculated changes the comparable Tomoka Oaks/Tomoka Reserve densities which ultimately determines the impact of the proposed Tomoka Reserve development on Tomoka Oaks and Ormond Beach.

Please feel free to contact me if you have any questions concerning the information contained herein.

Respectfully:

Tyler Brown
90 North St. Andrews Drive

Exhibit 1

Tyler Brown
90 North St. Andrews Drive
Ormond Beach, FL 32174
TLB1720@gmail.com
386-506-9322

Tomoka Oaks Golf Course Development

As development of the existing Tomoka Oaks Golf Course progresses, it is imperative that the developer mitigate impacts and maintains the nature/culture of the existing neighborhoods. Unlike most developments that abut existing neighborhoods, this development will be completely enveloped by existing and established neighborhoods. While it is understood that there has been no official plan submitted to the city there are several concerns that if not accounted for in any future development plan, could fundamentally alter the nature of several existing Ormond Beach neighborhoods.

1. Tomoka Oaks and The Trails contain an architecturally diverse housing stock situated on 1/3 to ½ acre lots with substantial tree cover which helps shape the appearance of the neighborhood. Construction of a development of cookie cutter homes, on minimally sized lots, with a minimal tree canopy would alter the fundamental nature of the neighborhood. Care should be given to ensure that the lots and subsequent construction located closest to the existing neighborhood, not alter the feel of the neighborhood. This can be done though the inclusion of various floor plans, materials, and roof lines in any new development. Varying and increasing lots sizes as the development approaches existing homes would also help retain character and appearance.
2. Larger lot sizes, walking/bicycle trails, and the golf course located in the neighborhood reduces residential density helping to ensure there is significant green space to allow wildlife and the environment to flourish. It helps keep our summer temperatures down and provides noise barriers for Nova Road, US1, and each other. If the new development would clear cut the golf course trees and build the currently allowable density of 4.3 home per acre, it would fundamentally alter the nature of the neighborhood by reducing green space while having possible significant environmental impacts. Condensing housing density to the core of the development through the use of smaller lots and possibly multi-story units, such as condominiums, while not exceeding the reasonable number of housing units that could have occupied the development in its current R-2 zoning, would allow for greater greenspace retention. This has the benefit of retained green space, the possibility of reduced construction prices, and increased values due to the desirability of the neighborhood resulting from extra green space.
3. The homes currently located on the golf course have the enjoyment of added space behind their homes. This space adds value and desirability, many times, allowing these owners to look across hundreds of feet before seeing the next home. This fact greatly impacted many home buying choices. This new development could definitively harm these owners and deprive them of a large benefit currently available by fundamentally altering the nature of the neighborhood. The use of substantial buffers between the existing homes and the new development consisting of open space, landscaped berms, walking/bicycle trails for the use of the new and existing developments, water retention ponds, etc. will help mitigate the impact of the new development on the existing homes. Many residences bordering the golf course, that do not currently have pools in their back yards, have no fences along golf course. Efforts should be made to allow this to remain an option for these owners through the use

of these buffers instead of the new development necessitating the installation of 6-8 foot privacy fencing.

4. Traffic loads through the community are currently manageable. Even with the expansion of vehicle ownership since Tomoka Oaks was first started, there is not a constant parade of vehicular traffic into and out of the development. Adding this new develop within the current neighborhood will certainly increase the number of vehicles traversing roads that were never intended to have such loads. The whole of Tomoka Oaks Blvd. from the current "roundabout" to Nova Road will need to be examined thoroughly to ensure safety of vehicular, pedestrian, and bicycle traffic. A traffic light at the development entrance/exit onto Nova Road will probably be required to promote adequate safety. If traffic concerns are not addressed and minimized this new development could fundamentally alter the nature of the neighborhood.

Without any submission from the developer, it is difficult to be specific about mitigation efforts needed to ensure minimal impact upon the existing neighborhoods. Obviously, the new development will affect the neighborhood in some way. How much will be determined by the density and design of the development. As time progresses and I obtain better information about the intended development through submissions to the city and conversations with the developer, I intend to be involved to ensure that the quality of life in Tomoka Oaks, The Trails, and Escondido remains high. When going through preliminary development discussions internally and with the community, I ask that you consider the current nature of the neighborhood. Our neighborhood was not built around profit margins, trying to cut cost by building as many and as similar of homes as possible. It is as a refuge from the hustle of daily life with trails, quiet natural green spaces, and low density, diverse construction. Hopefully, any development considers these items and helps preserve and enhance our neighborhood.

I look forward to working with the developer, city staff, the Planning Board, and the City Commission to move forward while not altering the fundamental nature of a neighborhood many have grown to love.

Respectfully,

Tyler Brown

Gmail **Tyler Brown <tlb1720@gmail.com>**

Density Calculation

Spraker, Steven <Steven.Spraker@ormondbeach.org> Thu, Feb 9, 2023 at 8:56 AM
To: Tyler Brown <tlb1720@gmail.com>

Good morning,

The Land Development Code defines density as:

> "Density means the total number of dwelling units per gross acre of land. For purposes of computing density allowances, the total amount of unbuildable area, including wetlands, retention ponds, and inaccessible areas shall not exceed ten percent (10%) of the gross acreage. Density, in turn relates to the total population load on the land in terms of families or persons per acre. In calculating maximum potential densities for any given parcel of property, such calculations shall be exclusive of that existing portion which is considered to be submerged lands."

So, the density would be the overall subdivision size in acreage divided by the number of lots. The overall subdivision size includes all aspects of the subdivision (roads, stormwater, parks, natural areas).

Thank you

Steven

Steven Spraker, AICP

Planning Director

Planning Department

22 South Beach Street, Room 104

Ormond Beach, FL 32174

Direct Line: 386.676.3341

Department: 386.676.3238

Cell: 386.366.1590

Fax: 386.676.3361

E-mail: Steven.Spraker@ormondbeach.org

From: Tyler Brown <tlb1720@gmail.com>
Sent: Thursday, February 9, 2023 8:35 AM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Subject: Density Calculation

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Mr. Spraker:

First, thank you for attending the entire meeting last night. I know that was a large time commitment and it was noticed.

While I intend to draft a letter concerning the meeting last night, I am hoping you can assist me with understanding a portion of the meeting. Obviously, density of the proposed project, which is a direct driver of many of the other concerns including traffic, environment, views, etc., is a major concern. During conversations on density, Mr. Merrell indicated that not all math is the same. He later walked this back, as he did many things, indicating that there could be differences in definition. Further stating that it depends on what goes into the numerator and denominator.

An example would be the 300 lots proposed by the developer being built on roughly 147 acres that encompasses the previous golf course. 300 lots / 147 acres would yield 2.04 lots/acres.

Having a science background and understanding that definitions and units matter, my question, and what I hope you can assist me with, is the definition of density for this proposed development. What exactly goes into the numerator (which should be either homes or lots) and the denominator (which should be the number of acres developed or being developed). If there are further considerations such as the removal of roads, green space, buffers, pocket parks, retention ponds, etc. from the acreage number, I certainly want to make sure the developer and I are in concert and comparing apples to apples.

Thank you in advance.

Tyler Brown
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Gmail

Tyler Brown <tlb1720@gmail.com>

Tomoka Oaks Density Calculation

Tyler Brown <tlb1720@gmail.com> Fri, Jul 14, 2023 at 8:56 AM
To: "Spraker, Steven" <Steven.Spraker@ormondbeach.org>

Mr. Spraker:

Thank you for your work last night. I am sure that was a long day for you. You conducted yourself professionally throughout the entire meeting. My inquiry can certainly be answered next week.

The density calculations for Tomoka Oaks still seem to be inconsistent with readily available public data. The developer says that Tomoka Oaks is 2.09 units/acre. Using information from the county property appraiser for just the land owned by Tomoka Oaks homeowners on their lots (547 units and 282.85 acres), I get 1.93 unit/acre. I have attached an Excel Spreadsheet with the information used so you can verify the 282.85 acres if you so desire. This does not include roads or islands as the property appraiser does not have this info.

I understand that you cannot render an opinion on the "previous golf course" land being included in a density calculation for TOHA, but golf course inclusive, I am at 1.27 units/acre. This is a substantial departure from Tomoka Reserves numbers.

While this can seem like a minor issue, the developer continues to use density numbers to justify the number of units they are proposing. This was done last night to the point of Carl Velie mentioning they would be the least dense development in our area of Ormond Beach. In my opinion, facts matter and math is math.

Again, thank you.

TOHA - Total HOA Home Lots.xlsx
70K

Gmail

Tyler Brown <tlb1720@gmail.com>

Tomoka Oaks Density Calculation

Spraker, Steven <Steven.Spraker@ormondbeach.org> Fri, Jul 14, 2023 at 9:50 AM
To: Tyler Brown <tlb1720@gmail.com>

Good morning,

Thank you for your e-mail. Staff reviewed the applicant's density analysis, it is below and attached:

PLAT NAME	ACRES	LEGAL	OS/C	UNITS (Property Appraiser)	YEAR
Tomoka Oaks CC Estates Unit 1	51.81	MB 25 PG 58-59		103	1961
Tomoka Oaks CC Estates Unit 1B	12.93	MB 28 PG 129		26	1966
Tomoka Oaks CC Estates Unit 1C	12.37	MB 31 PG 165		27	1972
Tomoka Oaks CC Estates Unit 1D	2.32	MB 31 PG 168		5	1972
Tomoka Oaks CC Estates Unit 2	8.07	MB 31 PG 166		19	1973
Tomoka Oaks CC Estates Unit 3	14.34	MB 29 PG 81		41	1969
Tomoka Oaks CC Estates Unit 3A	22.91	MB 27 PG 285		53	1965
Tomoka Oaks CC Estates Unit 4	23.36	MB 31 PG 167		51	1972
Tomoka Oaks CC Estates Unit 5	6.53	MB 34 PG 142	1.42	12	1977
Tomoka Oaks Unit 6	6.05	MB 35 PG 130	1.54	11	1978
Tomoka Oaks Unit 7A	85.98	MB 34 PG 162-164	37.65	88	1977
Tomoka Oaks Unit 7B	48.46	MB 34 PG 200-201	22.43	57	1978
Tomoka Oaks Unit 7C	48.24	MB 35 PG 46-47	21.26	49	1978
TOTAL:	**343.37**		**84.30**	**542**	

Total Gross Acreage	**343.37**
Open Space/Conservation land area	**84.30**
Net Tomoka Oaks land area	**259.07**
Final Density (Minus OS/C)	**2.09**

The analysis obtained the land area from each plat and was calculated by the city Geographic Information System (GIS). All areas (roads, common areas, landscape areas) are included in the density calculation. Staff pulled each subdivision from the property appraiser information and used the original plat. The total of all Tomoka Oaks subdivision land area is 343.37 acres. Of the 343.37 acres, **84.30 has a land use designation of "Open Space/Conservation"** (See FLU E3 and E4) and these land areas **cannot be counted in the density calculation** (see attached). The density is 259.07 acres divided by 542 units or **2.09 units per acre**.

Please let me know if you have any questions. Thank you

Steven

Steven Spraker, AICP

Planning Director

Planning Department

22 South Beach Street, Room 104

Ormond Beach, FL 32174

Direct Line: 386.676.3341

Department: 386.676.3238

Cell: 386.366.1590

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E-mail: Steven.Spraker@ormondbeach.org

From: Tyler Brown <tlb1720@gmail.com>
Sent: Friday, July 14, 2023 8:56 AM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Subject: Tomoka Oaks Density Calculation

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5 attachments

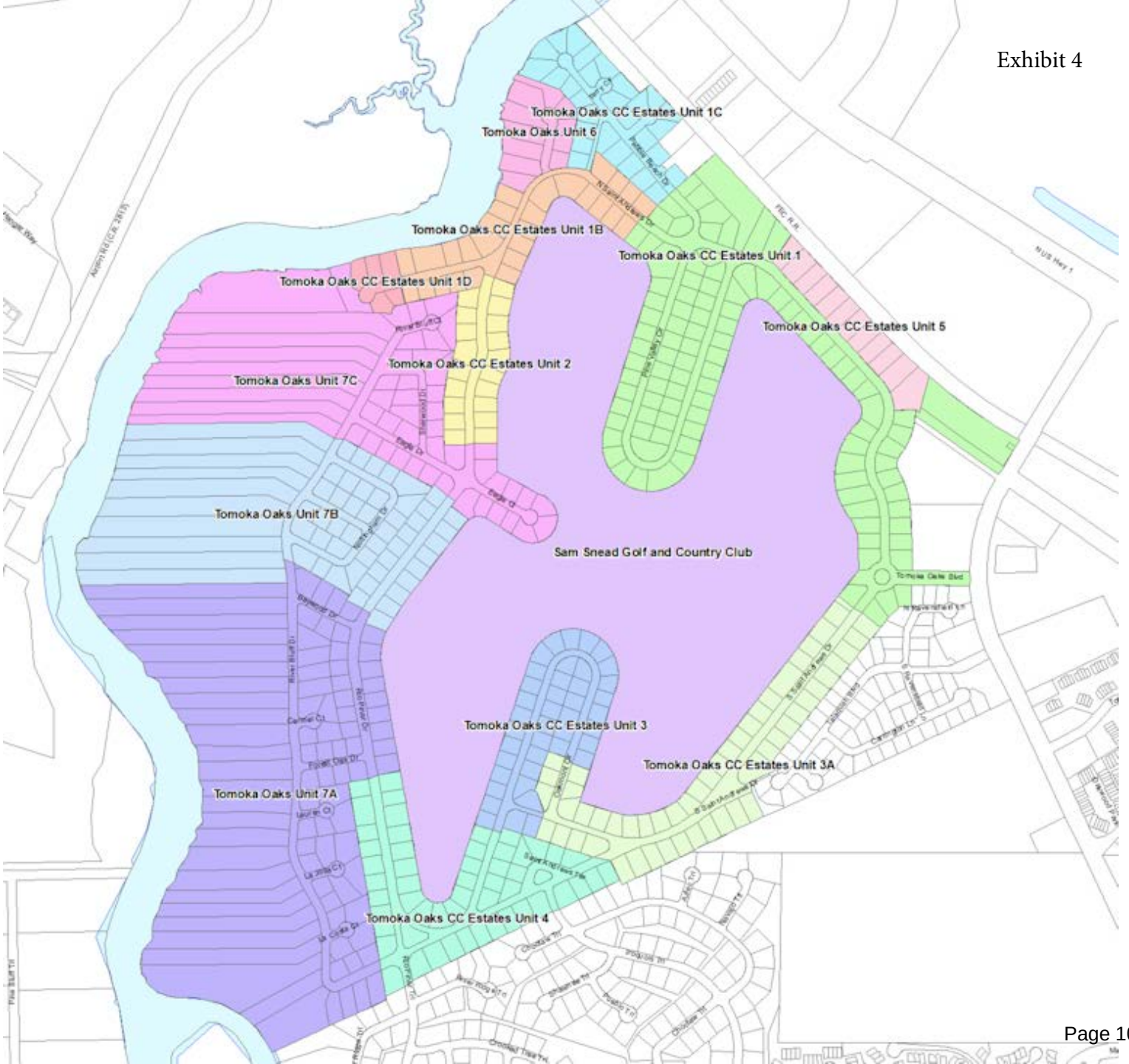
Analysis of Existing Tomoka Oaks Density_GIS.xlsx
290K

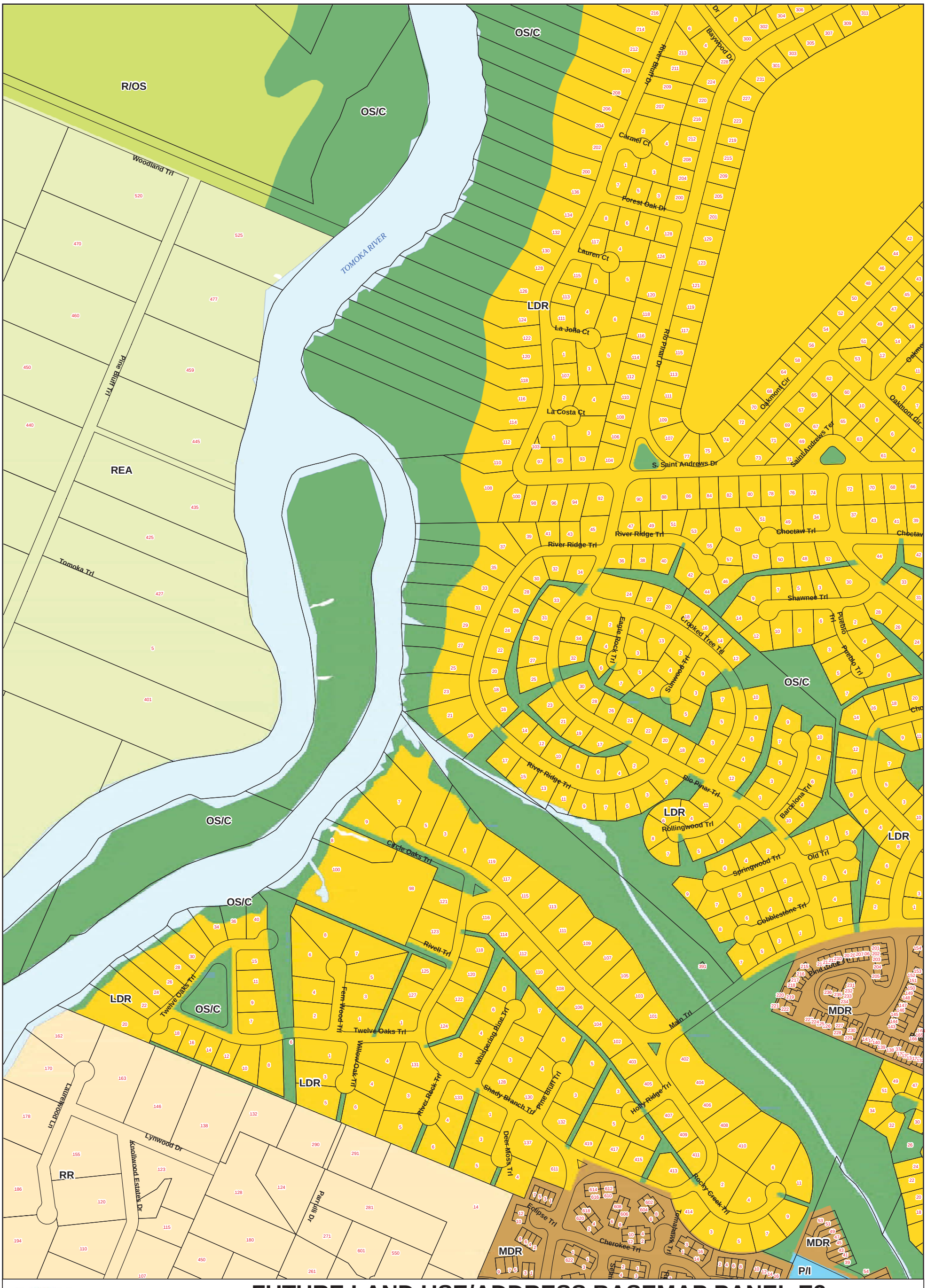
Plats.pdf
10114K

FLU_E3_201609091429504031.pdf
778K

FLU_E4_201609091430284656.pdf
667K

Pages from 1a. Future Land Use Element 7.5.2023-2.pdf
112K


Tomoka Oaks CC Estates Unit 1C
Tomoka Oaks Unit 6
Tomoka Oaks CC Estates Unit 1B
Tomoka Oaks CC Estates Unit 1
Tomoka Oaks CC Estates Unit 1D
Tomoka Oaks CC Estates Unit 5
Tomoka Oaks CC Estates Unit 2
Tomoka Oaks Unit 7C
Tomoka Oaks Unit 7B
Sam Snead Golf and Country Club
Tomoka Oaks CC Estates Unit 3
Tomoka Oaks CC Estates Unit 3A
Tomoka Oaks Unit 7A
Tomoka Oaks CC Estates Unit 4



FUTURE LAND USE/ADDRESS BASEMAP PANEL E3

Legend

LAND USE

- Rural Estate/Agriculture (REA)
- Rural Residential (RR)
- Suburban Low Density Residential (SLDR)

22 Situs Address

- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Residential Office Retail (ROR)
- Low Intensity Commercial (LIC)
- Tourist Commercial (TC)
- General Commercial (GC)
- Heavy Commercial (HC)
- Public/Institutional (P/I)
- Activity Center (AC)
- Light Industrial/Utilities (LI/U)
- Recreation/Open Space (R/OS)
- Open Space/Conservation (OS/C)

MDR City of Ormond Beach Future Land Use

- Park
- City Limits
- Church
- Private School
- Public School

500 250 0 Feet

City of Ormond Beach
G.I.S. Department
June 2016



FUTURE LAND USE/ADDRESS BASEMAP PANEL E4

Legend

LAND USE

- Rural Estate/Agriculture (REA)
- Rural Residential (RR)
- Suburban Low Density Residential (SLDR)

22 Situs Address

- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Residential Office Retail (ROR)
- Low Intensity Commercial (LIC)
- Tourist Commercial (TC)
- General Commercial (GC)
- Heavy Commercial (HC)
- Public/Institutional (P/I)
- Activity Center (AC)
- Light Industrial/Utilities (LI/U)
- Recreation/Open Space (R/OS)
- Open Space/Conservation (OS/C)

MDR City of Ormond Beach Future Land Use

- Park
- City Limits
- Church
- Private School
- Public School

500 250 0 Feet

City of Ormond Beach
G.I.S. Department
June 2016

B. **Heavy Industrial**

Purpose: To depict those areas of the City that are now developed, or appropriate to be developed, in a general industrial manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics. Heavier industrial land uses are generally appropriate to locations with sufficient size to encourage either an industrial park type arrangement with provision for internal service access or as a stand-alone industrial location, both of which incorporate adequate buffering of adverse noise, odor, or emissions; with minimal adverse impact on adjoining uses; and served directly by an arterial road network as well as by transit.

Density: Not permitted.

Maximum FAR: 0.75

5. **Recreation/Open Space**

A. **Recreation/Open Space (R/OS)**

Purpose: To provide land for public, semipublic, or privately-owned areas intended for active recreational uses. Permitted uses within this category include ball fields, golf courses, archery ranges, sports complexes, outdoor recreation areas, contoured golf courses, public parks, picnic areas and gymnasiums. Recreation uses are provided for in all zoning districts as principal uses or special exceptions depending on the specific districts and whether they are public or private and indoor or outdoor.

Density: Not permitted.

Maximum FAR: 0.5

6. **Open Space/Conservation**

A. **Open Space/Conservation (OS/C).**

Purpose: This category includes two (2) subcategories: Parks, which includes public areas used for passive recreation, and Conservation which consists of areas within the City that have significant limitations to development, related to elevations, soils, probability of flooding, relationship to a major water body, wetland characteristics, or similar factors. This category of land use is applicable to all zoning districts.

Density: Not permitted.

Maximum FAR: 0.5

B. **Activity Center**

Purpose: To encourage the development of master planned, mixed-use developments that serve as a catalyst for economic development opportunities and provide for balanced, integrated communities. Density and intensity standards are listed under Policy 1.7.7 of the Future Land Use Element.

Exhibit 5



LOT LEGEND (272 LOTS)

SYMBOL	MINIMUM LOT SIZES:	LOTS	LOT %
	60' X120'	115	(42%)
	80' X125'	157	(58%)

LAND USE LEGEND (147.94 ACRES)

SYMBOL	NOTES	ACRES	PERCENTAGE
	50' LANDSCAPE BUFFER	19.90	(13.45%)
	OPEN SPACE	23.04	(15.58%)
	DRAINAGE/HABITAT	15.56	(10.52%)
	OUTDOOR RECREATION/ COMMON OPEN SPACE	9.34	(6.31%)
	LOTS	62.46	(42.22%)
	ROW	17.64	(11.92%)

CONCEPT LEGEND

EMERGENCY ACCESS THRESHOLD

NOTE: THE LOT SIZES SHOWN WITHIN THIS PLAN ARE CONCEPTUAL AND WILL COMPLY TO THE WIDTH RANGES PROVIDED WITHIN LEGEND. THE MAXIMUM LOT COUNT SHALL NOT EXCEED 272 UNITS. THE LOT WIDTHS CAN DEVIATE FROM THE PROVIDED RANGES IF THEY INCREASE IN SIZE AND DEPTH.
NOTE: ADDITIONAL PEDESTRIAN ACCESS MAY BE PROVIDED TO TOMOKA OAKS LOTS WITH AN EASEMENT APPROVED BY THE INDIVIDUAL TOMOKA OAKS PROPERTY OWNER.
NOTE: TURN LANE SIZES SHALL BE DETERMINED AT THE TIME OF PERMITTING.
NOTE: SIDEWALK LOCATION IS SHOWN AS CONCEPTUAL, ACTUAL LOCATION TO BE DETERMINED AT SITE PLAN PERMTTING.

0 100 200 300 400

SCALE : 1" = 200'

ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE. C
DAYTONA BEACH, FL 32114
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION
(LC-042) (EB 4016)

NO.	DATE	BY	SUBMITTALS / REVISIONS

TOMOKA RESERVE
PLANNED DEVELOPMENT
OVERALL DEVELOPMENT

VOLUSIA COUNTY, FLORIDA
CITY OF ORMOND BEACH

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: JS/MM
CHECKED BY: JS
DRAWING FILE: PD2-PD6_21067 ODP
XREF'S: 21067_BASE.DWG
XREF'S: 21067_SURV.DWG

KRISTOPHER T. ROWLEY, P.E., NO.84263
NOT VALID WITHOUT SEAL

SHEET: PD2 OF 10

From:	Susan Klippel
To:	Community Development
Cc:	Partington, Bill; Tolland, Lori; Sargent, Travis; Persis, Susan; Briley, Harold
Subject:	For City Commission
Date:	Tuesday, October 31, 2023 4:46:33 PM

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Good afternoon Mayor Partington and esteemed City Commissioners,

My name is Susan Klippel and I live at 303 Rio Pinar Road in Tomoka Oaks. My lot is adjacent to the former Tomoka Oaks Golf Course and planned residential Tomoka Reserve development. I would like to take this opportunity to voice my deep opposition to this project.

As an Ormond Beach native, born at Halifax Hospital in 1964, I have seen a lot of changes throughout our beloved "small town". I left the area for college and early career choices, but choose to return to Ormond to raise my family here. My husband and I are both Seabreeze High School graduates. I am all for progress and keeping our city up to date, but am deeply concerned with the amount of rapid commercial and residential growth, desecrating green space, creating traffic and in my opinion, decreasing the value of living in our beautiful city. The addition of this planned residential development in my literal back yard is beyond disappointing and if approved, would directly affect not only my property value, but my quality of life in this neighborhood.

My greatest concerns with the project are many of which you have heard over and over from Ormond Beach residents– traffic, safety, removal of green space, noise, congestion, overcrowded hospitals, and schools, etc. However, on a very personal note, the biggest loss for me would be the project taking away my beautiful back yard view. If I may reshare why this is so important to me … I remember the first time my husband and I walked through this home as if it were yesterday. With vaulted ceilings (my husband was 6' 7" and a vaulted ceiling was much appreciated), plenty of room for our family and in a neighborhood near our work, the beach, grocery, play ground etc. it was a great fit. The neighborhood was full of young families and all the homes had unique character. We walked to the back of the house and my husband saw the view and looked me in the eye and said "we are going to buy this house, aren't we? We immediately agreed and put an offer in that day. We were in love with this home. We moved in and then it happened…the "piece de resistance" … the sunrise. The home is set up to capitalize on the unobstructed golf course view, as I believe the majority of homes on the golf course are. A view that we quickly realized included the most unbelievable sunrises amongst stunning enormous oak trees. It was my husband's absolute favorite thing.

He would get up early to sit in the back room or on the back porch to capture the sunrise views. Sometimes the fog would linger in the trees and make the view more spectacular. We even had disagreements over whether to add blinds to the back windows, because he did not want anything obstructing the view. Anything. Tragically, my husband passed away very unexpectedly five years ago. He left for work, never to return. Now, that unobstructed view with beautiful sunrises is my connection to him. Not a day goes by that I do not say good morning to him while I look out my back sliders as the sun rises. I understand that "life goes on" as brutal as it can be at times, but if I can help protect this special, beautiful, memory filled space in any way, I will. I have included a few of my sunrise and backyard view photos in this correspondence.

I also would like to note that at the time the new development plans were announced we were asked if any homeowner would be interested in purchasing land behind their home. The Tomoka Oaks HOA board spent the time to research and compile a list of those interested. That map is attached. After this work was completed, we were told this option was off the table. The opportunity offered to briefly appease golf course lot owners now seems like an empty tactic used to try to win our approval of the project. I and I am certain many home owners on the golf course, have irrigation installed and maintain the property behind my home, although it is not included in my deed. I would gladly purchase this land. I am very concerned based on the way the property surrounding the land is being maintained now, how they maintain a buffer. A buffer will also take years to fill in.

I believe adding homes behind our golf course lots will greatly decrease property values. We purchased this home knowing it was on a golf course with a beautiful view and were told it was to remain a golf for in perpetuity for at least 99 years. However, often value is not about money. It is about memories made and memories to come. Time outdoors in green space, less stress with less congestion, less noise…. all of these are valuable. Let us not let greed get in the way of protecting what it truly valuable to our community and future generations of Ormond Beach residents.

I believe you have a choice to GREATLY impact our quality of life in Ormond Beach. Please, I urge you to do what is best for your citizens and vote NO to this development.

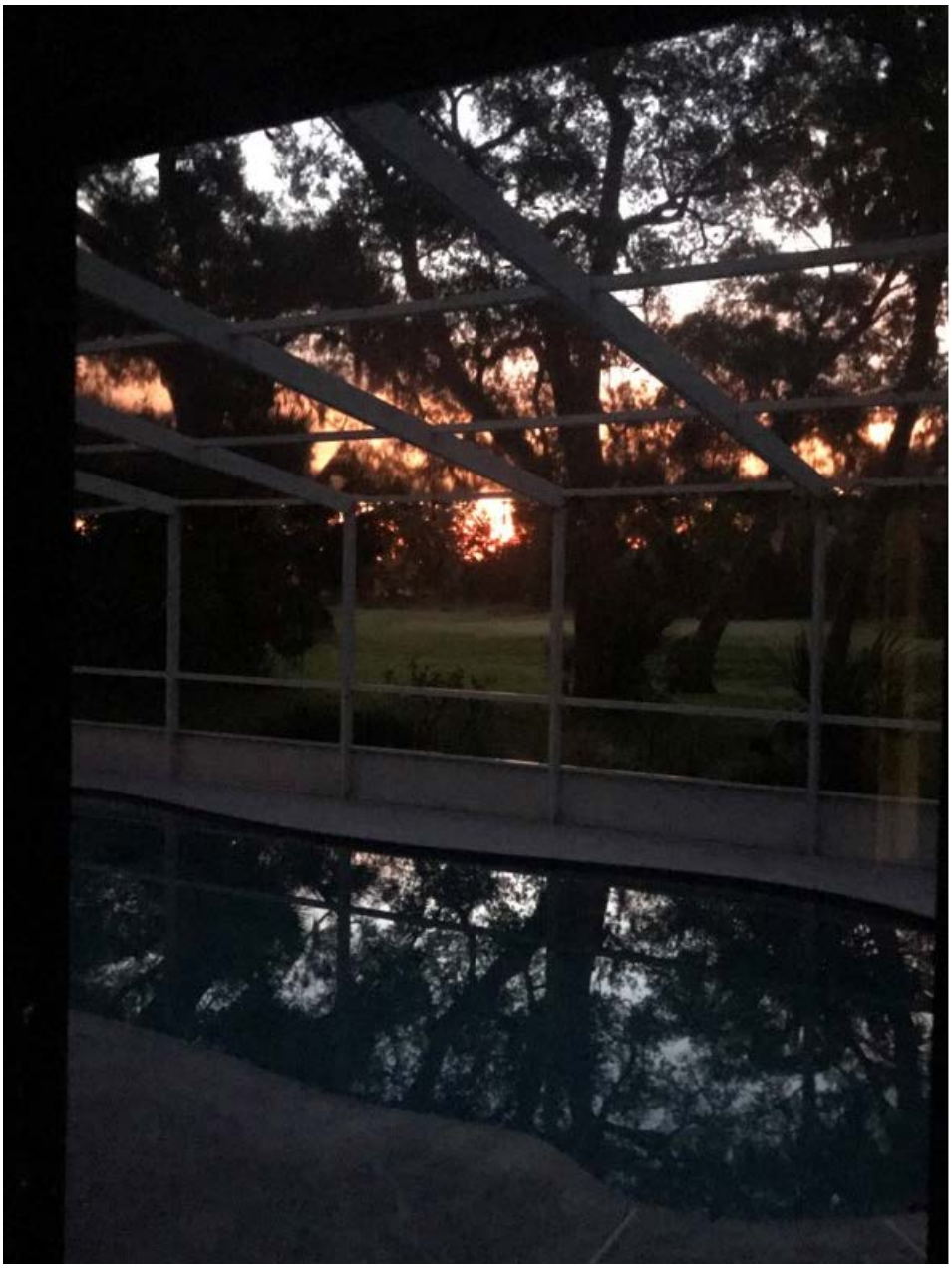
Thank you for your time and consideration,

Susan Klippel



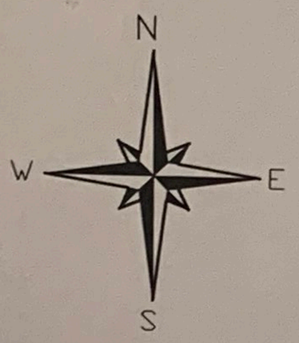








VICINITY MAP (NO SCALE)



GRAPHIC SCALE

200 0 100 200

(IN FEET)
1 inch = 200 ft.

PROPERTY DESCRIPTION:

SAM SNEAD GOLF AND COUNTRY CLUB, A PART OF THE THOMAS FITCH GRANT, LYING WESTERLY OF THE FLORIDA EAST COAST RAILWAY, SECTION 39, TOWNSHIP 14 SOUTH, RANGE 32 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 61, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SAM SNEAD GOLF AND COUNTRY CLUB
MAP BOOK 25, PAGE 61
TOTAL AREA = 6,444,28 SQ. FEET
OR
147.9405 ACRES, MORE OR LESS

CLUBHOUSE DETAIL

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

SURVEYORS NOTES

1. NOTICE: THIS SURVEY WAS PREPARED WITH BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER FILE NO. 12671-2664415 WITH AN EFFECTIVE DATE OF DECEMBER 30, 2020 AT 8:00 A.M. AS UPDATED AND REVISED ON JANUARY 12, 2021 (ISSUING OFFICE REGISTRY ID: 1141339).
2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT WITH THE BEARING ON THE WESTERLY LINE OF TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 3A BEING S37°58'29"W.
4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.
5. THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X", THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. COMMUNITY PANEL 12127C0211 & 12127C0212, MAP EFFECTIVE DATE SEPTEMBER 29, 2017. APPROXIMATE SCALE 1"=500 FEET.
6. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

SHCEDULE B-II EXCEPTIONS PER TITLE COMMITMENT:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (STANDARD EXCEPTION; NOT A SURVEY MATTER)
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. (STANDARD EXCEPTION, NOT A SURVEY MATTER)
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (AFFECTS SUBJECT PROPERTY AND SHOWN HEREON) [FENCES LABELED E1, E2, E3, E4, E5, E7, E8, E9]; [SCREENED POOL ENCLOSURE LABELED E6]
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. (STANDARD EXCEPTION, NOT A SURVEY MATTER)
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. (STANDARD EXCEPTION; NOT A SURVEY MATTER)
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. (STANDARD EXCEPTION, NOT A SURVEY MATTER)
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. (STANDARD EXCEPTION; NOT A SURVEY MATTER)
8. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. (STANDARD EXCEPTION, NOT A SURVEY MATTER)
9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SAM SNEAD GOLF & COUNTRY CLUB, AS RECORDED IN PLAT BOOK 25, PAGE(S) 61, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS SUBJECT PARCEL, CANNOT BE GRAPHICALLY DEPICTED)
10. DEVELOPMENT ORDER ISSUED BY CITY OF ORMOND BEACH RECORDED IN OFFICIAL RECORDS BOOK 5944, PAGE 2183. (AFFECTS SUBJECT PROPERTY AND SHOWN HEREON)
11. EASEMENT AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 5089, PAGE 1438. (AFFECTS SUBJECT PARCEL, CANNOT BE GRAPHICALLY DEPICTED)
12. PROVISIONS CONTAINED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 2052, PAGE 1019, INCLUDING RIGHTS OF LIFE TIME MEMBERS. (AFFECTS SUBJECT PARCEL, CANNOT BE GRAPHICALLY DEPICTED)
13. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). (STANDARD EXCEPTION, NOT A SURVEY MATTER)
14. ANY MAP OR DIAGRAM NOW OR PREVIOUSLY PROVIDED IS FOR REFERENCE AND INFORMATIONAL PURPOSES ONLY. THE COMPANY AND ITS AGENTS EXPRESSLY DISCLAIM ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON SUCH MAP(S) OR DIAGRAM(S). THE FOREGOING DOES NOT LIMIT ANY EXPRESS COVERAGES PROVIDED BY THE TERMS AND PROVISIONS OF ANY TITLE INSURANCE POLICY FOR MATTERS WHICH MIGHT BE REVEALED BY A SURVEY PREPARED AND CERTIFIED IN ACCORD WITH FLORIDA STATUTES SECTION 472.027.

FOR: TRIUMPH OAKS OF ORMOND BEACH I, LLC
SCALE: 1"=200'
FIELD BOOK: 1454 PAGE(S) 20-31
SHEET 1 OF 1
DATE OF SURVEY
JOB NUMBER
PARTY CHIEF
DRAWN BY
CHECKED BY
J ZAPERT

From:	Bill Partington
To:	Community Development
Cc:	Partington, Bill; Sargent, Travis; Harold Briley; Persis, Susan; Tolland, Lori; Hayes, Randy; Shanahan, Joyce
Subject:	for City Commission
Date:	Tuesday, October 31, 2023 11:23:00 AM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Re: Development of Tomoka Oaks Golf Course Property

Please consider requiring some or all of the following restrictions pertaining to the development of this property:

1. Limit the construction hours of operation from 8 am to 5 PM, Monday through Friday, instead of the 7 to 7 - 6 days per week.
2. Consider 100 ft. frontage on new lots, to match Tomoka Oaks.
3. Require traffic circle/round-a-bout at the intersection of North and South St. Andrews and Tomoka Oaks Blvd.
4. Consider requiring a Round-a-bout on Nova at the entrance to Tomoka Oaks instead of a mechanical traffic control device. Besides **low maintenance and high safety benefits**, a traffic circle would slow down traffic and make right turns out of Tomoka Oaks easy, even during times when the railroad crossing is blocked. Northbound traffic will be delayed during times when the train is passing regardless of whether there is a mechanical traffic signal or a round-a-bout. A 20-mph speed limit at the traffic circle will move traffic more efficiently, with **less noise and exhaust pollution** than a signalized intersection.
5. Require sidewalks on both sides of Tomoka Oaks Boulevard from Nova, connecting to sidewalks in the new development. Require raised tables at pedestrian crosswalks within Tomoka Oaks.
6. Install traffic calming speed bumps or other devices on North and South St. Andrews Drive.
7. Explore sidewalks on North and South St. Andrews Drive.
8. Delay approval of any development until all legal challenges to the existing title restrictions have been settled.

Thank you for your consideration.

Bill Partington II, 4 Pine Valley Circle, Tomoka Oaks, Ormond Beach, Fl. 32174 cell 386-566-3004

From: Michelle Zirkelbach
To: Community Development
Subject: For City Commission - Tomoka Oaks Development
Date: Tuesday, October 31, 2023 4:59:42 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Next week, each of you will formally have the Development of my beloved neighborhood on your Agenda.

I have appeared at the last few Commission Meetings to point out concerns and encourage all of you to do your research and really dig into the information that is being presented by the Applicant - there are a number of things that continue to be provided to you and spoken to general public and media that are flat out not true or a mathematical manipulation.

Density calculations are normally a pretty straightforward thing. But, all of a sudden you are being asked to look at a proposed plat and comparing it to the existing Tomoka Oaks plat and being told the calculations show the density is going to be similar. That is not possible. My husband and I own one of the lots the Applicant is cutting short on the lot size. We back up to the River - we own the land, pay taxes on the land, and most importantly could install a dock to increase the value of our home. ALL of the green space needs to be counted in the calculations for both communities so you are comparing apples to apples. I hope each of you will take the time to read and digest the amazing Executive Summary prepared by Tyler Brown addressing this very issue.

In addition, I hope that you keep in mind that the Tomoka Oaks Golf Course Development Committee has met with the Applicant **many** times and the result always seems to be the same - they say they hear our concerns, yet there is no meaningful movement on their part to address them. One example was an original consideration to sell land behind the existing golf course homes to allow current residents to own more of a buffer that they can control. We went through a great deal of time and expense to line up the interested parties only to be told that the Applicant is no longer willing to do that.

My primary concern from the start has been the density of the project. That concern is echoed by EVERY single person, whether they are a resident of Tomoka Oaks or not, that I have spoken to regarding this proposal. What are the odds of that in today's society where it is extremely hard to get people to agree the sky is blue, that there is not one legitimate person standing up in favor of these new homes? To be clear, I refuse to count the recent renter who stood up at the last Planning Board meaning to say how much he loved the idea, but immediately exited and mysteriously has never been seen or heard from again. And let's not forget Mr. Jim Cameron who spoke at a Planning Board Meeting but did not disclose he was hired by the Applicant. I personally called him myself to verify my understanding that he was making calls on his Clients' behalf trying to drum up support and he admitted that was correct. To put it bluntly, other than the professionals being employed by the Applicant and making a fortune in billable hours, NOT one person in OUR community feels it is appropriate to fill the "donut hole" of our community in this way.

When the Applicant decided to purchase this land, I am sure they were aware it had always

previously been a golf course and at one point had a PRD for 122 homes AND the golf course remaining in place for 100 years. In my opinion, they are not entitled to any expectation beyond that. Back in 2006 when the PRD was put in place, there were educated, caring, compassionate, and logical professionals - many whom I am sure you know and admire to this day - sitting in the seats you currently occupy. They spent a lot of time making sure that the existing Tomoka Oaks Residents would not be negatively impacted because we have property rights TOO. Since 2006, our population has increased, our roads continue to be overcrowded when project after project is approved with what can only be deemed "flawed" Traffic Studies (frequently by Sans Lassiter who is currently working for the Applicant) because the evidence of errors is in front of our eyes every day we attempt to travel on Granada, Nova, Clyde Morris, and the constantly congested Williamson.

In closing, I respectfully request that you ASK a lot of questions of the Applicant at this meeting and not feel pressured to make a decision.
This is among the most important decisions you will make and I beg of you to take all of the time you need.

With Respect and Warm Regards,

Michelle C. Zirkelbach

TOMOKA RESERVE – STAFF REPORT OUTLINE

	Staff Report, updated based upon September 6, 2023 site plan submittal **(new)**
Attachment 1:	Outstanding Site Plan Review Committee comments, dated September 13, 2023 **(new)**
Attachment 2:	Location, land use, and zoning maps
Attachment 3:	Correspondence received
Section A	Correspondence up until July 1, 2023
Section B	Correspondence from July 1,2023 to July 13, 2023 (former attachment 12)
Section C	Correspondence from July 12, 2023 to August 10, 2023 (former attachment 15)
Section D	Correspondence from August 10, 2023 to August 16, 2023 (former attachment 16)
Section E	Correspondence from August 16, 2023 to August 21, 2023 (former attachment 19)
Section F:	Correspondence from August 22, 2023 to September 13, 2023 **(new)**
Attachment 4:	Traffic Impact Analysis
Section A	Traffic Impact Analysis
Section B	Technical Memorandum – Impact of Nova Road Planned Improvement **(new)**
Attachment 5:	Environmental information
Attachment 6:	School concurrency
Attachment 7:	Neighborhood meetings summaries
Attachment 8:	Analysis of the ability to develop the former golf course
Section A	Attorney Brent Spain letter dated July 12, 2023 **(new)**
Section B	June 2022 document from Ms. Davis
Section C	June 30, 2022 City Attorney's Office analysis
Section D	February 23, 2023 Cobb Cole analysis
Attachment 9:	Applicant provided information
Section A	Information submitted on September 6, 2023 **(new)**
Section B	Additional Cobb Cole information (former attachment 13)
Section C	Original applicant provided information (former attachment 10)
Attachment 10:	Site plans provided September 6, 2023 **(new)**
Attachment 11:	Planning Board minutes
Section A	July 13, 2023
Section B	August 21, 2023 **(new)**
Attachment 12:	Staff and applicant PowerPoints
Section A	Staff PowerPoint for July 13, 2023 Planning Board meeting
Section B	Applicant PowerPoint for July 13, 2023 Planning Board meeting
Section C	Staff PowerPoint for August 21, 2023 Planning Board meeting
Attachment 13:	Information that was updated based on September 6, 2023 site plan submittal
Section A	Staff report for July 13, 2023 Planning Board meeting
Section B	Former Attachment 1 – outstanding SPRC comments
Section C	Former Attachment 8: requested and recommended setbacks
Section D	Former Attachment 11: Site plans for July 13, 2023 Planning Board meeting
Section E	Former Attachment 17: Additional Information provided by the applicant on August 16, 2023

STAFF REPORT

City of Ormond Beach
Department of Planning

MEETING DATE: September 26, 2023

SUBJECT: Tomoka Reserve– Issuance of a development order

APPLICANT: Robert A. Merrell III, Esquire, Cobb Cole on behalf of the property owner, Triumph Oaks of Ormond Beach I, LLC

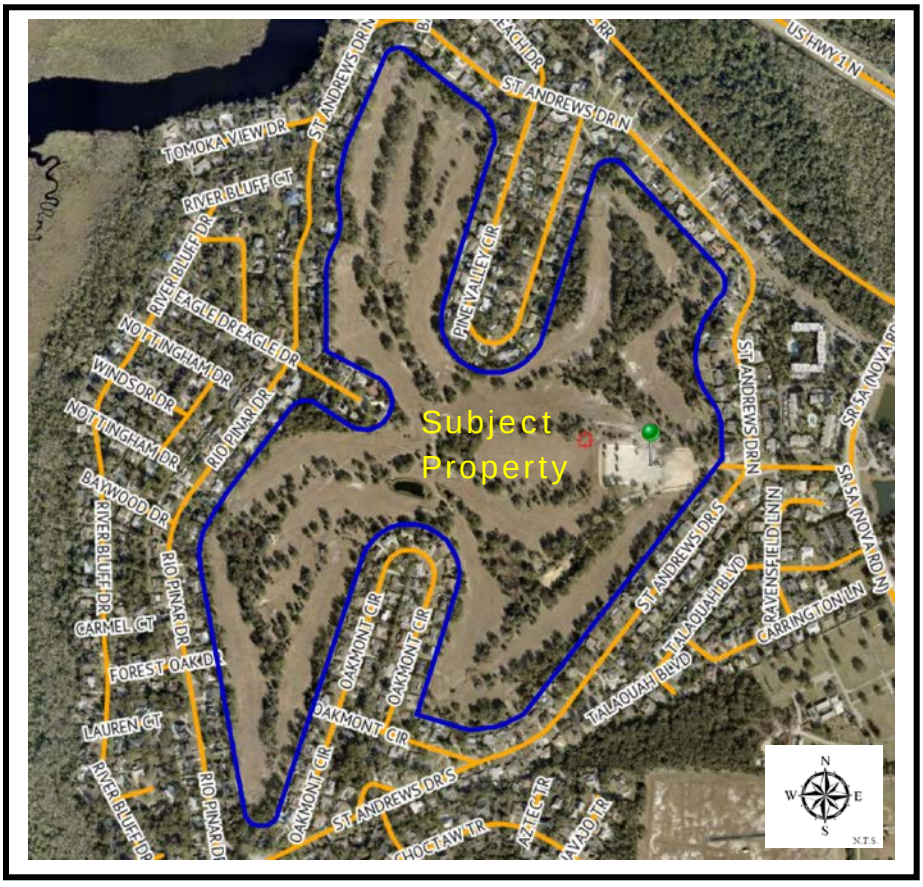
NUMBER: PRD 2022-043

PROJECT PLANNER: Steven Spraker, AICP, Planning Director

SECTION 1, INTRODUCTION:

This is an application submitted by Robert A. Merrell III, Esquire, Cobb Cole on behalf of the property owner, Triumph Oaks of Ormond Beach I, LLC, for the issuance of a development order for the Tomoka Reserve subdivision. The application seeks to allow the issuance of a development order for 272 single-family lots on approximately 147.94 acres under certain conditions and associated subdivision improvements. The subject property is currently zoned as PRD, Planned Residential Development, and is located at 20 Tomoka Oaks Boulevard. The subject property is shown in Exhibit 1.

EXHIBIT 1:
Location Map



The Tomoka Reserve project was reviewed by the Planning Board on July 13, 2023 and August 21, 2023. This report has been updated based upon a site plan submittal on September 6, 2023. The project attachments have been re-organized and information that is no longer applicable is included as ATTACHMENT 13.

SECTION 2, BACKGROUND:

The subject property has a land use designation of "Low Density Residential" (LDR) and the zoning classification of Planned Residential Development. Maps of the subject property are included in ATTACHMENT 2. The land area for the application was platted in 1961 as the Sam Snead Golf and Country Club. The Tomoka Oaks Golf & Country Club included an 18-hole golf course, clubhouse, cart barn, and maintenance barn. On September 19, 2006, the City Commission approved Ordinance 2006-17 that authorized the following:

A. Zoning map amendment from R-2, Single-Family Low Density to PRD, Planned Residential Development;
B. The Tomoka Oaks Golf Village development order;
C. Development of 119 multi-family units (townhomes and condominiums) and 3 single-family homes, along with a re-designed golf course;
D. The property owner was to provide for covenants and restrictions that restrict the golf course to open space and golf course use with the development of the residential use; and
E. A phasing plan for site development.

The project development order expired in 2014 based on no permit activity. Because there was no construction, none of the development order conditions, including the covenant and restrictions for a golf course, were implemented. The applicant purchased the property in 2021 and has sought to implement a new development order to provide zoning entitlements for the property.

The uses around the subject property are as follows:

EXHIBIT 2: Land uses and zoning

Direction	Current Land Uses	Future Land Use Designation	Zoning
North	Single-Family Residential	"Low Density Residential"	R-2, Single-Family Low Density
South	Single-Family Residential	"Low Density Residential"	R-2, Single-Family Low Density
East	Single-Family Residential	"Low Density Residential"	R-2, Single-Family Low Density
West	Single-Family Residential	"Low Density Residential"	R-2, Single-Family Low Density

In 2022, all on-site structures were demolished and there are no existing buildings on-site. On May 4, 2023, the applicant applied for a zoning map amendment for the subject property seeking to go from PRD, Planned Residential Development, to the R-2, Single-Family Low-Density zoning designation. The applicant indicated that if the issuance of a development order application was unable to gain approval, the intent was to seek the original zoning designation of R-2, Single-Family Low Density and develop under those zoning district standards.

The Planning Board hearing on July 13, 2023 reviewed the project submitted that included 276 residential lots that included 50', 60', and 80' wide lots under certain conditions. The Planning Board completed the following parts of the public hearing:

1. Staff presentation;
2. Applicant presentation;
3. Tomoka Oaks Homeowners' Association presentation;
4. Audience/public comments;
5. Tomoka Oaks Homeowners' Association summary/rebuttal; and
6. Applicant summary/rebuttal.

The meeting was continued until August 21, 2023. The Planning Board meeting minutes are included in ATTACHMENT 11, Section A.

On August 16, 2023, Planning staff received an updated submittal that included submittal of 60' wide lots (117), 80' wide lots (101), 90' wide lots (10), and 100' wide lots (46). City staff advised the Planning Board that the additional information provided on August 16, 2023 should be considered a material change and the submittal had not been reviewed or advertised. At the August 21, 2023 Planning Board meeting, the Planning Board concurred that the August 16, 2023 submittal was a material change that required a new public hearing. Planning Board members provided broad direction on the project. The Planning Board minutes for the August 21, 2023 meeting are included in ATTACHMENT 11, Section B.

SECTION 3, PROJECT PROCESS:

The zoning map amendment to designate the Tomoka Reserve land area to the Planned Residential Development zoning category occurred in 2006. The 2006 development order has expired and the subject property does not have a standard zoning designation or an active development order. The purpose of the application is to provide a zoning designation through the issuance of a development order that details what is allowed on the property. Since the previous golf course use has been vacant for longer than six (6) months, the property does not have any allowed zoning uses. If the development order is denied, the applicant has indicated that they would pursue a zoning map amendment back to the original zoning designation of R-2, Single-Family Low Density.

Below are the steps for development within a Planned Residential Development:

A. Planned Residential Development (PRD) Development Order: This process requires the applicant to provide a holding capacity analysis, flood zone information, proposed lot layout, recreation areas, generalized areas of

stormwater, road layouts, and landscaping buffers. **The PRD development order does not require the applicant to provide detailed engineering information regarding the application. The detailed engineering work is not done until the preliminary plat approval process**. The application for a development order is reviewed under criteria within the analysis section and the application can be approved, approved with conditions, or denied based on the evaluation of the criteria.

Under the City's Land Development Code, the PRD becomes the zoning district of the project site. The zoning designation for this property occurred in 2006, and no development order is associated with the Planned Residential Development. The PRD development order becomes a contract between the developer and the city and identifies the overall development concept, the number and size of lots, and the location of the lots. The process for the issuance of the development order is depicted in Exhibit 3 as follows:

EXHIBIT 3: Application process

Reviewing entity/action	Date	Required advertising
Pre-application community meeting	May 20, 2021	Not required
Pre-application community meeting	July 15, 2021	Not required
SPRC submittal	April 13, 2022	SPRC review: May 3, 2022
Neighborhood meeting	February 8, 2023	1. Mail notice, 600' radius. 2. Newspaper advertisement.
SPRC comments (2nd review)	January 19, 2023	SPRC review: February 21, 2023
SPRC comments (3rd review)	April 30, 2023	SPRC review: May 11, 2023
SPRC comments (4th review)	June 7, 2023	SPRC Review: June 28, 2023
Planning Board	**July 13, 2023**	**1. Mail notice, 300' radius. 2. Newspaper advertisement. 3. Site posting.**
Planning Board	**August 21, 2023**	**1. Mail notice, 300' radius. 2. Newspaper advertisement. 3. Site posting.**
SPRC comments (5th review)	September 6, 2023	SPRC Review: September 13, 2023
Planning Board	**September 26, 2023**	**1. Mail notice, 300' radius. 2. Newspaper advertisement. 3. Site posting.**
City Commission	To be determined	1. Mail notice, 300' radius. 2. Newspaper advertisement.
If approved, proceed to preliminary plat (see below)	To be determined	To be determined

B. Preliminary Plat: After a PRD development order has been approved, the applicant's engineer performs detailed work regarding stormwater design, utilities, lot grading, and road layout. The preliminary plat requires review and a recommendation from the Planning Board and review/action by the City Commission. There are two (2) options for development once a preliminary plat has been approved:

   Option 1 - Proceed with the submittal of construction drawings for completion of the required improvements prior to recording the final plat per Section 4-18(8)(a) of the Land Development Code. When the required off-site and on-site improvements are constructed and inspected, the final plat would be submitted by the applicant to the Site Plan Review Committee (SPRC). The final plat would be acted upon by the Planning Board and City Commission, and, if approved, recorded with the Volusia County Clerk of the Court.

   Option 2 - Proceed with final plat review and approval process, with the completion of required improvements after recording the plat per Section 4-18(8)(b) of the Land Development Code. With this option, the applicant files surety documents guaranteeing that such improvements will be installed. All guarantees are incorporated in a bonded agreement for the construction of the required improvements in the form acceptable to the City Attorney. The final plat would be recorded and the applicant would then construct the improvements.

C. Final Plat: The final plat is a legal document that is reviewed by an independent City Surveyor and the City's Legal Department to ensure compliance with State Statutes. Under Option 1 above, the Planning Board and City Commission would review and act on the plat after all improvements have been constructed. Under Option 2, above the Planning Board and City Commission would review and act on the final plat with the preliminary plat.

The proposed Tomoka Reserve subdivision is seeking only the PRD development order approval at this time. If the issuance of a development order is approved, detailed engineering plans would need to be reviewed by the Site Plan Review Committee and forwarded to the Planning Board and City Commission for review and action when appropriate.

SECTION 4, PROJECT DESCRIPTION:

The application seeks to allow the issuance of a development order for 272 single-family lots on approximately 147.94 acres under certain conditions and associated subdivision improvements. The attachments detail the subdivision proposal and include a traffic impact analysis (ATTACHMENT 4), environmental information, (ATTACHMENT 5), applicant provided documents (ATTACHMENT 9), and the proposed site plans (ATTACHMENT 10). The project is summarized below:

1. The total project size is 147.94 acres.
2. The subdivision density is proposed at 1.84 units per acre or 272 single-family lots. The "Low Density Residential" land use allows 4.3 units per acre. The holding capacity analysis (ATTACHMENT 9) shows the property could support 887 total units.

3. The project shall be required to obtain a preliminary plat and provide detailed engineering plans with review by the Planning Board and final action by the City Commission prior to the issuance of a site construction permit. The applicant has agreed to a requirement of a neighborhood meeting for the preliminary plat.
4. The project narrative letter states that the proposed subdivision density of 1.84 units per acre is lower than the existing Tomoka Oaks subdivisions, which have an average density of 2.09 units per acre.
5. The subdivision phasing is proposed to be developed with the construction plans and may be modified with the review and approval of the Site Plan Review Committee.
6. The subdivision plan indicates the maximum number of lots to be 272. Within the subdivision process, the project can increase the lot widths from the site plan shown on PD2 (ATTACHMENT 10), but cannot reduce the lot size below the sizes shown.
7. The project is proposed to have a gated access point for vehicles and to allow pedestrian access into the subdivision. Private, gated subdivisions are required to provide easements to the city through the platting process for access and maintenance of the project utilities. The streets, sidewalks, and stormwater system would be privately owned and maintained by the Tomoka Reserve Homeowners' Association.
8. There have been inquiries as to whether the Live Local Act would be applicable to the subject property. The Tomoka Reserve project with a "Low Density Residential" land use would not qualify for the Live Local Act. The Live Local Act states: A municipality must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in Florida Statutes 420.0004.
9. The project proposes 16 model homes within the subdivision. Model homes are allowed to be started after a stabilized road is constructed and water and sewer clearances have been obtained which may be before final subdivision acceptance by the Site Plan Review Committee. No certificate of occupancies would be released until after all subdivision improvements are completed.
10. An emergency access connection point is shown on the site plan (ATTACHMENT 10) and is designed for emergency access only. The area would have a stabilized base and a grass surface. Construction details of the emergency access connection point would occur during the preliminary plat process, including the number of lots that would require the construction of the emergency access connection.
11. Sheet PD2 (ATTACHMENT 10) shows the following lot sizes:

EXHIBIT 4: Proposed lot sizes

Lot Width	Lot Depth	Lot square footage	Number of Lots	Location within subdivision	Lot Percentage of 272 total
60’	120’	7,200	115	Interior of subdivision	42.3%
80’	125’	10,000	157	Perimeter, generally abutting existing Tomoka Oaks lots.	57.7%

Additional discussion on the lot size is included in section 6 of this report.

12. School concurrency for the zoning action is provided in ATTACHMENT 6. Additional school concurrency would be required for the plat (detailed construction plans).
13. There are no wetlands on the property.
14. The property lies within Flood Zone X (area of minimal flood hazard).
15. ATTACHMENT 5 contains a summary of an environmental assessment performed by Ayden Environmental, LLC and approved by the Florida Department of Environmental Protection. The summary letter from Ayden Environmental, LLC states: “All work will be completed in accordance with Chapter 62-780 of the Florida Administrative Code, which is Florida’s regulatory framework for environmental cleanup.”
16. The project proposes a fifty-foot vegetation buffer around the exterior of the property abutting the existing Tomoka Oaks subdivision. This area is approximately 3.3 miles in length. The applicant has provided a “Buffer Planting & Maintenance Plan” for the fifty-foot buffer (see ATTACHMENT 10). Additional discussion on the planting plan is provided in section 6 of this report.
17. The project narrative letter states that 16 historic trees within the property will be saved.
18. The site plan shows areas for stormwater. The project seeks to use a low-impact development technique of berming around existing areas (keeping existing vegetation) to create stormwater retention areas. While the stormwater final design is part of the construction plans, the project team has indicated that the stormwater will exceed state and local stormwater regulations.
19. The site plans indicate a five (5’) foot sidewalk on both sides of the internal subdivision streets. The project also proposes a sidewalk outside of the property along both sides of Tomoka Oaks Boulevard to connect with Nova Road, which is not a required sidewalk. The addition of sidewalks to both sides of Tomoka Oaks Boulevard was a request from residents and added with the September 6, 2023 site plan submittal.
20. Throughout the site plan process, the applicant has indicated a willingness to connect the proposed Tomoka Reserve subdivision, via a sidewalk, to existing areas of the Tomoka Oaks subdivision. Any pedestrian connection would need the approval of the property owner(s) of the individual Tomoka Oaks subdivision lots.

21. The project has provided multiple areas for outdoor recreation. The amenities are proposed to be detailed in the construction drawings (preliminary plat). Some recreation areas provide access to the stormwater area for maintenance purposes.
22. The Planned Residential Development requirements include a provision for 20% of the property to be dedicated for natural preservation. The project is required to provide 29.6 acres and shows 34 acres dedicated to natural preservation.
23. Subdivision architectural requirements have been updated are provided in ATTACHMENT 10, sheet PD8.
24. A traffic impact analysis was performed and is included in ATTACHMENT 4. The project traffic engineer has provided a technical memorandum dated August 31, 2023 regarding the impact of the proposed Nova Road improvements. Additional discussion is included in section 6 of this report.
25. The traffic analysis determined a traffic signal was warranted at Nova Road and Tomoka Oaks Boulevard. The project traffic engineer has provided the Florida Department of Transportation a Traffic Warrant Analysis Study and correspondence has indicated verbal approval of a traffic signal.
26. The diamond intersection at St. Andrews Drive and Tomoka Oaks Boulevard has been the source of much discussion. Throughout the site plan process, there have been many concerns regarding the existing configuration and the Tomoka Reserve proposed project trips to the intersection. The traffic analysis determined that the intersection would operate at an acceptable level of service after the build out of the Tomoka Reserve subdivision and has not recommended any modifications. The applicant has agreed to provide improvements to be engineered at the preliminary plat to modify the existing drive aisle to resolve turning radii conflicts for emergency vehicles and provide additional landscaping.
27. The project is proposing two re-use irrigation ponds for landscape irrigation. These ponds would be supplemented with a well as needed.
28. The project would be required to provide water and sewer connections. Water lines would be looped to improve water pressure for Tomoka Oaks and Tomoka Reserve subdivisions.
29. The development order expiration would be five (5) years from the date of City Commission approval. If the development order were to expire, a zoning map amendment would need to occur to ensure the property had a city zoning designation.

SECTION 5, RESIDENTIAL PERMITTING:

Exhibit 5 details the residential permitting within Ormond Beach. In order to construct a single-family home, the lot must be platted. Exhibit 5 shows a decrease in the number of platted lots each decade as the city has been built out. The city has annexed the Plantation Oaks Planned Residential Development, which will lead to the ability to plat and construct residential units. The city has also seen applications that are utilizing commercially zoned properties for multi-family uses (Tymber Creek Apartments, Regal multi-family, and Ormond Enclave).

EXHIBIT 5: Residential permitting

Year	Population [1]	Percentage Change	SFH lots platted - recorded [2]	SFH Permits [3]	MF units Permits [3]	Manufactured & Mobile Home Permits [3]
1980	**21,436**	No data	2,442	No data	No data	No data
Totals (1980-1989):			**2,442**	**No data**	**No data**	**No data**
1990	**31,460**	No data	322	No data	No data	No data
1991	No data	No data	299	No data	No data	No data
1992	No data	No data	172	No data	No data	No data
1993	No data	No data	0	167	0	6
1994	No data	No data	28	166	167	2
1995	No data	No data	207	175	0	28
1996	32,426	No data	328	198	0	62
1997	34,038	4.97%	252	228	16	104
1998	34,791	2.21%	129	245	31	93
1999	36,000	3.48%	215	270	4	132
Totals (1990-1999):			**1,952**	**1,449**	**218**	**427**
2000	**36,301**	0.84%	192	212	0	118
2001	37,000	1.93%	64	230	0	115
2002	37,603	1.63%	210	261	4	104
2003	38,325	1.92%	241	306	2	111
2004	39,000	1.76%	301	327	344	41
2005	39,683	1.75%	0	196	0	7
2006	40,294	1.54%	51	113	0	5
2007	40,941	1.61%	65	43	0	7
2008	40,920	-0.05%	89	84	0	1
2009	40,832	-0.22%	48	61	0	1
Totals (2000-2009):			**1,261**	**1,833**	**350**	**510**
2010	**38,137**	-6.60%	0	83	184	3
2011	38,376	0.63%	0	43	0	1
2012	38,612	0.61%	0	35	0	1
2013	38,557	-0.14%	0	84	0	1
2014	39,246	1.79%	47	105	0	1
2015	40,013	1.95%	49	138	0	0
2016	40,360	0.87%	103	150	0	0
2017	40,716	0.88%	137	158	0	0
2018	41,134	1.03%	0	66	43	0
2019	41,284	0.36%	166	49	41	0
Totals (2010-2019):			**502**	**911**	**268**	**7**
2020	**43,080**	4.35%	5	134	4	7
2021	44,046	2.24%	138	135	18	7
2022	44,671	1.42%	0	47	54	18
2023[4]	44,935	0.59%	133	17	0	10
Totals (2020):			**276**	**333**	**76**	**42**

Notes:

(1) Population estimates from University of Florida Business of Economic and Business Research. 1980, 1990, 2000, 2010 in **bold** are from the U.S. Census.

(2) SFH lots plat are taken from the Volusia County Clerk of Court website, http://app02.clerk.org/or_plats/

(3) Single-Family, multi-family, manufactured and mobile home permits from the Ormond Beach Building Department.

(4) 2023 permitting information from January 1, 2023 to September 1, 2023.

SECTION 6, ANALYSIS:

The original staff report identified key issues and identified options for the review of the Planning Board. At the August 21, 2023 Planning Board meeting, the applicant agreed to a number of conditions recommended by the Site Plan Review Committee. Based on the review of the site plan submittal, the remaining key issues unresolved are (1) the proposed lot widths and (2) perimeter 50-foot planting plan and irrigation source.

The application has several key issues which are discussed below. The applicant and the Site Plan Review Committee have been unable to reach a consensus on several issues. These issues are policy issues that need a recommendation from the Planning Board and final action from the City Commission.

Key issue 1: development ability of the former golf course: The subject property was platted in 1961 as the Sam Snead Golf and Country Club. A key question is whether there is an ability to develop the property as a use other than a golf course. The city designated land use is "Low Density Residential" and the zoning is Planned Residential Development. The existing land use allows several uses, including a golf course and single-family homes.

Questions regarding private covenants and restrictions have been raised throughout the process. In 2006, with the original Planned Residential Development, there were no private covenants and restrictions that prevented the 122 residential units from being approved. The 2006 development order required that covenants and restrictions be placed on the subject property for the golf course use in order to build the 122 residential units. The project was never built and the property owner at the time did not restrict the use of the subject property for a golf course use only.

Included in ATTACHMENT 8 are four (4) documents: (1) letter dated July 12, 2023 from Attorney Brent Spain of Theriaque & Spain Law Firm, (2) June 2022 document prepared by resident Ms. Davis, (3) June 30, 2022 analysis from the City Attorney's office, and (4) February 23, 2023 analysis from Matthew Welch, Cobb Cole, and a title insurance document.

The documents examine if there is a private covenant and restriction or another legal document that restricts the use of the subject property to a golf course.

A letter was received from Attorney Brent Spain of Theriaque & Spain Law Firm on July 12, 2023, just prior to the original Planning Board meeting. The letter is now included with ATTACHMENT 8 and the letter states:

> "Further, even assuming the express restrictive covenant is no longer valid and in effect, as Triumph Oaks has erroneously suggested, our clients maintain that the Golf Club property is nevertheless subject to an implied restrictive covenant, thereby limiting the use of such property to a golf and country club, golf course, and related recreational uses. On this additional basis, our clients respectfully submit that the Planning Board should recommend **denial** of the proposed rezoning or otherwise table the matter until such time as a judicial determination is made regarding such implied restriction."

The City Attorney's Office analysis, included in ATTACHMENT 4, concluded:

> "In summary, the records confirm the existence of a document recorded in the public records that provided the property be used for purposes of a golf course in perpetuity. In this case, the document was not contained covenants and restrictions provided by a homeowners' association, but rather in a warranty deed, and as stated previously, subsequent records confirm the reverter clause containing the language was properly released by a recorded corporate resolution and release, and therefore no longer valid."

The city's land use classification does not prevent the development of the property for single-family uses or other uses within the "Low Density Residential" land use. The zoning needs either (1) an active development order or (2) a zoning map amendment back to the R-2, Single-Family Low-Density zoning designation. City staff are not aware of any private document that requires the subject property to be utilized as a golf course only.

Key issue 2: lot size/density/compatibility: The applicant originally (July 13, 2023) proposed lots with varying lot widths of 80' (abutting existing Tomoka Oaks lots), 60', and 50' with a density of 1.87 units per acre. On August 16, 2023, Planning staff received an updated submittal that included submittal of 60' wide lots (117), 80' wide lots (101), 90' wide lots (10), and 100' wide lots (46). The current submittal (September 6, 2023) shows two types of lots: (1) 60' X120' (115 lots) that are interior to the subdivision and (2) 80' X125' (157 lots) along the perimeter of the property. The proposed density is 1.84 units per acre.

The narrative letter (ATTACHMENT 9) analyzed the density of the existing Tomoka Oaks subdivision at 2.09 units per acre. In reviewing the Tomoka Oaks subdivision, the individual subdivisions were platted in the 1960s and 1970s and did not include common open space, recreational areas, or stormwater management systems which were not required at the time of platting. The Tomoka Reserve site plans show 67.84 acres or 46% of the site dedicated to landscape buffers, open space, stormwater, and recreational areas to support the subdivision. The project has clustered the lots in order to provide landscape buffers, open space, stormwater, and recreational areas.

Planned Residential Developments typically use the existing zoning district as a basis for allowed uses and dimensional standards. This property had a zoning map amendment in 2006 from the R-2, Single-Family Low-Density zoning designation to PRD, Planned Residential Development. Based on the previous zoning designation and the surrounding properties also being zoned R-2, Single-Family Low Density, this zoning district is being used as the basis for the review of the Tomoka Reserve project. The Planned Residential Development allows the ability to request alternative lot sizes or more intensive uses in a development order. Section 2-35(b) of the Land Development Code states: "More intense uses (e.g., townhouses in a single-family district, or apartments in a townhouse district) may be allowed, provided that their visual and functional impact on neighboring districts is minimized by providing adequate buffering and screening, and all the requirements of this section are met." The allowance is discretionary with the term "may" used in the standard and requires adequate buffering and screening.

Planned Residential Developments (Marshside, Pineland, Creekside) in the West Ormond Beach area previously sought lower lot dimensions than the SR, Suburban Residential zoning district minimum of 80'. The applications for smaller lot sizes were

either denied or amended to the 80’ lot width minimums. Staff sees similarities between the Tomoka Reserve and the Planned Residential Developments of West Ormond Beach. Throughout the application process, concerns have been raised about the lot sizes and the compatibility of the Tomoka Reserve application.

Staff continues to recommend the lots along the project perimeter abutting the Tomoka Oaks subdivision be 100’ in lot width and at least 10,000 square feet in lot area. The lot size and desire to match the existing residential lots has been identified as a key issue since the pre-submittal neighborhood meetings. Requirements for a larger lot size may lead the applicant to seek a zoning map amendment to the R-2, Single-Family Low-Density zoning designation. Staff concerns are that development within the R-2 zoning designation does not include the 50’ buffer (6’ landscape buffer is required) and the potential loss of additional natural areas and outdoor recreational areas. Review under the R-2 zoning district would require compliance with the Land Development Code requirements with no additional public benefits.

Key issue 3: Planting of the 50’ natural buffer: As part of the site design, a 50-foot buffer around the perimeter totaling approximately 3.3 miles is proposed. The buffer was designed to provide a natural area for both Tomoka Oaks and Tomoka Reserve lots. All existing natural vegetation will remain and areas with no vegetation would be planted. A key point of the project application has been the planting of the areas that do not have existing natural vegetation. Site Plan Review Committee staff have recommended a type 6 buffer planting plan that requires seven (7) trees, 70 shrubs & 70 ground covers per 100' linear feet with irrigation to the newly planted areas.

The applicant has created a Tomoka Reserve Planting and Maintenance Plan, dated September 6, 2023 (ATTACHMENT 9). The Site Plan Review Committee review of this plan is as follows:

1. The plan does not demonstrate meeting compliance with the type 6, 50' landscape buffer which requires 7 trees, 70 shrubs and 70 ground covers per 100' lineal feet.
2. Staff does not support the "modified buffer" of 5 trees and 50 shrubs.
3. The proposed planting plan does not meet the requirement that all landscape buffers require a minimum of 5' foot wide visual screen constructed of plant materials which are selected, located, and maintained to provide a visual barrier that is designed to achieve forty percent (40%) opacity within (3) years from the time of installation between three feet (3') and six feet (6') above the average ground level of the landscaped buffer area when viewed horizontally.
4. The proposed planting does not appear to comply with the Land Development Code requirement that trees shall be established along the entire length of and contiguous to any property line at a maximum spacing of fifty feet (50') on-center.
5. Staff supports the native/xeric landscape concepts like the Edge Plantings at Cherrylake project (referenced in the submittal), however this project was installed with an irrigation system which is essential for success.
6. Staff is not supportive of hand watering for establishment of plant materials/trees. A 26 weeks or 6 month establishment period is not long enough to establish a 2.5" caliper tree and longer for larger calipers. Planting establishments for trees can

take 1 to 2 plus years depending on the caliper size of the trees. Based on the University of Florida research, 3 gallons of water per caliper inch and establishment rates are based on 3 month per inch of trunk caliper. To establish a 30 gallon tree (8 gallons of water) or 45 gallon tree (9 gallons of water) at 2.5" caliper would take 8-12 months. You would need to water daily for 1-2 months and every other day for 4 months and weekly for the next 6 months until establishment. A permanent irrigation system needs to be in place for the establishment of the trees and plant materials as per Section 3-05(e) of the Land Development Code.

If the irrigation system is designed "strategically", then there would be no distance challenges to pump the water or installing long lengths of irrigation pipe. Irrigating a project of this size (3.3 lineal miles) with hand watering is very inefficient and time consuming. The best approach to watering plant materials is with an efficient irrigation system using "low volume" techniques where water can be applied "directly" to the root ball. Directing water to 100% of the root ball in a manner that water can be absorbed into the root ball when water is needed is critical to optimum tree establishment. Proper irrigation immediately after transplant will influence root growth; therefore, the diameter of the tree's irrigation pattern should increase, especially for sandy soils, as the tree's roots expand into the native soil. Efficient irrigation is critical and takes the guess work out with everything being automated and precise compared to hand watering. With frequent drought events as we experience with our weather, supplemental watering will be necessary to keep this buffer alive and maintaining positive health.

7. Regarding the maintenance responsibilities, staff is not supportive of a 2-year maintenance bond. Additionally, staff is not supportive of an 80% plant survivability but will support 100%. Assuming 20% or greater of the plant materials in the buffer dies that would not be complying with the Type 6 buffer standards, but also placing a huge burden on the Tomoka Reserve HOA, Tomoka Oaks and the City.

   If the Planning Board and City Commission desire is to allow hand watering, staff would suggest a maintenance bond of 6 years for each phase built. After each 2 years of each phase planted plant materials failed will be replaced by the Tomoka Reserve HOA. If the maintenance bond is implemented, it shifts reasonability to the Tomoka Reserve HOA to replace the buffer back per the approved plans and the City staff to conduct inspections for compliance after each 2-year period.

In summary, staff recommends planting the Type 6 landscape buffer and irrigation of the buffer area as needed for the new plantings.

Key issue 4: Setback plan: The original setback plan has been modified and the Site Plan Review Committee has no objections to the proposed setback plan provided on September 6, 2023 shown on sheet PD7. Key items on the setback plan include:

A. Building height = 35 feet.

B. Maximum building coverage is 50%. The R-2 zoning district maximum building coverage is 35%.

C. *Structure setbacks:*

Lot type	Lot width	Lot depth	Lot SF	Front	Rear	Side	Side Street	Porch
Park House	60’	120’	7,200	25’	20’	7.5’	15’	15’
Custom House	80’	125’	10,000	25’	20’	8’/20’	20’	15’

The R-2 zoning requirement is a front yard setback of 30’, rear yard setback of 25’, side yards setbacks of a minimum of 8’ to total 20’ between both setbacks, and a side corner setback of 20’.

Key issue 5: Sheet PD6 note on lot separation: The previous Sheet PD6 included a note with the lot separation table that stated, “The lot separation width shown on this sheet may be subject to change at the time of permitting. The represented distances are from existing residential lots in the Tomoka Oaks neighborhood and proposed lots within Tomoka Reserve.”

With the September 6, 2023 submittal, the note on Sheet PD6 on ATTACHMENT 10 states “The buffer abutting the Tomoka Oaks existing residential lots and areas called out as natural preservation shall not be modified and shall always be vegetative areas.” It is important to note that the natural preservation is not only the 50’ buffer but also includes additional land area outside the 50’ buffer.

Key issue 6: Traffic review, including St. Andrews Drive and Tomoka Oaks Boulevard diamond:

ATTACHMENT 4 includes (1) Traffic Impact Analysis, (2) Response to comments, dated June 7, 2023, and (3) a technical memorandum, dated June 7, 2023. The project traffic engineer has provided a technical memorandum dated August 31, 2023 regarding the impact of the proposed Nova Road improvements. The June 7, 2023 technical memorandum is designed to summarize the traffic analysis for the project. Traffic impact analysis focuses on the impacts of traffic to intersections and roadways. Where intersections and roadway segments fail as a result of project trips, state law allows the project to pay its proportionate fair share to mitigate the project impacts. The project traffic analysis seeks to review and determine if a project diminishes the adopted level of services below the level of services adopted in the city’s Comprehensive Plan. An independent traffic engineer, employed by the city, has reviewed and provided comments on the traffic impact analysis. The traffic analysis went above the city requirements and analyzed the local road traffic impact of the proposed development based upon citizens’ concerns and questions.

Key aspects of the study include the following:

A. Traffic counts were performed in March of 2023 to update the original traffic analysis.

B. The technical memorandum states, “Due to the proposed location of the project’s access, peak hour data and transportation model results, it is anticipated that 96% of the project trips will utilize Tomoka Oaks Boulevard and 4% will use Iroquois Trail for external access. 4% of traffic (111 total daily, 8 total AM and 11 total PM) are expected to use this route to access SR 40.”

C. The traffic analysis has identified the need for a traffic signal at Nova Road and Tomoka Oaks Boulevard (see Table 10 of the TIA). The traffic analysis states that a Traffic Warrant Analysis Study was conducted and submitted to the Florida Department of Transportation. The response to comments states that the Florida Department of Transportation has verbally accepted the traffic signal as a treatment option for the intersection level of service.

   With the September 6, 2023 submittal, the applicant agreed to a voluntary condition that within 30 days of the phase 1 plat approval, the developer will initiate an application to FDOT to construct a traffic signal at the intersection of Nova Road and Tomoka Oaks Boulevard. Prior to the issuance of the first certificate of occupancy within the Tomoka Reserve Development, the traffic signal at Nova Road and Tomoka Oaks Boulevard has to be completed and functioning or fully bonded and/or the full cost of constructing said traffic signal system must be deposited with the City of Ormond Beach.

D. Table 10 of the Traffic Impact Analysis details the Level of Service for the unsignalized intersections, including the local intersections along Tomoka Oaks Boulevard, St. Andrews Drive, Rio Pinar Trail, and Iroquois Trail. All intersections operate at a Level of Service of “A” or “B” where the adopted Level of Service is “D”. Again, the analysis does not state that there will not be traffic. The analysis shows that the proposed traffic is within the Level of Service standards adopted by the city’s Comprehensive Plan.

E. St. Andrews Drive and Tomoka Oaks Boulevard diamond. The Traffic Impact Analysis (pages 17 & 18 of the TIA) provides a detailed analysis of the existing diamond intersection. The analysis concludes that the existing configuration is expected to operate within the adopted Level of Service and no improvements are proposed. There have been no crashes around the diamond within the last three (3) years. The diamond intersection is awkward, and in staff’s opinion, confusing and potentially dangerous as additional trips are added.

   With the September 6, 2023 submittal, the applicant has agreed to a modification of the existing drive aisle to resolve turning radii conflicts for emergency vehicles and the provision of additional landscaping. The final design of the diamond would be performed at the preliminary plat (which is reviewed by the Planning Board and acted upon by the City Commission). A final design may include some use of local road impact fee credits.

F. The response comments provided a draft proportionate fair share calculation.

G. In comments received from residents, there has been a desire to see sidewalks on both sides of Tomoka Oaks Boulevard. With the September 6, 2023 submittal, the applicant has proposed sidewalks on both sides of Tomoka Oaks Boulevard.

It is understood that traffic is a key part of the subdivision. From a technical perspective, the applicant has demonstrated compliance with the city’s Comprehensive Plan and state law regarding traffic concurrency. The analysis resulted in a traffic signal being required. The traffic analysis does not state that the project would not create additional trips, but instead that the project trips are within the Level of Services adopted by the

Comprehensive Plan and project traffic improvements will be made.

Key issue 7: Recreational areas: Section 2-35(h) of the Land Development Code details the recreational requirements for a Planned Residential Development. The Land Development Code allows a process to provide additional outdoor recreational area in lieu of indoor recreation which has been allowed for the Tattersall and RidgeHaven residential projects. Based on the size of the parcel, the Land Development Code requirement is 24,840 square feet of recreational area and the project has provided 140,000 square feet of recreational area throughout the subject property. The final details of the recreational amenities would be required with the construction drawings. The site plans show a multi-purpose field, pickle-ball courts, playgrounds, pavilions, an outdoor exercise area, and picnic tables. Staff recommends approval of the proposed subdivision areas with final details to occur with the preliminary plat.

Key issue 8: Environmental: The Tomoka Oaks Golf & Country Club included an 18-hole golf course, clubhouse, cart barn, and maintenance barn. Ayden Environmental was hired by the applicant to provide an environmental assessment of the golf course and to develop a remedial plan to address the conversion of the golf course to residential uses. Ayden Environmental has provided a summary that is included in ATTACHMENT 5. Key summary points are as follows:

A. Ayden Environmental submitted site assessment reports and a Soils Management Plan to the Florida Department of Environmental Protection.

B. All work will be managed by Ayden Environmental with Florida Department of Environmental Protection oversight. All work will be completed in accordance with Chapter 62-780 of the Florida Administrative Code.

C. The Florida Department of Environmental Protection approved the site assessment reports and Soils Management Plan in a letter dated November 16, 2022.

D. In the ATTACHMENT 5 cover sheet, a link is provided to the Florida Department of Environmental Protection website page for the project's submittals and reviews.

SECTION 7, INPUT RECEIVED:

The project team performed two (2) neighborhood meetings prior to the submittal of the project on May 20, 2021 and July 15, 2021. The applicant summarized "mentions" in these meetings that included traffic, density, lot size, cookie cutter homes, tree removal, and a large buffer. A neighborhood meeting was held on February 8, 2023 with a summary included in ATTACHMENT 7. Written correspondence has been received for this project and is included in ATTACHMENT 3.

Key concepts, ideas, and thoughts include:

A. Proposed development is not compatible with the existing Tomoka Oaks, including the smaller lot sizes. TMH Consulting, Inc. provided an analysis of development compatibility.

B. Property values will be diminished with the loss of the golf course land area. The development would alter the character of the Tomoka Oaks subdivisions.

C. Loss of quality of life.

D. The golf course was designed as part of Tomoka Oaks and should be used in perpetuity as a golf and country club, golf course, and related uses.

E. Concerns with the existing configuration of the diamond intersection at St. Andrews Drive and Tomoka Oaks Boulevard and no proposed improvements.

F. Potential backups along Tomoka Oaks Boulevard impacting the Escondido condominiums.

G. Development would not be in character with the existing neighborhood.

H. Construction traffic will have a negative impact on existing residents.

I. Traffic impacts of the proposed project.

J. Project traffic using the Trails subdivision (Iroquois Trail and Rio Pinar Trail).

K. Design concerns with smaller lots.

L. Only one sidewalk proposed on Tomoka Oaks Boulevard – should be on both sides of the street.

M. The timing of the traffic light should be in place before the development project on the golf course starts. TMH Consulting, Inc. states: "The applicant should be required to submit the application to FDOT for installation of the signal concurrent with the first application for subdivision design and prohibit the issuance of any residential building permits until the signal is approved and installation initiated."

N. Concerns over stormwater.

O. Concerns over Tomoka Reserve HOA and the ability to manage common areas, including the 50' buffer.

P. Location of the emergency access easement.

Q. Impacts on wildlife that exist on the golf course property.

Written correspondence received is included in ATTACHMENT 3. Correspondence related to each Site Plan Review Committee review is available at https://www.ormondbeach.org/1013/Tomoka-Reserve. Any additional correspondence received after publication of the staff report would be provided to the Planning Board by e-mail with a hard copy provided at the Planning Board meeting.

SECTION 8, CRITERIA FOR REVIEW:

The following are the review criteria for Planned Residential Developments from the Land Development Code:

Planned Residential Development Criteria

Section 2-35, Chapter 2, Article II of the Land Development Code details the requirements of a Planned Residential Development:

1. Section 2-35(d)(3) of the Land Development Code states: "All structures shall be set back a minimum of forty feet (40') from the project's perimeter boundaries unless natural or manmade features, such as lakes, creeks, wooded or conservation areas are present. Where a project abuts a collector or arterial street, the setback requirement may be increased if an

effective buffering treatment cannot be provided between the street and residential use."

The project has established a 50' vegetative buffer around the entire perimeter of the property and meets this requirement.

2. Section 2-35(h)(3) of the Land Development Code states, "Thirty (30) square feet of indoor recreation floor area, including exercise rooms, all-purpose space, dining areas and similar uses shall be provided for each dwelling unit, unless waived by the City Commission and replaced at a minimum as provided below:
   a. Subdivisions of 200 dwelling units or less may provide, at a minimum, an additional 30 square feet per unit of outdoor active recreation space in compliance with this Section in lieu of the indoor recreation floor area requirement.
   b. Subdivisions that do not provide indoor recreational facilities are not eligible for park and recreation impact fee credits.
   c. The open space and/or additional outdoor facilities must be compatible with adjacent properties and the recreational facilities must be consistent with the needs of the project.
   d. The Planning Board and City Commission determine, after reviewing the proposed development plan, that the preservation of natural resources and/or provision of additional recreation facilities is appropriate and that indoor recreational facilities can be waived."

   The applicant is providing additional square footage as outdoor recreation as permitted under Subsection 3a (above) in lieu of the indoor recreation requirement. The conversion of required indoor recreation to outdoor recreation has been permitted in other Planned Residential Developments such as Creekside, Southern Pines, Pineland, Tattersall, and RidgeHaven.

3. Section 2-35(h)(4) of the Land Development Code states, "Sixty (60) square feet of outdoor active recreation space (exclusive of parking, landscaping, retention/detention ponds and other site features), including pools, pool decks, shuffleboard courts, tennis courts, and fishing piers and similar uses, shall be provided for each dwelling unit. Impact fee credits for any specific outdoor recreation site shall be limited to three hundred (300) dwelling units."

   The project is required to provide a total of 16,560 square feet of outdoor recreation area. The additional 30 square feet of outdoor recreation area in lieu of the indoor recreation (8,280 square feet), requiring a total of 24,840 square feet of outdoor recreation area. The project is proposing 9.34 acres of recreational area throughout the project. The recreational amenities shown are a multi-purpose field, pickle-ball courts, playgrounds, pavilions, an outdoor exercise area, and picnic tables with the final design occurring at the preliminary plat.

4. Section 2-35(h)(7) of the Land Development Code states, "Thirty (30) square feet of common accessible, open space shall be provided for each dwelling unit.
   a. Common open space shall be available to all the residents of the development. At the option of the developer, subject to the approval of the City Commission, common open space may be dedicated to the use of the general public.

b. Common open space must be adequately landscaped and irrigated.

c. Natural features worthy of preservation shall be left in a natural state.

d. Waterbodies may be utilized to meet twenty-five percent (25%) of the available open space requirement, provided significant recreational use of the waterbody can be demonstrated. Water retention and wetlands areas may not be included in this calculation."

The project is required to provide 8,280 square feet of common space. The applicant has provided the common open space throughout the project.

5. Section 2-35(h)(8) of the Land Development Code states: "Twenty percent (20%) of the project shall be left in a natural state. This may include designated conservation areas within lots or common areas, but shall not include classified wetlands and required upland buffers."

   The project is proposing that 34 acres of the site remain in a natural state where the Land Development Code requirement is 29.6 acres. The project proposes a natural buffer around the boundary of the site.

6. Other Uses. Section 2-35(b)(2) of the Land Development Code allows other uses within planned residential developments.

   The only use proposed is single-family residential. No other uses are proposed.

Section 2-35(j)(4) of the Land Development Code states, "In considering an application for a PRD, the planning board may recommend approval, approval with conditions, or disapproval and the city commission may base its conditions of approval or denial of the issuance of a development order on the extent to which the development offers site amenities above that normally found for permitted uses in the district with regard to the following:"

a) Innovative Site Design

In ATTACHMENT 9, the applicant states: "In designing the proposed redevelopment plan, the Applicant took great measures to ensure the project would complement the surrounding area and integrate with the surrounding residential neighborhood." The proposed application provides additional site amenities above and beyond what a standard subdivision would provide, including open space, recreational facilities, architectural and landscape design for the lots. The project proposes off-site sidewalks (both sides) along Tomoka Oaks Boulevard to Nova Road.

In review by the Site Plan Review Committee, there have been comments regarding the perimeter lot size, buffer plantings, and setbacks. The use of the buffer to provide a natural area is an innovative site design. However, the planting material and long-term maintenance are critical to the buffer's long-term viability. The issue regarding the lot size has been discussed repeatedly, including at the pre-application meeting, neighborhood meeting, and Site Plan Review Committee meetings. Staff's recommendation is for 100' wide lot size along the Tomoka Reserve perimeter. The applicant has made a number of changes of the site plan (setbacks, reduction of units, notes on plans, traffic related, and site design) with the September 6, 2023 submittal.

b) Coordinated Architectural Design

The Tomoka Reserve project shall have an Architectural Control Committee tasked with enforcing the architectural design guidelines detailed in the plan set (see ATTACHMENT 10). The September 6, 2023 submittal has updated architectural standards on sheet PD8.

c) Open Space, Recreation, Common Areas

The project has exceeded the space required for open space, recreation, and common areas. The project has preserved 23% of the project land area. As discussed under the Planned Residential Development section, the applicant is providing a recreation area and common open space. The total area for open space, recreation, and stormwater is 67.84 acres or 46% of the overall property.

d) Coordinated Streetscape Elements

The site plan shows the subdivision entry feature (PD4 – ATTACHMENT 10). The project would be required to provide streetscape elements such as street tree plantings.

The project has a unique site design with natural preservation and recreation areas. The key issues in the review of the project's design revolve around the lot sizes and buffer planting. Throughout public meetings, it has been stated that the proposed lot dimensions are not consistent with the existing developed subdivision. One key decision for the Planning Board is to determine if the interior lot widths proposed at 60' wide are appropriate.

Section 1-15(e) of the Land Development Code states: "In its review of any application requiring a development order, planned developments, special exceptions and LDC amendment applications, the board shall consider:"

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 zoning district, or adversely affect the public health, safety, welfare, or quality of life.**

   The applicant has provided the required information in terms of lot sizes and layout, street locations, buffer requirements, traffic impacts, stormwater planning, and Planned Residential Development requirements. Please note that site-specific information (stormwater, lighting details, and landscaping details) shall be provided with preliminary and final plat applications. The application exceeds the requirements of site buffering, recreational amenities, and common space.

   Section 2-35(b) of the Land Development Code states: "More intense uses (e.g., townhouses in a single-family district, or apartments in a townhouse district) may be allowed, provided that their visual and functional impact on neighboring districts is minimized by providing adequate buffering and screening, and all the requirements of this section are met." The July 13, 2023 staff report conclusion of the Site Plan Review Committee was that modifications to the application are needed (lot size, buffer material, traffic mitigation, and revised setbacks) to recommend approval of the proposed site plan. The applicant has committed to a number of changes with the

September 6, 2023 site plan submittal. The key issues remaining are the lot size and the buffer planting plan. Site Plan Review Committee staff does not believe that the application submitted is compatible with the existing Tomoka Oaks subdivisions development pattern regarding lot sizes around the perimeter of the property. Additionally, there are concerns with the buffer planting plan in terms of the quantity of material and long-term maintenance.

2. The proposed development is consistent with the Comprehensive Plan.

The property is designated "Low Density Residential" on the City's Future Land Use Map. The Future Land Use Element of the Comprehensive Plan states:

Low Density Residential (LDR)

Purpose: To protect and encourage the continued development of typical single-family residential areas and stabilize and protect the character of such neighborhoods. Institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: up to 4.3 units per acre

Maximum FAR: 0.2

The following is a list of the Comprehensive Plan Objectives and Policies pertaining to the proposed PRD:

Future Land Use Element

GOAL 1. LAND USE DISTRIBUTION

FUTURE DEVELOPMENT AND REDEVELOPMENT ACTIVITIES SHOULD BE DIRECTED IN APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP TO MEET THE LAND USE NEEDS OF THE ANTICIPATED POPULATION, IN A MANNER CONSISTENT WITH SOUND PLANNING PRINCIPLES, THE GOALS, OBJECTIVES AND POLICIES CONTAINED HEREIN, AND THE DESIRED COMMUNITY CHARACTER.

THE FUTURE LAND USE ELEMENT SHOULD ALLOW LIMITED COMMERCIAL EXPANSION, PROMOTE INDUSTRIAL USE, AND MAINTAIN CURRENT RESIDENTIAL DENSITIES IN THE CORE AREA WHILE ESTABLISHING LOWER DENSITIES IN THE PERIMETER AREAS, FOCUSING REDEVELOPMENT IN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA, US1, AND SRA1A, AND PROVIDING FOR A CONTINUED HIGH LEVEL OF OPEN SPACE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.

OBJECTIVE 1.1. RESIDENTIAL LAND USE

Ensure the availability of adequate lands to meet the residential land use needs of the community.

POLICY 1.1.3.

Preserve the character of existing neighborhoods by not allowing intrusion of land uses that would threaten to alter the neighborhood character and by encouraging voluntary rehabilitation and sound maintenance programs in viable neighborhoods which are capable of self-renewal

and establishing code enforcement or public redevelopment activities in areas not capable of self-renewal.

POLICY 1.1.5.

Encourage innovative design measures for new residential developments and ensure that adequate provision is made for neighborhood facilities suitable to the type of development proposed.

POLICY 1.1.6.

Provide the opportunity, through zoning and other land use controls, for the development of a variety of housing types (i.e., single-family, duplex, townhouse, multi-family) in both conventional, planned unit and cluster type developments, that will meet the varied needs of the citizens of Ormond Beach.

POLICY 1.1.14.

Enhance community livability in the central core and older sections of the City by encouraging infill as appropriate, transit-oriented development, and walkable residential areas.

POLICY 2.4.7.

Encourage cluster development which promotes the efficient use of open space and reduces development costs, in areas where services and facilities exist or are planned.

Housing Element

GOAL 1. HOUSING SUPPLY

ENSURE THE AVAILABILITY OF SAFE AND ADEQUATE HOUSING UNITS OF DIFFERENT TYPES, SIZES, AND PRICE RANGES TO MEET THE NEEDS OF ALL CURRENT AND FUTURE RESIDENTS.

OBJECTIVE 1.1. HOUSING SUPPLY

The City shall continue to facilitate the private production of a housing supply, including adequate sites for mobile homes or manufactured housing and low and moderate-income housing, which will meet future community needs and offset housing deficiencies as noted in this Element.

OBJECTIVE 1.2. PROVISION OF ADEQUATE SERVICES AND FACILITIES

Each existing housing development and residential neighborhood along with all new housing development shall meet the existing adopted level of service standards.

POLICY 1.2.1.

The general residential development pattern in the city should be in accord with the community's growth strategy for residential densities, as stipulated within the Future Land Use Element.

The Comprehensive Plan contains policies that can support the proposed project or be used to deny the project. It is important to note that the land use density allows 4.3 units per acre and the proposed density is 1.84 units per acre. The project concern is focused on the Land Development Code zoning regulations regarding lot sizes and setbacks.

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.

The project has prepared an environmental summary included in ATTACHMENT 5. The property would be subject to environmental remediation from the former golf course that would be monitored by the Florida Department of Environmental Protection. The subject property does not have any on-site wetlands or floodplains. The project is seeking to use reuse water for irrigation. A Biological Assessment and Environmental Site Assessment is provided in ATTACHMENT 9.

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.

The land use and original zoning designation of R-2, Single-Family Residential, provides a variety of allowed uses, including single-family houses (permitted) and a golf course (Special Exception). Supporters of the application would state that the development of the golf course with a new subdivision that provides open space, natural areas, buffers, stormwater management, and recreational area would increase the land's value and abutting property's value. Single-family houses abutting single-family houses should be considered similar uses and would not cause depreciation of surrounding property values. The applicant has stated that the lesser lot sizes are needed to provide the buffering, natural areas, and recreational amenities. The applicant provided an analysis of the "Economic Impact of Redeveloping Tomoka Oaks Golf & Country Club" that is within ATTACHMENT 9, Section B.

Individuals seeking denial of the application state that the proposed development (1) takes away open space that was to be used for the existing development and (2) proposes lots that are smaller in width and overall lot size to Tomoka Oaks existing lots. Multiple correspondences received detail that the proposed project is not similar to the existing development patterns of the area.

The Site Plan Review Committee concludes that the proposed design is not consistent with the lot patterns of the Tomoka Oaks development and could cause nuisances or have visual impacts on adjoining properties. There are site design modifications (lot size and buffer planting types/irrigation) that could lead to support from the Site Plan Review Committee.

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.

There are adequate public facilities to serve the development. Traffic and sidewalks were discussed earlier in the staff report. With the September 6, 2023 site plan submittal, the applicant agreed to sidewalks on both sides of Tomoka Oaks Boulevard and reworking of the intersection of Tomoka Oaks Boulevard and Saint Andrews Street. Based on traffic study data and analysis, there was a conclusion on the impacts

on roadways and the intersection, that they operate at an acceptable level of service at build-out. Based upon state statutes any impacts of the project above the adopted level of services would be required to provide a proportionate fair share agreement. There is adequate water and wastewater capacity to serve the project. Finally, the project was reviewed by the Volusia County School Board and a concurrency certificate is shown in ATTACHMENT 6.

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.**

   ATTACHMENT 4 includes a (1) Traffic Impact Analysis, (2) Response to comments, dated 06.07.2023, and (3) a technical memorandum, dated 06.07.2023. The technical memorandum is designed to summarize the traffic analysis for the project. It is important to note that the subject property has a land use that allows residential uses at 4.3 units per acre. Traffic analysis is focused on the impacts of traffic on intersections and roadways. Where intersections and roadway segments fail as a result of project trips, state law allows the project to pay its proportionate fair share to mitigate the project impacts. The analysis seeks to review and determine if a project diminishes the adopted level of services below the level of services adopted in the city's Comprehensive Plan. An independent traffic engineer, employed by the city, has reviewed and provided comments on the traffic impact analysis. The traffic analysis went above the city requirements and analyzed the local road traffic impact of the proposed development.

   Key aspects of the study are summarized in section 6 of this report.

   It is understood that traffic and its impacts are a large part of any development. A professional traffic engineer has prepared an analysis of the project impacts that has been reviewed by a professional traffic engineer hired by the city. The analysis shows certain required improvements and a responsibility to pay a proportionate share for project impacts as required by state law. The analysis does not state that there will not be an increase in traffic impacts as the result of the Tomoka Reserve proposed subdivision. The analysis does state that the increased impacts of the Tomoka Reserve subdivision are within the Level of Service standards allowed by the city and payment of proportionate share as allowed by state law.

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

   Natural and landscaped areas are provided around the entire perimeter of the project to provide natural areas. The project is using a low impact development technique of berming around the stormwater area. The site design is functional and uses the land area effectively.

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

   The overall design indicates safe movement on the site. The proposed road and access layouts would be reviewed during the construction drawings of the preliminary plat.

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

   The project is required to utilize a Homeowners' Association (HOA), which will institute an Architectural Control Committee to review construction plans within the development. The site plan exhibits outline regulations governing the construction of buildings and landscaping on individual lots, in order to encourage aesthetics and harmony within the development.

10. **The testimony provided at public hearings**.

    There have been two Planning Board meetings on July 13, 2023 and August 21, 2023. The meeting minutes for the project are within ATTACHMENT 11.

SECTION 9, RECOMMENDATION:

The Planning Board has the following options for a recommendation on the application for the issuance of a development order:

1. Approve the application as submitted;
2. Deny the application as submitted; or
3. Approve with conditions.

The applicant has made significant revisions to the original site plan. Key remaining considerations for deliberation of a recommendation include lot sizes and the planting/irrigations of the 50' natural buffer. The traffic impacts of this project have been analyzed and determined to be within the Level of Services adopted by the City's Comprehensive Plan, with the provision of a traffic signal at Nova Road and Tomoka Oaks Boulevard.

In reviewing the application, the Planning Board should consider:

1. Application submittal;
2. Staff report and Site Plan Review Committee comments;
3. Written correspondence provided;
4. Criteria of the Land Development Code contained within the staff report; and
5. Testimony provided at the Planning Board public hearing.

It is recommended that the Planning Board recommend **DENIAL** for the issuance of a development order for 272 single-family lots on approximately 147.94 acres under certain conditions and associated subdivision improvements based on criteria 1 and 4 analyzed above. Specific recommended changes in the site plan from the Site Plan Review Committee would include:

1. Requiring the Tomoka Reserve perimeter lots to be at least 100' in width and total 10,000 square feet of lot area.

2. A type 6 landscape buffer for the perimeter 50' buffer and irrigation of the buffer area as needed for the new plantings.

If there is a belief that the project has complied with the development order criteria, then the project should be recommended for approval. No City Commission date has been set for the project at this time.

Attachments:

Attachment 1:	Outstanding Site Plan Review Committee comments, dated September 13, 2023 **(new)**
Attachment 2:	Location, land use, and zoning maps
Attachment 3:	Correspondence received
Section A	Correspondence up until July 1, 2023
Section B	Correspondence from July 1,2023 to July 13, 2023 (former attachment 12)
Section C	Correspondence from July 12, 2023 to August 10, 2023 (former attachment 15)
Section D	Correspondence from August 10, 2023 to August 16, 2023 (former attachment 16)
Section E	Correspondence from August 16, 2023 to August 21, 2023 (former attachment 19)
Section F:	Correspondence from August 22, 2023 to September 13, 2023 **(new)**
Attachment 4:	Traffic Impact Analysis
Section A	Traffic Impact Analysis
Section B	Technical Memorandum – Impact of Nova Road Planned Improvement **(new)**
Attachment 5:	Environmental information
Attachment 6:	School concurrency
Attachment 7:	Neighborhood meetings summaries
Attachment 8:	Analysis of the ability to develop the former golf course
Section A	Attorney Brent Spain letter dated July 12, 2023 **(new)**
Section B	June 2022 document from Ms. Davis
Section C	June 30, 2022 City Attorney's Office analysis
Section D	February 23, 2023 Cobb Cole analysis
Attachment 9:	Applicant provided information
Section A	Information submitted on September 6, 2023 **(new)**
Section B	Additional Cobb Cole information (former attachment 13)
Section C	Original applicant provided information (former attachment 10)
Attachment 10:	Site plans provided September 6, 2023 **(new)**
Attachment 11:	Planning Board minutes
Section A	July 13, 2023
Section B	August 21, 2023 **(new)**

Attachment 12:	Staff and applicant PowerPoints
Section A	Staff PowerPoint for July 13, 2023 Planning Board meeting
Section B	Applicant PowerPoint for July 13, 2023 Planning Board meeting
Section C	Staff PowerPoint for August 21, 2023 Planning Board meeting
Attachment 13:	Information that was updated based on September 6, 2023 site plan submittal
Section A	Staff report for July 13, 2023 Planning Board meeting
Section B	Former Attachment 1 – outstanding SPRC comments
Section C	Former Attachment 8: requested and recommended setbacks
Section D	Former Attachment 11: Site plans for July 13, 2023 Planning Board meeting
Section E	Former Attachment 17: Additional Information provided by the applicant on August 16, 2023

ATTACHMENT 1

Outstanding Site Plan Review Committee comments dated September 13, 2023

Note: former comments from the July 13, 2023 Planning Board packet in Section 13, Section B

Project Name: PZ-22-043
Project Description: Tomoka Reserve
Review Comments List Date: 9/13/2023

Ref. # 62, Landscape Architect, Cara Culliver, 1/25/23 3:25 PM, Cycle 2, Unresolved
Markup: Buffer Type, Tomoka Reserve PD Plans 5 -Buffer plan.pdf

- Staff is supporting a Type 6 landscape buffer which is consistent with the 50' buffer width & requires 7 trees, 70 shrubs & 70 ground covers per 100' lineal feet.

Ref. # 134, Landscape Architect, Cara Culliver, 6/12/23 5:00 PM, Cycle 4, Unresolved
Markup: High Density Buffer Planting, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- A Type 6 buffer which is 50' foot depth requires 7 trees, 70 shrubs & 70 ground covers per 100' lineal feet. The document states 30 shrubs and the planting depth is 20 foot which is inconsistent with Section 3-06(d)(1)(2) of the Land Development Code.

- The elevation & plan view drawings shall be to scale and should show a typical 100 foot length & 50' foot depth planting design. This applies to all of the Typical Buffer Sketches.
- There is no reference to the keyed out plant materials and not able to determine what's being proposed?

- The plan view sketch only shows 5 trees and the requirement is 7 trees per 100 lineal foot. Also, the shrub requirement is 70 and only 30 are shown.

- Spacing trees 15 feet apart doesn't give enough room for growth and you have a 50' foot wide buffer to work within.

- The wildflower areas should be shown in more natural shape.

Ref. # 135, Landscape Architect, Cara Culliver, 6/13/23 10:39 AM, Cycle 4, Unresolved
Markup: Master Buffer Plan, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- Need to reference on the master buffer plan where these 3 different typical buffer planting would occur.

- Ultimately, the 3 different planting sketches/specifications will have to be incorporated on 24x36 scaled drawing and included in the ZevCohen landscape plans.

Ref. # 136, Landscape Architect, Cara Culliver, 6/13/23 10:43 AM, Cycle 4, Unresolved
Markup: Tree Mitigation for Specimen & Protected Trees, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- Tree mitigation if applicable could drive the density of the buffers and tree caliper sizes. This will have to be worked out with final future detailed drawings.

Ref. # 137, Landscape Architect, Cara Culliver, 6/13/23 10:50 AM, Cycle 4, Unresolved
Markup: Medium Density Buffer & Intact Buffer Plantings Sketches, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- The medium and intact buffer sketches would need to be applied to the actual site to determine what needs to be planted back.

- There is a ground cover requirement and no mention of this in the written text for both of these sketches.

Ref. # 138, Landscape Architect, Cara Culliver, 6/13/23 11:01 AM, Cycle 4, Unresolved
Markup: Planting Details, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- Please use the City standard planting details.

Ref. # 139, Landscape Architect, Cara Culliver, 6/13/23 11:13 AM, Cycle 4, Unresolved
Markup: Watering Schedule, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- Staff is not supportive hand watering for establishment of plant materials/trees. A permanent irrigation system needs to be in place for the establishment of the trees and plant materials as per Section 3-05(e) of the Land Development Code.

- The watering requirement of trees wouldn't be the same as watering requirement for shrubs/ground covers. For example and based on the University of Florida research, 3 gallons of water per caliper inch and establishment rates are based on 3 month per inch of trunk caliper. To establish a 30 (8 gallons of water) or 45 gallon tree (9 gallons of water) at 2.5" caliper would take 8-12 months. You would need to water daily for 1-2 months and every other day for 4 months and weekly until establishment. This is not an efficient way to water a project of this size and there will be limited to no access to this 50 foot buffer when the project is developed. Also, we frequently experience drought which is going to be a factor in keeping this natural buffer alive.

Ref. # 140, Landscape Architect, Cara Culliver, 6/13/23 3:41 PM, Cycle 4, Unresolved
Markup: Intact Buffer, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf
- When 7 existing trees are not present with this buffer type, than Understory trees would be more appropriate than more shade canopy trees.

Ref. # 141, Landscape Architect, Cara Culliver, 6/13/23 3:52 PM, Cycle 4, Unresolved
Markup: Suggested Tree List, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf
- The intent is to provide screening please limit the amount of deciduous trees used in this plant palette.

- This project would have Canopy and Understory trees. Please add a category for native Understory Trees. Might want to call the Medium tree an Understory tree on the sketches.

- I don't think the American Olive, American Hornbeam, Redbud and Sugarberry are available to meet the cities minimum tree size of 10' foot height and 2.5" caliper, please check availability and revise list as necessary.

- The Florida Privet is semi-evergreen and can shed its leaves in the winter.

Ref. # 142, Landscape Architect, Cara Culliver, 6/14/23 8:37 AM, Cycle 4, Unresolved
Markup: Tree Size & Spacing, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf
- The minimum tree size is 10' foot height and 2.5" caliper per Sec.3-05(d)(2).

- Spacing trees 15 feet apart especially for canopy trees doesn't not provide enough room for growth. You have a 50' buffer depth and greater spacing can be achieved with a staggered spacing.
Ref. # 143, Landscape Architect, Cara Culliver, 6/14/23 9:02 AM, Cycle 4, Unresolved
Markup: Wildflowers, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf
- For the success of the wildflower seeds they are installed a certain way, during the fall season, type of seed mix and what's the application rate. Please provide more detailed specifications.
Ref. # 144, Landscape Architect, Cara Culliver, 6/14/23 9:16 AM, Cycle 4, Unresolved
Markup: Existing Turfgrass, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf
- The existing turfgrass will need to be removed for the plantings of the trees and shrubs. The existing grass is going to compete with the establishment of the shrubs and most likely grow over the shrubs and choke them out. This will become a long-term maintenance issue if the grass is left.

Once the plant materials are installed a 3" inch mulch layer (suggest using Pine Bark) will retain the soils moisture.
Ref. # 155, Landscape Architect, Cara Culliver, 9/8/23 10:05 AM, Cycle 5, Unresolved
Markup: Plans Preparation, 2023 09 06 Buffer Tree Planting Locations.pdf

- Per Section 3-05(b)(1),a landscape plan prepared by a person registered as a landscape architect under F.S. ch. 481, part II, shall be submitted in conjunction with any development requiring site plan approval. The plan shall include all items related to trees and tree protection, as well as the grade, type, size, and location of plant materials. All landscape plan sheets shall be signed and sealed.

Ref. # 156, Landscape Architect, Cara Culliver, 9/8/23 10:05 AM, Cycle 5, Unresolved
Markup: 50' Buffer Requirement (Applies To All Sheets BT-100-BT-108), 2023 09 06 Buffer Tree Planting Locations.pdf

- This plan does not demonstrate meeting compliance with the Type 6, 50' landscape buffer which requires 7 trees, 70 shrubs and 70 ground covers per 100' lineal feet. Five trees & 50 shrubs per 100 lineal feet doesn't meet Type 6 buffer requirements.

- Existing palms trees are three to one ratio (3:1), meaning 3 palms equals one required tree. A single palm can't be counted as a required tree.

- All plant materials shall be keyed out showing type, size and locations of plant materials, including a plant list with specifications.

- The landscaped buffer area shall include a minimum five-foot (5') wide visual screen constructed of plant materials which are selected, located, and maintained to provide a visual barrier that is designed to achieve forty percent (40%) opacity within three (3) years from the time of installation between three feet (3') and six feet (6') above the average ground level of the landscaped buffer area when viewed horizontally.

- Trees shall be established along the entire length of and contiguous to any property line at a maximum spacing of fifty feet (50') on-center.

- Abutting residential lot information needs to be show and referenced on this plan.

Ref. # 157, Landscape Architect, Cara Culliver, 9/8/23 10:18 AM, Cycle 5, Unresolved
Markup: Trees Required Chart, 2023 09 06 Buffer Tree Planting Locations.pdf

- This project buffer is 3.3 miles long which equals 17,424 L.F. divided by 100 (x) 7 required trees = 1,220 Required Trees for this buffer, 12,197 Shrubs & 12,197 ground covers.

- This 50' landscape buffer would require 1,220 trees and not 396 as per the chart and submitted plan.

- Please keep in mind protected and specimen tree mitigation might affect buffer density and design.

Ref. # 158, Landscape Architect, Cara Culliver, 9/8/23 11:44 AM, Cycle 5, Unresolved
Markup: Buffer Area Planting Requirements, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

- Staff will not be supporting the "modified buffer" of 5 trees and 50 shrubs. We will be supporting the Type 6, 50' landscape buffer which requires 7 trees, 70 shrubs and 70 ground covers per 100' lineal feet.

- In addition to these requirements all landscape buffers require a minimum of 5' foot wide visual screen constructed of plant materials which are selected, located, and maintained to provide a visual barrier that is designed to achieve forty percent (40%) opacity within (3) years from the time of installation between three feet (3') and six feet (6') above the average ground level of the landscaped buffer area when viewed horizontally.

- Also, trees shall be established along the entire length of and contiguous to any property line at a maximum spacing of fifty feet (50') on-center.

Ref. # 159, Landscape Architect, Cara Culliver, 9/8/23 11:48 AM, Cycle 5, Unresolved
Markup: Ground Cover Requirement, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

- The design team has submitted no documentation of existing ground covers. This will be determined when full design plans are submitted.

- Ground covers will be required as per the Type 6 buffer requirements.

Ref. # 160, Landscape Architect, Cara Culliver, 9/8/23 11:56 AM, Cycle 5, Unresolved
Markup: Standards for Success, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

- The revised plans submitted did not have a phasing plan. Please submit phasing plan for review.

- Staff will not be supporting a 2 year maintenance bond. We will not be supporting 80% plant survivability but will support 100%. Assuming 20% or greater of the plant materials in the buffer dies that would be a huge burden on Tomoka Reserve, Tomoka Oaks & the City. The question is who would be responsible for establishing "replaced" trees and shrubs after the 2 year period?

- Staff would support a maintenance bond of 6 years for each phase built. After each 2 years of each phase planted plant materials failed will be replaced by Tomoka Reserves HOA. If the maintenance bond is implemented the Tomoka Reserves HOA would be responsible to replace the buffer back per the approved plans and the City staff will conduct necessary inspections for compliance after each 2 year period.

Ref. # 161, Landscape Architect, Cara Culliver, 9/8/23 12:57 PM, Cycle 5, Unresolved
Markup: Short Term Maintenance, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

- Staff is not supportive hand watering for establishment of plant materials/trees. A permanent irrigation system needs to be in place for the establishment of the trees and plant materials as per Section 3-05(e) of the Land Development Code.

- A 26 weeks or 6 month establishment period is not long enough to establish a 2.5" caliper tree. Based on the University of Florida research, 3 gallons of water per caliper inch and establishment rates are based on 3 month per inch of trunk caliper. To establish a 30 (8 gallons of water) or 45 gallon tree (9 gallons of water) at 2.5" caliper would take 8-12 months. You would need to water daily for 1-2 months and every other day for 4 months and weekly until establishment another 6 months. The larger the tree caliper the longer the establishment period.

Ref. # 162, Landscape Architect, Cara Culliver, 9/8/23 1:13 PM, Cycle 5, Unresolved
Markup: Irrigation System, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

- If the irrigation system is designed "strategically" than there would be no distance challenges to pump the water or installing long lengths of irrigation pipe.

Ref. # 163, Landscape Architect, Cara Culliver, 9/8/23 1:16 PM, Cycle 5, Unresolved
Markup: Existing Turfgrass, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

- The existing turfgrass will need to be removed for the plantings of the trees, shrubs & ground covers within the planting bed areas. All planting beds shall be prepped to remove all turfgrasses, weeds and unsuitable materials prior to planting. Leaving the existing grass is not the industry standard & going to compete with the establishment of the shrubs & ground covers and most likely grow over the shrubs and choke them out. This will become a long-term maintenance issue if the grass is left & hinder the success of establishing plant materials. Once the plant materials are installed a 3" inch mulch layer (suggest using Pine Bark) will retain the soils moisture.

Ref. # 164, Landscape Architect, Cara Culliver, 9/8/23 1:26 PM, Cycle 5, Unresolved
Markup: Watering, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

- Why would watering trees in Phase 1 be 4-6 gallons and less in Phase II & III with 2 gallons? The also applies to the shrubs. This is not based on University of Florida's research, "Planting & Establishing Trees" publication as noted in this report. A 2.5" caliper tree needs 9 gallons of water, 3.5" caliper needs 11 gallons, 4.5" caliper needs 17 gallons & 6" caliper needs 30 gallons of water.

Ref. # 165, Landscape Architect, Cara Culliver, 9/8/23 1:30 PM, Cycle 5, Unresolved
Markup: Irrigation System, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

Irrigating a project of this size (3.3 lineal miles) with hand watering is very inefficient and time consuming. The best approach to watering plant materials is with an efficient irrigation system using "low volume" techniques where water can be applied "directly" to the root ball. Directing water to 100% of the root ball in a manner that water can be absorbed into the root ball when water is needed is critical to optimum tree establishment. Proper irrigation immediately after transplant will influence root growth; therefore the diameter of the tree's irrigation pattern should increase, especially for sandy soils, as the tree's roots expand into the native soil. Efficient irrigation is critical and takes the guess work out with everything being automated and precise.

Ref. # 166, Landscape Architect, Cara Culliver, 9/8/23 1:41 PM, Cycle 5, Unresolved
Markup: Vegetation Maintenance, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

- Before an area is planted it is stripped to bare soil removing all competing vines, weeds, unsuitable materials & turfgrasses. This eliminates the initial competing of weeds with the new plant materials. The applicant wants to keep all the turfgrass intact which is not the industry standard for establishing plant materials within large buffer areas. Staff will not be supportive of keeping turfgrasses intact within the landscape buffer.

Ref. # 167, Landscape Architect, Cara Culliver, 9/8/23 1:56 PM, Cycle 5, Unresolved
Markup: Long-term Buffer Maintenance, 2023 09 06 v2 Buffer Planting Maintenance Plan.pdf

- The applicant described this buffer as being natural and grass mowing in the buffer contradicts this concept? It would be a maintenance nightmare to mow around and between the trees, shrubs and ground covers. As stated already this buffer would be stripped prior to planting and then topped dressed with 3" mulch layer. There would be no mowing within the buffer and only weed/vine control & pruning of deadwood from trees as described in this plan.

- Other long-term maintenance items would be trimming the existing palms trees and removing the dead fronds, palm boots & seed heads. Also, newly planted trees/plant materials need fertilizer and should be part of the maintenance plan.

Ref. # 168, Landscape Architect, Cara Culliver, 9/8/23 4:48 PM, Cycle 5, Unresolved
Markup: Notes #7 & #8 Modified Buffer, PD1_21067 COV-C1.pdf

- Note #7, staff will not be supporting the "modified buffer" of 5 trees and 50 shrubs. We will be supporting the Type 6, 50' landscape buffer which requires 7 trees, 70 shrubs and 70 ground covers per 100' lineal feet.

- Note #8, an approved buffer plan will be in-place to identify where supplemental plantings will be required.

Ref. # 169, Landscape Architect, Cara Culliver, 9/8/23 4:57 PM, Cycle 5, Unresolved
Markup: Tree Replacement Note, PD2-PD6_21067 ODP-PD5.pdf

- Specimen trees removed will not be on a one to one replacement basis. Mitigation Chart A will determine how many trees will be replaced at 4.5" caliper based on the caliper removed.

Ref. # 65, Civil Engineer, David Allen, 1/31/23 4:34 PM, Cycle 2, Unresolved
Markup: Civil-Operating tables, 21067 Tomoka Reserve Storm Package.pdf

How were the discharge rates established for these tables.

Ref. # 103, Civil Engineer, David Allen, 2/21/23 9:50 AM, Cycle 2, Unresolved
Markup: Civil-=Emergency Access, Autoturn Analysis.pdf

Provide a detail that shows the island and the pavement widths for North St Andrews Drive. Provide the vehicle turn exhibit for this connection as well as the connection within the subdivision.

Ref. # 105, Civil Engineer, David Allen, 2/21/23 11:47 AM, Cycle 2, Unresolved
Markup: Civil-Lot Size, Tomoka Reserve PD Plans 6- typical lot layout.pdf

In the Neighborhood meeting, the width of the lot adjacent to the buff,(existing lots) was a significant question. The width was more important than the square footage of the lot. Please provide rationale for the proposed lot sizes.

Ref. # 118, Civil Engineer, David Allen, 5/10/23 2:15 PM, Cycle 3, Unresolved
Markup: Civil-Dry Retention, 21067 PD-04-28-23.pdf

Dry retention ponds were indicated as allowing infiltration to meet the time related requirements for stormwater management. The borings for the ponds indicated a layer of organics and top soil. How will the ponds function after several rain events have compacted the top layer into an impervious layer at the bottom of the pond.

If the pond bottom is being counted as natural preservation, these organics will seal the pond bottom. If the organics are removed then it should not count towards the natural preservation.

Provide time table of acceptable water stage on the trees within the dry retention.

Ref. # 119, Civil Engineer, David Allen, 5/10/23 2:39 PM, Cycle 3, Unresolved
Markup: Civil- Auto Turn, Autoturn Analysis.pdf

This configuration no longer matches the roadway layout for the [project. please provide an update to this figure.

Also provide a detail that demonstrates the emergency vehicle at the emergency access in conjunction with the existing island in N. St Andrews.

Ref. # 145, Civil Engineer, David Allen, 6/21/23 4:08 PM, Cycle 4, Unresolved
Markup: Civil-Phasing Plan, PD2-PD6_21067 ODP PD2 (1).pdf

Is there a phasing plan available for the project? If so, at what stage will the Emergency Access be constructed?

How will the construction of utility connections be staged in the overall project?

Ref. # 147, Civil Engineer, David Allen, 6/26/23 3:27 PM, Cycle 4, Unresolved
Markup: Civil-Lot Width, PD2-PD6_21067 ODP PD2 (1).pdf

Change the word size to width. The size can increase by depth only. The concern is the width of the lots.

Ref. # 148, Civil Engineer, David Allen, 6/26/23 3:27 PM, Cycle 4, Unresolved
Markup: Civil-Pedestrian access, PD2-PD6_21067 ODP PD2 (1).pdf

Add the term "and individual property owners affected. "

Ref. # 149, Civil Engineer, David Allen, 6/26/23 4:56 PM, Cycle 4, Unresolved
Markup: Civil-Revision Emailed 06-26-23, PD1_21067 COV C1 (1).pdf

Note No. 9, Indicates that this will be a gated subdivision. Provide note that the streets will be [privately maintained. Provide a note that there will be an access/utility easement placed over the entire roadway parcel dedicated to the City of Ormond Beach.

Ref. # 171, Civil Engineer, David Allen, 9/10/23 3:54 PM, Cycle 5, Unresolved
Markup: Civil Emergency Access, PD1_21067 9_5_23r.pdf

Provide the model showing the fire vehicle entering the emergency access.

Ref. # 172, Civil Engineer, David Allen, 9/11/23 8:36 AM, Cycle 5, Unresolved
Markup: Civil-Roadway Section, PD2-PD6_21067 ODP-PD3.pdf

Please show the limits of the tract on this cross-section. Note that the City of Ormond Beach will have an Access-Utility Easement placed on the tract.

Ref. # 173, Civil Engineer, David Allen, 9/11/23 9:57 AM, Cycle 5, Unresolved
Markup: Civil-Access Easement, PD2-PD6_21067 ODP-PD2.pdf

The access easement should be 20 feet wide.

Ref. # 181, Civil Engineer, David Allen, 9/12/23 9:04 AM, Cycle 5, Unresolved
Markup: Civil-Sanitary Sewer Collection System, PD7-PD8_21067 UTL-PD9.pdf
TECHNICAL COMMENT FOR THE PRELIMINARY PLAT

A recent evaluation for the lift stations within the Tomoka Oaks Subdivision shows a significant increase in run-times for the Lift Station 8M1. The proposed gravity system is shown to direct the flow from the new subdivision to this lift station. After discussion with the Utility Manager, we request that the gravity collection system be directed to the Lift Station 8M, Nova Road.

Ref. # 123, Planning Director, Steven Spraker, 5/11/23 8:21 AM, Cycle 3, Unresolved
Markup: 50' Landscape Buffer, PD2-PD6_21067 ODP-PD5B.pdf

- Staff will be supporting a Type 6 buffer plantings within the 50' landscape buffer. Response comments indicate plantings to be a type 4 buffer which will include existing natural vegetation with temporary irrigation is being proposed. Staff is not supportive of a type 4 buffer type and the information provided to date has not made staff supportive of the plant materials or temporary irrigation. A permanent irrigation system needs to be in place for establishment of the trees which can take years depending on the caliper size and drought situations. Staff also have concerns with the long-term maintenance of the buffer area and survivability of the plants with temporary irrigation.

Ref. # 150, Planning Director, Steven Spraker, 6/27/23 10:00 AM, Cycle 4, Unresolved
Comment:
Key policy issues:

1. **Lot Sizes:**

Applicant: mixture of 80', 60' and 50' lots. 80' wide lots abut existing Tomoka Oaks lots.

Staff recommendation: Staff recommends 100' wide lots to total at least 10,000 square feet abutting the perimeter of the existing Tomoka Oaks single-family houses.

2. **Buffer abutting existing Tomoka Oaks single-family houses:**

Applicant: See Tomoka Reserve Buffer Planting and Maintenance Plan, dated June 6, 2023.

Staff recommendation: Staff recommends typical planting (type 6) and irrigation plan. See city Landscape Architect's comments.

~~3. **Setback plan:**~~

~~Applicant: See Sheet PD7.~~

~~Staff recommendation: Staff not supportive of building coverages or proposed setbacks. Staff recommended setbacks included in the review.~~

~~4. **PD6 note on lot separation.**~~

~~Applicant: Note states: The lot separation width shown on this sheet may be subject to change at the time of permitting. The represented distances are from existing lot in Tomoka Oaks neighborhood and proposed lots within Tomoka Reserve.~~

~~Staff recommendation: The 50' buffer abutting the Tomoka Oaks existing residential lots and areas called out as natural preservation shall not be modified and shall always be vegetative areas.~~

~~5. **St. Andrews and Tomoka Oaks Boulevard "diamond".**~~

~~Applicant: Traffic Impact Analysis, response to comments, Item 3 states the existing diamond is expected to operate within the adopted level of service during the peak hours. No improvements are proposed.~~

~~Staff recommendation: The diamond is awkward and in staff's opinion's confusing and potentially dangerous as additional trips are added. Staff recommends that a diamond reconfiguration be required at the construction (preliminary plat) phase of the development.~~

~~6. **Recreation – additional outdoor recreation.**~~

~~Applicant: See sheets PD10 and PD3 where 9.06 acres of outdoor recreation is provided throughout the subdivision.~~

~~Staff recommendation: Staff supportive of the request. Similar request have been approved – RidgeHaven subdivision was the last similar request.~~

Ref. # 174, Planning Director, Steven Spraker, 9/11/23 11:59 AM, Cycle 5, Unresolved
Markup: Planning, inclusion of Tomoka Oaks addresses, 2023 09 06 Buffer Tree Planting Locations.pdf

Please include the address of the abutting properties within Tomoka Oaks.

Ref. # 175, Planning Director, Steven Spraker, 9/11/23 11:59 AM, Cycle 5, Unresolved
Markup: Planning staff, proposed plantings and irrigation, 2023 09 06 Buffer Tree Planting Locations.pdf

Planning staff support the City Landscape Architect's position on buffer type and irrigation requirements.

Ref. # 176, Planning Director, Steven Spraker, 9/11/23 12:20 PM, Cycle 5, Unresolved
Markup: Planning, architectural standards, Project Narrative-PB Revision List.pdf

Per an e-mail, the document on architectural standards was an old draft and not reviewed. Staff understands the architectural standards are contained in Sheet PD8.

Ref. # 177, Planning Director, Steven Spraker, 9/11/23 12:20 PM, Cycle 5, Unresolved
Markup: Planning, Letter - buffer type, Project Narrative-PB Revision List.pdf

Staff is not supportive of the lesser plant material than a type 6 buffer and hand watering - see city Landscape Architect comments.

Ref. # 178, Planning Director, Steven Spraker, 9/11/23 12:20 PM, Cycle 5, Unresolved
Markup: Planning, letter, lot width, Project Narrative-PB Revision List.pdf

The letter response states there are 46 lots that are 100' in width and 10 lots that are 90' in width. This appears to be an older version referencing the 100' wide lots. The plan submitted has 80' wide lots proposed along the perimeter which staff is not supportive of.

Ref. # 179, Planning Director, Steven Spraker, 9/11/23 12:20 PM, Cycle 5, Unresolved
Markup: Planning, timing of the traffic light, Project Narrative-PB Revision List.pdf

The response comments state 30 days after a phase 1 plat approval. Staff believes this to mean a preliminary plat approval.

Ref. # 180, Planning Director, Steven Spraker, 9/11/23 12:20 PM, Cycle 5, Unresolved
Markup: Planning, hearing date, Project Narrative-PB Revision List.pdf

Note that the Planning Board hearing date is September 26th - not September 21st as indicated in the letter.

Ref. # 64, Utility 1, Mike Stephenson, 1/26/23 1:52 PM, Cycle 2, Unresolved
Markup: Site Plan - Revise and Resubmit, Tomoka Reserve PD Plans 7 - Utility plan.pdf

Utilities has no comments regarding the proposed planned residential development. Full site plan approval, however, will require review of more detailed construction plans and design documents. Elements that will be reviewed at that time include, but is not limited to: utility separation requirements, utility connection details, valves and hydrants spacing, applicable permit status, and the inclusion of applicable City standard details.

ATTACHMENT 2

Location, land use and zoning maps

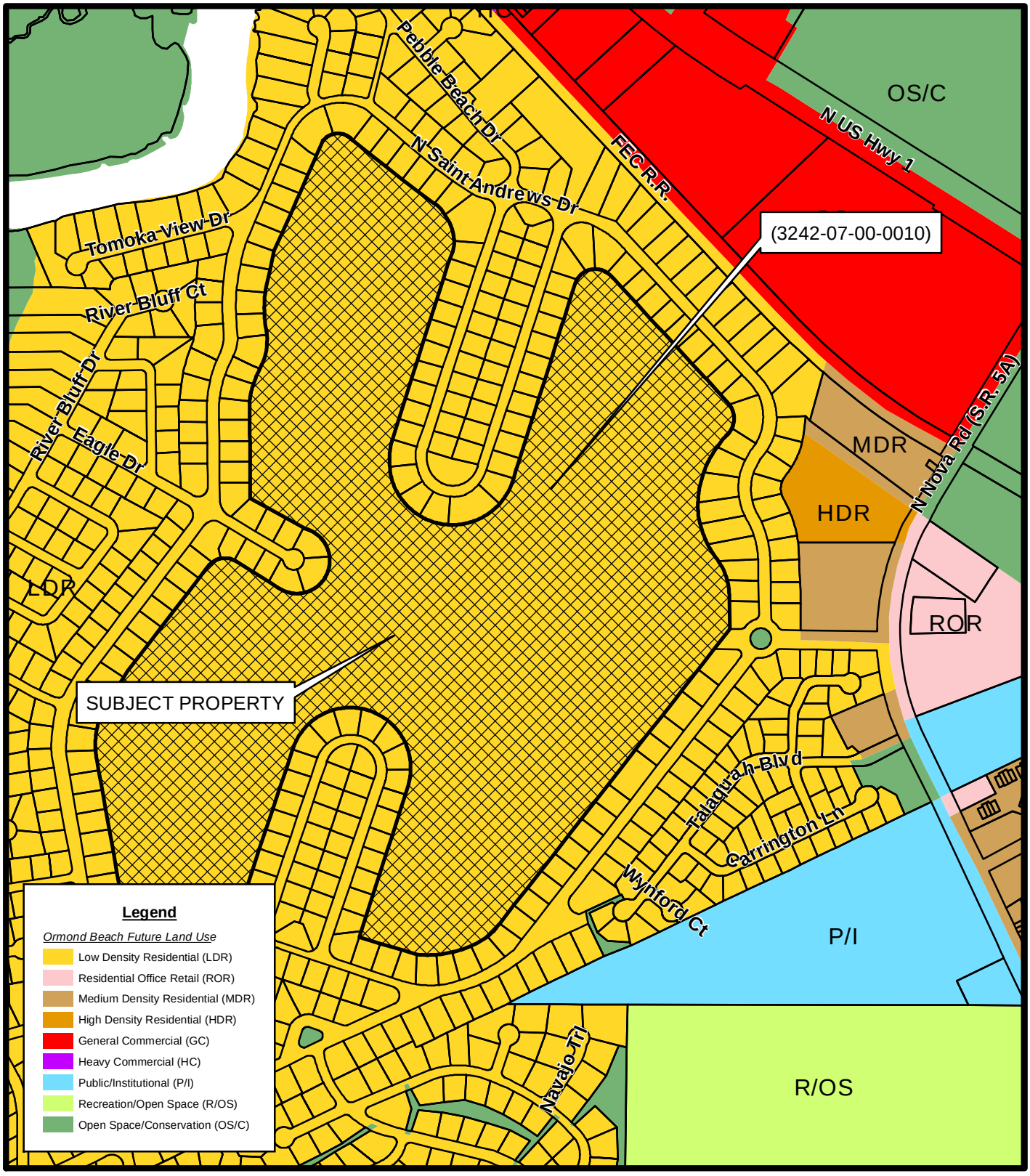
Note: no changes to this attachment from original report



AERIAL MAP
20 TOMOKA OAKS BLVD
(3242-07-00-0010)

Prepared By: The City of Ormond Beach
G.I.S. Department - May 4, 2023

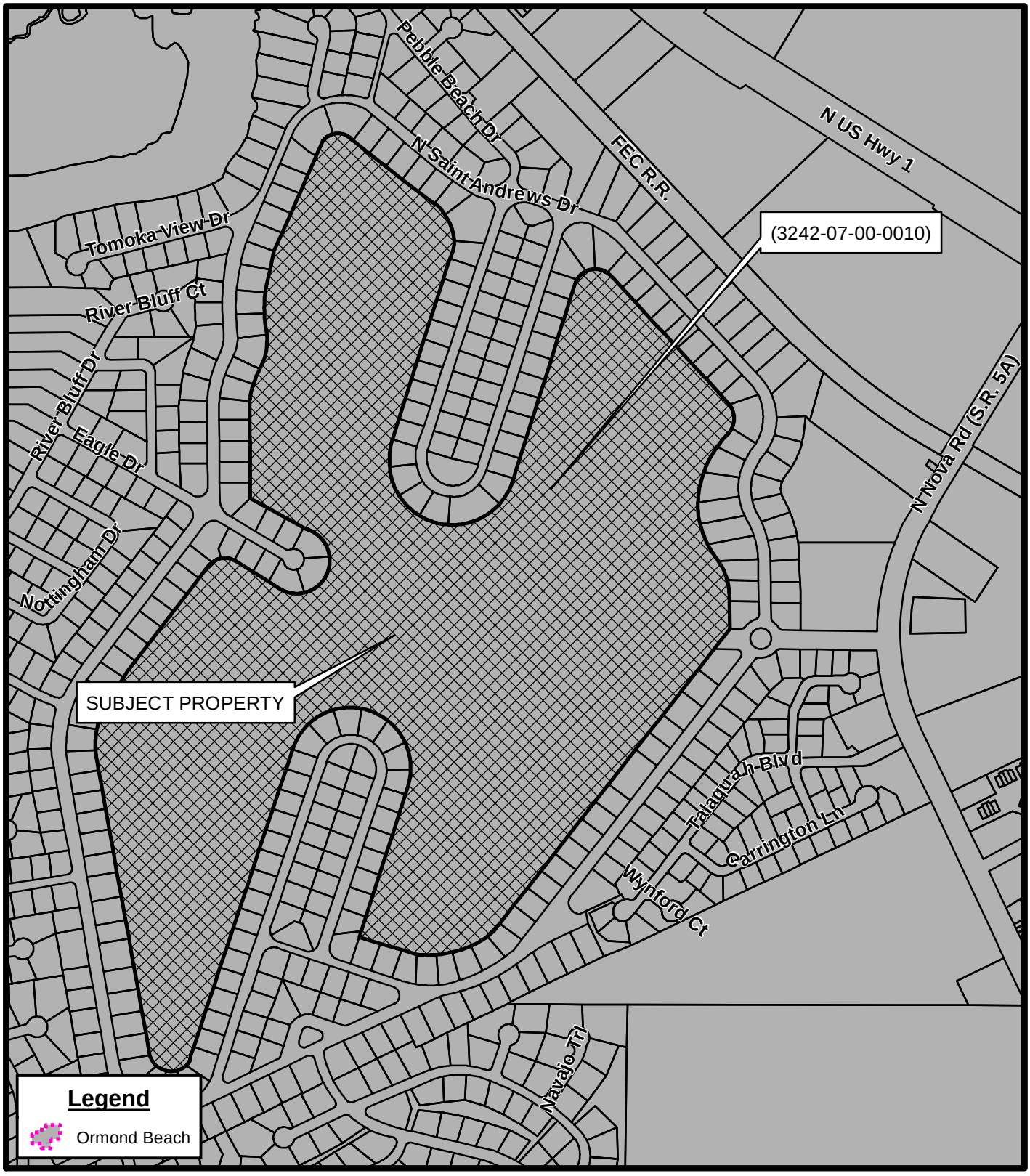
N.T.S.



FUTURE LAND USE MAP
20 TOMOKA OAKS BLVD
(3242-07-00-0010)

Prepared By: The City of Ormond Beach
G.I.S. Department - May 4, 2023

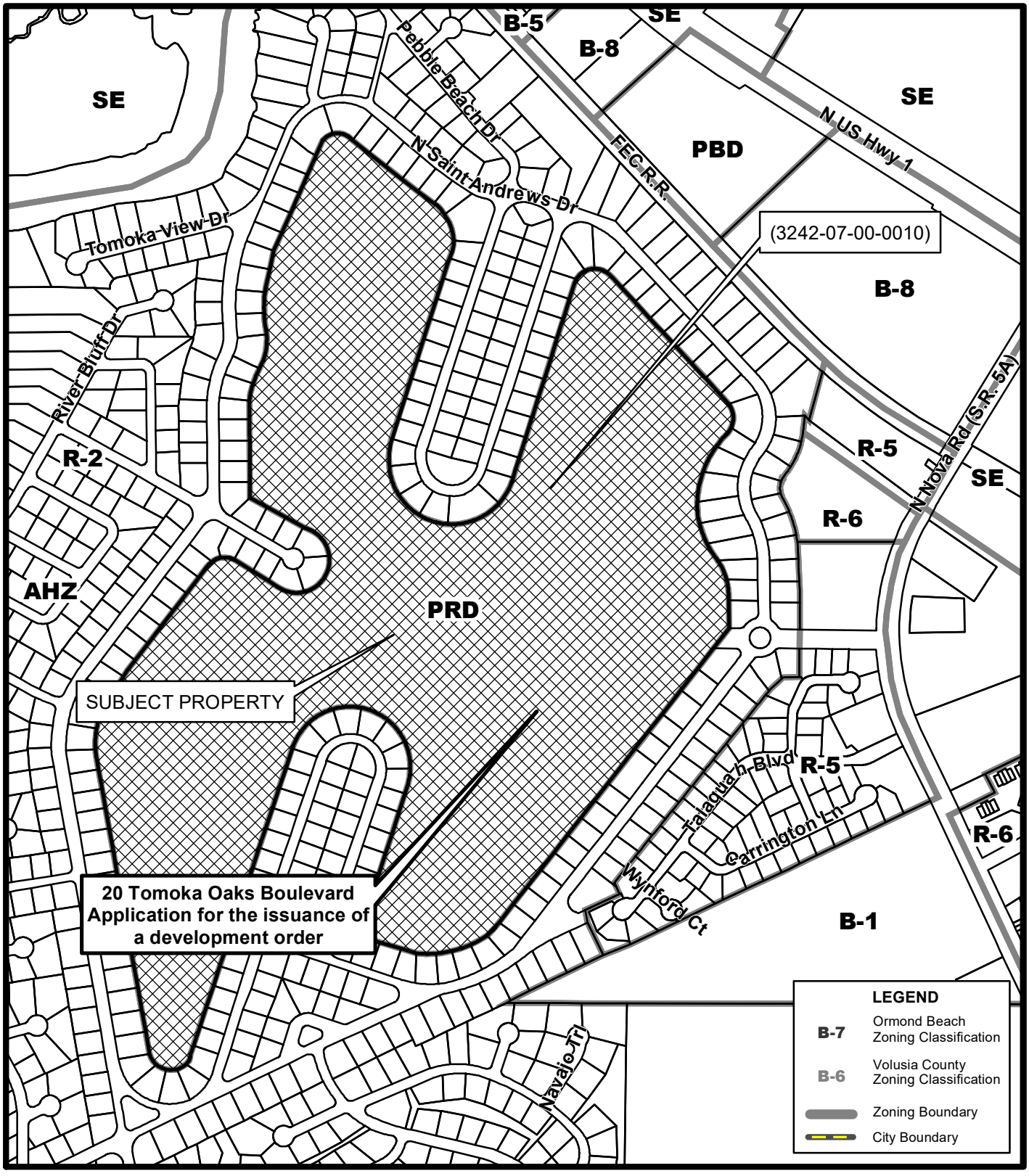
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LOCATION MAP
20 TOMOKA OAKS BLVD
(3242-07-00-0010)

Prepared By: The City of Ormond Beach
G.I.S. Department - May 4, 2023

N.T.S.

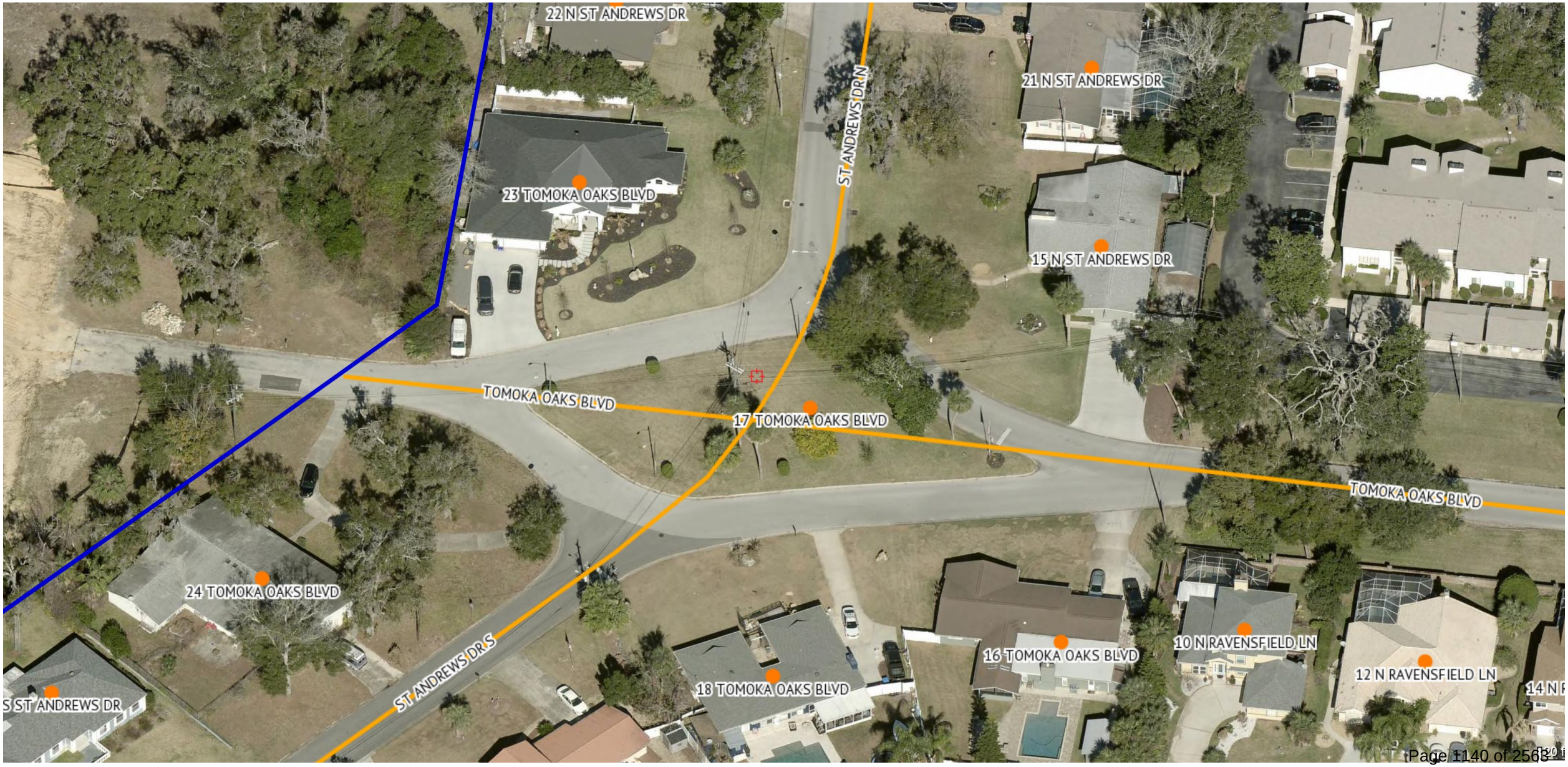


ZONING MAP
20 TOMOKA OAKS BLVD
(3242-07-00-0010)

Prepared By: The City of Ormond Beach
G.I.S. Department - June 19, 2023

N
W
E
S
N.T.S.

St. Andrews Drive and Tomoka Oaks Boulevard diamond intersection



ATTACHMENT 3

Correspondence received

Section A	Correspondence up until July 1, 2023
Section B	Correspondence from July 1,2023 to July 13, 2023 (former attachment 12)
Section C	Correspondence from July 12, 2023 to August 10, 2023 (former attachment 15)
Section D	Correspondence from August 10, 2023 to August 16, 2023 (former attachment 16)
Section E	Correspondence from August 16, 2023 to August 21, 2023 (former attachment 19)
Section F	Correspondence from August 22, 2023 to September 13, 2023 **(new)**

ATTACHMENT 3

Correspondence received

Section A

Correspondence up until
July 1, 2023

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Community Planning Services

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Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO: City of Ormond Beach Planning Board
FROM: Thomas Harowski, AICP
SUBJECT: Tomoka Preserve Proposed Development
DATE: June 28, 2023

The applicants are seeking to construct 278 single-family homes on the former Tomoka Oaks golf course. This proposed project will have a significant impact on the existing neighborhood in terms of compatibility between the new development and the existing neighborhood, traffic impacts from the proposed development, and the type and style of housing proposed for development. I, along with many of my neighbors, have invested a substantial amount of time over the past 12 to 24 months in meetings with the applicants in an effort to end up with a project that is supportable by both sides. While progress, in my opinion, has been made in this area, the project as currently proposed still falls short of a fully compatible development and neighborhood asset.

In this memo I am offering the board members my comments on the project and how I believe the proposal needs to be improved. Many of my neighbors believe the property should remain as community open space. However, absent a change in the current situation with regard to the property, I expect some development will occur, and we need to get the best possible product on this site. While some will agree with my comments, I suspect many will not. I have worked in community planning in Volusia County for most of the last 50 years. I have attached a resume at the end of this submittal as evidence of my qualifications. As a neighborhood resident, I felt that it was inappropriate for me to serve as the expert witness in planning for this application, but my resume and experience shows I am qualified to do so. I think that this background adds some weight to my comments.

It is clear from the future land use designation applied to the subject property that some development other than open space is likely. My comments assume that a mandatory linkage betweeen the existing neighborhood and the former golf course has been severed. However, that does not mean the proposed project is appropriate for the site as it is currently designed. The issues that need to be further considered are:

- What makes the two developments compatible?
- How can traffic impacts be addressed?
- What buffering is appropriate?
- What lot sizes are appropriate?

- Are there other plan revisions that can improve the overall project?
- How can the application package be constructed so it is an effective regulatory document?

(Please note that these comments are based on the June 8, 2023 submittal. The applicants submitted a last minute plan revision on June 28, 2023, and there is no indication of what changes were made. My cursory review of the latest submittal found that significant changes were not evident, and the comments offered in this report are still applicable.)

DEVELOPMENT COMPATIBILITY

From their submittals the applicants would have us believe that because their project proposes single-family homes at a density that approximates the existing neighborhood, they have proved their case for compatibility. The applicants also claim the project is desireable infill development.

- The claim of compatibility with the existing neighborhood is overstated. Compatibility includes more than housing type and residential density as discussed below. The declared compatibility in density is questionable.

- While the proposed project has some aspects of infill development, it differs from more general infill in that it creates a new community core rather than adding development adjacent to existing residential neighborhoods.

Compatibility Analysis

When looking at compatibility it is important to remember that this project is not an extension of a development pattern where the proposed subdivision is the next parcel to be developed in a linear growth pattern. When development is more linear, adequate buffering between existing and proposed development and proper management of access and public services is likely sufficient to mitigate impacts from the new development on existing neighborhoods. In this case the project is an injection into the heart of the community. It is not only a new development with impacts to surrounding properties, but it becomes the new heart of the neighborhood. As such, development in the new core will have wide ranging impacts on the character of the neighborhood. If the new development is substantially different than the existing neighborhood, it will affect how the entire neighborhood is viewed.

In the most recent submittal package, the applicants for the proposed development have stated that the new project is compatible with the existing neighborhood based on three factors. First the proposed use as single-family housing is the same. Secondly the gross density of the proposed development is approximately the same as the current Tomoka Oaks development; and third that the proposed layout includes approximately the same number of housing units at the perimeter of the project as exist adjacent to the old golf course property. These statements are debatable.

Housing Type: Not all single-family dwellings are equal. Substantial differences in factors such as lot size, setbacks and lot coverage can result in a significantly different character. The applicants propose larger lots at the periphery of the project and small lots toward the center. This is sound design, but there is still a gap in lot sizes between existing and proposed lots at the project periphery. This gap is not insignificant.

Residential Density: The applicants claim that the proposed residential density at 2.04 units/acre is nearly the same as the developed residential neighborhood and substantially below the maximum allowable density based on the comprehensive plan. Therefore, the proposed development is compatible with the existing neighborhood. This conclusion is debatable on several points. While the project gross density and the existing residential area density (approximately 1.93 units/acre) are similar, the applicant's calculation excludes the community open space which for Tomoka Oaks was the golf course in its original design. If the former golf course area is included in the calculation per the original community design, the original neighborhood single-family density is closer to 1.27 units/acre. Also, by the applicant's own calculation, the maximum unit yield for the subject property based on R-2 zoning is 336 units. Therefore, the proposal is building at 89% of the attainable density. Without a substantial change in the project (along with a substantial change in the character and compatibility of the new project) the reference to the allowable density based on the comprehensive plan is irrelevant.

Perimeter Residential Units: The applicant notes that the proposed development has a similar number of housing units at the perimeter of the new development as are existing along the boundary of the old golf course property. Presumably, this factor is cited to suggest that with a similar number of units the new development will be compatible with the existing neighborhood. Factors such as lot size, setbacks and lot coverage are much more directly related to compatibility. The proposed plan has smaller lots on an interior line which yields a suggested compatibility that is not in fact present.

There are four other fundamentals of neighborhood design that are applicable. These are:

Function: Is the community effective in providing convenience and comfort for its users as measured by access and/or interaction among the components of the community.

The Ormond Beach comprehensive plan calls for low density residential use applied when Tomoka Oaks, including the golf course, was long established and there was no thought that the golf course might have to be replaced with other uses. The proposed development even at the proposed density will negatively affect access and interaction within the existing neighborhood by the sheer volume of new development. Neighborhood safety and security afforded by the current comfortable lot sizes with ample yards and personal space will be

reduced as smaller and denser lots are introduced. Even with a buffer as proposed the proposed project design will not fully mitigate these concerns.

Order: Order refers to balance including the continuity and sequence of design.

Order is a rhythm that is achieved when lots are similar in size, streets are similar in size and layout, where structures have relatively uniform setbacks, mass, and orientation to the street. The existing neighborhood development patten was based on R-2 minimum lots with the golf course as community open space, and the existing neighborhood development reflects this sense of order. Accepting that some new development is likely to occur on the subject property, the sense of order suggests that at least perimeter development follow the original patterns as established in the neighborhood. Buffers can address some of the transition, but fully compatible lot sizes in conjunction with the buffer will carry the sense of order into the new portions of Tomoka Oaks.

Identity: the design of the community should be distinctive and recognizable in the elements which give the community its sense of place.

The identity of Tomoka Oaks was defined by the golf course and the suburban nature of the residential portion of the neighborhood. With the failure of the golf course there is a threat to the neighborhood identity as first the open space nature of the community and now the residential character is disturbed. The continuation of the existing suburban character of the neighborhood including replication of the existing lot sizes will support neighborhood identity.

Appeal: The community should be attractive and defined by scale.

Unit design and placement (similar scale) are critical factors defining neighborhood appeal. A sense of order and appeal comes from a similarity in setbacks, heights, and lot configuration. The current neighborhood is a leafy subdivision with generous lots and plenty of private open space. The design anticipated by the proposed dimensional standards will potentially result in large units closely spaced on smaller lots.

The applicants admit as much when they propose minimum building coverages of 50% and minimum impervious coverages of 75%. In the existing neighborhood the average building coverage of all units is about 16% according to the property appraiser records. For the most typical one-third acre lots the building coverage is 20% to 25%. For the proposed lot sizes the building mass will be close to two times greater with full development of the planned units.

As a second comparison I looked at the largest units in the existing neighborhood as these should represent the most building mass in comparison with the proposed units. There are five units in the neighborhood which exceed 6,000 square feet in building area and one unit just under 6,000 square feet. Excluding the house on River Bluff where the riverfront lots are very large, the building coverages ranged from 21% to 41%. In other words, the exceptional units in the

existing neighborhood have 10% to 30% less building mass than the expected standard design for the newly proposed housing units. The variance in building mass is an element of incompatibility.

Lot Sizes and Housing Design

As noted in the discussion above, the most compatable outcome results from a design where the perimeter units have the same lot sizes and building massing. Units located toward the center of the project could include designs with somewhat smaller lots. The city staff has taken the position that perimeter units should be on lots with 100 foot lot widths and that lots interior to the project should have lot widths of 60 feet or above. Much of the neighborhood supports this lotting pattern. In addition to making the overall project more compatible with the exising neighborhood, the overall number of units will necessarily be reduced. A smaller project will make negative traffic impacts less severe, limit the negative impacts of restricted emergency services access, and provide for less impacts on other public services.

In addition to the total number of units and applicable lot sizes, the actual design of the new homes is important as well. One of the character defining elements of the existing Tomoka Oaks neighborhood is the wide diversity in housing styles, building materials, articulation of the exterior house design, and management of site elements such as garage placement. Current development is typically characterized by the same design elements throughout. Houses are usually stucco on block with a hip roof design and garage forward placement. Most projects have few models resulting a monolithic neighborhood appearance. A project that offers this design result will certainly clash with the existing neighborhood.

The applicants have recognized this issue and provided a set of design guidelines which offer a positive point of departure, but these proposed guidelines need additional work. On June 15, 2023 I submitted a report to the Ormond Beach planning staff reviewing in detail the plan set that is before the Planning Board for consideration. (Copy attached.) Beginning on page five of that report, I offer specific suggestions regarding improvements that are needed to create a set of effective and meaningful design guidelines. Key among these suggestions are:

- The spacing between the same unit designs is inadequate. An alternative methodology is suggested. Note: flipping the floor plan or changing the exterior design does not consitutue a different model.
- The range of models offered needs to include models with varied exterior materials, varied roof lines, and varied garage placements.
- The modifications language needs to be eliminated or substantially revised to prevent the applicant from simply discarding the design criteria once the project is approved. The current language allows for neighborhood architectural review board to modify the criteria at will at any time. The developer will be the neighborhood ARB for much of the development term and will have unlimited ability to change or discard the design criteria.

50-Foot Lot Design Issues

Of particular concern in terms of design are the proposed 50-foot wide lots. If these lots remain a part of the overall project, the city should require that they be done with alley access. A currently proposed, the 50-foot lot area will be a 17 lot long string of "snout houses" with a projecting garage and a very narrow unit frontage facing the street. Based on the standards proposed by the applicant, the buildable lot width on a 50-foot wide lot is 35 feet of which 18-22 feet will be occupied by the garage access. This leaves 13 to 17 feet for the front door and hopefully a window for whatever room is placed at the front of the house. Design freedom will be limitied to whether the garage is on the left or the right side of the unit.

There is an alternative using alley access that will allow for full design freedom for the unit by placing the garage at the rear of the lot using an alley as access. On page 8 of my June 15th memo I have picture of a single-family design with the unit placed forward on the lot and fully detailed and landscaped providing a street frontage that would be an asset in any neighborhood. The photo on the next page shows the alley access noting that the driveways accommodate two cars in off-street parking along with the garage. The alleys have one-way traffic, reducing land demand and construction cost. In this project each alley is 300 feet long serving 12 units. These examples come from Venetian Bay in west New Smyrna Beach where the housing type has been popular with somewhere in the range of 15 to 20 blocks developed in this style. If the applicants are truly committed to a quality project, this is a model they should emulate.

TRAFFIC CONSIDERATIONS

The traffic study identifies a project traffic generation of over 2,700 vehicles per day. The study notes five road segments (3 on Granada, 1 on Hand and 1 on Williamson) with failing traffic conditions before the addition of project traffic. The study recommends road improvements to address the deficiencies – none of which are funded and only two of which (Hand Avenue and Williamson) have any prospect of making an entrance into a work program at some point. Fortunately Table 14 of the study declares that all will be well at the project build out in 2028 assuming these unfunded roads are constructed.

The study affirms that a traffic signal is required at the intersection of Tomoka Oaks Boulevard and Nova Road. The big question with regard to the traffic signal is the timing for installatiion of the signal. The development agreement for the project needs to specify when the traffic signal will be installed as, according to the applicant's information the signal is currently warranted. The applicant should be required to submit the application to FDOT for installation of the signal concurrent with the first application for subdivision design and prohibit the issuance of any residential building permits until the signal is approved and installation initiated. The planning board should also recommend the City Commission make every effort to support the signal application and timely issuance of a permit by FDOT. The study also recommends turn lane adjustments at three locations which also need to be part of the FDOT application.

On June 27, 2023, the Tomoka Oaks Homeowners Association president participated in an online call with FDOT, City, County, and local business interests regarding the revamping of Nova from US-1 to Granada. Basically, FDOT is proposing to revise a major portion of Nova Road from Granada north. This segment is proposed to be reduced from seven lanes down to four lanes with widened sidewalks, bike lanes, and a raised, landscaped median. The signalized proposal for Tomoka Oaks Blvd. wasn't mentioned, nor was the proposed development and, due to time constraints of the meeting organizer, our president did not get an opportunity to raise the issue. The traffic study for the project did not assess the segment between Wilmette Avenue and Granada Boulevard (despite our requests to do so) because the impact volume was just a fraction below the cut-offline. The Wilmette to Granada section is the one most likely to be impacted by the Tomoka Preserve project as this is the segment that would lose three lanes under the FDOT proposal. North of Wilmette the impacts are more likely be to the medians in order to widen sidewalks and add bike lanes. The applicants should be directed to modify the traffic study to assess these impacts.

Of equal importance to most Tomoka Oaks residents is the functioning of the intersetion of Tomoka Oaks Boulevard with North and South St. Andrews Drives. The intersection is complicted by an unusual diamond shaped island with essentially unrestricted traffic movements around the island. The applicants were asked to assess functioning of the intersection with the project impacts considered. The applicants did this assessment and report that while the report stated that a roundabout would be the safest and most effective design, the intersection will function within the level of service with no improvements needed. This does not mean that there will not be more traffic and the associated risk for more traffic safety incidents due to the project. It only means that the artificial level of service designation will not be exceeded.

There are some concerns about the output from this analysis. The study reported 18 conflict points (12 major and 6 minor) but a map showing the conflict points was not located in the traffic study material. I have some concern that the model run did not capture all of the legal turning movements through the intersection. I did an overlay of the legal traffic movements as I understand them and counted 15 potential conflict points not including the seven driveways. It would be comforting to know if the model fully included the allowable traffic movements.

In addition to the potential conflict points, the model may not have factored into the analysis the restricted turning radii at the east and west end of the diamond. The turning radii in these locations are so tight that anything other than a staandard sedan or small SUV has trouble turning around these two points. Delivery vans, service providers with trailers, and most any kind of larger truck will have to make more than one attempt to complete the turn or drive over the curb. These are turning movements that are relatively easily accommodated now given the current traffic volume and the lower volume of vehicles attempting these restricted turns. Adding another 2,700+ trips to the intersection can only aggrivate these issues. At a minimum the applicant should be required to improve the turning radii at the east and west points of the island. Ideally the diamond island should be replaced with a roundabout.

The applicant is proposing to construct a sidewalk on the south side of Tomoka Oaks Boulevard from the project entrance to Nova Road. The Tomoka Oaks neighborhood is very active with walkers, joggers, and cyclists, and the addition of 2,700+ trips will increase pedestrian exposure. Again, remember that operating within the designated service does not mean no increase in potential accidents involving pedestrians. The project should be required to provide sidewalk on both sides of Tomoka Oaks Boulevard from Nova Road to the project entrance.

PROJECT NARRATIVE COMMENTARY

As part of the application package, the applicants supplied a narrative that touts the wonderful benefits the project will bring to Ormond Beach and discusses how the proposed project supports the goals, objectives and policies of the City's comprehensive plan. This section will discuss some of these policy statements.

- The applicant response to Policy 1.1.2 assumes that sound planning for residential areas includes only recreation facilities and pedestrian amenities. More is involved as we discuss in our section on compatibility. The project will provide recreation area (although they are seeking exemption for the indoor recreation requirement) and sidewalks on the neighborhood streets. The 8-foot wide trail cited in the narrative response is no where to be found on the concept plan.

- The applicant commentary on Policy 1.1.6 cites infill development and a mix of lot sizes and unit types. The limitations on the benefits of the project as infill development have been previously discussed. The project includes a variety of proposed lot sizes, but the project does not propose a variety of housing types as stated in the narrative. Only single-family units are proposed.

- The applicant commentary on Policy 1.1.14 exagerates the project benefits. As proposed, the project is no more walkable than any other neighborhood where sidewalks are required by City code. A proposed multi-use path is not in evidence on the proposed cocnept plan. The response assumes that repurposing open space (the golf course) as housing, even if infill housing, is a community benefit.

- The applicants cite Policy 2.2.5 as supporting open space by providing infil development. Apparently the open space that is being preserved is somewhere else in Ormond Beach. While the proposed project does have signnificant open space as part of serveral elements of the plan, the overall open space serving Tomoka Oaks will necessarily be reduced.

- The applicants' citation in Policy 2.4.7 and 2.4.10 continues to reference benefits (multi-use trails, varied housing types) that are not evident in the concept plan submitted for consideration.

The applicants' case for support of the comprehensive plan policies is weak and cites only selective aspects of the development rather than a full accounting of the project consistency with the policies.

OTHER ISSUES OF CONCERN

A project of this size and complexity will have a number of concerns and issues both major and minor. The preceding discussion focused on the most significant neighborhood concerns, but there are other items the Planning Board needs to consider before a recommendation should be made to the City Commission. These items include:

- The plan package includes a number of provisions which allow the developer to self-amend the plan without any standards or conditions that would allow the staff to insist the project be completed as approved. For example:

    - We cited the provision in the design guidelines that allows the development to amend the design provisions at will.
    - The concept plan includes a note that the lot sizes are conceptual and can be modified to presumably change lot sizes from those shown on the plan in areas other than those that abut the perimeter buffer.
    - The natural preservation and buffer plan includes a note that allows the developer to modify any open space area by up to 20% without any reason or standard to support the revision. This provision applies to all areas except the 50-foot buffer.

    These self-amending provisions need to stricken from the plan or modified so that they are tied to specific standards that allow the staff to follow through on the construction of the plan as it may be finally approved.

- The buffer design seems to be over complicated. The applicants are proposing a Type 4 buffer and the staff is requesting a Type 6 buffer which the neighborhood supports. Whichever design is finally approved, the buffer planting should be brought up to standard for any area of the buffer that is deficient. Plantings should include basic native species and trees that already grow on the property. If this is done, eventually watering needs should be reduced or eliminated and maintenance of the buffer area limited to mowing and periodic shrub management. The proposed plan seems like a way to avoid maintenance and reduce landscaping costs.

- The applicants spent a lot of effort on a layout of perimeter lots comparing the view areas with 80-foot wide lots and 100-foot wide lots. They claim that the 80-foot lot configuration offers more viewing gaps between units. This may be true, but the argument misses the point that existing housing abutting the project has no interest in how many times they can peek between the new units. The valuable open space views will occur between the existing and new units, while any view between units from the existing neighborhood is only going to provide a view of other houses in most cases.

TOMOKA PRESERVE
COMMENTS ON JUNE 8, 2023 SUBMITTAL
MEMO TO CITY STAFF JUNE 15, 2023

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Community Planning Services

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MEMORANDUM

TO:	Steve Spraker, AICP, Planning Director
CC:	Tomoka Oaks Golf Course Committee
FROM:	Thomas Harowski, AICP, President
SUBJECT:	Tomoka Reserve April 28, 2023, Submittal
DATE:	June 15, 2023

As I have with earlier versions of the Tomoka Reserve I have reviewed the June 8, 2023 submittal from the applicants for the development on the former Tomoka Oaks golf course. The comments I have offered in this memo are mine alone based on my knowledge of the neighborhood, past plan review and planning practice. Some of the comments may seem minor, but it is my understanding that this set of documents will become the regulatory document for the project if approved. I think it is important thst the approved plans be clear and correct so that enforcement of the project requirements will be as effective and complete as possible. I have presented my comments in page order.

Cover Page

- I repeat a comment from my last review regarding the number of model homes. The plan limits the model homes to 16. Is there a specific reason why there is a cap on the number of model units? Does model refer to the number of distinct unit designs or does it refer to the number of units the applicant plans to build as "models" without regard to floor plans and the exterior design? This term should be clarified.

- Note 5 states that the building setback shall be no less than 50 feet from the project boundary. Since each lot has a rear yard setback defined elsewhere in the plan set, what is the purpose of this note? The 50-foot perimeter buffer is clearly delineated elsewhere in the plan set.

- The cover sheet again calls out the Type 4 buffer plantings when the City staff and neighborhood have supported the Type 6 buffer. Is it the staff intent to pass the buffer type determination to Planning Board and City Commission as a policy decision item?

Overall Development Plan

- I saw staff comments to the effect that minimum lot widths in planned developments have, by policy, been kept the same as the underlying zoning (assumed R-2 in this case). Again I assume this item will be referred to the Planning Board and City Commission as a policy decision item.

- If the 50-foot wide lot product remains a part of the final development plan, I strongly urge the city to insist on alley access for these units. Given the dimensional standards listed elsewhere in the plan set, the maximum unit width on a 50-foot wide lot is 35 feet. Assuming a 2-car garage width of 18 to 22 feet, the only practical design is a snout house with the garage dominating the façade. This condition is one of the design outcomes that the neighborhood is hoping to avoid, espcially with a string of 17 consecutive lots. Using an alley product will move the garage to the rear of the unit. The front of the unit can be moved forward on the lot to allow sufficient room for driveway access. (See photos at the end of the report.)

- The plan shows the sidewalk connect between the project and the Nova Road intersection as only located on the south side of Tomokas Oaks Boulevard. The sidewalk shold be provided on both sides. The south side has three single-family units and the north side has two single-family units and the condominium. Both sides deserve safe pedestrain access when in excess of 2,700 new trips are proposed.

- The concept plan still includes the vague note that lot sizes are conceptual and will comply with the ranges provided in the plan. The lot size ranges have been removed so I am not clear on what this note is to accomplish. Is the note intended to allow lots designated as one size to be changed to another size lot so long as the overall lot total is not exceeded? This note needs to be explained and clarified or deleted.

- The location of some of the park areas seems haphazzard. More comment on this item is provided below.

- What purpose does the emergency access threshold serve? Is this a timing mechanism for mandatory installation of the emergency access?

Open Space Plan

- The placement of the smaller park areas seems a little random. It does not appear that locating the smaller parks with trees to be preserved was a primary factor in all cases, and some of the smaller parks just seem to be left over space they decided to call a park.

- The applicants are asking for a waiver of the indoor recreation requirement. Is this waiver typically an automatic grant, or is some specific justification required?

- The typical road way cross-section continues to show the roadway as 24 feet when four feet of this area is curb that is not typically used a travel area. The cross-section should be corrected.

Sign Plan

No comments.

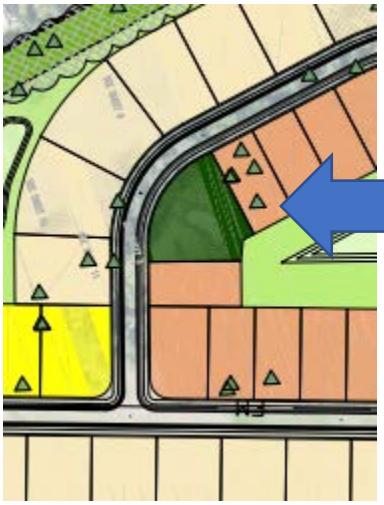
Natural Preservation and Buffer Plan

A lot of the designated "natural preservation area" has no trees meeting the standards for inclusion in the tree survey. Is the city aware of other trees and natural plantings in these areas. Absent trees or other plantings does this area qualify as natural preservation area?

The lot breakout by "depth of buffer" is misleading. The buffer area that solely serves the purpose as a buffer is 50 feet in all locations. There are lots where other open space and retention area provides more distance between existing and proposed units, but these areas serve other functions in the plan and have lesser landscaping and potentially less permanence.

The note remains that allows the applicant to modify areas outside the 50-foot buffer by up to 20% without any standard to support the modification. (See the note above regarding the permanance of the claimed buffer.) Does the modification of the open space and stormwater areas by up to 20% compromise any of the standards for the 20% natural preservation area and the stormwater functions?

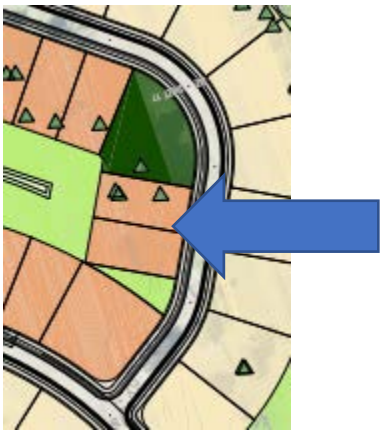
Relocating some of the proposed park area could easily be done to preserve more of the existing tree canopy. Some examples follow.



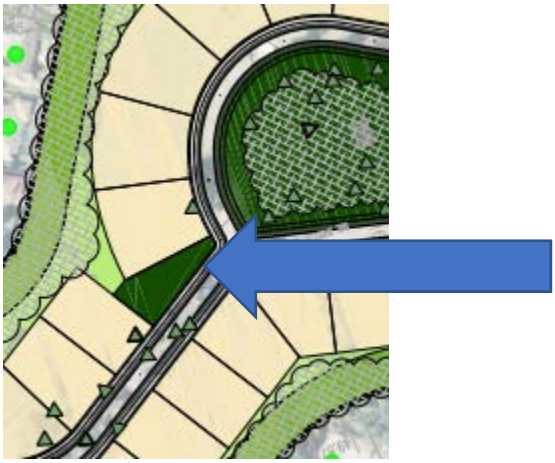
Shifting the park area to the right by one lot will preserve four additional trees.



Moving the park area to the other end of the row of lots will preserve 7 or 8 additional trees and provide a more direct link between the main recreation area and the open space area in the center of the adjacent block.



This open space should be swapped with the two adjacent lots to provide a complete through link mid-block. Walking areas and other passive recreation options can be more fully developed.



Is the goal of this green space tail to link open spaces? What purpose does this small area serve given the adjacent larger common park area. This space might be better used to increase lot size.

Typical Lot Layout

- Is the 75% impervious area allowed for each lot used as the basis for calculating the stormwater runoff volume?

- The chart still has typos that need to be corrected (Front z) (Front 5)

- Note 2 calls for a maximum front yard setback measurement, but no maximum setback is proposed in the chart.

- Note 3 allows garages to be front loaded or side loaded, but as a practical matter only the 80 foot wide lots have sufficient width to allow for a side loaded garage on any interior lot. As noted earlier the 50-foot lot diemnsions essentially mandate a snout house front-loaed garage. Trying to do a side entry on a 60 foot lot is difficult to do with the turning radius of anything other than a small sedan.

- Note 1 specifies a specific measurement protocol for building height. Why is this needed?

- For corner lots there is no specific setback for a garage. Is the setback the same as for the principal structure? Is the applicant likely to claim the noted side setback applies to interior and corner lots? If so, why should a garage on a corner lot project further into the secondary side yard than the principal structure?

Architectural Exhibit

- The provision for allowing a repeat of home designs every other lot is insufficient to support a diversity of dwelling unit types equivalent to the existing neighborhood. Having a diversity of housing styles is an essential element of compatibility of the proposed project with the existing neighborhood. Units should be limited within a "block face" dimension which includes both sides of the street. A block face of 400 feet is reasonable. Allowing the same unit two times within a given block face promotes diversity of housing styles while at the same time not demanding too many models. With 80-foot lots (10 units on the block face) a minimum of five models are required. The cover page proposes 16 models so it does not appear to be a hardship. When I have used a rule of this type in other communities, typically a waiver to the repeat rule is allowed when the project gets to the last five or ten percent of the lots to allow for the smooth close out of the projejct, and by then sufficient diversity is built into the project.

- Why exclude brick from the allowable exterior materials? Brick is a very common exterior cladding in the neighborhood.

- Under driveways what is contemplated with decorative concrete? Is this colors, textures, banding, something else? Maybe a better definition is needed.

- The applicants should be required to propose a minimum number of residential designs with front entry and side entry gargages to ensure that residents have a reasonable choice. Front entry designs should include recessed garages and arage designs even with the front façade as well as projecting garage designs. It is not uncommon to have a rule like the one proposed and then simply not offer units in all of the options.

- How are any of these rules on driveways and garages going to apply to the 50-foot wide lots?

- The modifications landguage needs to be removed or substantially modified. The language in this sections allows the ARB to dismiss all of the standards at their whim. Remember the applicant will be the ARB for most of the development period

Vehicle Turn Plan

The vehicle turn plan omits the diamond intersection where the turning radii at the east and west end of the diamond are very restrictive for anything but standard sedan. People do drive around the island in this manner and more will do so with the added traffic. The turning radii at the intersection need to be improved.

Stormwater and Utility Plan

No comments.

Amenity Plan

Landscaping. The best tree selection is to use what is growing on the property now.

Is a street tree program proposed? Required?

Parks should be modified based on earlier comments.

The proposed park designs should be strenghted beyond just random notes about picnic tables. There are several opportunties to create valuable community spaces using the proposed parks and designated open space areas. Walking trails are an option to add diversity for walkers, joggers and cyclists beyond just using the street areas.

Traffic Concerns

The applicants contend, that other than a traffic signal, their modeling shows no improvements are needed. They contend that the diamond interchange will work effciently with only stop sign controls and they claim their modeling shows that traffic backing up from the Tomoka Oaks Boulevard intersection with Nova Road will not block the driveway intersection for the Escondido condominium project. They also fail to provide sidewalk on both sides of Tomoka Oaks Boulevard from the project entrance to Nova Road. My comments are as follows:

1. Any project approval needs to include a specific timeline for installation of the traffic signal at Nova Road. Traffic impacts will begin with the initiation of subdivision construction affecting an interesection at Nova Road that the applicants have publicly stated already meets the standards for a signal. Application to FDOT for a permit to construct the signal should be required concurrent with the submital of any subdivisions plans seeking approval.

2. The diamond interchange is a difficult design to manage. The model tends to assign trips to the logical direction (bearing right) when exiting the project, but both right and left exits are permitted by the current traffic control. The model also does not recognize that the turning radii available at the east and west ends of the diamond are insufficient for any vehicles except standard sedans and smaller pick-up trucks and SUVs. Any larger vehicle or vehicle with a trailer, which are commen in the neighborhood, usually requires some jostling to make the turn. This movement is limited in the current condition to vehicles crossing between North and South Saint Andrews and there are relatively few vehicles making this maneuver. However, when vehicles make this turn, they cause delays for other motorists and these impacts will be much more common with the added project traffic. At a minimum the applicants should be required to improve the turning radius at these two locations.

3. The applicants have stated in our meetings with them that traffic stacking west from Nova Road on Tomoka Oaks Boulevard will not block any driveway access. Anecdotally I can report I personally witnessed an occasion in the past week where traffic waiting to exit the project stacked back past the Escondido driveway. This situation might improve with a traffic signal, but the benefits of the traffic signal in exit timing may be off-set with the higher traffic volumes from the project. It might be appropriate to consider moving the Escondido driveway further to the west and closing the existing driveway. In any event the modeling used by the applicant to predict the stacking should be carefully reviewed including the assumptions applied.

4. If sidewalks are to be provided from the project entrance to Nova Road, they need to be on both sides of Tomoka Oaks Boulevard. The applicants are proposing only the south side.

Alley Lot Design

This is a sample of a single-family detached unit on a 50-foot wide lot. This photo is from a neighborhood in Venetian Bay where alley access lots have been designed for an area of somewhere between 15 and 20 blocks. Each block is 300 feet long with six lots on each side of the alley. The units are diverse designs and sit forward on the lots to allow adequate space in the rear for garage access and off-street parking.

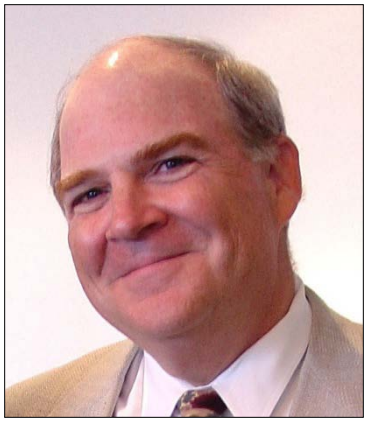


This is a view of the alley serving the house pictured above. The alley is a one-way design that allows for a reduced alley width. The picture shows access to garages is provided with sufficient driveway area to accommodate two vehicles while keeping the alley clear for traffic.

On-street parking is still possible in front of the units for guests and functions such as deliveries.



THOMAS A. HAROWSKI
RESUME AND QUALIFICATIONS



Thomas A. Harowski,

AICP

97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PHONE: 386.677.1485
CELL: 386.316-8426
E-MAIL: tom@TMHConsultingInc.com

CITY AND REGIONAL PLANNING – DEVELOPMENT SERVICES

CAREER PROFILE:

- Extensive background in directing advanced planning services including comprehensive planning, zoning and development regulation, building inspection services and code compliance; conducting small area and neighborhood studies, annexation studies and topical studies; presenting information to City Commission and Planning Boards; reviewing land use proposals; administering development regulations and formulating urban development strategies.

- Experience in implementing major capital construction projects through municipal capital improvements programs and tax-increment funded community redevelopment programs.

- Experience in grant writing and grant management for a wide range of local, State and Federal programs.

- Proven ability to manage professional, technical and support personnel, encouraging new ideas and cultivating a creative team atmosphere.

CAREER DEVELOPMENT:

TMH Consulting, Inc., Ormond Beach, FL 32174 2005 - present

President

- Provide planning, development and growth management services to an array of public and private clients.

City of New Smyrna Beach, FL 1991-2005
Director of Development Services
Community Redevelopment Agency Director

- Responsible for comprehensive planning activities including long and short range planning; engineering design of municipal road, drainage and recreation projects; construction management for all of the City's public construction, and oversight of the citizen code enforcement program.
- Manage a staff of 15 planners, engineers, and support staff and an annual budget of $3.5 million.

- Prepare and manage the City's comprehensive plan including plan amendments, special studies, annexations, and interlocal coordination efforts.

- Instrumental in planning a new development area of 10,000 acres that incorporates traditional neighborhood design concepts. This program requires multiple properties to develop in an integrated manner to produce a new urban development. Work included detailing the planning concepts, obtaining State and local development approvals, negotiating interlocal agreements, and approving specific construction plans.

- Successfully completed the Community Redevelopment Agency's key projects which include two major streetscape renovations, reconstruction of four major park facilities, a major bicycle/pedestrian facility, façade grant programs, economic incentive programs and business training.

- Prepare and manage a variety of grant programs that have generated in excess of $3 million in capital construction funds for parks, streetscape projects and a variety of other public improvements.

- Serve as the City's representative on Metropolitan Planning Organization technical advisory committees including the long-range transportation plan, TIP and UPWP.

PRIOR EXPERIENCE:

City of South Daytona 1987-1991

As Planning Director, responsible for long-range and current planning activity and oversight of construction permitting and inspection. Supervised staff of three. Planning work included preparation of the City's comprehensive plan, a detailed parks master plan, and a complete revision of the City's development regulations.

Florida Production Engineering 1984-1987

Responsible for inside sales coordination, purchasing and inventory management for a company manufacturing automotive components. Obtained certification in inventory and production management while at FPE.

Independent Planning Consultant 1983-1986

Completed reports and studies for a variety of public sector clients. Work included fiscal impact analyses, community development block grant programs and comprehensive planning studies.

Daytona Beach Area Chamber of Commerce 1983-1984
Served as staff to volunteer committees working on issues of interest to the local business community. Developed statistical reports on the Daytona Beach area.

Russell & Axon Consulting Engineers, Planners, Architects 1977-1983
Senior planner responsible for developing comprehensive plans, CDBG programs and special studies for public sector clients ranging in population from over 70,000 to under 1,000.

City of St. Petersburg, FL 1976-1977
Developed land use plan for a predominantly minority area of the City. Assisted with future land use plans for other sectors of the City.

Volusia County Planning Department/Volusia Council of Governments 1973-1976
Completed a variety of Section 701 planning studies on topics of countywide interest and served as contract planner for current planning needs in several small communities in Volusia County.

EDUCATION:

Masters Degree: City and Regional Planning, Rutgers University, 1973
BA Degree: Social Relations, Colgate University, 1971
University of Central Florida: Classes in marketing and management
Daytona Beach Community College: Classes in accounting

PROFESSIONAL CERTIFICATIONS AND AFFILIATIONS:

American Institute of Certified Planners, 1981 – active member
American Planning Association – active member
Florida Chapter of the American Planning Association – active member and past Secretary
Florida Planning and Zoning Association – active member and section board member
Eta Chapter, Phi Beta Kappa – member
AICP Continuing Education Certification

From: Kelsey Kipi
To: Spraker, Steven; Community Development
Subject: For Planning Board - Tomoka Reserve
Date: Wednesday, June 14, 2023 9:32:40 PM

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To Whom It May Concern,

In regards to the final planning board meeting for Tomoka Reserve (Tomoka Oaks Golf Course) scheduled on July 13, 2023, please accept this email in opposition of the development.

The Tomoka Reserve project is one of questionable substance and has been so since its initial proposal. The idea of wedging a neighborhood within a neighborhood like a nesting doll is strange, and the superfluous nature of the proposed buildout, stranger still. These developers have no interest in preserving the character of Tomoka Oaks or Ormond Beach. They have been uncompromising in their lot sizes and unconcerned about the hazardous traffic issues they will cause. Allowing them to proceed with this buildout will diminish home values and rob those of us in Tomoka Oaks of our peaceful community.

The proposed development is not compatible with the existing Tomoka Oaks. The lot sizes are smaller which allows for approximately one and a quarter homes for each existing lot in Tomoka. My property is on the golf course and holds a premium value because of the expanse of greenspace we back up to. The value of my home, and those like mine on the golf course, will be drastically diminished if the development is allowed to proceed. Future buyers much prefer expansive views of greenspace to that of home, after home, after home, as far as the eye can see. Furthermore, during the most recent SPRC meeting, the developers expressed that they wanted a large, gated, entrance to the community that will be within Tomoka Oaks.The current entrance to Tomoka Oaks is a modest sign that leads to our community. Under the developers plan, you would pass our modest sign and see within our entrance a secondary entrance, with elaborate architectural features and a gate. How is this compatible? How does this blend in?

The addition of nearly 300 new homes and their residents will create undue crowding in the area. The Trails Shopping Center is already congested. Most days involve a fight for a parking spot if a trip to Publix is needed. On the weekends, parking at The Magic Forest Playground is already a struggle without the addition of new residents. Ever tried to get out of the neighborhood using the exit on Main Trail and Granada when school is about to start? You'll be backed up past the condos and well into the Trails subdivision. This will not improve when more families move in and are driving to school and/or work first thing in the morning.

To add approximately 600+ new vehicles to the constantly flowing traffic in and out of Tomoka Oaks is daunting to say the least. The developers stated at the last SPRC that they will not be doing anything to address the diamond at the front of the neighborhood. This means that these proposed 600+ vehicles will have to navigate around the diamond and feed into the steady stream of cars that already abound at this unique roadway feature. If you have ever driven around it, you would be hard pressed that this will not be an issue. The developers also

stated no interest in devising a right turn lane from Tomoka Oaks Blvd onto Nova Rd. How do they propose that all of us get out of the neighborhood? The queue to leave backs up past Escondido at present, and would undoubtedly be much farther back with the addition of new residents. A traffic light is proposed for the future, but our ability to safely and efficiently exit our neighborhood will be rendered impossible until such a time as that traffic light is installed. Also, how can the installation of a traffic light be suggested so close to the train tracks? Cars going northbound on Nova Rd. routinely back up past the neighborhood entrance when a train rolls through. With the addition of traffic light, cars coming southbound will now also be stacking up, creating a scenario seen often in Lake Mary (Seminole County) where cars don't get clear of the tracks and are hit by the train.

In my opinion as a resident of Ormond Beach and Tomoka Oaks, we are at capacity in this quadrant of the city. We do not have adequate shopping and recreation facilities to support adding more residents. If anything, more recreation should be added to increase the quality of life for those of us who already call Ormond Beach home. Are you aware that most of the local golf courses are on a waitlist for new members? These include Halifax Plantation, Oceanside, and Riviera Country Club. There is a high demand by your current tax paying residents for facilities that provide outdoor entertainment, not a high demand for more people to congest our already busy town.

Your time and consideration of the above concerns are much appreciated.

Sincerely,

Kelsey Kipi
52 Pine Valley Cir
Ormond Beach, FL 32174

From: Tom Fitzgibbon
To: Community Development; denisejean@gmail.com
Subject: For Planning Board - Tomoka Reserve
Date: Friday, June 23, 2023 5:35:07 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear SPRC and Planning Board -

1) Combining house construction and Tomoka Oaks Blvd road changes will create an unsafe and congested roadway. We would like to see Tomoka Oaks Blvd design be specified and most work completed before houses are built in Tomoka Reserve. Otherwise the combination of ripping up the roadbed and current traffic, Tomoka Reserve construction/utility trucks, bicycles, golf carts, walkers, etc. will be unsafe.

2) The Tomoka Oaks Golf Course entrance was designed to safely allow about 100 vehicle trips daily to Nova Road. Tomoka Reserve will add about 2700 daily trips on the same Tomoka Oaks Blvd. This is clearly unsafe and should not be allowed by the Planning Board and City Commission.

3) At the Dec 1, 2022 meeting Tomoka Reserve indicated that FDOT reported the Nova signal would take about two years to install. Without a traffic light all the construction vehicles on Tomoka Oaks Blvd, plus new electrical, sewage, water lines installed will paralyze Tomoka Oaks Blvd.

4) Speeding traffic is already a problem in Tomoka Oaks and the OB Public Works department is installing a speed table to slow down drivers. Pedestrians have been killed/injured on old Tomoka Oaks roads. These low volume roads were designed with beautiful curving landscaped narrow single lanes with multiple islands that have no sidewalks. On a typical day there are bicyclists, baby carriages, skate boarders, scooters, golf carts, dog walkers and parked cars/trucks sharing the Tomoka Oaks and Trails roads with drivers weaving around the obstructions, many times above the 25 mph speed limit.

5) Much of the current traffic and new Tomoka Reserve traffic will be redirected through the Trails on Iroquois and Rio Pinar causing a dangerous situation on the Trails' narrow, sight-line constrained roads with multiple islands that have no sidewalks.

6) Tomoka Reserve should install two sidewalks from their new development to Nova Road. At this point their plan only includes one sidewalk on the South side of Tomoka Oaks Blvd. a) This penalizes the houses on the South side by routing all walkers, baby carriages, skaters, bicycles, runners, etc. on their side of the street. b) all non car/truck traffic from N St Andrews will have to use the street to get to the single sidewalk and will result in unsafe movement across the already dangerous traffic diamond.

7) The traffic diamond proposed by Tomoka Reserve, causing all traffic to stop/go controlled

only by four stop signs is inadequate and dangerous. The current intersection is dangerous enough (I've witnessed several near collisions) with the current level of foot, bicycle, cars and trucks. Adding the Tomoka Reserve traffic and construction vehicles to the mix will injure/kill people. The traffic diamond will also look much worse than the current grassed and treed center island.

8) TOHA and Tomoka Oaks residents are unable to find any traffic engineers willing to rebut the findings of the Tomoka Reserve traffic engineer because no outside engineers are willing to testify against a large developer that could hire them for future jobs. This gives the developer an unfair advantage in the development review. Please appoint an independent outside traffic engineer to examine the Tomoka Reserve traffic study.

9) Houses on the golf course will lose value when their backyard view becomes another house instead of the open fairway. No one can argue otherwise. Homeowners on the golf course should be compensated for their loss in value and their property taxes should be reduced.

10) The Tomoka Reserve plan is required to design for a 25 year flood by code. The latest hurricanes have rated at least 500 year floods in Ormond Beach by the authorities. This means that current homes that are downhill from Tomoka Reserve will be flooded in the next large hurricane because of the new impermeable surfaces in the development. How can Ormond Beach responsibly accept this outcome?

Thanks for listening,

Tom Fitzgibbon and Denise Corley | 3474648531 | 51 S St Andrews Drive, Ormond Beach, FL

From: Denise Corley
To: Spraker, Steven; comdev@ormondbeach.com
Subject: For Planning Board- Comments on submittal 6-7-2023
Date: Sunday, June 25, 2023 9:36:33 PM
Attachments: The Beauty.mp4

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Dear Planning Board members, Mr. Spraker, Major Partington, and Commissioners,

My name is Denise Corley, my husband and I own a house on S. St. Andrews, #51.

After a long search we bought our house in December of 2019. In February 2021 we heard the golf course had been quietly sold to a developer.

We joined a group of neighbors who formed the Golf Course Committee to find out how we could prevent the golf course from being developed, were there covenants surrounding the golf course and the 2006 PDR, and/or try to have a better outcome, for our property investment and our community.

One neighbor at the community meeting in February said it best, this news of the development was like finding out our community had a cancer metastasizing right in the heart of it.

I see very few changes in this proposal in comparison to the last one.
Ormond Beach has never had a development proposal like this one where every border is going to affect an existing homeowner-the size and scale and disruption to so many people is unconscionable.

Quality of life will be ruined.

- For the residents who paid a higher premium to live on the golf course, this sale and development plan has felt like a betrayal of public trust. The 178 homeowners that are on the perimeter are looking at a Williamson Blvd type construction site in their backyard. Bulldozing of trees, earthmovers upending toxic soil, noise and dust. Unrest, from 7am-7pm six days a week.
- What is the community benefit? Does the city of Ormond Beach need these homes? Does the city have the services to cover this addition right now? This project will increase the use of schools, hospitals, city services, police and fire departments and more traffic on already crowded roads. I noticed the schools are running at 100% capacity or more, but more students from this and other projects does not seem to change capacity.
- There are 546 homes in Tomoka Oaks and an additional 276 is 50% more cars and traffic on our quiet narrow streets.
- Tomoka Oaks Blvd, the ONLY Entrance and Exit with the diamond configuration leading into this badly designed project is going to cause congestion, traffic, wait time increases and noise. The amount of traffic traveling on S. St. Andrews heading to Rio Pinar or Irquois is going to change the character of the neighborhood.
- Despite the traffic report commissioned by the applicant, Tomoka Oaks Blvd will have to be redesigned to squeeze through another 300 cars in peak traffic hours. And why do taxpayers have to fund this bill, when this project is being imposed upon them? The developer should pay for the design of Tomoka Oaks Blvd. It is an example of why this development is ill suited for this location.
- Timelines are not on the table now but I think the traffic light at Tomoka Oaks Blvd and Nova should be in

place before the development project on the golf course gets started. The need for a redesign of the Tomoka Oaks Blvd will become obvious. This proposal is bringing problems with it.

- If approved I would hope city planners would support the immediate planting of the buffer to start the screening of the invasive construction that is being set upon so many.
- This project is projected to last 5 years in a phased plan that is yet unknown.
- More traffic driving through the neighborhoods to get to Granada Blvd on narrow streets often blocked by lawn care services and other service vehicles will be twice as dangerous. People riding bikes, walking and pushing baby carriages often have to walk past the blindside to get around a vehicle on the street.
- The soil report- revised Updated TIA revised 06-07-2023 states arsenic and organochlorine toxins in the soil of the golf course will require strenuous remediation before houses can be built. Let sleeping dogs lie.
- It appears demolition of the existing buildings took place before the submission of the soil samples. While the samples were taken before the demolition of the club house, golf shack, toilets and the Golf Course Maintenance building. Further examination of the report points to several remediation steps that need to be performed for the "Soil Cleanup Target Levels" to meet standards for residential housing.
- The recommendation that the toxic soil be transported and piled on the open space and amenity areas of the proposal gives no comfort to the existing residences living close to the open spaces. Even the air-borne toxins released by moving soil is discomforting. Who will be monitoring the soil remediation? Does the city hire a firm to oversee the process of remediation of the soil because it's an important health issue? Will the soil containing unacceptable levels of Arsenic, Organochlorine (banned in the 1970's), Chlordane, Dieldrin, Heptachlor epoxide and Toxaphene be removed off site or mixed with other soil?
- This project is proposing 7 stormwater drainage ponds mainly on the perimeter of the property many abutting the 50 foot buffer of the Tomoka Oaks residence. These dry ponds will be surrounded by a berm. I hope this berm isn't the toxic soil piled up right behind all of our houses in a concentrated form, rather than what it is now spread over the course with the heaviest toxicity on the greens and around the maintenance shed.
- The dry stormwater ponds will direct stormwater runoff into close proximity with the homes of Tomoka Oaks. Nobody really knows how this system will work but we do know that runoff of fertilizers, poisons, animal feces, petroleum products and rubbish will end up in these ponds. Tomoka Oaks is located on a ridge built by the Tomoka river which lies below grade of the Tomoka Oaks subdivision and the golf course. Water doesn't just travel down, it will move to the lowest grade. The ecological logic would be good if this site weren't a golf course with decades of chemicals being used on the soil.
- One way water will travel to the stormwater dry ponds the proposed swale ditches behind the property line of the houses. These open air water drains are known to be mosquito habitats along with the stormwater dry ponds. Tomoka Oaks does not utilize dry ponds, it seems to have a pipe system.
- The developer hasn't decided if this is a gated community or not. The HOA of this proposed community is being heavily burdened with the maintenance of 7 dry stormwater ponds, a 50ft landscape buffer around the entire perimeter of the project, 2 ponds, and 8 acre amenities area and pickleball courts, a couple of proposed pavilions and 8 open space areas with picnic tables and the maintenance of the entryway lawns and structure and insurance of course. I am concerned that the HOA can just vote to change their by-laws and do away with some of these responsibilities? What assurances can be implemented to protect the 50' buffer and other HOA responsibilities?
- Almost 2,000 trees, 21 species counted and identified by Zev-Cohen. 16 trees were identified as historic. The proposal states they will make every possible effort to save these 16 trees. Many other trees located

in the buffer most likely will not be bulldozed. Other large trees that are bulldozed will be replaced with a 10' 2.5 caliper replacement. The point is, it will change the character of the entire subdivision when starter trees replace grand trees.

- Is the plan so loose that they don't know at this point what they are clearing and what is not being cleared. We need a count of how many trees are being saved and how many are being cleared. We do not want to see another Granada Blvd clear cut and city planners saying whoops. Please ask for specific details on this plan!
- Unlike Tomoka Oaks where 100' lots widths are average with varying square footage homes throughout the subdivision, this proposal sandwiches in the center cavity of the proposal the smallest tightly packed housing products. There doesn't seem to be room for a garage and I don't think I've even seen any conceptual pictures of what these "Village" houses would look like. So this area is not diverse and then the area in the northern corner seems to be larger lots with more open space or more upscale and a community unto itself. Claims of diversity are sketchy at best.
- The proposal touts the fact that the "centrally located smaller width homes are appropriately screened from the existing neighborhood" points to the fact that they are less desirable and not compatible or appropriate in the neighborhood.
- The proposal keeps referring to this project as some sort of gallant saving of a neighborhood, calling it "urban infill". This was a failed golf course, why it failed we don't know, bad management? Golf is on the rise. We know that this golf course functions as Open Space and recreational space in an established suburban neighborhood for decades. It is our Central Park. Calling it "infill" makes it sound as though it was a ghetto in an urban city. I think the use of this term "infill" is to diminish the value of this gem that is a piece of land functioning in a healthy and wealthy community, even in its recent natural state.
- I disagree with the statement that people do not want large lots. Some want large lots and large houses. The quarantine of the pandemic is over and people want to be outside and enjoy nature's blessings.
- If this is the zoning plan approval why are the lot sizes not marked and the square footage of the homes not marked on this submittal?
- Page 3 in the table has 300 as the number of homes. I believe that is incorrect.
- Why is the Typical Pavement selection not determined? Isn't this the point when the plan is nailed down and approved- to know what exactly is being approved.
- On page 6, a Note states, the buffer width shown on this sheet "May be subject to change at the time of permitting". The represented widths may be reduced or enlarged by no more than 20% but maintain the minimum 50' buffer. This is too open ended. Where on the map is this flexibility needed?
- Page 7, Lots are too small, setbacks aren't large enough from the street. Lot sizes should be consistent with the Tomoka Oaks. Where are all the cars going to be parked?
- Page 8, "Preferred architectural themes" does not sound like a commitment, it sounds wishful thinking instead of submitting an actual plan. Blank walls look bad and shouldn't be allowed, plantings will not hide the fact of an undesirable feature.
- It may or may not be a zoning platt question but no clue has been given about the structural building materials cinder block or stick wood. If this is a quality project I believe the material will be cinder block. With the various decorative elements described.
- Do we know whether the developer will be installing fences in the neighborhood? I am in favor of the new house lots should have a backyard fence marking the end of their property and the beginning of the buffer

Page 9, why should this developer be granted the ability to remove a tree and an Island in Tomoka Oaks neighborhood? He should not have bought a house for the second emergency exit that didn't give him the turning radius needed for a firetruck.

- Pages 14-31, It is unclear by the illustrations of the buffer plants where the plants are located in the buffer. The plantings appear vaguely in a straight line maybe 15' wide. Will these plant screens be on the far edge of the 50' buffer or at the property line of the Tomoka Oaks homeowners backyard?
- Keep in mind the original plan when developed called for the golf course to have a 99 year covenant. Even Dr. Rylas planned PRD put a covenant on the golf course remaining a golf course or open space for perpetuity. That PRD plan had to expire before the perpetuity clause would expire which it did in 2014. In 2021 the land was sold to a residential developer.
- I pray that Mr.Rubin will see that this proposal is wrong for all the reasons listed above and will offer the land to the city or make a philanthropic donation to the city of Ormond Beach, maybe a matching grant to recover his investment.

-Denise Corley

PS- I have included some of my pictures of beautiful Land, Trees and some Wildlife on the Tomoka Oaks Golf Course

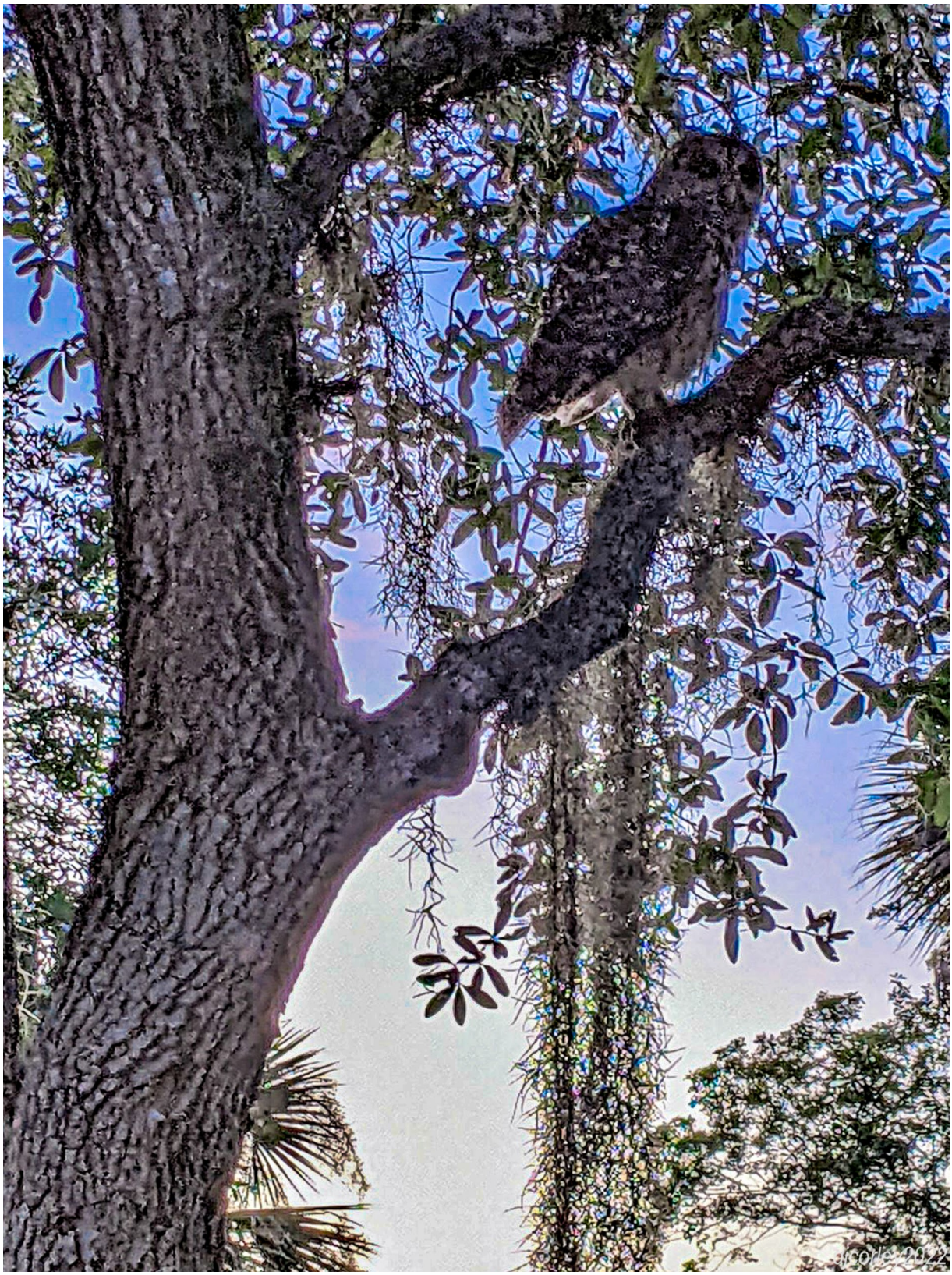

djcorley2021


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djcarley2021


djcorley2021
















The Beauty of the Land, Trees
and Wildlife of
Tomoka Oaks Golf Course


The End?
djcorley2021

From: Michelle Zirkelbach
To: Spraker, Steven
Subject: Fwd: For Planning Board - Proposed Tomoka Oaks Development
Date: Wednesday, June 28, 2023 11:59:26 PM

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---------- Forwarded message ---------
From: **Michelle Zirkelbach** <zirkelfam13@gmail.com>
Date: Wed, Jun 28, 2023 at 11:58 PM
Subject: For Planning Board - Proposed Tomoka Oaks Development
To: <comdev@ormondbeach.org>

I am respectfully requesting your careful consideration of the development proposal being put forth by Mr. Rubin and Company to create a new and completely different neighborhood in the middle of my much beloved already existing neighborhood.

1. Traffic is a MAJOR concern and I do not see how anyone such as yourselves who live and work in Ormond Beach and travel on Granada, Nova, Clyde Morris, and Williamson can possibly approve putting more cars on our already crowded roads.

2. If I understand correctly, there is a FDOT approved project that will occur in the not too distant future that involves the revamping of Nova from US-1 to Granada. Basically, a major portion of Nova from Granada north is going to be reduced from 7 lanes down to 4 with widened sidewalks and bike lanes with raised and landscaped medians. How is that going to work with the contractor traffic on Nova and altered traffic patterns that will result at the Trails traffic light? Traffic studies have been done, but they do not seem to accurately reflect the impact of a LOT of existing Tomoka Oaks residents seeking alternate routing through The Trails to avoid proposed construction traffic.

3. Isn't it time for someone to start questioning the "models" that the Traffic Engineers continue to put forth indicating acceptable impact from proposed development?
Isn't it time to ask if what they say makes sense? Studies were done that said a proposed apartment project would have less of an impact on Williamson than the previous movie theater. REALLY? An apartment where people live and have to go to work and maybe take children to school at regularly scheduled work/rush hours is going to be less of an impact than customers attending a movie ... most of which are after 6 pm or on the weekend? Along the way, some governing bodies saw the same style report that has been presented to you and they made approvals based in part on that information, but surely you can see with your own eyes that the "models" have not proven to be accurate and we are all paying the price any time we need to travel on Williamson north to Granada and those apartments haven't even been built yet!

4. Speaking of Williamson, have you or a loved one or a friend's family member had to go to Advent Hospital lately? The horror stories are real - excessive traffic to get through; 6 hour, 8

hour, 10 hour waits; leaving the Emergency Department at midnight without ever being seen by a doctor; a lack of bed space so consistent that there are patient white boards with privacy draping permanently set up in the halls; and no current proposal for expansion ... despite the fact exponential residential units are in the pipeline, thus bringing more people that cannot be adequately served by the existing system.

5. The most recent proposals from Mr. Rubin do not reflect compatibility with the existing neighborhood. Our community is distinctive and has character and large lots and trees and random architecture - and those things were likely a driving force when people chose to purchase their homes here. How can an outside developer come in with what some are calling an "Infill Project" with units on 60 foot lots and completely destroy the aesthetic of current citizens' homes? A February 2023 Article from Lobo Investments makes the following observations about "Infill":

Increased congestion

Infill development can increase traffic congestion in dense neighborhoods and put additional strain on existing infrastructure and services.

Neighborhood character

Infill development can alter the character of existing neighborhoods, leading to concerns about loss of historic or cultural significance. Furthermore, infill development can reduce the amount of available open space and green areas in already developed areas.

As it relates to the issue at hand, I hope you will agree that the word "can" should be replaced with "will" in the above comments because there is no doubt in anyone's mind that there will be increased congestion, additional strain on resources, altered character, and reduced green space.

6. Since they mentioned "green space", let's remember the City has repeatedly spent money on surveys and OB Life activities to learn what Citizens want. Please go back and review the results. People want more green space, walking trails, parks, areas for active recreation, and places where pets are welcome. Does this current project advance any of those directives? You ask for the information, but then what do you do with it? Isn't it time to start walking the walk and talking the talk to demonstrate to your community that you understand what they want and start incorporating it in future development?

I understand that we have a highly desirable community and quality of life in Ormond Beach and that is something special new people will want to be a part of.
As a result, I am realistic enough to understand that growth is inevitable. I, and a lot of other people, are of the opinion your strategy should be focused on smart growth.
So what if you decided to do growth differently than how it has been done in the past? What if the City of Ormond Beach decided to adopt a "Field of Dreams" growth plan

and "**Build it FIRST BEFORE** they come"?
This thought process would prevent stress on our infrastructure and avoid destroying the lives of people who love our current way of life.

I look forward to hearing your thoughts on this and supporting you in doing what is right not only for the Residents of Tomoka Oaks, but for ***all*** the Citizens of Ormond Beach that you work on behalf of or represent.

With Warm Regards,

Michelle C. Zirkelbach
386-233-5424

From: Jan Collier
To: Community Development
Subject: For the Planning Board
Date: Thursday, June 29, 2023 3:46:11 PM

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To whom it may concern,

As a resident of the Trails I'm concerned about the additional traffic that will occur with the proposed Tomoka Oaks New Home Development. In addition to the Traffic Light at the Tomoka Oaks Entrance, adding/extending Grass Boulevards in the middle of Nova Rd from Granada Blvd to US 1 would eliminate current traffic with uncontrolled left turns.

Jan Collier
21 River Ridge Trail
Ormond Beach, FL 32174

From: Ashley DuFrene
To: Community Development; Spraker, Steven
Subject: For Planning Board Regarding Tomoka Reserve
Date: Thursday, June 29, 2023 7:50:47 AM

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Dear Planning Board, and Staff:

My name is Ashley DuFrene and I live at 118 N. St Andrews Drive in Tomoka Oaks on the Golf Course.

I am writing to express why I think you should vote no and demand less density to the proposed development of Tomoka Reserve. The planned development is requesting to literally squeeze a new neighborhood into an existing neighborhood that has been part of this community (Ormond Beach) since the 1960s. A community that for decades was advertised as a golf course community, where people bought homes on a golf course expecting that their view will always be green or part of a fairway.

Policy 1.1.3 of the Ormond Beach Comprehensive Plan lists criteria that you must abide by when you cast your vote and I am here to articulate why this proposed planned community is under the the criteria of how a new development must NOT 1) Alter the character of Tomoka Oaks or existing neighborhoods 2) Create undue crowding 3) Adversely affect the public health, safety, welfare or quality of life and 4) Present potential adverse environment impacts

1. **This development must NOT alter the character of Tomoka Oaks or existing neighborhoods**

As mentioned in my above statement this development is literally being squeezed into a current neighborhood that has had a specific charm and character about it since the 1960s. At the heart of the neighborhood was a golf course / green space that many throughout the decades enjoyed. Also those homes on a golf course were bought due to the views they received. With this new development it will alter the current charm of the neighborhood, especially those who live on the course, by replacing their green views with a wall of boxed homes.

Not the mention the years of construction that will occur in people’s backyards, which definitely alters the tranquility of the neighborhood

2.

Must NOT create undue crowding

With nearly 280 homes, that is over 900 trips a day to and from the neighborhood through ONE entrance and exit, spewing out on Tomoka Oaks Blvd. in front of homes that line the entrance and exit area (not to mention another community - Escondido Condos). This will also add to the traffic that has grown over the past 5 years throughout Ormond Beach.

Also with the construction occurring on Tomoka Oaks Blvd, and it being the one entrance and exit out of this new community, many people will divert their driving through The Trails causing undue crowding to another neighborhood.

3.

Must NOT adversely affect the public health, safety, welfare or quality of life

I don’t know if you have heard the horror stories of how overcrowding is affecting our healthcare system. I know a few people (including myself) who needed the emergency room and were met by hours of waiting, causing some to leave and not get the treatment necessary to survive. A person who lived on the Tomoka Oaks Golf Course was one of these people and unfortunately due to not getting the proper medical attention, he died this year.

Adding more homes and more population will only increase and adversely affect the public health of Ormond Beach.

4) Must NOT present potential adverse environment impacts

I feel this one is pretty self explanatory. The Golf Course is home to hundreds of variations of wildlife, from deer, to foxes, to gopher turtles, bald eagles and more. The chopping down of the trees, and disturbing the animals' space will definitely have an adverse environmental impact.

Also to consider is the Tomoka River that runs straight through the neighborhood. When we have heavy rains each summer and hurricanes throughout the years, where do you think the water will run off to? The Tomoka River. Currently the ground acts as a sponge and absorbs most if not all of the water that hits its grass blades. With 280 roof tops, asphalt streets and sidewalks, the water will no longer have the space needed to be absorbed.

The water retention system they have planned will most likely fail, like it has with many other developments throughout Florida. After Hurricane Ian, the amount of flooding that occurred throughout the state should have been a wake up call that development should slow.

Also be aware that the developer, who is from South Florida - Rubin - does not care about Ormond Beach. He cares only about making money. He would squeeze 30 foot lots on this property if he could (as we saw in a rendering previously). I know he is threatening the city with straight R2 zoning, but I know we don't have to abide by that. YOU have the power to ensure his threats if he does not get his way fall by the waist side. YOU have the power to determine what can be built on this land. Listen to your community's cries and ensure YOU are doing what is right for Ormond Beach. Not for a developers pocket who is not even from the area.

And I want to end on this note:

The previous 2006 PRD had a strong emphasis on this concept and multiple references to City Staff having concerns about the negative impacts to the existing homeowners. Specifically, it states *"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."*

I hope I articulated that what is currently proposed will in fact do what 2006 City of Ormond Beach was trying to prevent. We need our city officials to know they are about to embark on something that will affect hundreds, if not thousands, of those who live in, near or close to this proposed new development.

I appreciate your attention and look forward to you addressing these matters.

Sincerely,
Ashley DuFrene
118 N. St. Andrews Drive

From:	Mary Greenlees
To:	Spraker, Steven
Cc:	Community Development
Subject:	" For Planning Board"
Date:	Thursday, June 29, 2023 4:22:00 PM

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To: City of O.B. Planning Board

My name is Mary Greenlees. My husband and I have been residents of Ormond Beach for over 50 years, and have resided on the Tomoka Oaks golf course , for the past 21 years .

We moved from Breakaway Trails , as we were drawn to the architectural diversity of the neighborhood , in addition to the abundance of historical trees.

I understand that many of the letters included in this packet , are addressing issues relative to compatibility , access, safety , traffic , healthcare, and the lack of remaining green space .

I have personally attended several meetings that included Steven Spraker and his team , and would like to personally thank them for their professionalism and patience throughout this process .

What I am asking the Ormond Beach Planning Board to consider when reviewing the respective data presented , is to keep in mind that this project is the FIRST of it's kind in Ormond Beach .

I have confirmed with Steven Spraker , that neither him or anyone on his staff , has tackled this kind of project . Again, Steven and his staff have been extremely helpful , but this is new territory for all of us.

I am requesting that careful thought be considered , when decisions are made, going forward .

The idea of developing a new neighborhood , within an existing neighborhood , that includes residences around a perimeter of an existing golf course , in the center of Ormond Beach, needs special attention .
Let's think about what's good for the community , what's fair for the developers taking a risk, and create something that Ormond Beach can be proud of .

I think we all agree that Ormond Beach , and or the residents of Tomoka Oaks had a " Missed Opportunity " , in not exploring other options , or being properly informed , but this old news , and we have to deal the issue at hand .

Lastly , I would like to thank the Ormond Beach Planning Board for your countless volunteer hours , in reading over the information presented .

Mary Greenlees

94 N Saint Andrews Drive

June 28, 2023

Dear City of Ormond Beach Planning Board,

My name is Carolyn Davis, and I live at 46 Oakmont Circle. I have been a visible and vocal advocate for preventing residential development of the Tomoka Oaks golf course property.

You may be familiar with the newsletter I began publishing in December 2022 called the ***Tomoka Oaks Times*** whose purpose is to educate residents regarding the proposed development and provide steps they can take to voice opposition. One of those steps was inviting residents to provide letters to me explaining why they are against the Tomoka Reserve application. Those 48 letters are attached. Please note that I confirmed with Steven Spraker that having residents provide letters directly to me, with the understanding I would provide as a group effort to the City, was an acceptable method approved by Steven.

Purchasing property does not guarantee development, yet many residents are under the misguided impression that the development of the golf course property is a "done deal" awaiting a green light from the city. As you know, this is a misconception. The city has checks and balances to ensure responsible evaluation of development applications, and residents must be able to count on the Planning Board to filter out Applicant claims that do not align with the city's Comprehensive Plan and the city's Land Use Code.

I respectfully request that you take the time necessary to thoroughly read each letter. Each represents the thoughtful concerns of the 48 residents who invested their time to communicate directly with their Planning Board members, and these residents are placing their trust and faith in the Board's responsibility to evaluate their concerns when determining whether or not to recommend the Tomoka Reserve PRD application to the Commission.

Lastly, of note, not one of these 48 residents expressed support of any aspect of the Tomoka Reserve PRD application.

Carolyn Davis

Not giving in or up,

Carolyn Davis
Tomoka Oaks
46 Oakmont Circle
Ormond Beach, FL 32174
386-316-5187
CarolynDavis3@gmail.com
TomokaOaksHistory.com

Ormond Beach Residents who submitted letters to Carolyn Davis to provide to the Planning Board before their July 13, 2023 hearing on the Tomoka Reserve PRD application:

1	Robert and Susan Banker	Escondido Condos	
2	Susan Banker	Escondido Condos	
3	Carolyn Brenner	Escondido Condos	
4	Dan Caldwell	Tomoka Oaks	
5	Melonie Caldwell	Tomoka Oaks	
6	Donald Cardone	The Trails	
7	Caitlyn Casey-Parker	Tomoka Oaks	
8	Diane Chanfrau	The Trails	
9	Connie Colby	The Trails	
10	Ellen Cook	Escondido Condos	
11	Denise Corley	Tomoka Oaks	
12	Carolyn Davis	Tomoka Oaks	
13	Steven Denslow	Tomoka Oaks	
14	Molly English	Tomoka Oaks	
15	Tom Fitzgibbon	Tomoka Oaks	
16	Len Gaspary	Tomoka Oaks	Builder of homes fronting the Tomoka Oaks golf course
17	Richard Goldhair	The Trails	
18	Vivian Heading	Tomoka Oaks	
19	Robert and DJ Henry	The Trails	
20	Diane Hoislbauer	Tomoka Oaks	
21	Paul Hughes	Tomoka Oaks	
22	Lauren Huhta	Tomoka Oaks	
23	Sam Kennel	Tomoka Oaks	
24	Kelsey Kipi	Tomoka Oaks	
25	Joe LaTorre	Tomoka Oaks	
26	Paul McCauley	Tomoka Oaks	

27	Harry McConnell	Tomoka Oaks	
28	Shon MacDughlas	The Trails	
29	Carol Mahon	The Trails	
30	Paula Mousikos	Tomoka Oaks	
31	Haley Osborn	Tomoka Oaks	
32	S & R O'Steen	Ormond-By-The-Sea	
33	Margie & Dan Peckham	Tomoka Oaks	
34	Juan & Caroline Prados	The Trails	
35	Greig Rabitaille	The Trails	
36	John Rhoades	Tomoka Oaks	
37	Rick Rickards	Escondido Condos	
38	Marcia Rudman	Escondido Condos	
39	John Richard Ryals	Tomoka Oaks	Prior owner of the Tomoka Oaks golf course 1979-2010
40	Craig Shankland	The Trails	PGA Hall of Fame
41	Krystal Ahmad & David Sonsky	Tomoka Oaks	
42	Dr. Ian Tafel	Tomoka Oaks	
43	Charles Thomas	The Trails	
44	Nell Thomas	The Trails	
45	Leonardo Valdivieso-Torres PhD	Tomoka Oaks	
46	LJ & Joan Van Lancker	Tomoka Oaks	Reside on the Tomoka Oaks Blvd diamond intersection
47	Laura Weast	Tomoka Oaks	
48	Darla Widnall	The Trails	

Tomoka Oaks Times - Public Hearing Notice

Inbox × Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

Robert Banker Jun 23, 2023, 4:48 PM (5 days ago)

to me

Carolyn,

Many thanks for your email, and even more thanks for all your hard work. Not sure how to proceed as I have never done this before. But, here goes.

In regards to the development of the old Tomoka Oaks golf course area, I believe there are many issues that have not been sufficiently addressed.

-- Depreciation of property values
-- Creation of undue overcrowding
-- Adverse affects to public health, safety, welfare and quality of life
-- Potential adverse environmental impact
-- Traffic flow
-- Wild life habitat area's
-- Emergency access (keys to a gate??? how long does it take to find who has the key? unlock a gate? etc.)
-- Hurricane evacuation criteria
-- Adequate facilities and services for schools, roads, storm water runoff, police and fire protection, ems services
-- Impact of attempting to find parking and entering the local Publix, and surrounding stores (most assuredly overcrowded parking)
-- Single access and exit point to the development area in question

All of these ideas as well as the general and most obvious idea....WE, THE PEOPLE, who live closest to the planned development...DO NOT WANT THIS DEVELOPMENT TO PROCEED IN ANY WAY SHAPE OR FASHION.

Sincerely,

Robert and Susan Banker

1 Tomoka Oaks Blvd #135
Ormond Beach, Fla. 32174

Proposed Golf course development?

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

S. Banker Fri, Jun 23, 5:57 PM (5 days ago)

Hi Carolyn,

Don't know if I need to write a separate letter about the potential golf course development since my husband did, but I will add to what he said. We bought a condo in the Tomoka Oaks complex initially to be snowbirds, but liked it so much here that we decided to stay! We bought a first floor condo in Escondido to live here permanently. We haven't been here very long, and now see what the proposal is to put in this ridiculous development, when there's just enough room to get in and out of our development the way it is right now, without all those extra homes to contend with.

If this proposal goes through it will have a tremendously negative impact on this area. Horrible overcrowding of hospitals, schools, traffic jams so that emergency vehicles and fire trucks won't be able to get where they need to go quickly, and it will be a crowded nightmare. We are so close to Nova Rd., that we will never be able to turn left out of our complex to get out to Nova. Why don't the developers use the golf course for something positive for the community such as a community center or a place for kids to go to give them a place to go after school or in the summer, to keep them busy and out of trouble, instead of overcrowding it with more homes and traffic. Not to mention the fact that all these potential homes are anxiety inducing emotionally.

These are just some of my personal thoughts in addition to what my husband explained.

Thanks so much for all the hard and I'm sure exhausting work that you've been doing to try and save our living area and homes! We appreciate all of it much more than we can express!

Sincerely,

Susan Banker
1 Tomoka Oaks Blvd #135
Ormond Beach, Fla. 32174

Re: Letter to Planning Board

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

Carolyn Brenner Mon, Jun 19, 9:54 AM (9 days ago)

to me

Ormond Beach Planning Commission:

I am writing so you are aware of the concerns of many of my fellow Tomoka Oaks residents as we approach the development of the golf course.

Currently, I reside in Escondido after owning a home on Oakmont Circle for more than 20 years. On many occasions, I have observed a line of cars hastily approaching Nova Road and have had to wait to exit the only entrance/exit to Escondido. I have not seen any proposed solution to this situation which will undoubtedly become more difficult with the addition of a large number of homes with an average of 2 cars per home.

I am asking that the City Planning Board takes into consideration before approval that a hazardous traffic situation currently exists within Tomoka Oaks. I have family and friends within the neighborhood and have frequent occasions to travel North and South St. Andrews by car, foot and bicycle. The streets are poorly lit, curving, with long straightaways where drivers feel enabled to increase their speed well beyond the 25-mile speed limit. For the safety of the current residents, there is a need for speed tables as the neighborhood exists now.

Additionally, a large number on new homes will necessitate the removal of many historic trees and put a strain on the aquifer and other environmental resources. Tomoka Oaks has long been known for the large size of the property lots.

Many of the residents have lived in Tomoka Oaks since its development and have supported the city with their taxes for many years. By allowing a large number of homes to be built on the golf course they were assured would remain a golf course for 99 years will certainly decrease their property values. We have already started to see property values decrease.

Citizens from all over Volusia County are concerned about congestion and lack of resources including roads, schools, hospitals, and doctors to name a few. An additional development where one should not exist will only exacerbate the drain on all of these resources.

Thank you for your consideration.

Sincerely,
Carolyn Brenner
1 Tomoka Oaks Boulevard #105

Tomoka Oaks Development

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

Dan Caldwell Mon, Jun 26, 8:10 PM (2 days ago)

Ms. Davis, Please see my letter attached. Best Regards, Dan Caldwell Sent from Mail for Windows

June 26, 2023

Dan Caldwell
18 Oakmont Circle
Ormond Beach, FL 32174

Re: Tomoka Oaks Development

Greetings.

My name is Dan Caldwell and the purpose of this letter is to address the proposed development of the former Tomoka Oaks Golf course.

I am well aware that the reality of our situation is that something will be built on the old golf course. I am in favor of, and would support, any development that will retain the character of the existing Tomoka Oaks neighborhood. Specifically, the architectural style and lot size should be consistent with the existing properties.

However, I am still very concerned with two issues that as yet have yet to be properly addressed. One is traffic, and the other is flooding.

Regarding traffic, the ingress and egress from Tomoka Oaks from Nova Road is already very difficult. The addition of hundreds of new vehicles utilizing that intersection is a great safety concern. I have only lived in Tomoka Oaks for two years, and already I have seen two serious wrecks at that intersection. As I understand a traffic study has been done, but I am not privy to the results of that study. In my opinion at the very least a traffic light should be installed at this intersection in the future.

Regarding flooding, Tomoka Oaks Golf Course in it's current design is specifically engineered to drain effectively. Once the former golf course is covered in new houses, concrete and asphalt, drainage will obviously be altered. While I cannot recall the exact number of inches of rainfall that the new design will be built to accommodate, the engineer at the last public meeting indicated that drainage will be able to handle anything short of a hundred year flood, and identified the recent Hurricane Ian as an extraordinary event.

However, this ignores the fact that since the year 2004, this specific area has been hit by five hurricanes which caused extensive flooding. Hurricane Charley in August of 2004 (a category 4 storm); Hurricane Ivan in September of 2004 (a category 3 storm); Hurricane Jean in September of 2004 (a category 3 storm); Hurricane Matthew in 2016 (a category 5 storm); and Hurricane Ian (a category 4 storm) just this past year. Five hurricanes in eighteen years means that this area, on average, has a major flooding event every 3.6 years. Therefore, the flippant remark that the recent storm was an exception ignores the history of the area.

I hope that these concerns will be addressed in the future at the July 13th planning board meeting. Thank you for your consideration.

/S/ Dan Caldwell
Dan Caldwell

Tomoka Oaks Development

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

Melonie Caldwell <mc
to CarolynDavis3@gmail.com

Mon, Jun 26, 8:42 PM (2 days ago)

Hello Carolyn,

Please find attached my letter to turn into the city, regarding the development in Tomoka Oaks. I really appreciate you putting all of these together for our community. If you are able, can you please let me know if this was received.

Thank you,
Melonie Caldwell

(Emailed by Melonie Caldwell to Carolyn Davis on 6/26/23 for inclusion in Planning Board letters from residents)

Ormond Beach Planning Board,

My name is Melonie Caldwell my Husband and I own and reside at 18 Oakmont Circle, Ormond Beach, FL. I am writing to you in regards of the development proposed within 20 Tomoka Oaks Boulevard.

I understand that growth and development are in our future. However, I have major concerns with this area being zoned for 276 more houses. With only one way in and out of this area there are safety concerns for all residents of Tomoka Oaks. The single entrance is also located on a small roundabout that will get backed up at the inter section Tomoka Oaks Blvd and Nova Road.

I see proposed emergency access points that will cut through the lots of the existing Tomoka Oaks residents. If these access points have to be created, doesn't it seem that the proposed development is too large for the area that they are trying to squeeze it into? All these factors along with excessive traffic, drainage issues, and wildlife relocation concern me.

During the last meeting, questions about the character of the new development were not answered directly. This is because they strictly want to plat the land and sell it. Do they even really know what the developers will do once the land is plated and sold?

The residents of this area want to keep the integrity of our neighborhood and the surrounding ones. As residents, we work extremely hard to maintain and upkeep our properties. The fact that we do not want to lose the peaceful, safe community and value we have created here is not unreasonable.

This development needs to mirror the surrounding areas for safety. Larger lots will cut back on traffic, drainage concerns, and less wildlife relocation.

This is why I oppose the large development that is being proposed.

Thank you for your time and consideration.

Best Regards,

Melonie Caldwell
18 Oakmont Cir
Ormond Beach, FL 32174

Re: It's Really Happening! Planning Board Hearing July 13

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

Donald Cardone Sun, Jun 25, 9:10 PM (3 days ago)

For Carolyn Davis and Ormond Planning Board:

We are long-time residents of The Trails community adjacent to Tomoka Oaks and the proposed Tomoka Reserve project.

We are especially concerned about the increased traffic congestion and its attendant safety issues that the new development will engender. Ormond Beach residents have already discovered that they can take a "short cut" through Main Trail and avoid the traffic light at Nova Rd and Granada if they wish to go west on Granada Blvd by exiting at The Trails Granada exit. It will not take Ormond Reserve (clarification per Carolyn - Tomoka Reserve) residents long to emulate this. Speeding is already a concern along this route.Presently, this exit is quite congested at start and end of the school day due to the proximity of Tomoka Elementary School across the street. One can only wonder what further safety concerns this increased traffic flow will engender.

We only see negative effects for safety and quality of life for present and future residents of Tomoka Oaks and The Trails and strongly oppose this project in its present form.

Donald M. Cardone, M.D.
Arlene A. Cardone
24 Twelve Oaks Trail
Ormond Beach, Fl 32174

Hi Donald,

Thank you for taking the time to email me your concerns. I truly appreciate your effort and agree 100% with your observations.

BTW: Reality is that I am one of those Tomoka Oaks residents who uses Trails streets 3-4 times a week when I travel on Granada. Just yesterday, when I was going to church at 9:00 am (church is off Hand), I stopped at Rio Pinar and S. St. Andrews to wait for 4 separate bicyclists to ride through the intersection, 2 people walking 2 dogs, and one other car. Two of the people on bicycles continued onto Rio Pinar Trail, and I had to be extra cautious as I drove past them. I waited for them to clear an island before I felt comfortable driving even 15 mph around these cyclists.

I will be providing all letters and emails to the city this week.

Not giving in or up,
Carolyn Davis
Tomoka Oaks
46 Oakmont Circle
Ormond Beach, FL 32174
386-316-5187
CarolynDavis3@gmail.com
TomokaOaksHistory.com

Planning Board

Inbox ×

Caitlyn Casey-Parker <... Tue, Jun 27, 11:18 AM (1 day ago)

to CarolynDavis3@gmail.com

To Planning Board

My name is Caitlyn Parker and I live at 32 Pebble Beach Dr. I have lived in Tomoka Oaks for most of my life (about 40 years).

I have many concerns about our quality of life if this development moves forward. Not withstanding the wildlife that inhabitants the green space.

This development will impact our lives in only a negative direction. There are absolutely no benefits to any of the residents of Tomoka Oaks or the city.

The biggest impact will be traffic. There is no way to mitigate the traffic issue and not impact the residents.

The next impact will be rain water runoff. Residents who have never flooded will likely incure some water damage. This is being see througout the county due to over development. It will happen in Tomoka Oaks if you pave over everything. Retention ponds don't work!

Another issue will likely be our property values. They will drop! Mostly due to the impacts listed above.

Continues on next page

Wildlife will also be negatively impacted. Let's face it, they will die or relocate to our propertys. I have counted over 100 active Gopher Tortoise dens on the golf course, a keystone species that is protected. The tortoises that survive may relocate to our propertys and tunnel under our homes.
I also think there might be an issue with the disposal of chemicals at the storage shed. The soil should be tested and may require mitigation.

Another negative impact will be litigation. Homeowners will sue the developer and the city to recoup their losses.

I believe the city and/or county are missing out on a rare opportunity to preserve this green space. It could be connected to the Central Park trail system. A crowning achievement that the city could be proud of.

The green space should be preserved! A natural space for wildlife and residents will be only be a benefit. And it is the right thing to do!

Do the right thing, and do NOT approve this development!

Thank You
Caitlyn Parker

Sent from Yahoo Mail on Android

Tomoka Golf Course Letter

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

Diane Chanfrau Sat, Jun 24, 12:02 PM (4 days ago)

City of Ormond Beach Planning Board

Reference to Tomoka Oaks Golf Course Property

To Whom it may concern ,

As a resident of the Trails I am against the proposed Development of the Golf Course. The increased volume of traffic would disrupt the environment forever. These roads are not adequate for that volume of traffic. Autos cutting through the Trails from Granada to Wilmette are already an issue and 600 more cars coming on to the Trails narrow winding roads to Tomoka Oaks would be a disaster for the Trails residents.

The state of affairs now, these roads are often blocked by repair men, lawn services, garbage pickup causing traffic stops and passing difficulties. More traffic would hurt everyone's property values not only for Tomoka Oaks but for the Trails too. We as residents could vote City Commissioners out of office but then that would be too late to save our community. Why should 5 developers have precedence over hundreds of established home owners?

Impact fees are in the spot light now more than ever and bad decisions linger on long after the developer has moved on. Developers seem to escape the full affect, pushing expenses higher on the existing residents. No amount of impact fees could cover the depreciation of existing properties. This proposed development would affect every aspect of the areas quality of life.

The visual impact to existing surroundings would be devastating . The existing owners property values would be negatively impacted, even if they did not directly abut the golf course property.

Developers should not be able to hurt for many just to make more money for themselves at our expense.

Diane Ellis Chanfrau 55 River Ridge Trail, Ormond Bch. Fl.

letter for plannning board

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

Connie Colby Tue, Jun 27, 7:45 PM (21 hours ago)

June 27, 2023

For Planning Board, RE Developing the Tomoka Oaks Golf Course Property

This is to serve as my objection to totally changing the character of the beautifully planned and maintained development of Tomoka Oaks Estates merely to cram in additional un-needed housing and line the pockets of a few developers who don't care that they are ruining a beautiful area of Ormond Beach.

Tomoka Oaks was approved with a golf course by a previous planning board. People who moved there had a reasonable expectation of being protected by the city who approved this plan. We keep hearing how developers have their rights. They do not have a right to a zoning change – they know what the zoning is when they purchase a property and should not assume that they will have an automatic right to get it approved for a change. On the other hand, homeowners have rights too and both the planning board and the city commission should be protecting them. I am not seeing this happen. At the very least the former golf course should be either redeveloped as a golf course or left as an open area.

The proposed plan does not enhance either the residents of Tomoka Oaks nor the residents of Ormond Beach. Adding a potential of 600 more daily vehicles using Nova Road is beyond dangerous. There have already been multiple deaths and accidents on that stretch of road. One can make a study say anything but those of us who drive that road and ever need to make a left turn anywhere along it, or have someone pull out from the side and cross multiple lanes of traffic know that this road is already suicide alley.

Tomoka Oaks as well as The Trails are beneficial assets for Ormond Beach and definitely a desirable residential area for new residents because of its openness, large old trees, large lots and well-planned amenities. Stuffing additional housing in where it was never intended to be lowers the value and attractiveness of these areas. Please protect both the residents of Tomoka Oaks and the livability of this area.

Connie Colby
108 Roble Lane
Ormond Beach, Florida 32174

(Hand delivered by Ellen Cook to Carolyn Davis on 6/26/23 for inclusion in Planning Board letters from residents)

To:

Planning Board - Mayor - Commissioners

Subject: Tomoka Reserve Subdivision.

This proposed and Planned Residential Development is not of the same character of Tomoka Oaks Golf Course.

It will create a hardship on Neighbor and Association in the entire area. The addional Cars and service Vehicles will lead to clogged Roads that were not designed for this much traffic.

The proposed Traffic Light at Tomoka Oaks Blvd. and Nova Road, will make traffic worse as it is not at same timing with the Railroad Signal. Cars are backed up at times past Tomoka Oaks Blvd. No left turn for any Car until Train has passed. Cars will be stacked on Nova, RD. Tomoka Oaks Blvd, and Residents at Escondido will be trapped. I have seen big Trucks make a U-turn on Nova RD. because of a long Train and the wait was to long. It will be a negative effect on other Services and create undue crowding.

Sincerely
Ellen L. Cook

1 Tomoka Oaks Blvd. Unit 120
O. B. Fla. 32174

For Planning Board- Comments on submittal 6-7-2023

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

Denise Corley Sun, Jun 25, 9:36 PM (3 days ago)

Dear Planning Board members, Mr. Spraker, Major Partington, and Commissioners,

My name is Denise Corley, my husband and I own a house on S. St. Andrews, #51.

After a long search we bought our house in December of 2019. In February 2021 we heard the golf course had been quietly sold to a developer.

We joined a group of neighbors who formed the Golf Course Committee to find out how we could prevent the golf course from being developed, were there covenants surrounding the golf course and the 2006 PDR, and/or try to have a better outcome, for our property investment and our community.

One neighbor at the community meeting in February said it best, this news of the development was like finding out our community had a cancer metastasizing right in the heart of it.

I see very few changes in this proposal in comparison to the last one.
Ormond Beach has never had a development proposal like this one where every border is going to affect an existing homeowner-the size and scale and disruption to so many people is unconscionable.

Quality of life will be ruined.

- For the residents who paid a higher premium to live on the golf course, this sale and development plan has felt like a betrayal of public trust. The 178 homeowners that are on the perimeter are looking at a Williamson Blvd type construction site in their backyard. Bulldozing of trees, earthmovers upending toxic soil, noise and dust. Unrest, from 7am-7pm six days a week.
- What is the community benefit? Does the city of Ormond Beach need these homes? Does the city have the services to cover this addition right now? This project will increase the use of schools, hospitals, city services, police and fire departments and more traffic on already crowded roads. I noticed the schools are running at 100% capacity or more, but more students from this and other projects does not seem to change capacity.
- There are 546 homes in Tomoka Oaks and an additional 276 is 50% more cars and traffic on our quiet narrow streets.

- Tomoka Oaks Blvd, the ONLY Entrance and Exit with the diamond configuration leading into this badly designed project is going to cause congestion, traffic, wait time increases and noise. The amount of traffic traveling on S. St. Andrews heading to Rio Pinar or Irquois is going to change the character of the neighborhood.

- Despite the traffic report commissioned by the applicant, Tomoka Oaks Blvd will have to be redesigned to squeeze through another 300 cars in peak traffic hours. And why do taxpayers have to fund this bill, when this project is being imposed upon them? The developer should pay for the design of Tomoka Oaks Blvd. It is an example of why this development is ill suited for this location.

- Timelines are not on the table now but I think the traffic light at Tomoka Oaks Blvd and Nova should be in place before the development project on the golf course gets started. The need for a redesign of the Tomoka Oaks Blvd will become obvious. This proposal is bringing problems with it.

- If approved I would hope city planners would support the immediate planting of the buffer to start the screening of the invasive construction that is being set upon so many.

- This project is projected to last 5 years in a phased plan that is yet unknown.

- More traffic driving through the neighborhoods to get to Granada Blvd on narrow streets often blocked by lawn care services and other service vehicles will be twice as dangerous. People riding bikes, walking and pushing baby carriages often have to walk past the blindside to get around a vehicle on the street.

- The soil report- revised Updated TIA revised 06-07-2023 states arsenic and organochlorine toxins in the soil of the golf course will require strenuous remediation before houses can be built. Let sleeping dogs lie.

- It appears demolition of the existing buildings took place before the submission of the soil samples. While the samples were taken before the demolition of the club house, golf shack, toilets and the Golf Course Maintenance building. Further examination of the report points to several remediation steps that need to be performed for the "Soil Cleanup Target Levels" to meet standards for residential housing.

- The recommendation that the toxic soil be transported and piled on the open space and amenity areas of the proposal gives no comfort to the existing residences living close to the open spaces. Even the air-borne toxins released

by moving soil is discomforting. Who will be monitoring the soil remediation? Does the city hire a firm to oversee the process of remediation of the soil because it's an important health issue? Will the soil containing unacceptable levels of Arsenic, Organochlorine (banned in the 1970's), Chlordane, Dieldrin, Heptachlor epoxide and Toxaphene be removed off site or mixed with other soil?

- This project is proposing 7 stormwater drainage ponds mainly on the perimeter of the property many abutting the 50 foot buffer of the Tomoka Oaks residence. These dry ponds will be surrounded by a berm. I hope this berm isn't the toxic soil piled up right behind all of our houses in a concentrated form, rather than what it is now spread over the course with the heaviest toxicity on the greens and around the maintenance shed.

- The dry stormwater ponds will direct stormwater runoff into close proximity with the homes of Tomoka Oaks. Nobody really knows how this system will work but we do know that runoff of fertilizers, poisons, animal feces, petroleum products and rubbish will end up in these ponds. Tomoka Oaks is located on a ridge built by the Tomoka river which lies below grade of the Tomoka Oaks subdivision and the golf course. Water doesn't just travel down, it will move to the lowest grade. The ecological logic would be good if this site weren't a golf course with decades of chemicals being used on the soil.

- One way water will travel to the stormwater dry ponds the proposed swale ditches behind the property line of the houses. These open air water drains are known to be mosquito habitats along with the stormwater dry ponds. Tomoka Oaks does not utilize dry ponds, it seems to have a pipe system.

- The developer hasn't decided if this is a gated community or not. The HOA of this proposed community is being heavily burdened with the maintenance of 7 dry stormwater ponds, a 50ft landscape buffer around the entire perimeter of the project, 2 ponds, and 8 acre amenities area and pickleball courts, a couple of proposed pavilions and 8 open space areas with picnic tables and the maintenance of the entryway lawns and structure and insurance of course. I am concerned that the HOA can just vote to change their by-laws and do away with some of these responsibilities? What assurances can be implemented to protect the 50' buffer and other HOA responsibilities?

- Almost 2,000 trees, 21 species counted and identified by Zev-Cohen. 16 trees were identified as historic. The proposal states they will make every possible effort to save these 16 trees. Many other trees located in the buffer most likely will not be bulldozed. Other large trees that are bulldozed will be replaced with

a 10' 2.5 caliper replacement. The point is, it will change the character of the entire subdivision when starter trees replace grand trees.

- Is the plan so loose that they don't know at this point what they are clearing and what is not being cleared. We need a count of how many trees are being saved and how many are being cleared. We do not want to see another Granada Blvd clear cut and city planners saying whoops. Please ask for specific details on this plan!

- Unlike Tomoka Oaks where 100' lots widths are average with varying square footage homes throughout the subdivision, this proposal sandwiches in the center cavity of the proposal the smallest tightly packed housing products. There doesn't seem to be room for a garage and I don't think I've even seen any conceptual pictures of what these "Village" houses would look like. So this area is not diverse and then the area in the northern corner seems to be larger lots with more open space or more upscale and a community unto itself. Claims of diversity are sketchy at best.

- The proposal touts the fact that the "centrally located smaller width homes are appropriately screened from the existing neighborhood" points to the fact that they are less desirable and not compatible or appropriate in the neighborhood.

- The proposal keeps referring to this project as some sort of gallant saving of a neighborhood, calling it "urban infill". This was a failed golf course, why it failed we don't know, bad management? Golf is on the rise. We know that this golf course functions as Open Space and recreational space in an established suburban neighborhood for decades. It is our Central Park. Calling it "infill" makes it sound as though it was a ghetto in an urban city. I think the use of this term "infill" is to diminish the value of this gem that is a piece of land functioning in a healthy and wealthy community, even in its recent natural state.

- I disagree with the statement that people do not want large lots. Some want large lots and large houses. The quarantine of the pandemic is over and people want to be outside and enjoy nature's blessings.

- If this is the zoning plan approval why are the lot sizes not marked and the square footage of the homes not marked on this submittal?

- Page 3 in the table has 300 as the number of homes. I believe that is incorrect.

- Why is the Typical Pavement selection not determined? Isn't this the point when the plan is nailed down and approved- to know what exactly is being approved.

- On page 6, a Note states, the buffer width shown on this sheet "May be subject to change at the time of permitting". The represented widths may be reduced or enlarged by no more than 20% but maintain the minimum 50' buffer. This is too open ended. Where on the map is this flexibility needed?

- Page 7, Lots are too small, setbacks aren't large enough from the street. Lot sizes should be consistent with the Tomoka Oaks. Where are all the cars going to be parked?

- Page 8, "Preferred architectural themes" does not sound like a commitment, it sounds wishful thinking instead of submitting an actual plan. Blank walls look bad and shouldn't be allowed, plantings will not hide the fact of an undesirable feature.

- It may or may not be a zoning platt question but no clue has been given about the structural building materials cinder block or stick wood. If this is a quality project I believe the material will be cinder block. With the various decorative elements described.

- Do we know whether the developer will be installing fences in the neighborhood? I am in favor of the new house lots should have a backyard fence marking the end of their property and the beginning of the buffer.

- Page 9, why should this developer be granted the ability to remove a tree and an Island in Tomoka Oaks neighborhood? He should not have bought a house for the second emergency exit that didn't give him the turning radius needed for a firetruck.

- Pages 14-31, It is unclear by the illustrations of the buffer plants where the plants are located in the buffer. The plantings appear vaguely in a straight line maybe 15' wide. Will these plant screens be on the far edge of the 50' buffer or at the property line of the Tomoka Oaks homeowners backyard?

- Keep in mind the original plan when developed called for the golf course to have a 99 year covenant. Even Dr. Rylas planned PRD put a covenant on the golf course remaining a golf course or open space for perpetuity. That PRD plan had to expire before the perpetuity clause would expire which it did in 2014. In 2021 the land was sold to a residential developer.

- I pray that Mr.Rubin will see that this proposal is wrong for all the reasons listed above and will offer the land to the city or make a philanthropic donation to the city of Ormond Beach, maybe a matching grant to recover his investment.

-Denise Corley

PS- I have included some of my pictures of beautiful Land, Trees and some Wildlife on the Tomoka Oaks Golf Course (per Carolyn a video was attached to the email but for technical reasons it is not a part of the packet of resident letters prepared by Carolyn Davis for the Planning Board.)

June 25, 2023

Dear Planning Board,

My name is Carolyn Davis and I live at 46 Oakmont Circle in Tomoka Oaks. I am opposed to the residential development of the Tomoka Oaks golf course property because of the adverse impact it will have on the character of our neighborhood.

Goal 1, Policy 1.1.3 of the Ormond Beach Comprehensive Plan states new development must: "*Preserve the character of existing neighborhoods by not allowing intrusions of land uses that would threaten to alter the neighborhood's character.*" I spent much time thinking about what that specific city goal means in relation to the proposed Tomoka Reserve development which will be completely surrounded by the Tomoka Oaks neighborhood. My conclusion was influenced by hundreds of hours reading *Daytona Beach News Journal* archives and sifting through deeds at the Volusia County Records Office in Deland to piece together how our landmark Tomoka Oaks neighborhood came into existence. It was the process of accumulating this information that led to one very definitive conclusion: **Our HISTORY is our CHARACTER. Preserving the historical green space in the center of our historical neighborhood is key to preserving the heart of our character.**

Our "character" is the vision of men such as Milton Pepper, William McElroy, and Sam Snead who began planning our co-existing golf course and residential neighborhood back in the late 1950's and early 1960's. It is the multitude of golfers who played among the course's moss draped greens. It is the thousands of homeowners, who, over the years, purchased homes believing the golf course property was to be used in perpetuity as a golf course or recreational area. It is generations of families such as the Maybecks, Jacobsens, and Huhtas who have occupied the same homes since building in Tomoka Oaks in the 60's and 70's.

Our "character" comes from the magnificent variety of bird species who have lived on the golf course property year-upon-year or who migrate here year-after-year, taking refuge in the arms of the hundreds upon hundreds of trees that still grace the property. It is the gopher tortoises, perhaps some older than our neighborhood, who burrow under our stately oaks and give birth to their next generation. It is the deer, coyotes, foxes, snakes, racoons, armadillos, and tree frogs who have freely roamed the 147 acres of natural land in the center of Tomoka Oaks since our neighborhood's inception.

Our "character" is our history. It is our story. And you cannot add a new character into the middle of our story and not damage the very essence of who we are. During the 1960's when our golf course and homes were being built, one of the most popular books of the time was *To Kill a Mockingbird* with its iconic characters of Atticus, Scout, Jem and Boo Radley. To add a new chapter into the middle of this book, and introduce a new character such as Harry Potter to the dynamics of the existing characters, would forever alter the soul of *To Kill a Mockingbird*.

And to add a new neighborhood, Tomoka Reserve, into the very heart and center of Tomoka Oaks would forever alter our story and result in the loss of our established, cherished, iconic character.

The Merriam-Webster dictionary defines "character" as: *the aggregate of features and traits that form the individual nature of a person or thing*. Please recommend denial of this PRD application and preserve the established and future character of Tomoka Oaks.

Thank you.

Carolyn Davis

Carolyn Davis
Tomoka Oaks
46 Oakmont Circle
Ormond Beach, FL 32174

Planning Board letter

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

sd esd <sdenslow1678@gmail.com> 9:21AM (8 hours ago)

June 27, 2023

Dear Planning Board,

My name is Steven Denslow and I live at 317 Rio Pinar Dr in Tomoka Oaks. I am very much opposed to the development of the golf course property because of the negative impact it will have on the neighborhood and my property.

I have resided at my current address in Tomoka Oaks for 24 years, before that I lived at 25 Oakmont Circle in Tomoka Oaks and before that 70 S St Andrews in Tomoka Oaks were I lived as a child with my parents. I have lived most of my life in the Tomoka Oaks community. My wife and I have raised all three of our children in this community.

Tomoka Oaks is a beautiful community, and the golf course is part of what makes it that way. If the golf course were to be developed it would be devastating to the community. With the added stress of 276 homes and the increased traffic the community would not be the same.

I purchased my current home because it is located on the golf course, and I have no doubt that if the golf course is allowed to be developed and my backyard overlooks another backyard instead of the golf course it will reduce the value of my property and the lure of the community. I urge you to please vote against the development of the Tomoka Oaks Golf Course.

Sincerely,

Steven Denslow

317 Rio Pinar Dr

Ormond Beach Fl. 32174

Re: Last Call for Planning Board Letters

Inbox ×

mollyenglish@optimum.net

Jun 27, 2023, 5:05 PM (15 hours ago)

to me

The amount of building going on in Volusia County is out of control. The wildlife that keeps getting pushed out of their natural habitat is just beyond outrageous and downright cruel. Building on the golf course will most certainly cause an enormous amount of traffic coming and going in an otherwise very quiet and peaceful community I do understand that they will have their own entrance but since when has that stopped people from cutting through neighborhoods. Changing the landscape of Tamoka Oaks golf course would be a very big mistake.

Molly and George English
34 Oakmont Circle

Sent from my iPhone

(Emailed by Tom Fitzgibbon to the *Observer* and to Carolyn Davis on 6/23/23)



Ormond Beach Needs a Public Golf Course

Dear Editors,

Please challenge anyone who says golf is not popular in Ormond Beach. I received these numbers from a friend of the Meyers Family, owners of Riviera Golf Club in Holly Hill.

Since the closing of Riverbend in Ormond Beach and quite a few public courses nearby, the Riviera Golf Club is going gangbusters. Ormond Beach is full of avid golfers that would support a decently run public course. Golf got more popular because of covid and is staying popular.

Right now at the Riviera Country Club:

1) Eric Meyers owns the course and Ryan Meyers (son) runs the course
2) has a 75 person waiting list for memberships
3) each day has 225 rounds of 18 holes
4) has no tee times, only first come, first serve
5) has a busy driving range (I was there several days ago)

So if anyone tells you that Ormond Beach can't support a public course, just give them the numbers. Ormond Beach has extensive baseball, soccer, tennis, pickleball, etc., but no public golf course! Tomoka Oaks would be perfect with its wide fairways and convenient tees. The two nine hole fairways all begin and end in one location.

- Tom Fitzgibbon | 3474648531 | 51 S St Andrews St, Ormond Beach, FL

For Planning Board - Tomoka Reserve

Inbox × Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

Tom Fitzgibbon Fri, Jun 23, 5:35 PM (5 days ago)

Dear SPRC and Planning Board -

1) Combining house construction and Tomoka Oaks Blvd road changes will create an unsafe and congested roadway. We would like to see Tomoka Oaks Blvd design be specified and most work completed before houses are built in Tomoka Reserve. Otherwise the combination of ripping up the roadbed and current traffic, Tomoka Reserve construction/utility trucks, bicycles, golf carts, walkers, etc. will be unsafe.

2) The Tomoka Oaks Golf Course entrance was designed to safely allow about 100 vehicle trips daily to Nova Road. Tomoka Reserve will add about 2700 daily trips on the same Tomoka Oaks Blvd. This is clearly unsafe and should not be allowed by the Planning Board and City Commission.

3) At the Dec 1, 2022 meeting Tomoka Reserve indicated that FDOT reported the Nova signal would take about two years to install. Without a traffic light all the construction vehicles on Tomoka Oaks Blvd, plus new electrical, sewage, water lines installed will paralyze Tomoka Oaks Blvd.

4) Speeding traffic is already a problem in Tomoka Oaks and the OB Public Works department is installing a speed table to slow down drivers. Pedestrians have been killed/injured on old Tomoka Oaks roads. These low volume roads were designed with beautiful curving landscaped narrow single lanes with multiple islands that have no sidewalks. On a typical day there are bicyclists, baby carriages, skate boarders, scooters, golf carts, dog walkers and parked cars/trucks sharing the Tomoka Oaks and Trails roads with drivers weaving around the obstructions, many times above the 25 mph speed limit.

5) Much of the current traffic and new Tomoka Reserve traffic will be redirected through the Trails on Iroquois and Rio Pinar causing a dangerous situation on the Trails' narrow, sight-line constrained roads with multiple islands that have no sidewalks.

6) Tomoka Reserve should install two sidewalks from their new development to Nova Road. At this point their plan only includes one sidewalk on the South side of Tomoka Oaks Blvd. a) This penalizes the houses on the South side by routing all walkers, baby carriages, skaters, bicycles, runners, etc. on their side of the street. b) all non car/truck traffic from N St Andrews will have to use the street to get to the single sidewalk and will result in unsafe movement across the already dangerous traffic diamond.

7) The traffic diamond proposed by Tomoka Reserve, causing all traffic to stop/go controlled only by four stop signs is inadequate and dangerous. The current intersection is dangerous enough (I've witnessed several near collisions) with the current level of foot, bicycle, cars and trucks. Adding the Tomoka Reserve traffic and construction vehicles to the mix will injure/kill people. The traffic diamond will also look much worse than the current grassed and treed center island.

8) TOHA and Tomoka Oaks residents are unable to find any traffic engineers willing to rebut the findings of the Tomoka Reserve traffic engineer because no outside engineers are willing to testify against a large developer that could hire them for future jobs. This gives the developer an unfair advantage in the development review. Please appoint an independent outside traffic engineer to examine the Tomoka Reserve traffic study.
9) Houses on the golf course will lose value when their backyard view becomes another house instead of the open fairway. No one can argue otherwise. Homeowners on the golf course should be compensated for their loss in value and their property taxes should be reduced.

10) The Tomoka Reserve plan is required to design for a 25 year flood by code. The latest hurricanes have rated at least 500 year floods in Ormond Beach by the authorities. This means that current homes that are downhill from Tomoka Reserve will be flooded in the next large hurricane because of the new impermeable surfaces in the development. How can Ormond Beach responsibly accept this outcome?

Thanks for listening,

Tom Fitzgibbon and Denise Corley | 3474648531 | 51 S St Andrews Drive, Ormond Beach, FL

(Emailed by Len Gaspary to Carolyn Davis on 6/27/23)

Re: Last Call for Planning Board Letters

Len Gaspary

I am attaching my sentiments on the newsletter on the next public hearing issues.

Criteria City Considers When Voting

*The new development must **NOT**:*

- Alter the character of Tomoka Oaks or existing neighborhoods such as The Trails, Escondido, or Talaquah.
  - Eliminating the golf course substantially alters the character of the existing neighborhood by replacing open area with lots that in general are smaller than existing residential lots making the subdivision have density that is greater than any of the surrounding sub-divisions.
- Substantially and permanently depreciate the value of the surrounding property.
  - Lots and homes with golf and riverfront frontages have traditionally been higher in value than other lots without such frontage.
  - I have lived in a golf course frontage home for almost 40 years. Initially, I paid more for my lot than non-golf course lots were selling for.
  - I have built 6 homes in Tomoka Oaks and rebuilt 1 during my time as a home builder. Three of the new homes I built were on the golf course and I selected those lots because they were more saleable.
- Create undue crowding.
  - If approved the density of the area would be greatly increased, causing an overall decrease in the quality of life.
- Adversely affect the public health, safety, welfare or quality of life.
  - There are no provisions for additional entrances or exits which will cause health, safety, and quality of life issues.
- Present potential adverse environmental impacts.
  - Currently, there is a great deal of wildlife that makes their home on the golf course. Although I haven't seen them for awhile, the course had been home to a fox den. There are several birds including hawks, and owls that inhabit the course.

*The new development **MUST**:*

- Ensure safe and convenient traffic flow.
  - Traffic flow will definitely be adversely affected unless an additional entrance/exit is added.
- Protect wildlife habitat areas.
  - Wildlife in the area has included foxes, rabbits, several species of birds, and other wild life.
- Be compatible with Tomoka Oaks i.e., lot widths, architectural styles, property setbacks.
  - Lot widths and depths in general are smaller than current lots.

Continues on next page

- Have adequate emergency access.
  - One entrance to the additional homes can cause severe problems when emergency access is required.
- Meet hurricane evacuation criteria.
  - One entrance/exit to increased density seems like it could cause a dangerous environment during hurricanes or other severe weather.
- Maintain adequate facilities and services: schools, roads, stormwater management, police and fire protection, EMS, and evacuation facilities.
  - Sub-divisions in the past have had to prove that they will add adequate facilities and services to support any new developments. I have seen nothing to that effect.

Len Gaspary
7 Oakmont Circle

Tomoka Oaks v4

Golf Course/City of Ormond/Hearing Letters June and July 2023 × Golf Course/City of Ormond/Public Hearings ×

Richard Golhair Wed, Jun 21, 4:21 PM (7 days ago)

As a resident of The Trails, I have many concerns regarding the residential development of the Tomoka Oaks golf course property; traffic is major.

Only Tomoka Oaks Blvd. will be utilized for construction vehicles, which leaves Main Trail off Nova and off Granada to absorb the overflow traffic into and out of Tomoka Oaks and the new Tomoka Reserve development. UPS, Fedex, Amazon, food deliveries, waste trucks – in addition to homeowners and contractors driving wider and larger pickups – can create overflow hazardous situations for The Trails and Tomoka Oaks regarding school buses, joggers, walkers alone and with dogs, children on bicycles and families. Please note the Granada entrance at Main Trail now serves as a school crossing point, and it can take as long as 15 minutes for traffic to navigate into and out of Main Trail. This will only increase if Tomoka Reserve is developed. Plus, the construction trucks will tear up both The Trails and Tomoka Oaks streets and create additional hazards.

Main Trail off Nova Rd. will be the only alternate entrance/exit for the numerous Tomoka Oaks and Tomoka Reserve drivers who will want to avoid construction traffic at Tomoka Oaks Blvd. Main Trail off Granada will suffer the same consequences. And what about the increased traffic into The Trails shopping Center; has Publix, the property manager, and Nova Community Center been notified to make arrangements to anticipate traffic bottlenecks?

In the real world, who wants to drive behind a large construction truck entering and exiting the new development? What's the maximum size truck allowed? Are 18 wheelers allowed? Do the trucks need a special permit to access a residential area? Will the trucks be able to maneuver around narrow streets without damaging property and if they do damage, who's liable? What legal recourse do residents have as a result of accidents or negligence ? What about increased property taxes and insurance premiums? What happens to appraised and resale home values? If there's a traffic incident because of the new development, does that have to be disclosed by the seller on a home sale? Has anyone considered increased pollution? Construction will be allowed Monday-Saturday from 7:00 am – 7:00 pm. How will this impact the quality of life for residents of both communities if construction vehicles don't adhere to the mandated construction traffic entrance on Tomoka Oaks Blvd and affect Saturday activities, a time traditionally set aside for families?

Insurance Commissions in each state collect the data of claim payouts so all carriers are analyzing the same information to adjust rates. This includes construction debris, rocks, and flat tires. Remember - The Trails is 40 years old – the streets are narrow. For traffic using the Granada entrance accessing Main Trail to Iroquois and Rio Pinar, there's a sharp curve on Main Trail near Rocky Creek that can be dangerous, especially, for large trucks. Also, what are the effects of increased traffic on the city maintained Misners Branch bridge over time? Will the city, county or state be contacted to adjust the timing of the traffic signals at both Main Trail entrances to even out the increased flow, especially during school hours? Is someone prepared to notify parents of school children to wake them up 15 minutes earlier so they can sit in traffic on their school bus? Are commuters willing to do the same?

These are some of the many concerns residents are asking the Planning Board and Commission to take into consideration before approving any residential development of the Tomoka Oaks golf course property.

Thank you,

Richard Goldhair
21 Cherokee Trail

Play and dog park

Inbox ×

vivian heading <headingvivian933@gmail.com> 2:01PM (5 hours ago)
to CarolynDavis3

I have lived in this area over 24 years and I see what is happening to our once beautiful city and we have to keep the golf course open for recreational activities.

More people and less land is being sold out by greed.

Tomoka Oaks residents deserve the respect of the powers that make decisions.

Please use common sense.

In an emergency like the fires that ravaged parts of Palm Coast and Ormond Beach, people could not escape from subdivisions because of one road entrance and exit!

Please use common sense in this regard and I have not mentioned the loss of natural beauty and animals.

The Heading family on 11 Sherwood

Carolyn Davis <carolyndavis3... Fri, Jun 23, 2:52 PM (5 days ago)
to bobhenry

Hi Robert and DJ,

I received your postcard and handwritten letter today regarding the possible residential development of the golf course in Tomoka Oaks. I truly appreciate the effort you made to write me this letter.

Coincidentally, I had just sent out an email to all people on my Tomoka Oaks Times list asking them to provide me letters regarding their concerns about the development. I will be compiling all letters into one packet which I will provide the Planning Board next week. The date for the Planning Board hearing has been confirmed for July 13, and the receipt of your letter to me is perfect timing. Do I have your permission to include your letter? Let me know!

Not giving in or up,
Carolyn Davis
Tomoka Oaks
46 Oakmont Circle
Ormond Beach, FL 32174
386-316-5187
CarolynDavis3@gmail.com
TomokaOaksHistory.com

BOB HENRY 9:50 AM (4 hours ago)
to me

Carolyn, you absolutely have our permission to share our response letter.

Dear Carolyn,

Your concerns are spot on. This is about "Traffic" and our quality of life, including safety.

We've lived in the Trails for over 30 years. Our driveway is on Rio Pinar.

Historically, we have had great difficulty backing out without other drivers blowing their horns at us or driving right up on our bumpers.

Also, no one, including the police, drives 25 mph.

over

South St. Andrews will become a freeway.

Iroquis and Rio Pinar will become feeder streets for those using Iroquis + Rio Pinar to cut through the Trails to get to Granada Blvd.

Thanks for your efforts and good luck.

Bob + DJ Henry
2 Old Trail
O.B.

Not giving in or giving up!!

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

dhoislba@gmail.com Tue, Jun 27, 9:49 AM (1 day ago)

Hi Carolyn,
Diane Hoislbauer from 1 Eagle Drive.

Here is one of my main concerns for the new development:

New Development MUST:
Maintain adequate facilities and services: schools, roads, storm water management, police and fire protection, EMS, and evacuation facilities.

From: Land Development Code Chapter 1
Adequate school capacity means the circumstance where there is sufficient school capacity by school type, based on adopted level-of-service standards (LOSS), to timely accommodate the demand created by a proposed residential development.

Where has the developer shown that current school capacity will be able to handle the new residents and their children? No new schools have been built to accommodate, thus impacting our children.

From: Land Development Code Chapter 1
Adequate police and fire protection means there is sufficient police and fire protection to timely accommodate the demand created by a proposed residential development.

Where has the developer shown that current police and fire protection will be able to accommodate the increased demand with the new development? According to Ormond Police and Fire, there are no new job openings for employment, thus impacting our response time and the elderly living in Tomoka Oaks.

New Development MUST NOT create UNDUE CROWDING.
There is an over crowding issue in Ormond Beach and it's getting worse. Adding 300 homes, up to 600+ new residents and possibly more than that creates HUGE UNDUE CROWDING. Main Trail Publix now cannot handle current traffic in and out. Has the City of Ormond and the new developer taken that into consideration?

I respectfully believe the new development will continue to add to the decline of Ormond Beach. Keep the golf course and turn it into a public park with a swimming pool. Just my opinion.

Thanks,
Diane Hoislbauer

Please consider and forward to OB Planning Re Tomoka Oaks/Golf Course and Country Club. Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

nukken
to me

Tue, Jun 27, 1:22 PM (1 day ago)

Paul W Hughes
4 Lauren Court
Ormond Beach, FL 32174

Objections to destruction of Green Space and conversion of Sam Snead Country Club land/facilities. Also additional points to consider.

To the Planning Board and all citizens concerned:

We moved back to Ormond 30 years ago after much consideration selecting a family home in the rear area of what is called Tomoka Oaks. Our criteria was based on many family factors to include green/open space as well as traffic safety around the neighborhood, schooling facilities, as well as normal issues, shopping, hospitals, amenities. Now a profit motive is proposed at the cost of original homeowner voters. Altering 6+ decades of road planning, ingress egress, electrical, water, gray water, noise etcetera is a huge undertaking. We believe the developers are creating an adverse environment and will leave an underfunded long term nightmare at the burden of local citizens. Most think it's not their neighborhood so why bother? Fact is every new home alters many older homes, especially with risk and insurances.

The neighborhood and all homes were planned around a known "superstar of the golf world" (Sam Snead) with a Country Club & Golf Course to include other social activities nested on 150 +/- acres that all could enjoy from avid golfers to strolling individuals. The golf course was designed as the heart and soul of all plats, lots, and homes in the original Tomoka Oaks subdivision. The course was diligently planned so as to harmonize with nature and the environment. Each individual plat was intentionally designed so local indigenous wildlife as well as humans could coexist. Watersheds and grounds watering was handled on the property. House setbacks were planned so as to eliminate fencing. Your backyard was the course. Today, current homeowners are exposed to neglected tall grass, mosquitos and a general altered state of a 60+ year co-relationship between the golf course property and nature.

In order for the proposed development to be fair and compatible with current Tomoka Oaks homes, the acreage of proposed Tomoka Reserve homes (on the perimeter and in the interior) must be similar in their characteristics; this similarity cannot be accomplished with the current Tomoka Reserve site plan. To enrich their financial return, the Applicant has placed an unreasonable burden of incompatibility on Tomoka Oaks homeowners who will now face diminished returns on their home investments. For example, sidewalks were not needed throughout Tomoka Oaks as the original plans of the 1950/60's allowed road widths adequate for single family homes with one+ car per family and kid's bikes. In addition to traffic safety, Tomoka Oaks residents will lose their legal right to quiet enjoyment; a right they have consistently counted on.

The original Tomoka Oaks now has 2 to 3 cars per family home, numerous bicycles, golf carts and boats. This can be verified via code enforcement and/or a simple driving or perhaps an aerial view. There is only one ingress/egress entrance into Tomoka Oaks via Nova Road. There are 2 "back door" exits which feed into the "Trails". (There is also a "sneaky" emergency access onto S. St

Andrews from the Talaqua gated neighborhood.) The proposed Tomoka Reserve will add to the current mix of traffic and increase safety concerns.

The Applicants road surveys avoided particular facts of current surrounding neighborhoods which will result in unsafe and inconvenient traffic flow. For example, Tomoka Elementary which has a significant impact on traffic at Main Trail and Granada was razed this week and is being rebuilt with a re-opening date of August 2024. How will this construction impact traffic into and out of the Trails and Tomoka Oaks and the proposed Tomoka Reserve and therefore compound the construction traffic generated by Tomoka Reserve? Was the temporary relocation of students factored into the Applicant's traffic analysis? Simply put, one cannot put 10 pounds of rocks in a one pound bag without something giving way. A new development on the 150 golf course acres would add "another 20 pounds".

The developers committed to a traffic signal at Nova road but have yet to put their money where their mouth is. Why not push the safety issue now? How committed are they? Nova road was altered a decade or so ago for Disaster Evacuation which has not been addressed. The state must look into a huge traffic alternative for all of us. Electrical power has only been altered with above ground poles. How many blackouts do we experience now, regardless of hurricanes? If we had true concern, utility code enforcement would reveal wires hanging below the standard 14 foot height, so as trucks will not pull wires (as happens often). Construction traffic has not been fully considered as to Nova Road or the wooden bridge in the Trails. There are tonnage requirements which the bridge could easily exceed and then it's done, needing replacement. The midroad "islands" in the Trails barely allow EMS now, not to mention on-street parking. So how would the equipment needed for earth removal and building supplies navigate Trails/Tomoka Oaks? The developer has not fully considered the impact of a full neighborhood within a neighborhood. Would they simply tie up traffic getting onto Nova Road?

Water and "Gray" water. Both during construction and after, dust, dirt and airborne particulates would cause harm to the original neighborhood and its occupants, pets and local wildlife. Gray water and atomization has not been studied. Anyone that deals with a breathing issue for themselves, babies or elderly, read this again! The demand for fresh or treated water on or in the proposed development cannot be handled by the city. Trucking in water would cause more road concerns for safety, congestion, wear and tear of existing roads thus destroying the main entrance. How heavy are those heavily laden trucks with water?

Widening of the entrance would involve severe hardship plus encroachment of several homeowners and the long-establish Escondido Condominium neighborhood and their exit. Most of the occupants are seniors on a fixed income which are afforded extra protection under the laws for the elderly. Yet, the developers has not "noticed" the occupants with official letters explaining their development. This highly localized entrance on Tomoka Blvd or into/out of Nova Road has been ignored as to planning signs or site plan documentation. If the developers have "nothing to hide" why are they not advertising their intentions via signage at the location? Place a few 4x8 full signs showing the road and alterations! One has to ask, why not!

The city or developers need to immediately install a traffic light at the Nova Road Tomoka Blvd entrance and to alter all appropriate signage and directorial traffic signs into and out of the

connected neighborhoods to include Granada and Nova Road. The developers have stated they would pay for the installation. The City should advance the costs and the Traffic Lights, and, if appropriate, balance the cost with the developer's future thoughts and plans. Is safety only timely after an accident?

The developer should delay or alter any planning so as to address all traffic concerns with ALL complexes, all neighborhoods, all landowners or tenants, to include Certified mailings and notices to elderly or special needs individuals and, as a suggested guideline, to any and all within 300 feet of any alteration and allow adequate time for response. The developer should erect large 4x8 foot signage with font sizes easily read from a road side distance to include boundary posts in any and all lands from Nova Road to the old Country Club parking lot. Several homes and the Escondido residences have had "open and notorious use" of properties, lawns and driveways. These owners will have "Title" issues and should be able to properly see and acknowledge what might be a "taking". Let all see now what others will lose.

The City should develop a plan for road widening and sidewalks throughout the original Tomoka Neighborhood so as to allow for street parking, and concurrent EMS distances needed "between the sidewalks". This should match the balance of the developers proposal. ALL utilities from Nova Road inward should be buried so as to balance both neighborhoods with both adequate utilities that consider amperage, water usage and sewage, hydrants and all other utilities, known or unknown as technology evolves. The costs should be balanced against the developers and current residents budgets. For most residents who wonder why there is no cell signal strength, imagine what will happen with all the new users. It gives you thoughts as to all of them flushing a toilet while you are taking a shower . . . you get the point.

The city needs to establish road usage from the NEW Tomoka Elementary school before rendering any decisions. Residents that have experienced the grid lock during school hours, especially drop off and pick up will attest to times in excess of half an hour so as to block the Trails ingress/egress. This also should be studied with road guards who disrupt the signals as appropriate for pedestrian crossing and safety. Also, folk ... what happens if the school is not finished on time? Plan your beachside driving appropriately.

The city and state need to study the adverse effect of alteration to the insurance modeling of homeowners insurance because of the adverse effect of numerous housing and the lack of increased services of (and on) the municipality and the balance of safety versus more housing, risk and resource analysis. This will increase the rates to existing homeowners and possibly place an unnecessary need on any new risks or structures. Insurance companies will subtract old homes when new homes show up. Ask your agent, they know what your chances are of losing your homeowners insurance because your carrier would rather drop you and pick up a Tomoka Reserve policy.

The city needs to develop a fair and reasonable "exit" plan to buy out the developers interests so as to convert the 150 acres back for use as community green space. This will eliminate future costs associated with the current Applicant's actions. It's possible that this project could fail for a number of reasons including mortgage rates and lack of insurance.

These are just a few of my family's thoughts. We assume others will either concur or submit their own concerns as appropriate. Please ask the hard questions now. Business is risk and reward; a see-saw balance that we need working for us rather than against us.

Humbly submitted,

Paul W Hughes

Collecting Letters for the Planning Board

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

Carolyn Davis <carolyndavis3@gmail.com> Sat, Jun 24, 12:28 PM (4 days ago)
to lauren

Hi Lauren,

As you may have seen, the Planning Board is hearing the golf course development application at their meeting on July 13. I am compiling letters from residents that I will provide to the Planning Board next week, and I would love to include your earlier letter printed in the April newsletter. Do I have your permission to do that? Also, can I include the email your mom sent me?

Let me know!

Not giving in or up,
Carolyn Davis
Tomoka Oaks
46 Oakmont Circle
Ormond Beach, FL 32174
386-316-5187
CarolynDavis3@gmail.com
TomokaOaksHistory.com

Lauren Huhta.org Jun 24, 2023, 12:34 PM (4 days ago)
to me

Hello,
Thanks for keeping us in the loop. At this time, I plan on being there July 13.

Yes, you have my permission to use my earlier letter printed in the April newsletter. My mom, Pam Huhta, also says you have permission to include her e-mail.

Lauren Huhta
Sent from my iPhone

(Email sent by Lauren Huhta to Carolyn Davis on 4/2/23. Lauren provided permission to Carolyn Davis on 6/24/23 to provide her letter to the Planning Board.)

Hello,

Like many people, we are extremely concerned with the construction mess/debris from trucks and traffic from the unneeded development within the golf course.

One thing to consider is that the existing Tomoka Oaks is a mixture of retirees that may not drive as much and then families with multiple cars, including driving teenagers. When the last traffic study was done, not only was it during COVID-19 when less people were driving, but also when some elderly people like my grandfather were still alive and not driving. My grandfather, who designed the house here in Tomoka Oaks, lived to be 93 years old. One of his last wishes was to keep the house in the family. Now, I'm the third generation. My grandfather didn't drive for the last few years of his life, but now I live here with my partner and he also drives. Now, that's two extra drivers missing from the traffic study. I know many younger families have moved in within the past few years. Other people can move to get away from all this mess, but I will not.

A traffic light is going to be a total nightmare. If The Trails puts up gates, there is going to be a significant increase of the bottleneck effect at the main entrance of Tomoka Oaks to Nova Road. Cars will be zooming, or speeding, to get through Tomoka Oaks to Nova Road with extra time added to their commutes. We all know that when there is an increase of traffic, pedestrians are at risk of getting injured or killed. It's completely unacceptable to be fearful of walking around for exercise in fear of increased traffic and worrying about more cars zooming/speeding past. That's not quality of life.

Also, if they did the last traffic study during the summer months a few years ago, they probably did not consider school buses. Some of the bus stops are by our main entrance. When the school bus has its lights on, the traffic ceases and builds up.

My dad, Ned Huhta, had one of his car tires slashed from debris from a big truck when they were demolishing the club house last year. I have asked him to try to look back to send evidence photos if he still has them. New tires can be expensive. This shouldn't be an added expense for us in regards to something that shouldn't be happening in the first place.

Nobody in Tomoka Oaks wants this new, unneeded development. We are an established neighborhood with unique homes. A cookie cutter neighborhood of two-story houses creeping down on us is completely unacceptable and inconsiderate. Many of our homes along the golf course have big windows looking out to the golf course, now the windows will overlook pathetic buffers and two-story houses glaring down at us. No privacy. Not to mention the destruction of established wildlife is unacceptable. What are they going to do about the gopher turtles?

Lauren Huhta, MEd & Christopher Jaime, DPT
30 Pine Valley Circle
Ormond Beach, FL 32174

(Emailed by Sam Kennel to Carolyn Davis on 6/26/23 for inclusion in Planning Board letters from residents)

Dear Ormond Beach Planning Board,

My grandmother, June Jacobsen, has lived in Tomoka Oaks since 1968. First buying a house on Pine Valley Circle, they enjoyed the neighborhood so much that they decided to build a home at 44 Oakmont Circle. One of the main reasons they decided to build at Oakmont Circle was to live on the golf course. For nearly sixty years my family has enjoyed the view of the golf course and its natural beauty. Being able to look out the back window at the greenery and enjoy the trees and wildlife has brought us great joy. The construction of the house reflects this, with large windows built across the back of the house which face the golf course. My grandmother enjoys this view so much she has constructed a patio area outside, filled with her religious statues that she calls her place of serenity. It is here we have enjoyed the beauty and tranquility of the golf course.

For us, the current residents of 44 Oakmont Circle, the proposed development on the golf course is entirely incompatible with the City's Land Use Development Code. The view of the greens and the tranquility of the golf course we have enjoyed from our home is a "significant aesthetic feature" that would certainly be destroyed by the proposed development. To have the spacious view and quietness of the golf course replaced by a fence and the noise pollution of three hundred homes would be a significant reduction in our quality of life and the lives of all those who live in Tomoka Oaks, Escondido, and The Trails.

Sincerely,

Sam Kennel

Josie Kennel

Jonathan Kennel

June Jacobsen

For Planning Board - Tomoka Reserve

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

Kelsey Kipi Wed, Jun 14, 9:37 PM

Carolyn - Please include the following letter with those you are compiling in opposition of the development. ...

To Whom It May Concern,

In regards to the final planning board meeting for Tomoka Reserve (Tomoka Oaks Golf Course) scheduled on July 13, 2023, please accept this email in opposition of the development.

The Tomoka Reserve project is one of questionable substance and has been so since its initial proposal. The idea of wedging a neighborhood within a neighborhood like a nesting doll is strange, and the superfluous nature of the proposed buildout, stranger still. These developers have no interest in preserving the character of Tomoka Oaks or Ormond Beach. They have been uncompromising in their lot sizes and unconcerned about the hazardous traffic issues they will cause. Allowing them to proceed with this buildout will diminish home values and rob those of us in Tomoka Oaks of our peaceful community.

The proposed development is not compatible with the existing Tomoka Oaks. The lot sizes are smaller which allows for approximately one and a quarter homes for each existing lot in Tomoka. My property is on the golf course and holds a premium value because of the expanse of greenspace we back up to. The value of my home, and those like mine on the golf course, will be drastically diminished if the development is allowed to proceed. Future buyers much prefer expansive views of greenspace to that of home, after home, after home, as far as the eye can see. Furthermore, during the most recent SPRC meeting, the developers expressed that they wanted a large, gated, entrance to the community that will be within Tomoka Oaks.The current entrance to Tomoka Oaks is a modest sign that leads to our community. Under the developers plan, you would pass our modest sign and see within our entrance a secondary entrance, with elaborate architectural features and a gate. How is this compatible? How does this blend in?

The addition of nearly 300 new homes and their residents will create undue crowding in the area. The Trails Shopping Center is already congested. Most days involve a fight for a parking spot if a trip to Publix is needed. On the weekends, parking at The Magic Forest Playground is already a struggle without the addition of new residents. Ever tried to get out of the neighborhood using the exit on Main Trail and Granada when school is about to start? You'll be backed up past the condos and well into the Trails subdivision. This will not improve when more families move in and are driving to school and/or work first thing in the morning.

To add approximately 600+ new vehicles to the constantly flowing traffic in and out of Tomoka Oaks is daunting to say the least. The developers stated at the last SPRC that they will not be doing anything to address the diamond at the front of the neighborhood. This means that these proposed 600+ vehicles will have to navigate around the diamond and feed into the steady stream of cars that already abound at this unique roadway feature. If you have ever driven around it, you would be hard pressed that this will not be an issue. The developers also stated no interest in devising a right turn lane from Tomoka Oaks Blvd onto Nova Rd. How do they propose that all of us get out of the neighborhood? The queue to leave backs up past

Escondido at present, and would undoubtedly be much farther back with the addition of new residents. A traffic light is proposed for the future, but our ability to safely and efficiently exit our neighborhood will be rendered impossible until such a time as that traffic light is installed. Also, how can the installation of a traffic light be suggested so close to the train tracks? Cars going northbound on Nova Rd. routinely back up past the neighborhood entrance when a train rolls through. With the addition of traffic light, cars coming southbound will now also be stacking up, creating a scenario seen often in Lake Mary (Seminole County) where cars don't get clear of the tracks and are hit by the train.

In my opinion as a resident of Ormond Beach and Tomoka Oaks, we are at capacity in this quadrant of the city. We do not have adequate shopping and recreation facilities to support adding more residents. If anything, more recreation should be added to increase the quality of life for those of us who already call Ormond Beach home. Are you aware that most of the local golf courses are on a waitlist for new members? These include Halifax Plantation, Oceanside, and Riviera Country Club. There is a high demand by your current tax paying residents for facilities that provide outdoor entertainment, not a high demand for more people to congest our already busy town.

Your time and consideration of the above concerns are much appreciated.

Sincerely,

Kelsey Kipi
kelsey.kipi@gmail.com
52 Pine Valley Cir
Ormond Beach, FL 32174

RE: It's Really Happening! Planning Board Hearing July 13

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

Joe LaTorre Sun, Jun 25, 11:16 AM (3 days ago)

Hi Carolyn,

I'm Joe LaTorre, and I live on 11 Tomoka View Drive. I've lived here since 2000 with my wife Sue, and our two children, Gena and Mario. They were both raised in this outstanding neighborhood of Tomoka Oaks. I feel the impending greed filled money grab will destroy the character and quality of life that has been a long standing staple of living here. I find it interesting that some of the major players in this deal actually once lived here. In fact, they raised their families right here in our neighborhood. Is anyone surprised that they have sold their properties and moved out? How convenient, and how shameful. What a legacy they will leave. Do they really want to be remembered as those responsible for destroying the character of this great neighborhood where they raised their own kids? I write this in the hopes that they will read it and reconsider what is really important in our lives. Your legacy and your family name is on the line here. For gods sake do the right thing. Not everything and everyone has to have a price.

Now, onto more practical issues. As I began writing this my plan was to select the criteria I believed this proposed development violated. But as I read the criteria I began to chuckle. It was blatantly obvious that the proposed development violates all the criteria! How on earth did this proposal even get this far along in the process? The responses below will detail how each of these criteria are inconsistent with city's own standards.

Criteria City Considers When Voting

*The new development must **NOT**:*

- Alter the character of Tomoka Oaks or existing neighborhoods such as The Trails, Escondido, or Talaquah.

  My goodness, the neighborhood is called Tomoka oaks. Don't you think removing over 100 oak trees is going to alter the character of the neighborhood. Also the added traffic will forever change the look and feel of our community. It's already hard to take a bike ride without dodging the cars and navigating all the service vehicles that have to park on the side of the road. This development will simply make this neighborhood less livable.

- Substantially and permanently depreciate the value of the surrounding property.

  More cars, more traffic, less desirable place to live. That equates to less demand and depreciating property values. It's really that simple.

- Create undue crowding.

  This one is actually laughable. We're already crowded, adding these extra homes will worsen the situation. Also where are these new folks going to go for healthcare? Advent is maxed out beyond capacity. I know this first hand as my neighbor had to sit in the hall without a bed as he awaiting heart surgery. Don't take my word for it. Please consult with the healthcare professionals at the hospital about this issue. This reason alone should be enough to halt this development in its tracks.

- Adversely affect the public health, safety, welfare or quality of life.

  Please see above.

- Present potential adverse environmental impacts.

  I love the Tomoka River. It's why I bought my house. I used to sit on my dock and write as I watched massive schools of snook swim by. The brackish water made an incredibly diverse ecosystem that included an incredible variety of both salt and freshwater marine life. It was not uncommon to see dolphins and manatees sharing the river in a single day. That has changed. Ask any fisherman that loves the Tomoka and we will tell you the salinity levels have dropped. This is due to recent development near the headwaters of the Tomoka. It really hard to catch snook, snapper, trout, flounder, jacks and any other saltwater species. Now a typical catch is mudfish, alligator garr, carp, and snapping turtles. I don't' have anything against these freshwater species, but more development will lead to more stormwater runoff. Where is it going to go? We all the answer is the Tomoka River. We must not let this happen.

*The new development **MUST**:*

- Ensure safe and convenient traffic flow.

  It sure won't be convenieht. Even with re-design the entrances and exists will be a safety hazard.

- Protect wildlife habitat areas.

  The entire golf course has become a wildlife habitat area. Eagles, ospreys, cranes, owls, foxes, deer, wild turkeys, and bears all live in that space. If it get's

developed they will have nowhere to go. This will cause irreversible harm to this wildlife and cause more dangerous encounters with humans.

- Be compatible with Tomoka Oaks i.e., lot widths, architectural styles, property setbacks.

  I assume the developers will have to adhere to agreed upon standards.

- Have adequate emergency access.

  I am not qualified to comment on this requirement.

- Meet hurricane evacuation criteria.

  I am not qualified to comment on this requirement.

- Maintain adequate facilities and services: schools, roads, stormwater management, police and fire protection, EMS, and evacuation facilities.

  Please see my comment above about overcrowding of our health care facilities. This is a serious problem and it will only be exasperated with the addition of new development.

Carolyn, on a personal note, thanks for fighting the good fight. Your efforts will be remembered and revered regardless of the ultimate outcome. God bless you and yours.

JOE LATORRE

DIRECTOR OF INNOVATION

(407) 865-6644 x216
EmploymentTechnologies.com

OVERBUILDING Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

Paul R. McCauley-Cumminggs Sat, Jun 24, 1:03 PM (4 days ago)

CAROLYN,

AS A VIA MENTALLY OPPOSED LONG-TERM CITIZEN OF TOMOKA OAKS THE FOLLOWING INFORMAITION IS SUBMITTED FOR CONSIDERATION IN THE PROPOSED BUILDING PROJECT .

CURRENTLY THERE IS NO EVIDENCE TO SHOW THAT THE PROJECT DOES ANYTHING TO IMPROVE THE QUALITY OF LIFE WITHIN THE COMMUNITYS OF TOMOKA OAKS,TRAILS, ESCONDIDO NOR THE CITY OF ORMOND BEACH. MOREOVER, THE OVERBUILDING INTRINSICALLY INVITES MORF TRAFIC WITH OVERCROWDING TO INCLUDE ADDITIONAL REQUIREMENTS FOR CITY SERVICES IN POLICE,FIRE AND OTHER EMERGENCY SERVICES. UNNECESSARY STRAIN ON WATER RESOURCE MANAGEMENT TO INCLUDE STORM WATER RUNOFF AND SALT WATER INTRUSION ISSUES. EACH OF THESE CONSIDERATIONS HAVE NEVER BEEN ADDRESSED IN THE PLANNING PROCESS AS TEY REQUIRE A DIRECT COSTS TO THE TAXPAYERS.

MAY REVORD SPEAKS FOR ITSLF AS A FORMER MEMBER OF THE QUALITY OF LIFE, ENVIRONMENTAL AND DEVELOPMENT REVIEW BOARDS IT IS FELT THAT MY POSITION HOLDS EXCEPTIONAL MERIT AND SHOULD BE CONSIDERED. ADDITIONALLY, AFTER 36 YEARS IN TOMOKA OAKS, S ERVING ON THE HOME OWNERS BOARD AND PRESIDENT AT A TIME WHEN THE HOMEOWNERS ASSOCIATION WAS IN A STATE OF DISREPAIR AND ALMOST NON -EXISTENT WE NOW ENJOY A FUNCTIONAL BOARD WITH COMMUNITY SUPPORT. WE HAVE BEEN INSTRUMENTAL IN STOPPING EXTREME HIGH RISE CONSTRUCTION WHICH ENHANCES THE ASTHETICS OF ORMOND BEACH.

THERE IS MUCH ORE TO SAY AND DO IN THE PROCES. THANK YOU FOR YOUR INPUT AND ALL THE BEST.

REGARDS,
PAUL R. McCAULEY
110 RIO PINAR DR.
TEL CELL (386) 846 3787

development Inbox ×

Harry Mcconnell <anthgmmar@icloud.com> Jun 22, 2023, 2:36 PM (6 days ago)
to CarolynDavis3

Dear Ms. Davis,

We are extremely grateful for your work to save us from the development plan currently under consideration for the former Tomoka Oaks golf course. Our three children grew up at 62 S. St. Andrews Drive, and our grandchildren visit frequently. We have lived here since the spring of 1988. We want to maintain the character and pleasant circumstances of this established community, and fear this proposed development will change it permanently for the worse.

We oppose the development under the current plan for several reasons, the first and in our view most important being the increase in traffic which would have the effect of making the exit on to Nova Road a bottleneck. It is not uncommon these days to see four or five cars waiting on a break in the Nova Road traffic, and the addition of hundreds of homes will bring in hundreds of personal vehicles, construction machines, delivery vehicles, and service vehicles, which will then go out again, creating chokepoints periodically every day. In the event of downed tree or serious accident blocking that intersection, there would be no good way in or out of the new development, and it is not hard to imagine cars and trucks lined up on South St. Andrews Drive clear to our house as part of the resulting traffic jam.

Furthermore, it does not appear to us that the development as proposed would do anything but lower our property values. Reasonable people can differ on this, and we would want to study the issue more closely before taking a firm position, but the smaller lot sizes as planned in this development would be inconsistent with the lots in Tomoka Oaks. We do not see how the cramming together of hundreds of homes in the center of an established neighborhood can have a positive effect. Factoring in the traffic problem, I see a drop in the attractiveness of our neighborhood and a resultant reduction in our property values.

We are also concerned about the environment and fear the impact this development would have on wildlife. What we heard at the meeting at Temple Beth-el did not encourage us; houses on small lots with concrete all around is not friendly to turtles, tortoises, rabbits, foxes, frogs and other animals.

The owners of this property seem to have purchased it without conducting an investigtion to determine what they could do while preserving the quality of Tomoka Oaks living. An exercise in due diligence would have shown them that this plan would not work. It is unfortunate that they would lose money, if that is what happens, but it would be better than having the Tomoka Oaks community sustain an ongoing an irreparable injury to the residents who have made their homes here for many years.

Please tell us what we can do to help prevent this ill-conceived plan from being implemented, and, again, thank you.

Harry McConnell

(Emailed by Shon MacDughlas to Carolyn Davis on 3/28/23. Shon provided permission for Carolyn Davis to provide to the Planning Board.

Carolyn Davis <carolyndavis3@gmail.com> Fri, Jun 23, 8:59 AM (5 days ago)
to Shon

Hi Shon,

May I print out the letter you sent me several months ago regarding traffic concerns? I would like to include that letter in the packet I am preparing for the Planning Board. Let me know!

Carolyn

...

Shon Macdughlas Fri, Jun 23, 9:28 AM (5 days ago)
Absolutely! Sent from my iPhone On Jun 23, 2023, at 6:59 AM, Carolyn Davis <carolyndavis3@gmail.com> wrote:

Shon MacDughlas <macdug... Tue, Mar 28, 9:05 AM
to Carolyn

Shon MacDughlas / Dee Pope
20 rio pinar trail

The traffic impact already from Tomoka Oaks pass thru traffic on rio pinar is terrible.
We have almost been hit by cars and trucks while trying to mow our lawns on the street side.
The increased traffic from the golf course development will directly affect us in the worst way.
It will ruin property values along rio pinar, congest peak hour travel, and pose a real safety threat to pets and people,
We stand firmly against this irresponsible decision to develop the golf course.
It will destroy our neighborhood.

Shon MacDughlas
Sound Life Productions LLC
Real Estate Professional
AdamsCameron Realtors & Co.

I'm against new development

Inbox ×

Richard Mahon <richard... Tue, Jun 27, 3:17 PM (21 hours ago)
to CarolynDavis3

I'm an Ormond Beach resident of the Trails and I would like to petition against any new development for our area because it is already very overcrowded.
Thank you,
Carol Mahon
The Trails

Sent from Yahoo Mail for iPhone

(Emailed sent by Paula Mousikos to Steven Spraker and the Commission on 12/13/21. Paula forwarded the email to Carolyn Davis on 6/27/23)

Fwd: Tomoka Oaks Golf Course Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

Paula Mousikos Tue, Jun 27, 11:16 AM (1 day ago)

This email is really for everyone who is involved with Ormond Beach decision making.

I have lived on the golf course for 29 years. It's very sad that it closed but it is what it is. The idea of homes being built on any of it is bad enough but 300+ is ridiculous and obscene for so many reasons. I'm sure you've been made aware of most of them by my neighbors and others in this lovely community.

As a retired teacher, I'm also thinking of Tomoka Elementary having to absorb so many more students. Class sizes will be larger and more units will be needed in general. My daughter was a music teacher at Mims Elementary for 5 years. When that district closed some schools over 100 new students were sent to Mims. A couple ESE units were added. My daughter stuck it out for 2 more years after that then quit teaching in the public school setting. Mims Elementary went from a sweet little neighborhood school to a place where she no longer enjoyed being the music teacher. She teaches privately now and works with the Flagler Youth Orchestra. Tomoka Elementary is one of the best schools in the district. It needs to stay that way.

So traffic, which has never been an issue in Tomoka Oaks, certainly will be if a huge development like this is added in the middle of this beautiful long established neighborhood. I don't want to look at a buffer either with houses peeking through. There is no way to disguise or hide what will happen if this development is allowed to proceed.

I realize all plans are tentative and nothing has been submitted to the city yet so I just wanted to express myself as a resident in this wonderful neighborhood and city.

Sincerely yours,

Paula Mousikos
From the 6th Tee
54 Pine Valley Circle

letter for hearings

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

Haley Osborn
to Carolyn ▾

Tue, Jun 13, 2:49 PM

Dear Members of the Ormond Beach Planning Board and City Commission,

I live at 219 Rio Pinar Drive, a home that backs up to the Tomoka Oaks Golf Course. I chose to settle in this area for its beautiful green space, abundance of trees, serene atmosphere, safe environment for pedestrians and cyclists, balanced harmony between development and nature, varied architectural styles, large lot widths, and high property values stemming from these aspects. As such, I am writing to respectfully request that you deny the recently proposed residential development plan of the Tomoka Oaks Golf Course, as it threatens to disrupt and dismantle the current living conditions and violate Ormond Beach Comprehensive Plan and the City's Land Use Development Code.

The proposed plan of 276 lots of widths ranging from 50', 60' and 80' in place of the golf course will substantially alter the character of Tomoka Oaks and threaten the integrity of its aesthetic and natural features. It is not compatible with the present 100'-width lots, and that quantity of homes in this area will create undue crowding and an increase in traffic and noise. The heightened noise and chaotic traffic flow will likely have adverse effects on public safety and quality of life of residents, as it will no longer be a safe place for children to walk to the bus stop or for people to go running or cycling.

The development presents several harmful environmental impacts. Our backyards and golf course are home to important wildlife, such as gopher tortoises, a crucial protected Florida Keystone Species. Gopher tortoises' burrows house and protect hundreds of other species, like burrowing owls and the endangered indigo snake. Not only is it illegal to destroy their habitats without having a professional first safely relocate the tortoise, if we relocate or destroy these animals, countless other species could be threatened and lost to development.

We would also lose many beautiful trees, plants, and land formations that protect us from flooding and hurricane winds. The overdevelopment of lands, especially in coastal areas, can significantly alter natural drainage patterns, as has been noted by the United States Environmental Protection Agency, the United Nations Environment Programme (UNEP), and the National Oceanic and Atmospheric Administration (NOAA), among other environmental organizations and scholars. Forests, marshes, and wetlands help absorb and store water during heavy rainfall or storm events. With less of these and a higher quantity of impervious surfaces from development, rainfall will accumulate more rapidly and can overwhelm drainage system, leading to flooding, increased runoff, and erosion of natural protective barriers. As we have seen following the storms of last year, many areas of Florida that were not previously prone to flooding are now considered flood zones.

This altering of the neighborhood's character will substantially and permanently depreciate the value of surrounding property. Our current golf course/green space and the beauty and tranquility associated with it sustains our property values. If the green space is developed into houses, our property values will plummet.
We have seen this scenario before, and it was handled expertly. During the past review of the 2006 application for residential development of Tomoka Oaks Golf Village, city staff, the mayor, commissioners, the city attorney, the applicant, and the applicant's attorney unanimously decided that the proposed home development could not occur adjacent to existing homes due to the imminent threat posed to Tomoka Oaks home values and deemed the golf course property restricted in perpetuity to remain a golf course or recreational area as per the development order. These experts understood well the importance of protecting the character of Tomoka Oaks by reinforcing this covenant, and I implore you to say "no" to contradicting our 60-year historical character as a landmark Ormond Beach development. Allowing this development to move forward would be a total contradiction of it.

As a community, we would love an opportunity to talk about more reasonable approaches for maintaining the golf course area while preserving the integrity of our community. Rebuilding, cleaning up, and maintaining the golf course for the purpose of playing golf would be a welcome idea. If someone wanted to turn the golf course into a nature preserve, community garden, or manicured green space, many of us would support it. Better yet, give *us* the opportunity to execute this collectively. If this is impossible, at least give us all an opportunity to buy an acre or more behind our houses. I believe we can come up with very feasible alternatives.

I sincerely thank you for taking the time to read this letter and trust that your team of ethical professionals will keep the value of our homes and the wellbeing of our ecosystem and natural wildlife habitats in mind while making this paramount decision. If you have any questions or wish to contact me, please do not hesitate to do so.

Warm regards,



Haley L. Osborn, Ph.D.
219 Rio Pinar Drive
(502) 640-5694
osbornh09@alumni.hanover.edu

06-24-2023

Carolyn Dorris
46 Oakmont Circle
Ormond Beach, FL 32174

To Maka Oak Times Public Hearing

We have consistently requested no new development. Shame on you.
However, against residence requests.
We cannot allow the character of our neighborhoods and depreciation of all surrounding areas and property including the Loop.

The infrastructure is not in place, Police, Fire Station, storm water issues, traffic on our 2 lane roads and wildlife. Pollution and environmental impacts.
Traffic flow is horrible and will become worse with this development.

We do not need to ~~for~~ over build & over populate our small area. You are ~~destroying~~ ruining our area.

What about evacuation when required by hurricanes? More problems.

(1)

We have no urgent care or hospital in OBS and you allow more people.

It is not necessary. You are ruining our area & we respectfully ask you to STOP.

Again, please say no to this development.

We need less density in our area. There are serious concerns about drainage, stormwater run off, no infrastructure in place to handle traffic issues and our prized animals & wild life.

We want more foliage, trees, wildlife, normal traffic, [redacted] and peaceful surroundings. Parks and residential activities for residents.
We don't have enough police or fire or roads to handle this amount of impacts.

Very disappointed in each of you. Reconsider!

S. & R. O'Steen
32 Camellia Dr
Ormond Beach, FL 32176

Re: Last Call for Planning Board Letters

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

Margie Peckham Mon, Jun 26, 8:11 PM (2 days ago)

Thank you for your letter and all you have done to keep this travesty from happening no one could have done more.

We would like to put our names and support on your letter. Again thank you for trying to save this neighborhood and all of the wildlife.

Margie and Dan Peckham
36 Pebble Beach Drive

Per Carolyn Davis to the Planning Board -

Margie and Dan are referring to the letter I wrote (dated June 25, 2023) included in this packet of development opposition letters.

Re: It's Really Happening! Planning Board Hearing July 13

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

cmneeds@gmail.com Sun, Jun 25, 10:21 PM (3 days ago)

Hi Carolyn,

Juan and Caroline Prados.
My family lives at 44 River Ridge Trail.

We are strictly against the new development in Tomoka Oaks for these reasons.

- The new construction is not in keeping with the environment around it.
- It will surely devalue the prices of the existing houses around it which people have paid a premium for, being on the golf course.
- It will increase traffic flowing from Tomoka Oaks through the Trails in direction of the I95.
- This land should be for recreation only as it was originally planned.

Sincerely, Caroline Prados

Collecting Letters for the Planning Board hearing

Inbox ×

Carolyn Davis <carolyndavis3@gmail.com> Jun 24, 2023, 12:30 PM (4 days ago)
to Greig

Hi Greig,

As you may have seen, the Planning Board is hearing the golf course development application at their meeting on July 13. I am compiling letters from residents that I will provide to the Planning Board next week, and I would love to include your earlier letter printed in the April newsletter. Do I have your permission to do that?

Not giving in or up,
Carolyn Davis
Tomoka Oaks
46 Oakmont Circle
Ormond Beach, FL 32174
386-316-5187
CarolynDavis3@gmail.com
TomokaOaksHistory.com

Greig Rabitaille Jun 25, 2023, 10:19 AM (3 days ago)
to me

Hi Carolyn,
First, thank you for your hard work and commitment to a well worthy cause for all of us.
Yes we are very fine with you using my letter. We appreciate your efforts and look forward to seeing you at the meeting.

Greig and Beth Rabitaille
Sent from my iPhone

(Email sent by Greig Rabitaille to Carolyn Davis on 3/28/23. Greig provided permission to Carolyn on 6/25/23 to provide his letter to the Planning Board)

Hi Carolyn,

My name is Greig Rabitaille and we live next to Shon on Rio Pinar Trail. He is 100% correct that we nearly get hit by cars and trucks on the daily thoroughfare in front of our homes, and although not all are Trails homeowners, most of the existing traffic is coming from and going to Tomoka Oaks.

The traffic impact with the addition of another subdivision will make it more dangerous and will negatively impact the value of our homes. The entrance to the Trails at Granada Blvd. is already at capacity, especially when schools are in session and cannot bear another 200-300 cars daily(1/3-1/2 potential cars). The traffic studies performed during Covid were so grossly misinterpreted and we all fear that because the developer is paying the bill for the study, the results will be misinterpreted this time as well.

My wife and I routinely ride our bikes in the evening in the Trails and Tomoka Oaks neighborhoods. The increase in traffic would make it significantly more dangerous, given the lack of patience to drivers in general these days.

As for the impact of the quality of life as we know it in Ormond Beach, the one Mom at the second meeting (which we attended), hit it on the head as she explained trying to park now in the Publix parking lot, and how difficult it is to find a spot now. Adding potentially 600 cars would put a huge burden on all of us who shop there.

We find nothing beneficial about the additional subdivision for anyone and shame on the City of Ormond Beach City Commissioners who vote to proceed just to increase tax revenue. We all know that the developers will sell as soon as they get approval, commissioners will be long gone, and who will be held accountable in the long run. Nobody! And we will be stuck in the middle.

Thank you for your hard work and please continue to fight this. We appreciate it!

Greig Rabitaille
Rio Pinar Trail

Planning Board Letter

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

jrrhoades@c Mon, Jun 26, 7:20 PM (2 days ago)

Here is my letter, I hope its okay. John Rhoades 39 N St Andrews Dr

Dear Planning Board,

My name is John Rhoades and I live at 39 N St Andrews Dr, Ormond Beach, FL. I am against the redevelopment of the Tomoka Oaks Golf Course as it will change our entire neighborhood for the worse.

To start with there are too many new units that will be going in for the amount of ingress and egress that is available. The traffic system in this area was never meant to accommodate this amount of traffic load. The residents of the area will suffer from construction noise and dirt for years to come. This comes down to the reason that most people bought here. An established neighborhood with mature trees and lots of a size that you are not right on top of your neighbor, In other words peace and quiet. This new development will cause undue hardship for current residents with noise and construction equipment from morning to night 7 days a week. With the number of heavy trucks (such as cement), the entrance road will be torn up in no time. Again, this will be an undo hardship for current residents.

Let's talk about water, sewers, and electricity. It will have to come from somewhere. More than likely I see it either coming from the entrance or through existing residents' property through the use of easements. What a mess this will be, big ditches dug through residents' yards. The electric Company setting numerous power poles. All this just because there is no other way to do it. This is not what current residents thought would happen when they bought in Tomoka Oaks. This will negatively impact our Quality of Life.

I urge you to vote NO, this is not the place for a residential community of that size and scope to be built inside an existing residential community. Please give consideration to the residents of your city who call this home.

Thank You,

John Rhoades

39 N St Andrews Dr

Ormond Beach, FL 32174

Rick Rickards Jun 27, 2023, 7:44 AM (1 day ago)

to me

Hi, Carolyn;

I've made some tweaks on my letter, and I'm resubmitting it to you in pdf form. If you need a different format, just let me know.

Thanks,

Rick Rickards

(Emailed by Rick Rickards to Carolyn Davis on 6/26/23 for inclusion in Planning Board letters from residents)

June 26, 2023

To the Planning Board and all concerned;

My wife and I relocated to the Escondido condominiums in the fourth quarter of 2022, and shortly thereafter heard about the plans to build housing on the former Tomoka Oaks Golf Course.

We are opposed to developing homes on the former golf course for the following reasons:

1) First and foremost, I believe that building homes on the former golf course is a flagrant violation of trust. The people who bought homes on the golf course (or at least in a golf course community) were promised that the golf course would remain in perpetuity. To now build on that property because of some shady under-the-table dealings is completely dishonest and despicable. I don't live on the golf course myself, but I sympathize with the people who do, because they're being unfairly railroaded and taken advantage of.

2) It's undeniable that building on the golf course will significantly alter the character of Tomoka Oaks, The Trails, and Escondido. How could it not? Currently these are communities built around a grand open space. To drop 300 homes into that space will create an entirely different environment with a different character, thus reducing the quality of life of current residents.

3) Traffic flow in and around the existing developments will be severely impacted by the proposed development for two reasons. First, all the main circulating roads in the development, most notably St. Andrews, are narrow and without sidewalks or even shoulders. Even as things are now, it's dangerous to walk or bicycle along these existing roads — surely adding 500 or 600 or more cars to the traffic flow will make walking or biking even more precarious. Secondly, there are only three streets that provide ingress or egress to the development, and adding 500 or 600 or more cars will make it more difficult to safely get into or out of the development. In particular, the single entry/exit to the Escondido Condominiums dumps directly onto Tomoka Oaks Blvd. about 200 feet from Nova Road. If additional traffic is introduced onto Tomoka Oaks Blvd., it will make it much more difficult to exit the Escondido condos. Indeed, it will be necessary in most cases to rely on the courtesy of drivers on Tomoka Oaks Blvd. to allow us to pull out of our development.

I believe there are only two equitable uses for the former golf course from a zoning point of view:

1) To redevelop the property as a golf course.

2) To create a public park on the property, thus preserving the open space and wildlife habitat.

The former Tomoka Oaks Golf Course is a prime piece of property that the City of Ormond Beach Planning Commission should realize is a unique parcel in a centralized area that could benefit all residents of Ormond Beach. It should be committed to public use rather than squandering it by submitting it to housing development at the expense of existing residents' quality of life.

Thank you for considering my viewpoint in this matter.

Sincerely,

Rick Rickards
1 Tomoka Oaks Blvd., Unit 140
Ormond Beach, FL 32174

RE: Tomoka Reserve: My Planning Board Letter

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

marjc1@
to me

Fri, Jun 23, 10:20 PM (5 days ago)

CITY OF ORMOND BEACH
PLANNING BOARD MEETING
THURSDAY, JULY 13TH, 2023
RE: TOMOKA RESERVE PROJECT

TO ALL PLANNING BOARD MEMBERS, CITY OF ORMOMD BEACH:

My name is Marcia Rudman. I reside in Escondido.

At this time, I would like to state my reasons why I cannot under any circumstances support the approval of the proposed Tomoka Reserve development. I have several reasons why I do not support the development.

First and foremost, Ormond Beach already has too much development. Excessive development over the years has contributed to diminishing our quality of life in this beautiful city. Traffic is horrendous almost all day on the major roads and there are a lot of accidents.

Another important reason for my opposition is that we cannot keep developing or we will run out of potable water. It will reach the point where a desalination plant will have to be built and no one will be able to afford their water bill. The environmental impact of the proposed development of 300 homes will be very serious. Another concern regarding water would be stormwater runoff during a heavy rain or a hurricane when the water has nowhere to go.

Also, the character of our neighborhoods will be negatively impacted (I'm including Escondido, the Trails and Talquah), They are beautiful neighborhoods, each with their very own character. None of us want to see bulldozers and the attendant construction activity.

In addition, since there is only one entrance to Tomoka Oaks how will emergency vehicles access the neighborhood during construction? How will existing residents and their visitors enter the neighborhood during construction?

I understand the owners would like to see some kind of return on their investment. There must be an equitable and fair solution which will please everyone (or almost everyone) that doesn't include all of the negatives I have highlighted. It seems that the city always approves pending development as they want to see the increased property tax money come in. We existing residents pay taxes also and should have a say.

Please think long and hard about your decision before voting on this proposed development.

Thank you.

Sincerely,

Marcia A. Rudman

1 Tomoka Oaks Blvd.
#116

DATED: June 23rd, 2023

(Hand delivered by Dale Ryals to Carolyn Davis on 6/24/23 for inclusion in Planning Board letters from residents)

Carolyn Davis
46 Oakmont Circle
Ormond Beach, FL 3214

June 23, 2023

Dear Carolyn,

I find it difficult to limit my comments to ONE topic!

Maintaining the golf course as such is vitally necessary from too many aspects to count. It provided a recreational facility for a segment of our population who is living on a fixed income and cannot afford the $2,500.00 - $10,000,00 initiation fee and $5,000.00 - $10.000.00 annual dues of the nearest competitor.

We provided jobs for literally hundreds of Ormond Beach citizens over the 30+ years of my involvement.

There are 100+ acres of unfettered land providing recharge capability for the aquifer in the geometric center of Ormond Beach.

Literally tens of thousands of dollars have been raised over the years from charity golf tournaments.

As a tourist attraction we had to hire French speaking employees during winter months to accommodate our Canadian visitors, many of whom bought 6 month memberships adding to the economy of Ormond Beach.

As a wildlife habitat I have personally encountered white-tailed deer, red fox, red hawk, owls with 6 feet of wing span, racoon, and giant piliated woodpeckers, among many others.

I am NOT opposed to development on the golf course!!!...I am unalterably opposed to the irresponsible development as presently structured,

Yours truly,

John Richard Ryals

John Richard Ryals
20 Eagle Court
Ormond Beach, FL 32174

Note from Carolyn Davis: Dr. Richard Ryals owned the Tomoka Oaks golf course from 1979 - 2010 and submitted the 2006 Tomoka Golf Village PRD.

(Emailed by Craig Shankland to Steven Spraker on 5/23/23. Mailed to Carolyn Davis 6/21/23 for inclusion in Planning Board letters from residents.)

May 23 2023

To Steven.Sprager@ormondbeach.org.

Planning Department City of Ormond Beach

I have lived in the Award Winning Trails community for over 50 years, I live on Main Trail. I have witnessed the heavier and heavier increase in traffic am and pm on the "cut thru" passing my door on Main Trail every single day. With the proposed development of Tomoka Oaks golf course and an increase of at least 1200 + cars from the Tomoka Course development and more from developments all around route 1 using the Trails "cut" thru to Granada. Today it should be called "International Main Trail expressway". Because that's what it is. I walk multiple times a week in and around Tomoka Oaks and the Trails, I see people driving at least 40 to 60 plus mph, Tomoka Oaks has no sidewalks, residents have to walk on the side of the road, that's darned dangerous. Going back many years ago to what the City did to screw up the award winning Trails, by allowing Wilmette Ave to go thru over Nova Road into Main trail by putting a traffic light there, instead of an island. The reason was "to take the pressure off Granada Blvd" but look what that has done, nothing to take the pressure off Granada Blvd. It has ruined the serenity of the trails development and done nothing to ease traffic flow on Granada Blvd. At certain times of the day Granada Boulevard is a traffic disaster and getting worse and worse. Introduction of The bright new 25 MPH speed limit signs and "no thru road" signs on Main Trail have had no impact whatsoever on reduction of speed or to discourage the use of Main Trail as a "cut thru". The Trails is a beautiful development but increase in "Cut thru traffic', noise from big trucks, garden equipment trucks, heavy duty tractor trailers and light trucks, loud Motor bikes, loud radios from cars racing thru at way higher than posted speeds, has transformed the development. There is now a need to put in more 4 way stop streets, islands called "round abouts" and speed bumps. These "devices" should help slow down and discourage the "cut thru people", Cut thru drivers should rightfully respect the neighborhood and lower their loud noise and illegal high speeds. They should Please respect that this is a community development with people out walking on the paths, walking their dogs, children on walk paths walking to the public park, people riding bikes to and from the Trails community Pool and tennis courts, now golf carts and scooters, school students being picked up and dropped off by school buses daily. Main Trail is now extremely dangerous. Cross walks have not been maintained or added where they should be, (ie to and from Dairy Queen and the nearby Restaurants from the city park), there is no **cross walk**, it's highly dangerous, it looks like no one cares! Some cross walks on Main trail are not clearly visible to oncoming traffic, some are even worn out and badly need signage and be re painted.

There is enough "affordable housing" for all levels of income being built in our area, there is a "gem" of a course that is Tomoka Oaks and I am against the course being developed because of the obvious high impact on the Trails, and its asset value to Ormond Beach, which not too many politicians seem to care about or are aware of or even mention. I've been in the golf business all my life, owning two local successful public golf courses. Ocean Palm GC and Hidden lakes. Tomoka Oaks GC will make money. Golf is booming today, there are many examples of City owned golf courses making money. The real answer to why Tomoka Golf Course failed? Tomoka Oaks was a badly run course owned by people who did not know the business of golf, with no money to reinvest to upgrade, this caused the playing conditions to deteriorate and discouraged play, the core supporting group of players went somewhere else. Tomoka is a winner and should be given a chance to reopen with modern upgrades. Those that say it can't make

money are absolutely wrong, it's all about the condition. it's a "gem" a treasure waiting for the right time, that time is now.

In the past some area golf courses failed because there weren't enough people living here to support all of them. The courses were ahead of their time, build and they will come did not happen. Times have dramatically changed, today with 32 million people playing golf and people moving to Florida, Ormond Beach growing like a weed. Now is the time. Tomoka GC, a "gem" not to be lost for monitory greed. This "in Town treasure" will thrive for the Ormond community, a treasure to offer our community and winter season visitors. Once gone that means forever, that would be a travesty, a sad day for the residents of Ormond Beach.

Respectfully submitted

Craig Shankland

62 year member of the PGA of America. National PGA Teacher of the year. Hall of Fame PGA Golf Professional. Golf magazine top 100 teacher emeritus. Golf digest Magazine top 50 best teachers.

409 Main Trail
Ormond Beach Fla 32174

Collecting Letters for the Planning Board Hearing

Inbox ×

Carolyn Davis <carolyndavis3@gmail.com> Sat, Jun 24, 12:29 PM (4 days ago)
to Krystal

Hi Krystal,

As you may have seen, the Planning Board is hearing the golf course development application at their meeting on July 13. I am compiling letters from residents that I will provide to the Planning Board next week, and I would love to include your earlier letter printed in the April newsletter. Do I have your permission to do that?

Let me know!

Not giving in or up,
Carolyn Davis
Tomoka Oaks
46 Oakmont Circle
Ormond Beach, FL 32174
386-316-5187
CarolynDavis3@gmail.com
TomokaOaksHistory.com

Krystal Ahmad Tue, Jun 27, 2:30 PM (1 day ago)
to me

Of course!!

Re: I Need Your Safety and Traffic Concerns

Golf Course/Tomoka Oaks Times/Traffic ×

Krystal Ahmad <kdsonsky@gmail.com> Sun, Mar 28, 9:52 PM

to me

So what do I need from you?

- Your first and last name.
  Krystal Ahmad & David Sonsky

- The street you live on. (Specific address number is optional.)
  30 S St Andrews Drive, Ormond Beach, FL 32174

- A short explanation of how you or a family member's or pet's safety was threatened by current traffic issues while driving, walking, playing, or biking on our streets.
  Csrs frequently/all day like to speed down my street. I have almost been hit while walking my dogs and child in a stroller (literally jumping int o the grass shoving the stroller and almost falling over with my son), and stopped by drivers to harass me because I have a sign on my stroller that says "Please slow down." There have been people on my street that have been struck by vehicles and even someone that has died.

  In front of my house cars speed at probably 40+mph and I cried the day my husband and I ran full speed down my driveway at my toddler that was heading for the road. We never take our son to the front yard or let him walk himself to our car due to the fear of him getting struck by a car. We both know he wouldn't survive.

  This new development is going to add diverse housing that will bring my property value down, lots bigger than my 60x100 lot, and add an enormous amount of traffic that our neighborhood cannot sustain at a safe level. Also, if they conducted the traffic report in May or June when school was out then they are missing a lot of traffic in their report.
  If a 3rd lane is added to the entrance, which will remove all the nice grass sides when you drive up to our development downgrading our development's appearance and value from the moment you drive up, there will be an alarming increase of danger as Escondido residents will have to cross over to the 3rd lane to get out. It also won't be safe anymore for anyone to walk to the entrance to get to the sidewalk on Nova to walk to the nearby Rainbow Park. People will be shooting out from Escondido to try to get across. It'll be dangerous for all.

- A short explanation of your first-hand account where your property or vehicle was damaged or in danger of being damaged due to any current traffic-related circumstances.
  My street gets bombarded with worker trucks that park on the street. It's not a big deal except that even that is dangerous because you always have a person who for some reason has to race by them because they cannot wait.
  We had a car parked right in front of our driveway to allow some landscape work to be done and within 30 minutes it was struck by a driver. The card had major damage, had to get a rental car, and since Florida is a no-fault state the car insurance went up even though it was the other driver's fault. He was texting while driving and slammed into a parked car.
  Another incident was a big truck that was driving up our street and pulled over to the side of the road and smashed our mailbox because he was trying to allow traffic to get through.

- A picture of any damage sustained to your property or vehicle resulting from traffic issues.
  Sorry, don't have these photos anymore.
  I can send a picture of my mailbox if you'd like

- A picture of any portion of our neighborhood or your property, along with a short explanation of how that picture is representative of safety concerns should any level of new residential development be approved.
  I'd have to send a photo of the development entrance and my street. It's the connecting street to get to The Trsils development and S St Andrews also leads out of our development along with N St Andrews. Tons of residents pass/fly by my house all day long. I know I have videos somewhere on my phone recording drivers speeding down my street. If not I can get one anytime, any day because it happens daily.

- Krystal Ahmad & Dave Sonsky

1st Letter

Re: I Need Your Safety and Traffic Concerns

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×
Golf Course/Tomoka Oaks Times/Traffic ×

ian tafel Sun, Mar 26, 9:06 PM
to me, M

Good evening Carolyn,

First off thank you very much for all of your work on this, we greatly appreciate it. My wife and I, with our 3 children under 5, moved into this community in June 2022. Since we have moved in we have noticed increased traffic especially at the main entrance to our community and at/on Nova road. It's almost impossible to turn left out onto Nova road and turning left into the community from Nova road during morning and evening commutes is concerning because of the amount of traffic on Nova and coming out of the community.

When we bought the house we were told there were discussions about developing the old golf course, but that it would probably never happen. We do not see how adding even more houses to an already overstrained system is going to benefit anyone. Additionally, I am a Neurosurgeon at Halifax Hospital and take trauma call, so I am concerned about any more traffic getting out of the community as this would have a direct impact on my ability to get to the hospital for emergencies. We are currently 16 minutes away without traffic so even 4 or 5 more minutes of traffic could make a huge difference (this would put me out of the 20 minute radius from the hospital and may make us have to move).

Thank you again and please let us know if there is anything we can help with.

Sincerely,
Dr. Tafel

See next page for a second letter.

2nd Letter

ian tafel
to me

Jun 24, 2023, 1:10 PM (4 days ago)

Hi Carolyn,

Here is my letter. I tried to kindly address all of the "must have" and "must not" points in your email. I think it's very clear any development of the golf course flagrantly violates these terms. My letter is included below in this email. Thank you again.

---

*The new development must **NOT**:*

- Alter the character of Tomoka Oaks or existing neighborhoods such as The Trails, Escondido, or Talaquah.
    - The development of the golf course will fundamentally change not only the character of Tomoka Oaks, but the surrounding neighborhoods by virtue of the addition of a preposterous amount of new houses and the subsequent increase in traffic and massive increase in population density. Volusia county is running out of green space, open space. My family and I moved to Tomoka Oaks from Miami due to the massive increase in population and erosion of what Miami used to be due to this. With 3 children at ages 5 and under we sought out this neighborhood for its distance from traffic, congestion and its seclusion. When we purchased the house we were told by the sellers realtor that "the golf course has been considered for development for years, but it would never happen." If we had known then what we know now, then we would have not considered this area for a home. Developing the golf course will back up traffic throughout the area and will force many of the Tomoka Oaks residents to choose alternate pathways, including through the trails and surrounding neighborhoods. With the development of the golf course we would no longer be the "Estates at Tomoka Oaks", we would simply be another over congested neighborhood yearning for a time when the golf course had the potential to be a green space for this area to enjoy.

- Substantially and permanently depreciate the value of the surrounding property.
    - Any further development of the golf course would undoubtedly decrease the property value of all of the homes in Tomoka Oaks. As I stated above, if we had known there was a massive development being planned at the golf course then we would not have purchased our home here. I am not alone in that sentiment.

- Create undue crowding.
    - Simply put, 300 houses with 300-600 or more cars (assuming 1-2 cars per household), would turn the entrance to Nova road into a parking lot. The traffic already backs up into Nova and into the surrounding communities during rush hour and this will only get worse with more development.

- Adversely affect the public health, safety, welfare or quality of life.
    - Increased population density and the loss of green space would affect public health given the increase in pollution from more people living here. Safety would be affected

due to the increase in traffic. Our quality of life in the small, quiet area of Tomoka Oaks would be destroyed by the increase in traffic and population.

- Present potential adverse environmental impacts.
    - This goes without saying, that any development of the open green space of the golf course would destroy the natural beauty of the area. We are quickly running out of green spaces in this area. My drive from Tomoka Oaks to Halifax hospital, along Clyde Morris boulevard, attests to this every day. We do not need to put houses on every open field. Additionally, will these new houses tap in to the same underground wells that we have access to? Will their increase well water consumption force us to have to pay tens of thousands of dollars to dig these wells deeper? What about the natural aquifers that are in the golf course? Once disturbed, that natural beauty cannot be made back to what it was.

*The new development **MUST**:*

- Ensure safe and convenient traffic flow.
    - The traffic flow is already unsafe and inconvenient. I am at a loss to understand how adding more houses here with more people and vehicles will make this better.

- Protect wildlife habitat areas.
    - Chopping up the golf course and making tiny islands of "undisturbed" areas for wildlife amongst a sea of new construction that will occur for potentially years, is in no way, shape or form, protecting wildlife here. Has any analysis been completed on any at risk or endangered species that now call the golf course home after its been vacant for so long?

- Be compatible with Tomoka Oaks i.e., lot widths, architectural styles, property setbacks.
    - Part of the beauty of Tomoka Oaks is the individuality and character of each of the houses. Almost every one is different and wonderful. Cookie cutter, tooth pick houses will ruin the aesthetics of this area.

- Have adequate emergency access.
    - One road into the golf course, would not provide adequate access for emergency response vehicles. What if there is a broken down truck in that single roadway? The construction group has floated the idea of tearing down some of the existing houses in Tomoka Oaks to make room for new roads into the golf course. Yes, that would make emergency access better for the golf course, but it would increase traffic for Tomoka Oaks and ruin the best selling feature of this development.

- Meet hurricane evacuation criteria.
    - The increased population resulting from houses on the golf course would back up traffic and create an unnecessary hazard for Tomoka Oaks and surrounding neighborhoods evacuations.

- Maintain adequate facilities and services: schools, roads, stormwater management, police and fire protection, EMS, and evacuation facilities.
    - There is already not enough spaces in schools for our children. We were on a waitlist for months for the school and barely made it into a daycare here. We are not planning to increase our schools, police, EMS, fire, etc. for these houses are we? At the very least we need to stop a cart before the horse process of being in the position of needing these services before we have them available. For instance, at the hospital, it's a venerable war zone. We are barely covering the influx of people already here, let alone adding another 300 families to the golf course, plus all the other developments going up around here. We are not an unlimited resource.

In summary, I am seriously concerned about significant detrimental effects to Tomoka Oaks and the surrounding neighborhoods in the development of the golf course. Florida has had a massive increase in population, and we are struggling to accommodate the influx of people in every facet of life. All I am asking is for all of us to slow down and really consider what kind of Volusia County and Tomoka Oaks we want to leave to our children. For me and my family, we bought a house here with the intention of living here for generations and becoming a real part of this community, but overdevelopment, especially at the golf course, threatens to push us and other good people away. I implore you to please consider designating the golf course a wildlife sanctuary, as was the original intention of the area. Thank you for your time and consideration.

Dr. Tafel

Over-development

Inbox ×

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

Charles Thomas ... Mon, Jun 26, 6:55 PM (2 days ago)

to CarolynDavis3

Development on Tomoka Oaks Golf course will increase hectic Granada traffic. Already, many drivers cut through The Trails to bypass congestion. Because of earlier development, roadways are much more heavily trafficked than ten years ago and nothing has been done to abate it. Vote in the people's interest; the infrastructure won't support limitless expansion.

Charles Thomas
Ormond Beach

Carolyn Davis Tue, Jun 27, 12:09 PM (1 day ago)

Hi Charles, Thank you so much for your letter. I also need to include your address f...

Charles Thomas Tue, Jun 27, 12:53 PM (1 day ago)

to me

14 Fox Run Trail
Ormond Beach, FL 32174-4911

Tomoka Oaks Golf Course Development

Nell Thomas <nmthomas0... Jun 26, 2023, 6:49 PM (2 days ago)
to CarolynDavis3

Development of the Tomoka Oaks Golf Course will severely impact traffic around and through The Trails where we live. Already, people cut through the community to avoid the congested area around the Nova Road / Granada Avenue intersection. Because of other developments, these two roads are much more heavily trafficked now than ten years ago and little has been done to accommodate the increased population. Please don't add to the problems by more building without supporting infrastructure.

Thank you,

Nell Thomas
14 Fox Run Trl.
Ormond Beach, FL 32174

Tomoka Oaks letter- 219 Rio Pinar dr

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

L VT Tue, Jun 27, 8:42 AM (1 day ago)

I am a resident of Rio Pinar Drive, residing in a property that overlooks the Tomoka Oaks Golf Course. I deliberately chose this location for its remarkable greenery, peaceful ambiance, pedestrian and cyclist-friendly environment, harmonious blend of development and nature, unique homes, spacious lot sizes, and the high property values. With utmost respect, I write to request that you kindly reject the recently proposed residential development plan as it currently is drawn for the Tomoka Oaks Golf Course, as it poses a significant threat to the existing living conditions and violates both the Ormond Beach Comprehensive Plan and the City's Land Use Development Code.

When the Tomoka Oaks neighborhood was built, the golf course was considered as part of the drainage system of the neighborhood. By taking away the golf course they would be taking away a significant part of our drainage system and not making up for it. The proposed water retention pond only addresses the need of the new 276 units and does not make up for our loss of drainage system.

Moreover, the proposed plan brings in 276 home units, adding 33,000 gallons/day more of water into our saturated sewer system, which has already proven to be problematic during the last two tropical storms that hit us in 2022. Those two storms were baby storms compared to what we could be experiencing in the near future. As a result our home insurance increased at least by 33 percent this year, and some are even requiring flood insurance for some of our homes that are as high as 40 feet above the water. Can you imagine what 33,000 gallons more per day in our sewer system would do to our saturated system—especially, during a hurricane?

Needless to say, good development is important and crucial in our society, but poor planning and development has led to multiple catastrophes that could have been easily prevented by simply not overdeveloping areas and better preparing for these events.

The proposed plan entails replacing the golf course with 276 lots of varying widths (ranging from 50', 60', and 80'), fundamentally altering the character of Tomoka Oaks and compromising its aesthetic and natural features. It lacks compatibility with the current 100'-width lots, leading to overcrowding and an inevitable surge in traffic and noise levels, which will likely jeopardize public safety and the quality of life for residents and lead to safety issues for walkers and cyclists.

Moreover, this development would have adverse environmental repercussions. Our backyards and the golf course itself serve as crucial habitats for a range of wildlife, including protected Florida Keystone Species such as gopher tortoises, whose shelters provide protection to numerous other species. It is essential to note that destroying their habitats without professional relocation is illegal, and such actions could threaten countless other species in the area. Additionally, the loss of beautiful trees, plants, and natural formations would leave us more vulnerable to flooding and hurricane winds.

This transformation of the neighborhood's character would undoubtedly lead to a depreciation in the value of surrounding properties. Our current golf course and green space, along with the associated beauty and serenity, significantly contribute to the value of our homes. If this green space were to be replaced by houses, it would have a detrimental effect on property values.

Previously in 2006 upon the review of an application for residential development of the Tomoka Oaks Golf Village, our city staff, the mayor, commissioners, the city attorney, the applicant, and the applicant's attorney collectively determined that the plan posed a threat to Tomoka Oaks home values. Consequently, the golf course property was legally restricted to remain a golf course or recreational area as specified in the

development order. These experienced professionals recognized the importance of safeguarding the character of Tomoka Oaks by reinforcing this covenant. I implore you to honor this precedent and uphold our 60-year history as a prominent Ormond Beach development. Allowing this development to proceed would contradict our established principles. I firmly believe that together we can propose viable alternatives to this plan, whether it entails allowing residents to purchase the land behind their houses or establishing a manicured community garden or park.

Thank you for your time. I have faith in the ethical professionalism of your team as you consider this crucial decision. I remain confident that you will prioritize the value of our homes as well as our beautiful natural surroundings that make our neighborhood so pleasant and valuable. If you have any questions or would like to speak further on this matter, do not hesitate to contact me.

Best regards,
Leonardo Valdivieso-Torres PhD
219 Rio Pinar dr, Ormond Beach 32174
Cel. 352-667-9710

Compiling letters for the Planning Board hearing

Inbox ×

Carolyn Davis <carolyndavis3@gmail.com> Jun 24, 2023, 12:36 PM (4 days ago)
to Joan

Hi Joan,

As you may have seen, the Planning Board is hearing the golf course development application at their meeting on July 13. I am compiling letters from residents that I will provide to the Planning Board next week, and I would love to include your earlier letter printed in the April newsletter. Do I have your permission to do that?

Let me know!

Not giving in or up,
Carolyn Davis
Tomoka Oaks
46 Oakmont Circle
Ormond Beach, FL 32174
386-316-5167
CarolynDavis3@gmail.com
TomokaOaksHistory.com

Joan Van Lancker Jun 24, 2023, 5:41 PM (4 days ago)
to me

Yes, of course.

(Emailed by Joan Van Lancker to Carolyn Davis on 3/28/23. Joan provided permission on 6/24/23 to provide her letter to the Planning Board)

Hello Carolyn,

First, May I say "Thank You" for all your work & dedication you have done & continue to do for our community, Tomoka Oaks.

My name is Joan Van Lancker. My husband, L.J. Van Lancker ["Van"] & I live at 15 N.St. Andrews Dr. We are the 1st. property next to Escondido.

We have lived here 34 yrs. & would not choose to live anywhere else. Unfortunately, over these many years, we have had cars & trucks driving onto our property & damaged many sprinkler heads & grass. Also, trash has been dropped on our lawn, and 4 yard ornaments [statues] have been stolen. Still, we very much enjoy this community & the residents who live here.

Needless to say, the proposed plan to increase the traffic with over 300 more homes concerns us very much. The road passing by our triple car driveway is at the most narrow point facing the island on N. St. Andrews Dr. We have not succeeded in convincing the city not to have the school buses stop & leave the children on & off at this very spot, so I know how much more unsafe this situation would be with increased traffic.

Personally, we must be extremely cautious when pulling out from the driveway. Vehicles coming down S. St. Andrews sometimes round the island in front of our home and onto N. St. Andrews. At times, I am backing out onto the street when I see them, only at the last possible safe minute, crossing behind my car onto N. St. Andrews. It's scary!

There are times now, we must wait 3-5 mins. in our vehicle before being able to leave our home. Imagine with even more traffic the safety of lives & property will be greatly compromised! There are times when our 5 children & 8 grandchildren come to visit. Van most often will go into the street & direct traffic so their vehicles can safely back out onto the street.

Finally, with more homes & obviously more vehicles & traffic directly passing in & out of our property, we are unhappy knowing our property value will surely go down. This is not a pleasant fact for seniors, or any homeowner to accept.

Again, thank you, & if you'd like to contact us for further details, please do not hesitate to let us know.

Best WIshes,
L.J. & Joan Van Lancker
15 N. St. Andrews
386-677-6973

FW: I Need Your Safety and Traffic Concerns

Golf Course/City of Ormond/Hearing Letters June and July 2023 ×

Laura Weast 10:28 AM (7 hours ago)

Hi Carolyn,

Thank you again for your hard work and dedication to protecting our neighborhood. Please let me know how I can help.

1) Not knowing if the islands and narrow streets will be protected, my main concern has to do with emergency vehicles being able to navigate the subdivision quickly during emergencies; i.e., medical emergencies, fire emergencies, hurricane evacuations and flooding emergencies. If that golf course is developed with over 300 homes or buildings...it will flood. And so will the rest of the neighborhood due to the downward path of the water flow toward the Tomoka River. Have the fire departments, police departments, EPA and SJRWM been consulted??? I doubt it.

2) The native species of wildlife that inhabit the current golf course is abounding: protected gopher tortoises, the protected American bald eagles, as well as the numerous other species of birds. Residents have noticed American white tail deer, raccoons, opossum, grey and red squirrels (there is also a white one I hear), grey and red fox, and the all important scary, yucky snakes. (Yes, they are important to the environment-ugh)

3) This should be number 2 perhaps: The massive oak trees on the golf course help prevent flooding as certain species of oaks can absorb over 100 gallons of water per day. According to www.americanforests.org, a large tree (25' tall), in a single **day**, **can** soak up about **100 gallons of water** out **of** the ground.

I will think about this more before the 2nd and send more info if needed for your presentation.

Thank you again,

Laura

Laura Weast
All Points Global Logistics Inc
324 River Bluff Drive
Ormond Beach, FL 32174
Tel: 386-256-5529
Cell: 904-704-4719
Email: lauraweast.apgl@comcast.net

June 14, 2023

Dear Planning Board Members,

My husband and I have lived in The Trails for 30 years. I am writing to respectfully ask that you **not** approve residential development on the Tomoka Oaks golf course.

The concept of building any homes in the middle of a historic development that would also impact 4 other communities: (The Trails [also historic], Escondido Condos, Tomoka Oaks North Condos and Talaquah) is beyond comprehension.

I have to laugh when the developers try to list ways that their development will enhance our neighborhoods. Really???? I think our neighborhoods are quite wonderful the way they are. There will only be negative consequences with this development.

I think of a professional photographer my husband and I met while on a walk through Tomoka Oaks. He has documented and photographed approximately 118 different species of animals, insects and birds on the golf course over the last 14 years. He has done everything but give each one a name and for all I know he has done that also.

I have to laugh when I read through the 266 pages of The City of Ormond Beach Parks and Recreation Master Plan 2022. According to the 2-year study that cost the City $125,000, people want more green space, more parks and a golf course. The National Recreation Parks Association recommends a median benchmark of 13.2 acres of park land per 1,000 people. Where will this land come from after we desecrate every last bit of it?

Yes, there's a lot to laugh about such as each time the developers submit a site plan that causes us to have more questions than answers. If I were not so busy laughing I'd probably be crying for the 147 acres of beautiful land that truly is an asset to our neighborhoods.

Darla Widnall

Darla Widnall
7 Shawnee Trail
Ormond Beach FL

From: Craig Shankland
To: Spraker, Steven
Subject: Fwd: development
Date: Wednesday, May 24, 2023 7:17:17 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Craig Shankland

Sent from my iPhone

Begin forwarded message:

> **From:** Craig & MJ Shankland <cmshankland@mindspring.com>
> **Date:** May 23, 2023 at 11:57:25 AM EDT
> **To:** steven.spraker@ormondbeach.org
> **Subject: development**
>
> **May 23 2023**
>
> To **Steven.Sprager@ormondbeach.org**
>
> **Planning Department City of Ormond Beach**
>
> I have lived in the Award Winning Trails community for over 50 years, I live on Main Trail. I have witnessed the heavier and heavier increase in traffic am and pm on the "cut thru" passing my door on Main Trail every single day. With the proposed development of Tomoka Oaks golf course and an increase of at least 1200 + cars from the Tomoka Course development and more from developments all around route 1 using the Trails "cut" thru to Granada. Today it should be called "International Main Trail expressway". Because that's what it is. I walk multiple times a week in and around Tomoka Oaks and the Trails, I see people driving at least 40 to 60 plus mph, Tomoka Oaks has no sidewalks, residents have to walk on the side of the road, that's darned dangerous. Going back many years ago to what the City did to screw up the award winning Trails, by allowing Wilmette Ave to go thru over Nova Road into Main trail by putting a traffic light there, instead of an island. The reason was "to take the pressure off Granada Blvd" but look what that has done, nothing to take the pressure off Granada Blvd. It has ruined the serenity of the trails development and done nothing to ease traffic flow on Granada Blvd. At certain times of the day Granada Boulevard is a traffic disaster and getting worse and worse. Introduction of The bright new 25 MPH speed limit signs and "no thru road" signs on Main Trail have had no impact whatsoever on reduction of speed or to discourage the use of Main Trail as a "cut thru". The Trails is a beautiful development but increase in "Cut thru traffic', noise from big trucks, garden equipment trucks, heavy duty tractor trailers and light trucks, loud Motor bikes, loud radios from cars racing thru at way higher than posted speeds, has transformed the development. There is now a need to put in more 4 way stop streets,

islands called “round abouts” and speed bumps. These “devices” should help slow down and discourage the “cut thru people”, Cut thru drivers should rightfully respect the neighborhood and lower their loud noise and illegal high speeds. They should Please respect that this is a community development with people out walking on the paths, walking their dogs, children on walk paths walking to the public park, people riding bikes to and from the Trails community Pool and tennis courts, now golf carts and scooters, school students being picked up and dropped off by school buses daily. Main Trail is now extremely dangerous. Cross walks have not been maintained or added where they should be, (ie to and from Dairy Queen and the nearby Restaurants from the city park), there is no **cross walk**, it’s highly dangerous, it looks like no one cares! Some cross walks on Main trail are not clearly visible to oncoming traffic, some are even worn out and badly need signage and be re painted.

There is enough “affordable housing” for all levels of income being built in our area, there is a “gem” of a course that is Tomoka Oaks and I am against the course being developed because of the obvious high impact on the Trails, and its asset value to Ormond Beach, which not too many politicians seem to care about or are aware of or even mention. I’ve been in the golf business all my life, owning two local successful public golf courses. Ocean Palm GC and Hidden lakes. Tomoka Oaks GC will make money. Golf is booming today, there are many examples of City owned golf courses making money. The real answer to why Tomoka Golf Course failed? Tomoka Oaks was a badly run course owned by people who did not know the business of golf, with no money to reinvest to upgrade, this caused the playing conditions to deteriorate and discouraged play, the core supporting group of players went somewhere else. Tomoka is a winner and should be given a chance to reopen with modern upgrades. Those that say it can’t make money are absolutely wrong, it’s all about the condition. it’s a “gem” a treasure waiting for the right time, that time is now.

In the past some area golf courses failed because there weren’t enough people living here to support all of them. The courses were ahead of their time, build and they will come did not happen. Times have dramatically changed, today with 32 million people playing golf and people moving to Florida, Ormond Beach growing like a weed. Now is the time. Tomoka GC, a “gem” not to be lost for monitory greed. This “in Town treasure” will thrive for the Ormond community, a treasure to offer our community and winter season visitors. Once gone that means forever, that would be a travesty, a sad day for the residents of Ormond Beach.

Respectfully submitted

Craig Shankland

62 year member of the PGA of America. National PGA Teacher of the year. Hall of Fame PGA Golf Professional. Golf magazine top 100 teacher emeritus. Golf digest Magazine top 50 best teachers.

409 Main
Trail
Ormond Beach Fla 32174

From:	BARBARA DOLINER
To:	Spraker, Steven
Cc:	Mary Greenlees; Missy Herrero; Missy Herrero
Subject:	FOR THE PLANNING BOARD
Date:	Friday, June 30, 2023 3:33:31 PM

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Please consider my comments for the review process
Tomoka RESERVE.

My name is
BARBARA HANDSMAN DOLINER.

I am a resident of Ormond Beach for 35 years. A property owner in THE TRAILS. And, full time resident, property owner, of TOMOKA OAKS.

The TOMOKA OAKS golf club location was a " draw" to our home selection. The beautiful trees , native foliage and , the serenity of the golf course aided our selection process.
Breakaway was just being developed.
And, many of our friends and neighbors left the TRAILS and
" migrated " west! But, we did not want " a cookie cutter" development home.

TOMOKA offered EXECUTIVE LOT SIZES, with a variety of architectural options and styles.
……..
Why is the developer so
RESISTANT TO EXECUTIVE LOT sizes TO MATCH THE EXISTING
TOMOKA OAKS COMMUNITY?

The proposed 276 units
are TOO MANY…

IF YOU WEAR A Size 8 SHOE,
NO MATTER HOW
HARD YOU TRY
A SIZE 6 WILL NOT FIT!

The current plan
Doesn't fit… this location.

PLEASE DO NOT ACCEPT THE PROPOSED LOT SIZEs.

THE SMALLEST TOMOKA OAKS LOT SHOULD BE MATCHED IN THE PROPOSED DEVELOPMENT.

The street width should match the existing community.
Can two SUVs pass each other, while a car is parked at the curb?

Please consider:
Our growth has not increased our
POLICE
FIRE
EMT

DOCTORS/
HEALTH PROFESSIONALS

PLEASE CONSIDER:
RIO PINAR
IROQUIS
SOUTH ST ANDREWS
MAIN TRAIL
THESE ARE COMMUNITY ROADS
NOT THOROUGH FARES…

HOW WILL THE MAIN TRAIL BRIDGE TOLERATE THE EXTRA LOAD OF SEMIS AND TRACTOR TRAILERS?
There is a new caution cone on the
North side! A small divot in the existing macadam.
———————————————————-

PLEASE
PLEASE
DONT COOKIE CUTTER
OUR TOMOKA OAKS ,
OUR
ORMOND BEACH.

Thank you .

Barbara Handsman Doliner
108 South St Andrews Dr
Ormond Beach, Fl
32174

Sent from my iPhone

From: bkloe72931@aol.com
To: Community Development
Subject: For Planning Board
Date: Saturday, July 1, 2023 3:16:36 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

As usual, I'm a day late and a dollar short. I'm sending this regardless and hoping that it can included.

I moved to Tomoka Oaks last year, had a beautiful house built. It took us forever to figure out the plans on the property due to all the rules, regulations and set backs. We spent a lot of money on this house so it could accommodate my 95 year old mother to be with us. Now we are facing having a minimum of 600 cars racing past our home on a daily basis, that's if there are only 2 people to a household. It could be 1200 being more realistic. The traffic in this area is already ridiculous before this venture is even started. It will feel like we are on I 95. The value of my house will be in the toilet !!!

Why should some elite millionaire be allowed to barge in just because he has the big bucks, and all of sudden the rules change. Houses jammed in on tiny 50 ft or 40 ft frontages. People live here for a reason, now it looks like there is no concern for the people that have been here but whoever has the biggest pocketbook wins. It's sad but it's the new norm.

Richie and Bonnie Kloepfer
23 Tomoka Oaks Blvd.
Ormond Beach

ATTACHMENT 3

Correspondence received

Section B

Correspondence from
July 1, 2023 to July 13, 2023

Note: former attachment 12

July 12, 2023

VIA ELECTRONIC MAIL

Doug Thomas, Chairman
Ormond Beach Planning Board
22 South Beach Street
Ormond Beach, Florida 32174

Re: ***Tomoka Reserve – PRD-2022-043***

Dear Chairman Thomas & Planning Board Members:

Our law firm represents Carolyn Davis and a consortium of homeowners within the Tomoka Oaks Country Club Estates subdivision in Ormond Beach, Florida ("Tomoka Oaks"). At its regular meeting on ***Thursday, July 13, 2023***, the Ormond Beach Planning Board ("Planning Board") is scheduled to consider the above-referenced project, which seeks to rezone and convert the existing Tomoka Oaks golf course into 276 single-family residential lots. For the reasons discussed herein, our clients oppose the proposed redevelopment of the golf course property and respectfully request that the Planning Board recommend ***denial*** of the proposed rezoning.

A. General Factual Overview

Briefly stated, in April 2021, Triumph Oaks of Ormond Beach, LLC ("Triumph Oaks"), purchased the Tomoka Oaks Golf & Country Club ("Golf Club") for approximately $2,600,000. Thereafter, Triumph Oaks filed an application with the City of Ormond Beach ("City") seeking to rezone the golf course property to Planned Residential Development (PRD) and redevelop the golf course with 276 single-family residential lots. Based upon such rezoning application and Triumph Oaks' proposed plans to permanently close the Golf Club and convert the golf course into 276 single-family lots, the issue has arisen as to whether the property is restricted to use as a golf course, either expressly or impliedly.

As discussed herein and based upon the historical and recorded documentation relating to Tomoka Oaks, our clients maintain that the Golf Club property is subject to either an express covenant or an implied covenant limiting the use of the property to a golf and country club, golf course, and related recreational uses. Accordingly, our clients assert that the proposal to convert

the Golf Club property into 276 single-family residential lots is not permissible and the requested rezoning should be ***denied***.

B. The Golf Club Restriction

In 1961, the City approved plats for both the Golf Club (f/k/a Sam Snead Golf & Country Club) and Tomoka Oaks Country Club Estates Unit 1.[1] The Plat for Unit 1 of the Tomoka Oaks Country Club Estates subdivision contained 105 residential lots, including approximately 55 residential lots bordering the golf course.[2]

In conjunction with the development of Unit 1 of Tomoka Oaks, the developer recorded "Restrictions Tomoka Oaks Country Club Estates, Unit #1, Ormond Beach, Florida" ("Unit 1 Covenants").[3] Notably, Paragraph 10 of the Unit 1 Covenants states:

> The Grantee [*i.e.*, lot owner] shall automatically become a member of the Tomoka Oaks Homeowners Association, a non-profit corporation comprised of all lot owners in Tomoka Oaks Country Club Estates . . . .

Paragraph 11 of the Unit 1 Covenants expressly prohibited the developer from releasing in whole or in part any restriction or reservation set forth in Paragraph 10.

Thereafter, on or about January 1, 1963, Tomoka Oaks, Inc., entered a 99-year "Lease" with Tomoka Oaks Golf and Country Club, Inc., for the golf course property.[4] Paragraph 3 of the Lease, entitled "Use," provided in pertinent part:

> ***The demised premises shall be used perpetually for a country club and related uses***. . . . ***This provision shall survive the lease*** and be included in any deed but the deed restriction may be waived by a resolution of two-thirds (2/3) of the Board of Directors of the Lessee with the concurrence of two-thirds (2/3) of the members of said Lessee and the concurrence of two-thirds (2/3) of the members of Tomoka Oaks Homeowners Association. . . .[5]

On or about October 30, 1963, Tomoka Oaks Golf and Country Club, Inc., executed a "Surrender of Lease."[6] As noted above, however, the limitation that the subject property be "used perpetually for a country club and related uses" survived the Lease per the express terms of Paragraph 3 therein.

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1 *See* Book 25, Page 61, Official Records of Volusia County, Florida; *Id*. at Book 25, Page 58.
2 *See id*. at Book 25, Pages 58 and 59.
3 *See id*. at Book 431, Page 32.
4 *See id*. at Book 516, Page 360.
5 *See id*. at Page 362 (emphasis supplied).
6 *See id*. at Book 585, Page 155.

Following the Surrender of Lease, Tomoka Oaks, Inc., conveyed the golf course property to Ralph B. Frederick, Trustee, via Warranty Deed dated December 12, 1963 ("1963 Warranty Deed").[7] Notably, the 1963 Warranty Deed for the golf course property provided in pertinent part:

> ***The above described property shall be used perpetually for purposes of a golf and country club, golf course, and related uses***, and in the event that party of the second part, or its successors in interest, ***fail to utilize said property exclusively as a golf and country club, golf course, and related uses***, and the property not be sold to Tomoka Oaks, Inc., Tomoka Oaks Golf and Country Club, Inc. or Tomoka Oaks Homeowners Association as specified in the preceding paragraph, ***then the above described property shall automatically revert*** to and become the property of party of the first part . . . .
>
> ***The aforesaid reverter clause specified in the last preceding paragraph may be released or modified*** by resolution concurred in by two-thirds of the entire board of directors of Tomoka Oaks, Inc. at any time after ten years after the date of recording of this Deed; provided that if Tomoka Oaks, Inc. shall have disposed of four-fifths (4/5) of the lots in Tomoka Oaks Country Club Estates, then the foregoing right to release or modify the reverter shall be vested automatically and exclusively in the Tomoka Oaks Homeowners Association, Inc., to be exercised by resolution of two-thirds (2/3) of the Board of Directors of the Tomoka Oaks Homeowners Association, Inc.[8]

Consistent with the terms of the surrendered Lease, the 1963 Warranty Deed expressly provided that the subject property "shall be used perpetually for purposes of a golf and country club, golf course, and related uses." Moreover, while the 1963 Warranty Deed included language and a process for the release or modification of the "reverter clause," there is no language in the 1963 Warranty Deed authorizing the release or modification of the actual restrictive covenant limiting the use of the property to a "golf and country club, golf course, and related uses."

On or about February 18, 1969, Tomoka Oaks, Inc., purported to pass a "Resolution" to effectuate the sale of the golf course property to Ormond Ocean Homes, Inc.[9] Therein, Tomoka Oaks, Inc., purported to "release . . . its right of first refusal" and "further releases the reverter clause contained in [the 1963 Warranty Deed], such release of reverter to become effective December 13, 1973, the release date specified in such reverter clause."[10] Relying upon such Resolution, Tomoka Oaks, Inc., executed a "Release" on or about June 16, 1971, purporting to

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[7] *See id*. at Book 585, Page 157. At the time of such conveyance, Ralph B. Frederick was also apparently the President of Tomoka Oaks, Inc.

[8] *See id*. at Page 159 (emphasis supplied).

[9] *See id*. at Book 1238, Page 246.

[10] *See id*. at Page 248.

release its "right of first refusal" and the "reverter clause contained in [the 1963 Warranty Deed], such release of reverter to become effective December 13, 1973, the release date specified in such reverter clause."[11]

Based upon the foregoing Resolution and Release, Triumph Oaks and/or its representatives have suggested to the City that the use restriction imposed upon the golf course property is no longer valid or in effect. Our clients maintain that this view is legally flawed and without merit.

As reflected above, the 1963 Lease for the golf course property expressly provided that "[t]he demised premises shall be used perpetually for a country club and related uses" and that such "provision shall survive the lease." Additionally, and consistent with the 1963 Lease, the 1963 Warranty Deed expressly provided that the property "shall be used perpetually for purposes of a golf and country club, golf course, and related uses." While the 1963 Lease mentions a process by which such use restriction could potentially be waived, the historical documentation presented to our office does not establish that such process was ever followed – *i.e.*, concurrence of two-thirds of the Lessee and its members and two-thirds of the members of the Tomoka Oaks Homeowners Association.[12]

Further, while the 1963 Warranty Deed included language and a process for the release or modification of the "reverter clause," there is no language in the Warranty Deed authorizing the release or modification of the actual restrictive covenant limiting the use of the property to a "golf and country club, golf course, and related uses." Rather, the 1963 Warranty Deed unambiguously states that the subject property "shall be used perpetually for purposes of a golf and country club, golf course, and related uses."

Lastly, reliance upon the 1969 Resolution and the 1971 Release to claim that the use restriction was somehow waived or released is misplaced. Even assuming the 1969 Resolution and the 1971 Release are valid – which is questionable – neither document purports to release, waive, or otherwise modify the use restriction.[13]

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[11] *See id*. at Book 1307, Page 89.

[12] The historical documentation provided to our office, including newspaper articles, reflect the existence of a "Tomoka Oaks Homeowners Association" during the subject timeframe.

[13] The 1969 Resolution and the 1971 Release are of questionable validity given that they purport to "prospectively" release the "right of reverter." By its own terms, the 1963 Warranty Deed provided that Tomoka Oaks, Inc., could release or modify the reverter clause only by resolution "at any time ***after*** ten years ***after*** the date of recording of this Deed" and only if Tomoka Oaks, Inc., had not yet disposed of four-fifths (4/5) of the lots in Tomoka Oaks at such time. *See* Book 585, Pages 158-59, Official Records of Volusia County (emphasis supplied). Contrary to the plain language of the 1963 Warranty Deed, Tomoka Oaks, Inc., purported to pass a resolution more than four (4) years ***before*** the ten (10) year anniversary of the recording of the 1963 Warranty Deed seeking to release the right of reverter. Further, the fact that the 1969 Resolution and the 1971 Release purported to "delay" the effectiveness of such release until December 13, 1973 (*i.e.*, ten (10) years after the 1963 Warranty Deed was recorded) is irrelevant. Not only does it ignore the fact that the 1963 Warranty Deed required the resolution itself to occur ten (10) years ***after*** the

As discussed above, the 1969 Resolution and the 1971 Release purport to release the "right of first refusal" and the "reverter clause." Nothing in the express language of the 1969 Resolution or the 1971 Release, however, purports to waive, release, or otherwise modify the use restriction providing that the property "shall be used perpetually for purposes of a golf and country club, golf course, and related uses." Accordingly, based upon the foregoing and the plain and unambiguous language in the 1963 Lease and the 1963 Warranty Deed, our clients maintain that such use restriction is valid and effective and was never lawfully released, waived, or otherwise terminated. On this basis alone, the proposed conversion of the golf course into 276 single-family residential lots would be prohibited and the Planning Board should recommend ***denial*** of the proposed rezoning.

C. Implied Restriction Limiting The Tomoka Oaks Property To Use As A Golf Club

In addition to the above, it is well established that a "restrictive covenant" may "arise by implication from the conduct of parties or from the language used in deeds, plats, maps, or general building development plans."[14] In this regard, courts have recognized:

> If there is a common plan of development that places restrictions on property use, then such restrictions may be enforced in equity. "A court's primary interest in equity is to give effect to the actual intent of the grantor . . . by looking not only to language in deeds, but variously to matters extrinsic to related written documents, including conduct, conversation, and correspondence."[15]

Consistent with the above, Florida courts have held that use restrictions may also be implied based upon notations denoted on plats or maps:

> Whenever the owner of a tract of land subdivides the same into lots and blocks, lays off streets and other public ways and designates portions of said lands to be parks[,] playgrounds[,] or similar facilities or uses similar words calculated to encourage prospective purchasers to buy said lots, and actually sells lots with reference to the plat, he becomes bound to his grantees by the plat and the representations thereon. As the maker of the plat and the one who selects the words used thereon it will be construed against him.

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recording of the Deed, but it ignores the fact that Tomoka Oaks, Inc., did not have any authority to adopt any such resolution if four-fifths (4/5) of the lots in Tomoka Oaks had been disposed of by such time.

[14] *See Skyline Woods Homeowners Ass'n. v. Broekmeier*, 805, 758 N.W.2d 376, 387 (Neb. 2008).

[15] *See id*. (citation omitted); *see also Strader v. Oakley*, 410 So. 2d 954, 955-56 (Fla. 1st DCA 1982) (recognizing implied restriction that limited construction to only single-family residences).

> Common honesty requires that he perform that which at the time of conveyance he represented he would perform.[16]

Turning to the instant case, several courts have examined implied restrictions and the requirement to maintain or operate property as a golf course when developed in conjunction with a surrounding residential subdivision. For example, in *Shalimar Association v. D.O.C. Enterprises*, 688 P.2d 682 (Az. Ct. App. 1984), the court held that there was an implied restrictive covenant to maintain property as a golf course even though there were no express covenants burdening the golf course property on behalf of the adjoining homeowners. The court concluded that the common plan of development, which included a golf course, combined with the representations made to the purchasers about the maintenance of the golf course and the adjoining homeowners' express covenants, created an implied restrictive covenant that the land be used only as a golf course.

Similarly, in *Ute Park Summer Homes Association v. Maxwell Land Grant Co.*, 427 P.2d 249 (N.M. 1967), the New Mexico Supreme Court found that an implied restriction existed requiring the subject property to be used as a golf course. In so doing, the court focused on the representations made to prospective purchasers and the materials used in the sales of the lots which pictured an area marked "golf course." The court reiterated that, when a map or plat showing a park or other open area is used to sell property, "the purchaser acquires a private right, generally referred to as an easement, that such area shall be used in the manner designated," and such private right "is not dependent on a proper making and recording of a plat for purposes of dedication."[17]

Numerous other courts have concluded that the facts surrounding the initial development of properties as golf course communities and the marketing of lots in such communities to prospective purchasers created an "implied restrictive covenant" limiting the use of the subject properties to a golf course. In reaching this conclusion, the courts have examined such things as: (1) the plats, maps, and drawings of the community; (2) advertisements, brochures, and marketing materials; (3) common schemes or plans of development; (4) recorded covenants; (5) general informational documents regarding the community; and (6) lot premiums and purchasers' reliance upon the existence of the golf course in acquiring their lots.[18]

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[16] *McCorquodale v. Keyton*, 63 So. 2d 906, 910 (Fla. 1953); *see also Boothby v. Gulf Props. of Ala.*, 40 So. 2d 117 (Fla. 1948). A common plan or scheme of development is a well-recognized principle in Florida law. *See Hagan v. Sabal Palms, Inc.*, 186 So. 2d 302, 307 (Fla. 1966).

[17] *Ute Park Summer Homes Association v. Maxwell Land Grant Co.*, 427 P.2d 249, 253 (N.M. 1967).

[18] *See Knight v. City of Albuquerque*, 794 P. 2d 739 (N.M. Ct. App. 2014) (holding property denoted on subdivision plats as a golf course must remain either a golf course or open space, stating "a developer will not be allowed to induce purchasers to buy property by purporting to include open space such as parks or golf course in a subdivision plat, only to subsequently change the uses of those open space areas"); *In re Heatherwood Holdings, LLC v. HGC, Inc.*, 746 F.3d 1206 (11th Cir. 2014) (holding evidence of common scheme of development that included golf course property as an integral part and as an inducement to purchasers of residential lots

Here, the historical documentation relating to Tomoka Oaks and the Golf Club establishes the following: (1) a common developer (Tomoka Oaks, Inc.) with a plan of development for a residential community surrounding an 18-hole championship golf course; (2) an approved unified master plan for Tomoka Oaks, which included the golf course and the residential lots; (3) references to "golf course" on the recorded plats for various portions of Tomoka Oaks; (4) recorded restrictions, as previously discussed, providing that the golf course property shall be used "for purposes of a golf and country club, golf course, and related uses"; (5) recorded residential covenants that reference the golf course and authorize reduced setbacks to take advantage of the adjoining golf course; (6) marketing and sales materials for the residential lots depicting the common development plan, including the golf course; (7) evidence of lot premiums being charged for residential lots with golf course frontage; and (8) evidence that successors developers had actual, as well as constructive, notice of the approved master plan and common plan of development. Additionally, it is indisputable that residents within Tomoka Oaks purchased their properties in reliance upon or because of the Golf Club.

Accordingly, even assuming the express covenant restricting use of the subject property to a golf and country club is no longer valid as Triumph Oaks has erroneously suggested, the above-summarized facts and cited case law would establish that, at a minimum, the use of the Golf Club property is limited to a golf course or similar open space purposes by virtue of an implied restrictive covenant. Simply put, whether by an implied grant, implied restriction, or estoppel, such restriction would prevent the subdivision and development of the Golf Club property with 276 single-family residential lots as currently proposed. Thus, on this additional basis, the Planning Board should recommend ***denial*** of the proposed rezoning.

D. Conclusion

In sum, as discussed herein, nothing in the express language of the 1969 Resolution or the 1971 Release purports to waive, release, or otherwise modify the use restriction imposed via the 1963 Lease and the 1963 Warranty Deed that the property "shall be used perpetually for purposes of a golf and country club, golf course, and related uses." Thus, based upon the foregoing and the plain and unambiguous language in the 1963 Lease and the 1963 Warranty Deed that the use

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therein created an implied restriction limiting the use of such property to a golf course); *Ponderosa Pines Golf Course, LLC v. Ponderosa Pines Prop. Owner's Ass'n*, 2013 WL 4515569 (N.M. Ct. App. 2013) (holding "equitable servitude in favor of the individual subdivision property owners precluded Plaintiff from changing the use of the golf course"); *Skyline Woods Homeowners Ass'n.*, 758 N.W.2d at 390 ("We conclude that homeowners who bought their property relying on the proximity and existence of the golf course should be protected by implied restrictive covenants that the property be maintained as a golf course. We therefore agree with the district court that an implied restrictive covenant requiring that it be used only as a golf course burdens and runs with the golf course property."); *see also Victorville W. Ltd. P'ship v. Inverrary Ass'n*, 226 So. 3d 888 (Fla. 4th DCA 2017) (refusing to cancel golf course covenant even though course had become unprofitable, concluding that "the golf course preserves the character of the community and provides residents with a pleasant view" and, thus, "must be enforced because it remains a 'substantial value to' the surrounding residences").

restriction was to be "perpetual," our clients maintain that such use restriction is still valid and in effect. Accordingly, on this basis alone, our clients respectfully submit that the Planning Board should recommend ***denial*** of the proposed rezoning, which seeks to improperly convert the Golf Club property into 276 single-family residential lots, or otherwise table the matter until such time as a judicial determination is made regarding the continued validity of the express restrictive covenant.

Further, even assuming the express restrictive covenant is no longer valid and in effect, as Triumph Oaks has erroneously suggested, our clients maintain that the Golf Club property is nevertheless subject to an implied restrictive covenant, thereby limiting the use of such property to a golf and country club, golf course, and related recreational uses. On this additional basis, our clients respectfully submit that the Planning Board should recommend ***denial*** of the proposed rezoning or otherwise table the matter until such time as a judicial determination is made regarding such implied restriction.

Our clients appreciate the Planning Board's attention to this matter of great community importance to the residents of Tomoka Oaks and respectfully request that the Planning Board recommend ***denial*** of the proposed rezoning. Please do not hesitate to contact me if you have any questions or need additional information,

Sincerely,

S. Brent Spain

S. Brent Spain

cc: Honorable Bill Partington, Mayor (via e-mail)
Randy Hayes, Esquire (via e-mail)
Joyce Shanahan, City Manager (via e-mail)
Steven Spraker, Planning Director (via e-mail)

Donald & Katherine Izor
21 Pine Valley Circle
Ormond Beach, FL 32174
386-212-6532

June 23, 2023

To Whom It May Concern:

We have lived in Tomoka Oaks on the golf course for 18 years. We have enjoyed the view, wildlife and the peaceful surroundings of nature. Building a new development of this size is extremely concerning. Our concerns for the new development are as follows:

- Congested traffic with only one entrance into the development.
- Construction vehicles will be a nightmare going in and out of development.
- Possible crime in Tomoka Oaks with the number of construction employees possibly eyeing existing residents' homes.
- Possibly 600 more cars/trucks in and out of the development.
- Depreciation of property values.
- Inadequate emergency access.
- Inadequate hurricane evacuation.
- All lot sizes of new homes are not equivalent to existing lots in Tomoka Oaks
- Loss of green space & wildlife.
- Buffers behind existing homes on the golf course should be increased.
- Overcrowded schools, hospitals,
- Safety of current residents that walk and ride bikes in the neighborhood with all the additional traffic.

Like all residents of Tomoka Oaks, we do not want this major disruption to our beautiful neighborhood. Please take into consideration all of our concerns with this new development.

Regards,

Donald & Katherine Izor

From: Bill Partington
To: Community Development
Subject: for Planning Board Re: Tomoka Oaks
Date: Tuesday, July 11, 2023 11:04:53 AM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Member of the Ormond Beach Planning Board:

I would like to see consideration given to a round-a-bout or traffic circle where North St. Andrews, South St. Andrews and Tomoka Oaks Blvd. intersect. I think this area is now described as "the diamond".

Additionally, I think it would be a real win if we could get a traffic circle at N Nova Road and Tomoka Oaks Blvd. The traffic lanes on Nova could be put on a road diet, narrowing the lanes. The need for a suicide lane goes away. The current lanes on Nova approaching this intersection are the same width as the interstate highway. The speed limit on Nova is currently 45 MPH. As a traffic circle, many of the current problems we have when entering and exiting Tomoka Oaks would be eliminated and the cost to construct and operate a traffic circle would be much lower than a mechanical (electronic) signalized intersection. There may be a some room on the East side of Nova to expand this intersection if we needed it. Traffic flows better with circles and there is less noise and pollution from cars and trucks because of less starting and stopping. The Island in the middle can be "mountable" so large trucks will never have a problem navigating through the circle. Because the operation speed of the circle is about 20 MPH, a large tree in the middle can be focal point that will psychologically notify all drivers of the upcoming intersection. The distance to the railroad tracks is sufficient for stacking traffic during movement of the trains. These would be all positive improvements to the intersection and roadway in each direction.

Bill Partington II, (Sr) 4 Pine Valley Circle, Ormond Beach, Florida 32174 386-566-3004

From: Mary Pat Thomas Whiteside
To: Community Development
Subject: Tomoka Oaks
Date: Tuesday, July 11, 2023 11:18:11 AM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am a 32 year resident of Beautiful Tomoka Oaks. I beg you to not allow hundreds of homes to be built in our neighborhood of large custom homes.
Our beautiful tree canopy at the entrance will be lost
Our green areas gobbled up to make the roads larger
Getting in and out of our neighborhood will be more difficult
We will suffer the damage and noise from years of construction
My home will lose value as our neighborhood's uniqueness is damaged and is replaced with noisy, construction, and damage.
I walk my neighborhood every day, more traffic will make my walks more dangerous
Nova Road will be even more dangerous
My fear is that many of these houses will become corporate rentals adding a transient population to our neighborhood, and encouraging multiple renters in one house, bringing on more traffic. Corporate landlords are not good neighbors
Our neighborhood is single family homes
The small lots in the proposed will provide little parking
The golf course land if full of pesticides. How will the run off from construction spread them?
The developers could use the land to build 50 estate homes, and make their money that way.
Residents who have paid taxes for years for the privilege of the privacy of living on the golf course will have dozens of neighbors.
Thank you for your consideration
Mary Pat Whiteside
29 N St. Andrews Dr.

From: sdenslow@cfl.rr.com
To: Spraker, Steven
Subject: Tomoka Oaks
Date: Wednesday, July 12, 2023 7:38:00 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Director Spraker,

As a resident of the Tomoka Oaks Community and a registered voter, I am writing to express my opposition to the development of the Tomoka Oaks Golf Course.

Tomoka Oaks is a beautiful community, and the golf course is part of what makes it that way. If the golf course were to be developed it would be devastating to the community. With the added stress of 276 homes and the increased traffic the community would not be the same.

Please vote against the development of the Tomoka Oaks Golf Course.

Sincerely,

Steven Denslow

317 Rio Pinar Dr

Ormond Beach Fl. 32174

INSURANCE INSTITUTE FOR HIGHWAY SAFETY, HIGHWAY LOSS DATA INSTITUTE

IIHS HLDI

Home Topics Roundabouts

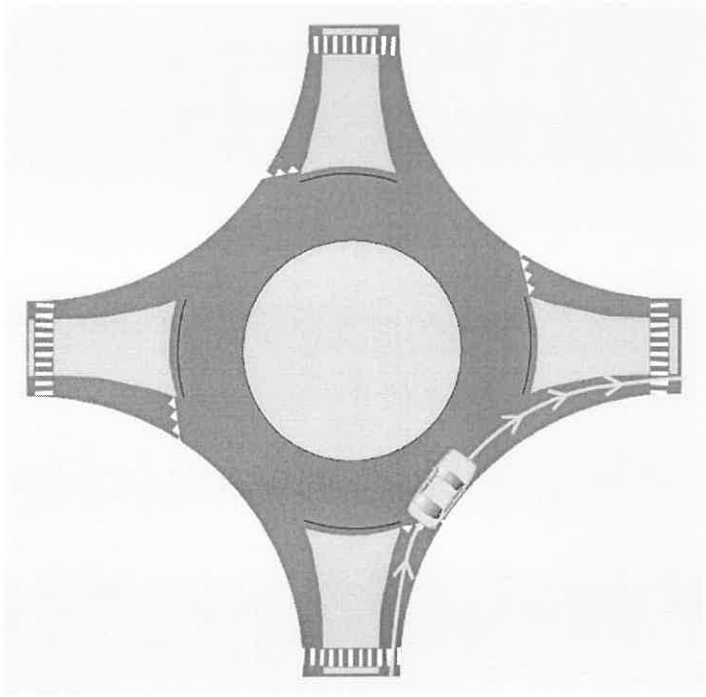
Roundabouts

Roundabouts are a safer alternative to traffic signals and stop signs. The tight circle of a roundabout forces drivers to slow down, and the most severe types of intersection crashes — right-angle, left-turn and head-on collisions — are unlikely.
Roundabouts improve traffic flow and are better for the environment. Research shows that traffic flow improves after traditional intersections are converted to roundabouts. Less idling reduces vehicle emissions and fuel consumption.
Roundabouts generally are safer for pedestrians. Pedestrians walk on sidewalks around the perimeter and cross only one direction of traffic at a time. Crossing distances are relatively short, and traffic speeds are lower than at traditional intersections.

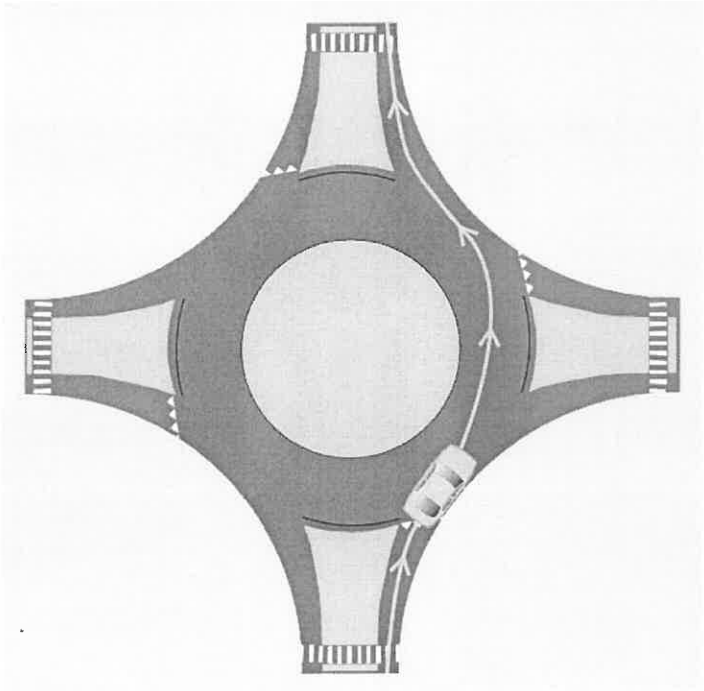
Roundabouts defined

The modern roundabout is a circular intersection with design features that promote safe and efficient traffic flow. It was developed in the United Kingdom in the 1960s and now is widely used in many countries, including the United States, where its use is growing.
At roundabouts in the U.S., vehicles travel counterclockwise around a raised center island, with entering traffic yielding the right-of-way to circulating traffic. In urban settings, entering vehicles negotiate a curve sharp enough to slow speeds to about 15-20 mph; in rural settings, entering vehicles may be held to somewhat higher speeds (30-35 mph). As vehicles circulate within the roundabout, slow and consistent speeds are maintained by the deflection of traffic around the center island and the relatively tight radius of the roundabout and exit lanes.
Slow speeds help vehicles move smoothly into, around, and out of a roundabout. Drivers approaching a roundabout must reduce their speeds, look for potential conflicts with vehicles already in the circle and be prepared to stop for pedestrians and bicyclists. Once in the roundabout, drivers proceed to the exits they need.

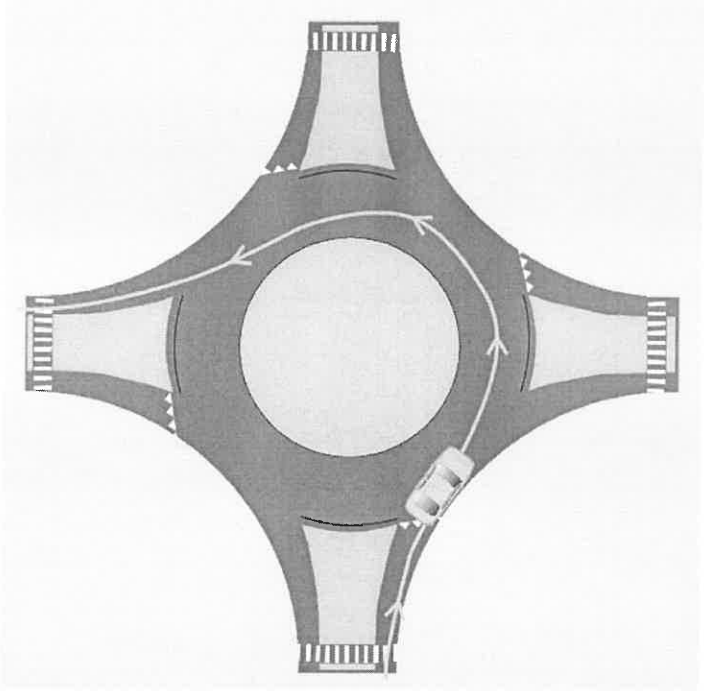
Common traffic maneuvers at roundabouts



Right turn



Straight through



Left turn

Modern roundabouts are much smaller than older traffic circles — also known as rotaries — and require vehicles to negotiate a sharper curve to enter. As a result, travel speeds in roundabouts slower than speeds in traffic circles.

Because of the higher speeds in older traffic circles, many are equipped with traffic signals or stop signs to help reduce potential crashes. In addition, some older traffic circles and rotaries operate according to the traditional "yield-to-the-right" rule, with circulating traffic yielding to entering traffic.



Modern roundabout



Older traffic circle

The first modern roundabouts in the United States were constructed in Nevada in 1990. Since then, many more have been built, although the precise number is unknown. Roundabouts are much more common in some other countries, including Australia, the United Kingdom and France.

Although some states and cities have been slow to build roundabouts, they are gaining more popularity in the United States. Roundabouts are one of the evidence-based safety countermeasures recommended by the Federal Highway Administration. Some states, such as New York and Virginia, have adopted "roundabout first" policies requiring that roundabouts be considered a preferred alternative when building new intersections or upgrading older ones if feasible (*New York State Department of Transportation, 2011*; *Virginia State Department of Transportation, 2009*).

Roundabouts are appropriate at many intersections, including high-crash locations and intersections with large traffic delays, complex geometry (more than four approach roads, for example), frequent left-turn movements, and relatively balanced traffic flows. Roundabouts can be constructed along congested arterials and at freeway exits and entrances, in lieu of traffic signals.

Sometimes space constraints or topography make it impossible to build a roundabout. Geometric design details vary from one site to another and must take into account traffic volumes, land use, topography and other factors. Roundabouts often require more space in the immediate vicinity of the intersection than comparable traditional intersections. However, because roundabouts can reduce delays and queue lengths, they require less space on the approaching roads than comparable intersections controlled by stop signs or traffic signals.

An intersection with highly unbalanced traffic flows (that is, a very high traffic volume on the main street and very light traffic on the side street) may not be an ideal candidate for a roundabout. The same is true for isolated intersections in a network of traffic signals.

While the initial construction cost of a roundabout varies site by site, its maintenance usually is cheaper than for intersections with signals. The service life of a roundabout is significantly longer, approximately 25 years, compared with 10 years for a typical traffic signal (*Rodegerdts et al., 2010*).

Safety benefits

At traditional intersections with stop signs or traffic signals, some of the most common types of crashes are right-angle, left-turn, and head-on collisions. These types of collisions can be severe because vehicles may be traveling through the intersection at high speeds. With roundabouts, these types of potentially serious crashes are essentially eliminated because vehicles travel in the same direction and at low speeds.

The vehicle-to-vehicle conflicts that do occur at roundabouts generally involve a vehicle merging into the circular roadway. In the case of multilane roundabouts, conflicts may also occur as vehicles exit.

- Studies of intersections in the United States converted from traffic signals or stop signs to roundabouts have found reductions in injury crashes of 72-80 percent and reductions in all crashes of 35-47 percent (*Retting et al., 2001*; *Eisenman et al., 2004*; *Rodegerdts et al., 2007*).
- A study of 19 higher-speed rural intersections (speed limits of 40 mph or higher) that originally had stop signs on the minor approaches and were converted to roundabouts found a 62 percent reduction in all crashes and an 85 percent reduction in injury crashes (*Isebrands & Hallmark, 2012*).
- Studies of intersections in Europe and Australia that were converted to roundabouts have reported 25-87 percent reductions in injury crashes and 36-61 percent reductions in all crashes (*Rodegerdts et al., 2010*).

Based on the results of a 2004 study (*Eisenman et al., 2004*), it's estimated that the conversion of 10 percent of the signalized intersections in the United States to roundabouts would have prevented approximately 51,000 crashes in 2018, including 231 fatal crashes and about 34,000 crashes involving injuries.

Most U.S. studies have focused primarily on single-lane roundabouts. When included, two-lane roundabouts have been associated with smaller reductions in crashes compared with single-lane roundabouts (*Retting et al., 2001*; *Eisenman et al., 2004*; *Rodegerdts et al., 2007*) or with increases in crashes (*Isebrands & Hallmark, 2012*; *Wang & Cicchino, 2022*).

A 2019 IIHS study, however, showed that the safety of two-lane roundabouts improves over time, as drivers become more familiar with them (*Hu & Cicchino, 2019*). The researchers looked at roundabouts built in Washington state between 2009 and 2015. They found that crashes at two-lane roundabouts decreased an average of 9 percent a year. At the same time, the odds that a crash at a two-lane roundabout involved an evident or incapacitating injury decreased by nearly one-third annually.

In addition to having fewer serious conflicts between vehicles than traditional intersections, roundabouts are generally safer for pedestrians as well. In a roundabout, pedestrians walk on sidewalks around the perimeter of the circular roadway. If they need to cross the roadway, they cross only one direction of traffic at a time. In addition, crossing distances are relatively short, and vehicle speeds tend to be low.

Studies in Europe indicate that, on average, converting conventional intersections to roundabouts can reduce pedestrian crashes by about 75 percent (*Brilon et al., 1993*; *Schoon & van Minnen, 1994*). Single-lane roundabouts, in particular, have been reported to involve substantially lower pedestrian crash rates than comparable intersections with traffic signals (*Brude & Larsson, 2000*).

Crossing at multi-lane roundabouts can be more difficult for pedestrians than crossing at single-lane roundabouts. A study found that motorists failed to yield to pedestrians 2-3 times more at multi-lane roundabouts than at single-lane roundabouts (*Rodegerdts et al., 2007*). Another study found that drivers exiting a roundabout were less likely to yield to pedestrians than drivers entering a roundabout (*Hourdos et al., 2012*).

Safety challenges

Despite the demonstrated safety benefits of roundabouts, some crashes still occur. An IIHS study of crashes at 38 roundabouts in Maryland found that four crash types — run-off-road, rear-end, sideswipe, and entering-circulating — accounted for almost all crashes (*Mandavilli et al., 2009*). Another common crash type involved a vehicle colliding with the central island. These crashes, which often involved unsafe speeds, accounted for almost half of all single-vehicle run-off-road crashes. Some drivers may not have seen the roundabout in time to slow down sufficiently.

A review of crashes at 39 roundabouts in the United States found that entering-circulating, exiting-circulating and rear-end collisions were the most common crash types (*Rodegerdts et al., 2007*). A large majority of crashes at the single-lane roundabouts were entering-circulating crashes. At multi-lane roundabouts, the majority of crashes were exiting-circulating.

A review of fatal crashes at roundabouts in the United States and injury crashes at roundabouts in Washington and Wisconsin found that motorcycle crashes, fixed object crashes, and crashes involving impaired driving were overrepresented (*Schroeder et al., 2015*).

Design features that encourage drivers to slow down are the key to optimizing roundabout safety.

Signs — including speed limits posted well in advance of roundabouts and larger "roundabout ahead" and yield signs — pavement markings and lighting help make sure drivers know they are approaching a roundabout and therefore need to slow down.

Center island landscaping can promote slower speeds and focus drivers' attention on the roadway close to them by limiting their through vision.

Islands separating the approach and exit lanes, known as splitter islands, should extend far enough from the roundabout to provide pedestrian refuge and to delineate the roundabout.

Other design features such as adequate curvature of approach roads far enough in advance of roundabouts and the alignment of approaching roads with the center island also may aid in reducing speeds.

Multilane roundabouts are more challenging. A study of a pair of two-lane roundabouts near Bellingham, Washington, found that confusion about some aspects of navigating the roundabouts persisted one year after the construction ended (*Hu et al., 2014*). More than 40 percent of drivers said it wasn't clear from signs and pavement markings what speed to drive, which lane has the right of way when exiting or that they shouldn't drive next to large trucks in the roundabouts.

At multilane roundabouts, signs and pavement marking should remind drivers of the correct yielding patterns and help them choose the appropriate lanes. At two-lane roundabouts, for example, signs need to convey clearly that entering traffic must yield to both lanes of traffic.

The photos below show sample signs and pavement markings used at roundabouts.



Guide sign



Roundabout sign



Yield sign



Pavement markings

Traffic flow benefits

Several studies conducted by IIHS and others have reported significant improvements in traffic flow following conversion of traditional intersections to roundabouts.

- A study of three intersections in Kansas, Maryland and Nevada where roundabouts replaced stop signs found that vehicle delays were reduced 13-23 percent and the proportion of vehicles that stopped was reduced 14-37 percent (*Retting et al., 2002*).

A study of three locations in New Hampshire, New York and Washington state where roundabouts replaced traffic signals or stop signs found an 89 percent average reduction in vehicle delays and a 56 percent average reduction in vehicle stops (*Retting et al., 2006*).

A study of 11 intersections in Kansas found a 65 percent average reduction in delays and a 52 percent average reduction in vehicle stops after roundabouts were installed (*Russell et al., 2004*).

An Institute study of two-lane roundabout conversions at two intersections near Bellingham, Washington, found substantial declines in vehicle delays on the minor roads (33 percent and 90 percent) and the proportion of vehicles waiting in queues (35 percent and 43 percent) (*Hu et al., 2014*). Overall intersections delays increased (12 percent and 22 percent), due to slightly longer delays on the major approaches as vehicles slowed to enter the roundabouts.

Because roundabouts improve the efficiency of traffic flow, they also reduce vehicle emissions and fuel consumption. Installing roundabouts in place of traffic signals or stop signs has been found to reduce carbon monoxide emissions by 15-45 percent, nitrous oxide emissions by 21-44 percent, carbon dioxide emissions by 23-34 percent and hydrocarbon emissions by 0-40 percent (*Hu et al., 2014*; *Várhelyi, 2002*).

Constructing roundabouts in place of traffic signals or stop signs reduced fuel consumption by an estimated 23-34 percent (*Hu et al., 2014*; *Várhelyi, 2002*; *Höglund & Niittymäki. 1999*).

A 2005 Institute study documented missed opportunities to improve traffic flow and safety at 10 urban intersections suitable for roundabouts where either traffic signals were installed or major modifications were made to 10 intersections with signals (*Bergh et al., 2005*). It was estimated that the use of roundabouts instead of traffic signals at these intersections would have reduced vehicle delays by 62-74 percent.

Based on the results of that study, we estimate that the conversion of 10 percent of the signalized intersections in the United States to roundabouts would have reduced vehicle delays by more than 981 million hours and fuel consumption by more than 654 million gallons in 2018.

Public opinion

Drivers may be skeptical of or even opposed to roundabouts when they are proposed. However, several IIHS studies show that opinions quickly change when drivers become familiar with them.

In three communities where single-lane roundabouts replaced stop sign-controlled intersections, 31 percent of drivers supported the roundabouts before construction, compared with 63 percent shortly after (*Retting et al., 2002*).

In three other communities where a one- or two-lane roundabout replaced stop signs or traffic signals, 36 percent of drivers supported the roundabouts before construction compared with 50 percent shortly after (*Retting et al., 2006*).

Follow-up surveys conducted in these six communities after roundabouts had been in place for more than one year found the level of public support increased to about 70 percent on average (*Retting et al., 2007*).

When two intersections near Bellingham, Washington, were converted to two-lane roundabouts, support for the roundabouts went from 34 percent before construction to 51 percent six months after and 70 percent more than one year after (*Hu et al., 2014*).

Effect on older drivers

Older drivers are more likely than other drivers to be wary of roundabouts, but they also are particularly likely to benefit from them in terms of improved safety. Relative to other age groups, senior drivers are over-involved in crashes occurring at intersections. In 2021, multiple-vehicle crashes at intersections accounted for 39 percent of fatal crash involvements among drivers 80 and older, compared with 22 percent for drivers ages 16-59.

Older drivers' intersection crashes often are due to their failure to yield the right-of-way (*Mayhew et al., 2006; Braitman et al., 2007*). Since all traffic flows in the same direction at roundabouts and more slowly than at traditional intersections, the consequence for failing to yield is likely less severe at roundabouts. Particular problems for older drivers at traditional intersections include left turns and entering busy thoroughfares from cross streets. Roundabouts eliminate these situations entirely.

Although safety effects of roundabouts specifically for older drivers are unknown, a 2001 IIHS study of 23 intersections converted from traffic signals or stop signs to roundabouts reported the average age of crash-involved drivers did not increase following the installation of roundabouts. This suggests roundabouts don't pose a problem for older drivers (*Retting et al., 2001*).

A study in six communities where roundabouts replaced traditional intersections found that about two-thirds of drivers 65 and older supported the roundabouts (*Retting et al., 2007*). A study of two intersections converted to roundabouts near Bellingham, Washington, found that about two-thirds of drivers 70 and older favored the roundabouts one year after construction (*Hu et al., 2014*). In both studies, the older drivers were less likely to favor roundabouts than younger drivers.

In another study, signs and pavement markings that improve the path and operational guidance were found to increase the comfort, confidence and perception of safety for drivers ages 65 and older (*Lord et al., 2007*). For example, a yield sign could have a plaque underneath reading "to traffic in circle," and an advance warning sign could have a plaque with the word "roundabout."

Updated June 2023

ATTACHMENT 3

Correspondence received

Section C

Correspondence from
July 13, 2023 to August 10, 2023

Note: former attachment 15

From: Stephanie Cox
To: Spraker, Steven
Subject: No to Tomoka Reserve
Date: Thursday, July 13, 2023 3:25:29 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr Spraker,

Part of my family lives in Ormond Beach, that's four votes against more development!!
I have been looking to purchase a residence in Ormond Beach over the past couple of years to be closer to my family, this continued development of clear cutting properties has sickened me to purchase in the area. Stop this overdevelopment of every square inch of land. I've been a licensed Real Estate Broker for some to be 34 years, what I am seeing isn't what we need without building up our infrastructure at the same time. You are making Ormond Beach unaffordable, traffic is ridiculous and what will be the end??
Thank you for your time!
Stephanie A. Cox
1526 Agatha Dr
Deltona, FL
386.717.3108

Sent from my iPhone

From: Lauren Huhta.org
To: Spraker, Steven
Subject: Tomoka Oaks Golf Course Development
Date: Thursday, July 13, 2023 4:27:29 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,
Like many Tomoka Oaks residents, I am very concerned with the development of the golf course. Safety, loss of trees/nature, displaced wildlife, flooding and traffic are the main concerns.

I am the THIRD generation in my house in Tomoka Oaks. My grandparents designed and built the house in 1978, my father lived in the house going to high school, and now I own the same house filled with love and memories. It was my grandparents' wish to keep the house in the family. When my grandparents built the house, they were promised that if anything happened to the golf course, it would be green space. Now here I am, wondering what happened with that promise. It seems like the developers are more concerned with the green in their pockets.

My house, like many others along the golf course, were designed with big windows overlooking the green space. Tomoka Oaks has charm. We don't want another "cookie cutter" neighborhood with two-story homes looking down on our unique houses.

I am a proud Ormond Beach resident. I was born and raised here. I teach in the historical building of Ormond Beach Elementary, just down the road. I am captivated every day by the beauty our city has. Oak trees and greenery are what we are known for. Let's keep the appeal and charm alive, let's not keep building "cookie cutter" houses crammed together to appease some developers. Please consider the current residents like me of Tomoka Oaks and the wonderful city of Ormond Beach with your decision. Other people can move away from all this, but I will not. This is the house I plan on passing down to my future children.

We don't want Ormond Beach to start looking like Daytona Beach with over development too.

Please consider saving the green space of the old Tomoka Oaks golf course. Please consider the promise that was made to us.

Attached is a picture of my grandparents, Hoot and Mary Lou Huhta, behind our house in Tomoka Oaks.



Thank you for your time.

Lauren Huhta
Sent from my iPhone
(386) 795-7618

July 17, 2023

To: The Ormond Beach Planning Board
From: Frank Agliata
Tomoka Oaks Resident
1 Bay Hill Dr.
Ormond Beach, FL 32174

I attended the meeting held at he Calvary Christian Center last Thursday, July 13th. I was not able to speak at that time however I wanted to express my views as they relate to your evaluation of the Tomoka Reserve development.

It is obvious that you have a difficult decision to digest and not everyone will be happy with whatever you decide. Your attorney asked that we keep our comments to facts not opinions. With that in mind I only have one thing to ask you.

The Tomoka Reserve developers have made it clear that they have no plans to address the intersection "diamond" of Tomoka Oaks Blvd and North and South St. Andrews Drive. I have two articles included with this letter. One from the DOT/ FHWA Highway Safety Program and the other from the Insurance Institute for Highway Safety and the Highway Loss Data Institute. Facts not Opinion. They both state clearly that a ROUNDABOUT is best and safest way to handle this issue.

I ask that whatever decision you make that you require the developers of Tomoka Reserve to be responsible for the construction of a **Full and Formal Roundabout.** Furthermore I ask that this Roundabout be constructed before any other aspect of this project.

This Roundabout solution will address the most important aspects on traffic for the existing homeowners of Tomoka Oaks, Escondido, and the Trails. It also will be a welcome solution to any residents that may buy a home in this development – should you decide to approve some sort of housing.

Thank you for your attention.

Frank Agliata

IIHS HLDI

Roundabouts

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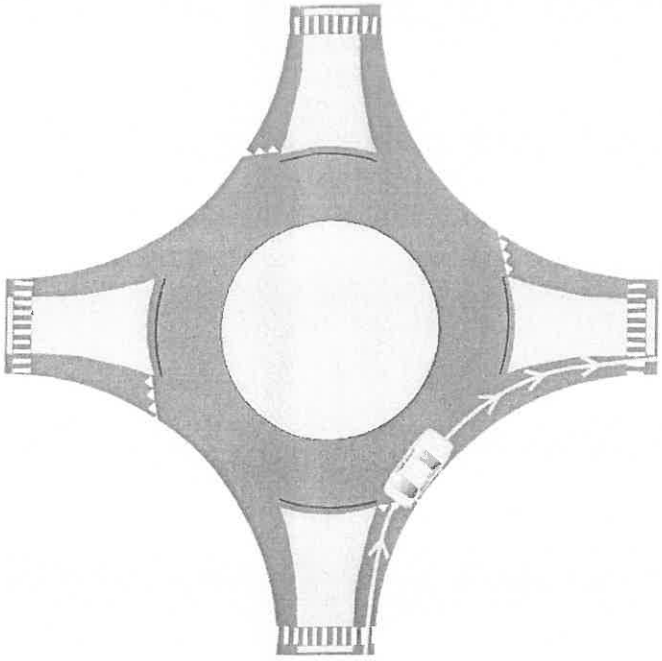
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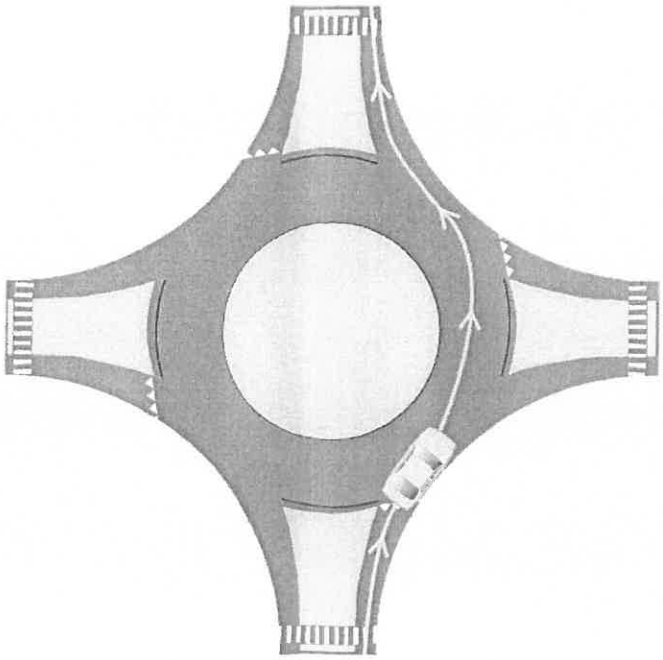
At roundabouts in the U.S., vehicles travel counterclockwise around a raised center island, with entering traffic yielding the right-of-way to circulating traffic. In urban settings, entering vehicles negotiate a curve sharp enough to slow speeds to about 15-20 mph; in rural settings, entering vehicles may be held to somewhat higher speeds (30-35 mph). As vehicles circulate within the roundabout, slow and consistent speeds are maintained by the deflection of traffic around the center island and the relatively tight radius of the roundabout and exit lanes.

Slow speeds help vehicles move smoothly into, around, and out of a roundabout. Drivers approaching a roundabout must reduce their speeds, look for potential conflicts with vehicles already in the circle and be prepared to stop for pedestrians and bicyclists. Once in the roundabout, drivers proceed to the exits they need.

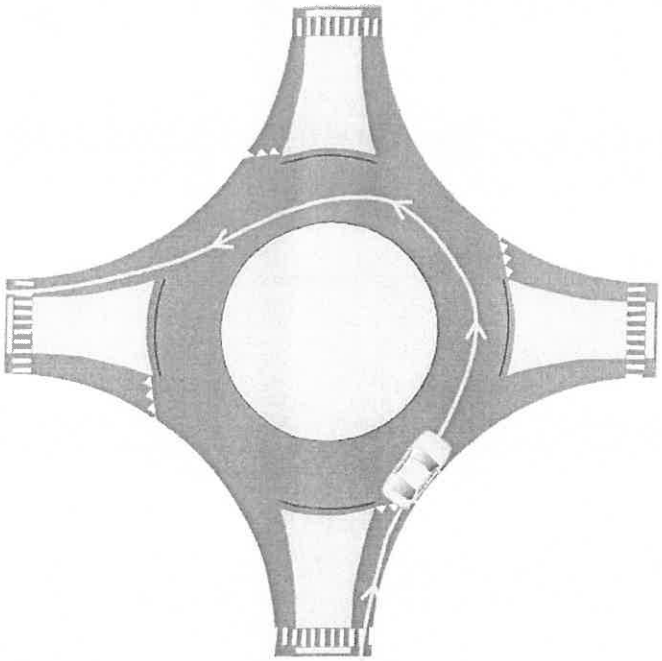
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Right turn



Straight through



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Modern roundabout



Older traffic circle

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Although some states and cities have been slow to build roundabouts, they are gaining more popularity in the United States. Roundabouts are one of the evidence-based safety countermeasures recommended by the Federal Highway Administration. Some states, such as New York and Virginia, have adopted "roundabout first" policies requiring that roundabouts be considered a preferred alternative when building new intersections or upgrading older ones if feasible (*New York State Department of Transportation, 2011*; *Virginia State Department of Transportation, 2009*).

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Safety benefits

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The vehicle-to-vehicle conflicts that do occur at roundabouts generally involve a vehicle merging into the circular roadway. In the case of multilane roundabouts, conflicts may also occur as vehicles exit.

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Studies in Europe indicate that, on average, converting conventional intersections to roundabouts can reduce pedestrian crashes by about 75 percent (*Brilon et al., 1993*; *Schoon & van Minnen, 1994*). Single-lane roundabouts, in particular, have been reported to involve substantially lower pedestrian crash rates than comparable intersections with traffic signals (*Brude & Larsson, 2000*).

Crossing at multi-lane roundabouts can be more difficult for pedestrians than crossing at single-lane roundabouts. A study found that motorists failed to yield to pedestrians 2-3 times more at multi-lane roundabouts than at single-lane roundabouts (*Rodegerdts et al., 2007*). Another study found that drivers exiting a roundabout were less likely to yield to pedestrians than drivers entering a roundabout (*Hourdos et al., 2012*).

Safety challenges

Despite the demonstrated safety benefits of roundabouts, some crashes still occur. An IIHS study of crashes at 38 roundabouts in Maryland found that four crash types — run-off-road, rear-end, sideswipe, and entering-circulating — accounted for almost all crashes (*Mandavilli et al., 2009*). Another common crash type involved a vehicle colliding with the central island. These crashes, which often involved unsafe speeds, accounted for almost half of all single-vehicle run-off-road crashes. Some drivers may not have seen the roundabout in time to slow down sufficiently.

A review of crashes at 39 roundabouts in the United States found that entering-circulating, exiting-circulating and rear-end collisions were the most common crash types (*Rodegerdts et al., 2007*). A large majority of crashes at the single-lane roundabouts were entering-circulating crashes. At multi-lane roundabouts, the majority of crashes were exiting-circulating.

A review of fatal crashes at roundabouts in the United States and injury crashes at roundabouts in Washington and Wisconsin found that motorcycle crashes, fixed object crashes, and crashes involving impaired driving were overrepresented (*Schroeder et al., 2015*).

Design features that encourage drivers to slow down are the key to optimizing roundabout safety.

Signs — including speed limits posted well in advance of roundabouts and larger "roundabout ahead" and yield signs — pavement markings and lighting help make sure drivers know they are approaching a roundabout and therefore need to slow down.

Center island landscaping can promote slower speeds and focus drivers' attention on the roadway close to them by limiting their through vision.

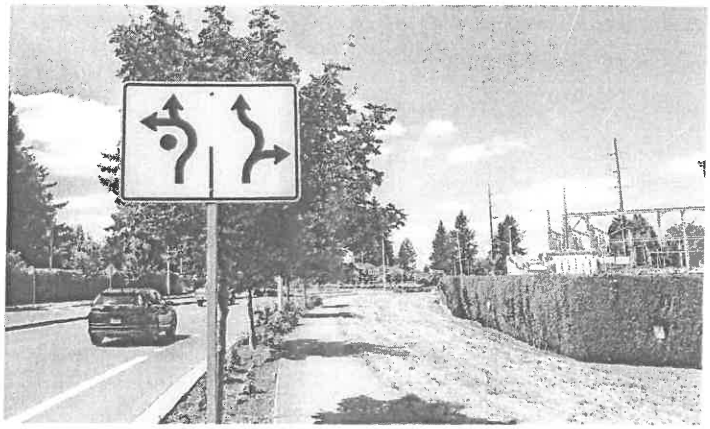
Islands separating the approach and exit lanes, known as splitter islands, should extend far enough from the roundabout to provide pedestrian refuge and to delineate the roundabout.

Other design features such as adequate curvature of approach roads far enough in advance of roundabouts and the alignment of approaching roads with the center island also may aid in reducing speeds.

Multilane roundabouts are more challenging. A study of a pair of two-lane roundabouts near Bellingham, Washington, found that confusion about some aspects of navigating the roundabouts persisted one year after the construction ended (*Hu et al., 2014*). More than 40 percent of drivers said it wasn't clear from signs and pavement markings what speed to drive, which lane has the right of way when exiting or that they shouldn't drive next to large trucks in the roundabouts.

At multilane roundabouts, signs and pavement marking should remind drivers of the correct yielding patterns and help them choose the appropriate lanes. At two-lane roundabouts, for example, signs need to convey clearly that entering traffic must yield to both lanes of traffic.

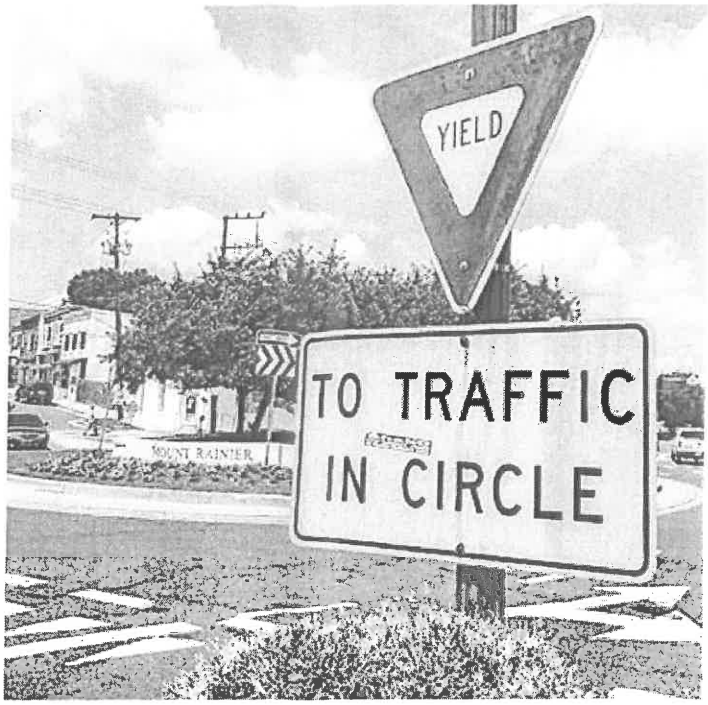
The photos below show sample signs and pavement markings used at roundabouts.



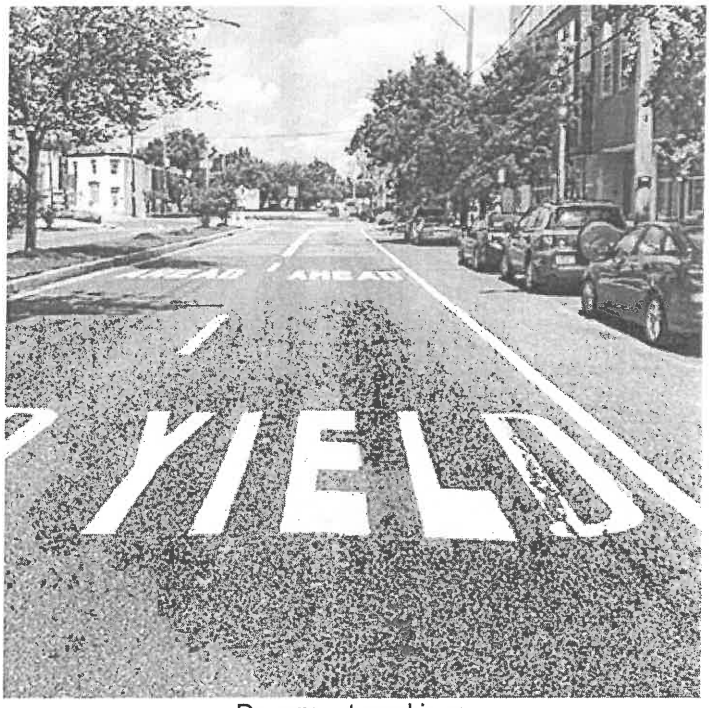
Guide sign



Roundabout sign



Yield sign



Pavement markings

Traffic flow benefits

Several studies conducted by IIHS and others have reported significant improvements in traffic flow following conversion of traditional intersections to roundabouts.

- A study of three intersections in Kansas, Maryland and Nevada where roundabouts replaced stop signs found that vehicle delays were reduced 13-23 percent and the proportion of vehicles that stopped was reduced 14-37 percent (*Retting et al., 2002*).

A study of three locations in New Hampshire, New York and Washington state where roundabouts replaced traffic signals or stop signs found an 89 percent average reduction in vehicle delays and a 56 percent average reduction in vehicle stops (*Retting et al., 2006*).

A study of 11 intersections in Kansas found a 65 percent average reduction in delays and a 52 percent average reduction in vehicle stops after roundabouts were installed (*Russell et al., 2004*).

An Institute study of two-lane roundabout conversions at two intersections near Bellingham, Washington, found substantial declines in vehicle delays on the minor roads (33 percent and 90 percent) and the proportion of vehicles waiting in queues (35 percent and 43 percent) (*Hu et al., 2014*). Overall intersections delays increased (12 percent and 22 percent), due to slightly longer delays on the major approaches as vehicles slowed to enter the roundabouts.

Because roundabouts improve the efficiency of traffic flow, they also reduce vehicle emissions and fuel consumption. Installing roundabouts in place of traffic signals or stop signs has been found to reduce carbon monoxide emissions by 15-45 percent, nitrous oxide emissions by 21-44 percent, carbon dioxide emissions by 23-34 percent and hydrocarbon emissions by 0-40 percent (*Hu et al., 2014*; *Várhelyi, 2002*).

Constructing roundabouts in place of traffic signals or stop signs reduced fuel consumption by an estimated 23-34 percent (*Hu et al., 2014*; *Várhelyi, 2002*; *Höglund & Niittymäki, 1999*).

A 2005 Institute study documented missed opportunities to improve traffic flow and safety at 10 urban intersections suitable for roundabouts where either traffic signals were installed or major modifications were made to 10 intersections with signals (*Bergh et al., 2005*). It was estimated that the use of roundabouts instead of traffic signals at these intersections would have reduced vehicle delays by 62-74 percent.

Based on the results of that study, we estimate that the conversion of 10 percent of the signalized intersections in the United States to roundabouts would have reduced vehicle delays by more than 981 million hours and fuel consumption by more than 654 million gallons in 2018.

Public opinion

Drivers may be skeptical of or even opposed to roundabouts when they are proposed. However, several IIHS studies show that opinions quickly change when drivers become familiar with them.

In three communities where single-lane roundabouts replaced stop sign-controlled intersections, 31 percent of drivers supported the roundabouts before construction, compared with 63 percent shortly after (*Retting et al., 2002*).

In three other communities where a one- or two-lane roundabout replaced stop signs or traffic signals, 36 percent of drivers supported the roundabouts before construction compared with 50 percent shortly after (*Retting et al., 2006*).

Follow-up surveys conducted in these six communities after roundabouts had been in place for more than one year found the level of public support increased to about 70 percent on average (*Retting et al., 2007*).

When two intersections near Bellingham, Washington, were converted to two-lane roundabouts, support for the roundabouts went from 34 percent before construction to 51 percent six months after and 70 percent more than one year after (*Hu et al., 2014*).

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FHWA Highway Safety Programs

Intersection Safety
Safe System Intersections
Intersection Control Evaluation
Corridor Access Management
Intersection Types

Related Links
- Roundabouts: An Informational Guide, Second Edition

Roundabouts

Roundabouts are a Proven Safety Countermeasure because they can substantially reduce crashes that result in serious injury or death. Roundabouts can:

- Improve safety
- Promote lower speeds and traffic calming
- Reduce conflict points
- Lead to improved operational performance
- Meet a wide range of traffic conditions because they are versatile in size, shape, and design



Source:JamesBrey,E+,Getty Images

Outreach and Education Resources

- Roundabout Rules Video
- Roundabout Rules PDF
- Roundabouts Public Service Announcement –
  - Audio Recording
  - Transcript
- Modern Roundabouts: An Innovative Solution to Intersection Safety Concerns – Video
- Modern Roundabouts: A Safer Choice
  - Video
  - PDF (English)
  - PDF (Spanish)
- Table Top or Floor Decal Educational Illustration of Multilane Roundabout
  - JPG
  - PDF **Please note that this graphic is not intended to be a design template or a standard for roundabouts. Shown here at a trade show.*
- Roundabouts with Pedestrians and Bicycles – A Safe Choice for Everyone
- Roundabouts and First Responders – Saving Lives Together
- Roundabouts along Rural Highways
- Roundabouts and Tribal Governments
- Carmel, IN, Engages the Public through Print and Web Outreach
- Washington County, MN, Educates Drivers through "Roundabout U"
- Washington State Focuses on Outreach, Illustrates How to Drive a Roundabout
- Bend, OR, Teaches through Children Using Coloring Books to Communicate about Roundabouts
- Missouri DOT Convinces Skeptics That Roundabouts Work
- Iowa DOT Provides "Expert-on-Hand" Technical Assistance to Promote Roundabouts
- Virginia DOT's Roundabouts Review Committee Spearheads Outreach Efforts
- Brown County, WI, Roundabouts Calm Traffic, Improve School Zone Safety
- Clearwater, FL, Public Charrettes Produce Strong Support for Roundabouts
- Sioux Falls, SD, Conducts Roundabout Rodeo
- Washington State DOT Hosts Roundabout Rodeo
- Montpelier, VT, Constructs Roundabout with Local Roundabouts Steering Committee
- Madison, WI, Makes Roundabouts Work for Pedestrians and Bicycles
- Wisconsin DOT Engages Freight Stakeholders in the Roundabout Design Process
- Santa Cruz, CA, Chooses a Roundabout as a Multimodal Solution
- Austin, TX, Hosting General Information Briefings to Promote Roundabouts
- Kansas DOT Designing Roundabouts for Truck Traffic

Technical Materials and Research

- Roundabouts: An Informational Guide, Second Edition (NCHRP Report 672)
- Turbo Roundabout
  - Synthesis Report
  - Technical Primer
- Accelerating Roundabout Implementation in the United States
  - Volume I – Evaluation of Rectangular Rapid-Flashing Beacons (RRFB) at Multilane Roundabouts – Final Report
  - Volume II – Assessment of Roundabout Capacity Models for the Highway Capacity Manual – Final Report
  - Volume III – Assessment of the Environmental Characteristics of Roundabouts – Final Report
  - Volume IV – Review of Fatal and Severe Injury Crashes at Roundabouts – Final Report
  - Volume V – Evaluation of Geometric Parameters that Affect Truck Maneuvering and Stability – Final Report
  - Volume VI – Investigation of Crosswalk Design and Driver Behaviors – Final Report
  - Volume VII – Human Factor Assessment of Traffic Control Device Effectiveness – Final Report
- Temporary Traffic Control for Building & Maintaining Single & Multilane Roundabouts
- Roundabout Practices (NCHRP Synthesis 488)
- Estimating the Life-Cycle Cost of Intersection Designs (NCHRP Web-Only Document 220)
- Crossing Solutions at Roundabouts and Channelized Turn Lanes for Pedestrians with Vision Disabilities – A Guidebook (NCHRP Report 834)
- Evaluating the Performance of Corridors with Roundabouts (NCHRP Report 772)
- A Study of the Traffic Safety at Roundabouts in Minnesota
- Evaluation of Safety and Mobility of Two-Lane Roundabouts
- Strategies for Effective Roundabout Approach Speed Reduction
- Accommodating Oversize/Overweight (OSOW) Vehicles at Roundabouts

Connections to Other Transportation Safety Topics

- Roundabouts can be designed to safely accommodate both pedestrians and bicycles
- Roundabouts are an effective speed management strategy
- Roundabouts can be part of an effective corridor access management plan
- Roundabouts work as great intersection designs for road diet projects
- Pavement friction plays an important role in road safety performance, including at intersections
- The Manual on Uniform Traffic Control Devices for Streets and Highways provides the national standards for all traffic control devices, including pavement markings, signs, and traffic signals

Last updated: Tuesday, May 9, 2023

U.S. DEPARTMENT OF TRANSPORTATION

Federal Highway Administration

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Effect on older drivers

Older drivers are more likely than other drivers to be wary of roundabouts, but they also are particularly likely to benefit from them in terms of improved safety. Relative to other age groups, senior drivers are over-involved in crashes occurring at intersections. In 2021, multiple-vehicle crashes at intersections accounted for 39 percent of fatal crash involvements among drivers 80 and older, compared with 22 percent for drivers ages 16-59.

Older drivers' intersection crashes often are due to their failure to yield the right-of-way (*Mayhew et al., 2006; Braitman et al., 2007*). Since all traffic flows in the same direction at roundabouts and more slowly than at traditional intersections, the consequence for failing to yield is likely less severe at roundabouts. Particular problems for older drivers at traditional intersections include left turns and entering busy thoroughfares from cross streets. Roundabouts eliminate these situations entirely.

Although safety effects of roundabouts specifically for older drivers are unknown, a 2001 IIHS study of 23 intersections converted from traffic signals or stop signs to roundabouts reported the average age of crash-involved drivers did not increase following the installation of roundabouts. This suggests roundabouts don't pose a problem for older drivers (*Retting et al., 2001*).

A study in six communities where roundabouts replaced traditional intersections found that about two-thirds of drivers 65 and older supported the roundabouts (*Retting et al., 2007*). A study of two intersections converted to roundabouts near Bellingham, Washington, found that about two-thirds of drivers 70 and older favored the roundabouts one year after construction (*Hu et al., 2014*). In both studies, the older drivers were less likely to favor roundabouts than younger drivers.

In another study, signs and pavement markings that improve the path and operational guidance were found to increase the comfort, confidence and perception of safety for drivers ages 65 and older (*Lord et al., 2007*). For example, a yield sign could have a plaque underneath reading "to traffic in circle," and an advance warning sign could have a plaque with the word "roundabout."

Updated June 2023

From: Doug Widnall
To: Miller, Marcella
Subject: Letter to Planning Board from Darla
Date: Friday, July 21, 2023 10:23:04 AM

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July 21, 2023

To: Planning Director Steven Spraker, Planning Board Chair Doug Thomas and Planning Board Members GG Galloway, Mike Scudiero, Angie Shull, Barry Dumoulin, Alan Jorczak and Troy Railsback,

Thank you in advance for reviewing the following research I have done regarding how the Government (County and City) and Citizens of Seminole County saved the "green space" of their struggling golf courses:

Twin Rivers Golf Club

2100 Ekana Drive, Oviedo (Seminole County) (407) 366-1211

The City of Oviedo purchased the struggling Twin Rivers Golf Club for $5 million in early 2017. It was a way to protect the land from being turned into homes, apartments and stores. It now serves to provide an important function through its designation as open space and provides an important function in the City's Community Rating System (CRS). The City is also able to provide a discount of 10% for those in flood hazard areas. Without the golf course, the discount reduces to 5%. The golf course has been awarded a Certificate of Achievement for Environmental Planning Certificate by Audubon International.

Rolling Hills Community Park Project

1749 Art Hagan Place, Longwood (Seminole County)

The Seminole County Board of County Commissioners purchased the former Rolling Hills Golf Course (established in 1926) in 2018 for $3.95 million and it is being converted to a 98-acre public park with recreational amenities. They bought it from developers who were intent on building houses compatible with the existing homes but their plan was met with opposition from residents angered at the prospect of losing the green space.

Turning it into a park would protect it from development and the commission chambers were packed with residents hoping to preserve their precious green space corridors. The park will include crosswalks, traffic-calming features, roundabouts and stormwater considerations. Teams are ensuring that the design details prioritize safety, meet permit requirements and are cost-efficient before construction begins. Seminole County Leisure Services crews and contractors continue to maintain the park. New trees have been planted to replace the loss of aging vegetation and dead or aging trees are being removed. The project is expected to be completed by 2024.

Deer Run Park and Country Club (Used to be Deer Run Golf Course that opened in 1971)

300 Daneswood Way, Casselberry (Seminole County) (407) 799-9592

The Save Deer Run campaign for the nearly 3,000 homes which would be affected by residential development on the golf course was headed up by Deborah Bauer. The land was bought for $13,500,000 (along with Wekiva Golf Course) by the County. The golf club building turned into a Country Club for the residents and the land is now a park. The citizens formed a group and agreed to pay a self-imposed tax yearly for 15 years of $65 to $130 to keep this land as green space. The County is looking for a multi-million dollar savings in the long run which involves "water" that is underneath what used to be the golf course. "Those wells have something called a consumption of use permit, the right to pull water out of the ground," according to Seminole County Commissioner Bob Dallari. The Deer Run Golf Course can pull about 200,000 gallons of water a day.

Casselberry Golf Club

300 S. Triplet Lake Drive, Casselberry FL (Seminole County) (407) 699-9310.

Opened in 1947, the City of Casselberry bought the golf course for $2.2 million in 2018 and the golf course has continued operating as a golf course.

Wekiva Golf Course

4100 Wekiva Club Court, Longwood (Seminole County) (407) 862-5113

Opened in 1972. Bought along with the Deer Run Golf Course (now Deer Run Park and Country Club, see above) by the County for $13,500,000 plus citizen's self-imposed tax of $65 to $130 a year for 15 years. It is still a working golf course. According to Commissioner Dallari, before they bought it he felt it was a high recharge area for water and that water would be valuable to the county.

It has been brought to my attention that Winter Park Golf Course (Orange County) in the heart of Winter Park (opened in 1914) was revived in 2016 after it long being a "budgeted-for" six-figure annual loss. It was brought to life again by "a couple of young, unheralded course designers," Keith Rhebb and Riley Johns, who won their bid for the project, in part, with the tag line, "This isn't a golf course; it's a community park with pin flags." This golf course is listed on the U.S. National Register of Historic Places.

Thank you again.

Darla Widnall
The Trails
7 Shawnee Trail
Ormond Beach

STEVEN SPRAGER

City of Ormond Beach Planning department

July 25th 2023.

Second letter; of deep concerns and suggestions about the impact on the Trails from any proposed building on Tomoka Oaks Golf Course.

Whatever happened to what "the people think", is anyone really listening, does it count any more or do we allow a small committee of people duly elected yes, but to make "critical" decisions for the thousands of Ormond Residents. The Tomoka Reserve is a "critical" decision. This decision affects everyone in the City of Ormond Beach one way oR another. The City of Ormond has stirred up the ant hill by the possibility of allowing the Tomoka Reserve project. Incidently "Reserve" is farthest from what it would or will be! Ormond is rapidly changing to an over crowded mess. Its time to rethink development before its too late and we become a Ft Lauderdale of a mess.

I mentioned before, Main Trail where I have lived for over 50 years, has become an "Expressway" especially between the hours of 6.30am and 9.30pm and 3.30pm and 7pm very **fast** cars and especially **huge** trucks along with **noisy** motor bikes are dangerously exeeding the 25mph speed limit. I walk the paths on Main Trail three to four times a week to the Ormond Park, drivers have absolutely no regard for the limit, they just want to get thru to Granada and miss the back ups at the corners of Granada and Nova Road. We used to have Ormond Police that patrolled for speeders on Main Trail but the city has done nothing to curb speeding that have made any difference, do any of the City Commisioners care?

I realise that Main Trail is a "cut thru now", to take "the load off Granada" , that's poor planning and a joke. Main Trail will be more of a cut thru if the "Reserve" goes thru (ruining the award winning Trails) The cut thru has to be made into a safer slower driving road that people will repect, they are driving thru a community, not on an expressway. We have two areas of four way stop streets that should be added on Main Trail, all it takes are stop signs. An example is Wilmet where the city has 4 sections of 4 way stop streets to slow traffic before you get to Beach street from Nova Road, they do slow traffic. Main Trail needs at least two or three more stop streets added. When you get onto main trail from Nova or Granada, there is only one stop sign **on** Main trail, where most drivers make a "rolling stop". Speed bumps are another solution but never popular.

Thank you for passing on my first letter of concerns to the powers that be..

Respectfully submitted



Craig Shankland

Resident/Owner 409 Main Trail Ormond Beach 32174

Consider; 3 or 4 way stop streets on Main trail. First 4 way at Main trail, Timberline and Autumn wood. Second 4 way at Main Trail, Pine Cone and Iraquois. Third 3 way at Main Trail, Rio pinar. There are two school bus pick up sights at the first two intersections.

From: Doug Widnall
To: Miller, Marcella
Subject: Analysis Report from Darla Widnall
Date: Wednesday, July 26, 2023 2:44:40 PM

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To: Planning Director Steven Spraker, Planning Board Chair Doug Thomas and Planning Board Members GG Galloway, Mike Scudiero, Angie Shull, Barry Dumoulin, Alan Jorczak and Troy Railsback

July 26, 2023

Re: Economic Impact Report of proposed Tomoka Reserve 6/30/23

I began my research of this report with calling Fishkind Litigation Services (FLS) in Orlando, Florida. My concern was whether they were a legitimate business and if so, do they use A.I. (Artificial Intelligence) to write their reports. Their report seemed very disconnected from our situation in Ormond Beach with the proposed building on the Tomoka Oaks Golf Course. It was as if they were given a couple of key words and figures and those were then plugged into a standard report that they could then send out to anyone who wants to justify building on a golf course. The lady who answered the phone was very nice and said they do not use A.I. and that their business employs economists and CPA's.

The following is my analysis of the Executive Summary of the Economic Impact of Redeveloping Tomoka Oaks Golf & Country Club written by Fishkind Litigation Services regarding the proposed Tomoka Reserve:

FLS belief: "All its (proposed Tomoka Reserve Development) traffic will be directed through Tomoka Oaks Boulevard to Nova."

My belief: I don't think any of us believe that.

FLS belief: "Shuttered golf courses depress the values of surrounding residential properties. This is proven in the professional literature."

My belief: Please refer to my research on Seminole County's (5) struggling golf courses along with (1) in Orange County dated 7/21/23 that I sent to all Planning Board Members, the Mayor and Commissioners. These golf courses were revived and are now successfully functioning either as green space, parks or golf courses enhancing the values of the homes around them. I am sure I could find more.

FLS belief: "The redevelopment of the Club into a modern community with homes valued at $550,00 to over $763,000, surrounded by a large landscaped/open space buffer will enhance the values of the surrounding neighborhood.

My belief: I believe the development will devalue the homes around it.

FLS belief: "The redevelopment project will also generate a substantial surplus for the City's budget."

My belief: At what cost? Perhaps using up our last bit of green space and stretching the limits of our

infrastructure. It would permanently take away the implied or stated perpetuity of the green space which will affect not only our historic Tomoka Oaks residents who bought on the golf course but (4) other surrounding communities, one of which is also historic. Our City might better enjoy the money coming from tourists who flock to our golf courses and businesses, especially during tournaments.

FLS belief: "That the pandemic reversed a 30-year decline in golf rounds played." "The volume of rounds on an 18-hole equivalent basis increased significantly in 2020 and rose to almost 40,000 in 2021." In addition to that, the FLS graph Figure 3 shows that we are now equal to the amount of golfers we had in 1986. Further down in the report it states, "The rebalancing of the golf market does not mean that all areas of the country have returned to equilibrium nor does this imply that a stand-alone golf course can once again become a viable business operation. This is particularly true of Florida."

My belief: Please explain how this is particularly true of Florida. A constant stream of retirees and younger folks are looking for lower costs of living or similar political minds here in Florida which will ensure our need for golf courses. We have 20 viable golf courses operating within 20 miles of us. Your analysis of annual income of a revived Tomoka Oaks Golf Course of $1,575,00 minus annual costs of $983,069 equals $591,931 net operating income. If the City or County bought the land in conjunction with ECHO, Volusia Forever, etc. or private investment, this may work. We also have investors who may be interested in the golf course. We do not have a willing seller at this time, but I am discussing this since you brought it up.

FLS belief: "Course closure exposes the surrounding real estate to the blight of an abandoned course."

My belief: This land could be green space, a park or a golf course. Please note that our 2022 Parks and Recreation survey revealed that we may need to buy additional park land in the next 10 years to meet the recommendation of the National Recreation Parks Association median benchmark of 13.2 acres per 1000 people. They also highlighted the area of the Tomoka Golf Course as needing a park to accommodate the recommendation that all residents be able to access a quality park within 1/2 mile of their home.

FLS belief: The Boca Flores Condominium Community (See Figure 5 showing an aerial view) is comparative to the proposed Tomoka Reserve development.

My belief: Picture putting a development inside a development, picture a donut with a development inside of it and having a 450-foot road being the only exit for both the donut community and the new development to leave the development. You are comparing apples to oranges. Boca Flores appears to have many accessible roads.

The following is my favorite part of the Executive Summary by FLS:

Analysis of Concerns by the Surrounding Property Owners cited by the Tomoka Oaks Homeowners Association:

1. **HOMEOWNERS FEAR THAT THE DEVELOPMENT WILL DECREASE PROPERTY VALUES.**

FLS belief: Homeowners cited no particular facts to support this concern.

My belief: They do not need facts, just common sense and the history of what we know increases the value of homes and it is not a development jammed inside another development. Think donut hole.

2. HOMEOWNERS POINT OUT INCOMPATIBILITY.

FLS belief: The combination of lots 60 feet to 80 feet on the periphery coupled with the large, landscaped buffer mitigates any concern over compatibility.

My belief: Their message tells me, don't believe your lying eyes. That 50' buffer with houses crammed behind it is the same as looking out on a green space/golf course so shut up.

3. CONCERN FOR ADEQUATE PUBLIC FACILITIES.

FLS belief: "The relatively small number of additional homes in the project will not stress existing facilities and infrastructure." "Moreover, new housing with modern conveniences and design will invigorate older homes to be updated, which may also be a benefit to homeowners against potential property losses from extreme weather-related storm events, as well as the City of Ormond providing hurricane relief expenses to an older outdated neighborhood. Hospital facilities and school space is adequate relative to the increment of demand from the redevelopment. Finally, as demonstrated in the fiscal impact analysis, the redevelopment project will generate very substantial financial surpluses to the City that can be tapped to fund any additional public facilities."

My belief: Let's keep our green space while we still have it so we don't have to tap into funds received from a development to fund future public facilities that we have no land to put them on and give the residents what they believed they would have (implied or stated) for perpetuity. Please don't insult our beautiful historic Tomoka Oaks Community by saying they need new houses to inspire them to repair their homes. And by the way, our schools and hospitals are already overtaxed.

3. STORMWATER RUNOFF CONCERNS.

FLS belief: "The redevelopment of the Club will provide adequate stormwater detention and treatment facilities."

My belief: Yes, the best laid plans. These stormwater detention and treatment facilities do not always work as planned. The Tomoka Oaks Golf Course land in and of itself is on the highest elevation in East Volusia County. Its coquina limestone base soaks water in very quickly providing a filter for all water that might reach our aquifer and already "impaired" Tomoka River.

4. HOMEOWNERS TRAFFIC CONCERNS.

FLS belief: "The project is engineered to direct all its traffic via Tomoka Oaks Boulevard to Nova Road. Project traffic may exit the community on alternative roadways; however those are longer and circuitous. Additionally, the alternative longer routes will provide emergency ingress and egress."

My belief: It is obvious you did not do your homework. Tomoka Oaks residents already use the "longer and circuitous" roadways through The Trails Development. What will stop the new residents from doing the same? Now that you mention emergency ingress and egress, that is something that was not addressed by the traffic study.

5. QUALITY OF LIFE CONCERNS.

FLS belief: TOHOA is concerned over traffic and noise during the development period. As noted above, the traffic is routed via Tomoka Oaks Boulevard to Nova Road and internally does not go through the existing neighborhood. Again, the direct route to the collector roads is out to Nova Road.

My belief: I repeat, you did not do your homework. At least look at an aerial view of the area in question.

Darla Widnall
The Trails
7 Shawee Trail

From:	Connie Colby
To:	alanjrczak@cfl.rr.com; angieshull@gmail.com; Barry duMoulin; doug@weatherguardshutters.com; ggalloway@cbcbenchmark.com; mikeschu@yahoo.com; troyrailsback@yahoo.com
Cc:	Spraker, Steven
Subject:	additional concerns about Tomoka Reserve and its effect on this part of OB
Date:	Friday, August 4, 2023 7:39:48 PM
Attachments:	Pine Trails Elem coverage.pdf Tomoka-Elementary_August-2021.pdf

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Members of the Planning Board
I did not speak at the meeting at Calvary as there were so many Tomoka residents who deserved that time. There is the possibility that you may not permit further speakers at the meeting on Hand Ave. I do not live in Tomoka Oaks but there are a few issues that do affect me anyways.
Nova Road - from my house we go past the entrance to Tomoka Oaks to get to US1 and 95. As you are aware, it is already a death trap and the addition of hundreds of new vehicles is a recipe for disaster.
The school concurrency is flawed. They suggest about 80 new kids from nearly 300 homes. Tomoka Elementary is already above capacity. But worse than that is that the kids in my neighborhood who live about 1.7 miles from TE are in a pocket of OB (east and south of the school) that is assigned to Pine Trails Elementary – 7 miles from here. Yet, the new kids who would be in Tomoka Reserve will be assigned to Tomoka Elementary while our kids continue to ride by both Tomoka Elementary and Tomoka Reserve on their 7 mile ride to school each day. Most of these kids are driven to school as they would be on the bus all day or waiting for the bus in the dark. Some people have made a special request to allow their kids to go to the school to which they should already be assigned. Wouldn't it be more fair to put the local kids in their local school and OOPS if there isn't room for these new kids assign them out of the area? As we know, you can make numbers say just about anything. Traffic study looks about the same. I believe I heard only about 18 more cars coming out of the entrance on Granada.
Which brings up the question….will a school bus come to that area? They do not go into gated communities and the suggestion of kids waiting at the diamond shaped area is scary.

Next… the distances between these houses is somewhere between 7 ½ to 8' as I read it. The city of Ormond Beach and private communities do not permit parking boats, campers, etc on a driveway- only in backyards and side yards that are fenced. This plan does not appear to have a storage area for people to

park these vehicles. There is not enough room between houses for this either.

The plan does not show a vehicle emergency entrance or exit should there be any type of blockage at the only entry/exit location. I don't know if there is any law about this- there is for manufactured home communities – but could be a disaster.

They addressed (and poo-pooed) the possibility of affordable housing in their development order. I'm attaching what they say on page 10 about apartments and townhouses. They leave it open for coming back and requesting this change. This could only be done with a PRD. If approved and the developer comes back for a change for apartments (rentals) in my opinion (having read all of 102) there wouldn't be a choice but to accept it.
Tomoka Oaks was advertised as having a golf course and people spent additional money to live on those lots. It was part of the development. A city should protect the residents from carpetbaggers like these and assure that promises made are kept. Developers have rights but more importantly, residents have rights. It appears that this may be settled in a courthouse.
Im attaching pictures of the two school zones that I've referenced and also page 10 of the development order where the developer wants to give himself permission to come back and change his plans.
Connie Colby
108 Roble Lane
Ormond Beach, FL 32174
386-871-2751

1.87 units per acre. The narrative letter (ATTACHMENT 10) analyzed the density of the existing Tomoka Oaks subdivision at 2.09 units per acre. In reviewing the Tomoka Oaks subdivision, the individual subdivisions were platted in the 1960s and 1970s and did not include common open space, recreational areas, or stormwater management systems which were not required at the time of platting. The Tomoka Reserve site plans show 78.28 acres or 53% of the site dedicated to landscape buffers, open space, stormwater, and recreational areas to support the subdivision. The project has clustered the lots in order to provide landscape buffers, open space, stormwater, and recreational areas.

Planned Residential Developments typically use the existing zoning district as a basis for allowed uses and dimensional standards. This property had a zoning map amendment in 2006 from the R-2, Single-Family Low Density zoning designation to PRD, Planned Residential Development. Based on the previous zoning designation and the surrounding properties also being zoned R-2, Single-Family Low Density, this zoning district is being used as the basis for the review of the Tomoka Reserve project. The Planned Residential Development allows the ability to request alternative lot sizes or more intensive uses in a development order. Section 2-35(b) of the Land Development Code states: "More intense uses (e.g., townhouses in a single-family district, or apartments in a townhouse district) may be allowed, provided that their visual and functional impact on neighboring districts is minimized by providing adequate buffering and screening, and all the requirements of this section are met." The allowance is discretionary with the term "may" used in the standard and requires adequate buffering and screening.

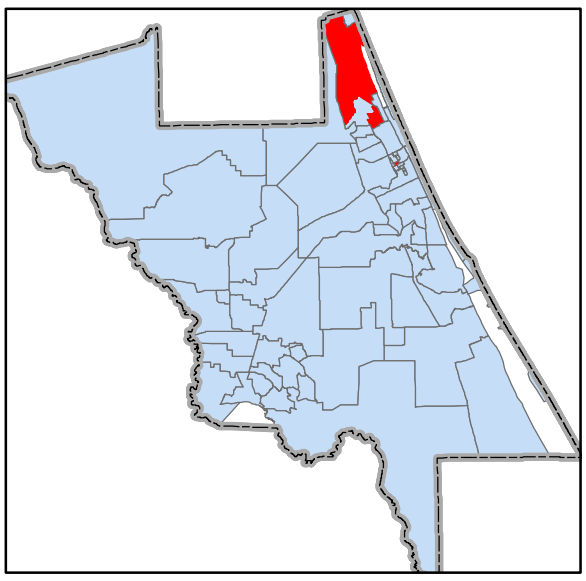
Planned Residential Developments (Marshside, Pineland, Creekside) in the West Ormond Beach area previously sought lower lot dimensions than the SR, Suburban Residential zoning district minimum of 80'. The applications for smaller lot sizes were either denied or amended to the 80' lot width minimums. Staff sees similarities between the Tomoka Reserve and the Planned Residential Developments of West Ormond

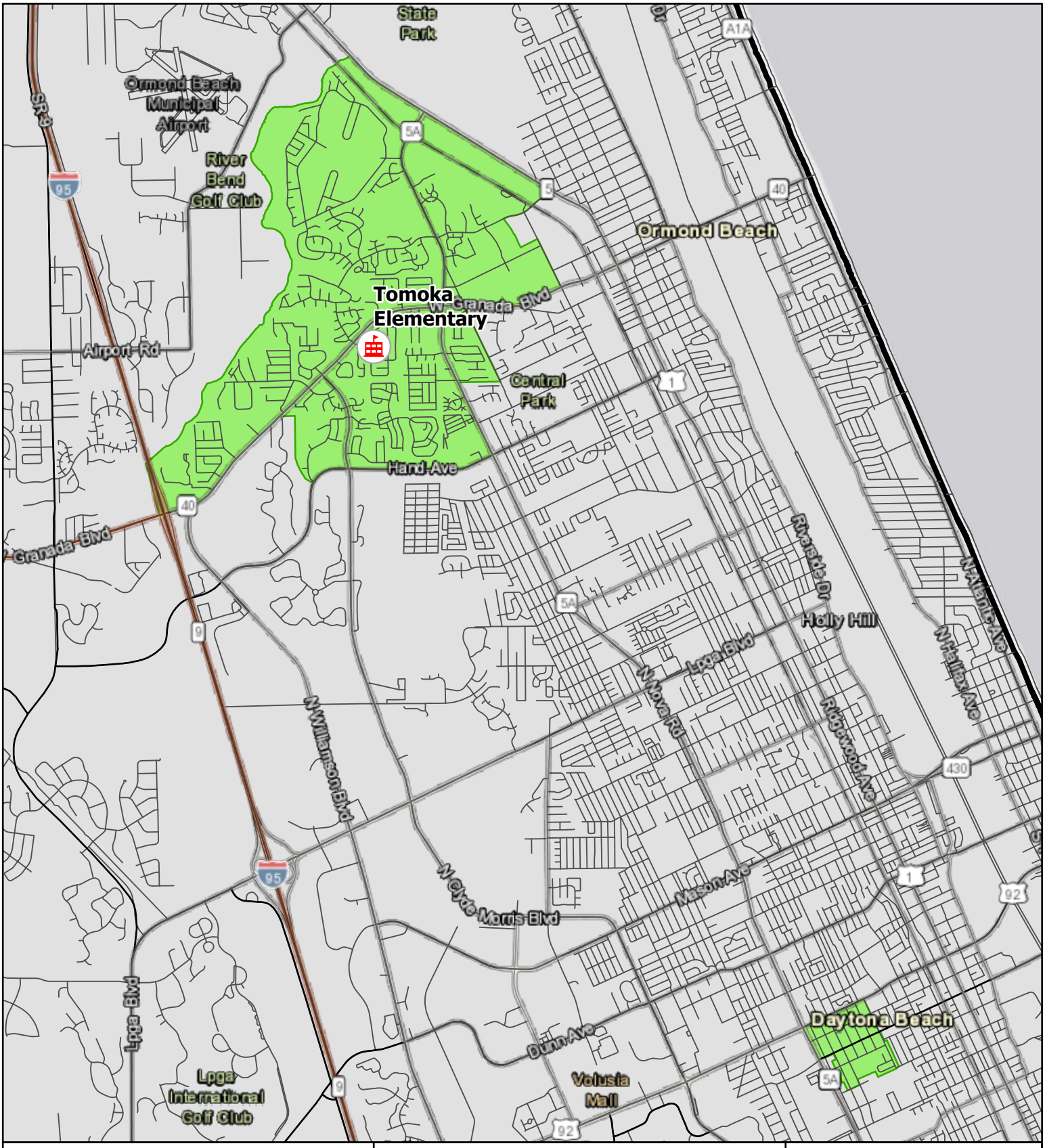
School Attendance Boundary Map

Pine Trail Elementary

Created by Facilities Services
February, 2016

Maps are for illustrative purposes
School attendance boundaries are identified
in the Zone Description Manual.





School Attendance Boundary Map

Tomoka Elementary

Interactive Map:
https://arcg.is/18ijWv0

Updated July 2021
Maps are for illustrative purposes
School attendance boundaries are identified in the Zone Description Manual.

VOLUSIA COUNTY SCHOOLS

School
Attendance Boundary
Streets
Thoroughfares

N

0 0.45 0.9 1.8
Miles

Spraker, Steven

From: Denise Corley <denisejean@gmail.com>
Sent: Sunday, August 6, 2023 3:27 PM
To: Miller, Marcella
Subject: Perserve Tomoka Oaks
Attachments: Screen Shot 2023-08-04 at 10.24.26 PM.png; Screen Shot 2023-08-04 at 10.24.43 PM.png; Screen Shot 2023-08-04 at 10.24.12 PM.png

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Marcella Miller,







My name is Denise Corley, my husband and I bought a house in Tomoka Oaks because it was on a golf course. It was the open space and view of trees that made the sale. I spoke at the July 13th planning boarc meeting about the toxic soil and tightly packed " housing products". I hope you have had the time to read the Environmental Report submitted. The SPRC board accepted the planned remediation for the soil that is laid out in the Soil remediation plan.

How many residential developments have you been asked to approve that need this much oversight into the soil remediation?

Steve Spraker and his team have been doing a thorough job of responding to the developers and the community that will be directly affected by this development.
The SPRC board has recommended that you do NOT approve this plan.

I have not seen a new submittal from the developer with the changes the SPRC has been asking for even though Rob Merrell says tell me what you want. SPRC has over and over, but nothing happens, they have a price point that Carl Veile needs to hit. Does the city of Ormond Beach care if the developer hits his desired price points?

A "subperb" plan would be a Preserve, keeping this land open space and part of the community not a gated community.

Some of you on the planning board have said, "Something is going to be built there". May that something should be something that enhances the Quality of Life in Ormond Beach.

Please read Clay Henderson's book "Forces of Nature" just published. This book describes the people, like Walter Boardman who through their love and wisdom of the fragile natural beauty of Florida with its unique ecosystem, plants and wildlife and water unique in the world, fought with their money and influence to help Preserve Florida's unique environment.

This golf course is toxic, let's let the land heal. Let's put environmental health over individuals' wealth.

Let's keep Ormond beach unique and not overrun by development.
Please vote NO on this plan.
Send a message to developers that Ormond Beach wants to stay unique among this raging over development taking place everywhere else.

Thank you for your service to the community of Ormond Beach,

Denise Corley
51 S. St. Andrews Dr.
I have include the Recommended Remediation Plan from the Environment Report

FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Memorandum

TO: Alex Courneya, Environmental Specialist III
Central District Office

THROUGH: Brian Dougherty, Program Manager
District & Business Support Program, DWM

Digitally signed by Brian Dougherty
Date: 2022.10.25 13:35:49 -04'00'

FROM: Leah J. Smith, Environmental Consultant
District & Business Support Program, DWM

Digitally signed by Leah J. Smith
Date: 2022.10.25 10:33:24 -04'00'

SUBJECT: Former Tomoka Oaks Golf Course
20 Tomoka Oaks Boulevard
Ormond Beach, Volusia County
Soil Management Plan (Amended), September 2022
Site ID: ERIC_18037

DATE: October 25, 2022

The document *Soil Management Plan (Amended)* dated September 2022 for the above referenced site has been reviewed by the Florida Department of Environmental Protection (FDEP) District and Business Support Program (DBSP). Review observations and comments are provided to assist the Central District Office staff with their review of this document and should not be inferred to be an approval of the subject document. DBSP offers the following observations:

1. General:

   a. The site is slated to be redeveloped into single-family residential lots (298 lots), retention stormwater management areas, roadways, amenity and open space areas. The submittal notes that the intent is to comply with residential soil cleanup target levels (SCTLs) in both the residential and non-residential areas of the site.

   b. The original Soil Management Plan (SMP) was previously reviewed by DBSP and the University of Florida. Response to comments were submitted and have been reviewed under separate cover.

   c. Prior soil sampling identified chlordane, dieldrin, heptachlor epoxide, and toxaphene as soil contaminants of concern (COCs) within the greens. Arsenic, dieldrin and toxaphene were identified as soil COCs within the tees. Arsenic was identified as the soil COC within the driving ranges and fairways.

2. Soil Management Plan (SMP):
    a. Additional soil assessment within the former course greens is proposed to further define organochlorine pesticide (OCP) impacts. The submittal proposes stockpiling the upper two feet of unsaturated soil from each green into 1,000 cubic yard (cy) stockpiles. Each stockpile will be sampled for total and synthetic precipitation leaching procedure (SPLP) dieldrin and toxaphene analyses, and for total arsenic analyses at a frequency of 5 soil samples per 1,000 cy.
        i. Soil with dieldrin and/or toxaphene residential SCTL exceedances will be disposed of at a licensed landfill facility.
        ii. Soil with concentrations of dieldrin and/or toxaphene above the leachability SCTL but below the residential SCTL will be mixed with clean onsite soil and resampled. Once reuse sample results meet the leachability SCTL the soil will be managed based on corresponding arsenic concentrations.
        iii. Soil with concentrations of dieldrin or toxaphene below residential and leachability SCTLs will be placed within appropriate future land uses based on corresponding arsenic concentrations.
    b. The submittal recommends excavation and transportation of arsenic-impacted soil within the fairways, driving range, tees, Golf Course Maintenance Area (GCMA) and greens to non-residential areas (open space and amenity areas) within the site for placement below engineering caps with a minimum of two feet cover.
    c. Five composite soil samples per 1,000 cy will be sampled and analyzed for arsenic from imported fill material not from a certified quarry or from excavated onsite soil. Each composite sample will be comprised of a minimum of 10 aliquots collected from various heights and depths of the stockpile.
3. Post Soil Excavation Certification Sampling:
    a. Former green areas: Former green areas are impacted with OCPs and arsenic and assessment soil samples were not collected below 2 feet below ground surface (bgs). The submittal proposes collecting a series of three discrete soil samples from the excavation floor of each green at a depth of 2 feet for arsenic and OCP analysis following the removal of impacted soil. This process (soil removal followed by sampling) would be repeated until SCTLs were achieved.
    b. Non green areas: Four soil samples per an acre are proposed from a depth of 0-2 feet bgs for arsenic analysis for a total of 592 discrete soil samples across the site. Based on the analytical results soil will be classified as arsenic-impacted or soil requiring no further assessment or remediation. This process (soil removal followed by sampling) would be repeated until SCTLs were achieved.
4. Site Grading Procedures:
    a. Imported fill or soil sampled and determined to meet residential and leachability SCTLs will be used within the site to meet geotechnical requirements and for site grading and flood protection within the development areas.
    b. A two-feet minimum soil cap of clean fill is proposed as an engineering control for the open space/amenity areas (non-residential).
5. In-Situ Certification Testing
    a. Two soil samples collected from random location within each single-family building lot at depths of 0-2 feet bgs and 2-4 feet bgs are recommended for arsenic analysis. A total of 1,192 confirmation samples are estimated within the single-family lots.

b. Five soil samples collected from random locations within each acre of open space are proposed at a depth of 0-2 feet bgs for arsenic analysis.

DBSP offers the following comments:

1. According to the Site Assessment Report (SAR) for this site in addition to dieldrin and toxaphene, chlordane and heptachlor epoxide were detected in soil collected from the greens. These COCs are included in the confirmation sampling of the excavation floor of the former green areas but are not included in the stockpile sampling or in-situ characterization sampling.
   a. According to SAR Exhibit 5: Individual Greens OCP Data chlordane was detected in approximately 30% (16 out of 54) and heptachlor epoxide was detected in approximately 11% (6 out of 54) of the samples collected from the greens. Therefore, DBSP recommends that the in-situ characterization sampling include these COCs in locations where soil from the greens is re-used.
2. While stockpile sample results may be useful in characterizing the placement and/or blending of soil, they are not included in the consideration for a no further action decision because they may under or overestimate the actual concentration of COCs within the re-used soil.
   a. DBSP concurs that following the stockpiling, blending, grading, etc. of soil, the approach outlined in the in-situ certification for the finished lot sampling and amenity/open space sampling appears to be reasonable to verify that blended soils meet applicable SCTLs.
   b. The areas where an engineering control is implemented will need to be clearly defined following redevelopment activities. A survey will need to be conducted and included with a Declaration of Restrictive Covenant (DRC) documenting these areas. An engineering control maintenance plan (ECMP) will need to be prepared and will be reviewed upon submittal.
3. The submittal notes that a 95% upper confidence limit (UCL) may be calculated for arsenic in soil within each of the open space/amenity areas. Depending on the proposed decision unit(s) this may be a reasonable approach for evaluating arsenic concentrations in soil within the open space/amenity areas.

If you have any questions, please contact me at 850-245-8717 or at Leah.J.Smith@FloridaDEP.gov.

ATTACHMENT 3

Correspondence received

Section D

Correspondence from
August 10, 2023 to
August 16, 2023

Note: former attachment 16

From: Spraker, Steven
To: "Carolyn Davis"
Subject: RE: 7-13-23 Planning Board hearing minute markers 4:51:41 - 4:52:13
Date: Monday, August 14, 2023 7:16:00 AM

Good morning,

The July 25, 2023 e-mail was sent to Randy Hayes and I was copied. There was no indication that the e-mail was intended for the Planning Board and was not marked For Planning Board. Staff is happy to provide to the planning board and include in the Planning Board packet. For future e-mails, if you can indicate somewhere that the e-mail is intended for the Planning Board or City Commission, staff will include in the packet.

Thank you

Steven

Steven Spraker, AICP
Planning Director

Planning Department
22 South Beach Street, Room 104
Ormond Beach, FL 32174
Direct Line: 386.676.3341
Department: 386.676.3238
Cell: 386.366.1590
Fax: 386.676.3361
E-mail: Steven.Spraker@ormondbeach.org

From: Carolyn Davis <carolyndavis3@gmail.com>
Sent: Friday, August 11, 2023 4:31 PM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Cc: Hayes, Randy <Randy.Hayes@ormondbeach.org>; doug@weatherguardshutters.com; alanjorczak@cfl.rr.com; angieshull1@gmail.com; barry_dumoulin@msn.com; ggalloway@cbcbenchmark.com; mikescud@yahoo.com; troyrailsback@yahoo.com; Miller, Marcella <Marcella.Miller@ormondbeach.org>
Subject: Re: 7-13-23 Planning Board hearing minute markers 4:51:41 - 4:52:13

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Hi Steven,

RE: Attachment 15: Additional Correspondence - 07.13.2023 to 08.10.2023
https://www.ormondbeach.org/DocumentCenter/View/24875/Attachment-15-Correspondence-from-071323-to-08102023

I noticed my email sent on 7/25/23 was not included in the link for Planning Board hearing correspondence received during 7/13/23 - 8/10/23. Perhaps its omission was due to the fact it was addressed to both Steven and Randy.

I am including all members of the Planning Board on this email as I wish to ensure they are all made aware of my concerns that the Planning Board gave the appearance that **DENIAL** was not an option being considered by the Planning Board. There are legitimate uses for the property that are exclusive of residential development and are supported by a large core group numbering 500+ residents of Ormond Beach; over half living in Tomoka Oaks. This core group is not desiring the property go unused or left to grow wild but rather be used by the applicant for purposes of green space recreational use as was originally intended by the 1963 developers of Tomoka Oaks. And we are relying on the integrity of the Planning Board to sift through applicant claims that do not support our Land Use Code criteria thus denying the application should just one criteria not be met.

How many chances is the Planning Board prepared to provide the applicant? It appears as many as possible until the board can recommend approval. This does not sit well with our core group who testified that denial is the best outcome.

The attached *Tomoka Oaks Times* newsletter provides a concise summary of resident testimony objections on page 3 which should not be summarily dismissed by the "opinion" of the Planning Board Chair prior to evaluation of all hearing testimony. I am requesting that the Chair recognize his opinion, when stated in a public forum, carries as much weight and influence with our citizens as does his final recommendation to the Commission.

Thank you,

Carolyn Davis
46 Oakmont Circle
Ormond Beach, FL 32174
386-316-5187

On Wed, Jul 26, 2023 at 11:37 AM Hayes, Randy <Randy.Hayes@ormondbeach.org> wrote:

> Thank you Carolyn. Chairman Thomas was only stating his personal opinion and applicants are always encouraged to explore potential resolutions with residents. As you know, the HOA is a party to the proceeding and I would expect the attorneys for the parties to discuss possible resolutions to present the board. And I customarily provide cautionary advice to all decision-

makers not to pre-determine an outcome prior to receiving all evidence at a public hearing.

Thank you very much.

Randy

From: Carolyn Davis <carolyndavis3@gmail.com>
Sent: Tuesday, July 25, 2023 4:03 PM
To: Hayes, Randy <Randy.Hayes@ormondbeach.org>
Cc: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Subject: 7-13-23 Planning Board hearing minute markers 4:51:41 - 4:52:13

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Hi Randy,

Re: the 7-13-23 Planning Board hearing for the Tomoka Reserve application PRD-2022-043

I want to thank you for requiring the sworn oath acknowledgement for speakers at this meeting. Chairman Doug Thomas was diligent in assuring that each speaker acknowledged whether they took the oath requiring they tell the truth. Each Planning Board member took the oath as well.

As you know, the Planning Board determined it needs to continue this hearing to August 21, 2023, as the board was unable to render a recommendation. In his closing remarks addressing the not-yet-approved development order for the golf course property, Chairman Thomas stated verbatim -

> *But I think that developers have rights, the land owners have rights, but you know who else has rights, all these people out here. All these people out here have rights. And whatever goes in there is going to impact their life. It's gonna impact their happiness. And Randy has cautioned me not to talk about certain things, but like GG said, "something's going in there." Something is going to go in there. And so we've got to compromise, we've got to find something because there is a hard core group of residents who don't want anything in there. But I'm gonna tell you something, that is just not going to happen cause something will go in there.*
> Minute markers 4:51:41 - 4:52:13
> https://www.youtube.com/watch?v=ZtdFx0FIdq8

Such a definitive statement by the Planning Board Chairman prior to any formal, public board recommendation is gravely troubling and goes against the spirit of the hearing. This statement implies the Planning Board has already made a determination to negotiate a development and is willing to review as many site plans as needed until one is acceptable.

Please note my concern for the public record that the Chairman's remarks at the end of the July 13, 2023 hearing casts a shadow on the ability and responsibility of the Planning Board to remain unbiased. It clearly indicated a recommendation of denial was not an option being considered by the Planning Board.

Please acknowledge receipt of this email.

Regards,

Carolyn Davis
Tomoka Oaks
46 Oakmont Circle
Ormond Beach, FL 32174
386-316-5187
CarolynDavis3@gmail.com

Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

ORMOND BEACH

Issue 7 - August 2023

Tomoka Oaks Times

An Independent Newsletter Focused on Preventing Residential Development of the Tomoka Oaks Golf Course

What happened at the Planning Board Hearing held July 13, 2023?

A lot happened at the hearing. But first let's back up and talk about the city's **Staff Report** which was received by each Board member for review prior to the hearing. This 802 page report can be viewed at https://www.ormondbeach.org/Archive.aspx?ADID=10425

The report is separated into different areas such as the traffic analysis, site plans, correspondence received, environmental analysis, and the City staff's recommendation to the Planning Board.

Keep in mind, the Planning Board only makes a recommendation to the City Commissioners on whether the Planning Board believes the Commission should accept or deny the development application.

The City Staff Report advised the Planning Board recommend **DENIAL** of the issuance of a development order based on certain conditions and staff requests for associated site plan improvements.

Page 11 of the report contains an Analysis which identifies 8 key issues the Site Plan Review Committee and the Applicant (Developer) were unable to agree on (see box below).

Key unresolved issues with potential for resolution by the Applicant include: lot sizes, density, compatibility, planting of the 50' natural buffer, project setbacks, lot separation note (sheet PD6), key traffic issues (diamond intersection at St. Andrews Drive & Tomoka Oaks Boulevard, and sidewalks on both sides Tomoka Oaks Boulevard), and acceptance of outdoor recreation areas.

The **Staff Report** provides options, where available, to assist the Planning Board in their formulation of the policy direction and their resolution of key issues. Alternative options can also be created through the public hearing process. And the Planning Board's recommendation to the Commission can be to 1) approve, 2) approve with conditions, or 3) deny the application.

With this understanding of the function of the **Staff Report**, we can examine the Planning Board hearing held July 13, 2023. Highlights of the hearing begin on page two of the *Tomoka Oaks Times*.

NOTE: Links to articles written by local journalists Clayton Park, ***Daytona Beach News-Journal*** and Jarleene Almenas, ***Observer*** contain comprehensive coverage.

MEDIA COVERAGE

THE DAYTONA BEACH NEWS-JOURNAL



WATCH: Residents, Tomoka Reserve developer speak at Ormond Beach Planning Board meeting

Ormond Beach's planning board hears from residents, developer on plans to build a new gated community on the site of the old Tomoka Oaks golf course.

Clayton Park Clayton Park, The Daytona Beach News-Journal

Published 1:35 p.m. ET July 14, 2023

Watch video excerpt.

Read the 7/14/23 Daytona Beach News-Journal article written by Clayton Park.

Subscription Info

Observer
Palm Coast. Ormond Beach.



Board members Mike Scudiero, Angeline Schull, Chair Doug Thomas, Barry du Moulin, Al Jorczak and G.G. Galloway. Photo by Jarleene Almenas.

Read the 7/14/23 Observe article written by Jarleene Almenas.

Subscription Info

Carolyn's Message

Dear Neighbors,

Well, we did it again! We united and we came out in force at the July 13 Planning Board hearing. Hundreds of us attended to express concern and opposition to the PRD zoning application for residential development of the Tomoka Oaks golf course property.

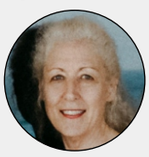
During the hearing, passionate residents from Tomoka Oaks, Escondido, The Trails and other Ormond Beach neighborhoods, spoke with conviction as to why we oppose building 276 homes in the "green heart" of our established Tomoka Oaks neighborhood.

And prior to the hearing, 48 of you sent me letters which I proudly had included in the City's 802 page Planning Board packet. Our letters begin on page 127 of the packet.

Much has happened in a short amount of time. This newsletter provides highlights related to our efforts to prevent this intrusive development.

It also provides links to several resources so you can educate yourself on the many factors that impact where we are at the time I am writing our August newsletter.

In the future, you may see more short email blasts, rather than full issues of the ***Tomoka Oaks Times***, as I strive to keep you up-to-date on new information.



Not giving in or up,

Carolyn Davis
46 Oakmont Circle
CarolynDavis3@gmail.com

v1

Key Unresolved Issues

The applicant and the Site Plan Review Committee have been unable to reach a consensus on several issues. These issues are policy issues that need a recommendation from the Planning Board and final action from the City Commission.

- Key issue 1: Development ability of the former golf course (more on this on page 2 of the *Tomoka Oaks Times*)
- Key issue 2: Lot size, density, and compatibility
- Key issue 3: Planting of the 50' natural buffer
- Key issue 4: Setback plan
- Key issue 5: Sheet PD6 note on lot separation
- Key issue 6: Traffic review, including St. Andrews Drive and Tomoka Oaks Boulevard diamond
- Key issue 7: Recreational areas
- Key issue 8: Environmental

Highlights of the Planning Board Hearing Held July 13th

The entire 5 hour audio and Power Point slides from the Planning Board hearing held July 13, 2023 are located at https://www.youtube.com/watch?v=ZtdFx0FIdq8 Obviously there is a lot to listen to. Here are some highlights.

Some Quick Facts

- Length of the July 13, 2023 hearing: 5 hours
- Hearing Outcome: Continued to August 21, 2023
- Number of attendees: 300 +/-
- Number of residents who addressed the Planning Board: 30
- Total number of hours of resident testimony: 1.5
- Number of pages in the Planning Board packet: 802
- Number of resident opposition letters contained in the packet: 56
- Number of Key Issues unresolved between the SPRC and the Applicant that need to be addressed by the Planning Board: 8
- Staff's Recommendation to the Planning Board: **DENIAL** based on certain conditions and staff requests for associated site plan improvements.
- Date, time and location of next Planning Board Hearing:

  Monday, August 21, 2023 at 6:00 pm

  Tomoka Christian Church, 1450 Hand Ave, Ormond Beach, FL 32174 (map)

A group oath was administered requesting people who were testifying to swear to tell the truth. Why? Is that normal procedure?

No, it has never been normal procedure. City Attorney Randy Hayes asked witnesses to take the oath to preserve the record for a judge in anticipation of any legal challenges that might follow.

Brent Spain, an attorney retained by Carolyn Davis and a consortium of homeowners, provided a Letter of Opinion to Chairman Thomas and the City the day before the hearing. What did it say? And why was it not allowed at the hearing?

Mr. Spain informed the Chairman and the City that cited case law would establish that, at a minimum, the use if the golf club property is limited to a golf course or similar open space purposes by virtue of an implied restrictive covenant. City Attorney Randy Hayes advised the Planning Board that if there are legal issues raised by a legal analysis, then it is incumbent on the party represented by that attorney to initiate their own civil action. (Read Spain's Letter of Opinion)

Note from Carolyn: The legal opinion of attorney Brent Spain is a separate legal effort and is not associated with our voluntary HOA's development mitigation efforts represented by attorney Dennis Bayer. I am a member of our voluntary HOA, but I chose to research a separate path focusing on historical and legal records that present legal challenges to residential development of the golf course property. I disclose in every issue of the *Tomoka Oaks Times* my belief that both the voluntary HOA efforts and my efforts are necessary to address all aspects of this potential development.

What did our voluntary HOA's attorney have to say at the hearing?

Dennis Bayer presented the following concerns still unresolved after extensive HOA negotiations:

- Excess traffic volume
- Inadequacies in the perimeter landscape buffer, it's lack of irrigation, and lack of an enforcement mechanism
- Lot sizes and unit density
- Loopholes allowing the applicant to self-amend lot sizes and number of lots without any official review.
- Applicant's identification of the project as "infill" which is taking a blighted area with rundown houses and putting in a new development. This application is not infill; it is filling a green space with residential development.
- Argues a PRD denial should not allow straight R-2 zoning. "Its current zoning is PRD, it's not R2, this does not behold it from process."

What is the difference between PRD and R-2?

If the developer's PRD application is denied, the developer has a back up application for an R-2 zoning map amendment. The City Attorney ruled against any Planning Board discussion of the R-2 alternative, although the applicant attorney raised the R-2 threat throughout the hearing.

Note from Carolyn: This newsletter does not contain enough space to address the differences between PRD and R-2. At a very basic level:

- The PRD application increases the buffer between existing Tomoka Oaks golf course homes and the proposed development. But is reduces the rear set back of the new homes so there is less footage at the back of the structure where it backs up to the buffer. By contrast, an R-2 has a smaller buffer between the new homes and the existing Tomoka Oaks homes, but the rear setback of the R-2 home requires more footage between the home's rear structure and the buffer.
- The PRD allows smaller lot sizes such as 50' - 80' widths. But the R-2 requires all lots be 100' wide as is standard in Tomoka Oaks.
- The PRD has requirements for recreational areas; R-2 does not.
- The PRD requires 20% natural preservation of the land; R-2 requires 15%.
- Prior to issuing a development order, the PRD requires a Neighborhood Meeting, Site Plan Review Committee submissions, and public hearings by the Planning Board and Commission. The R-2 does not have these same requirements but still must meet city codes and technical criteria.
- With a PRD, the Preliminary Plat review is the next step after the Commission has approved a development order, whereas the Preliminary Plat review is the first step in the R-2 process. Neighborhood meetings are suggested (but not required) at this step for both PRD and R-2.
- The last step for both the PRD and the R-2 is review and approval of the Final Plat by the Planning Board and Commission. Public comments regarding plat details are allowed.

Why didn't the Planning Board render a recommendation to the Commission?

Planning Board Chairman Doug Thomas indicated that during his 33 years on the board, this is in the top five of the most important issues he has ever heard. And he is not going to go along with forcing this through even if it takes the board two or three months.

Chairman Thomas also stated at the end of the five hour hearing that, "Something is going to go in there, and so we've got to compromise. We've got to find something because there is a hard core group of residents who don't want anything in there. But I'm gonna tell you something, that is just not going to happen cause something *will* go in there." *Meeting Minute Marker 4:51:50 - 4:52:13*

Note from Carolyn: I emailed City Attorney Randy Hayes expressing my concern the Chairman's comments implied "denial" was not an option this board was considering.

Mr. Hayes responded in part, "Chairman Thomas was only stating his personal opinion . . . And I customarily provide cautionary advice to all decision-makers not to pre-determine an outcome prior to receiving all evidence at a public hearing."

Our "core group" currently numbering 500+ households (over half living in Tomoka Oaks and many being members of the voluntary HOA such as I am) believes the Planning Board should heed Mr. Hayes' advice.



Provided by Tomoka Oaks resident djcorley

Public Comments - July 13 Planning Board Hearing

Members of the audience were allowed 3 minutes to make public comments. All 30 speakers are listed in the order they testified along with a brief summary of their comments. Only 1 speaker was in favor of the PRD.

1. **Carolyn Davis** (Tomoka Oaks): Reported Attorney Brent Spain's letter of opinion which questions the legality of any development, PRD or R-2.

2. **Stephanie Cox** (Volusia County): Board should seriously consider problems of growth, traffic, schools and infrastructure.



Provided by Tomoka Oaks resident djcorley

3. **Len Gaspery** (Tomoka Oaks): Builder of original custom Tomoka Oaks homes stated golf course lots were substantially more expensive.

4: **Jeff Boyle** (Ormond Beach): Identified development issues that are in conflict with 7 of the City's Comprehensive Plan policies.

5: **Denise White** (Trails): Has issues with traffic analysis not accurately assessing flow and impact on the Trails two-lane, narrow roads laden with medians.

6. **Ashley Dufrene** (Tomoka Oaks): Purposely paid more for a golf course-fronting home. Proposed use will violate all aspects of OB LDC 1-15, article 2.

7. **Michelle Zirkelbach** (Tomoka Oaks): Is a real estate agent who never had a buyer ask to, "find me a house on a 50', 60' or 80' lot." Proposal seeks max profits/acre without regard for quality of life of current residents.

8. **Ellen Cook** (Escondido): Current traffic impacted by RR crossing on Nova will only get worse and result in excess stacking and accidents.

9. **Adele Shaw** (Escondido): The sign for "Tomoka Reserve" makes her think of nature, not a residential development.

10. **Tom Fitzgibbon** (Tomoka Oaks): Traffic concerns with a) FDOT expecting 2 years to install traffic light at Nova & Tomoka Oaks Blvd. b) FDOT rebuild of Nova during Tomoka Reserve development, and c) inaccurate analysis of traffic at Granada & Main Trail.

11. **Denise Corley** (Tomoka Oaks): Concerned soil remediation may simply redistribute toxic golf course chemicals to open space, berms, rec areas, and drainage ponds.

12: **Jane Eddy** representing **Julie Freidus** (Tomoka Oaks): Lack of critical medical care infrastructure, including physician shortage, creating life threatening hardships for current Ormond Beach population.

13. **Scott Ryals** (Tomoka Oaks): as a former golf course owner family member involved in the 2006 PRD application, he understands current developer's mitigation promises might later be identified as "not doable" resulting in unforeseen approvals of developer alterations. Residents' individual freedoms will decrease over time.

14. **Peter Tupas** (Tomoka Oaks): Real estate broker for 30 years disagrees with appraiser's valuation that golf course-fronting homes won't depreciate in any way. In the real estate business, anything that happens behind you will change the value of your property. Plus more traffic on our 2 lane-roads will impinge upon infrastructure.

15. **Ned and Lauren Huhta** (Tomoka Oaks): Second and third generation living in golf course home built by Len Gaspery supported all points made by Dennis Bayer. Believe applicant should fund 100% of Tomoka Oaks Blvd reconfiguration since they are the cause for it.

16. Richard Goldhair (Trails): Construction traffic lasting 3-5 years, 7am-7pm, Monday - Saturday will adversely impact the safety and quality of the Trails and compromise Misner Branch bridge as residents and contractors avoid the construction entrance at Tomoka Oaks Blvd. and use Trails roads instead.

17. **Barbara Doliner** (Tomoka Oaks): "We do not want cookie cutter homes. This just doesn't fit our community. This Cinderella will never have that shoe fit, no matter how many different ways its going to be packaged to us, it doesn't fit."

18. Jim Cameron (Ormond Beach): Only audience member to support this development. "It's important that we hopefully find a happy medium that everybody can agree on."

19. **Renee Herrero** (Tomoka Oaks): Moved here with expectation of always being outdoors and playing the Tomoka Oaks golf course. That changed, but golf is not going anywhere. Could relaunch the 18 hole course if accompanied by a financially supported development.

20. **Caroline Herrero** (Tomoka Oaks): Grew up in a Tomoka Oaks home built by Len Gaspery. Loves being outside in our neighborhood and taking evening walks with her grandmother, but the years of growth in Ormond Beach have changed the experience of living here. Does not want proposed density.



Provided by Tomoka Oaks resident djcorley

21. **Adam Kipi** (Tomoka Oaks): His background in environmental mitigation makes him question how contaminated soil will be mitigated and how 2 feet of clean fill will create drainage issues if not sloped and graded properly. Also bought home believing the golf course property would not be built on.

22. **Tyler Brown** (Tomoka Oaks): Developer's density numbers (1.87/acre) do not accurately represent their claims of compatibility with Tomoka Oaks density (which they claim is 2.09/acre). Tomoka Oaks originally built around 147 acres of a green space golf course which results in original Tomoka Oaks density of 1.27/acre which is quite a bit lower than the applicant's claim of 2.09/acre.

23. **Missy Herrero** (Tomoka Oaks): Asked Board to clarify whether any sworn witnesses who were recruited and paid by the applicant should disclose that when testifying. Board and City Attorney stated they had no evidence of paid testimony and did not answer what the City's hearing policy is on this issue.

Ms. Herrero shared that an overburdened medical infrastructure compromised hospital care for her critically ill father. And a shortage of hospice nurses resulted in a 5 day care gap requiring the family to provide home care unaided until medical professionals arrived prior to his passing.

24. **Paul Hughes** (Tomoka Oaks) Logic is missing regarding emergency, back door access which ultimately leads vehicles back to the main Tomoka Oaks Blvd entrance. If the main entrance is blocked during a natural disaster, any traffic flowing from the emergency exit still faces the main entrance bottleneck. This impacts Escondido too. Also, residents paid dearly for golf course-fronting property and should remain entitled to that green space right.

25. **Janice Rose** (Tomoka Oaks): Development order should contain provision Tomoka Reserve HOA be required to preserve and maintain the buffer. Tomoka Oaks residents should have right to sue if not maintained.

26. **Leah Washington** (Tomoka Oaks): She and her husband are a military family who purchased in Tomoka Oaks for the peaceful stability it affords their children. This will be gone forever if the property is developed. Also, finding *local* pediatric medical care is extremely challenging.

27. **Logan Pigliacampi** (Tomoka Oaks): The beauty of nature and the serene green space of the Tomoka Oaks golf course property are critical to our fundamental way of living. They should not be compromised by industrialization and money.

28. **Darla Widnall** (Trails): The City spent $125,000 for a Parks & Recreational Survey which identified the Top 10 needs for Ormond Beach; 8 of those needs can be solved by retaining the golf course green space for uses such as parks and a golf course.

29. **Debra Gatz** (Tomoka Oaks): Buffer will contain existing trees which go down during storms and are overgrown with invasive vines that grow onto her property. This is not acceptable. Tomoka Reserve HOA should have responsibility for maintaining the buffer.

30. **Beth Rabitaille** (Trails): Sees, firsthand, vehicles speeding down Rio Pinar Trail to Tomoka Oaks. It will get even busier and less safe with new development. Questioned accuracy of traffic analysis which did not report on Rio Pinar Trail impacts.

An Open Letter to the Applicant

Dear Partners of Triumph Oaks of Ormond Beach I, LLC,

You have a lot on your plates at the moment regarding your Tomoka Reserve application. You have a Planning Board saying this current site plan is just not going to cut it. Do you increase your lot sizes? Do you irrigate the buffer? Are you willing to accept lower profits? Do you throw in the towel on the PRD application and push forward with R2? Decisions, decisions.

I understand you are in this to make a profit. And you want a zoning that maximizes that profit. But you are facing a lot of resistance.

What if you could still realize a profit and, at the same time, become respected partners with the citizens of Ormond Beach? If you could pay off the Mortgage and Security Agreement, make a few million in profit, PLUS have your names identified as part of a positive legacy in the history of Ormond Beach, would you be willing to add that to your plate of options? How might this look?

What if you retained the Tomoka Reserve property as dedicated green space? You could sell the Reserve's ***Naming Right*** *to one of our local businesses or private philanthropic residents who desires to keep this area green.*

Would you consider partnering with businesses who could help design and fund the green space? The property could provide:

- *The Sheldon Rubin Environmental Education Center where visitors could learn about the value of nature and preserving the environment.*
- *Perhaps the grounds surrounding the Center could be showcased with the Emily Rubin Rose Garden.*
- *Maybe the Center could contain the Velie Sustainable Living exhibit where visitors could learn how to reduce their ecological footprint when building or redesigning homes.*
- *And there could be a Barshay Community Vegetable Garden where residents can grow and share food for themselves and the less fortunate.*

What other ***Naming Opportunities*** *could provide revenue for your company which is aptly named Triumph Oaks?*

- *A botanical garden perhaps maintained by one of our state universities*
- *Separately designed walking paths and bike paths*
- *Recreational areas for tennis and swimming as were original amenities for Tomoka Oaks*
- *A recreational and educational area designed specifically for our special needs residents*
- *A children's playground and learning area*
- *A dog park*
- *An outdoor plaza and fountain*
- *A meditation garden*
- *A butterfly house*
- *A caretaker's cottage*

Once Triumph Oaks and any potential business partners have realized a return on investment, perhaps the property could be sold to the City? And the city might be able to use grants and/or Parks and Recreation funds for buying and maintaining the land, structures, and legacy naming rights?

And of course, the last obvious option to consider - what about restoring the golf course, or a portion of it? If partners came forward to fund and manage the restoration, would Triumph Oaks like to partner with them? Or outright sell to them?

Please know this "Open Letter to the Applicant" is meant with respect. As I told Mr. Rubin months ago, my home is always open to him. And that invitation is extended to Ms. Emily Rubin, Mr. Barshay and Mr. Velie.

Nothing has been decided yet. Nothing has been set in stone. As hockey legend Wayne Gretzky said, "You miss 100% of the shots you don't take." So I am taking a shot and reaching out to suggest options for the win-win being sought by the Planning Board, the City, our residents, and yourselves.

Respectfully,

Carolyn Davis

Commission Corner

Dear Mayor and Commissioners,

Public sentiments expressed at the July Planning Board hearing itemized concerns with traffic, density, medical infrastructure, and the lose of implied restrictions protecting our green space.

City planning staff recommended denial of the application on a number of key issues, still unresolved after four site plans. With the Planning Board hearing now in a 39-day recess, these issues are currently being negotiated out of the public sunshine. That concerns me. Residents will find out at the next Planning Board hearing on August 21 the results of these closed-door negotiations.

What will the Board ultimately place in your hands to vote on?

Carolyn

The *Tomoka Oaks Times* is an independent newsletter whose goal is to prevent residential development of the Tomoka Oaks Golf Course property. This newsletter is separate from the voluntary Tomoka Oaks HOA Golf Course Committee whose efforts are directed only at mitigating development. It is our belief that our development opposition is necessary to accurately and fairly represent Tomoka Oaks residents who desire no **residential** development.

Carolyn Davis • 46 Oakmont Circle • 32174 • CarolynDavis3@gmail.com

From:	Carolyn Davis
To:	Spraker, Steven
Cc:	doug@weatherguardshutters.com; Hayes, Randy
Subject:	Refusal of Public Comments at the 8/21/23 Planning Board Hearing
Date:	Friday, August 11, 2023 3:29:49 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Steven,

RE: Tomoka Reserve PRD Hearing Continuation on 8/21/23

A screen shot attached of the city's website at https://www.ormondbeach.org/1013/Tomoka-Reserve informs that the public comment section of the Tomoka Reserve hearing is closed.

During the time period of July 14 - through the end of the hearing on August 21, 2023:

- If the Tomoka Reserve applicant present any modification(s) to their application or site plan
- Or if the applicant or their representatives or any planning board member disclose that the applicant or their representatives had meetings with any city staff, planning board members, commissioners, or any party to the proceeedings out of the public sunshine,
- Then I want to go on record stating:

    1. Details of those conversations should be fully communicated during the 8/21/23 hearing to comply with Florida Sunshine laws regarding matters before the Board for the Board's action.
    2. The refusal to hear any resident's public comments at the 8/21/23 hearing regarding any applicant modifications or meetings that occur out of public sunshine is a violation of due process; a right of every resident of Ormond Beach at this PRD hearing.

Please include this email in any future links to resident correspondence received during the Tomoka Reserve hearing process.

Regards,
Carolyn Davis
46 Oakmont Circle
Ormond Beach, FL 32174

Tomoka Reserve

Updates:

**08/11/2023 update: The August 21, 2023 Planning Board packet is available and located here.

** 08/02/2023 update: The continuation of the July 13, 2023 Planning Board meeting shall occur on August 21, 2023 starting at 6:00 p.m. at Tomoka Christian Church, located at 1450 Hand Avenue.

**08/02/2023 update: The continuation of the July 13, 2023 Planning Board meeting was in the Board discussion portion of the meeting and this is where the August 21, 2023 meeting shall resume. The Planning Board may call upon city staff, the applicant and the Tomoka Oaks Homeowners' Association for any

From: bkloe72931@aol.com
To: Spraker, Steven
Subject: Tomoka Reserve
Date: Friday, August 11, 2023 4:07:49 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Spraker,

I should also be sending this to all the other planning board members but I can't find their emails. At this point I am sad, frustrated, exhausted, angry, depressed and I could go on.....
I've lived in Ormond for about 20 years and luckily have my whole family here with me. We sold our 2 story house in Mallard's Reach and took all our savings to be lucky enough, so I thought to be in Tomoka Oaks, so I could have my 95 yr old mother live with us. It took a longer time than we had hoped to build jumping through all the hoops with set backs, clearances , trees, this rule, that rule but followed all the rules. My front lawn is so big I could be a park ! We ended up with a beautiful home.

Now along comes big money people and it seems they don't need the same set backs or have to follow the rules that we did. I didn't work my whole life to have to settle for having a housing complex with squished together homes plopped out of nowhere right down the road from me. I will literally have over 600 plus vehicles going past my home back and forth every single day and night !

What am I supposed to do with at least 5 years of building and listening to heavy trucks, having dirt and crap being thrown all over my brand new beautiful WHITE house????
That is my selfish part.....I could go on.....

I don't care what surveys they have said they've done.....they don't live here, they are not sitting in our traffic and they don't have kids in our schools and they are not trying to get Doctors here or trying to get into emergency rooms and hospital care !!!!
To say you can't stop progress is an easy way out. Since when does progress have to make everyone else's life miserable. It's just not fair and it seems that the biggest pocketbook wins.

My last chance I guess to get it off my chest. Thank you for listening.

Bonnie Kloepfer
23 Tomoka Oaks Blvd.
Ormond Beach
386 615 0635

From: Tyler Brown
To: Spraker, Steven
Subject: August 21, 2023 Planning Meeting - Due Process
Date: Monday, August 14, 2023 9:02:15 AM

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Mr. Spraker:

While I understand the City's position that public comment has been completed concerning the continuation of the Tomoka Reserve Planning Board meeting that started July 13, 2023, if the developer has altered their proposal, taking into account recommendations from City Staff and the Planning Board, it would be my opinion that residents should be able to speak on at least those matters altered by the developer. Alterations to the project could create new and different concerns the public did not get to contemplate and comment on at the meeting held July 13, 2023.

As the Planning Board Chair mentioned, this approval could be the most important in his decades on the board. Cutting off public comment on what could be considered a new submission by the developer is a violation of our due process and should be reconsidered by the City prior to the August 21, 2023, meeting.

Tyler Brown
90 N. St. Andrews

From:	Michelle Zirkelbach
To:	Spraker, Steven; Partington, Bill; Selby, Dwight; Kent, Troy; Persis, Susan; Littleton, Rob; alanjorczak@cfl.rr.com; angieshull1@gmail.com; doug@weatherguardshutters.com; ggalloway@cbcbenchmark.com; HDB43@aol.com; Lori Tolland; mikescud@yahoo.com
Subject:	Tomoka Oaks - Proposed Redevelopment
Date:	Tuesday, August 15, 2023 9:36:34 PM

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CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

At the last Planning Board meeting held at Calvary Christian Center, Development Partner Carl Velie - who is a licensed Realtor - struggled to clarify or satisfactorily address questions regarding why Triumph Oaks is so adamantly opposed to creating bigger lots in their proposed Tomoka Preserve Subdivision ... which is right in the center of our already established neighborhood with large lots.

In my allotted three minutes, I pointed out that in my 19 years as a Realtor I have never, ever, not even once had a Buyer ask me to find them a home on a 50, 60, or 80 foot lot. Unfortunately, in my opinion, the majority of new developments are being brought forth with more houses on less land simply to maximize Developer profits - NOT because that is what the market is demanding.

It's almost as if Mr. Velie is shying away from having to market estate style properties at a higher price point. I assure you that there are any number of Professionals within the Daytona Beach Area Association of Realtors who would relish the opportunity to be a visionary in creating a water feature on this land, throwing in some amenities, playing up the amazing central location, and selling the homes to upscale buyers who currently live west of 95 and are absolutely horrified by the thought of the additional traffic they will sitting in due to new Avalon boondoggle.

I encourage every elected official and staff member to continue to keep the best interests of ALL Citizens of Ormond Beach in mind and prohibit the current proposal. The Ryals Family previously had approval for a happy medium development that preserved green space and made an effort to offer a mix of residential units that were more desirable to the community as a whole. Since that time, our roads, schools, and hospitals have only gotten more crowded while our environment and water supply have been adversely affected at every turn - facts that should be a top priority and heavily considered before approving any more construction.

From: Barbara Handsman
To: Spraker, Steven
Subject: Fwd: TOMOKA OAKS
Date: Wednesday, August 16, 2023 12:23:07 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Steven,
Thank you for your updates.
Is the Planning Boards meeting still AUGUST 21, 2023 ?
The attached text should have been originally " cc'd" to you.
Best regards
Barbara

Barbara H Doliner

Sent from my iPhone

Begin forwarded message:

> **From:** Barbara Handsman <blacktie108@yahoo.com>
> **Date:** August 16, 2023 at 12:08:38 PM AST
> **To:** doug@weatherguardshutters.com, angieshull1@gmail.com, barry_dumoulin@msn.com, ggalloway@cbcbenchmark.com, alanjorczak@cfl.rr.com, troyrailsback@yahoo.com, mikescud@yahoo.com
> **Cc:** barbara h doliner <blacktie108@yahoo.com>
> **Subject: TOMOKA OAKS**
>
> Dear Commissioners,
>
> Just recently , in a neighbors chat, a resident of THE TRAILS stated,
> … " the developers plan is being accepted as is… low income housing will be built on the old golf course. Don't bother fighting. It's a done deal"…
>
> Now.
> I
> Take offense at that comment.
>
> I sat at the community meeting.
> I got up to speak.
> I offered my observation.
> The " Cinderella shoe"
> JUST DOESNT FIT.

I WATCHED ALL OF YOU…

You listened.
You asked questions.
You HEARD YOUR NEIGHBORS.

Please
Continue to
HEAR YOUR NEIGHBORS

THERE IS A COMPROMISE
TO BE REACHED

PLEASE
DONT
“RUBBER STAMP”
The existing proposal.

Thank you
Your NEIGHBOR
BARBARA H DOLINER

Sent from my iPhone

ATTACHMENT 3

Correspondence received

Section E

Correspondence from
August 16, 2023 to
August 21, 2023

(former attachment 19)

August 19, 2023

To: Ormond Beach Planning Board Members

From: Scott Ryals, 24 Tomoka Oaks Blvd., Ormond Beach; 50+ year resident, developer of Spivey's Court in Ormond Beach, longest running tenue as Club Manager of property being considered.

I would like to propose the Planning Board of the City appoint an exploratory committee to allow all concerned a voice and ground for compromise. Let's bring the approval and acceptance level of this project to a level we honestly say we improved our City with a "yes" vote today. As Chairman Thomas stated, this is one of the top five of the toughest issues in his thirty years on the Board. As a previous applicant for this project I feel we can soften the impact to all concerned.

Topics & Goal: Improvement of Neighborhood & Benefits to the City / Allowing Developers the Chance to a Fair Profit

Minimizing impact of Traffic / Front Island Stops to Four Way Stops / New Traffic Light on Nova Road / Long Term Traffic and Parking Impact on existing Businesses such as Hulls, Publix, Trails Shopping Stores / Baseball Fields and Nova Recreation Facilities etc. etc.

Increase in Green Zones for Recreational Facilities which could benefit all residents. Review the current proposal so that the City nor the current residents bear the long term expenses of being required to water or maintain such areas.

Guarantee that Ormond Builders be asked to partake in the lot purchases and development of the project so that our local economy will benefit.

Develop a plan to satisfy resale values and commitments to current neighborhood while offering developers the chance to earn fair profits on their investment.

Positive Actions to ensure ground water recharge zones are kept and improved to maintain future aquifer requirements placed on the City by St. John's.

Respectfully Submitted,

Scott Ryals

If there is any doubt about this project a "No Vote" should be reached.

"WINDOWS CLOSE SO THAT DOORS MAY OPEN"

From:	Barbara Handsman
To:	doug@weatherguardshutters.com; angieshull1@gmail.com; barry_dumoulin@msn.com; ggalloway@cbcbenchmark.com; alanjorczak@cfl.rr.com; troyrailsback@yahoo.com; mikescud@yahoo.com; Bonnie; Missy Herrero; Mary Greenlees
Cc:	Spraker, Steven
Subject:	Re: TOMOKA OAKS
Date:	Friday, August 18, 2023 4:13:16 PM

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

REMEMBER
RUBINS. PLAN.

Just
DOESNT
FIT….

Send a clear message to this developer….

He might own the land

But it's
OUR COMMUNITY.

His plan doesn't FIT
NO LESS THEN 80-100 feet
No More THEN 150 homes

Barbara

Sent from my iPhone

> On Aug 16, 2023, at 12:08 PM, Barbara Handsman <blacktie108@yahoo.com> wrote:
>
> Dear Commissioners,
>
> Just recently , in a neighbors chat, a resident of THE TRAILS stated,
> … " the developers plan is being accepted as is… low income housing will be built on the old golf course. Don't bother fighting. It's a done deal"…
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> DONT
> “RUBBER STAMP”
> The existing proposal.
>
> Thank you
> Your NEIGHBOR
> BARBARA H DOLINER
>
>
>
>
>
>
>
>
> Sent from my iPhone

ATTACHMENT 3

Correspondence received

Section F (New)

Correspondence from
August 16, 2023 to
September 13, 2023

TMH CONSULTING, INC.
Community Planning Services

TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO:	Ormond Beach Planning Board
CC:	S. Spraker, AICP, Planning Director
FROM:	Thomas Harowski, AICP
SUBJECT:	Tomoka Reserve July 16, 2023 Concept Plan
DATE:	August 5, 2023

Just prior to the continued public hearing on July 23, 2023, the applicants submitted a revised concept plan and summary of changes made to the proposed project in response to staff comments offered at the initial public hearing meeting. There was little opportunity to review and respond to the revised plan and other materials prior to the public hearing continuation. This report is offered as my comments on the revised concept plan and other actions.

The concept plan was revised to call out lots with a minimum width of 100-feet at the rear property line, lots with a minimum of 90-feet lot width, and the elimination of the proposed 50-foot wide lots in favor of lots with a minimum width of 60-feet. The assumption is that these changes responded to comments from planning board members questioning the inclusion of 50-foot lots and to show movement toward the staff and homeowners position that perimeter lots should meet a 100-foot minimum lot width. An analysis of the revised plans shows the new design achieves somewhat less than this outcome.

- The 46 lots with minimum 100-foot lot widths were almost all in place on the June plan presented at the first public hearing date. . Two 100-foot wide lots replaced a parks and were additional lots. There may be a couple of other instances where some green space was converted lot area and/or lot lines juggled to add a couple of lots at the 100-foot width For the most part the 100-foot wide lots were simply grouped with the 80-foot lots in the initial submittal and are now called out separately.

- The same condition applies to the 90-foot wide lots. It is clear that the rear property lines on some of the 90-foot wide lots are larger than the front lot width due to the curvature of the subdivision design. These are essentially 80-foot wide lots with a fortunate shape adding some dimension to the rear lot line.

- In part they kept the unit count up by removing five of the smaller park areas included in the original proposal. Only three of the parks removed from the plan

contributed to the creation of a 100-foot or 90-foot wide lot. The other parks were replaced with 60-foot wide lots.

- Some other former green space was removed to create additional lot area. The parks and the green space removed will change the open space calculations. While these changes may not be large, the applicants should update the data based on the new plan.

- The revised plan is really more smoke than overall subdivision improvement. The lots designated as 100-foot wide and 90-foot wide are generally located in the cul-de-sac areas where lots are almost always larger and on the outer curves of the roads where the rear property lines will be larger and might make the cut for the larger lots. A thoughtful approach would have located larger lots in the perimeter areas where only the 50-foot buffer is proposed. Absent a commitment to place 100-foot wide lots around the entire perimeter of the project, this approach would have maximized the benefit to neighboring lots by adding to the value of the 50-foot buffer.

- The removal of proposed park areas and other open space will likely not affect the Tomoka Oaks area, but it will certainly degrade the neighborhood quality for future residents.

- The applicants only submitted a revised concept plan, but if approved, the concept plan will affect many of the other pages in subdivision package.

The applicants also submitted a letter that listed the items where they agreed to make changes to conform to staff recommendations. These revisions for the most part were "easy" gives that cost little or nothing in some cases (such as revised setbacks). The most significant commitments were to the reconstruction of the diamond and the addition of sidewalk to the north side of Tomoka Oaks Boulevard. These changes were basic safety needs regardless of the outcome of any predictive traffic model. While it will cost some money to make these improvements, they were likely going to have to do them no matter what lot layout is finally approved. On the major items they really changed nothing.

- They declined the staff recommendation on the buffer and proposed their natural buffer with a bond commitment to increase the buffer design to the Type 6 if the result of their buffer is inadequate. The real key to this proposal is setting some kind of standard to measure the outcome. Without some type of standard (maybe opacity of the buffer), we just end up in an argument about the result. The city proposal of Type 6 buffer avoids this problem because a simple count of the plants determines compliance.

- On the design guidelines they took the vegetables and threw away the meat. They have some specifics about what the units look like, but they only said the same unit design could not be placed adjacent to or across the street from a particular design. This is no different than the every-other-lot proposal they

offered initially. We proposed a system that is based on a length of street where repeats are limited.

- On the traffic signal they say the application for the signal will be submitted within 30 days of the subdivision approval and that no permits for subdivision construction will be issued prior to the signal approval. I think this commitment just needs some wordsmithing. The application should be submitted concurrent with the application for subdivision approval and no building permits for houses issued until the signal is installed. This will allow the permit for the signal to work its way through the FDOT review process while the city is reviewing and approving the subdivision construction plans. The applicant would then have the period when the subdivision improvements are being constructed to finish the signal permit process and get the construction lined up.

- I have a couple of nits to pick with the building setbacks and porch setbacks, but these are minor clarifications. If we have 100-foot and 90-foot wide lots on the plan, why are they not represented in the setback tables. They also want to use the rear property line to measure the qualified lot width. This is unusual, but the applicant's argument is that the effective lot width at the rear of the property is what really matters to the neighbors. The city staff can give this argument whatever weight they think is appropriate.

As always we appreciate the opportunity to submit comments for consideration by the staff, planning board and city commission.

From: Julie Freidus
To: Community Development
Subject: For the Planning Board regarding the Tomoka Reserve Project
Date: Wednesday, September 6, 2023 3:44:46 PM

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Good afternoon! My name is Julie Freidus and I live at 316 River Bluff Dr in Tomoka Oaks. I have lived in Ormond Beach since 1976 (barring time out of state for college). First, I want to thank you for your service on the planning board and for your thoughtful comments and questions during the first two community meetings regarding this project.

I previously spoke with Al Jorczak who generously gave me 30 minutes of his time. My concerns with this project are many and I believe shared by the majority of you including traffic, stuffing a development inside an existing development, property values, pollution and loss of green space within our small community. However, I have one additional concern that I spoke with Al about a couple of months ago which is our communities lack of critical infrastructure to handle all of the people moving to our area.

I recently had to take my mother to the ER and we sat in the waiting area for close to 5 hours. She was finally taken to a room, but not seen by a doctor for another three hours. I had to call my neighbor, who is the CFO, of Advent Daytona for help. Turns out she was in AFIB and was a stroke risk that entire time. I have heard Halifax isn't much better. I want to be clear that I don't believe the hospitals are at fault. They are expanding as fast as possible, but my fear is we won't catch up in time with all of the future development expected. I truly fear for my mothers life who still has ongoing health concerns.

I work in the healthcare insurance industry and I also know it is very difficult for those in our community to find primary care physicians and many therefore self-refer to specialists when they can. However, specialists don't provide a wholistic review of one's health. I just wonder how long is this sustainable until some in our community suffer serious health consequences.

Have you thought about this for your own family and those you care about?

I understand the developer has rights, but I think the planning board and city commission have a responsibility to recognize significant issues in our community such as lack healthcare services for citizens and consider a more phased approach to any further development. At this point, I think the minimum possible number of homes for Tomoka reserve is very reasonable and responsible.

Thank you again for serving on the planning board and for your time in reading this email.

Julie

From: nukken
To: Spraker, Steven
Subject: Please include me, via e-mail, all interactions regarding the purposed Tomoka Reserve.
Date: Wednesday, September 6, 2023 11:56:09 AM

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Dear.Mr Speaker:

I Am particularly concerned with the impact to Tomoka Oaks (T.O.)mand my home and investments regarding Tomoka Reserve and The Fuel Dump.

The Nova entrance cannot handle the traffic to T.O., especially when Tomoka Blvd is dug up to change out the entire infrastructure of sewer, grey water, water supply and underground utilities (as shown in the latest revision). While the new revision will require a new round of interactive meetings, full disclosure appears to be hidden. No discussion has addressed the sewage interruption, nor water. “Grey water” that will be dispersed as an airborne particulate. Grey water dispersal has not been either studied nor fully understood.

While the builders delay on providing a traffic light into/out of the Tomoka Oaks, the city is apparently endorsing this delay. Why? Is our safety a low priority? Nova Road is a State of Florida approved and widen evacuation route. The railroad is just a short distance away to the Northeast. With the county apparently planning a fuel dump of 30 million gallons, that Rail road intersection will back up traffic,even more so , at the Tomoka Oaks main point of ingress/egress. This study has not occurred, especially with consideration of anticipated fuel tankers and speed restriction afforded to such cars.

The hamlet of Escondido Condos has NOT been fully informed via proper signage for alteration to their only entrance, which they must either move West or create another entrance. Since most of the owners are of senior age, you must protect them with more requirements. Your department appears to have ignored Talequa also, as to notification. There is a requirement for posted notice at the site of the respective enterances. As you know, there is also a “back door” purposal , as is similar into Tomoka Oaks via a precarious relationship with someone’s driveway mid St Andrews.

The builders latest purposal also shows a purchase of 100 St Andrews as a “back door” to the Tomoka Reserve. How was this purposal accepted without a variance notice or meeting via the posting at the address?

What measures have been taken as to traffic flow over the Meisner Creek wooden bridge and the increase of traffic?Remeber, tonnage is cumulative in nature which means all weight on the bridge at one time. There is also concern for “humping” of the load as to the piling into the earth. What is the tonnage restriction over the bridge as to wear and tear on the surface asphalt or the under structure? The builders offer no assurance of any weight bearing soil or trash truck which easily would excesses 25 tons? (I believe the last calculation of weight bearing was 20 ton). What guarantees will the builder provide as to a bond for damages?

With Tomoka Oaks under construction for the next 2 years, what has been the altered traffic

flow numbers as to Iroquois and Rio Pinar in relation to Main Trail?

We bought our Tomoka Oaks home over 30 years ago based on the green space and traffic flows. We raised children whom bicycle the neighborhood, all based on a Country Club/Golf Course. The traffic studies were misleading as it did not include bicycles, pedestrians, golf carts with underage kids, etc…safety is paramount. Many other bought homes with a rear yard based on the course. Has the city engaged with any Title Insurance concerns with those owners? If so, what is that status?

Just a few thoughts for now. If the 30 Million plus gallon fuel farm as a tentative misuse of land just North of our neighborhood and waterways, we fear for the impact of this abusive growth. Even if the first disaster is contained to a few railroad cars at (or about) Hull road we will see Ormond Beach on CNN worldwide. With CSX and NSC railroads, their affiliates, having dismal recent records and the close proximity to our Ormond one can only imagine the nightmare that will bestowed upon all, especially folks involved with “growth”.

Sincerely,
Paul W Hughes
Tomoka Oaks resident/property owner.

3 blind

Sent from the all new AOL app for iOS

From: Brett Mcginnis
To: Community Development
Subject: for planning board
Date: Thursday, September 7, 2023 10:27:12 AM

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The developer for Tomoka Reserve have not listened to a single comment from Tomoka Oaks home owners. The latest site plan of 80' wide lots around the perimeter is absurd. One of the biggest concerns all along has been to have the proposed development to match up with the existing lots so current homes do not end up with 2 neighbors directly behind them instead of 1. The big redesign of the entrance traffic island is pointless. In no way shape or form will it reduce the risk of peolple from North or South St Andrews being ran into. The new development drivers will speed around the diamond and the number of accidents will increase substantially. As a home owner that walks my dog through that area it will become high risk at best. The Developers desire to cram in maximum home to increase profit is being done at the expense of the people who have lived in Tomoka Oaks for decades, paid property taxes and hopefully have the City's support and value the peaceful neighborhood over a few people trying to turn a profit.

Brett McGinnis

From: Kelsey Kipi
To: Community Development; Spraker, Steven
Subject: For Planning Board- Tomoka Reserve
Date: Friday, September 8, 2023 8:13:18 AM

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To Steven & the Planning Board,

After the last meeting, the commissioners requested that we come forward with new concerns and/or ideas instead of the same complaints regarding a profound disapproval for the redevelopment of the golf course. On that line of thought, I have two concerns that I have yet to hear be addressed, and one suggestion for redevelopment that would make everyone happy.

Concern #1

- The FDEP stated that the contamination of fairways on the golf course will be remedied by adding 2 feet of clean fill. Do the developers plan on digging out the contaminated soil and then adding clean fill back, or do they plan on adding the clean fill directly on top of the contaminated grounds? Should they do the latter, runoff will become an issue for those of us on golf course adjacent lots. Currently, drainage is fine, however, if you add two feet of elevation to all new homes, those of us on the golf course are going to have runoff from the new construction polluting our yards.

Concern #2

- The developers have stated emergency access will be on the back side of the property on N St Andrews, specifically 100 N St Andrews. Will they be demolishing the home that is currently there? Will they then be taking out the median and oak tree directly in front of said lot in order to have clearance for emergency vehicles at times when speedy ingress and egress from their development is necessary? Do the homeowners on either side of 100 N St Andrews have any rights regarding a thoroughfare now being next to their homes?

Suggestion

- The developers are requesting such a high density of homes be built because they need to meet their bottom line. Anything less than 272 homes nd they won't be able to make enough money to prove their investment a reasonable one. Their greed is coming at the expense of all of us here on the golf who stand to lose an estimated 3-5% of our home value based upon the National Association of Realtors stance that homes on green space hold a premium (https://www.nar.realtor/trails-and-greenways). They also claim that the sport of golf is dying even though every local course (Halifax Plantation, Oceanside, Riviera) all have waiting lists due to such high interest and not enough courses in the area. Therefore, what if they do something unique? 27 hole golf course, three 9 hole courses, like Addison Reserve in South Florida, https://www.addisonreserve.cc/golf. Courses such as this are rare, and with such a unique redevelopment of the course, popularity with both local and tourist alike is assured, and so is the

subsequent prosperity for the developers. The developers will be able to fill their pockets while leaving a legacy in our community by saving the course, rather than their current path which is leaving behind a wake of disgust and resentment.

Thank you for your time and consideration of these concerns and the solitary suggestion. I look forward to hearing more on this project on September 26th.

Best Regards,

Kelsey Kipi
52 Pine Valley Cir
Ormond Beach, FL 32174

From:	Denise Corley
To:	Community Development; Spraker, Steven; troyrailsback@yahoo.com; mikescud@yahoo.com; doug@weatherguardshutters.com; barry_dumoulin@msn.com; alanjorczak@cfl.rr.com
Subject:	For Planning Board
Date:	Wednesday, September 13, 2023 1:33:34 PM
Attachments:	Screen Shot 2023-09-12 at 1.47.03 PM.png

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Dear Planning Board members,

My name is Denise Corley. My husband and I own a house on the golf course at Tomoka Oaks Estates.
I have been reviewing the latest submittal by Triumph Oaks, of Ormond Beach I, LLC.

I am disappointed that Triumph Oaks, LLC, did not dramatically reduce the amount of houses that they are proposing.
The number of dwellings and tightness of their position on the landscape still make this submittal unacceptable.

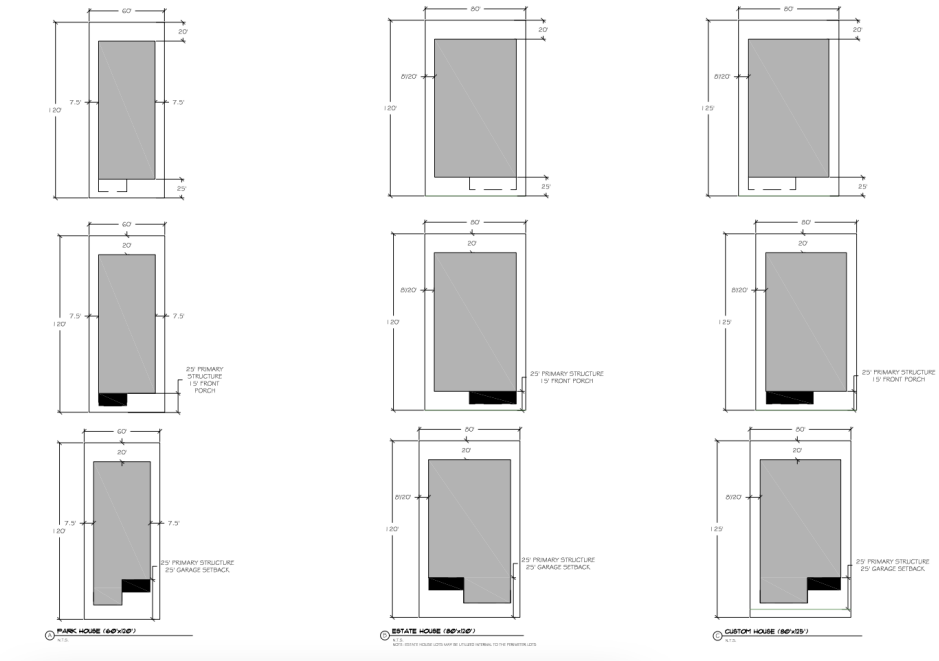
The traffic, street safety, emergency vehicle access, environmental impact (toxic soil remediation, wildlife habitat displacement) all point to an incompatible plan and a huge quality of life disruption for the thousands of people directly impacted by this project.

In the succinct words of Barbara Doliner "the shoe doesn't fit", (Cinderella step-sisters) no matter how hard you squeeze.

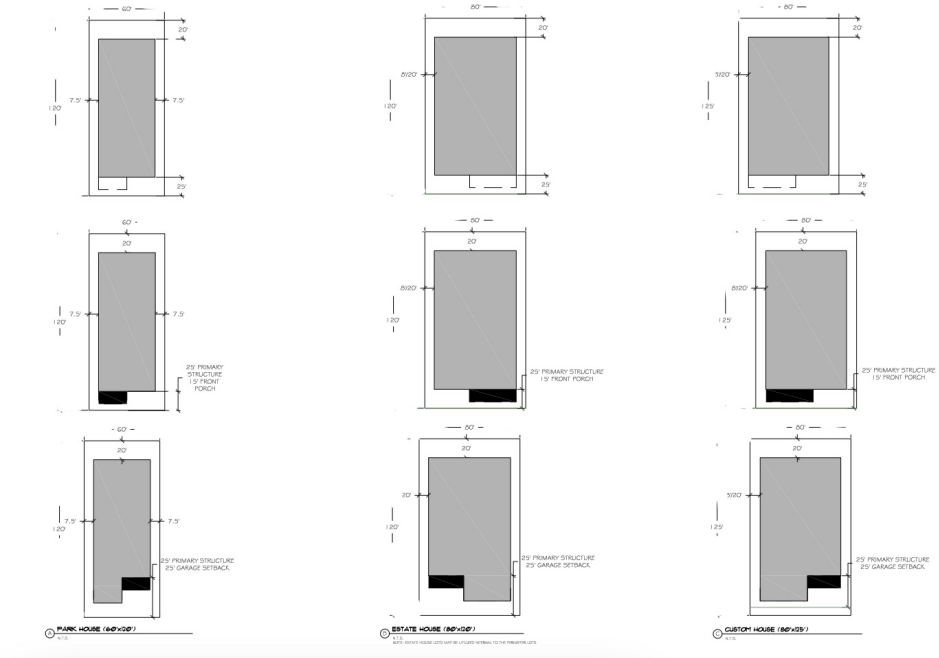
I would like to comment on the new plan and written proposals.

1) I would like to draw your attention to the deceptive drawings of the scale of house to land diagrams-
I removed the confusing lines of the diagrams on page 7 scale drawing - what we see is the very tight urban concept being proposed.

Imagine these lots with their structure on them one after another and compare that to what Tomoka Oaks looks like with our 100' wide and 100' deep lots, spacious frontyards with houses sitting horizontally on the lot.



Below- REALITY



Please note that none of the concept photos of the homes give any clues as to how close the house next door is, in fact the homes look to be set on wide lots and with short frontages. Imagine the cars on those driveways.

2) There has been much talk about the 50 foot buffer.

I noticed Rob Merrell did not call the major ground cover of the golf course "grass" . Typically the ground cover called grass is mowed.

I would like a planning board member to ask a representative of Zev Cohen if they have ever had a client who would invest so much money in landscape plants in Florida and not plan for

irrigation.

First, I love Piet Odoulf international landscape architect, with his inspired "natural" landscapes but he will tell you that to achieve that beauty it takes much time and care and maintenance. We at Tomoka Oaks Estates are being asked to exchange the mowed groomed golf course for what sounds like a hodgepodge planting that will not be maintained or mowed but as my neighbor said will become covered in vines.

Second, after reading through the submittal it sounded like the buffer plantings (not the Type 6 asked for by the SPRC) but a modified plan was being planted in a phased manner.

The buffers' appeal is that it saves a lot of trees from clear cutting and it screens out years of construction happening in our backyards. Our onclave of Tomoka Oaks Estates was NOT supposed to be a crowded urban infill project. A phased in buffer that was never on the table.

Either the developer is committing to the buffer planting for the entire project all at once or it would seem to be a flimsy promise not intended to be kept.

Compare- Type 6 buffer recommended by the SPRC- 7 trees, 70 shrubs, 70 ground covers per 100 linear feet

Modified Buffer proposed- 5 trees, 50 shrubs, (present "grass "ground cover unmowed except near new plantings) xeriscapes can be heavily planted.

Thirdly, If a 5 foot visual screen buffer is planted it should be on the property line of the new invasive homes. The existing homes have been enjoying and paying for a spacious view from their backyard of a golf course.

According to the planting statement 80% success rate is sufficient. The 80% should be clarified to 80% of new plantings. I noticed the tree planting locations but the shrubs aren't even mentioned.

On the map, what is the difference between the care of the buffer and the care of the "Open Space", generally surrounding the stormwater dry ponds. It's my understanding that these giant swales full of runoff won't be mowed surrounded by a 3 foot tall sloping berm. Trees unaccustomed to flooding will be in the swale. Sounds like an eyesore and smelly.

3) Emergency Access doesn't seem to be a priority to Triumph Oaks, LLC. It appears the emergency vehicles barely have room to maneuver corners and it's hard to understand the colored map. Does the fire engine have to drive through the soccer field to avoid a sharp turn onto one main road of the cramped subdivision? What would happen if a car or lawn care vehicle is parked on the road? The press to cram as many houses in this urbanized infill project is dangerous, one exit/entrance and an emergency exit that can barely be called sufficient. Tomoka Oaks Estates should not have to change our islands, cut down trees just because this project is ill suited to this piece of land!

I4) In the narrative Rob Merrell says they will put sidewalks on both sides of Tomoka Oaks Blvd, but the sidewalk in the schematic doesn't appear to go all the way to the entrance of Tomoka Reserve. Do pedestrians have to cross the only exit/entrance traffic anyway? The sidewalk appears halfway on one side. Why doesn't it go all the way on both sides?

5) This developer is saddling the Triumph Reserve HOA with a lot of responsibilities and built in costs that they may not be able to afford and that is a disaster for Tomoka Oaks Estates.

Please vote No on this submittal. It is only "superb" for 4 people who won't even live there, bad for the rest of us.

Thank you for your voluntary service the our community,

Sincerely,
Denise Corley

From:	bethelmin@aol.com
To:	Spraker, Steven
Cc:	Tomoka Oaks Times; John Jeyaseelan
Subject:	Objection to the New Development at Tomoka Oaks Subdivision!
Date:	Wednesday, September 13, 2023 2:45:33 PM

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Dear Mr. Spraker:

Greetings from Tomoka Oaks, Ormond Beach! My name is John Jeyaseelan. My wife, Mrs. Hema Jeyaseelan, and I are the proud citizens of our beautiful city of Ormond Beach, Florida. If you may kindly recall, I have the privilege of offering invocation at the City Council meetings at least a couple of times every year. I am proud of our city leaders who submit to the wisdom of God's guidance in all the decisions you take in every meeting.

My wife and I live at 31 Oakmont Circle, Ormond Beach in Tomoka Oaks. The new site plan for the development of 272 homes shows an emergency access point right on our property. To this date, we have neither been contacted by the developers nor the planners with regard to the access point adjacent to the property. My wife and I strongly object to the development of the new roads on our property. I have a busy travel schedule and therefore I may not be able to make it to the Public Meeting on September 26 but strongly object to the development next to our property.

I hope and pray that the leaders of the city of Ormond Beach will make the decision for the benefit and not for the detriment of the citizens to safeguard us from congestion and unstoppable traffic without outlets that the builders are proposing in their site plan.

Please feel free to contact me at any time. Thank you for your attention to this very important matter.

Most Sincerely,

John Jeyaseelan
31 Oakmont Circle
Ormond Beach, FL 32174
Phone: (386) 672-0250 (Home)
(386) 295-8836 (Cell)

From: N Weaver
To: Community Development
Subject: For Planning Board
Date: Wednesday, September 13, 2023 7:34:09 PM

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Two questions.

1) Will the gate to the community be a slowly moving pull back gate or a quick up and down gate? Concern about backup onto Tomoka Oaks Blvd of this becomes a round about as asked by residents. Drivers coming south on N. St. Andrews going out to Nova turn right onto the roundabout and into a possible line of cars waiting for the gate during evening getting home from work time.

2) just a curiosity question.
How does the emergency access happen? Are they a road between two homes in Tomoka Oaks? Have they purchased the homes or are the present homeowners required to let a path go between their homes?

Thank you.

Natalie Weaver

ATTACHMENT 4

Traffic Impact Analysis

Section A: Traffic Impact Analysis (no change)

Section B: Technical memorandum- impact of Nova Road Planned Improvement **(new)**

ATTACHMENT 4

Traffic Impact Analysis

Section A

Traffic Impact Analysis – no change from July 13, 2023 Planning Board report

LTG Engineering & Planning

Via email (Steven.Spraker@ormondbeach.org)

Ref: 5361.05

June 7, 2023

Steven Spraker, AICP
Planning Director
City of Ormond Beach
22 S. Beach Street
Ormond Beach, 32174

Re: Tomoka Oaks Residential Traffic Analysis – Response to Comments
Ormond Beach, FL

Dear Mr. Spraker:

Thank you for your review of the Tomoka Oaks Residential Traffic Impact Analysis (TIA). LTG, Inc. is in receipt of separate comments provided by the City on May 5, 2023, regarding the updated TIA prepared for the project. The list of comments, sorted by each recipient, is presented below in plain text with our responses to those applicable topics in **bold** text.

Comments Received from Steven Spraker, AICP – City of Ormond Beach (05/05/2023):

1.) Comment: Please see the technical memorandum from Tanya N. King, P.E. of Traffic Engineering Data Solutions, Inc (TEDS).

Response: Understood. Our responses to the comments are in the following response letter.

2.) Comment: The previous site plan comments suggested a brief non-technical memorandum to detail the traffic analysis and conclusions – particularly regarding the local traffic impacts (Escondido condo access, diamond intersection, and traffic into the Trails). Staff would still suggest this.

Response: A brief summary was included in the Response to Comments letter dated April 11, 2023, for items A-G with explanation also provided in the Updated TIA. A technical memorandum explaining the history and conclusions of the traffic analysis is attached as Exhibit A.

3.) Comment: Staff is unclear what the resolution of the "diamond" at Tomoka Oaks Boulevard and North and South Saint Andrews Street. The response comments (#2) from LTG provides an analysis of the intersection and appears to recommend a roundabout design. The analysis is not part of the traffic impact analysis or conclusion. What is the design option that is proposed to be implemented. The design option needs to be included in the traffic study or project submittal.

Response: The analysis comparison, including the roundabout, was provided as supplemental data to the TIA as requested by the City. Supplemental information on the comparison analysis has been added to the text of the report and summarized in Table 12 of the revised TIA report.

Based on the future buildout results, the existing diamond is expected to operate within the adopted level of service during the peak hours (all options operate within a level B or better). From a mitigation standpoint, no improvements or modifications are required for intersections that are not deficient. At this time, the existing configuration is proposed to remain.

4.) Comment: Regarding the tree along Nova Road and Tomoka Oaks Boulevard, staff will include a condition that this tree is to remain.

Response: Understood.

Comments Received from Tanya N. King, P.E. – TEDS (05/04/2023):

1.) Comment: The existing AM and PM traffic volumes at the Tomoka Oaks Blvd at N St Andrews intersection in Figure 2 differ from the traffic volumes in the count sheet. The synchro analysis will also need to be corrected.

Response: The A.M. and P.M. peak hour for the diamond intersections (S St. Andrews Drive, East Diamond, and West Diamond) and Escondido Multifamily Driveway are consistently from 8:00- 9:00 a.m. and from 5:00 -6:00 p.m. However, the volumes at Tomoka Oaks Blvd. at N. St. Andrews show a slightly different peak hour. In order evaluate the diamond system as one complete intersection, the volumes at this intersection were balanced/adjusted for the peak hours specified. The count data detail sheets are provided as Appendix C in the Updated TIA.

2.) Comment: The existing PM volumes for the Tomoka Oaks Blvd at Tomoka Oaks Blvd (west) intersection differ from what is shown in Figure 2.

Response: Please refer to the response provided for Comment #1 above. Also, note that this intersection was not included in the existing intersection analysis as it currently operates under free-flow conditions for all approaches.

3.) Comment: The roadway segment analysis peak hour two-way capacity is not correct for the SR 5A/Nova Rd and SR 40/Granada Blvd segments.

Response: The roadway segment peak hour two-way capacity for state-maintained facilities such as SR 5A/Nova Rd and SR 40/Granada Blvd. segments were derived from the 2023 Multimodal Quality/Level of Service Handbook and based on the Context Classification identified by the FDOT.

4.) Comment: The LOS presented in the LOS summary tables for Tomoka Oaks Blvd at S. St Andrews Dr is incorrect for all analysis scenarios.

Response: The adopted LOS has been revised from LOS "C" to LOS "D", in accordance with the City's Comprehensive Plan, as requested.

5.) Comment: Based on the traffic volume tables no vested traffic trips were applied to the intersection analysis. Only the segment analysis. Vested trips need to be applied to the intersection analysis.

Response: The vested data provided by the governing agencies is limited to roadway segments in the study area; No vested trips are recorded or documented at the intersections included in the study area. Therefore, historical annual growth rates were applied to the existing data at the intersections to determine future background volumes, consistent with the segment growth determination table.

6.) Comment: For the roadway segment analysis under background conditions, several roadway segments are mentioned that need to be widened to achieve acceptable LOS. There is no mention of any planned roadway improvements for these segments. This needs to be addressed along with proportionate fair share calculations towards these improvements. In addition, provide an ARTPLAN analysis for these segments.

Response: **The recommended improvements for those segments deficient due to background traffic are shown in Table 8. Hand Ave. and Williamson Blvd. widening projects are shown in the County's Long Range Transportation Plan. No segments are shown to be deficient due to project traffic.**

The draft proportionate share calculations for those segments shown deficient due to background traffic and the anticipated transportation impact fees for the project are attached as Exhibit B. In summary, the roadway segments and turn lane mitigation cost equates to approximately $758,145.32 and the total estimated transportation impact fee equates to approximately $1.68M. It is understood that these estimates are provided for reference information only, as the values are anticipated to vary slightly due to time between the rezoning and concurrency process.

7.) Comment: For the deficient turn lanes mentioned in the report under future conditions at the Nova Rd at US 1, Nova Rd at Tomoka Oaks Blvd, and Nova Rd at Wilmette Ave intersections, the developer will need to provide costs for these improvements as well and it needs to be stated in the report that the developer will extend these turn lanes to meet the queue requirement.

Response: **The proportionate share for the deficient turn lanes, based on the number of project trips anticipated for each movement, is included in the draft proportionate share calculations attached as Exhibit A. Please note the applicant will be mitigating these impacts through transportation impact fees and PS payment process.**

8.) Comment: The diamond intersection analysis needs to be provided in the report along with a comparison LOS table of the existing conditions versus the proposed roundabout.

Response: **The supplemental analysis, of the alternative comparison has been added as an Appendix to the report, as requested.**

9.) Comment: With the 70 project trips projected to make SBR turns at Tomoka Oaks Blvd intersection, this brings the total to 131 turns. Based on FDOT guidance, this warrants an exclusive right-turn lane. Based on posted speed of 50 mph, it should be approximately 400' long.

Response: **The FDOT guidance using NCHRP Report 457, and the Access Management Guidebook provide recommendations for unsignalized intersection conditions. The Tomoka Oaks Blvd. at Nova Rd. intersection is proposed to be signalized under future buildout conditions. Under these conditions, the intersection operates within the adopted LOS under a.m. and p.m. peak hours without the exclusive right-turn lane. It is understood that final lane geometry and timing parameters will be discussed with FDOT staff at the time of design, during the pre-application meeting required as part of the permit process.**

10.) Comment: The traffic impact analysis and new signal warrant analysis should be submitted to FDOT for review.

Response: The Traffic Signal Warrant Study has been submitted to the FDOT for review and accepted verbally as an acceptable treatment option. Further discussion with FDOT on the design and layout of the proposed signal is forthcoming and pending concurrency approval.

Thank you for your review of the updated TIA, and we appreciate your cooperation and assistance as we move through the traffic concurrency process. If you have any questions or comments, please feel free to call me at (386) 257-2571.

Sincerely,

LTG, INC.



Kady L Dearing, PE
Sr. Project Engineer

Attachments:

Exhibit A – Traffic Analysis Summary

Exhibit B – Draft Proportionate Share (PS) Calculations

EXHIBIT A

Traffic Analysis Summary

LTG Engineering & Planning

Via Email: (Steven.Spraker@ormondbeach.org)

Ref: 5361.05

TECHNICAL MEMORANDUM

To: Steven Spraker, AICP

From: Kady L. Dearing, P.E.

Date: June 7, 2023

Subject: Tomoka Oaks Residential – Traffic Analysis Summary
Ormond Beach, FL

INTRODUCTION

LTG, Inc. has been requested by the City of Ormond Beach Staff to prepare a brief summary of the traffic analyses and conclusions that have been prepared on behalf of the proposed project known as Tomoka Oaks Residential. The following documentation provides an overview of the anticipated project impact on the road network and results and conclusions developed from the transportation analyses conducted.

TRAFFIC ANALYSIS SUMMARY

- The original Traffic Impact Analysis (TIA) included data collected in May and June of 2021. Growth factors and Florida Department of Transportation (FDOT) Seasonal Factors (SF) were used to adjust the volume to estimate 2022 volumes for the analysis. As requested by the City's traffic consultant, new data was collected in March 2023. The updated volumes did not show a significant change from the original data used.

- The updated TIA, dated April 10, 2023, concluded that traffic operations at the existing diamond configuration are expected to continue to operate within the adopted service levels under future buildout conditions. Therefore, modifications or improvement to the configuration are not required to meet concurrency.

- However, the City requested that an additional, supplemental analysis, be provided at the internal diamond configuration to determine potential design alternatives. The two alternatives include an ALL-WAY STOP intersection and a single-lane roundabout.
    - All options, including the existing configuration, result in acceptable levels of service during the a.m. and p.m. peak hours (an overall intersection delay of 10 seconds or less).
    - 95th percentile vehicular queue (stacking) not expected exceed 50 ft. under all alternatives; vehicular stacking not shown to be a concern.
    - The roundabout design reduces the number of vehicular conflict points from 18 with the existing configuration to 8. The ALL-WAY STOP design results in 32 vehicular conflict points. Reducing the number of conflict points reduces the potential for vehicular crashes.
    - Crash data reports were requested from the Ormond Beach Police Department and through Signal 4 Analytics (an interactive web-based system used to track crash reports in the State of Florida). As a result, no crashes have been reported at the internal diamond configuration.

- Due to the proposed location of the project's access, peak hour data and transportation model results, it is anticipated that 96% of project trips will utilize Tomoka Oaks Boulevard and 4% will use Iroquois Trail for external access. 4% of traffic (111 total daily, 8 total AM, and 11 total PM) are expected to use this route to access SR 40.

- The buildout network condition includes installation of a traffic signal at the Tomoka Oaks Boulevard at Nova Road intersection.
    - Signalization helps to reduce the minor street delay and vehicular queue under a.m. and p.m. peak hour conditions.
    - The future signal will also include two eastbound/outbound lanes; one shared-through left and one right-turn lane.
    - The existing tree within the median is to remain under future signal control.
    - Exclusive southbound right-turn lane not shown warranted in the TIA. However, further discussions with the FDOT regarding the lane geometry, alignment, and signal timings will occur during the permitting application process.
- The Escondido Apartment driveway was also included in the Updated TIA, as requested by City staff.
    - The future buildout results of the analysis, under signal control at the Tomoka Oaks Blvd. at Nova Rd. intersection, show the driveway operating at acceptable levels of service during the a.m. and p.m. peak hours.
    - Additionally, under future improved conditions at the Nova Rd. at Tomoka Oaks Blvd. intersection, under signal control with two outbound lanes present, the maximum eastbound/outbound vehicle queue at the intersection is expected to extend 125 ft., avoiding blockage of the Escondido driveway.

EXHIBIT B

Draft Proportionate Share (PS) Calculations

LTG Engineering & Planning

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Tomoka Oaks Residential Proportionate Share (PS) Determination

Roadway	Segment From:	Segment To:	FDOT Cost per Mile Model[1]	Estimated Length (miles)	Improvement	Base Improvement Cost	Additional Cost[2]	Total Estimated Improvement Cost[3]	Project Volume (a)	Unimproved Capacity (b)	Improved Capacity (c)	PS (%) (d)=a/(c-b)	Proportionate Share Cost
SR 40/Granada Blvd.	I-95	Clyde Morris Blvd.	$6,551,618.80	1.58	Widen from 4 to 6 lanes (Urban)	$10,351,557.70	$0.00	$12,939,447.13	33	3,455	5,114	1.99%	$257,385.02
	Clyde Morris Blvd.	Nova Rd.	$6,551,618.80	1.06	Widen from 4 to 6 lanes (Urban)	$6,944,715.93	$0.00	$8,680,894.91	47	3,455	5,114	2.83%	$245,932.53
	US 1	Halifax Ave.	$6,551,618.80	1.11	Widen from 4 to 6 lanes (Urban)	$7,272,296.87	$0.00	$9,090,371.09	20	3,413	5,366	1.02%	$93,091.36
Hand Ave.	Clyde Morris Blvd.	Shangri La Dr.	Volusia County	0.71	Widen from 2 to 4 lanes (Rural)	$5,849,057.00	$0.00	$4,152,830.47	8	1,540	3,410	0.43%	$17,766.12
Williamson Blvd.	Hand Ave.	Strickland Range Rd.	Volusia County	1.12	Widen from 2 to 4 lanes (Rural)	-	-	$11,049,000.00	11	1,540	3,410	0.59%	$64,994.12
												Segment PS Subtotal:	**$679,169.15**

Turn Lane Length Extensions	FDOT Cost per 300 ft	Improvement	Additional Cost[2]	Total Estimated Improvement Cost[3] (a)	Build-out Queue Length (ft.) (b)	Background Queue Length (ft.) (c)	Proportionate Share Cost (d)=(b)-(c)/300*(a)
Nova Rd at US 1	$210,603.13	Extend northbound left-turn lane by 25-ft.	$0.00	$263,253.91	615	590	$21,937.83
Nova Rd at Tomoka Oaks Blvd	$210,603.13	Extend northbound left-turn lane by 50-ft.	$0.00	$263,253.91	315	265	$43,875.65
Nova Rd at Wilmette Ave	$210,603.13	Extend southbound left-turn lane by 15-ft.	$0.00	$263,253.91	315	300	$13,162.70
						Offsite Intersection PS Subtotal:	**$78,976.17**

PS GRAND TOTAL:	**$758,145.32**

[1] *Cost obtained from FDOT long Range Estimates (LRE) for improvement identified; unless otherwise stated.*
[2] *Additional costs pertain to site specific modifications associated with the improvement (examples include traffic signal updates, right-of-way, bridge modifications, etc.)*
[3] *Improvement includes Design & CEI (25%).*
[4] *Turn lanes are measured in feet and unit cost is based on 300 feet unless otherwise stated.*
[5] *Existing and Impoved Capacity on SR 40/Granada Blvd. obtained from FDOT 2023 Quality/Level of Service Handbook (includes 1.05 multiplier for exclusive left-turn lanes)*

Tomoka Oaks Residentail
Estimated Transportation Impact Fees

Land Use	Land Use Code	Quantity		Volusia County Impact Fee Rate (per unit)[1]	Volusia County Total Fee	City of Ormond Beach Impact Fee Rate (per unit)	City of Ormond Beach Total Fee
Single Family Residential	210	300	DU	$ 5,432.45	$ 1,629,735.00	$ 162.61	$ 48,783.00
Estimated Grand Total:				**$1,678,518.00**			

[1] *Volusia County Impact Fees rate as of January 2023*

Tomoka Oaks Residential
Ormond Beach, Florida

Traffic Impact Analysis

Prepared for: Triumph Oaks of Ormond Beach, LLC
By: LTG, Inc.
***Revised* June 2023**

LTG Engineering & Planning

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with LTG, Inc., a corporation authorized to operate as an engineering business, EB 0009227, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Tomoka Oaks Residential – Traffic Impact Analysis
LOCATION: Ormond Beach, Florida
CLIENT: Triumph Oaks of Ormond Beach I, LLC
JOB #: 5361.09

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

Prepared by:
LTG, Inc.
1450 W. Granada Blvd, Suite 2
Ormond Beach, FL 32174
Certificate of Authorization 9227
386/257-2571



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LTG, Inc.
1450 W. GRANADA BLVD, SUITE 2
ORMOND BEACH, FL 32174
CERTIFICATE OF AUTHORIZATION 9227
KADY L. DEARING, P.E. NO. 84234

TABLE OF CONTENTS

LIST OF FIGURES ii
LIST OF TABLES ii
LIST OF APPENDICES ii
INTRODUCTION 1
Study Area 1
Study Procedures 1
Planned Roadway Improvements 1
EXISTING ROADWAY ANALYSIS 3
Unsignalized Intersection Analysis 3
Signalized Intersection Analysis 5
Roadway Segment Analysis 5
FUTURE TRAFFIC CONDITIONS 6
2028 Background Traffic 6
2028 BACKGROUND ROADWAY ANALYSIS 8
2028 Background – Unsignalized Intersection Analysis 8
2028 Background – Signalized Intersection Analysis 8
2028 Background – Roadway Segment Analysis 12
2028 BUILD-OUT - FUTURE ROADWAY ANALYSIS 12
Project Trip Generation 12
Project Trip Distribution 12
2028 Build-Out – Unsignalized Intersection Analysis 17
2028 Build-Out – Signalized Intersection Analysis 17
Site Access Analysis 17
2028 Build-Out – Roadway Segment Analysis 19
Queue Length and Turn Lane Analysis 19
Alternate Mode Analysis 21
Proportionate Share 21
CONCLUSIONS 22

LIST OF FIGURES

Figure 1: Site Location Map 2
Figure 2: Existing AM & PM Peak-Hour Traffic Volumes 4
Figure 3: Background AM & PM Peak-Hour Traffic Volumes 9
Figure 4A: Build-Out Project Trip Distribution 13
Figure 4B: Build-Out Project Trip Distribution 14
Figure 5: Build-Out AM Peak-Hour Traffic Volumes 15
Figure 6: Build-Out PM Peak-Hour Traffic Volumes 16

LIST OF TABLES

Table 1: Existing AM and PM Peak-Hour LOS – Unsignalized Intersections 3
Table 2: Existing AM and PM Peak-Hour LOS – Signalized Intersections 5
Table 3: Existing PM Peak-Hour LOS – Roadway Segments 5
Table 4: 2028 Historical Growth Rates and Vested Traffic 7
Table 5: 2028 Background AM and PM Peak-Hour LOS – Unsignalized Intersections 8
Table 6: 2028 Background AM and PM Peak-Hour LOS – Signalized Intersections 8
Table 7: 2028 Background PM Peak-Hour LOS – Roadway Segments 11
Table 8: 2028 Background PM Peak-Hour LOS – Roadway Segments Improved 11
Table 9: Trip Generation 12
Table 10: 2028 Build-Out AM and PM Peak-Hour LOS – Unsignalized Intersections 17
Table 11: 2028 Build-Out AM and PM Peak-Hour LOS – Unsignalized Intersection - Improved 17
Table 12: Alternative Scenario Comparison – Diamond Intersection 18
Table 13: 2028 Build-Out AM and PM Peak-Hour LOS – Signalized Intersections 19
Table 14: 2028 Build-Out PM Peak-Hour Two-Way LOS – Roadway Segments 20
Table 15: Queue Length and Turn Lane 20
Table 16: Recommended Improvements – Roadway Segments 22
Table 17: Recommended Improvements – Intersections 22

LIST OF APPENDICES

Appendix A- Site Plan
Appendix B- Approved Methodology Letter
Appendix C- Turning Movement Count Data & FDOT's Seasonal Factor
Appendix D- Intersections Summary Work Sheets – Existing Conditions
Appendix E- Signal Timings
Appendix F- Traffic Trends Analysis Sheets & Vested Traffic & Trip Assignments
Appendix G- Intersections Summary Work Sheets – 2028 Background Conditions
Appendix H- Intersections Summary Work Sheets – 2028 Buildout Conditions
Appendix I- Traffic Signal Warrant Study
Appendix J- Intersections Summary Work Sheets – 2028 Buildout Improvement Conditions
Appendix K- Intersections Summary Work Sheets – Alternative Scenario Comparison

1

INTRODUCTION

LTG, Inc. (LTG) has been retained by Triumph Oaks of Ormond Beach I, LLC to prepare a Traffic Impact Analysis (TIA) for the Tomoka Oaks Residential development, located west of the Nova Road/Tomoka Oaks Boulevard intersection in the City of Ormond Beach, Florida**. Figure 1** shows the location of the project relative to the surrounding road network. The development will consist of 300 single family dwelling units. Build-out of the proposed development is anticipated by 2028.

Access to the development will be provided at the western leg of the Tomoka Oaks Boulevard/St. Andrews Drive intersection with primary external access at the existing Tomoka Oaks Boulevard at Nova Road intersection. A preliminary site plan is attached as Appendix A.

Study Area

The following roadway segments and intersections are included in the analysis, per the approved methodology (Appendix B):

Intersections:

1. Nova Road at US 1
2. Nova Road at Wilmette Avenue
3. SR 40 at Main Trail
4. Tomoka Oaks Boulevard at Nova Road
5. Tomoka Oaks Boulevard at Escondido Multifamily Driveway
6. Tomoka Oaks Boulevard at N. St. Andrews Drive
7. Tomoka Oaks Boulevard at S. St. Andrews Drive
8. Tomoka Oaks Boulevard at West Diamond
9. Tomoka Oaks Boulevard at East Diamond
10. St. Andrew's Drive at W Rio Pinar Trail
11. St. Andrew's Drive at E Rio Pinar Trail
12. St. Andrew's Drive at Iroquois Trail

Roadway Segments:

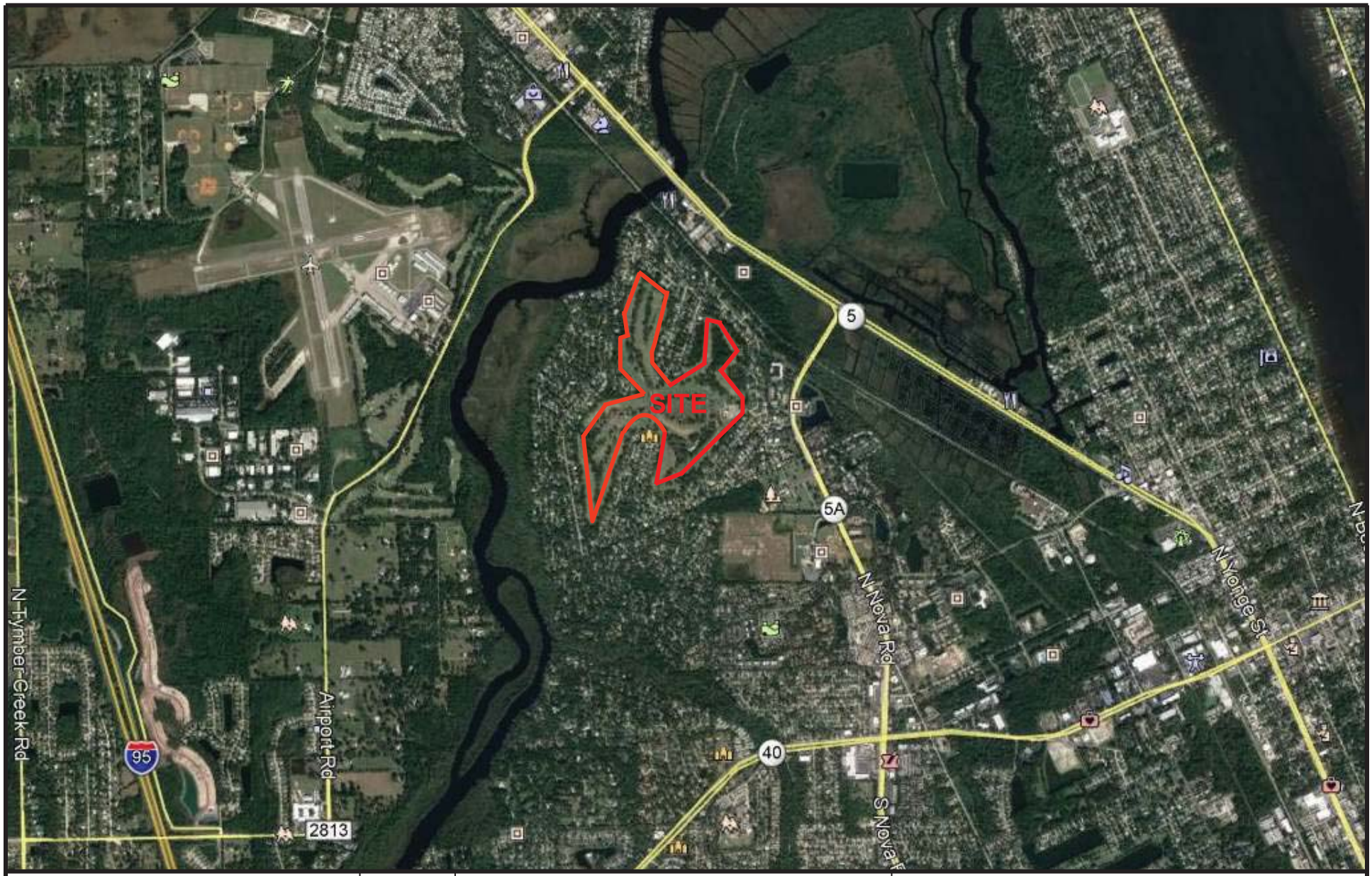
- Nova Road from US 1 to Wilmette Avenue (Significant)
- SR 40/Granada Boulevard from I-95 to Clyde Morris Boulevard (near critical)
- SR 40/Granada Boulevard from Clyde Morris Boulevard to Nova Road (near critical)
- SR 40/Granada Boulevard from US 1 to Halifax Avenue (critical)
- Hand Avenue from Clyde Morris Boulevard to Nova Road (vested near critical)
- Williamson Boulevard from Hand Avenue to Strickland Range Road (vested critical)

Study Procedures

Standard engineering and planning procedures were used to determine the impacts of the proposed project. Reference data was obtained from the Florida Department of Transportation (FDOT), the Volusia County Traffic Engineering Department, the City of Ormond Beach Planning Department, the Institute of Transportation Engineers (ITE), and the River to Sea Transportation Planning Organization (R2CTPO).

Planned Roadway Improvements

Information on programmed or planned roadway improvements in the area of interest was obtained from the FDOT Five-Year Work Program, Volusia County, the R2CTPO Long Range Transportation Plan, and previously approved projects. There are no capacity-enhancing programs currently planned within the study area.



Tomoka Oaks Residential	N NTS	**Project Location Map**	LTG Engineering & Planning
		Project No.: 5361.09 / Figure: 1	1450 W. Granada Blvd., Suite 2, Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996

2

EXISTING ROADWAY ANALYSIS

Turning movement counts (TMCs) were conducted during the AM and PM peak-hours on March 2nd, 2023, at the study area intersections (see Appendix C). FDOT's 2021 Seasonal Factors (SF) for the corresponding dates were applied to the existing counts. Please note, if the FDOT SF was less than 1.0, a minimum SF of 1.0 was applied to the counts. The turning movement counts during the AM and PM peak-hours for Tomoka Oaks Boulevard at N. St. Andrews Drive and Tomoka Oaks Boulevard at West Diamond during the PM peak-hours were calibrated to the same peak hour as Tomoka Oaks Boulevard at the study intersections to reflect the balancing turning movements. The existing AM and PM peak-hour traffic volumes used in the analysis are depicted in **Figure 2**.

Unsignalized Intersection Analysis

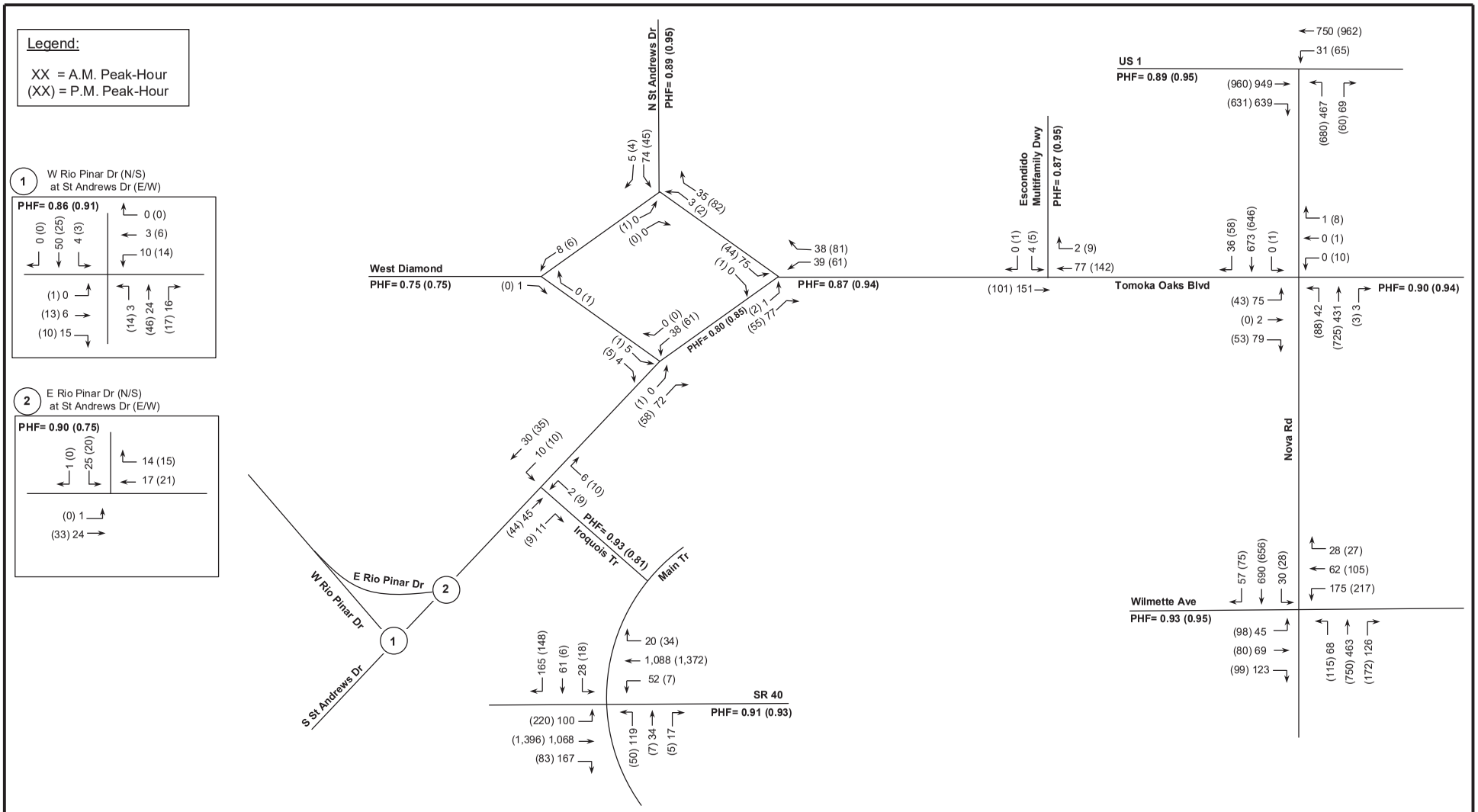
The existing operating conditions at the unsignalized intersections were analyzed using *HCS 2023 or Synchro 11* at the study area intersections. This software utilizes the procedures outlined in Chapter 20 of the Highway Capacity Manual (6th Edition) titled, "Two-Way Stop-Controlled Intersections". **Table 1** shows the existing AM and PM peak-hour level of service (LOS) at the study area intersections. The HCS and Synchro summary sheets are attached as Appendix D.

Table 1
Existing AM and PM Peak-Hour LOS - Unsignalized Intersections
Tomoka Oaks Residential

Intersection	Adopted LOS	Analysis Method	AM Peak-Hour			PM Peak-Hour		
			Critical Approach	Delay (sec.)	LOS	Critical Approach	Delay (sec.)	LOS
Nova Rd. at Tomoka Oaks Blvd.	D	Synchro	EB	23.4	C	EB	20.1	C
Tomoka Oaks Blvd at Escondido Multifamily Access	D	Synchro	SB	10.0	B	SB	10.0	B
Tomoka Oaks Blvd. at N. St. Andrews Dr.	D	Synchro	SB	9.0	A	SB	8.9	A
Tomoka Oaks Blvd. at S. St. Andrews Dr.[1]	D	Synchro	NB	8.6	A	NB	8.6	A
Tomoka Oaks Blvd. at West Diamond [2]	D	Synchro	N/A	-	-	N/A	-	-
Tomoka Oaks Blvd. at East Diamond	D	Synchro	SB	9.9	A	SB	9.7	A
St. Andrew's Dr. at W Rio Pinar Tr.	D	HCS	SB	7.8	A	EB	8.9	A
St. Andrew's Dr. at E Rio Pinar Tr.	D	HCS	SB	8.9	A	SB	9.1	A
St. Andrew's Dr. at Iroquois Tr.	D	HCS	NB	8.7	A	NB	9.0	A

[1]The HCM 6th methodology is not compatible with the geometry, therefore HCM 2000 was used to report the LOS.
[2]The intersection currently operates under free-flow conditions (no stop control present) with minimal peak hour volumes; therefore, no LOS is reported.

As indicated, all unsignalized intersections are currently operating within the adopted level of service under existing conditions.



Tomoka Oaks Residential

N

NTS

Existing A.M. & P.M. Turning Movement Counts

Project Number: 5361.09

Figure: 2

LTG Engineering & Planning
1450 W. Granada Blvd, Suite 2 – Ormond Beach, Florida 32174
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Signalized Intersection Analysis

The existing operating conditions at the signalized intersections were analyzed using *HCS 2023*, which utilizes the procedures outlined in Chapter 19 of the *Highway Capacity Manual 6th Edition*, titled "Signalized Intersections". **Table 2** shows the existing LOS and volume to capacity ratios (v/c) at the study area intersections. The signal timings are provided in Appendix E and the HCS summary sheets are provided in Appendix D.

Table 2
Existing AM and PM Peak-Hour LOS - Signalized Intersections
Tomoka Oaks Residential

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
Nova Rd. at US 1	D	14.5	B	No	17.9	B	No
Nova Rd. at Wilmette Ave.	D	26.2	C	No	31.4	C	No
SR 40 at Main Trail	D	23.2	C	No	20.4	C	No

As indicated, all signalized intersections are currently operating within the adopted level of service under existing conditions.

Roadway Segment Analysis

Roadway LOS describes the operating condition determined from the number of vehicles passing over a given section of roadway during a specified time period. It is a qualitative measure of several factors which include speed, travel time, traffic interruptions, freedom to maneuver, driver comfort, convenience, safety, and vehicle operating costs. Six LOS categories have been established as standards by which to gauge roadway performance, designated by the letters A through F. The LOS categories are defined as follows:

Level of Service A: *Free flow, individual users virtually unaffected by the presence of others.*
Level of Service B: *Stable flow with a high degree of freedom to select operating conditions.*
Level of Service C: *Flow remains stable, but with significant interactions with others.*
Level of Service D: *High-density stable flow in which the freedom to maneuver is severely restricted.*
Level of Service E: *This condition represents the capacity level of the road.*
Level of Service F: *Forced flow in which the traffic exceeds the amount that can be served.*

The Average Annual Daily Traffic (AADT) for the study roadway segments was obtained from the FDOT *Traffic Online* database and Volusia County 2021 Average Annual Daily Traffic & Historical Counts spreadsheet. The existing LOS for the study area road segments during the peak-hour are provided in **Table 3**. As indicated, all roadway segments currently operate within the adopted LOS under peak hour two-way conditions.

Table 3
Existing PM Peak-Hour LOS - Roadway Segments
Tomoka Oaks Residential

Roadway	Segment		No. of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity[1]	Count Source	2021 AADT	Existing Peak-Hour Two-Way Volume[2]	Existing PM Volume Exceed Adopted LOS?
SR 5A/Nova Rd.	US 1	Wilmette Ave.	4	D	3,455	FDOT	14,400	1,296	No
SR 40/Granada Blvd.	I-95	Clyde Morris Blvd.	4	D	3,455	FDOT	36,000	3,240	No
	Clyde Morris Blvd.	Nova Rd.	4	D	3,455	FDOT	35,500	3,195	No
	US 1	Halifax Ave.	4	D	3,413	FDOT	35,500	3,380	No
Hand Ave.	Clyde Morris Blvd.	Shangri La Dr.	2	E	1,540	Volusia	14,880	1,200	No
	Shangri La Dr.	Nova Rd.	4	E	3,410	Volusia	16,250	1,350	No
Williamson Blvd.	Hand Ave.	Strickland Range Rd.	2	E	1,540	Volusia	17,520	1,420	No

[1]Adopted LOS, capacity, existing AADT, and existing PM Peak-Hour Two-Way Volume obtained from the 2021 Volusia County Traffic Count Spreadsheet for County maintained facilities. FDOT Generalized Service Volume Tables, Context Classification, and adjustment factors used for FDOT roadways.
[2]Existing Peak Hour Two-Way Volume obtained from Volusia County Spreadsheet for County roadways and determined using a K-factor (0.09) for FDOT roadways.

3

FUTURE TRAFFIC CONDITIONS

Traffic in the area is expected to grow due to local government approvals. The following section documents the methods used to project future 2028 traffic conditions by using either historical growth rates and/or vested trip information and anticipated project traffic.

2028 Background Traffic

The growth rates for each study area roadway segment will be determined using the following method:

- Historic growth trends calculated based upon the last five years of historic count data to determine a roadway segment's applicable trend growth rate using the best fitted regression analysis.
- If the R^2 value is less than 0.70, then ten (10) years of historical traffic data will be used to determine the trends growth rate using the best fitted regressions analysis.
- If the R^2 is still less than 0.70, the R^2 for the adjoining northbound and southbound segments will be analyzed to determine the average growth rate of adjoining segments can be utilized.
- Then the growth rate shall be determined by the trend fitted curve. If the overall trend fitted curve is positive, 2% shall be used. If the overall trend fitted curve is negative, then a 1% growth rate will be applied.
- In no case shall the growth rate be negative.
- Vested trips will be applied in addition to growth rates where applicable.
- If the R^2 value is greater than 70%, and the growth rate is greater than 3%, the background growth will be determined using either vested trips or the growth rate, whichever is more conservative.
- If the R^2 value is greater than 70%, and the growth rate is greater than 3%, and there is a high number of vested trips to be applied by multiple vested projects with various land uses, a request may be made to reduce vested traffic by 30% if the vested traffic is 30% of the total background growth.
- Per County Directive, exponential regression will not be used to determine growth.

The growth comparison and applied growth used in the analysis are provided in **Table 4**. The FDOT *Traffic Trends* analysis worksheets, updated critical/near critical map and significant table, the vested trip information was obtained from the County's vested trip database and the spreadsheet used to develop the existing, background and build-out traffic volumes attached as Appendix F.

Table 4
Historical Growth Rates and Vested Traffic
Tomoka Oaks Residential

Roadway	Limits		5-Year			10-Year			Resulting Historical Annual Growth Rate	Applied Growth If Using Adjacent Segment	High Growth? Y/N	Vested Trips	Existing Peak-Hour Volume	Total Historical Growth (# of Trips)	Applied Growth Method	Total Growth Applied (# of Trips)	2028 Total Background Volume
	From	To	Best Fit Regression	R^2 Value	Historical Growth Rate	Best Fit Regression	R^2 Value	Historical Growth Rate									
SR 5A/Nova Rd.	US 1	Wilmette Ave.	Linear	43.4%	1.36%	Linear	85.9%	1.82%	1.82%	-	N	0	1,296	165	Historical Growth	165	1,461
SR 40/Granada Blvd.	I-95	Clyde Morris Blvd.	Linear	11.2%	-0.77%	Linear	38.5%	0.78%	Check adjacent	1.23%	N	77	3,240	279	Historical + Vested	356	3,596
	Clyde Morris Blvd.	Nova Rd.	Linear	47.1%	1.26%	Linear	70.9%	1.23%	1.23%	-	N	104	3,195	275	Historical + Vested	379	3,574
	US 1	Halifax Ave.	Linear	57.1%	-2.19%	Linear	43.0%	1.74%	Check adjacent	1.23%	N	46	3,380	291	Historical + Vested	337	3,717
Hand Ave.	Clyde Morris Blvd.	Shangri La Dr.	Linear	84.8%	-3.31%	-	-	-	1.00%	-	N	435	1,200	84	Historical + Vested	519	1,719
	Shangri La Dr.	Nova Rd.	Linear	57.5%	-2.26%	Decaying Exp	62.8%	0.41%	Check adjacent	1.00%	N	0	1,350	95	Historical Growth	95	1,445
Williamson Blvd.	Hand Ave.	Strickland Range Rd.	Linear	35.6%	3.53%	Linear	83.0%	4.05%	4.05%	-	Y	702	1,420	403	Vested	702	2,122

Growth Determination - Additional Segments for Intersection Analyses

Roadway	Limits		5-Year			10-Year			Resulting Historical Annual Growth Rate	Applied Growth If Using Adjacent Segment	High Growth? Y/N	Vested Trips	Existing Peak-Hour Volume	Total Historical Growth (# of Trips)	Applied Growth Method	Total Growth Applied (# of Trips)	2028 Total Background Volume
	From	To	Best Fit Regression	R^2 Value	Historical Growth Rate	Best Fit Regression	R^2 Value	Historical Growth Rate									
Nova Road	SR 40	Wilmette Ave	Linear	78.1%	-4.48%	-	-	-	1.00%	-	N	0	1,935	135	Historical Growth	135	2,070
US 1	Nova Rd	Airport Rd	Linear	43.2%	1.26%	Linear	89.2%	2.97%	2.97%	-	N	0	2,790	580	Historical Growth	580	3,370
US 1	SR 40	Nova Rd	Decaying Exp	27.0%	-0.22%	Linear	73.8%	1.77%	1.77%	-	N	0	1,755	217	Historical Growth	217	1,972

Note: A minimum 1% annual growth rate was used for local segments and intersections.

4

2028 BACKGROUND ROADWAY ANALYSIS

The study area intersections and roadway segments were analyzed based on the future roadway conditions to determine potential impacts and to investigate mitigation requirements. **Figure 3** graphically depicts the 2028 background volumes during a.m. and p.m. peak-hours. The results of the analysis are presented below.

2028 Background – Unsignalized Intersection Analysis

The unsignalized intersections were analyzed to determine the operating conditions under 2028 background conditions and the results are presented in **Table 5**. The HCS and Synchro summary sheets are included in Appendix G.

Table 5
2028 Background AM and PM Peak-Hour LOS - Unsignalized Intersections
Tomoka Oaks Residential

Intersection	Adopted LOS	Analysis Method	AM Peak-Hour			PM Peak-Hour		
			Critical Approach	Delay (sec.)	LOS	Critical Approach	Delay (sec.)	LOS
Nova Rd. at Tomoka Oaks Blvd.	D	Synchro	EB	26.3	D	EB	21.7	C
Tomoka Oaks Blvd at Escondido Multifamily Access	D	Synchro	SB	10.1	B	SB	10.1	B
Tomoka Oaks Blvd. at N. St. Andrews Dr.	D	Synchro	SB	9.0	A	SB	9.0	A
Tomoka Oaks Blvd. at S. St. Andrews Dr.	D	Synchro	NB	8.6	A	NB	8.6	A
Tomoka Oaks Blvd. at West Diamond [1]	D	Synchro	N/A	-	-	N/A	-	-
Tomoka Oaks Blvd. at East Diamond	D	Synchro	SB	9.9	A	SB	9.7	A
St. Andrew's Dr. at W Rio Pinar Tr.	D	HCS	SB	7.9	A	EB	8.9	A
St. Andrew's Dr. at E Rio Pinar Tr.	D	HCS	SB	8.9	A	SB	9.2	A
St. Andrew's Dr. at Iroquois Tr.	D	HCS	NB	8.7	A	NB	9.0	A

[1] Existing intersection is not currently under stop-control; no LOS reported in Synchro.

As indicated in Table 5, all unsignalized intersections are expected to operate within the adopted level of service under background conditions.

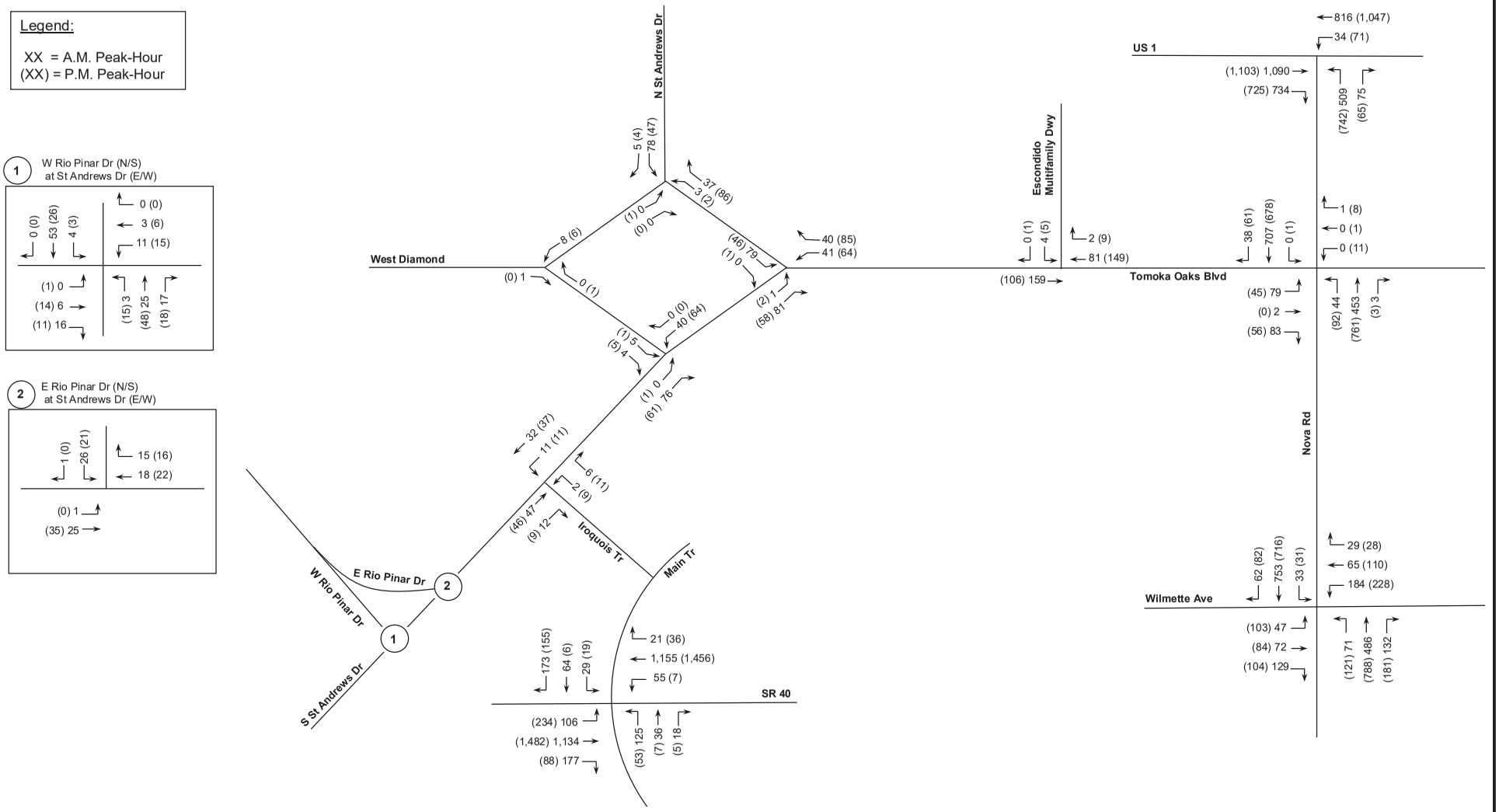
2028 Background – Signalized Intersection Analysis

The signalized intersections were analyzed to determine the operating conditions under 2028 background conditions and the results are presented in Table 6. The HCS summary sheets are included in Appendix G.

Table 6
2028 Background AM and PM Peak-Hour LOS - Signalized Intersections
Tomoka Oaks Residential

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
Nova Rd. at US 1	D	15.8	B	No	19.8	B	No
Nova Rd. at Wilmette Ave.	D	27.4	C	No	33.7	C	No
SR 40 at Main Trail	D	26.0	C	No	23.0	C	No

As indicated, all signalized intersections are expected to operate within the adopted level of service under background conditions.



Tomoka Oaks Residential	N / NTS	2028 Background A.M. & P.M. Traffic Volumes	
		Project Number: 5361.09	Figure: 3

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2028 Background – Roadway Segment Analysis

The study area roadway segments were analyzed under 2028 background conditions to determine the anticipated two-way peak-hour LOS. The results are provided in **Table 7**. As indicated, all study area roadway segments currently operate within their adopted LOS during the PM peak-hour except for the segments of SR 40/Granada Boulevard from I-95 to Clyde Morris Boulevard, Clyde Morris Boulevard to Nova Road and US 1 to Halifax Avenue; Hand Avenue from Clyde Morris Boulevard to Shangri La Drive and Williamson Boulevard from Hand Avenue to Strickland Range Road. The following improvements are recommended to improve the LOS deficiency:

SR 40/Granada Boulevard from I-95 to Clyde Morris Boulevard:

- Widen from 4-lanes to 6-lanes.

SR 40/Granada Boulevard from Clyde Morris Boulevard to Nova Road:

- Widen from 4-lanes to 6-lanes.

SR 40/Granada Boulevard from US 1 to Halifax Avenue:

- Widen from 4-lanes to 6-lanes.

Hand Avenue from Clyde Morris Boulevard to Shangri La Drive:

- Widen from 2-lanes to 4-lanes.

Williamson Boulevard from Hand Avenue to Strickland Range Road:

- Widen from 2-lanes to 4-lanes.

The improved roadway segment analysis for the deficient segments is provided in **Table 8.**

Table 7
2028 Background PM Peak-Hour LOS - Roadway Segments
Tomoka Oaks Residential

Roadway	Segment		No. of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity	Existing PM Peak-Hour Two-Way Volume	Growth Method Applied	Total Growth Applied (# of Trips)	2028 Total Background Volume	Background PM Volume Exceed Adopted LOS?
SR 5A/Nova Rd.	US 1	Wilmette Ave.	4	D	3,455	1,296	Historical Growth	165	1,461	No
SR 40/Granada Blvd.	I-95	Clyde Morris Blvd.	4	D	3,455	3,240	Historical + Vested	356	3,596	Yes
	Clyde Morris Blvd.	Nova Rd.	4	D	3,455	3,195	Historical + Vested	379	3,574	Yes
	US 1	Halifax Ave.	4	D	3,413	3,380	Historical + Vested	337	3,717	Yes
Hand Ave.	Clyde Morris Blvd.	Shangri La Dr.	2	E	1,540	1,200	Historical + Vested	519	1,719	Yes
	Shangri La Dr.	Nova Rd.	4	E	3,410	1,350	Historical Growth	95	1,445	No
Williamson Blvd.	Hand Ave.	Strickland Range Rd.	2	E	1,540	1,420	Vested	702	2,122	Yes

Table 8
2028 Background PM Peak-Hour LOS - Roadway Segments – Improved*
Tomoka Oaks Residential

Roadway	Segment		No. of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity	Existing PM Peak-Hour Two-Way Volume	Growth Method Applied	Total Growth Applied (# of Trips)	2028 Total Background Volume	Background PM Volume Exceed Adopted LOS?
SR 40/Granada Blvd.	I-95	Clyde Morris Blvd.	6	D	5,114	3,240	Historical + Vested	356	3,596	No
	Clyde Morris Blvd.	Nova Rd.	6	D	5,114	3,195	Historical + Vested	379	3,574	No
	US 1	Halifax Ave.	6	D	5,366	3,380	Historical + Vested	337	3,717	No
Hand Ave.	Clyde Morris Blvd.	Shangri La Dr.	4	E	3,410	1,200	Historical + Vested	519	1,719	No
Williamson Blvd.	Hand Ave.	Strickland Range Rd.	4	E	3,410	1,420	Vested	702	2,122	No

**Improved peak-hour two-way capacity determined using FDOT 2023 Generalized Service Tables and comparable capacity from Volusia County's AADT Spreadsheet; Improvements not fully funded for construction at this time.*

5

2028 BUILD-OUT ROADWAY ANALYSIS

The study area intersections and roadway segments were analyzed based on the roadway conditions at the time of project build-out to determine potential impacts of project-generated trips and identify mitigation requirements. The improvements recommended in background conditions have been included in the 2028 build-out analysis for those applicable intersections and roadway segments.

Project Trip Generation

The daily, a.m., and p.m. peak hour trip generation for the development presented in **Table 9** was determined using the Institute of Transportation Engineers (ITE) 11th Edition of the *Trip Generation Manual*.

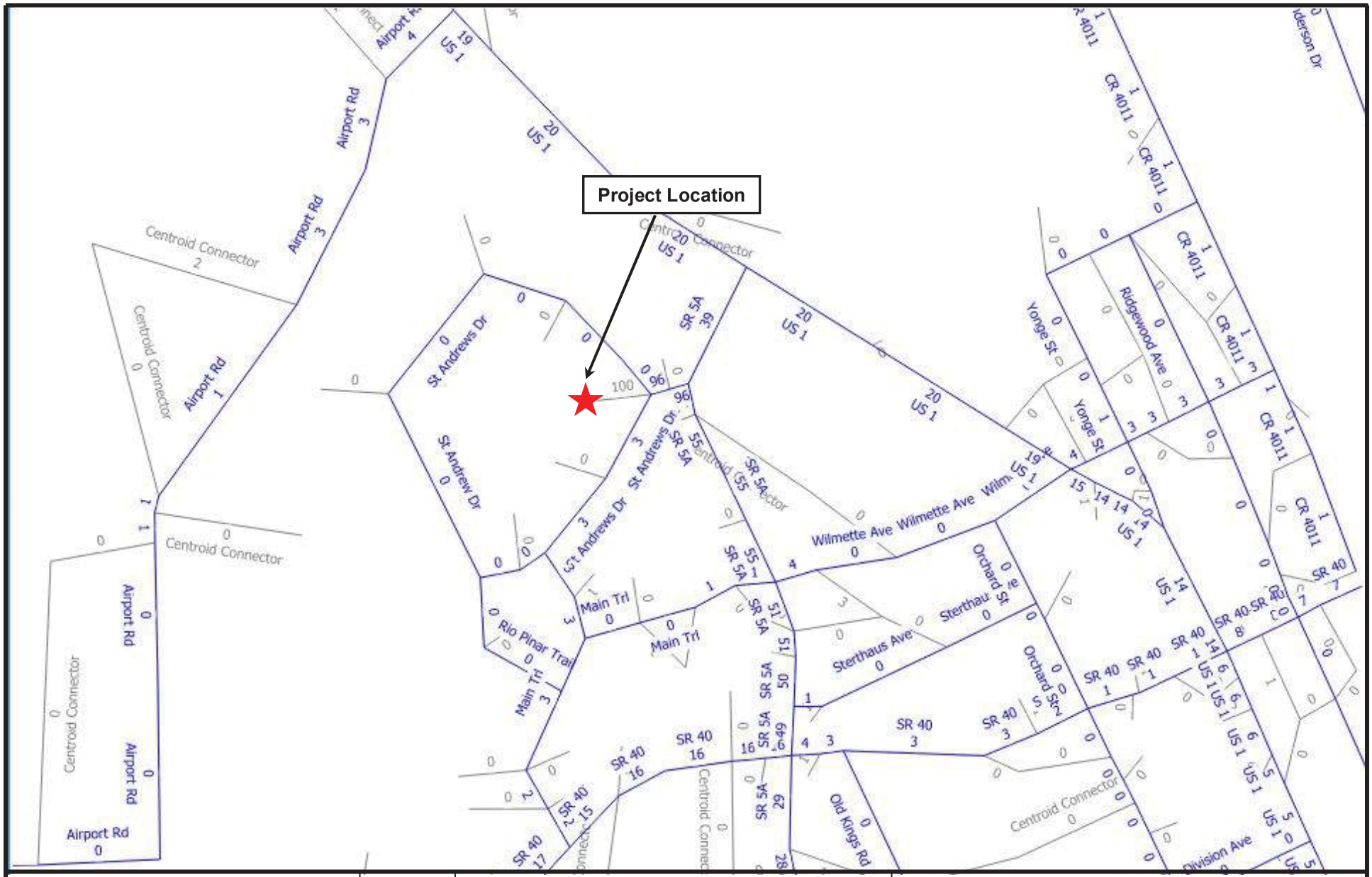
Table 9
Project Trip Generation
Tomoka Oaks Residential

Time Period	Land Use	ITE Code	Trip Rate Equation	Quantity (X)		Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips (T)
Daily	Single Family Residential	210	Ln(T) = 0.92 Ln(X) + 2.68	300	DU	50%	50%	1,387	1,387	2,774
AM Peak-Hour			Ln(T) = 0.91 Ln(X) + 0.12			26%	74%	53	149	202
PM Peak-Hour			Ln(T) = 0.94 Ln(X) + 0.27			63%	37%	176	103	279

Project Trip Distribution

The Central Florida Regional Planning Model, version 6.1 (CFRPM) was used to obtain the project trip distribution for the proposed development. A select zone analysis was completed and resulted in the project trip distribution shown in **Figure 4A**. **Figure 4B** provides a more detailed view of the model output in the vicinity of the site.

Using the trip distribution, the a.m. and p.m. peak hour project trips were assigned to the study area roadway network. **Figure 5** and **Figure 6** graphically depict the 2028 total background traffic, project trips, and resulting 2028 buildout traffic at the study area intersections.



Tomoka Oaks Residential

N

NTS

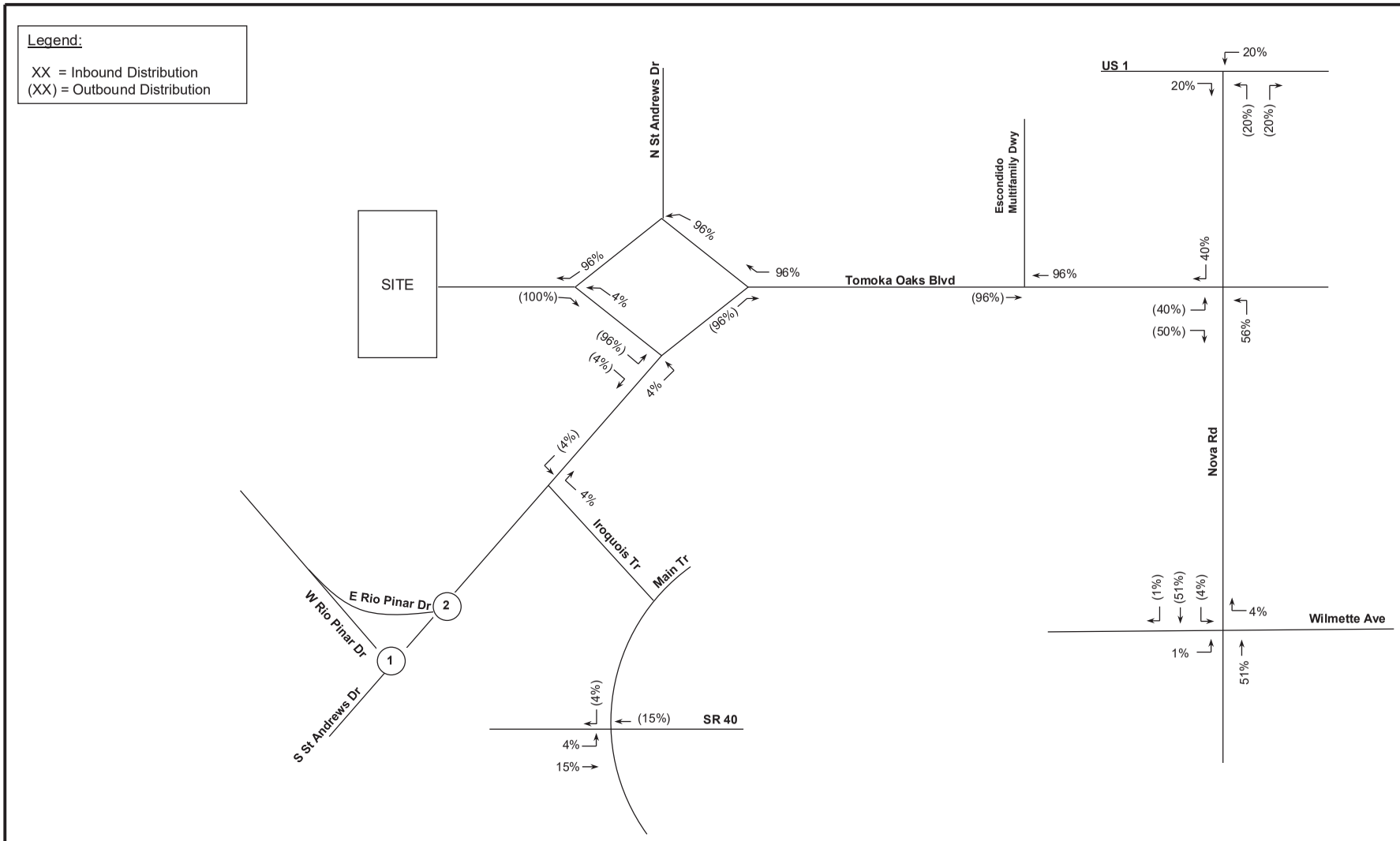
Project Trip Distribution

Project No.: 5361.09

Figure: 4A

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Tomoka Oaks Residential

N

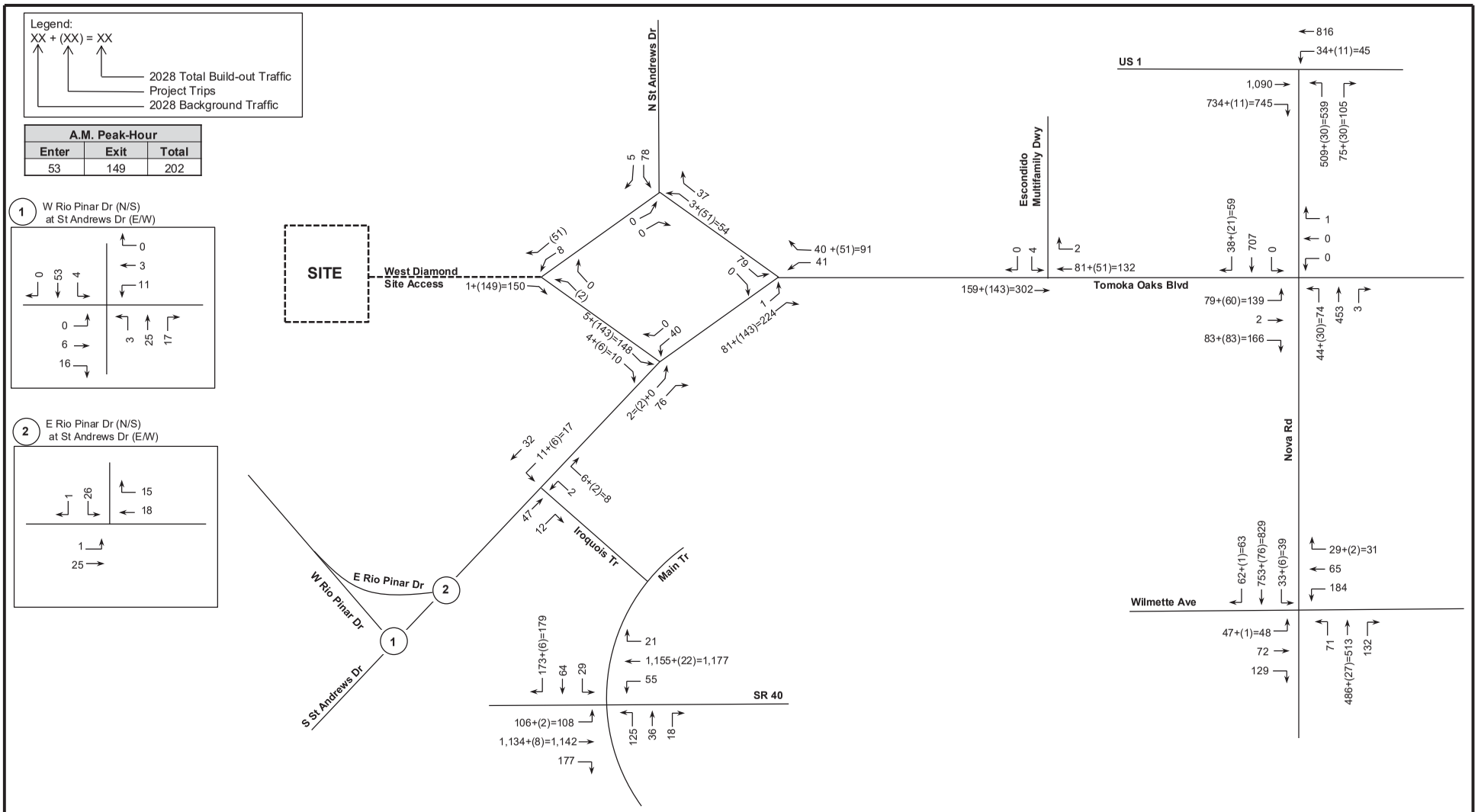
NTS

Project Trip Distribution

Project Number: 5361.09

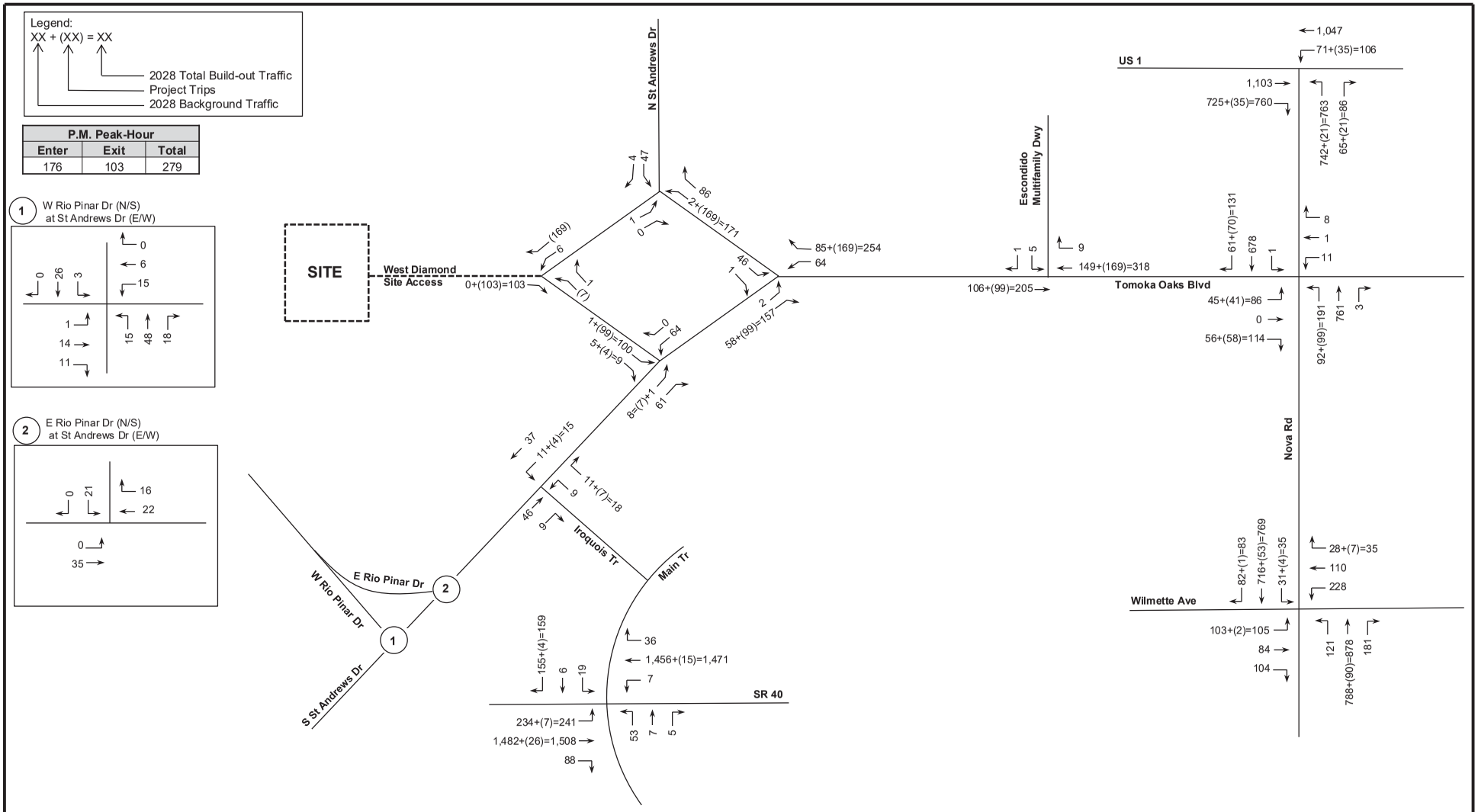
Figure: 4B

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Tomoka Oaks Residential	N NTS	**2028 Buildout A.M. Peak-Hour Traffic Volumes**	Project Number: 5361.09 / Figure: 5

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Tomoka Oaks Residential	N NTS	**2028 Buildout P.M. Peak-Hour Traffic Volumes**	Project Number: 5361.09 / Figure: 6

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2028 Build-Out – Unsignalized Intersection Analysis

The unsignalized intersections and the project driveway were analyzed to determine the operating conditions under 2028 build-out conditions, and the results are presented in **Table 10**. The HCS and Synchro summary sheets are included in Appendix H.

Table 10
2028 Build-Out AM and PM Peak-Hour LOS – Unsignalized Intersections
Tomoka Oaks Residential

Intersection	Adopted LOS	Analysis Method	AM Peak-Hour			PM Peak-Hour		
			Critical Approach	Delay (sec.)	LOS	Critical Approach	Delay (sec.)	LOS
Nova Rd. at Tomoka Oaks Blvd.	D	Synchro	EB	93.1	F	EB	72.3	F
Tomoka Oaks Blvd at Escondido Multifamily Access	D	Synchro	SB	11.9	B	SB	12.3	B
Tomoka Oaks Blvd. at N. St. Andrews Dr.	D	Synchro	SB	9.4	A	SB	10.1	B
Tomoka Oaks Blvd. at S. St. Andrews Dr.	D	Synchro	NB	8.7	A	NB	8.8	A
Tomoka Oaks Blvd. at West Diamond	D	Synchro	EB	9.5	A	EB	10.3	B
Tomoka Oaks Blvd. at East Diamond	D	Synchro	SB	11.6	B	SB	11.2	B
St. Andrew's Dr. at W Rio Pinar Tr.	D	HCS	SB	7.9	A	EB	8.9	A
St. Andrew's Dr. at E Rio Pinar Tr.	D	HCS	SB	8.9	A	SB	9.2	A
St. Andrew's Dr. at Iroquois Tr.	D	HCS	NB	8.7	A	NB	9.0	A

As indicated, the unsignalized intersection of Nova Road at Tomoka Oaks Boulevard is not expected to operate within the adopted level-of-service under build-out conditions. It is common that unsignalized intersections operate at higher levels of service with extended delay on the minor street approaches during peak-hour when conflicted with high major street volumes. However, a Traffic Signal Warrant Study (TSWS) was conducted at the intersection to determine whether future signal control at the intersection is warranted. The result of the analysis indicates that Warrants 1B and 2 are met by future peak hour volumes under build-out conditions. The TSWS, dated June 2021 and previously reviewed by the FDOT, is included as Appendix I.

The analysis results of the intersection of Nova Road at Tomoka Oaks Boulevard under traffic signal control is provided in **Table 11**. The intersection modification also includes adding striping for an exclusive right-turn lane to the eastbound approach approximately 75 ft. in length in order to separate right-turns from the shared left-through movement. The Synchro summary sheets are included in Appendix J. As indicated, the intersection is anticipated to operate with an acceptable LOS and with v/c ratios less than 1.0 under build-out conditions with the installation of a traffic signal.

Table 11
2028 Build-Out AM and PM Peak Hour LOS – Intersection Improvement
Tomoka Oaks Residential

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
Nova Rd. at Tomoka Oaks Blvd.	**D**	**12.4**	**B**	**No**	**16.7**	**B**	**No**

It should be noted that the intersection improvement results at Nova Road and Tomoka Oaks Boulevard does not include an exclusive southbound right-turn lane. Since the intersection is expected to operate at adopted levels of service during the a.m. and p.m. peak hours, no southbound right-turn lane is proposed at this time. Final lane geometry, alignment and signal timings for the signal shall be discussed with the FDOT during the permit application process before final design of the signal.

Site Access Analysis

Access to the development will be provided at the western leg of the Tomoka Oaks Boulevard/St. Andrews Drive intersection with primary external access at the existing Tomoka Oaks Boulevard at Nova Road. No additional turn-lanes are warranted or recommended at this location. However, adding stop control for the westbound approach will be required.

As requested by City Staff, additional analysis of the proposed site access driveway, as it relates to the existing diamond-intersection configuration, was performed. The analysis includes evaluation and comparison of two alternative intersection scenarios to determine whether improved vehicular circulation and safety could be achieved. The alternative scenarios include converting the configuration to an ALL-WAY STOP or modifying to a traditional single-land roundabout. Each alternative, including the existing scenario, were evaluated for average peak hour vehicular delay, 95th percentile queue length, the average number of stops, and number of minor and major conflict points. The results are summarized in **Table 12**. The Synchro analysis outputs are attached as Appendix K.

Table 12
Alternative Scenario Comparison – Diamond Intersection
Tomoka Oaks Residential

Build-Out Alternatives	Evaluation Criteria									
	Peak Time Period	Average Total Delay (sec.)	LOS	Max 95th Percentile Queue*			No. of Conflict Points*			Average No. of Stops*
				Approach	Veh/Lane	Length (ft.)	Major	Minor	Total	
Existing Diamond	AM	9.8	A	-	1	25	6	12	18	2
	PM	10.1	B	-	1	25				
All-Way Stop Control	AM	8.4	A	EB	1	25	16	16	32	1
	PM	9.5	A	WB	2	50				
Roundabout	AM	4.1	A	EB	1	25	0	8	8	0
	PM	4.4	A	WB	1	25				

**95th Percentile Queue reported for existing diamond configuration anticipated at each internal intersection.*

**Based on common vehicle travel paths; Major conflict points include crossing maneuvers, and minor conflicts include merge/diverge maneuvers.*

**Roundabout is designed under yield condition for all approaches.*

Comparing each alternative, we can conclude that the roundabout design slightly improves the peak hour delay and results in a lower number of conflict points than the existing and ALL-WAY STOP configurations. Reducing the number of conflict points at the intersection improves the overall safety for roadway users. Not only does the roundabout decrease the number of conflict points, but the ones that remain are classified as minor and typically aren't as server as major/crossing maneuvers. Crash data reports were requested from the Ormond Beach Police Department and through Signal 4 Analytics from year 2017 through year 2021. As a result, no crashes have been reported at the internal diamond configuration.

It should be noted that the existing configuration is expected to operate within the adopted LOS during the a.m. and p.m. peak hours. Therefore, from a mitigation standpoint, no improvements or modifications are required at intersections that are not deficient. At this time, the existing configuration is proposed to remain under future buildout conditions.

Local Road Impact Analysis

At the request of City Staff, the anticipated impact of project trips to local roads and neighborhoods (particularly the existing Tomoka Oaks and Trails Development) was examined. Due to the ease and pace of alternative travel paths, project trips utilizing South Saint Andrews Drive to Iroquois Trail and ultimately to SR 40/Granada Boulevard is expected to be minimal, approximately 4% of project traffic, which equates to 111 daily trips, 8 total a.m. peak hour trips and 11 total p.m. peak hour trips. No project traffic is expected to travel to W. Rio Pinar Trail, as no complementary uses are present. The results of the build-out intersection analyses indicate no degradation of levels of service at these intersections due to the addition of project trips.

Additionally, vehicular queues and potential blocking of the existing Escondido driveway were evaluated. In summary, the 95th percentile vehicular queue at the Nova Rd./Tomoka Oaks Blvd. intersection, under future signalized conditions, results in approximately 125 ft. in the a.m. and p.m. peak hours. The location of the Escondido

driveway is approximately 160 ft. from Nova Rd. (measured from eastbound stop bar to driveway centerline). Therefore, under the future buildout scenario, with signal control, indicated that the existing driveway will not be blocked during the a.m. and p.m. peak hours.

2028 Build-Out – Signalized Intersections Analysis

The signalized intersections were analyzed to determine the operational LOS under build-out conditions. The results are presented in **Table 13**. The HCS summary sheets are contained in Appendix H.

Table 13
2028 Build-Out AM and PM Peak-Hour LOS - Signalized Intersections
Tomoka Oaks Residential

Intersection	Adopted LOS	AM Peak-Hour			PM Peak-Hour		
		Delay (sec.)	LOS	V/C greater than 1.0?	Delay (sec.)	LOS	V/C greater than 1.0?
Nova Rd. at US 1	D	16.8	B	No	20.8	C	No
Nova Rd. at Wilmette Ave.	D	28.2	C	No	34.9	C	No
SR 40 at Main Trail	D	26.4	C	No	24.3	C	No

As indicated in Table 13, all signalized intersections are anticipated to operate with an acceptable LOS and with v/c ratios less than 1.0 under build-out conditions.

2028 Build-Out Roadway Segment Analysis

The study area roadway segments were analyzed under build-out conditions, including the improvements identified during 2028 background conditions, to determine the anticipated LOS and the results are presented in Table 14. As indicated, all study area roadway segments are expected to operate within the adopted LOS.

Queue Length and Turn Lane Analysis

A queue length analysis was conducted to determine recommended storage lengths for existing turn lanes at external study area intersections that are impacted by project traffic. The HCS results were used to obtain the 95th percentile queue lengths expected for each exclusive turn lane during the AM and PM peak-hours. Turn lane requirements were evaluated using the Volusia County LDC Section 72-619, Table VI and FDOT Design Manual Exhibit 212-1. The resulting recommended turn lane lengths for the intersections are provided in Table 15. The results are listed below:

Nova Road at US 1
- Northbound left-turn lane by 25-feet.

Nova Road at Tomoka Oaks Boulevard
- Northbound left-turn lane by 50-feet.

Nova Road at Wilmette Avenue
- Southbound left-turn lane by 15-feet.

Additionally, a circulation and queue analysis at the internal diamond intersections/St. Andrews Drive, the Escondido Multifamily Driveway access, and Nova Road along Tomoka Oaks Boulevard was conducted using SIM Traffic/Synchro Simulation Software under future AM and PM peak hour conditions. The analysis was conducted under existing roadway geometry and proposed future geometry (signal at Tomoka Oaks Blvd./Nova Rd.) to determine whether additional mitigation is recommended in order to improve safety and vehicle circulation. As a result, the vehicle queue is improved with the addition of the signal at Nova Road. The resulting 95th percentile queue length equates to 125 feet in the AM peak hour and 125 feet in the PM peak hour for the eastbound approach. The Escondido Multifamily Driveway is located approximately 160 feet west of Nova Road (measured from the eastbound stop bar to the driveway centerline), indicating that the driveway is not expected to be blocked under future improved buildout conditions.

Table 14
2028 Build-Out PM Peak-Hour LOS - Roadway Segments*
Tomoka Oaks Residential

Roadway	Segment		No. of Lanes	Adopted LOS	Peak-Hour Two-Way Capacity	Existing PM Peak-Hour Two-Way Volume	2028 Background Volume	Project Distribution	Project Trips	2028 Total Build-Out Volume	2028 Build-Out Volume Exceed Adopted LOS?
SR 5A/Nova Rd.	US 1	Wilmette Ave.	4	D	3,455	1,296	1,461	57%	159	1,620	No
SR 40/Granada Blvd.	I-95	Clyde Morris Blvd.	4	D	5,114	3,240	3,596	12%	33	3,629	No
	Clyde Morris Blvd.	Nova Rd.	4	D	5,114	3,195	3,574	17%	47	3,621	No
	US 1	Halifax Ave.	6	D	5,366	3,380	3,717	7%	20	3,737	No
Hand Ave.	Clyde Morris Blvd.	Shangri La Dr.	4	E	3,410	1,200	1,719	3%	8	1,727	No
	Shangri La Dr.	Nova Rd.	4	E	3,410	1,350	1,445	2%	6	1,451	No
Williamson Blvd.	Hand Ave.	Strickland Range Rd.	4	E	3,410	1,420	2,122	4%	11	2,133	No

**Includes improvements recommended in background conditions, which are currently not fully funded for construction.*

Table 15
Queue Length and Turn Lane
Tomoka Oaks Residential[1]

Intersection	Turn Lane	Posted Speed Limit (mph)	Existing Lane Length (ft)	Required Deceleration (ft)*	Existing				Background			Build-Out				
					# of Lanes	95th Percentile Queue Length (veh x 25 ft)	Total Required Turn Lane Length (ft)	Lane Length Deficiency (ft)	95th Percentile Queue Length (veh x 25 ft)	Total Required Turn Lane Length (ft)	Lane Length Deficiency (ft)	95th Percentile Queue Length (veh x 25 ft)	Total Required Turn Lane Length (ft)	Lane Length Deficiency (ft)	Difference in Length Deficiency; Background to Build-Out (ft)	Project Trips
AM																
Nova Rd. at US 1	NBL	45	370	240	2	225	465	95	250	490	120	275	515	145	25	30
	WBL	55	760	350	1	25	375	0	25	375	0	25	375	0	0	11
Nova Rd. at Tomoka Oaks Blvd.[2]	EB	25	160	0	1	75	75	0	75	75	0	125	125	0	0	143
	NBL	45	150	240	1	25	265	115	25	265	115	25	265	115	0	30
	SBL	45	305	240	1	0	240	0	0	240	0	0	240	0	0	21
Nova Rd. at Wilmette Ave.	NBL	45	130	240	1	75	315	185	100	340	210	100	340	210	0	0
	NBR	45	300	240	1	25	265	0	25	265	0	25	265	0	0	0
	SBL	45	300	240	1	50	290	0	50	290	0	50	290	0	0	6
SR 40 at Main Tr.	EBL	45	380	240	1	75	315	0	75	315	0	100	340	0	0	2
	WBL	45	380	240	1	50	290	0	50	290	0	50	290	0	0	0
PM																
Nova Rd. at US 1	NBL	45	370	240	2	300	540	170	350	590	220	375	615	245	25	21
	WBL	55	760	350	1	50	400	0	50	400	0	75	425	0	0	35
Nova Rd. at Tomoka Oaks Blvd.[2]	EB	25	160	0	1	50	50	0	50	50	0	125	125	0	0	99
	NBL	45	150	240	1	25	265	115	25	265	115	75	315	165	50	99
	SBL	45	305	240	1	0	240	0	0	240	0	0	240	0	0	70
Nova Rd. at Wilmette Ave.	NBL	45	130	240	1	150	390	260	175	415	285	175	415	285	0	0
	NBR	45	300	240	1	50	290	0	50	290	0	50	290	0	0	0
	SBL	45	300	240	1	50	290	0	50	290	0	75	315	15	15	4
SR 40 at Main Tr.	EBL	45	380	240	1	250	490	110	325	565	185	325	565	185	0	7
	WBL	45	380	240	1	25	265	0	25	265	0	25	265	0	0	0

**Based upon Volusia County LDC Section 72-619 Table VI and FDOT Exhibit 212-1.*
[2]Evaluted as one shared lane during existing and background conditions; exclusive EBR and shared EBTL assumed to accommodate stacking for 2-vehicles per lane (combined queue reported).

Alternate Mode Analysis

An alternative mode analysis has been conducted to determine existing and proposed alternate modes of transportation within the immediate project study area. At this time, there is an existing sidewalk along the east and west sides of Nova Road. The project design also includes the extension of the sidewalk network out to Nova Road.

Votran, Volusia County's public transportation system, provides transportation alternatives to all urban areas of the county via fixed route buses and paratransit vehicles. The frequency of most routes is one hour, with a few operating on the half-hour. Standard daily service is provided from 6:00 a.m. to 7:00 p.m., Monday through Saturday, with a limited fixed route service at night and on Sunday. At this time, the closest Votran bus stop is 0.60 miles south of the proposed development driveway on Nova Road at Wilmette Avenue.

Proportionate Share (PS)

Based on the current Florida Statue and procedures outlined in the R2CTPO TIA guidelines, the proportionate share shall be calculated based upon the number of trips from the proposed development being approved. The project traffic is then divided by the change in roadway capacity resulting from the recommended improvements to result in a PS percentage. The total estimated construction cost for the improvement is multiplied by the PS percentage to determine the applicant's PS contribution.

The PS formula is to be applied only to those facilities that are determined to be significantly impacted by the project traffic under review. The recommended improvements eligible for PS determination, the estimated improvements costs and PS calculation are to be negotiated once the TIA has been approved.

6

CONCLUSION AND RECOMMENDATIONS

A Traffic Impact Analysis (TIA) was conducted to evaluate the potential transportation impact of the proposed Tomoka Oaks Residential development. Access to the development will be provided by the western leg at the Tomoka Oaks Boulevard and St. Andrews Drive intersection with primary external access at the existing Tomoka Oaks Boulevard at Nova Road intersection. The development is expected to generate 202 AM peak-hour and 279 PM peak-hour trips. The results of the analysis are summarized in Tables 16 and 17, below.

Table 16
Recommended Improvements - Roadway Segments
Tomoka Oaks Residential

Roadway	Segment		When Improvement Recommended		
	To	From	2023 Existing	2028 Background	2028 Build-Out
SR 40/Granada Blvd.	I-95	Clyde Morris Blvd.	-	6L	-
	Clyde Morris Blvd.	Nova Rd.	-	6L	-
	US 1	Halifax Ave.	-	6L	-
Hand Ave.	Clyde Morris Blvd.	Shangri La Dr.	-	4L	-
Williamson Blvd.	Hand Ave.	Strickland Range Rd.	-	4L	-

Table 17
Recommended Improvements - Intersection
Tomoka Oaks Residential

Intersection	When Improvement Recommended		
	2023 Existing	2028 Background	2028 Build-Out
Nova Rd. at Tomoka Oaks Blvd.	-	-	Install traffic signal; Add striping for eastbound approach for exclusive right-turn lane

Additionally, the following existing turn lanes are shown to be deficient under 2028 build-out conditions. Based on turn lane standards adopted by Volusia County and the FDOT, the deficient length due to project trips are present at the following intersections:

Nova Road at US 1
- Northbound left-turn lane by 25-feet.

Nova Road at Tomoka Oaks Boulevard
- Northbound left-turn lane by 50-feet.

Nova Road at Wilmette Avenue
- Southbound left-turn lane by 15-feet.

The 95th percentile queue for the eastbound approach at the Tomoka Oaks Boulevard and Nova Road intersection, under signal control and using 2028 build-out peak hour volumes, is anticipated to extend 125 ft. in the AM and PM peak hours. The existing Escondido Multifamily Driveway is located approximately 160 ft. west of Nova Road (measured from the eastbound stop bar to the driveway centerline), indicating that the driveway is not expected to be blocked under future improved buildout conditions during the peak hour.

If required by the reviewing agencies, the recommended improvements eligible for proportionate share (PS), the estimated improvement cost, and PS calculations are to be negotiated once the TIA results are accepted by the City of Ormond Beach.

APPENDIX A

Preliminary Site Plan

TOMOKA PRESERVE

CITY OF ORMOND BEACH - VOLUSIA COUNTY, FL

PLANNED DEVELOPMENT

OWNER:
TRIUMP OAKS OF ORMOND BEACH I, LLC
7765 LAKE WORTH ROAD, BOX 320
LAKE WORTH, FL 33467
PHONE NUMBER
FAX NUMBER
CONTACT PERSON: SHELDON RUBIN
e-mail: sheldonwrubin@gmail.com

CIVIL ENGINEER:
ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD, SUITE C
ORMOND BEACH, FL 32174
PHONE NUMBER: (386) 677-2482
FAX NUMBER: (386) 677-2505
CONTACT PERSON: KRIS ROWLEY, P.E.
e-mail: krowley@zevcohen.com

SURVEYOR:
SLIGER & ASSOCIATES, INC.
3921 NOVA ROAD
PORT ORANGE, FL 32127
PHONE NUMBER: (386) 761-5385
FAX NUMBER
CONTACT PERSON: NAME
e-mail: name@name.com

GEOTECHNICAL ENGINEER:
NAME
ADDRESS
ADDRESS
PHONE NUMBER
FAX NUMBER
CONTACT PERSON: NAME
e-mail: name@name.com

LANDSCAPE ARCHITECT:
ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD, SUITE C
ORMOND BEACH, FL 32174
PHONE NUMBER: (386) 677-2482
FAX NUMBER: (386) 677-2505
CONTACT PERSON: JAKE STEHR, RLA
e-mail: jstehr@zevcohen.com

PROJECT DESCRIPTION:

REZONING OF A MULTIFAMILY PLANNED DEVELOPMENT AND GOLF COURSE.

SITE INFORMATION:	
SITE ADDRESS:	30 TOMOKA OAKS BLVD., ORMOND BEACH, FL 32174
PROJECT AREA:	147.94 ACRES
TAX PARCEL I.D. #:	324207000010
EXISTING ZONING:	PRD
PROPOSED ZONING:	PRD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE FAMILY
EXISTING FUTURE LAND USE:	LDR
MAXIMUM UNIT/LOT COUNT:	300
UNIT/LOT DENSITY:	2 PER ACRE
LOT TYPE	VARIES
REQUIRED LANDSCAPE BUFFER(S):	50 FT. MINIMUM TYPE 2 PLANTINGS (2 TREES, 30 SHRUBS, 30 GROUND COVER)
MINIMUM LOT DEPTH:	140 FT.
UTILITIES:	PROVIDED BY CITY OF ORMOND BEACH



VICINITY MAP
SCALE: 1" = 2000'



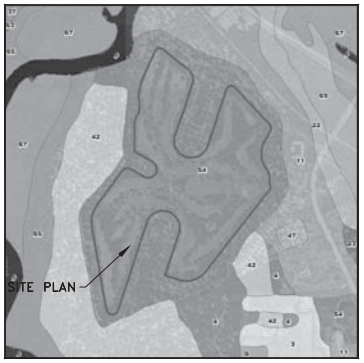
ZONING MAP
SCALE: 1" = 1000'
CURRENT ZONING FOR THIS SITE IS: PRD

SHEET INDEX:

01	COVER SHEET
1-4	EXHIBITS

LEGAL DESCRIPTION:

SAM SNEAD GOLF AND COUNTRY CLUB, A PART OF THE THOMAS FITCH GRANT, LYING WESTERLY OF THE FLORIDA EAST COAST RAILWAY, SECTION 39, TOWNSHIP 14 SOUTH, RANGE 32 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 61, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



SOILS MAP
SCALE: 1" = 1000'

THE SITE LIES WITHIN THE FOLLOWING VOLUSIA COUNTY SOIL CLASSIFICATIONS: 0-WATER; 3-ARENTS; 4-ASTATULA FINE SAND, 0 TO 8 PERCENT SLOPES;11-BULOW SAND, 0 TO 5 PERCENT SLOPES; 22-ELECTRA FINE SAND, 0 TO 5 PERCENT SLOPES; 23-FARMTON FINE SAND;37-ORSINO FINE SAND, 0 TO 5 PERCENT SLOPES; 42-PAOLA FINE SAND, 0 TO 8 PERCENT SLOPES; 47-PITS; 54-QUARTZIPSAMMENTS, GENTLY SLOPING; 63-TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES; 65-TERRA CEIA MUCK; 67-TURNBULL MUCK; 69-TUSCAWILLA FINE SAND



FLOOD ZONE MAP
SCALE: 1" = 1000'

THE PROPERTY LIES IN:
FLOOD ZONE AE PER FEMA MAPS 12127C0211K AND 12127C0212K FEE 9/29/2017

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

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

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS / REVISIONS

TOMOKA PRESERVE
FINAL ENGINEERING PLANS
COVER SHEET

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21087 PD
DESIGNED BY: KTR
DRAFTED BY: XXX
CHECKED BY: XX
DRAWING FILE: 01_21087.COV
XREFS: XXXXX.DWG
XREFS: XXXXX.DWG

KRISTOPHER T. ROWLEY, P.E. NO. 84263
NOT VALID WITHOUT SEAL

SHEET: C1 OF 2



LOT LEGEND (298 LOTS/ 69.06 ACERS/ 46%)

SYMBOL	NOTES	LOTS	LOT %
	40' X 140'	41	(13%)
	50' x 140'	55	(18%)
	60' X 140'	84	(28%)
	70' X 140'	59	(20%)
	80' X 140'	59	(20%)

LAND USE LEGEND

SYMBOL	NOTES	ACRES	
	50' LANDSCAPE BUFFER	19.92	(13%)
	OPEN SPACE	31.3	(21%)
	DRAINAGE/HABITAT	15.73	(10%)
	AMENITY POCKET PARKS	7.08	(4%)

CONCEPT LEGEND

EMERGENCY ACCESS THRESHOLD

Pedestrian Access

TAKEOFF: 4

PROPOSED PEDESTRIAN & VEHICULAR GATE LOCATION

TAKEOFF: 2

PUD Development Standards

Lot Type	Minimum Lot Width	SF Range	Required Parking Spaces	% Impervious 6	Maximum Height 1,5	Minimum Front Porch Setbacks			Minimum Primary Structure Setbacks 2			Minimum Garage Setbacks 3,4, 5			
						Front	Side	Side Street	Front	Rear 2	Side	Front 3	Rear	Side	Side Street
Coach Homes	30 feet	1550-1850 sf	2	80%	35 feet	5 feet	5 feet	5 feet	12 feet	5/15 feet	5 feet	N/A	5 feet	5 feet	5 feet
Paired Villa	35 feet	1800-2100 sf	2	80%	35 feet	5 feet	5 feet	5 feet	12 feet	5/15 feet	5 feet	N/A	5 feet	5 feet	5 feet
Cottage	40 feet	1650-2050 sf	2	80%	35 feet	5 feet	5 feet	5 feet	12 feet	5/15 feet	5 feet	N/A	5 feet	5 feet	5 feet
Village Home	50 feet	1950-2750 sf	2	80%	35 feet	5 feet	5 feet	5 feet	12 feet	5/15 feet	5 feet	N/A	5 feet	5 feet	5 feet
Park House	60 feet	2500-3200 sf	2	80%	35 feet	5 feet	5 feet	5 feet	12 feet	5/15 feet	5 feet	N/A	5 feet	5 feet	5 feet
Estate House	70 feet	2750-4000 sf	2.5	75%	40 feet	5 feet	5 feet	5 feet	12 feet	15 feet	5 feet	N/A	5 feet	5 feet	10 feet
Custom House	80+ feet	2800+ sf	3	75%	40 feet	5 feet	5 feet	5 feet	12 feet	15 feet	7 feet	N/A	5 feet	5 feet	10 feet

NOTE: NO MULTIFAMILY STRUCTURE AND ASSOCIATED PARKING AREAS ARE TO BE WITHIN TWO HUNDRED FEET OF ANY SINGLE-FAMILY DISTRICT ADJOINING THE PROPOSED DEVELOPMENT.

ZEV COHEN & ASSOCIATES, INC.
WWW.ZEVCOHEN.COM
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LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO. | DATE: | BY | SUBMITTALS / REVISIONS

TOMOKA PRESERVE
PLANNED DEVELOPMENT
OVERALL DEVELOPMENT PLAN

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21007 PD
DESIGNED BY: KTR
DRAFTED BY: XXX
CHECKED BY: XX
DRAWING FILE: 07_21007 ODP
XREFS: XXXXX.DWG
XREFS: XXXXX.DWG

KRISTOPHER T. ROWLEY, P.E. NO. 84263
NOT VALID WITHOUT SEAL

SHEET: EX1 OF 4

LAND USE LEGEND

SYMBOL	NOTES	ACRES
	50' LANDSCAPE BUFFER	19.92 (13%)
	OPEN SPACE	24.57 (16%)
	DRAINAGE/HABITAT	19.12 (13%)
	AMENITY	5.7 (4%)

CONCEPT LEGEND

EMERGENCY ACCESS THRESHOLD

Pedestrian Access

TAKEOFF: 4

PROPOSED PEDESTRIAN & VEHICULAR GATE LOCATION

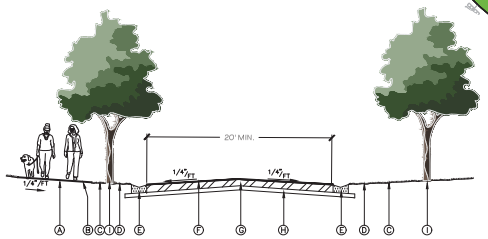
TAKEOFF: 2

20% NATURAL PRESERVATION

TOTAL SITE AREA	147.94 AC
MINIMUM TREE COVERAGE AREA REQUIRED (CALCULATION: 147.94 AC. x 20% = 29.6 AC.	29.6 AC.
TOTAL MINIMUM TREE COVERAGE PROVIDED	51.2 AC.

MINIMUM ON SITE RECREATION FACILITIES

	REQUIRED	PROVIDED
RESIDENTIAL UNITS	300	298
MINIMUM ACTIVE INDOOR RECREATION REQUIRED CALCULATION: 30 S.F. * 300 UNITS = 9,000	9,000 SQFT	9,000 SQFT
MINIMUM ACTIVE OUTDOOR RECREATION REQUIRED CALCULATION: 60 S.F. * 300 UNITS = 18,000	18,000 SQFT	18,000 SQFT
MINIMUM COMMON ACCESSIBLE OPEN SPACE CALCULATION: 30 S.F. * 300 UNITS = 9,000	308,000 SQFT	18,000 SQFT



- (A) 8'-0" WIDE MULTI-USE TRAIL SINGLE MULTI-USE TRAIL REDUCES IMPERVIOUS BY 15,100 SQFT
- (B) 6" ABOVE CENTERLINE ROAD GRADE
- (C) SOD or SEED AND MULCH PER F.D.O.T. STANDARD SPECIFICATION SECTION 570. 1' SOD STRIP REQUIRED ADJACENT TO CURB AND AROUND DRAINAGE STRUCTURES.
- (D) 4' WIDE AREA WITH MAX. SLOPE OF 1\4 FEET
- (E) CONCRETE MIAMI CURB, 2500 P.S.I.
- (F) ASPHALT PAVEMENT: 1-1.0" ASPHALT BITUMINOUS CONCRETE SP-9.5 OR SP-12.5; MINIMUM MARSHALL FIELD STABILITY 1500.
- (G) BASE: 6" LIMEROCK (LBR 100) COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST, OR 6" CRUSHED CONCRETE (LBR 100) COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST.
- (H) SUB BASE: 6" SUB BASE COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST WITH MINIMUM LBR 40.
- (I) PROPOSED STREET TREE, SPACING TO BE COORDINATED WITH DRIVEWAY AND UTILITY LOCATIONS.

(A) TYPICAL ROADWAY SECTION

N.T.S. DETAIL-FILE

ZEVCOHEN & ASSOCIATES, INC.
900 SOUTH DAYTONA BLVD., STE. 5
DAYTONA BEACH, FL 32119
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE:	BY	SUBMITTALS / REVISIONS

TOMOKA PRESERVE
PLANNED DEVELOPMENT
OPEN SPACE PLAN

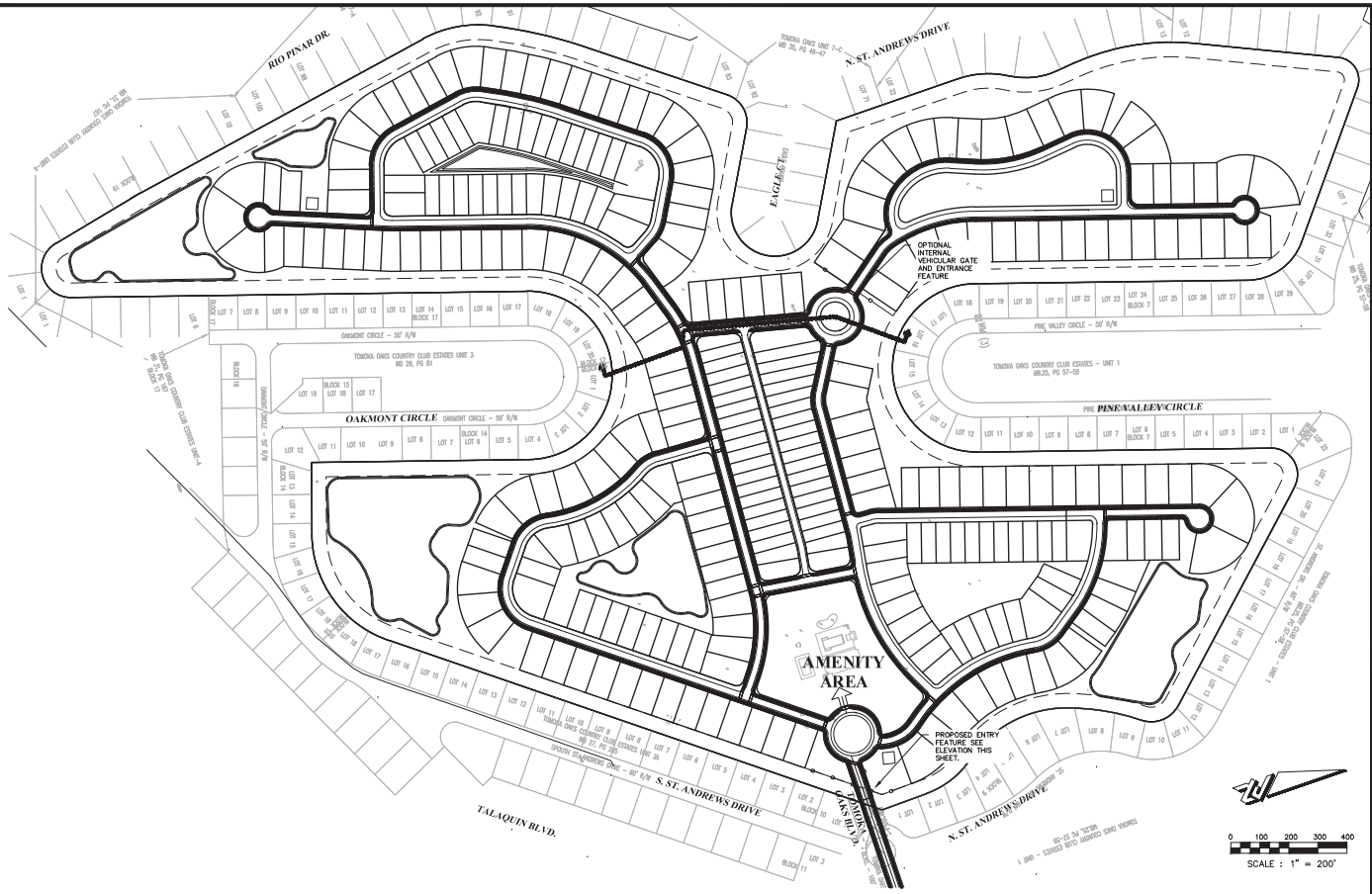
VOLUSIA COUNTY, FLORIDA
CITY OF ORMOND BEACH

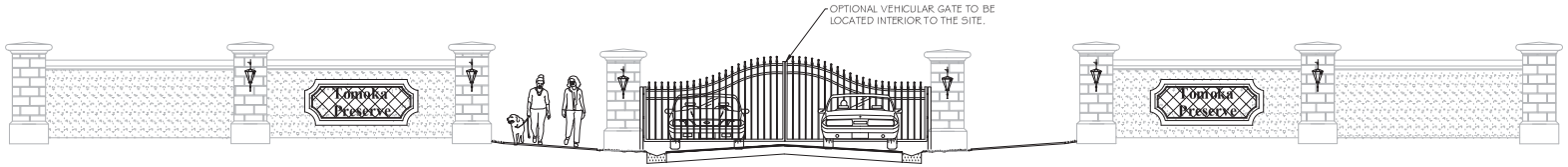
PROJECT NO: ZC 21087
DESIGNED BY: KR
DRAFTED BY: --
CHECKED BY: RH

DRAWING FILE: 07_21087.ODP
XREFS: XXXXX.DWG
XREFS: XXXXX.DWG

KRISTOPHER T. RONALDI, P.E. NO.84263
NOT VALID WITHOUT SEAL

SHEET: EX2 OF 4





A CONCEPTUAL ENTRANCE ELEVATION

N.T.S.

DETAIL-FILE

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LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE:	BY	SUBMITTALS / REVISIONS

TOMOKA PRESERVE
PLANNED DEVELOPMENT
SIGN PLAN

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: --
CHECKED BY: RH
DRAWING FILE: 07_21067 ODP
XREF'S: XXXXX.DWG
XREF'S: XXXXX.DWG

KRISTOPHER T. RONALDI, P.E. NO.84263
NOT VALID WITHOUT SEAL

SHEET: CP1 OF 1

APPENDIX B

Approved Methodology

LTG Engineering & Planning

Via Email: (Steven.Spraker@ormondbeach.org)

Ref: 5361.02

May 16, 2022

Mr. Steven S. Spraker, AICP
Ormond Beach Planning Director
22 South Beach Street
Ormond Beach, FL 32174

Re: Tomoka Oaks - Traffic Impact Analysis (TIA) Methodology Letter
Ormond Beach, Florida

Dear Mr. Spraker:

LTG, Inc. (LTG) has been retained by Triumph Oaks of Ormond Beach I, LLC to prepare a Traffic Impact Analysis (TIA) for the proposed Tomoka Oaks development, located west of the Nova Road/Tomoka Oaks Boulevard intersection in the City of Ormond Beach, Florida. Figure 1 shows the location of the project relative to the surrounding road network. The development consists of 300 single family dwelling units. Build-out of the project is anticipated by year 2026. Access to the site is proposed via the existing intersection of SR 5A (Nova Road) and Tomoka Oaks Boulevard. A preliminary site plan is attached as Exhibit A.

The City of Ormond Beach has adopted the River to Sea Transportation Planning Organization (R2CTPO). In accordance with these guidelines, this letter outlines the proposed methodology by which the analysis will be conducted. The analysis will be based on the latest concurrency information as obtained from the City of Ormond Beach and Volusia County Traffic Engineering Department.

Analysis Period

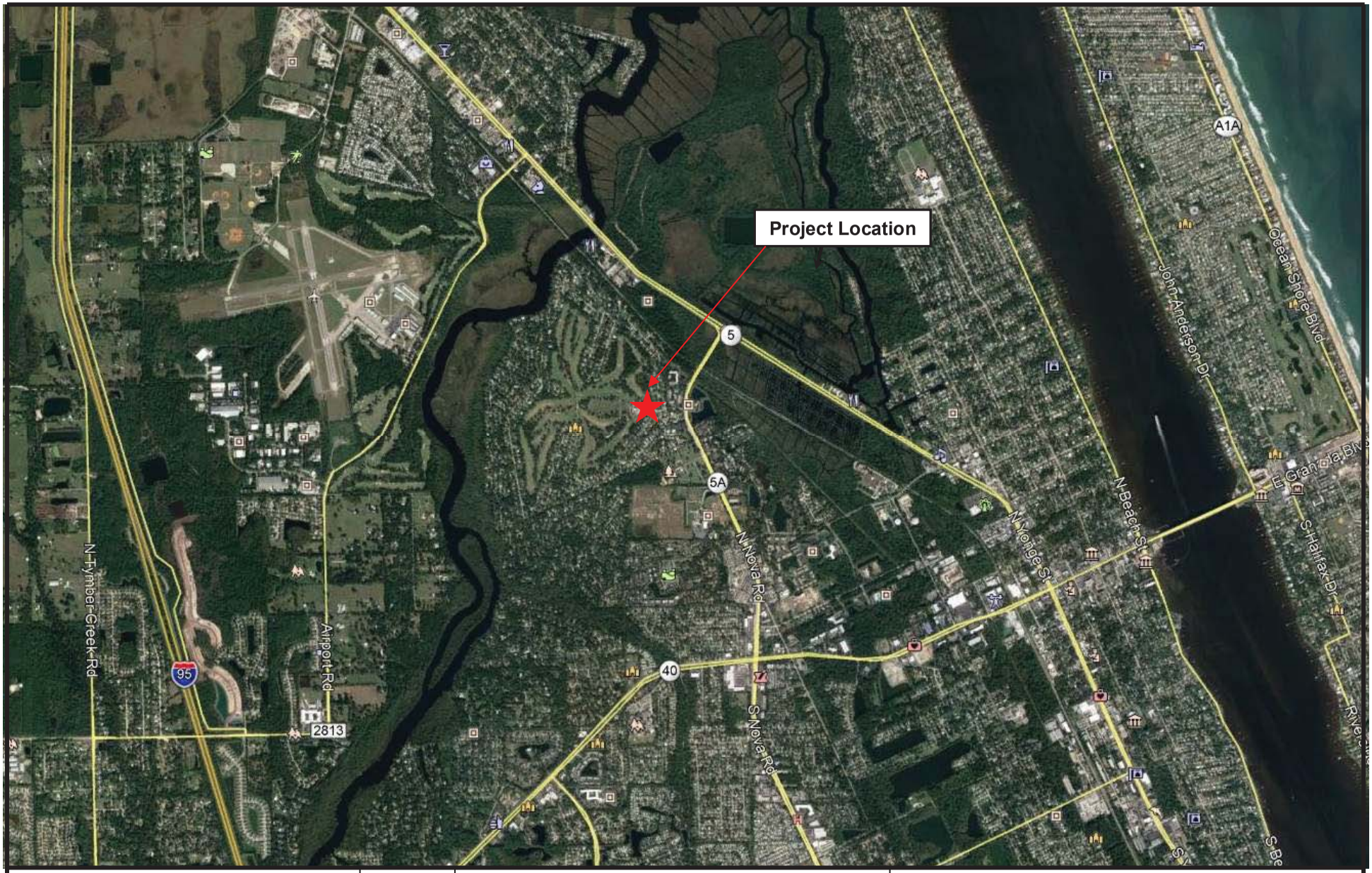
Roadway segments will be analyzed based on p.m. peak-hour two-way traffic and intersections will be analyzed for the a.m. and p.m. peak-hours. The analysis will be conducted under 2022 existing conditions and 2026 future build-out conditions. The a.m. and p.m. peak-hour turning movement counts will be collected on a typical weekday (Tuesday, Wednesday, or Thursday) between the hours of 7:00 a.m.-9:00 a.m. and 4:00 p.m.-6:00 p.m. The existing traffic counts will be adjusted by the 2019 FDOT Seasonal Factor (SF) specified for the week the data is collected.

Project Trip Generation

The daily, a.m., and p.m. peak-hour trip generation for the development was determined using the Institute of Transportation Engineers (ITE), 11^{h} edition of the *Trip Generation Manual*. The resulting project trip generation is summarized in Table 1.

Table 1
Project Trip Generation
Tomoka Oaks

Period	Land Use	Land Use Code	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Single Family	210	Ln(T) = 0.92 Ln(X) + 2.68	300	DU	50%	50%	1,387	1,387	2,774
A.M. Peak-Hour	Single Family	210	Ln(T) = 0.91 Ln(X) + 0.12	300	DU	26%	74%	53	149	202
P.M. Peak-Hour	Single Family	210	Ln(T) = 0.94 Ln(X) + 0.27	300	DU	63%	37%	176	103	279



Tomoka Oaks	N NTS	**Project Location Map**	LTG Engineering & Planning
		Project No.: 5361.02 / Figure: 1	1450 W. Granada Blvd., Suite 2, Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996

Project Trip Distribution

The Central Florida Regional Planning Model, version 6.1 (CFRPM) was used to obtain the project trip distribution for the proposed development. A select zone analysis was completed and resulted in the project trip distribution shown in Figure 2.

Study Area

Per the R2CTPO guidelines, projects must include all roadway segments to which the site has direct connections, which are impacted by the proposed project to within three percent or greater of the peak-hour two-way adopted level of service (LOS) capacity, major intersections along the significant segments, and roadway segments that have been designated as "critical" or "near critical" within the site traffic influenced segments.

Critical and near critical roadways are defined by Volusia County as roadways with a volume to capacity (v/c) ratio that is equal to or greater than 1.0 and 0.90, respectively. Figure 3 depicts the critical and near critical roadway segments within the area.

Using the project trip distribution, p.m. peak-hour project trips were assigned to the roadway network to determine the roadway segments that are impacted by the proposed project to within three percent or greater of the peak-hour two-way adopted level of service (LOS) capacity. Table 2 presents the significance test on area roadways for the proposed development. The following intersections and roadway segments will be included in the study:

Roadway Segments:

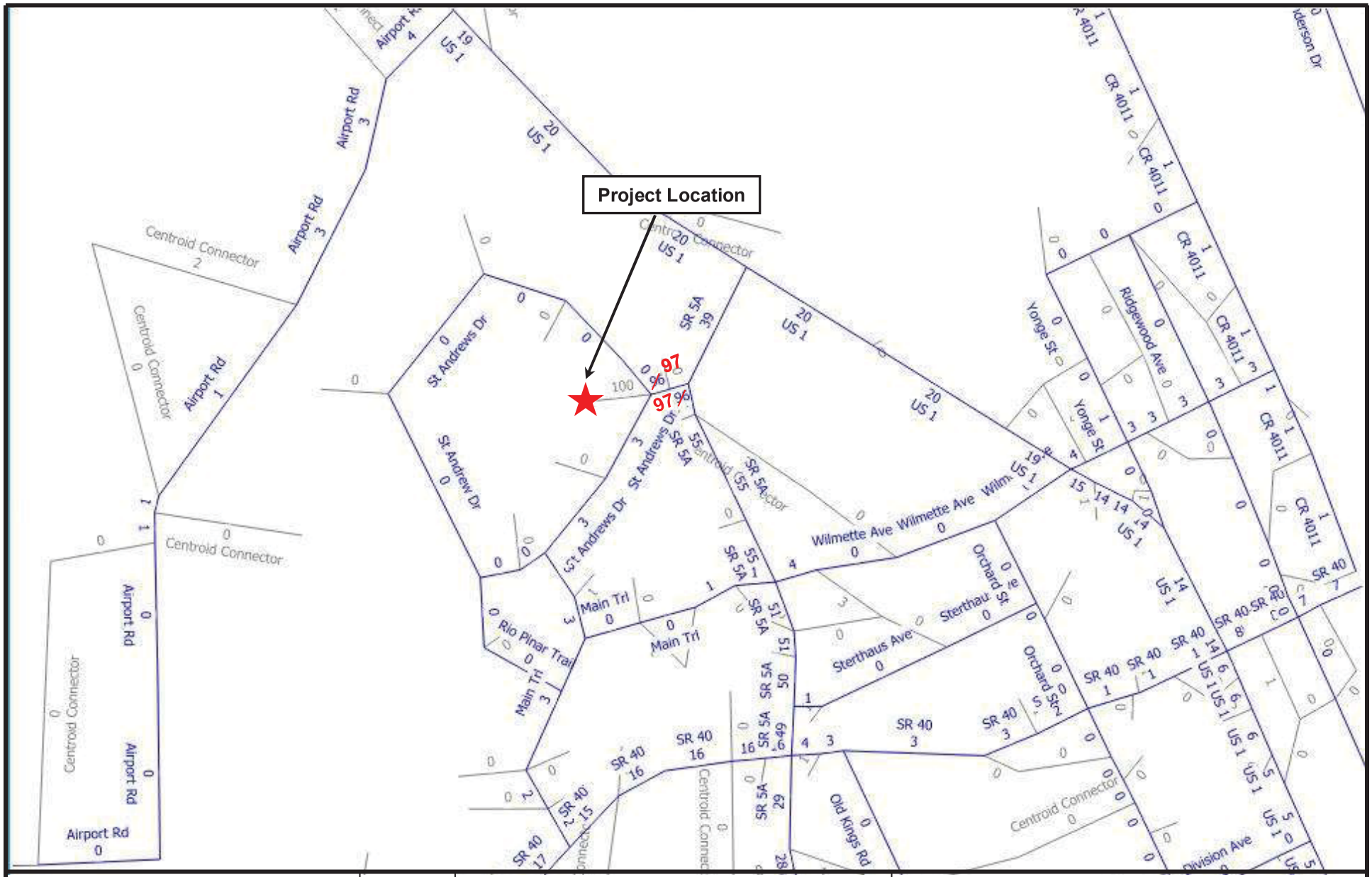
- Nova Road from Wilmette Avenue to US 1 (Significant)
- SR 40/Granada Boulevard from Clyde Morris Boulevard to Nova Road (near critical)
- SR 40/Granada Boulevard from US 1 to Halifax Drive (critical)
- Hand Avenue from Clyde Morris Boulevard to Nova Road (critical)
- Williamson Boulevard from Hand Avenue to Strickland Range Road (vested critical)

Intersections:

- Signalized
  - SR 40 at Main Trail
  - Wilmette Ave at Nova Rd
  - US 1 at Nova Rd
- Unsignalized
  - St. Andrew's Drive at Rio Pinar Trail
  - St. Andrew's Drive at Iroquois Trial
  - Tomoka Oaks Blvd at Nova Rd
  - Tomoka Oaks Blvd at N. St. Andrews Blvd
  - Tomoka Oaks Blvd at S. St. Andrews Blvd
  - Tomoka Oaks Blvd at West Diamond
  - Tomoka Oaks Blvd at East Diamond

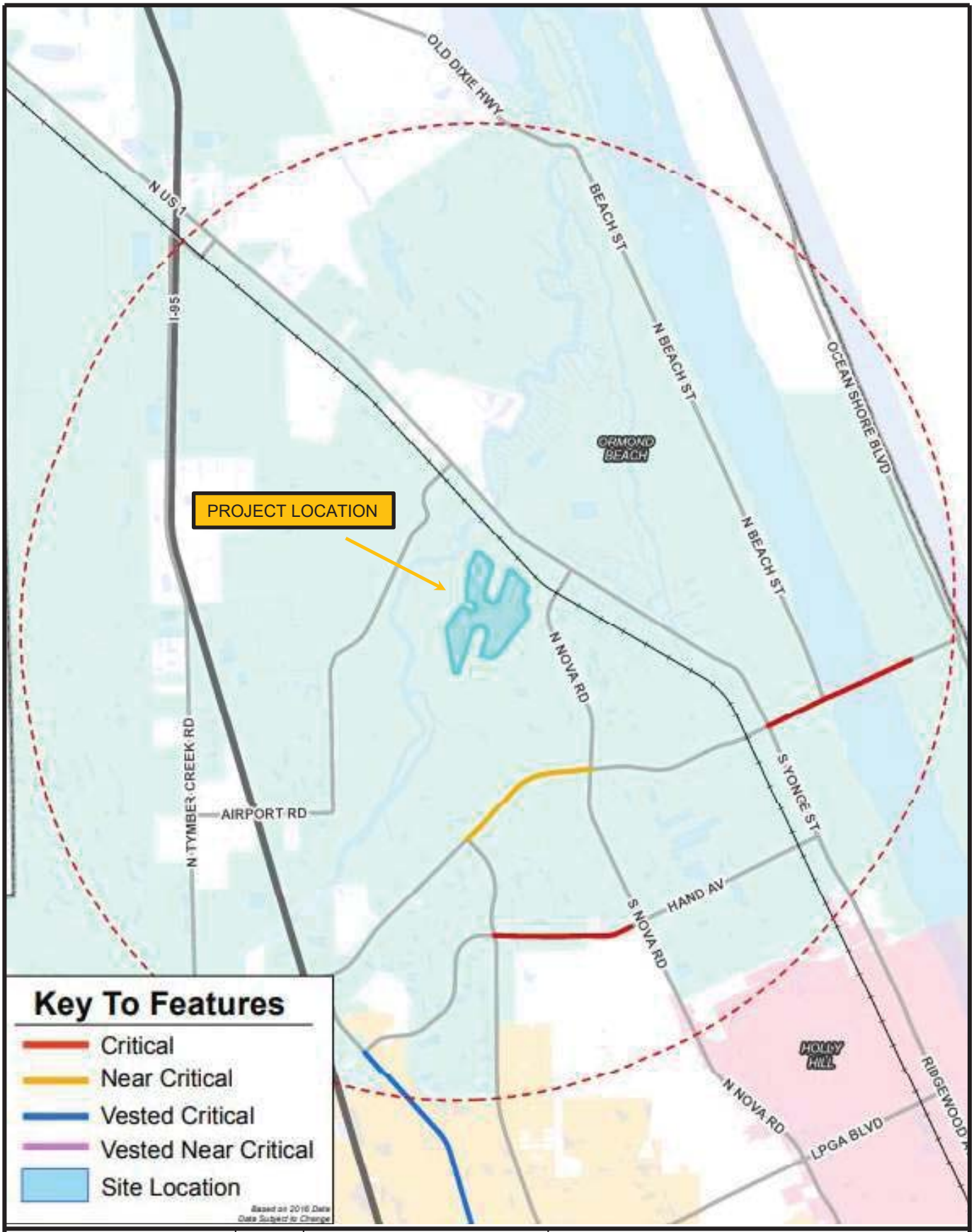
Build-Out Traffic

The build-out traffic will be developed by the sum of the background traffic (derived from historical growth rates and vested trips as identified by Volusia County) and the estimated project traffic. The growth rate for each study area roadway segment was determined using the method developed by Volusia County in August of 2020 (see Exhibit B), the vested trips as identified by the County's latest vested trips table, received June 2021, and the latest Volusia County AADT spreadsheet. The FDOT *Traffic Trends* summary sheets are attached as Exhibit B. Tables 3 summarize the historical annual growth, vested trips, and the applied growth method used in the analysis for the study area roadway segments and the additional segments needed for the intersection analyses.



Tomoka Oaks	N NTS	**Project Trip Distribution**	
		Project No.: 5361.02	Figure: 2

LTG Engineering & Planning
1450 W. Granada Blvd., Suite 2, Ormond Beach, Florida 32174
Telephone: 386.257.2571 Fax: 386.257.6996



Tomoka Oaks	N NTS	**3-Mile Critical/Near Critical Map** Project No.: 5361.02 | Figure: 3	LTG Engineering & Planning 1450 W. Granada Blvd., Suite 2, Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996

Table 2
Significance Test
Tomoka Oaks

Roadway	Limits		No. of Lanes	Adopted LOS[1]	Peak-Hour Two-Way Capacity at Adopted LOS[2]	Build Out Project Distribution	Peak-Hour Two-Way		
	From	To					Project Trips	Impact on LOS	3% Significant?
I-95	LPGA Blvd.	SR 40/Granada Blvd	6	D	12,310	0%	0	0.00%	No
	SR 40/Granada Blvd	US 1	6	D	10,510	0%	0	0.00%	No
US 1/Ridgewood Ave.	Hand Ave.	SR 40/Granada Blvd	4	D	3,580	6%	18	0.49%	No
	SR 40/Granada Blvd	SR 5A/Nova Rd.	4	D	3,580	20%	58	1.63%	No
	SR 5A/Nova Rd.	Airport Dr	4	D	3,580	20%	58	1.63%	No
	Airport Dr	I-95	4	D	3,580	15%	44	1.23%	No
SR 5A/Nova Rd.	LPGA Blvd.	Hand Ave.	6	D	5,390	23%	67	1.24%	No
	Hand Ave.	SR 40/Granada Blvd.	6	D	5,390	29%	85	1.58%	No
	SR 40/Granada Blvd.	Wilmette Ave	6	D	5,390	51%	149	2.76%	No
	Wilmette Ave	US 1	4	D	3,580	57%	166	4.64%	Yes
SR 40/Granada Blvd.	I 95	Clyde Morris Blvd.	4	D	3,580	12%	35	0.98%	No
	Clyde Morris Blvd.	Nova Rd.	4	D	3,580	17%	50	1.40%	No
	SR 5A/Nova Rd.	US 1	4	D	3,580	3%	9	0.25%	No
	US 1	Halifax Ave.	4	D	3,580	7%	20	0.56%	No
Clyde Morris Blvd.	SR 40	Hand Ave.	4	E	2,740	5%	15	0.55%	No
	Hand Ave.	LPGA Blvd.	4	E	3,410	4%	12	0.35%	No
Hand Ave.	Williamson Blvd.	Clyde Morris Blvd.	2	E	1,540	2%	6	0.39%	No
	Clyde Morris Blvd.	Shangri La Dr.	2	E	1,540	3%	9	0.58%	No
	Shangri La Dr.	Nova Rd.	4	E	3,410	2%	6	0.18%	No
	Nova Rd.	US 1	2	E	1,020	1%	3	0.29%	No
Williamson Blvd.	SR 40	Hand Ave.	4	E.	3,410	2%	6	0.18%	No
	Hand Ave.	Strickland Range Rd	2	E	1,540	4%	12	0.78%	No
Airport Road	Tymber Creek Rd Ext.	Pineland Trl	2	E	2,240	0%	0	0.00%	No
	Pineland Trl	Sunshine Blvd	2	E	2,240	1%	3	0.13%	No
	Sunshine Blvd	US 1	2	E	2,240	3%	9	0.40%	No

Critical
Near Critical
Vested Critical
Vested Near Critical
3% Significant and/or provide project access

LTG Engineering & Planning

Table 3
Trends Growth and Vested Trips – Study Area Roadway Segments
Tomoka Oaks

Roadway	Limits		5-Year			10-Year			Applied Growth Rate	Applied Growth If Using Adjacent Segment	High Growth? Y/N	Vested Trips	Existing Peak-Hour Volume	Existing AADT Year	Build-Out Year	Growth (# of Trips)	Use Greater of Vested vs Growth	Total Growth Applied (# of Trips)	2026 Total Background Volume
	From	To	Best Fit Regression	R^2 Value	Historical Growth Rate	Best Fit Regression	R^2 Value	Historical Growth Rate											
Nova Rd	Wilmette Ave	US 1	Linear	70.6%	1.86%	N/A	-	-	1.86%	-	N	0	1,200	2019	2026	156	N/A	156	1,356
Williamson Blvd	Strickland Range Rd	LPGA Blvd	Linear	47.2%	4.00%	Linear	85.6%	4.23%	4.23%	-	Y	535	1,450	2021	2026	307	Vested	535	1,985
SR 40/Granada Blvd	Clyde Morris Blvd	Nova Rd	Linear	78.5%	2.67%	N/A	-	-	2.67%	-	N	89	2,670	2019	2026	499	N/A	588	3,258
	US 1	Halifax Ave	Linear	82.4%	5.16%	N/A	-	-	5.16%	-	Y	435	3,140	2019	2026	1,134	Growth	1,134	4,274
Hand Ave	Clyde Morris Blvd	Shangri La Dr	Linear	84.5%	-2.73%	Linear	-	-	1.00%	-	N	105	1,230	2021	2026	62	N/A	167	1,397
	Shangri La Dr	Nova Rd	Linear	54.2%	-2.06%	Decaying Exponential	64.6%	0.34%	Check adjacent	1.00%	N	0	1,360	2021	2026	68	N/A	68	1,428

Segment Analysis – Existing and Build-Out Conditions

If the future projected volume is expected to exceed the maximum service volume of a roadway segment, a transportation analysis may be conducted to determine service volume specific to that segment. The procedures documented in the latest version of the FDOT *Quality/Level of Service Handbook* will be used to determine specific capacity, if necessary.

Intersection Analysis – A.M. & P.M. Weekday Peak-Hour

The operating conditions for both the existing and future conditions at the signalized and unsignalized intersections will be analyzed using the *Highway Capacity Software 2022* (HCS). These software programs utilize the procedures outlined in Chapters 19 and 20 of the HCM 6th Edition *Highway Capacity Manual*, titled "Signalized Intersections" and "Two-Way Stop Control Intersections," respectively.

Alternative Mode Analysis

An alternate mode analysis will be conducted to analyze any transit stops within ¼ mile of the site, provisions for sidewalks adjacent to public roads within the limits of the site, sidewalk connectivity between parcels, provisions for any bicycle amenities, such as bike racks or lockers, and identification to any schools within 2-mile of the site.

Improvements

All improvements funded for construction within the first three years of the Volusia County and FDOT five-year work programs will be considered in the analysis. If warranted, appropriate roadway and intersection improvements will be identified. Conditions will be analyzed for improvements that are required for mitigation. Proportionate share calculations will be based on construction costs approved by Volusia County Engineering and Construction Division. Site access needs in terms of turn lane storage and deceleration shall be identified.

It is understood that this methodology will remain valid for a period of six (6) months from the date of approval. This methodology letter is a second submittal that has been updated in response to comments received from the City of Ormond Beach. Attached to those City comments was correspondence from other parties not affiliated with the City of Ormond Beach Planning Department regarding the proposed development. At the request of City Staff, that correspondence is included as Exhibit C.

Please review and advise if the City is in agreement with this proposed methodology or provide comments relating to preferred revisions. If you have any questions, please contact me at 386.257.2571.

Sincerely,
LTG, Inc.

Crystal Mercedes, PTP, RSP
Senior Transportation Planner

Attachments:

Exhibit A: Preliminary Site Plan

Exhibit B: FDOT Traffic Trends

Exhibit C: Methodology Correspondence

c: Sheldon W. Rubin, Manager, Triumph Oaks of Ormond Beach I, LLC (sheldonwrubin@gmail.com)
Emily Rubin, Triumph Oaks of Ormond Beach I, LLC (emily@rubincommunities.com)
Carl Velie, Triumph Oaks of Ormond Beach I, LLC (carlvelie@gmail.com)
Ray Barshay, Triumph Oaks of Ormond Beach I, LLC (raybar10@aol.com)
Dwight Durant, Zev Cohen & Associates (ddurant@zevcohen.com)
Rob Merrell, Cobb Cole (rob.merrell@cobbcole.com)
Jessica Gow, Cobb Cole (jessica.gow@cobbcole.com

EXHIBIT A

Concept Plan

TOMOKA PRESERVE

CITY OF ORMOND BEACH - VOLUSIA COUNTY, FL

PLANNED DEVELOPMENT

OWNER:
TRIUMP OAKS OF ORMOND BEACH I, LLC
7765 LAKE WORTH ROAD, BOX 320
LAKE WORTH, FL 33467
PHONE NUMBER
FAX NUMBER
CONTACT PERSON: SHELDON RUBIN
e-mail: sheldonwrubin@gmail.com

CIVIL ENGINEER:
ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD, SUITE C
ORMOND BEACH, FL 32174
PHONE NUMBER: (386) 677-2482
FAX NUMBER: (386) 677-2505
CONTACT PERSON: KRIS ROWLEY, P.E.
e-mail: krowley@zevcohen.com

SURVEYOR:
SLIGER & ASSOCIATES, INC.
3921 NOVA ROAD
PORT ORANGE, FL 32127
PHONE NUMBER: (386) 761-5385
FAX NUMBER
CONTACT PERSON: NAME
e-mail: name@name.com

GEOTECHNICAL ENGINEER:
NAME
ADDRESS
ADDRESS
PHONE NUMBER
FAX NUMBER
CONTACT PERSON: NAME
e-mail: name@name.com

LANDSCAPE ARCHITECT:
ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD, SUITE C
ORMOND BEACH, FL 32174
PHONE NUMBER: (386) 677-2482
FAX NUMBER: (386) 677-2505
CONTACT PERSON: JAKE STEHR, RLA
e-mail: jstehr@zevcohen.com

PROJECT DESCRIPTION:

REZONING OF A MULTIFAMILY PLANNED DEVELOPMENT AND GOLF COURSE.

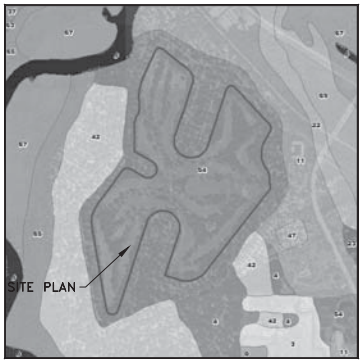
SITE INFORMATION:	
SITE ADDRESS:	30 TOMOKA OAKS BLVD., ORMOND BEACH, FL 32174
PROJECT AREA:	147.94 ACRES
TAX PARCEL I.D. #:	324207000010
EXISTING ZONING:	PRD
PROPOSED ZONING:	PRD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE FAMILY
EXISTING FUTURE LAND USE:	LDR
MAXIMUM UNIT/LOT COUNT:	300
UNIT/LOT DENSITY:	2 PER ACRE
LOT TYPE	VARIES
REQUIRED LANDSCAPE BUFFER(S):	50 FT. MINIMUM TYPE 2 PLANTINGS (2 TREES, 30 SHRUBS, 30 GROUND COVER)
MINIMUM LOT DEPTH:	140 FT.
UTILITIES:	PROVIDED BY CITY OF ORMOND BEACH



VICINITY MAP
SCALE: 1" = 2000'



ZONING MAP
SCALE: 1" = 1000'
CURRENT ZONING FOR THIS SITE IS: PRD



SOILS MAP
SCALE: 1" = 1000'
THE SITE LIES WITHIN THE FOLLOWING VOLUSIA COUNTY SOIL CLASSIFICATIONS: 0-WATER; 3-ARENTS; 4-ASTATULA FINE SAND, 0 TO 8 PERCENT SLOPES;11-BULOW SAND, 0 TO 5 PERCENT SLOPES; 22-ELECTRA FINE SAND, 0 TO 5 PERCENT SLOPES; 23-FARMTON FINE SAND;37-ORSINO FINE SAND, 0 TO 5 PERCENT SLOPES; 42-PAOLA FINE SAND, 0 TO 8 PERCENT SLOPES; 47-PITS; 54-QUARTZIPSAMMENTS, GENTLY SLOPING; 63-TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES; 65-TERRA CEIA MUCK; 67-TURNBULL MUCK; 69-TUSCAWILLA FINE SAND



FLOOD ZONE MAP
SCALE: 1" = 1000'
THE PROPERTY LIES IN:
FLOOD ZONE AE PER FEMA MAPS 12127C0211K AND 12127C0212K FEE 9/29/2017

SHEET INDEX:

01 COVER SHEET
1-4 EXHIBITS

LEGAL DESCRIPTION:

SAM SNEAD GOLF AND COUNTRY CLUB, A PART OF THE THOMAS FITCH GRANT, LYING WESTERLY OF THE FLORIDA EAST COAST RAILWAY, SECTION 39, TOWNSHIP 14 SOUTH, RANGE 32 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 61, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

ZEV COHEN & ASSOCIATES, INC.
WWW.ZEVCOHEN.COM
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS / REVISIONS

TOMOKA PRESERVE
FINAL ENGINEERING PLANS
COVER SHEET
CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067 PD
DESIGNED BY: KTR
DRAFTED BY: XXX
CHECKED BY: XX
DRAWING FILE: 01_21067 COV
XREFS: XXXXX.DWG
XREFS: XXXXX.DWG

KRISTOPHER T. ROWLEY P.E. NO. 84263
NOT VALID WITHOUT SEAL

SHEET: C1 OF 2



LOT LEGEND (298 LOTS/ 69.06 ACERS/ 46%)

SYMBOL	NOTES	LOTS	LOT %
	40' X 140'	41	(13%)
	50' x 140'	55	(18%)
	60' X 140'	84	(28%)
	70' X 140'	59	(20%)
	80' X 140'	59	(20%)

LAND USE LEGEND

SYMBOL	NOTES	ACRES	
	50' LANDSCAPE BUFFER	19.92	(13%)
	OPEN SPACE	31.3	(21%)
	DRAINAGE/HABITAT	15.73	(10%)
	AMENITY POCKET PARKS	7.08	(4%)

CONCEPT LEGEND

EMERGENCY ACCESS THRESHOLD

Pedestrian Access

TAKEOFF: 4

PROPOSED PEDESTRIAN & VEHICULAR GATE LOCATION

TAKEOFF: 2

PUD Development Standards

Lot Type	Minimum Lot Width	SF Range	Required Parking Spaces	% Impervious 6	Maximum Height 1,5	Minimum Front Porch Setbacks			Minimum Primary Structure Setbacks 2			Minimum Garage Setbacks 3,4, 5			
						Front	Side	Side Street	Front	Rear 2	Side	Front 3	Rear	Side	Side Street
Coach Homes	30 feet	1550-1850 sf	2	80%	35 feet	5 feet	5 feet	5 feet	12 feet	5/15 feet	5 feet	N/A	5 feet	5 feet	5 feet
Paired Villa	35 feet	1800-2100 sf	2	80%	35 feet	5 feet	5 feet	5 feet	12 feet	5/15 feet	5 feet	N/A	5 feet	5 feet	5 feet
Cottage	40 feet	1650-2050 sf	2	80%	35 feet	5 feet	5 feet	5 feet	12 feet	5/15 feet	5 feet	N/A	5 feet	5 feet	5 feet
Village Home	50 feet	1950-2750 sf	2	80%	35 feet	5 feet	5 feet	5 feet	12 feet	5/15 feet	5 feet	N/A	5 feet	5 feet	5 feet
Park House	60 feet	2500-3200 sf	2	80%	35 feet	5 feet	5 feet	5 feet	12 feet	5/15 feet	5 feet	N/A	5 feet	5 feet	5 feet
Estate House	70 feet	2750-4000 sf	2.5	75%	40 feet	5 feet	5 feet	5 feet	12 feet	15 feet	5 feet	N/A	5 feet	5 feet	10 feet
Custom House	80+ feet	2800+ sf	3	75%	40 feet	5 feet	5 feet	5 feet	12 feet	15 feet	7 feet	N/A	5 feet	5 feet	10 feet

NOTE: NO MULTIFAMILY STRUCTURE AND ASSOCIATED PARKING AREAS ARE TO BE WITHIN TWO HUNDRED FEET OF ANY SINGLE-FAMILY DISTRICT ADJOINING THE PROPOSED DEVELOPMENT.

ZEV COHEN & ASSOCIATES, INC.
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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO. | DATE: | BY | SUBMITTALS / REVISIONS

TOMOKA PRESERVE
PLANNED DEVELOPMENT
OVERALL DEVELOPMENT PLAN

CITY OF ORMOND BEACH | VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21007 PD
DESIGNED BY: KTR
DRAFTED BY: XXX
CHECKED BY: XX
DRAWING FILE: 07_21007 ODP
XREFS: XXXXX.DWG
XREFS: XXXXX.DWG

KRISTOPHER T. ROWLEY, P.E. NO. 84263
NOT VALID WITHOUT SEAL

SHEET: EX1 OF 4



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LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS / REVISIONS

TOMOKA PRESERVE
PLANNED DEVELOPMENT
OPEN SPACE PLAN

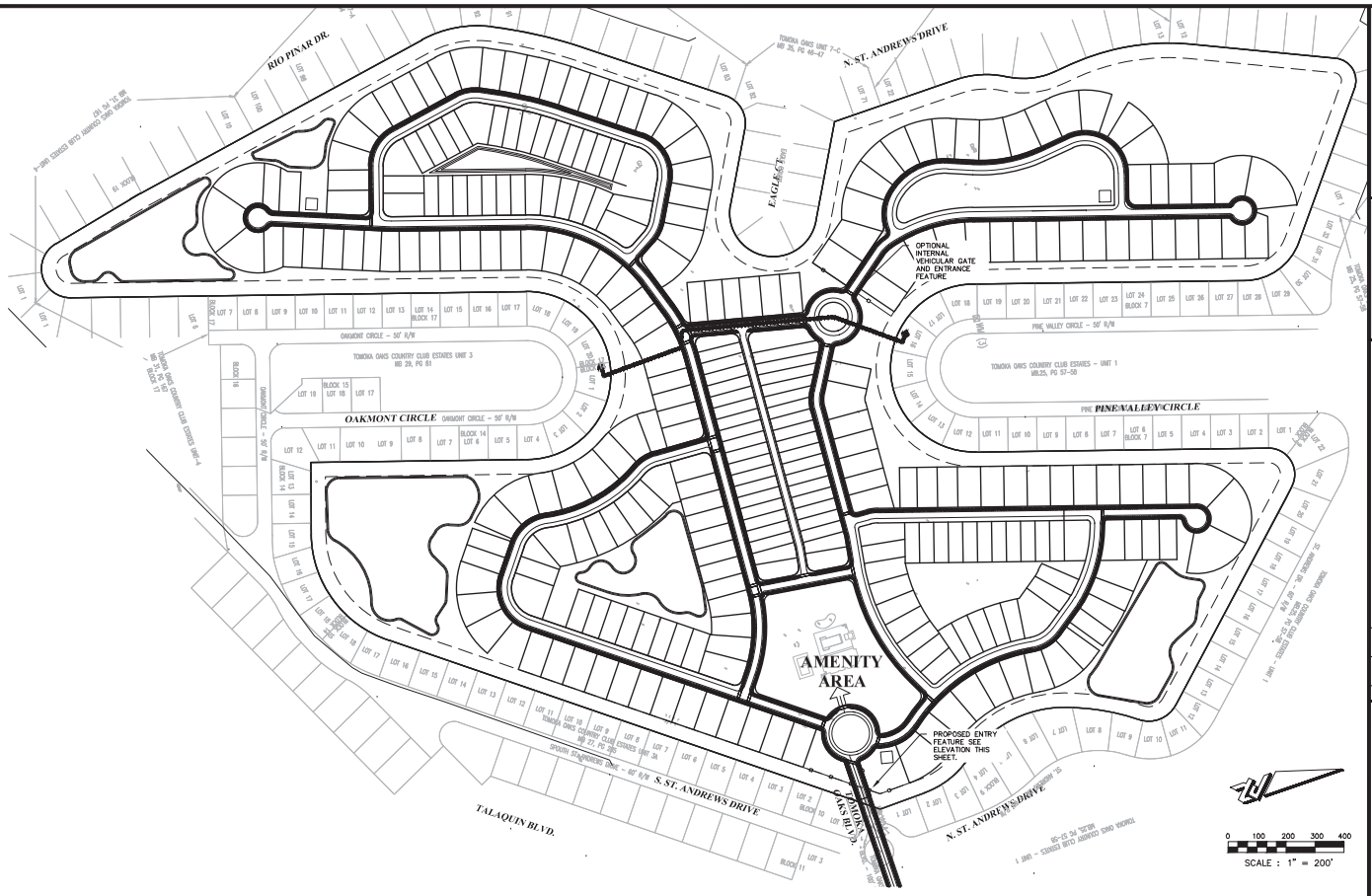
VOLUSIA COUNTY, FLORIDA
CITY OF ORMOND BEACH

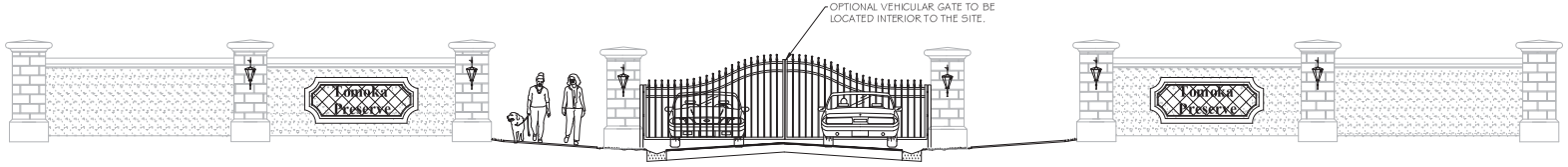
PROJECT NO: ZC 21087
DESIGNED BY: KR
DRAFTED BY: --
CHECKED BY: RH

DRAWING FILE: 07_21087.ODP
XREFS: XXXXX.DWG
XREFS: XXXXX.DWG

KRISTOPHER T. RONALDI, P.E. NO.84263
NOT VALID WITHOUT SEAL

SHEET: EX2 OF 4





A CONCEPTUAL ENTRANCE ELEVATION

N.T.S.

DETAIL-FILE

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LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE:	BY	SUBMITTALS / REVISIONS

TOMOKA PRESERVE
PLANNED DEVELOPMENT
SIGN PLAN

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: --
CHECKED BY: RH
DRAWING FILE: 07_21067 ODP
XREF'S: XXXXX.DWG
XREF'S: XXXXX.DWG

KRISTOPHER T. RONALDI, F.S. NO.84263
NOT VALID WITHOUT SEAL

SHEET: CP1 OF 1

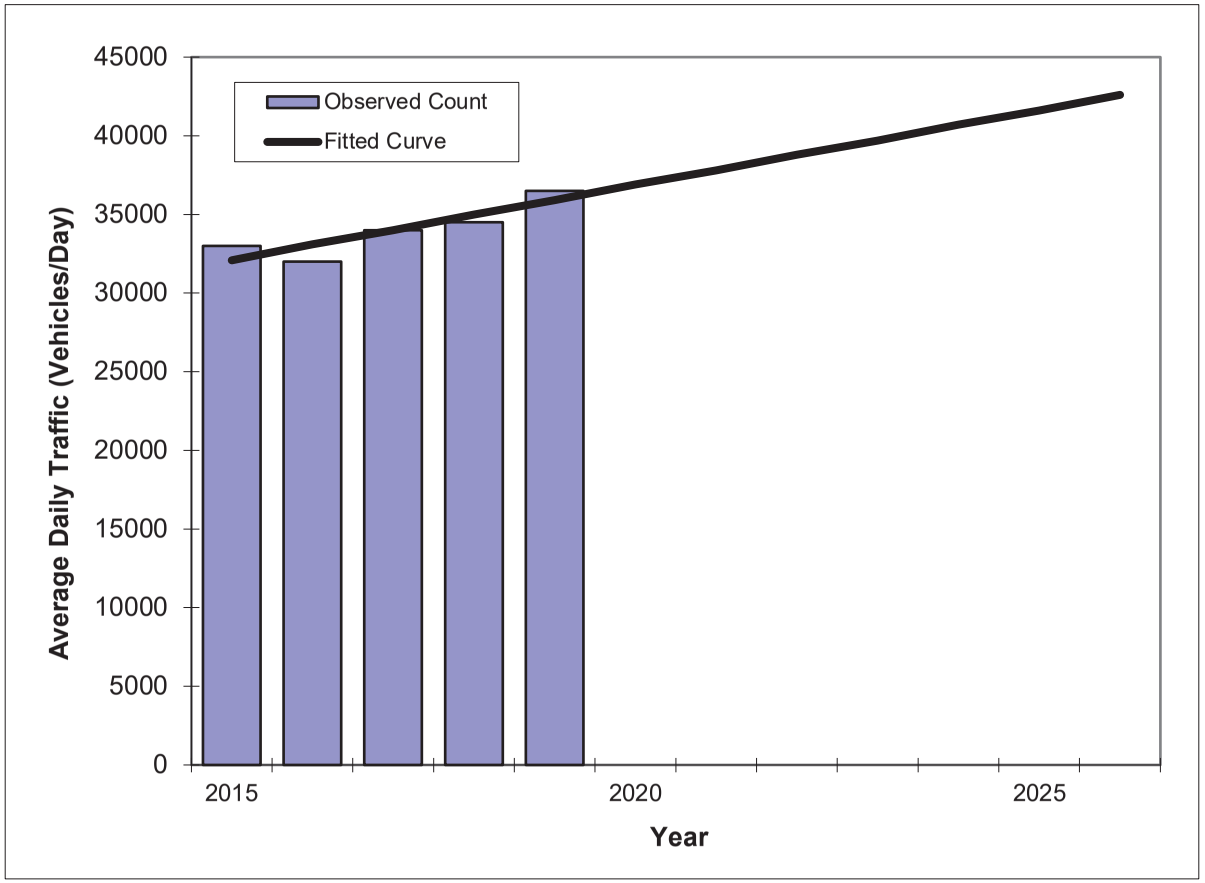
EXHIBIT B

FDOT Traffic Trends

TRAFFIC TRENDS

SR 40 -- Clyde Morris Boulevard to Nova Road

County:	Volusia
Station #:	489
Highway:	SR 40



Year	Traffic (ADT/AADT) Count*	Trend**
2015	33000	32100
2016	32000	33100
2017	34000	34000
2018	34500	35000
2019	36500	35900
2022 Opening Year Trend		
2022	N/A	38800
2024 Mid-Year Trend		
2024	N/A	40700
2026 Design Year Trend		
2026	N/A	42600
TRANPLAN Forecasts/Trends		

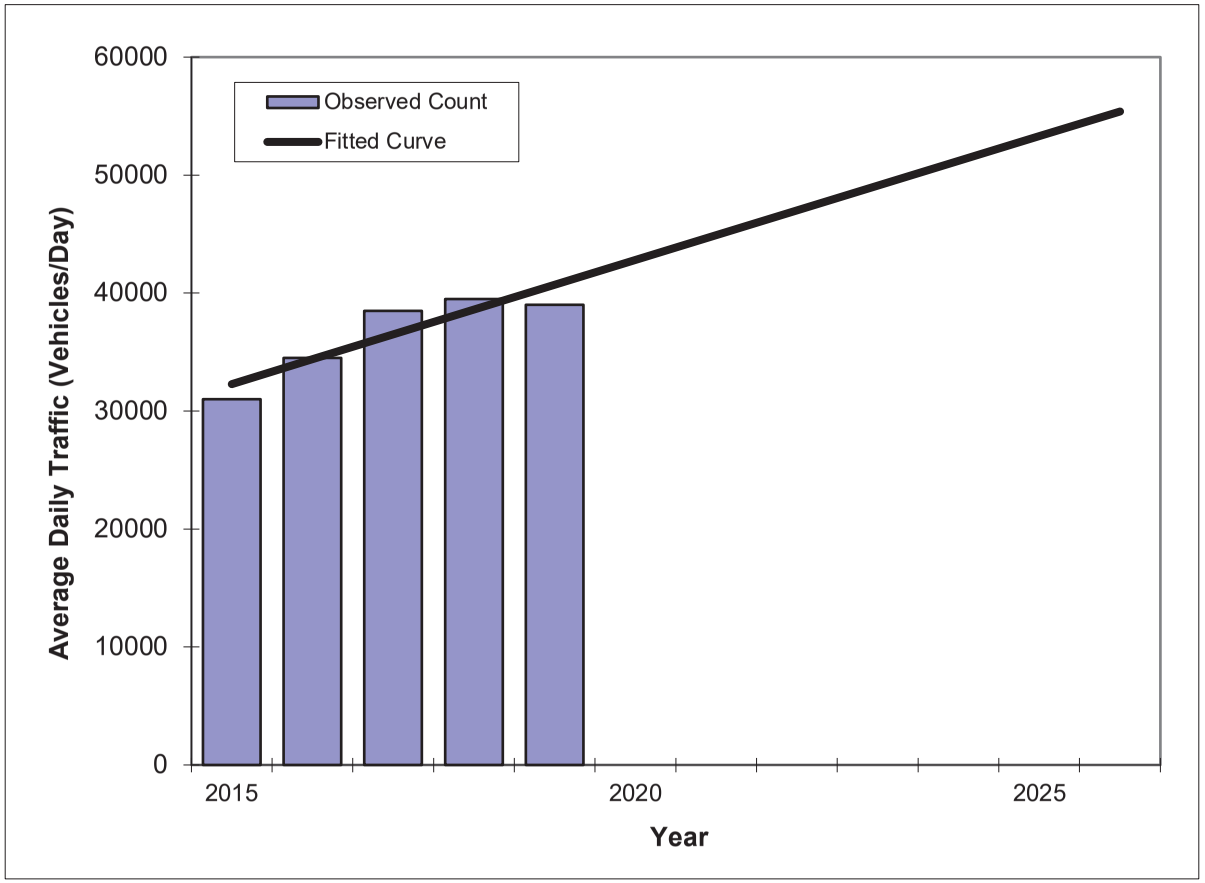
*Axle-Adjusted

**** Annual Trend Increase:**	950
Trend R-squared:	78.5%
Trend Annual Historic Growth Rate:	2.96%
Trend Growth Rate (2019 to Design Year):	2.67%
Printed:	30-Mar-22
Straight Line Growth Option	

TRAFFIC TRENDS

SR 40 -- US 1 to Halifax Ave

County:	Volusia
Station #:	171
Highway:	SR 40



Year	Traffic (ADT/AADT) Count*	Trend**
2015	31000	32300
2016	34500	34400
2017	38500	36500
2018	39500	38600
2019	39000	40700
2022 Opening Year Trend		
2022	N/A	47000
2023 Mid-Year Trend		
2023	N/A	49100
2026 Design Year Trend		
2026	N/A	55400
TRANPLAN Forecasts/Trends		

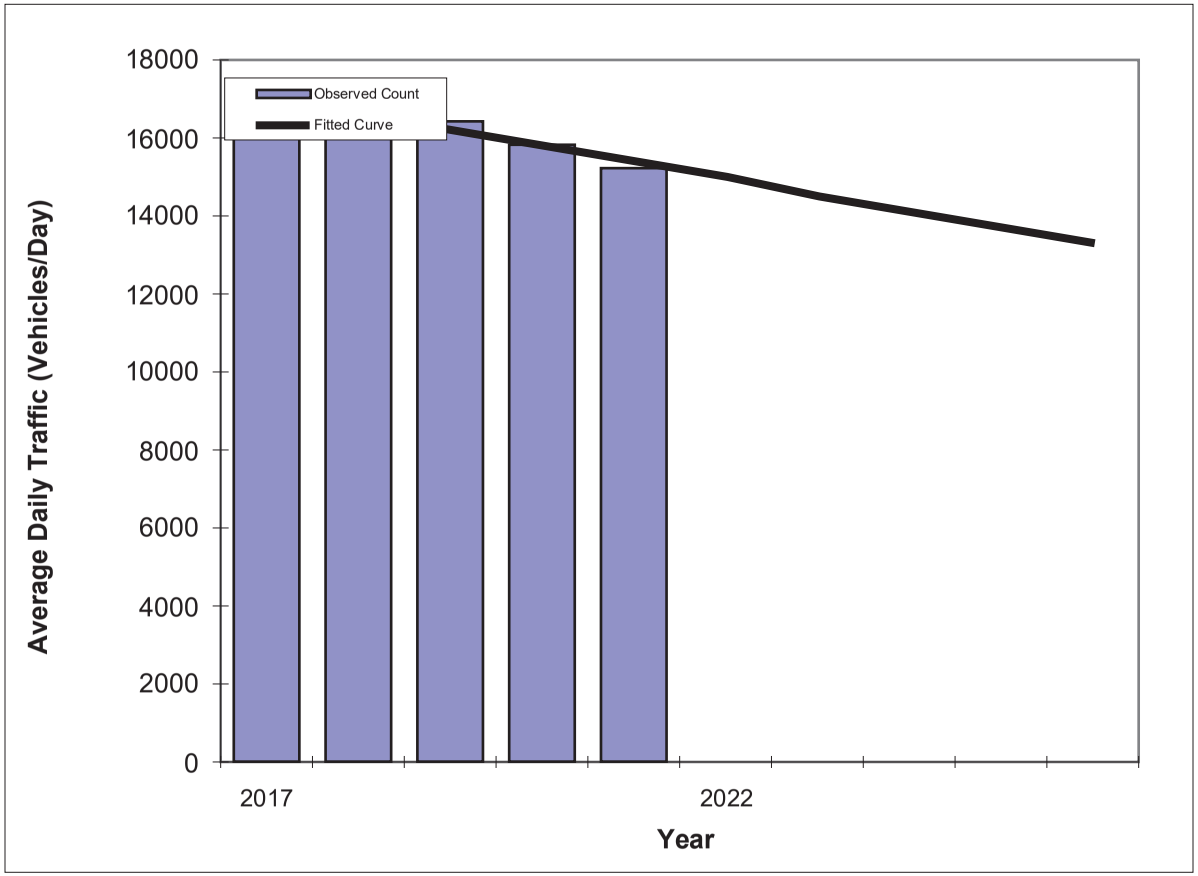
*Axle-Adjusted

**** Annual Trend Increase:**	2,100
Trend R-squared:	82.4%
Trend Annual Historic Growth Rate:	6.50%
Trend Growth Rate (2019 to Design Year):	5.16%
Printed:	5-May-22
Straight Line Growth Option	

TRAFFIC TRENDS

Hand Ave -- Clyde Morris Blvd to Shangri La Dr

County:	Volusia
Station #:	832
Highway:	Hand Ave



Year	Traffic (ADT/AADT) Count*	Trend**
2017	16700	17100
2018	17000	16600
2019	16400	16200
2020	15800	15800
2021	15200	15400
2022 Opening Year Trend		
2022	N/A	15000
2024 Mid-Year Trend		
2024	N/A	14100
2026 Design Year Trend		
2026	N/A	13300
TRANPLAN Forecasts/Trends		

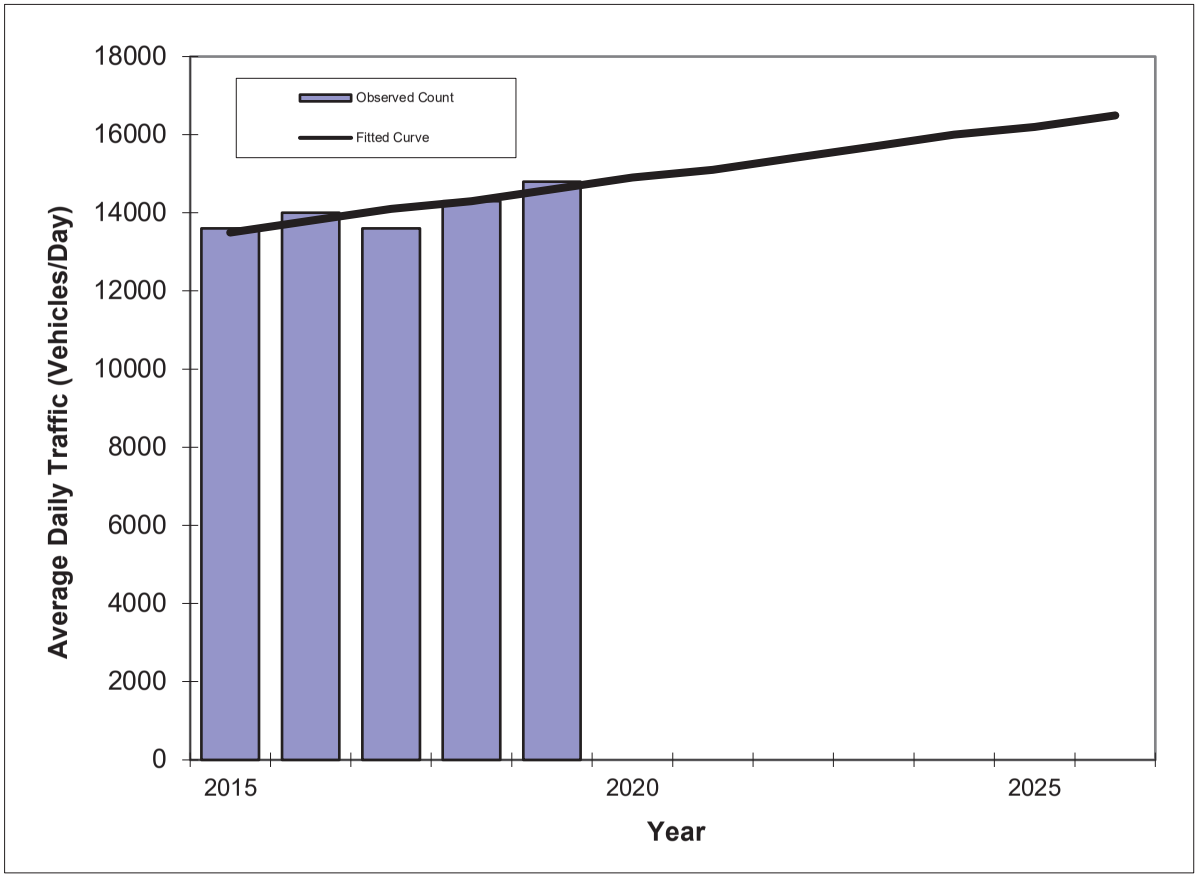
*Axle-Adjusted

** Annual Trend Increase:	-420
Trend R-squared:	84.5%
Trend Annual Historic Growth Rate:	-2.49%
Trend Growth Rate (2021 to Design Year):	-2.73%
Printed:	5-May-22
Straight Line Growth Option	

TRAFFIC TRENDS

Nova Rd -- Wilmette Ave to US 1

County:	Volusia
Station #:	459
Highway:	Nova Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2015	13600	13500
2016	14000	13800
2017	13600	14100
2018	14300	14300
2019	14800	14600
2022 Opening Year Trend		
2022	N/A	15400
2024 Mid-Year Trend		
2024	N/A	16000
2026 Design Year Trend		
2026	N/A	16500
TRANPLAN Forecasts/Trends		

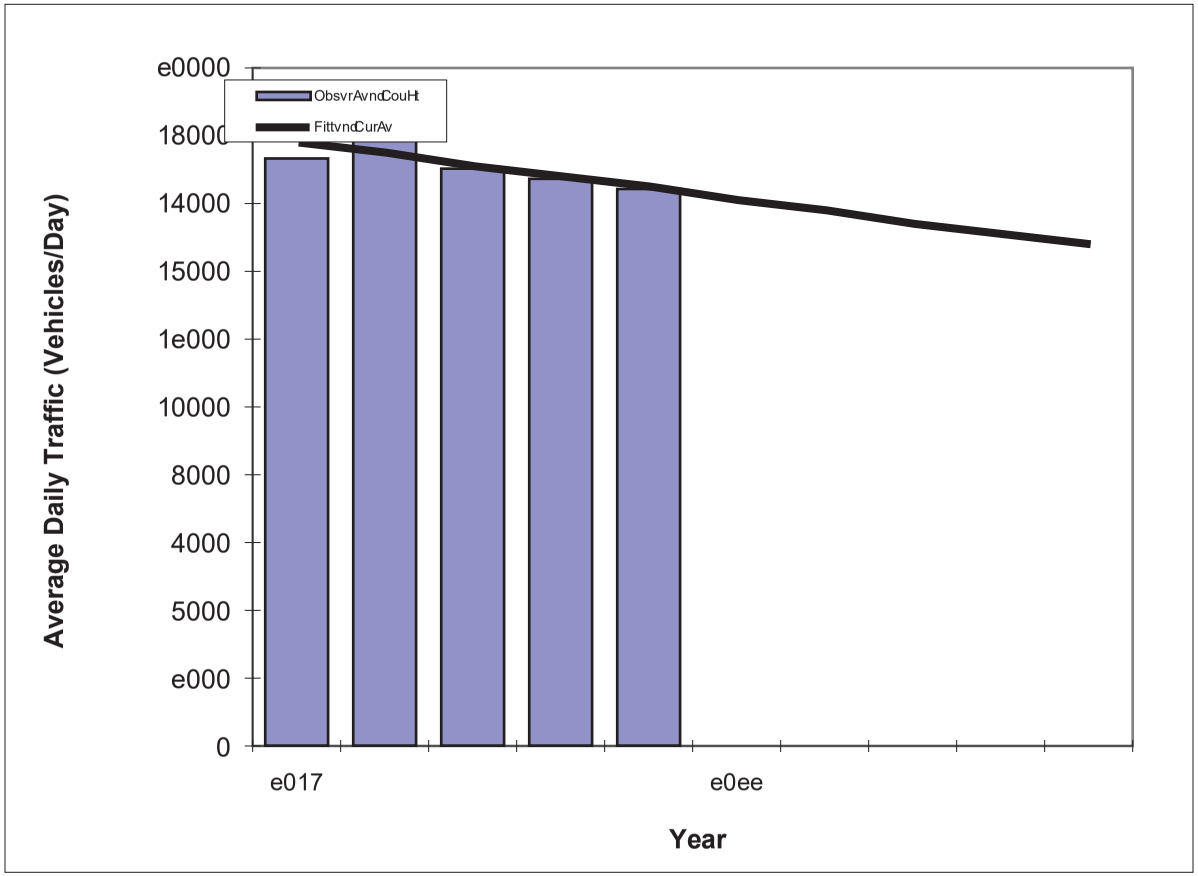
*Axle-Adjusted

**** Annual Trend Increase:**	270
Trend R-squared:	70.6%
Trend Annual Historic Growth Rate:	2.04%
Trend Growth Rate (2019 to Design Year):	1.86%
Printed:	17-Feb-22
Straight Line Growth Option	

TRAFFIC TRENDS

Hand Ave -- Shangri La Dr to Nova Rd

County:	Volusia
Station #:	833
Highway:	2aHnd Av



Year	Traffic (ADT/AADT) Count*	Trend**
e017	17300	17800
e018	18300	17600
e019	17000	17100
e0e0	14700	14800
e0e1	14500	14600
e0eedDpvHHgdYvardTrvHn		
e0ee	N/	14100
e0e5dMin-YvardTrvHn		
e0e5	N/	16500
e0e4dDvsigHdYvardTrvHn		
e0e4	N/	15800
TR NPL NdForvcasts/TrvHns		

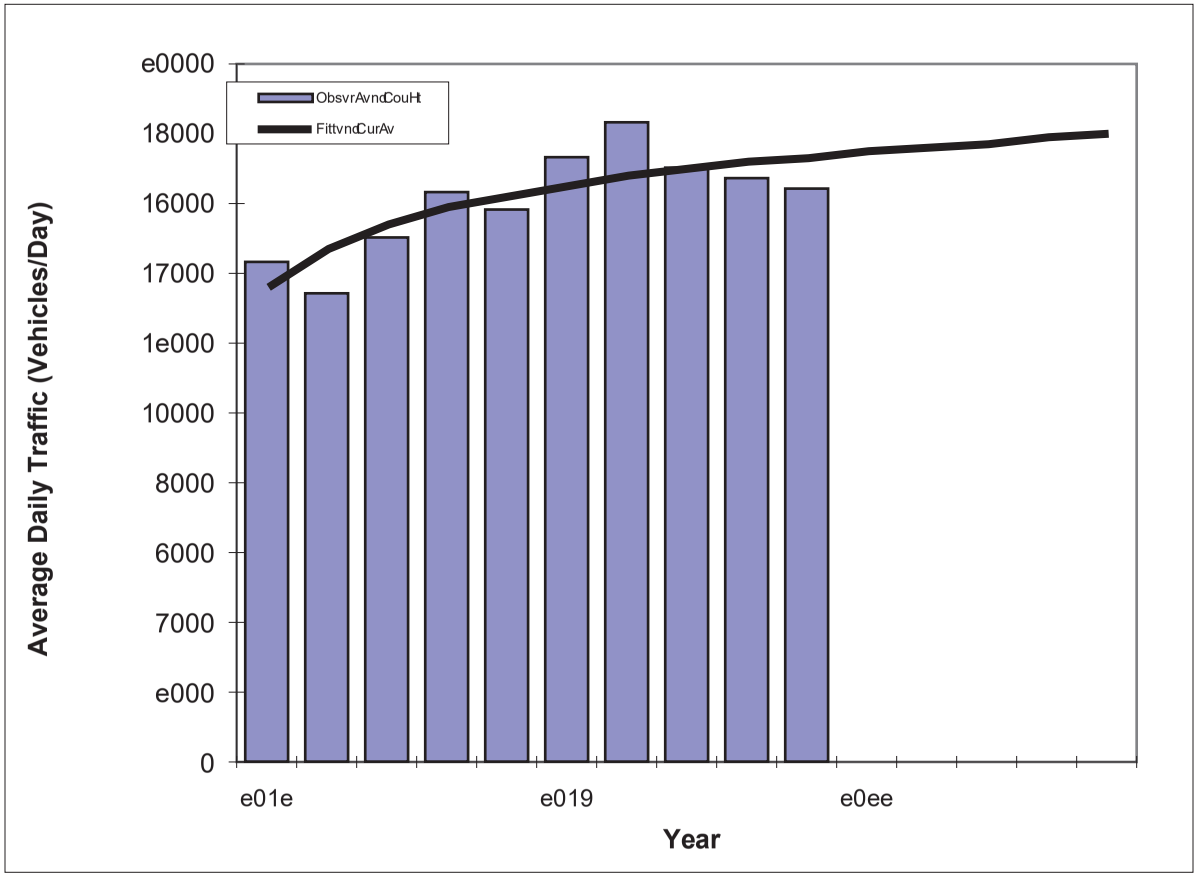
*Axle-Adjusted

** Annual Trend Increase:	-350
Trend R-squared:	65.e%
Trend Annual Historic Growth Rate:	-1.83%
Trend Growth Rate (2021 to Design Year):	-e.04%
Printed:	6-May-ee
Straight Line Growth Option	

TRAFFIC TRENDS

Hand Ave -- Shangri La Dr to Nova Rd

County:	Volusia
Station #:	833
Highway:	2 aHnd Av



	Traffic (ADT/AADT)	
Year	**Count***	**Trend****
e01e	17300	13600
e013	13700	17900
e017	14000	14700
e014	16300	14500
e016	14800	16e00
e019	19300	16400
e018	18300	16800
e015	19000	19000
e0e0	16900	19e00
e0e1	16700	19300
e0eedDpvHHgdYvardTrvHn		
e0ee	N/	19400
e0e7dMin-YvardTrvHn		
e0e7	N/	19900
e0e6dDvsigHdYvardTrvHn		
e0e6	N/	18000
TR NPL NdForvcasts/TrvHns		

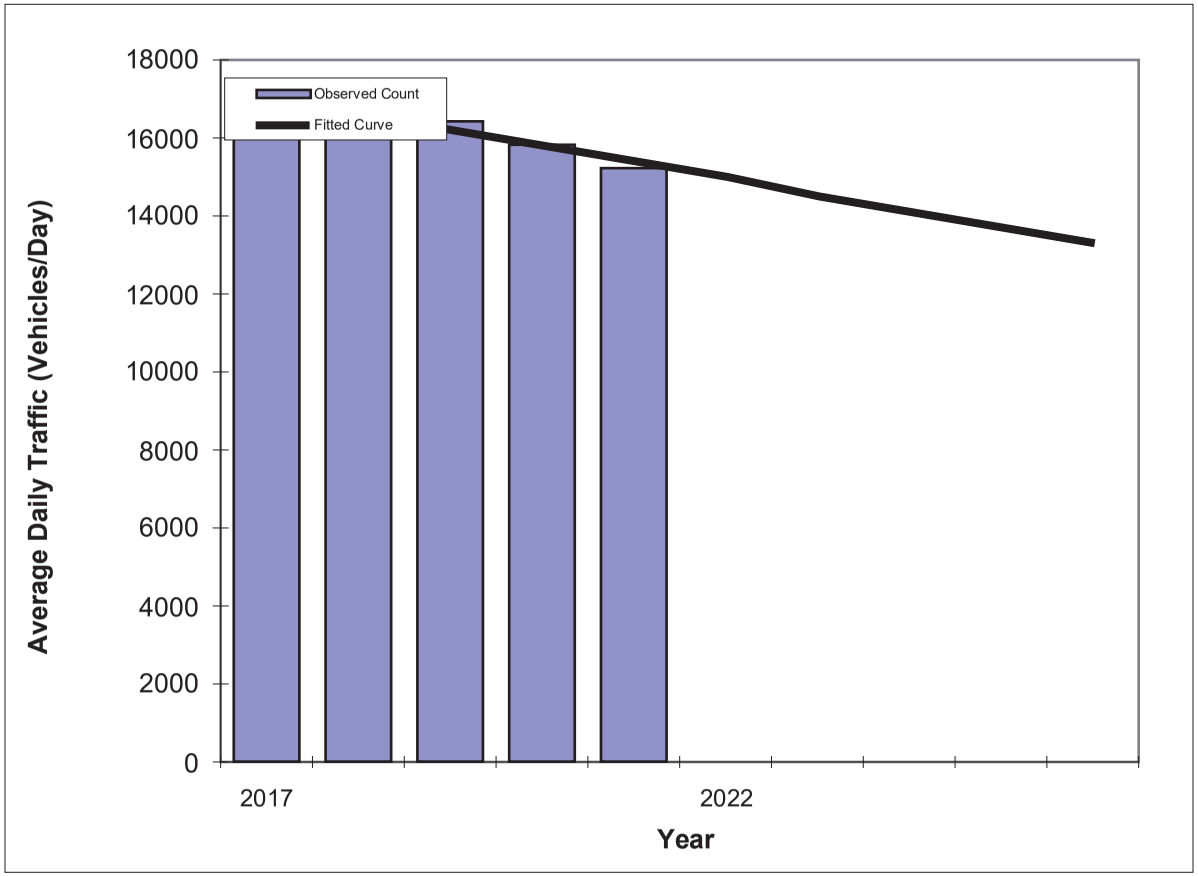
*Axle-Adjusted

Trend R-squared:	67.6%
Compounded Annual Historic Growth Rate:	e.3e%
Compounded Growth Rate (2021 to Design Year):	0.37%
Printed:	4-May-ee
Decaying Exponential Growth Option	

TRAFFIC TRENDS

Hand Ave -- Clyde Morris Blvd to Shangri La Dr

County:	Volusia
Station #:	832
Highway:	Hand Ave



Year	Traffic (ADT/AADT) Count*	Trend**
2017	16700	17100
2018	17000	16600
2019	16400	16200
2020	15800	15800
2021	15200	15400
2022 Opening Year Trend		
2022	N/A	15000
2024 Mid-Year Trend		
2024	N/A	14100
2026 Design Year Trend		
2026	N/A	13300
TRANPLAN Forecasts/Trends		

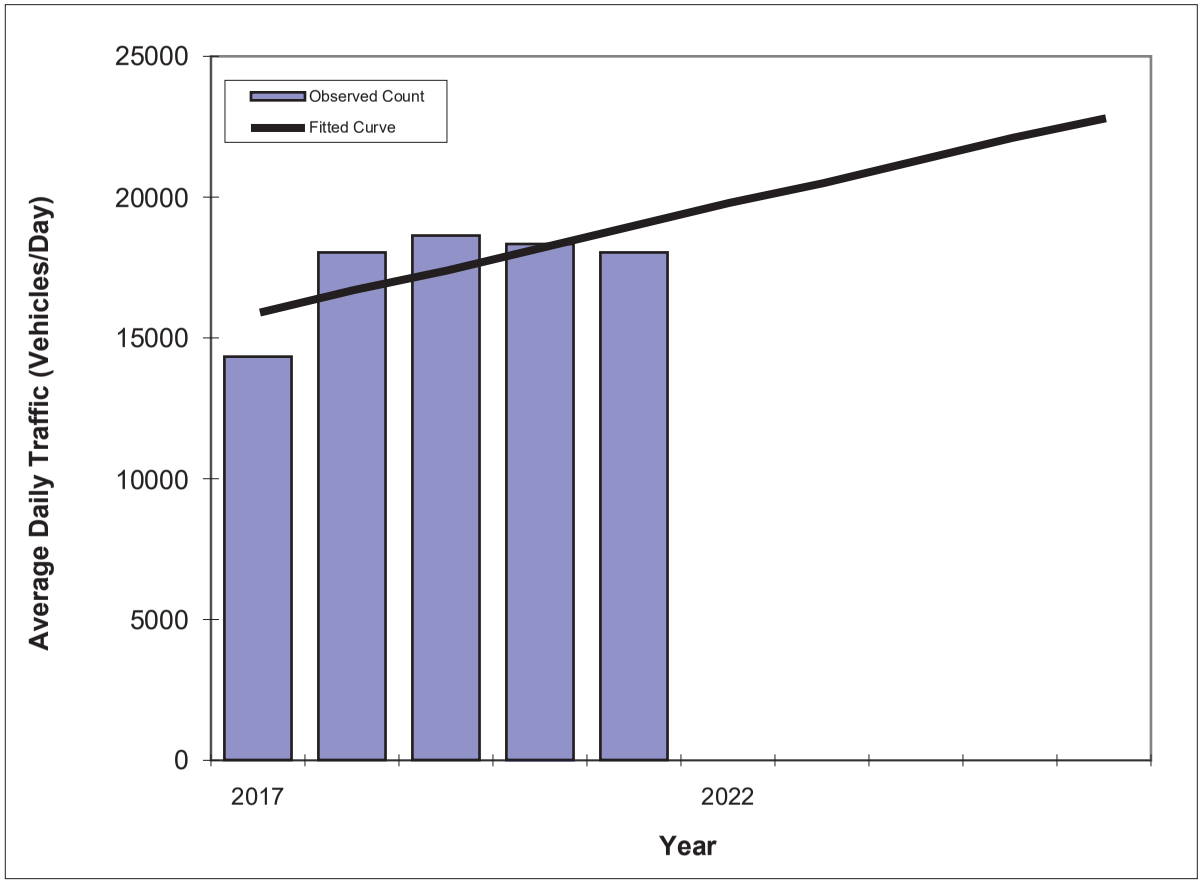
*Axle-Adjusted

** Annual Trend Increase:	-420
Trend R-squared:	84.5%
Trend Annual Historic Growth Rate:	-2.49%
Trend Growth Rate (2021 to Design Year):	-2.73%
Printed:	5-May-22
Straight Line Growth Option	

TRAFFIC TRENDS

Williamson Blvd -- LPGA Blvd to Hand Ave

County:	Volusia
Station #:	2001
Highway:	Williamson Blvd



Year	Traffic (ADT/AADT) Count*	Trend**
2017	14300	15900
2018	18000	16700
2019	18600	17400
2020	18300	18200
2021	18000	19000
2022 Opening Year Trend		
2022	N/A	19800
2024 Mid-Year Trend		
2024	N/A	21300
2026 Design Year Trend		
2026	N/A	22800
TRANPLAN Forecasts/Trends		

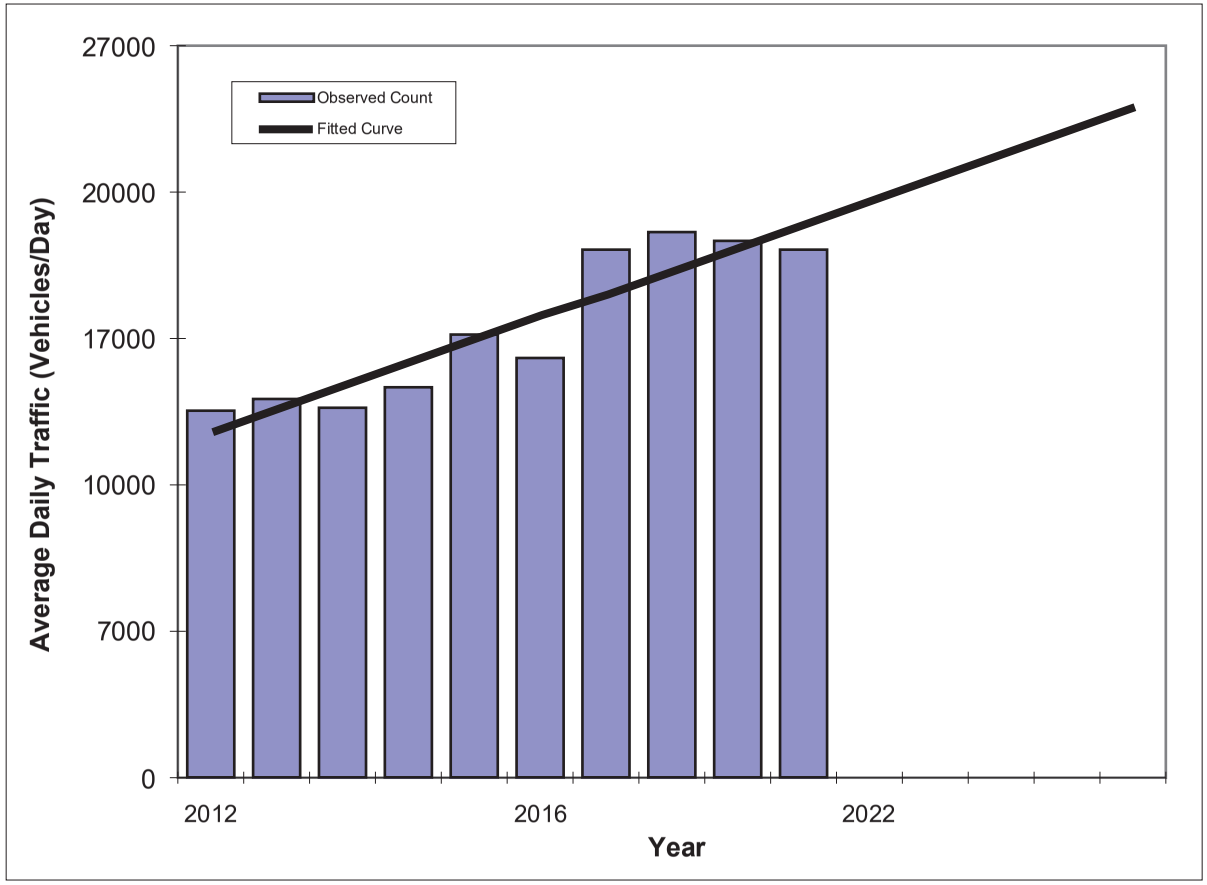
*Axle-Adjusted

** Annual Trend Increase:	770
Trend R-squared:	47.2%
Trend Annual Historic Growth Rate:	4.87%
Trend Growth Rate (2021 to Design Year):	4.00%
Printed:	5-May-22
Straight Line Growth Option	

TRAFFIC TRENDS

Williamson Blvd -- LPGA Blvd to Hand Ave

County:	Volusia
Station #:	2001
Highway:	Williamson Blvd



Year	Traffic (ADT/AADT) Count*	Trend**
2012	12700	11400
2013	12500	12900
2018	12900	13800
2017	13300	18200
2019	17100	17000
2016	18300	17400
2014	14000	19700
2015	14900	16300
2020	14300	14100
2021	14000	14500
2022 Opening Year Trend		
2022	N/A	15600
2028 Mid-Year Trend		
2028	N/A	21300
2029 Design Year Trend		
2029	N/A	22500
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	652
Trend R-squared:	47.9%
Trend Annual Historic Growth Rate:	9.95%
Trend Growth Rate (2021 to Design Year):	8.23%
Printed:	7-May-22
Straight Line Growth Option	

Exhibit C

Methodology Correspondence

From: Rob Bridger
To: Spraker, Steven
Subject: Re: Former Tomoka Oaks Golf Course Redevelopment, distribution list (03.02.2022)
Date: Thursday, March 3, 2022 3:31:52 PM

[External Email-Use Caution] - OB/IT Helpdesk

Thank you for considering my input. - Rob

On Thu, Mar 3, 2022 at 1:42 PM Spraker, Steven <Steven.Spraker@ormondbeach.org> wrote:

> Good afternoon,
>
> Thank you for your e-mail. Staff will provide your e-mail to the city reviewers and the applicant's consultant as part of the methodology review.
>
> Steven
>
> Steven Spraker, AICP
>
> Planning Director
>
> Planning Department
>
> 22 South Beach Street, Room 104
>
> Ormond Beach, FL 32174
>
> Direct Line: 386.676.3341
>
> Department: 386.676.3238
>
> Cell: 386.366.1590
>
> Fax: 386.676.3361
>
> E-mail: Steven.Spraker@ormondbeach.org
>
> ---
>
> **From:** Rob Bridger <rob.bridger48@gmail.com>
> **Sent:** Thursday, March 3, 2022 12:42 PM
> **To:** Spraker, Steven <Steven.Spraker@ormondbeach.org>; Julie Sipes <julesm0524@gmail.com>
> **Cc:** Tom Fitzgibbon <gototom@gmail.com>; kristine cunningham <krissysjake@gmail.com>; Ashley DuFrene <adufrene7@gmail.com>; Craig Shankland <cmshankland@mindspring.com>; Missy Herrero <mmh28@aol.com>; John Anthony <johntanthony@hotmail.com>; Kathleen Grabow <kathy.grabow67@gmail.com>; dan gowen <pathfinder32110@yahoo.fr>; Dann Dragon <danndragon@yahoo.com>; Brandie Hayes <Bhayes@sutherlandmanagement.com>

Subject: Re: Former Tomoka Oaks Golf Course Redevelopment, distribution list (03.02.2022)

[External Email-Use Caution] - OB/IT Helpdesk

Mr. Spraker, hello.

Thank you for your 3/2/22 email sharing a link to the 3/1/22 Traffic Impact Analysis (TIA) Methodology Letter the City has received for the Former Tomoka Oaks Golf Course Redevelopment project.

I have reviewed the correspondence from LTG Engineering & Planning and have the following comments and issues regarding the proposed methodology.

1) The "Study Area" section includes language which says, in part, the study: "must include all roadway segments to which the site has direct connections, which are impacted by the the proposed project to within three percent or greater of the peak-hour two-way adopted level of service (LOS) capacity" ...

During the City's 2018 OB Life session regarding Transportation the City's graphic displayed Main Trail as a "Connector" roadway.

There is nothing in the proposed methodology for the project that addresses its resulting effect of increasing spillover traffic from current Tomoka Oaks residents onto Rio Pinar Trail, Iroquois Trail and Main Trail.

2) The sub-section regarding "Intersections" indicates that Tomoka Oaks Blvd at Nova Rd is "signalized". That currently is incorrect.

3) In "Exhibit B" the Traffic Trend analysis for all roadway segments in the current scope is projected from 2019 Observed Count data. The 2019 data would not seem representative of current roadway usage due to the residential and commercial development the City has experience.

Thank you for your attention to the issues I have at first reading.

Rob Bridger

On Wed, Mar 2, 2022, 10:33 PM Julie and Ken Sipes <cando2ormond@gmail.com> wrote:

> You probably saw this. Forwarding anyway.
>
> ---------- Forwarded message ----------
> From: **Spraker, Steven** <Steven.Spraker@ormondbeach.org>
> Date: Wednesday, March 2, 2022
> Subject: RE: Former Tomoka Oaks Golf Course Redevelopment, distribution list (03.02.2022)
> To: "Spraker, Steven" <Steven.Spraker@ormondbeach.org>
> Cc: Community Development <ComDev@ormondbeach.org>

Good morning,

City staff are in receipt of the Traffic Impact Analysis (TIA) Methodology Letter for this project and have uploaded the document to the city's website: https://www.ormondbeach.org/1013/Former-Tomoka-Oaks-Golf-Course-Property. The Traffic Impact Analysis (TIA) Methodology Letter is a required step to conduct a Traffic Impact Analysis which is required for this project. The project **has not submitted** a site plan to the Site Plan Review Committee or Planned Development amendment application to date. As information is submitted in the future it will be uploaded the city website.

Thank you

Steven

Steven Spraker, AICP

Planning Director

Planning Department

22 South Beach Street, Room 104

Ormond Beach, FL 32174

Direct Line: 386.676.3341

Department: 386.676.3238

Cell: 386.366.1590

Fax: 386.676.3361

E-mail: Steven.Spraker@ormondbeach.org

From: Steven.Spraker@ormondbeach.org <Steven.Spraker@ormondbeach.org>
Sent: Wednesday, January 5, 2022 11:29 AM
To: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Cc: ComDev@ormondbeach.org
Subject: RE: Former Tomoka Oaks Golf Course Redevelopment, distribution list (01.05.2022)

Good morning,

As a follow-up to this morning's Site Plan Review Committee (SPRC) meeting there were request to provide the two drawings that were discussed during the

From: BARBARA DOLINER
To: Spraker, Steven
Cc: Community Development
Subject: Re: Former Tomoka Oaks Golf Course Redevelopment, distribution list (03.02.2022)
Date: Wednesday, March 2, 2022 2:39:48 PM

[External Email-Use Caution] - OB/IT Helpdesk

Thank you Steven

Sent from my iPhone

> On Mar 2, 2022, at 1:14 PM, Spraker, Steven <Steven.Spraker@ormondbeach.org> wrote:
>
> Ms. Doliner,
>
> Thank you for the e-mail. This document is not the traffic study but the methodology to perform the traffic study. I will provide your e-mail to the city reviewers and the applicant's consultant to ensure that the traffic study addresses the areas that you have identified.
>
> Steven
>
> ---
>
> **From:** BARBARA DOLINER <renilod@yahoo.com>
> **Sent:** Wednesday, March 2, 2022 12:45 PM
> **To:** Spraker, Steven <Steven.Spraker@ormondbeach.org>
> **Cc:** Community Development <ComDev@ormondbeach.org>
> **Subject:** Re: Former Tomoka Oaks Golf Course Redevelopment, distribution list (03.02.2022)
>
> **[External Email-Use Caution] - OB/IT Helpdesk**
> Steve,
>
> Thank you for sending this study out for review.
>
> Please clarify:
>
> The IMPACT
> on :
> MAIN TRAIL TO NOVA
> MAIN TRAIL TO GRANADA
> RIO PINAR TO MAIN TR/ GRANADA
> RIO PINAR TO NOVA

IROQUOIS TO MAIN TR / GRANADA
IROQUOIS TO NOVA

What will the impact of ADDITIONAL
(apx?) 650 Automobiles
be on the
MAIN TRAIL BRIDGE?
The SEVERE CURVE ON
MAIN TRAIL?

Thank you
Barbara H Doliner

Sent from my iPhone

On Mar 2, 2022, at 11:41 AM, Spraker, Steven <Steven.Spraker@ormondbeach.org> wrote:

Good morning,

City staff are in receipt of the Traffic Impact Analysis (TIA) Methodology Letter for this project and have uploaded the document to the city's website: https://www.ormondbeach.org/1013/Former-Tomoka-Oaks-Golf-Course-Property. The Traffic Impact Analysis (TIA) Methodology Letter is a required step to conduct a Traffic Impact Analysis which is required for this project. The project **has not submitted** a site plan to the Site Plan Review Committee or Planned Development amendment application to date. As information is submitted in the future it will be uploaded the city website.

Thank you

Steven

Steven Spraker, AICP
Planning Director
<image001.jpg>
Planning Department
22 South Beach Street, Room 104
Ormond Beach, FL 32174
Direct Line: 386.676.3341
Department: 386.676.3238
Cell: 386.366.1590
Fax: 386.676.3361

TMH CONSULTING, INC.
Community Planning Services

TMHConsulting@cfl.rr.com
97 N. Saint Andrews Dr.
Ormond Beach, FL 32174
PH: 386.316.8426

MEMORANDUM

TO:	Tomoka Oaks Golf Course Committee
CC:	J. Buckholz, Traffic consultant
FROM:	Thomas Harowski, AICP
SUBJECT:	Golf Course Redevelopment Traffic Study
DATE:	March 2, 2022

Let me begin by stating I am not a traffic engineer nor a traffic planning specialist, but I have reviewed a lot of traffic studies over the years. I read the submittal for the Tomoka Oaks project, and I have a few comments and questions. I am copying our traffic consultant so he can consider my comments in his review to the extent that they are warranted.

- Is the build-out time reasonable? They are projecting a 2026 build-out. If we assume the zoning decisions are complete by the end of calendar 2022, they will then need some time to complete the subdivision design and construct the subdivision improvements. If we assume they can complete this process by the end of 2023, that leaves 36 months to build out 300 units which calls for them to complete about 8 houses per month for three years? If we think this is reasonable then we can run with their number. If it takes longer then there is more background traffic to consider.

- Are the assumptions made for trip projections (Table 1) correct? This is really Mr. Buckholz's purview.

- The list of roadway segments selected for analysis does not include Nova Road from Wilmette to SR 40. This seems odd as their trip distribution shows 51% of the project traffic using this segment.

- The intersection analysis assumes a signal at Tomoka Oaks Boulevard and Nova Road where there is no signal currently. It seems to me the analysis should treat the intersection as unsignalized as it currently exists and recommend a signal if the development requires it. It looks to me that they are basing this intersection review on the previous finding that a signal is warranted, and they want to get out of paying for any of it.

- I did not see any mention of taking traffic counts on North and South Saint Andrews. How are they going to assess the intersection impacts at Tomoka Oaks Boulevard if there is no information on existing traffic volumes? There are no base traffic counts within the neighborhood as we have for the state and county road network.

- For build-out traffic, does Ormond Beach have any vested trips that are not included in the County vested trip totals? If so, should these be included as well?

- The trip distribution model assigns 100% of the South Saint Andrews trips to Iroquois and none to Rio Pinar. Does this make a difference since both roads connect to Main Trail than then finally to West Granada?

- The trip distribution tree does not add up in all areas. The 97% of trips going to Nova Road splits 39% left and 55% right. What happened to the other 3%? Then at US 1 and Nova Road we have 20% left and 20% right but only 39% of the trips arriving. Seems like they need to clean this up.

- For Mr. Buckholz's benefit at Nova and Wilmette we have a major city park (NW corner) and our local shopping center (SW corner) as traffic attractors.

- The table on the significance test includes a segment of Airport Road from Dunn Avenue to US92/ISB. This is nowhere near the project. They might mean Sunshine Boulevard to US1. Another piece of sloppy work.

- On Table 3 why do we use the greater of the vested trips versus the growth trips instead of using both? It seems unlikely to me that vested trips include all the trips expected from background growth. Why not use both or some combination of the two? (Another Buckholz question.)

- Should we be asking them to look at traffic accidents as a safety concern? I am not aware of many accidents within the neighborhood, but there have been some at the Nova Road intersection. I presume this data is available form Ormond PD.

I have maintained from the outset of our review that the critical traffic issues, assuming the project gets built, are the provision of a traffic signal at Tomoka Oaks Boulevard and Nova Road and the construction of operational improvements to Tomoka Oaks Boulevard. This latter item is a local operational concern and not really a system wide impact. They are looking at the intersections of Tomoka Oaks Boulevard with North and South Saint Andrews, but I am concerned that the wording in the study is not strong enough to demand answers to the operational concerns on Tomoka Oaks Boulevard. I assume the intersection they intend to study referenced as east and west diamond are the ends of the current island. I don't see how we maintain that island as currently configured and get any kind of reasonable and safe traffic flow. I think this whole discussion needs to be stronger. The whole segment works now with the existing traffic (including the intersection at Nova Road) so it seems to me that 100% of any operational improvements needs to be paid by the project.

APPENDIX C

Turning Movement Count Data

& FDOT's Seasonal Factor

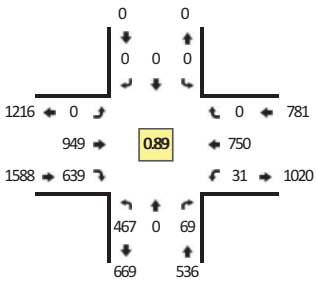
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Method for determining peak hour: Total Entering Volume

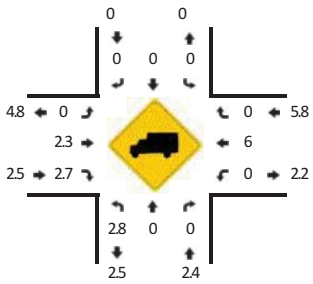
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CITY/STATE: Ormond Beach, FL

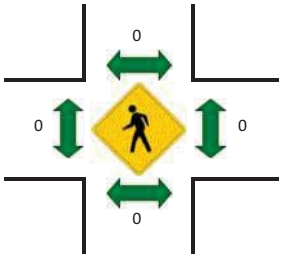
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DATE: Thu, Mar 2 2023

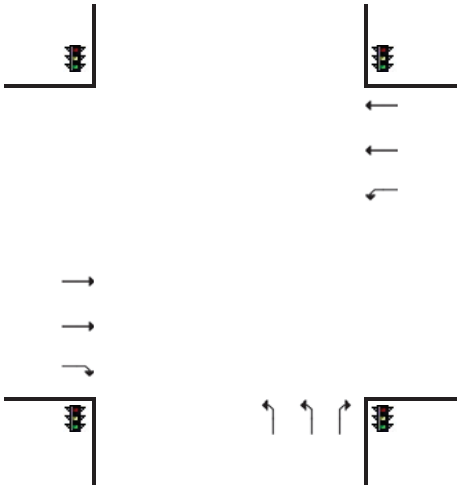
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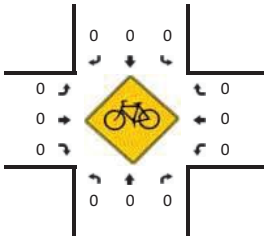


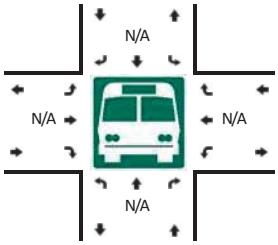


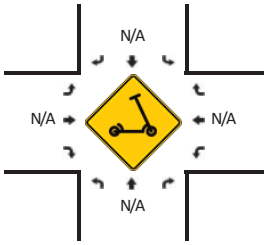












R* = RTOR

15-Min Count Period Beginning At	Nova Rd (Northbound)					Nova Rd (Southbound)					US-1 (Eastbound)					US-1 (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	87	0	4	0	5	0	0	0	0	0	0	153	114	0	0	3	130	0	0	0	496	
7:15 AM	125	0	2	1	5	0	0	0	0	0	0	219	119	0	0	2	184	0	1	0	658	
7:30 AM	124	0	8	0	10	0	0	0	0	0	0	232	164	0	0	3	192	0	1	0	734	
7:45 AM	129	0	3	0	9	0	0	0	0	0	0	294	153	0	0	6	225	0	0	0	819	2707
8:00 AM	95	0	11	0	10	0	0	0	0	0	0	231	158	0	0	11	153	0	0	0	669	2880
8:15 AM	118	0	8	1	10	0	0	0	0	0	0	192	164	0	0	9	180	0	1	0	683	2905
8:30 AM	100	0	6	0	13	0	0	0	0	0	0	205	162	0	0	9	171	0	0	0	666	2837
8:45 AM	96	0	10	0	13	0	0	0	0	0	0	230	163	0	0	24	177	0	0	0	713	2731

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	516	0	48	0	36	0	0	0	0	0	0	1176	612	0	0	24	900	0	0	0	3312
Heavy Trucks	12	0	0			0	0	0			0	28	8			0	36	0			84
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 3/10/2023 10:59 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

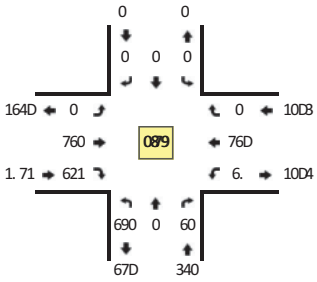
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Method for determining peak hour: Total Entering Volume

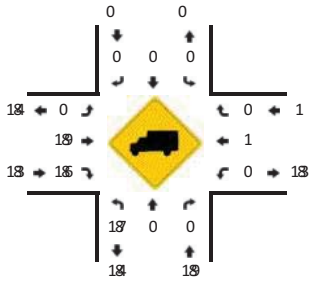
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CITSYSTATE: Ormond Beach/, L

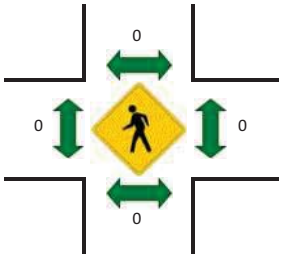
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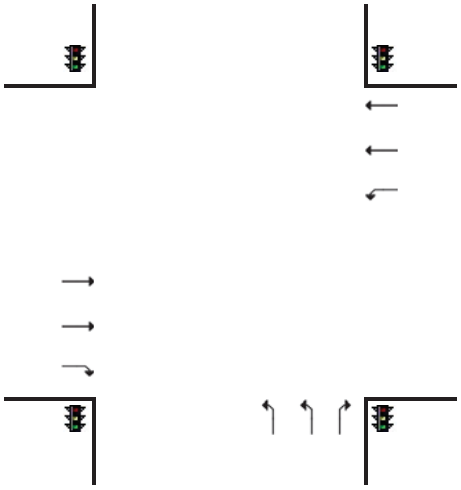
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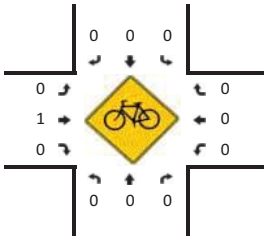


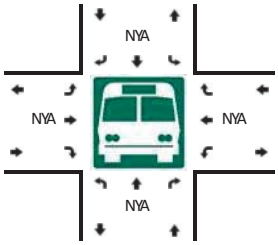


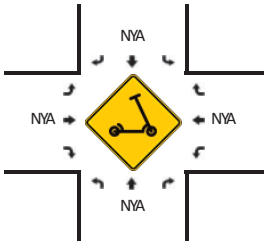












R* = RTOR

1. -Min Count Period Beginning At	Nova Rd (Northbound)					Nova Rd (Southbound)					US-1 (Eastbound)					US-1 (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	170	0	4	0	.	0	0	0	0	0	0	D42	1D3	0	0	1D	D. 7	0	1	0	941	
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4:20 PM	197	0	10	0	.	0	0	0	0	0	0	177	164	0	0	D2	D23	0	1	0	9D9	
4:4. PM	162	0	9	0	3	0	0	0	0	0	0	D. 0	1. 6	0	0	13	D. 9	0	D	0	961	22D4
. :00 PM	19D	0	10	0	10	0	0	0	0	0	0	D14	1. D	0	0	19	DD3	0	1	0	914	2D73
. :1. PM	169	0	7	0	4	0	0	0	0	0	0	D67	147	0	0	12	D24	0	0	0	946	2247
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. :4. PM	1. 4	0	3	0	4	0	0	0	0	0	0	D09	147	0	0	1.	172	0	0	0	320	2DD3

Peak 1. -Min , lowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	6. D	0	60	0	D9	0	0	0	0	0	0	1000	6D4	0	0	69	102D	0	9	0	243D
Heavy Trucks	44	0	0			0	0	0			0	D4	9			0	9	0			94
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 2Y10YD0D2 10:. 7 AM

SOURCE: Quality Counts/LLC (http:YYwww8qualitycounts8net) 1-933-. 90-DD1D

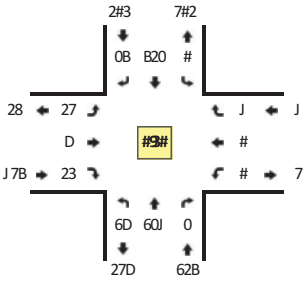
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Method for determining peak hour: Total Entering Volume

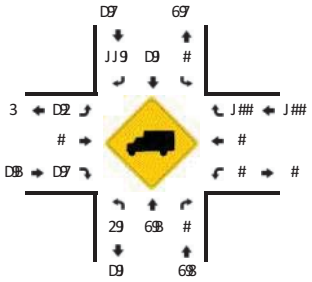
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CIT45YTATE: Ormond Ueach/, L

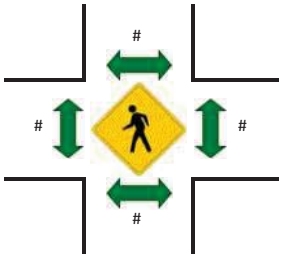
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Peak J 7-Min: 8:67 AM -- 3:## AM

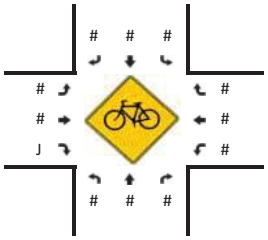


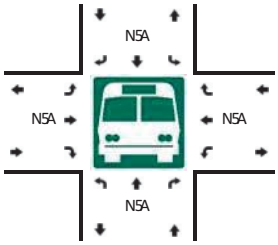
Quality Counts
DATA THAT DRIVES COMMUNITIES



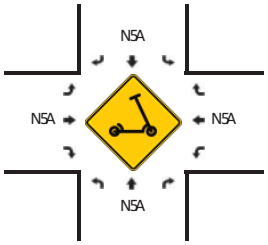












RH* RTOR

J 7-Min Count Period Ueginning At	Nova Rd =Northbound(					Nova Rd =Youthbound(					Tomoka Oaks Ulvd =Eastbound(					Tomoka Oaks Ulvd =) estbound(					Total	. ourly Totals
	Left	Thru	Right	W	RH	Left	Thru	Right	W	RH	Left	Thru	Right	W	RH	Left	Thru	Right	W	RH		
2:## AM	7	8D	#	#	#	#	J #8	6	#	#	J D	#	J 6	#	#	#	#	#	#	#	DD7	
2:J 7 AM	J #	J D8	6	#	#	#	J J 3	6	#	#	J 0	#	J 8	#	#	#	#	#	#	#	D3B	
2:0# AM	B	J J 6	0	#	#	J	J BB	0	#	#	DD	#	0#	#	#	#	#	#	#	#	067	
2:67 AM	J J	J J B	6	#	#	#	J 76	J	#	#	J 8	#	J 2	#	#	#	#	#	#	#	0DJ	J J 82
8:## AM	3	33	#	#	#	#	J 77	J 0	#	#	D7	#	D0	#	#	#	#	#	#	#	0D6	J D8B
8:J 7 AM	B	J D#	#	#	#	#	J B3	2	#	#	J 8	#	J B	#	#	#	#	#	#	#	00B	J 0DB
8:0# AM	J 0	37	#	#	#	#	J 77	J #	#	#	J 8	D	J 7	#	#	#	#	J	#	#	0#3	J D3#
8:67 AM	J 6	J J 2	0	#	#	#	J 36	B	#	#	J 6	#	D7	#	#	#	#	#	#	#	020	J 06D

Peak J 7-Min , lowrates	Northbound					Youthbound					Eastbound					) estbound					Total
	Left	Thru	Right	W	RH	Left	Thru	Right	W	RH	Left	Thru	Right	W	RH	Left	Thru	Right	W	RH	
All Vehicles	7B	6B8	J D	#	#	#	22B	D6	#	#	7B	#	J ##	#	#	#	#	#	#	#	J 63D
. eavy Trucks Uuses	8	0B	#			#	D6	6			6	#	8			#	#	#			86
Pedestrians		#					#					#					#				#
Uicycles Ycooters	#	#	#			#	#	#			#	#	6			#	#	#			6

Comments:

Report generated on 05J #5D#D0 J #:73 AM

YOWRCE: S uality Counts/LLC =http:55www9qualitycounts9net(J -822-78#-DDJ D

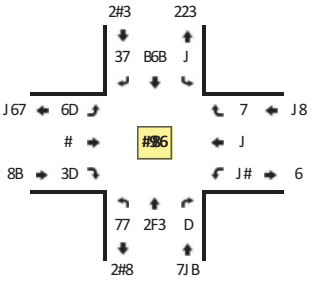
Type of peak hour being reported: Intersection Peak

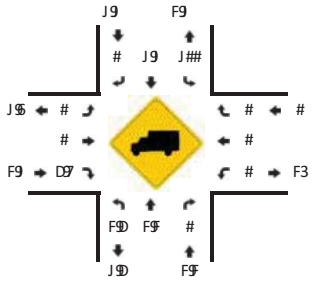
Method for determining peak hour: Total Entering Volume

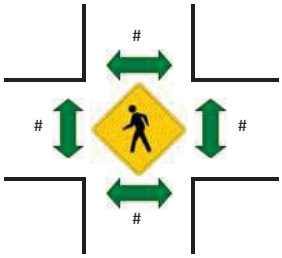
LOCATION: Nova Rd -- Tomoka Oaks Ulvd
CITY/STATE: Ormond Beach/FL

DATE: Thu Mar 28, 2019

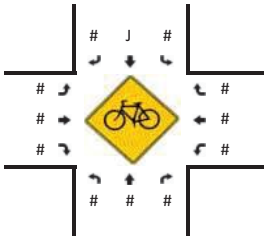
Peak Hour: 6:30 PM -- 7:30 PM
Peak 15-Min: 6:45 PM -- 7:00 PM

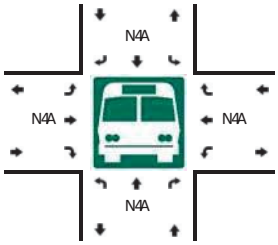




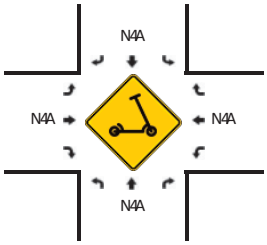












RH = RTOR

15-Min Count Period Beginning At	Nova Rd - Northbound					Nova Rd - Southbound					Tomoka Oaks Blvd - Eastbound					Tomoka Oaks Blvd - Westbound					Total	Hourly Totals
	Left	Thru	Right	W	RH	Left	Thru	Right	W	RH	Left	Thru	Right	W	RH	Left	Thru	Right	W	RH		
6:## PM	18	128	7	0	0	0	96	18	0	0	8	0	48	0	0	7	0	0	0	0	312	
6:15 PM	24	117	8	0	0	0	103	16	0	0	12	0	52	0	0	5	0	2	0	0	339	
6:30 PM	21	134	9	0	0	0	112	19	0	0	10	0	61	0	0	8	0	3	0	0	377	
6:45 PM	19	126	6	0	0	0	98	17	0	0	9	0	55	0	0	6	0	1	0	0	337	1365
7:00 PM	15	108	5	0	0	0	87	14	0	0	7	0	44	0	0	4	0	1	0	0	285	1338
7:15 PM	17	115	6	0	0	0	91	15	0	0	8	0	47	0	0	5	0	2	0	0	306	1307
7:30 PM	16	112	5	0	0	0	89	14	0	0	7	0	45	0	0	4	0	1	0	0	293	1281
7:45 PM	14	104	4	0	0	0	82	13	0	0	6	0	41	0	0	3	0	1	0	0	268	1252

Peak 15-Min Volumes	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	W	RH	Left	Thru	Right	W	RH	Left	Thru	Right	W	RH	Left	Thru	Right	W	RH	
All Vehicles	85	580	30	0	0	0	474	79	0	0	42	0	252	0	0	28	0	8	0	0	1578
Heavy Trucks	4	12	1			0	8	2			2		6			1		0			36
Buses																					
Pedestrians		6					4					2					1				13
Bicycles	2	5	1			0	3	1			1		4			0		0			17
Scooters																					

Comments:

Report generated on 04/04/2019 10:38 AM

SOURCE: Quality Counts, LLC - http://www.qualitycounts.net (904-737-3977)

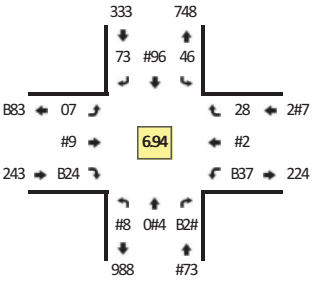
Type of peak hour being reported: Intersection Peak

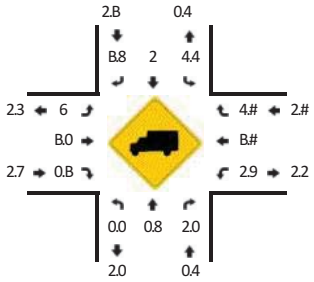
Method for determining peak hour: Total Entering Volume

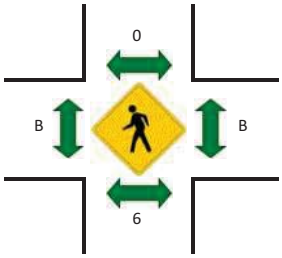
LOCATION: Nova Rd -- U ilmette Ave
CIT5Y/TATE: Ormond Qeach, FL

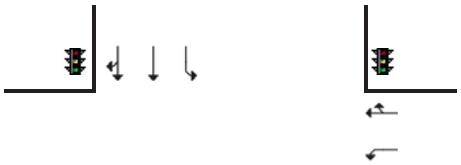
S C 1OQJ : B#B6#064
DATE: Thu, Mar 2 2624

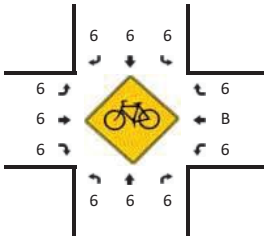
Peak-Hour: 8:66 AM -- 9:66 AM
Peak B7-Min: 8:07 AM -- 9:66 AM

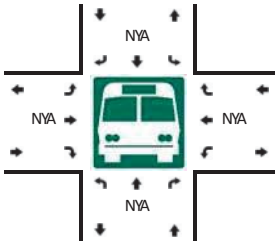


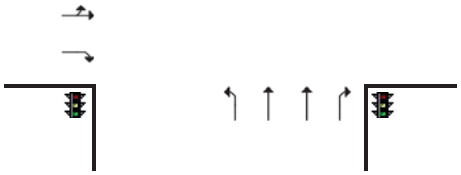


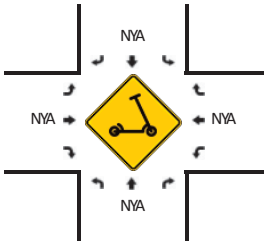












R* = RTOR

B7-Min Count Period Qeginning At	Nova Rd (Northbound)					Nova Rd (/outhbound)					U ilmette Ave (Eastbound)					U ilmette Ave (U estbound)					Total	Hourly Totals
	Left	Thru	Right	W	R*	Left	Thru	Right	W	R*	Left	Thru	Right	W	R*	Left	Thru	Right	W	R*		
3:66 AM	0	88	9	6	0	B	B4B	7	6	6	0	B7	B	6	22	49	#	B	6	B	44B	
3:B7 AM	8	B47	#	6	9	2	B08	3	6	6	3	0	3	6	22	76	4	4	6	4	0B0	
3:46 AM	BB	BB4	9	6	3	0	2B2	3	6	6	8	B6	B3	6	B3	3#	#	0	6	2	764	
3:07 AM	8	B40	BB	6	B9	B6	B77	BB	6	6	B2	BB	8	6	B9	70	8	2	6	4	0#7	B3B4
8:66 AM	BB	B6B	B3	6	B0	7	B#4	B6	6	6	#	22	B9	6	B4	02	9	2	6	4	043	B8B9
8:B7 AM	27	BB9	B4	6	B6	3	B#6	B9	2	6	B#	8	9	6	24	04	BB	2	6	B	0#8	B834
8:46 AM	26	B22	B0	6	B#	BB	B#8	B0	6	6	BB	26	B0	6	2B	09	B9	8	6	B	768	B838
8:07 AM	B2	B2B	24	6	B9	7	B99	B0	6	6	B2	B9	B4	6	BB	0B	24	9	6	2	724	B94#

Peak B7-Min Flowrates	Northbound					/outhbound					Eastbound					U estbound					Total
	Left	Thru	Right	W	R*	Left	Thru	Right	W	R*	Left	Thru	Right	W	R*	Left	Thru	Right	W	R*	
All Vehicles	08	080	B#8	6	3#	26	39#	7#	6	6	08	3#	9#	6	00	B#0	92	00	6	8	2226
Heavy Trucks	6	4#	6			6	28	6			6	6	0			8	6	0			86
Quses																					
Pedestrians		6					6					6					6				6
Qicycles /cooters	6	6	6			6	6	6			6	6	6			6	6	6			6

Comments:

Report generated on 4YB6Y2624 B6:79 AM

/OWRCE: S uality Counts, LLC (http:YYwww.qualitycounts.net) B-833-786-22B2

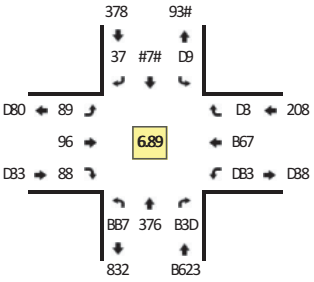
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

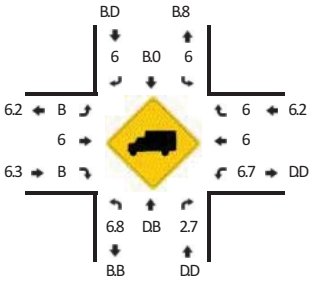
LOCATION: Nova Rd -- U ilmette Ave
CIT45YTATE: Ormond Qeach/, L

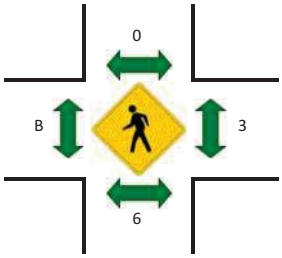
S C 1OQJ : B#B6#060
F ATE: Thu/Mar D D6D2

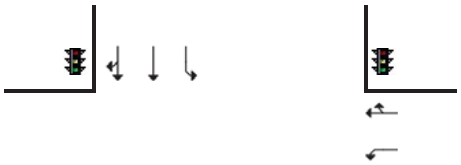
Peak-Hour: 0:B7 PM -- 7:B7 PM
Peak B7-Min: 0:26 PM -- 0:07 PM

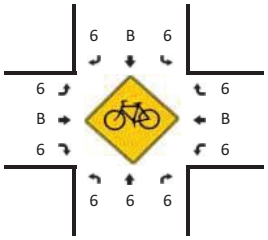


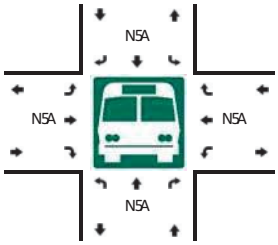


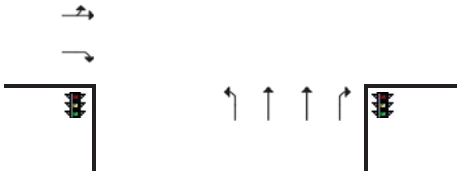


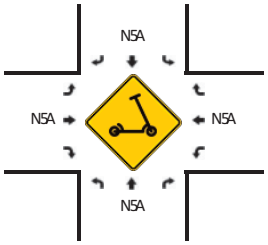












R* = RTOR

B7-Min Count Period Qeginning At	Nova Rd (Northbound)					Nova Rd (Youthbound)					U ilmette Ave (Eastbound)					U ilmette Ave (U estbound)					Total	Hourly Totals
	Left	Thru	Right	W	R*	Left	Thru	Right	W	R*	Left	Thru	Right	W	R*	Left	Thru	Right	W	R*		
0:66 PM	D2	B38	D2	6	D9	BB	B02	D0	6	6	D3	B8	7	6	B9	02	D#	8	6	0	79D	
0:B7 PM	2D	B96	DB	6	DD	7	B72	B7	6	6	D#	B#	9	6	B3	#0	22	2	6	6	787	
0:26 PM	D9	B3D	D2	6	B3	3	B3#	D8	B	6	B8	D9	B6	6	D6	7#	D0	3	6	0	#DB	
0:07 PM	D2	B90	D2	B	B8	9	B3B	B8	6	6	D7	B3	3	6	B#	09	D7	#	6	6	78D	D286
7:66 PM	2B	DB0	26	6	B3	3	B7#	BD	6	6	D9	B8	9	6	B2	08	D2	2	6	0	#B0	D0DD
7:B7 PM	D2	B0D	DB	6	2D	0	B7B	B3	6	6	D9	D2	B#	6	8	00	D8	#	6	B	70#	D232
7:26 PM	D9	B#6	DB	6	D2	8	B#2	DD	6	6	D7	DB	B7	6	B9	D8	D2	BD	6	2	73D	D2D0
7:07 PM	27	B#7	26	6	B#	2	B2B	D#	6	6	D0	B3	9	6	B0	D8	B9	7	6	7	7D#	DD79

Peak B7-Min , lowrates	Northbound					Youthbound					Eastbound					U estbound					Total
	Left	Thru	Right	W	R*	Left	Thru	Right	W	R*	Left	Thru	Right	W	R*	Left	Thru	Right	W	R*	
All Vehicles	BBD	#99	B#6	6	#9	D9	360	BB#	0	6	3#	BBD	BD6	6	96	DD0	8#	00	6	B#	D#09
Heavy Trucks	6	B#	9			6	BD	6			6	6	6			6	6	6			2#
Quses																					
Pedestrians		6					6					6					6				6
Qicycles	6	6	6			6	6	6			6	6	6			6	6	6			6
Ycooters																					

Comments:

Report generated on 25B65D6D2 B6:78 AM

YOWRCE: S uality Counts/LLC (http:55www.qualitycounts.net) B-933-796-DDBD

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Escondido Multifamily v R y -- Tomoka Oaks UlSd

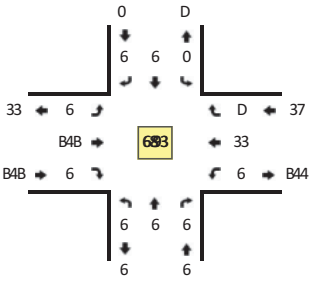
CIT5Y/TATE: Ormond Ueach, FL

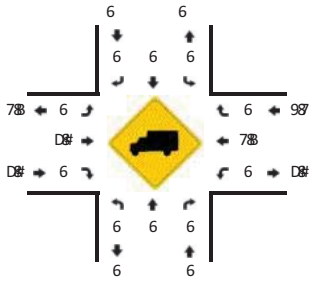
1 C QUJ : B#B6#0B4

v ATE: Thu, Mar D D6D2

Peak-. our: 9:66 AM -- 7:66 AM

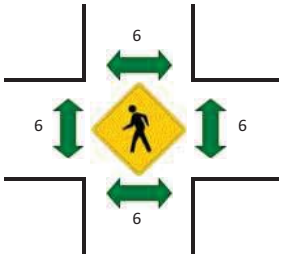
Peak B4-Min: 9:66 AM -- 9:B4 AM



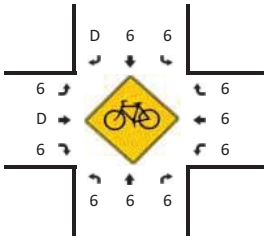


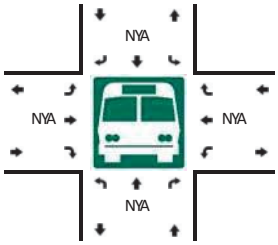
Quality Counts

DATA THAT DRIVES COMMUNITIES

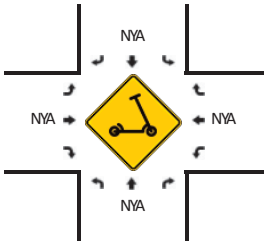












H* = HTOH

B4-Min Count Period Ueginning At	Escondido Multifamily v R y (Northbound)					Escondido Multifamily v R y (/outhbound)					Tomoka Oaks UlSd (Eastbound)					Tomoka Oaks UlSd (Westbound)					Total	. ourly Totals
	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*		
3:66 AM	6	6	6	6	6	B	6	6	6	6	6	D4	6	6	6	6	9	B	6	6	24	
3:B4 AM	6	6	6	6	6	6	6	6	6	6	6	2D	6	6	6	6	B0	6	6	6	0#	
3:26 AM	6	6	6	6	6	B	6	6	6	6	6	46	6	6	6	6	7	6	6	6	#6	
3:04 AM	6	6	6	6	6	B	6	6	6	6	6	29	6	6	6	6	BD	6	6	6	4B	B7D
9:66 AM	6	6	6	6	6	B	6	6	6	6	6	00	6	6	6	6	DD	6	6	6	#3	DD0
9:B4 AM	6	6	6	6	6	6	6	6	6	6	6	2#	6	6	6	6	BD	B	6	6	07	DD3
9:26 AM	6	6	6	6	6	B	6	6	6	6	6	22	6	6	6	6	D2	B	6	6	49	DD4
9:04 AM	6	6	6	6	6	D	6	6	6	6	6	29	6	6	6	6	D6	6	6	6	#6	D20

Peak B4-Min FloR rates	Northbound					/outhbound					Eastbound					Westbound					Total
	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	
All Vehicles	6	6	6	6	6	0	6	6	6	6	6	B3#	6	6	6	6	99	6	6	6	D#9
. eaSy Trucks Uuses	6	6	6			6	6	6			6	6	6			6	9	6			9
Pedestrians		6					6					6					6				6
Uicycles /cooters	6	6	6			6	6	6			6	6	6			6	6	6			6

Comments:

Heport generated on 2YB6YD6D2 B6:47 AM

/OwHCE: 1 uality Counts, LLC (http:YYR R R 8quality counts8net) B-933-496-DDBD

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Escondido Multifamily v R y -- Tomoka Oaks UlSd

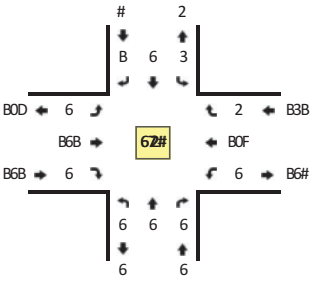
CIT45YTATE: Ormond Ueach/, L

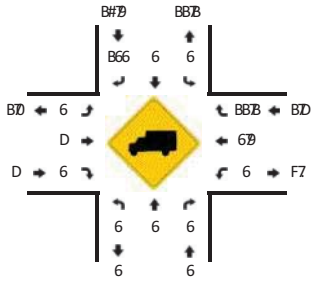
1 C QQU J : B#B6#0B#

v ATE: Thu/Mar F F6FD

Peak-8our: 3:66 PM -- #:66 PM

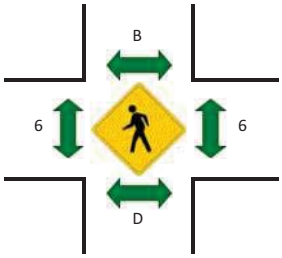
Peak B3-Min: 3:B3 PM -- 3:D6 PM



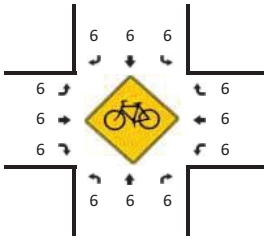


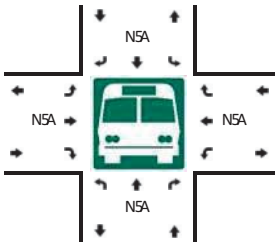
Quality Counts

DATA THAT DRIVES COMMUNITIES

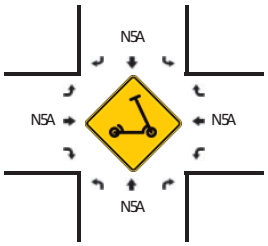












H* = HTOH

B3-Min Count Period Ueginning At	Escondido Multifamily v R y (Northbound)					Escondido Multifamily v R y (Youthbound)					Tomoka Oaks UlSd (Eastbound)					Tomoka Oaks UlSd (Westbound)					Total	8ourly Totals
	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*		
0:66 PM	6	6	6	6	6	F	6	6	6	6	6	F#	6	6	6	6	F2	D	6	6	#6	
0:B3 PM	6	6	6	6	6	6	6	6	6	6	6	F.	6	6	6	6	F.	D	6	6	32	
0:D6 PM	6	6	6	6	6	B	6	6	6	6	6	F2	6	6	6	6	D9	0	6	6	9B	
0:03 PM	6	6	6	6	6	B	6	6	6	6	6	FB	6	6	6	6	DF	D	6	6	39	F09
3:66 PM	6	6	6	6	6	6	6	6	6	6	6	B2	6	6	6	6	D.	3	6	6	#F	F02
3:B3 PM	6	6	6	6	6	B	6	6	6	6	6	F9	6	6	6	6	D2	6	6	6	#9	F39
3:D6 PM	6	6	6	6	6	F	6	B	6	6	6	F.	6	6	6	6	DF	D	6	6	##	F3F
3:03 PM	6	6	6	6	6	F	6	6	6	6	6	F9	6	6	6	6	DD	B	6	6	#D	F3.

Peak B3-Min , loR rates	Northbound					Youthbound					Eastbound					Westbound					Total
	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	
All Vehicles	6	6	6	6	6	0	6	6	6	6	6	B6.	6	6	6	6	B3#	6	6	6	F#.
8eaSy Trucks	6	6	6			6	6	6			6	.	6			6	6	6			.
Uuses																					
Pedestrians		6					6					6					6				6
Uicycles	6	6	6			6	6	6			6	6	6			6	6	6			6
Ycooters																					

Comments:

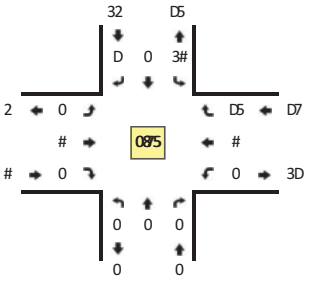
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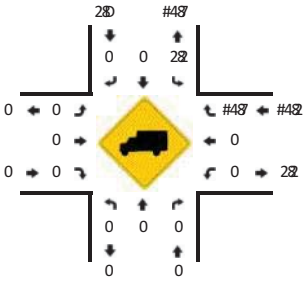
YOwHCE: 1 uality Counts/LLC (http:55R R R 7quality counts7het) B-. 99-3. 6-FFBF

Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

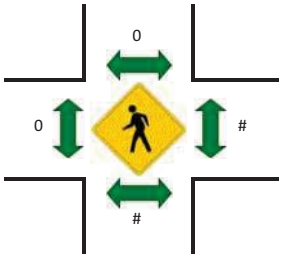
LOCATION: N vt AndreR s - r UU Tomoka Oaks Sl1d | **QC JOS B:** #6#064#5
CITY/vTATE: Ormond Seach, FL | **- ATE:** Thu, Mar D D0D2

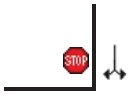
PeakU9 our: 5:#. AM UU7:#. AM
Peak #. UMin: 5:20 AM UU5:4. AM

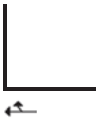


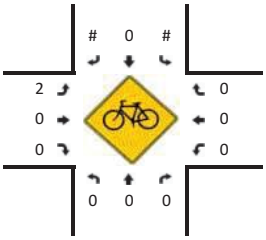


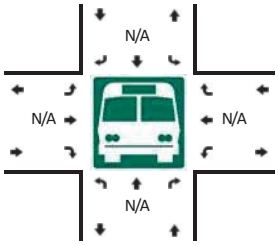
Quality Counts
DATA THAT DRIVES COMMUNITIES

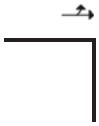




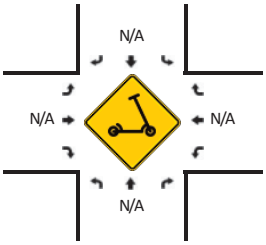












H* = HTOH

#. UMin Count Period Seginning At	N vt AndreR s - r (Northbound)					N vt AndreR s - r (vouthbound)					Tomoka Oaks Sl1d (Eastbound)					Tomoka Oaks Sl1d (Westbound)					Total	9 ourly Totals
	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*		
5:00 AM	0	0	0	0	0	#0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	#5	
5:#. AM	0	0	0	0	0	#7	0	0	0	0	0	0	0	0	0	0	0	##	0	0	D3	
5:20 AM	0	0	0	0	0	2#	0	#	0	0	0	0	0	0	0	0	#	D	0	0	2.	
5:4. AM	0	0	0	0	0	D0	0	0	0	0	0	#	0	0	0	0	0	6	0	0	D5	#07
7:00 AM	0	0	0	0	0	DD	0	#	0	0	0	0	0	0	0	0	0	7	0	0	2#	#DD
7:#. AM	0	0	0	0	0	#7	0	#	0	0	0	0	0	0	0	0	0	7	0	0	D5	#D0
7:20 AM	0	0	0	0	0	#4	0	#	0	0	0	0	0	0	0	0	0	##	0	0	D6	###
7:4. AM	0	0	0	0	0	D0	0	D	0	0	0	0	0	0	0	0	2	7	0	0	22	##5

Peak #. UMin FloR rates	Northbound					vouthbound					Eastbound					Westbound					Total
	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	
All Vehicles	0	0	0	0	0	#D4	0	4	0	0	0	0	0	0	0	0	4	7	0	0	#40
9 ea1y Trucks	0	0	0			4	0	0			0	0	0			0	0	0			4
Suses																					
Pedestrians		0					0					0					0				0
Sicycles vcooters	0	0	0			4	0	0			4	0	0			0	0	0			7

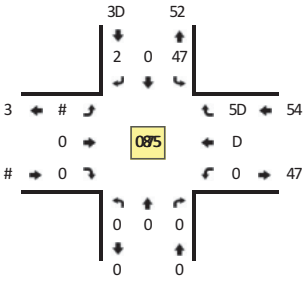
Comments:

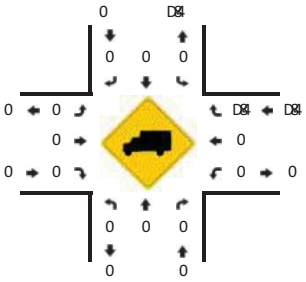
Heport generated on 2/#0/D0D2 #0:. 3 AM | vOwHCE: Quality Counts, LLC (http://R R R 8qualitycounts8net) #U755U 70UDD#D

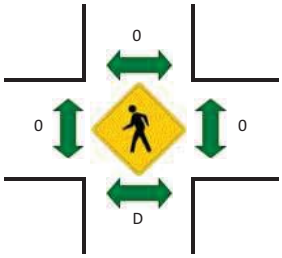
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

LOCATION: N vt AndreR s - r UU Tomoka Oaks Sl1d | **QC JOS B:** #6#064#5
CITY/vTATE: Ormond Seach, FL | **- ATE:** Thu, Mar D D0D2

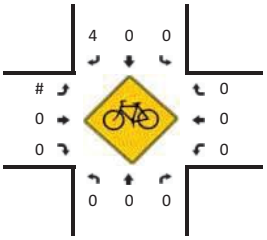
PeakU9 our: 4:43 PM UU3:43 PM
Peak #3UMin: 3:00 PM UU3:#3 PM

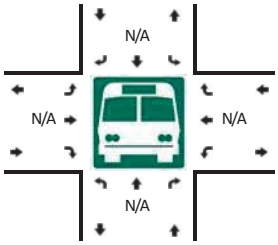




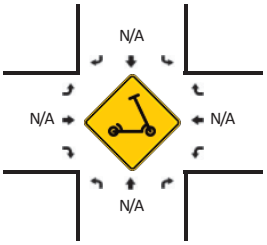












. H* . TO.

#3UMin Count Period Seginning At	N vt AndreR s - r =Northbound(					N vt AndreR s - r =vouthbound(					Tomoka Oaks Sl1d =Eastbound(					Tomoka Oaks Sl1d =) estbound(					Total	9ourly Totals
	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H		
4:00 PM	0	0	0	0	0	#6	0	D	0	0	0	0	0	0	0	0	2	#w	0	0	25	
4:#3 PM	0	0	0	0	0	7	0	#	0	0	#	0	0	0	0	0	2	#7	0	0	22	
4:20 PM	0	0	0	0	0	#0	0	0	0	0	#	0	0	0	0	0	#	#7	0	0	2#	
4:43 PM	0	0	0	0	0	#6	0	0	0	0	#	0	0	0	0	0	0	#6	0	0	22	#23
3:00 PM	0	0	0	0	0	##	0	#	0	0	0	0	0	0	0	0	0	D2	0	0	23	#2D
3:#3 PM	0	0	0	0	0	##	0	#	0	0	0	0	0	0	0	0	D	D#	0	0	23	#24
3:20 PM	0	0	0	0	0	##	0	#	0	0	0	0	0	0	0	0	0	DD	0	0	24	#2w
3:43 PM	0	0	0	0	0	#D	0	#	0	0	#	0	0	0	0	0	0	#6	0	0	20	#24

Peak #3UMin FloR rates	Northbound					vouthbound					Eastbound					) estbound					Total
	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	
All Vehicles	0	0	0	0	0	44	0	4	0	0	0	0	0	0	0	0	0	7D	0	0	#40
9ea1y Trucks	0	0	0			0	0	0			0	0	0			0	0	4			4
Suses																					
Pedestrians		0					0					0					0				0
Sicycles vcooters	0	0	0			0	0	0			0	0	0			0	0	0			0

Comments:

. eport generated on 2/#0/D0D2 #0:37 AM | vOW. CE: Quality Counts, LLC =http://R R R 8quality counts8net(#U5wwU350UDD#D

QUALITY COUNTS REPORT
==========

Intersection:	N St Andrn	Tomoka Oaks Blvd		Lane Configuration:									
City/State:	Ormand B FL				STOP	SBLane1	SBLane2	SBLane3	SBLane4	SBLane5	SBLane6	SBLane7	
QCJobNo:	1.6E+07					LR							
ClientID:				EBLane7								TR	WBLane1
Date:	3/2/2023			EBLane6									WBLane2
Comments:				EBLane5									WBLane3
Latitude/Longitude	29.2943	-81.0896		EBLane4									WBLane4
PEAK HOUR START	8:00 AM			EBLane3									WBLane5
PEAK HOUR END	9:00 AM			EBLane2									WBLane6
PEAK 15-MIN START	8:30 AM			EBLane1	LT								WBLane7
PEAK 15-MIN END	8:45 AM												
PHF	0.89					NBLane7	NBLane6	NBLane5	NBLane4	NBLane3	NBLane2	NBLane1	STOP

PEAK-HOUR VOLUMES

	NBLeft	NBThru	NBRight	SBLeft	SBThru	SBRight	EBLeft	EBThru	EBRight	WBLeft	WBThru	WBRight	NBEnterin	SBEntering	EBEntering	WBEnterin	NBLeaving	SBLeaving	EBLeaving	WBLeaving
	0	0	0	91	0	2	0	1	0	0	1	27	0	93	1	28	27	0	92	3

PERCENT HEAVY VEHICLES

	NBLeft	NBThru	NBRight	SBLeft	SBThru	SBRight	EBLeft	EBThru	EBRight	WBLeft	WBThru	WBRight	NBEnterin	SBEntering	EBEntering	WBEnterin	NBLeaving	SBLeaving	EBLeaving	WBLeaving
HEAVY VEHICLES	0	0	0	3.3	0	0	0	0	0	0	0	14.8	0	3.2	0	14.3	14.8	0	3.3	0
BUSES																				

PEAK-HOUR VOLUMES - PEDESTRIANS

Leg/Crosswalk	South	North	West	East
	1	0	0	1

PEAK-HOUR VOLUMES - MICROMOBILITY

	NBLeft	NBThru	NBRight	SBLeft	SBThru	SBRight	EBLeft	EBThru	EBRight	WBLeft	WBThru	WBRight
Bicycles	0	0	0	1	0	1	3	0	0	0	0	0
Scooters												

PEAK 15-MIN FLOWRATES

VehicleType	NBLeft	NBThru	NBRight	NBU-Turn	NBRTOR	SBLeft	SBThru	SBRight	SBU-Turn	SBRTOR	EBLeft	EBThru	EBRight	EBU-Turn	EBRTOR	WBLeft	WBThru	WBRight	WBU-Turn	WBRTOR	Total
All Vehicles	0	0	0	0	0	124	0	4	0	0	0	0	0	0	0	0	4	8	0	0	140
Heavy Trucks	0	0	0			4	0	0			0	0	0			0	0	0			4
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			4	0	0			4	0	0			0	0	0			8
Scooters																					

ALL-VEHICLE VOLUMES

Time Period	NB Left	NB Thru	NB Right	NB U-Turn	NB RTOR	SB Left	SB Thru	SB Right	SB U-Turn	SB RTOR	EB Left	EB Thru	EB Right	EB U-Turn	EB RTOR	WB Left	WB Thru	WB Right	WB U-Turn	WB RTOR	Total	Hourly Totals
7:00 AM	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	7	0	0	17	
7:15 AM	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	11	0	0	29	
7:30 AM	0	0	0	0	0	31	0	1	0	0	0	0	0	0	0	0	1	2	0	0	35	
7:45 AM	0	0	0	0	0	20	0	0	0	0	0	1	0	0	0	0	0	6	0	0	27	108
8:00 AM	0	0	0	0	0	22	0	1	0	0	0	0	0	0	0	0	0	8	0	0	31	122
8:15 AM	0	0	0	0	0	18	0	1	0	0	0	0	0	0	0	0	0	8	0	0	27	120
8:30 AM	0	0	0	0	0	14	0	1	0	0	0	0	0	0	0	0	0	11	0	0	26	111
8:45 AM	0	0	0	0	0	20	0	2	0	0	0	0	0	0	0	0	3	8	0	0	33	117
sum	**0**	**0**	**0**	**0**	**0**	**74**	**0**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**3**	**35**	**0**	**0**	**117**	

HEAVY-VEHICLE VOLUMES

Time Period	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	Total
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	2	2
7:15 AM	0	0	0	1	0	0	0	0	0	0	0	1	2
7:30 AM	0	0	0	1	0	0	0	0	0	0	0	0	1
7:45 AM	0	0	0	1	0	0	0	0	0	0	0	1	2
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	2	2
8:15 AM	0	0	0	1	0	0	0	0	0	0	0	0	1
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	1	1
8:45 AM	0	0	0	2	0	0	0	0	0	0	0	2	4
sum	**0**	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5**	**8**

BUS VOLUMES

Time Period	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	Total
7:00 AM													
7:15 AM													
7:30 AM													
7:45 AM													
8:00 AM													
8:15 AM													
8:30 AM													
8:45 AM													

PEDESTRIAN VOLUMES

Time Period	South Leg	North Leg	West Leg	East Leg	Total
7:00 AM	0	0	0	0	0
7:15 AM	0	0	0	0	0
7:30 AM	0	0	0	0	0
7:45 AM	1	0	0	1	2
8:00 AM	0	0	0	0	0
8:15 AM	0	0	0	0	0
8:30 AM	0	0	0	0	0
8:45 AM	0	0	0	0	0

BICYCLE VOLUMES

Time Period	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	Total
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	1	1	0	0	0	0	0	2
7:30 AM	0	0	0	1	0	0	1	0	0	0	0	0	2
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	1
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	2	2

SCOOTER VOLUMES

Time Period	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	Total
7:00 AM													
7:15 AM													
7:30 AM													
7:45 AM													
8:00 AM													
8:15 AM													
8:30 AM													
8:45 AM													

QUALITY COUNTS REPORT
==========

| | | |

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: v vt AndreR s - r UUTomoka Oaks Sl1d

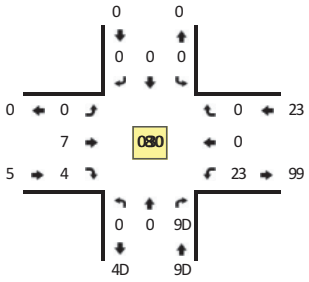
QC JOS B: #6#064#5

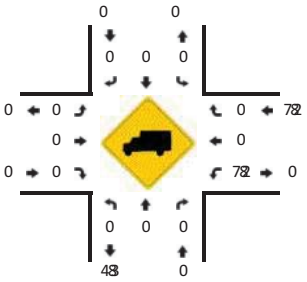
CITY/vTATE: Ormond Seach, FL

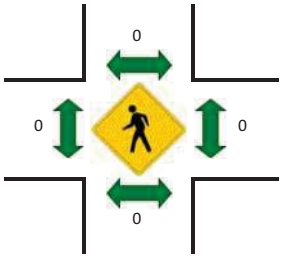
- ATE: Thu, Mar D D0D2

PeakU our: 3:00 AM UU5:00 AM

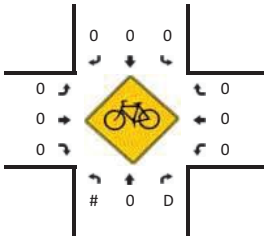
Peak #7UMin: 3:00 AM UU3:#7 AM

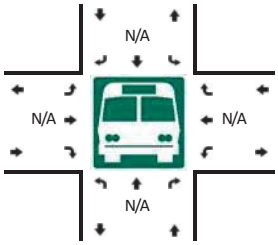




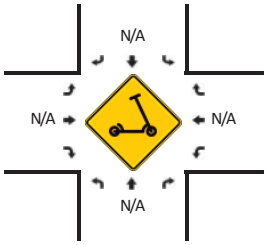












H* = HTOH

#7UMin Count Period Seginning At	v vt AndreR s - r (Northbound)					v vt AndreR s - r (vouthbound)					Tomoka Oaks Sl1d (Eastbound)					Tomoka Oaks Sl1d (Westbound)					Total	. ourly Totals
	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*		
9:00 AM	0	0	#4	0	0	0	0	0	0	0	0	0	0	0	0	D	0	0	0	0	#6	
9:#7 AM	0	0	#7	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	#3	
9:20 AM	0	0	D0	0	0	0	0	0	0	0	0	0	D	0	0	9	0	0	0	0	D5	
9:47 AM	#	0	#3	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	D6	35
3:00 AM	0	0	DD	0	0	0	0	0	0	0	0	#	#	0	0	#2	0	0	0	0	29	##0
3:#7 AM	0	0	#6	0	0	0	0	0	0	0	0	0	#	0	0	7	0	0	0	0	DD	##4
3:20 AM	0	0	D0	0	0	0	0	0	0	0	0	#	0	0	0	#D	0	0	0	0	22	##3
3:47 AM	0	0	#4	0	0	0	0	0	0	0	0	2	D	0	0	3	0	0	0	0	D9	##5

Peak #7UMin FloR rates	Northbound					vouthbound					Eastbound					Westbound					Total
	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	Left	Thru	Hight	w	H*	
All Vehicles	0	0	33	0	0	0	0	0	0	0	0	4	4	0	0	7D	0	0	0	0	#43
. ea1y Trucks Suses	0	0	0			0	0	0			0	0	0			0	0	0			0
Pedestrians		0					0					0					0				0
Sicycles vcooters	4	0	0			0	0	0			0	0	0			0	0	0			4

Comments:

Heport generated on 2/#0/D0D2 #0:75 AM

vOwHCE: Quality Counts, LLC (http://R R R 8qualitycounts8net) #U399U730UDD#D

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: v vt AndreR s - r UU Tomoka Oaks Sl1d

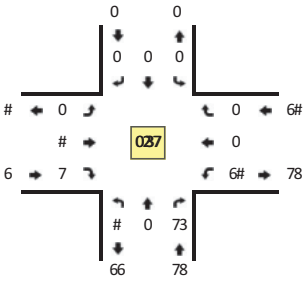
QC JOS B: #6#06450

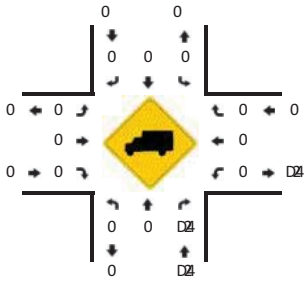
CITY/vTATE: Ormond Seach, FL

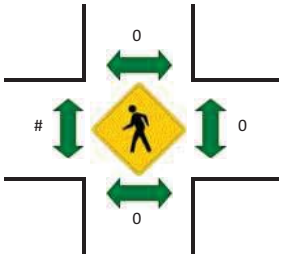
- ATE: Thu, Mar 5 505D

PeakU9 our: 7:00 PM UU6:00 PM

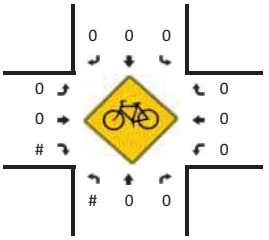
Peak #7UMin: 7:#7 PM UU7:D0 PM

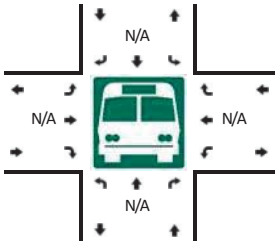




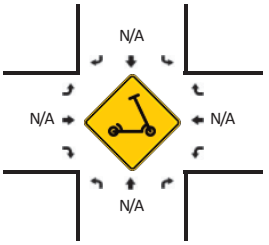












. H* . TO.

#7UMin Count Period Seginning At	v vt AndreR s - r =Northbound(					v vt AndreR s - r =vouthbound(					Tomoka Oaks Sl1d =Eastbound(					Tomoka Oaks Sl1d =) estbound(					Total	9ourly Totals
	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H		
4:00 PM	0	0	#5	0	0	0	0	0	0	0	0	#	D	0	0	##	0	0	0	0	5w	
4:#7 PM	#	0	50	0	0	0	0	0	0	0	0	#	#	0	0	8	0	0	0	0	D5	
4:D0 PM	#	0	#6	0	0	0	0	0	0	0	0	0	#	0	0	#7	0	0	0	0	DD	
4:47 PM	#	0	7	0	0	0	0	0	0	0	0	0	0	0	0	#7	0	0	0	0	5#	##D
7:00 PM	0	0	8	0	0	0	0	0	0	0	0	#	0	0	0	#6	0	0	0	0	56	##5
7:#7 PM	0	0	#w	0	0	0	0	0	0	0	0	0	D	0	0	#w	0	0	0	0	Dw	##w
7:D0 PM	0	0	#6	0	0	0	0	0	0	0	0	0	#	0	0	##	0	0	0	0	53	##5
7:47 PM	#	0	#6	0	0	0	0	0	0	0	0	0	#	0	0	#w	0	0	0	0	D7	#56

Peak #7UMin FloR rates	Northbound					vouthbound					Eastbound					) estbound					Total
	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	
All Vehicles	0	0	63	0	0	0	0	0	0	0	0	0	#5	0	0	63	0	0	0	0	#43
9ea1y Trucks	0	0	3			0	0	0			0	0	0			0	0	0			3
Suses																					
Pedestrians		0					0					4					0				4
Sicycles	4	0	0			0	0	0			0	0	0			0	0	0			4
vcooters																					

Comments:

. eport generated on D/#0/505D #0:78 AM

vOW. CE: Quality Counts, LLC =http://R R R 2quality counts2net(#U3wwU730U55#5

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Tomoka Oaks vlRd -- Tomoka Oaks vlRd US est1

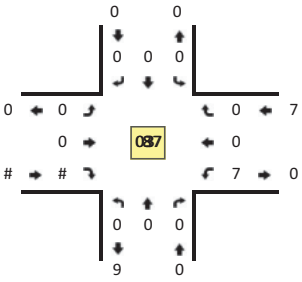
QC JOv B: #6#0645#

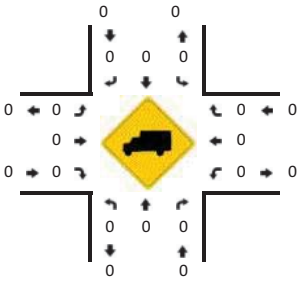
CITY/, TATE: Ormond veachFDL

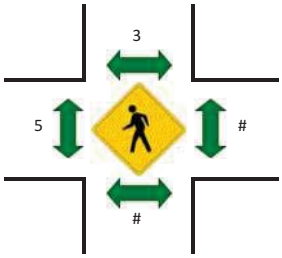
2ATE: ThuFMar 5 5053

Peak-. our: 7:00 AM -- 9:00 AM

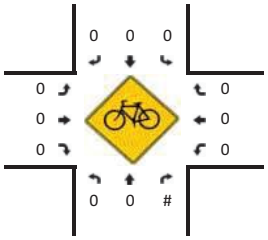
Peak #H-Min: 7:4H AM -- 9:00 AM

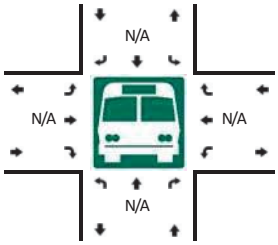




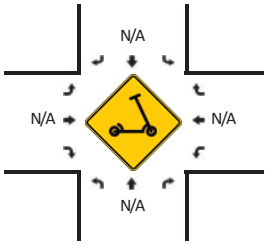












*= (*TO*

#H-Min Count Period veginning At	Tomoka Oaks vlRd UNorthbound1					Tomoka Oaks vlRd Uouthbound1					Tomoka Oaks vlRd US est1 UEastbound1					Tomoka Oaks vlRd US est1 U estbound1					Total	. ourly Totals
	Left	Thru	*ight	W	*=	Left	Thru	*ight	W	*=	Left	Thru	*ight	W	*=	Left	Thru	*ight	W	*=		
w:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
w:#H AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
w:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	5	
w:4H AM	0	0	#	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#	3
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	#	0	0	#	0	0	0	0	5	H
7:#H AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#	0	0	0	0	#	6
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
7:4H AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	6	9

Peak #H-Min DloS rates	Northbound					, outhbound					Eastbound					) estbound					Total
	Left	Thru	*ight	W	*=	Left	Thru	*ight	W	*=	Left	Thru	*ight	W	*=	Left	Thru	*ight	W	*=	
All Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	0	0	0	0	54
. eaRy Trucks vuses	0	0	0			0	0	0			0	0	0			0	0	0			0
Pedestrians		0					0					0					0				0
vicycles , cooters	0	0	0			0	0	0			0	0	0			0	0	0			0

Comments:

*eport generated on 3/#0/5053 #0:H9 AM

, OW*CE: Quality CountsFLLC Uhttp://S S S 8quality counts8net1#-7ww-H70-55#5

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Tomoka Oaks vlRd -- Tomoka Oaks vlRd US est1

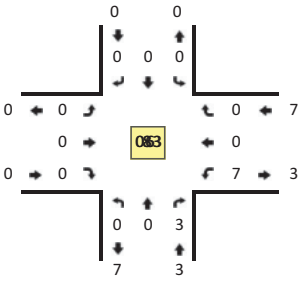
QC JOv B: #6#06455

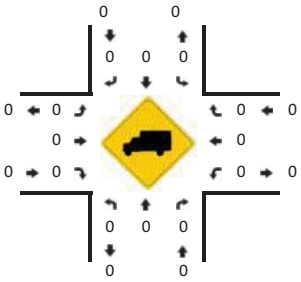
CITY/, TATE: Ormond veachFDL

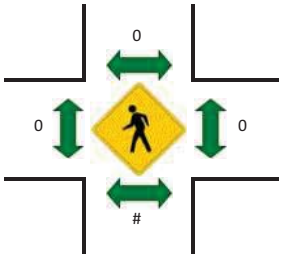
2ATE: ThuFMar 5 5053

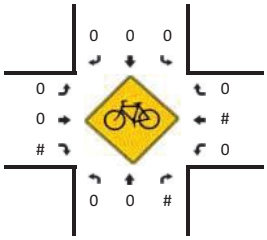
Peak-9our: 4:00 PM -- . :00 PM

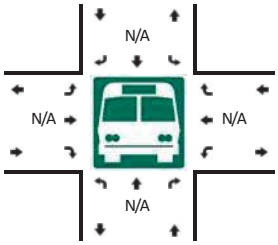
Peak #. -Min: 4:00 PM -- 4:#. PM

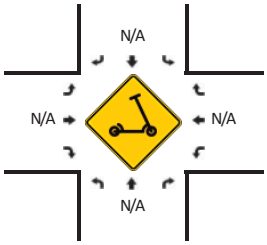












H* = HTOH

#. -Min Count Period veginning At	Tomoka Oaks vlRd UNorthbound1					Tomoka Oaks vlRd U outhbound1					Tomoka Oaks vlRd US est1 UEastbound1					Tomoka Oaks vlRd US est1 U estbound1					Total	9ourly Totals
	Left	Thru	Hight	)	H*	Left	Thru	Hight	)	H*	Left	Thru	Hight	)	H*	Left	Thru	Hight	)	H*		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	4	
4:#. PM	0	0	#	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	3	
4:30 PM	0	0	#	0	0	0	0	0	0	0	0	0	0	0	0	#	0	0	0	0	5	
4:4. PM	0	0	#	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#	#0
. :00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#	0	0	0	0	#	7
. :#. PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	3	7
. :30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#	0	0	0	0	#	6
. :4. PM	0	0	#	0	0	0	0	0	0	0	0	0	0	0	0	#	0	0	0	0	5	7

Peak #. -Min DloS rates	Northbound					, outhbound					Eastbound					(estbound					Total
	Left	Thru	Hight	)	H*	Left	Thru	Hight	)	H*	Left	Thru	Hight	)	H*	Left	Thru	Hight	)	H*	
All Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#6	0	0	0	0	#6
9eaRy Trucks vuses	0	0	0			0	0	0			0	0	0			0	0	0			0
Pedestrians		4					0					0					0				4
vicycles , cooters	0	0	4			0	0	0			0	0	0			0	0	0			4

Comments:

Heport generated on 3/#0/5053 #0:. WAM

, O) HCE: Quality CountsFLLC Uhttp://S S S 8wualitycounts8net1#-q77-. q0-55#5

QUALITY COUNTS REPORT
==========

| | | |

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Tomoka Oaks vlRd -- Tomoka Oaks vlRd UeastS

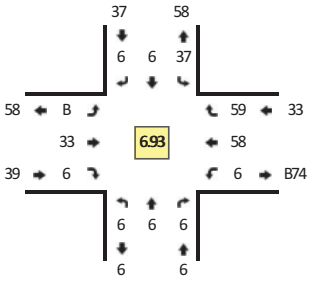
1 C QQv J : B#B6#045

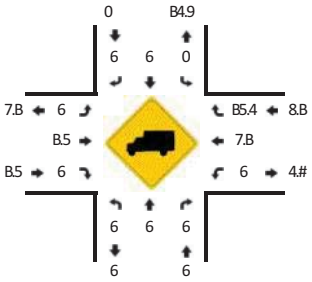
CITY/, TATE: Ormond veachFDL

2 ATE: ThuFMar 4 4645

Peak-Hour: 9:66 AM -- 8:66 AM

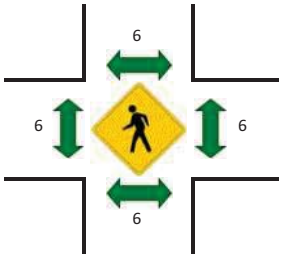
Peak B7-Min: 9:66 AM -- 9:B7 AM



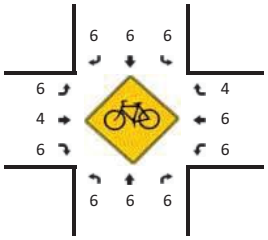


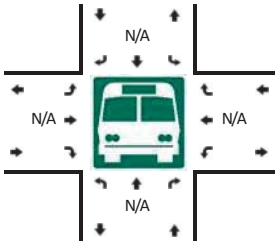
Quality Counts

DATA THAT DRIVES COMMUNITIES

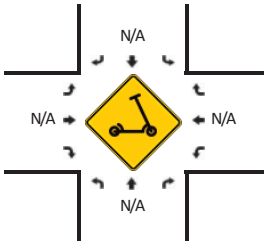












*= (*TO*

B7-Min Count Period veginning At	Tomoka Oaks vlRd UNorthboundS					Tomoka Oaks vlRd UJouthboundS					Tomoka Oaks vlRd UeastboundS					Tomoka Oaks vlRd UeastS UJestboundS					Total	Hourly Totals
	Left	Thru	*ight	W	*=	Left	Thru	*ight	W	*=	Left	Thru	*ight	W	*=	Left	Thru	*ight	W	*=		
3:66 AM	6	6	6	6	6	B6	6	6	6	6	6	B7	6	6	6	6	4	#	6	6	55	
3:B7 AM	6	6	6	6	6	B9	6	6	6	6	6	B7	6	6	6	6	5	BB	6	6	03	
3:56 AM	6	6	6	6	6	56	6	6	6	6	B	B8	6	6	6	6	3	4	6	6	78	
3:07 AM	6	6	6	6	6	46	6	B	6	6	6	B9	6	6	6	6	#	#	6	6	7B	B86
9:66 AM	6	6	6	6	6	45	6	6	6	6	6	44	6	6	6	6	B5	9	6	6	##	445
9:B7 AM	6	6	6	6	6	B9	6	6	6	6	6	B3	6	6	6	6	7	9	6	6	09	440
9:56 AM	6	6	6	6	6	B0	6	6	6	6	6	B8	6	6	6	6	B4	BB	6	6	7#	44B
9:07 AM	6	6	6	6	6	46	6	6	6	6	B	B8	6	6	6	6	8	BB	6	6	#6	456

Peak B7-Min Dlowrates	Northbound					, outhbound					Eastbound					) estbound					Total
	Left	Thru	*ight	W	*=	Left	Thru	*ight	W	*=	Left	Thru	*ight	W	*=	Left	Thru	*ight	W	*=	
All Vehicles	6	6	6	6	6	84	6	6	6	6	6	99	6	6	6	6	74	54	6	6	4#0
HeaRy Trucks vuses	6	6	6			6	6	6			6	6	6			6	6	9			9
Pedestrians		6					6					6					6				6
vicycles , cooters	6	6	6			6	6	6			6	6	6			6	6	6			6

Comments:

*eport generated on 5/B6/4645 B6:78 AM

, OW*CE: 1 uality CountsFLLC Uhttp://www.qualitycounts.netSB-933-796-44B4

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: Tomoka Oaks vlRd -- Tomoka Oaks vlRd UeastS

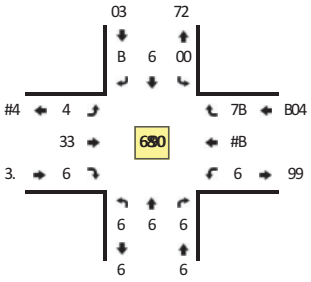
CIT5Y/TATE: Ormond veach, FL

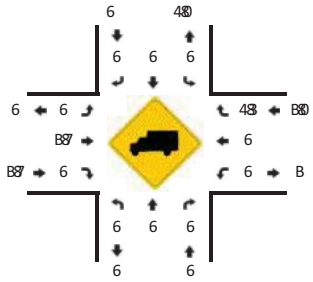
1 C QQv J : B#B6#040

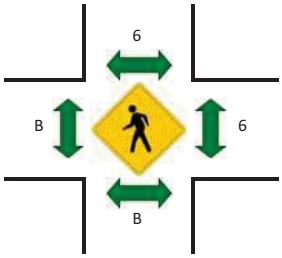
DATE: Thu, Mar 4 4642

Peak-Hour: 3:66 PM -- #:66 PM

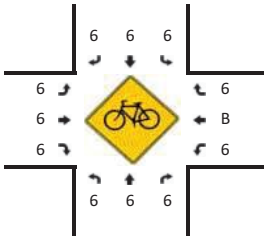
Peak B3-Min: 3:B3 PM -- 3:26 PM

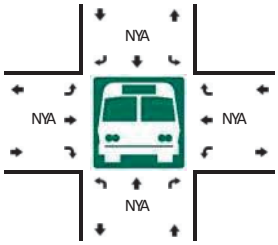




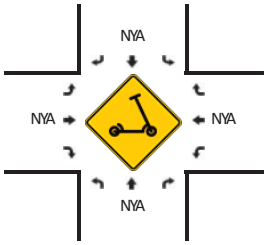












*= (*TO*

B3-Min Count Period veginning At	Tomoka Oaks vlRd UNorthboundS					Tomoka Oaks vlRd U/outhboundS					Tomoka Oaks vlRd UeastS UEastboundS					Tomoka Oaks vlRd UeastS U) estboundS					Total	Hourly Totals
	Left	Thru	*ight	W	*=	Left	Thru	*ight	W	*=	Left	Thru	*ight	W	*=	Left	Thru	*ight	W	*=		
0:66 PM	6	6	6	6	6	B#	6	6	6	6	4	B6	6	6	6	6	BB	B7	6	6	3.	
0:B3 PM	6	6	6	6	6	B6	6	6	6	6	2	B7	6	6	6	6	9	B9	6	6	39	
0:26 PM	6	6	6	6	6	BB	6	6	6	6	6	B#	6	6	6	6	B3	46	6	6	#4	
0:03 PM	6	6	6	6	6	B#	6	6	6	6	6	3	6	6	6	6	B3	B.	6	6	32	42B
3:66 PM	6	6	6	6	6	B6	6	B	6	6	B	9	6	6	6	6	B#	4B	6	6	37	424
3:B3 PM	6	6	6	6	6	BB	6	6	6	6	B	B0	6	6	6	6	B.	44	6	6	#3	427
3:26 PM	6	6	6	6	6	BB	6	6	6	6	6	B.	6	6	6	6	BB	44	6	6	#B	42.
3:03 PM	6	6	6	6	6	B4	6	6	6	6	6	B3	6	6	6	6	B.	B#	6	6	#6	400

Peak B3-Min Flowrates	Northbound					/outhbound					Eastbound					) estbound					Total
	Left	Thru	*ight	W	*=	Left	Thru	*ight	W	*=	Left	Thru	*ight	W	*=	Left	Thru	*ight	W	*=	
All Vehicles	6	6	6	6	6	00	6	6	6	6	0	3#	6	6	6	6	#7	77	6	6	4#6
HeaRy Trucks vuses	6	6	6			6	6	6			6	0	6			6	6	6			0
Pedestrians		6					6					0					6				0
vicycles /cooters	6	6	6			6	6	6			6	6	6			6	6	6			6

Comments:

*eport generated on 2YB6Y4642 B6:39 AM

/OW*CE: 1 uality Counts, LLC Uhttp:YYwww8quality counts8netSB-7. . -376-44B4

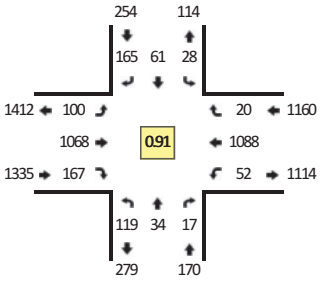
Type of peak hour being reported: Intersection Peak

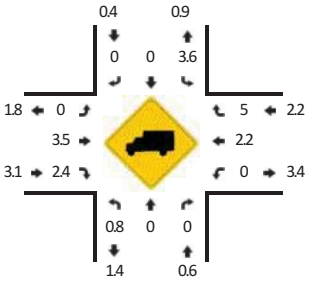
Method for determining peak hour: Total Entering Volume

LOCATION: Main Trl -- SR 40/Granada Blvd
CITY/STATE: Ormond Beach, FL

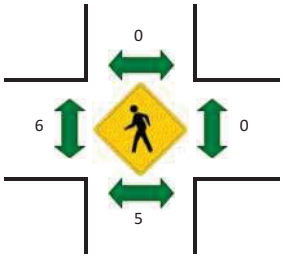
QC JOB #: 16106401
DATE: Thu, Mar 2 2023

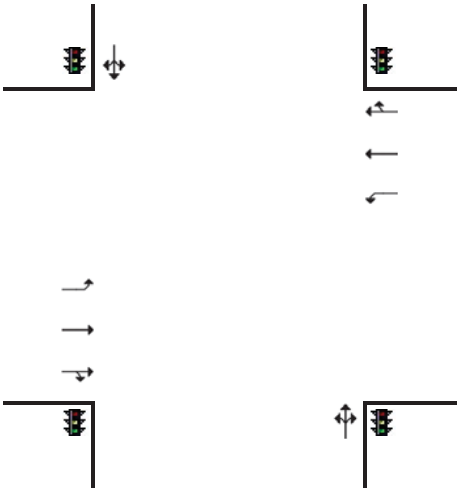
Peak-Hour: 7:15 AM -- 8:15 AM
Peak 15-Min: 7:45 AM -- 8:00 AM

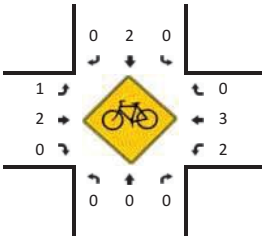


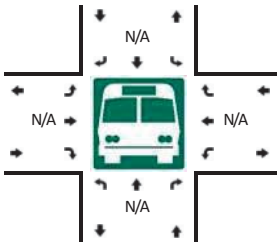


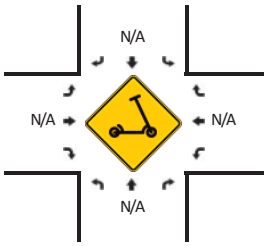
Quality Counts
DATA THAT DRIVES COMMUNITIES











R* = RTOR

15-Min Count Period Beginning At	Main Trl (Northbound)					Main Trl (Southbound)					SR 40/Granada Blvd (Eastbound)					SR 40/Granada Blvd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	11	0	1	0	1	5	3	11	0	16	1	149	18	10	10	2	183	0	0	0	421	
7:15 AM	34	10	4	0	0	5	29	38	0	1	10	237	30	13	13	11	230	1	0	0	666	
7:30 AM	31	16	4	0	0	8	28	40	0	0	13	243	55	1	1	31	270	9	1	0	751	
7:45 AM	43	8	5	0	0	6	3	52	0	7	20	263	34	12	12	7	323	6	0	0	801	2639
8:00 AM	11	0	2	0	2	9	1	17	0	10	17	325	8	14	14	2	265	3	0	1	701	2919
8:15 AM	8	0	0	0	0	12	0	24	0	12	9	319	7	4	4	1	235	2	0	1	638	2891
8:30 AM	8	0	0	0	1	8	2	39	0	8	18	334	5	14	14	0	282	5	0	0	738	2878
8:45 AM	6	1	0	0	0	8	0	31	0	7	25	318	11	8	8	3	298	6	0	2	732	2809

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	172	32	20	0	0	24	12	236	0	28	80	1052	184	48	48	28	1292	24	0	0	3280
Heavy Trucks	0	0	0			4	0	0			0	40	8			0	32	0			84
Buses																					
Pedestrians		4					0					4					0				8
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 3/10/2023 10:59 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

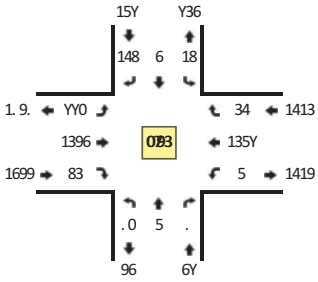
Type of peak hour being reported: Intersection Peak

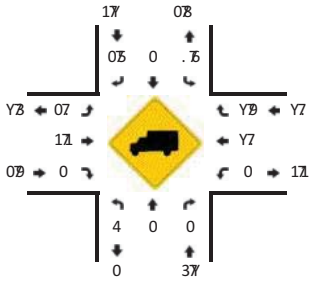
Method for determining peak hour: Total Entering Volume

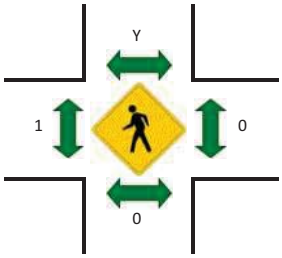
LOCATION: Main Trl -- SR 40/Granada Blvd
CIT, /STATE: Ormond BeachFDL

QC JOB #: 1610640Y
2ATE: ThuFMar Y Y0Y3

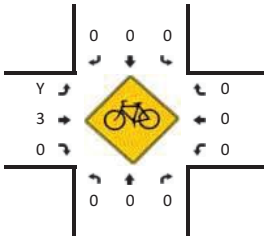
Peak-Hour: 4:00 PM -- . :00 PM
Peak 1. -Min: 4:1. PM -- 4:30 PM

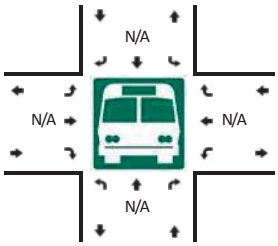




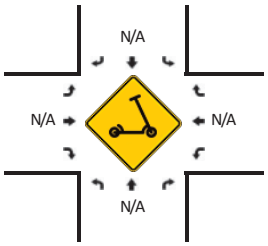












R* = RTOR

1. -Min Count Period Beginning At	Main Trl (Northbound)					Main Trl (Southbound)					SR 40/Granada Blvd (Eastbound)					SR 40/Granada Blvd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	1.	Y	0	0	1	4	Y	3.	0	6	44	360	16	9	9	3	3Y3	6	0	1	836	
4:1. PM	14	0	1	0	1	6	1	31	0	8	. .	369	1Y	6	6	1	384	9	0	0	904	
4:30 PM	11	3	1	0	0	.	1	Y5	0	13	. 9	346	1Y	8	8	Y	315	9	0	0	8YY	
4:4. PM	10	Y	0	0	1	3	Y	Y1	0	5	35	3Y1	18	Y	Y	1	348	9	0	0	584	3346
. :00 PM	11	1	0	0	Y	4	Y	15	0	.	48	336	15	6	6	4	3. 1	11	0	0	8Y1	3331
. :1. PM	11	4	0	0	1	5	4	Y0	0	3	. 9	3. 3	11	.	.	.	Y84	11	1	1	58.	3Y1Y
. :30 PM	1	1	0	0	3	6	1	Y3	0	5	36	3Y5	13	4	4	0	316	1Y	0	0	5. 4	3144
. :4. PM	5	Y	Y	0	0	5	Y	Y6	0	4	3Y	Y94	.	4	4	Y	34Y	5	1	Y	543	3103

Peak 1. -Min Dlowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	. 6	0	8	0	4	Y4	4	1. 6	0	3Y	YY0	1456	5Y	Y4	Y4	4	1. 36	36	0	0	3656
Heavy Trucks	4	0	0			0	0	4			0	4	0			0	40	4			. 6
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	4	0			0	0	0			4
Scooters																					

Comments:

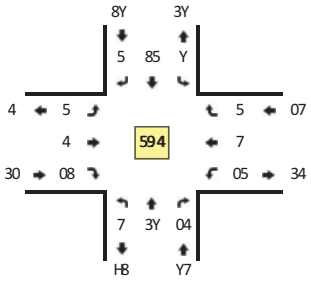
Report generated on 3/10/Y0Y3 10:. 9 AM

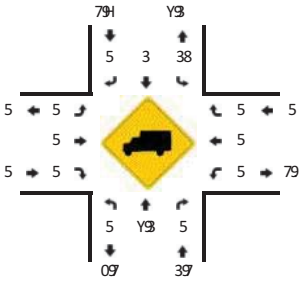
SOURCE: Quality CountsFLLC (http://www7ualitycounts7net) 1-855-. 80-YY1Y

Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

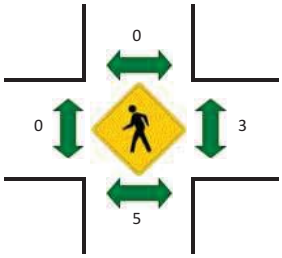
LOCATION: vio Pinar Trl R- estUSS 1t Andre- s Qr | **J C BO# 6:** 04054Y5/
CIT, F1TATE: Ormond #eachD2L | **QATE:** ThuDMar 3 3537

PeakS* our: H:08 AM SS. :08 AM
Peak 08SMin: H:75 AM SSH:Y8 AM

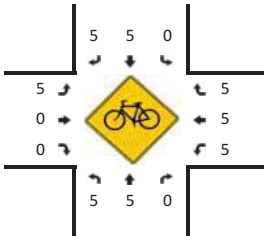


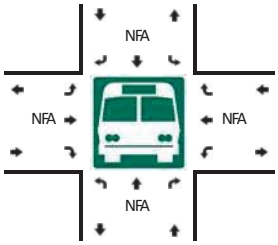


Quality Counts
DATA THAT DRIVES COMMUNITIES

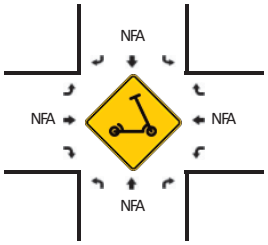












v= (vTOv

08SMin Count Period #eginning At	vio Pinar Trl R- estU RNorthboundU					vio Pinar Trl R- estU RLouthboundU					1t Andre- s Qr REastboundU					1t Andre- s Qr R) estboundU					Total	*ourly Totals
	Left	Thru	vight	W	v=	Left	Thru	vight	W	v=	Left	Thru	vight	W	v=	Left	Thru	vight	W	v=		
H:55 AM	5	3	5	5	5	5	H	5	5	5	5	5	3	5	5	8	0	5	5	5	0H	
H:08 AM	5	8	Y	5	5	5	08	5	5	5	5	0	7	5	5	3	0	5	5	5	70	
H:75 AM	0	7	7	5	5	0	35	5	5	5	5	3	Y	5	5	Y	5	5	5	5	7.	
H:Y8 AM	3	.	4	5	5	3	05	5	5	5	5	0	4	5	5	0	3	5	5	5	7.	03Y
. :55 AM	5	.	7	5	5	0	8	5	5	5	5	3	3	5	5	7	5	5	5	5	3Y	070
. :08 AM	5	8	0	5	5	5	.	5	5	5	5	3	4	5	5	H	0	5	5	5	75	075
. :75 AM	3	H	7	5	5	0	/	5	5	5	5	7	8	5	5	3	3	5	5	5	7Y	034
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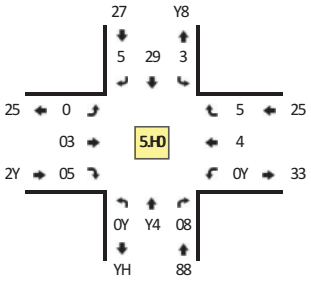
Peak 08SMin 2lo- rates	Northbound					1outhbound					Eastbound					) estbound					Total
	Left	Thru	vight	W	v=	Left	Thru	vight	W	v=	Left	Thru	vight	W	v=	Left	Thru	vight	W	v=	
All Vehicles	Y	03	03	5	5	Y	. 5	5	5	5	5	.	04	5	5	04	5	5	5	5	083
*eawy Trucks	5	5	5			Y	5	5			5	5	5			5	5	5			Y
#uses																					
Pedestrians		5					5					5					5				5
#icycles	5	5	5			5	5	5			5	Y	5			5	5	5			Y
1cooters																					

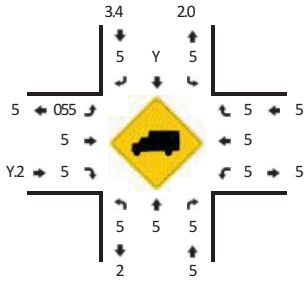
Comments:

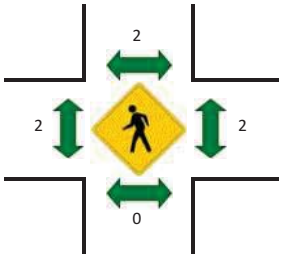
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

LOCATION: vio Pinar Trl R- estUSS 1t Andre- s Qr | **J C BO# 6:** 04054Y05
CIT/, 1TATE: Ormond #eachFDL | **QATE:** ThuFMar 2 2523

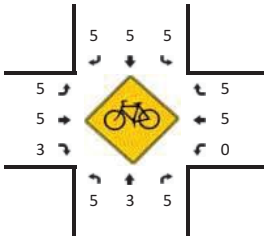
PeakS* our: 9:55 PM SS 4:55 PM
Peak 09SMin: 9:55 PM SS 9:09 PM

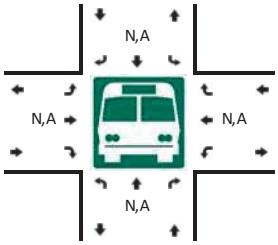




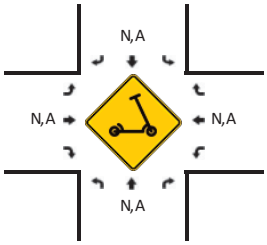












v= (vTOv

09SMin Count Period #eginning At	vio Pinar Trl R- estU RNorthboundU					vio Pinar Trl R- estU RLouthboundU					1t Andre- s Qr REastboundU					1t Andre- s Qr R) estboundU					Total	*ourly Totals
	Left	Thru	vight	W	v=	Left	Thru	vight	W	v=	Left	Thru	vight	W	v=	Left	Thru	vight	W	v=		
Y:55 PM	2	00	3	5	5	5	02	5	5	5	5	3	0	5	5	3	0	5	5	5	34	
Y:09 PM	2	09	4	5	5	0	Y	5	5	5	5	3	2	5	5	2	5	5	5	5	39	
Y:35 PM	Y	H	0	5	5	3	Y	5	5	5	5	0	0	5	5	Y	0	5	5	5	27	
Y:Y9 PM	2	00	2	5	5	5	9	5	5	5	5	5	2	5	5	0	2	5	5	5	29	02Y
9:55 PM	3	09	4	5	5	0	4	5	5	5	0	2	Y	5	5	3	5	5	5	5	Y0	02H
9:09 PM	0	03	4	5	5	2	9	5	5	5	5	3	0	5	5	Y	2	5	5	5	38	030
9:35 PM	2	00	Y	5	5	5	00	5	5	5	5	3	2	5	5	3	3	5	5	5	3H	0Y2
9:Y9 PM	7	8	0	5	5	5	3	5	5	5	5	9	3	5	5	Y	0	5	5	5	32	0YH

Peak 09SMin Dlo- rates	Northbound					1outhbound					Eastbound					) estbound					Total
	Left	Thru	vight	W	v=	Left	Thru	vight	W	v=	Left	Thru	vight	W	v=	Left	Thru	vight	W	v=	
All Vehicles	02	45	2Y	5	5	Y	2Y	5	5	5	Y	7	04	5	5	02	5	5	5	5	04Y
*eavy Trucks #uses	5	5	5			5	5	5			Y	5	5			5	5	5			Y
Pedestrians		5					5					5					5				5
#icycles 1cooters	5	5	5			5	5	5			5	5	02			Y	5	5			04

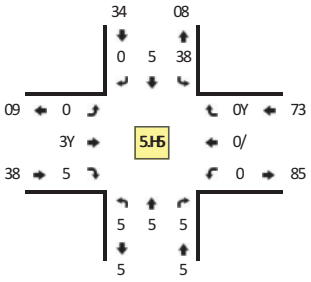
Comments:

Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

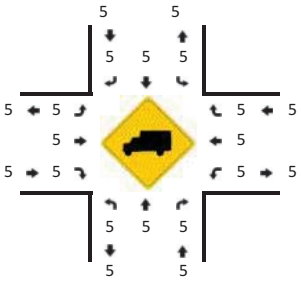
LOCATION: vio Pinar Trl Reast- UUSt Andre1 s Qr
CIT, FSTATE: Ormond #eachD2L

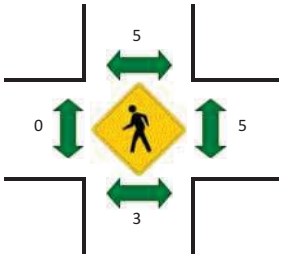
J C BO# 6: 04054Y5/
QATE: ThuDMar 3 3537

PeakU* our: /:Y8 AM UU9:Y8 AM
Peak 08UMin: 9:55 AM UU9:08 AM

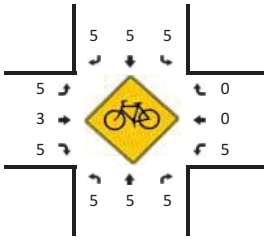


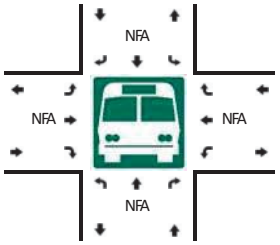




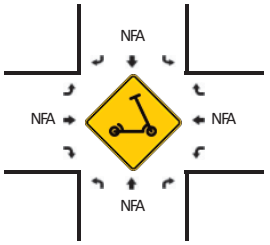












v= (vTOv

08UMin Count Period #eginning At	vio Pinar Trl Reast- RNorthbound-					vio Pinar Trl Reast- RSouthbound-					St Andre1 s Qr REastbound-					St Andre1 s Qr R) estbound-					Total	*ourly Totals
	Left	Thru	vight	W	v=	Left	Thru	vight	W	v=	Left	Thru	vight	W	v=	Left	Thru	vight	W	v=		
/:55 AM	5	5	5	5	5	4	5	5	5	5	5	5	5	5	5	5	4	5	5	5	03	
/:08 AM	5	5	5	5	5	4	5	5	5	5	5	4	5	5	5	5	7	5	5	5	08	
/:75 AM	5	5	5	5	5	Y	5	5	5	5	5	8	5	5	5	5	Y	3	5	5	08	
/:Y8 AM	5	5	5	5	5	7	5	0	5	5	0	9	5	5	5	5	3	7	0	5	0H	40
9:55 AM	5	5	5	5	5	/	5	5	5	5	5	4	5	5	5	5	7	/	5	5	37	/3
9:08 AM	5	5	5	5	5	4	5	5	5	5	5	7	5	5	5	5	9	7	5	5	35	//
9:75 AM	5	5	5	5	5	H	5	5	5	5	5	/	5	5	5	5	Y	0	5	5	30	97
9:Y8 AM	5	5	5	5	5	9	5	5	5	5	5	7	5	5	5	5	0	7	5	5	08	/H

Peak 08UMin 2lo1 rates	Northbound					Southbound					Eastbound					) estbound					Total
	Left	Thru	vight	W	v=	Left	Thru	vight	W	v=	Left	Thru	vight	W	v=	Left	Thru	vight	W	v=	
All Vehicles	5	5	5	5	5	39	5	5	5	5	5	3Y	5	5	5	5	03	39	5	5	H3
* eavy Trucks #uses	5	5	5			5	5	5			5	5	5			5	5	5			5
Pedestrians		5					5					5					5				5
#icycles Scooters	5	5	5			5	5	5			5	Y	5			5	5	5			Y

Comments:

veport generated on 7F05F3537 05:8H AM

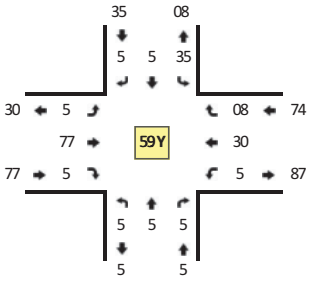
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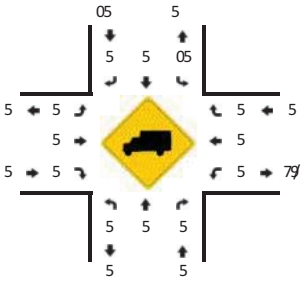
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

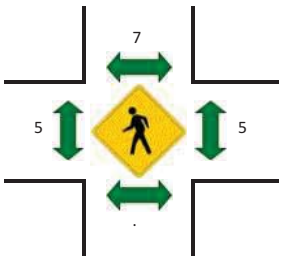
LOCATION: vio Pinar Trl Reast- UUSt Andre1 s Qr
CIT, FSTATE: Ormond #eachD2L

J C BO# 6: 04054Y5/
QATE: ThuDMar 3 3537

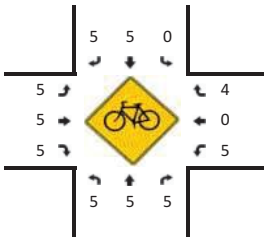
PeakUHour: 8:55 PM UU4:55 PM
Peak 08UMin: 8:08 PM UU8:75 PM

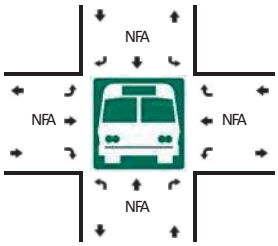




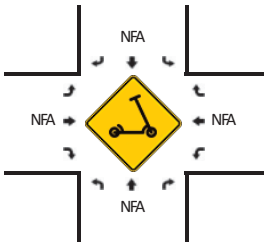












v* = vTOv

08UMin Count Period #eginning At	vio Pinar Trl Reast- RNorthbound-					vio Pinar Trl Reast- RSouthbound-					St Andre1 s Qr REastbound-					St Andre1 s Qr R(estbound-					Total	Hourly Totals
	Left	Thru	vight	)	v*	Left	Thru	vight	)	v*	Left	Thru	vight	)	v*	Left	Thru	vight	)	v*		
Y:55 PM	5	5	5	5	5	3	5	5	5	5	5	4	5	5	5	5	Y	8	5	5	0.	
Y:08 PM	5	5	5	5	5	7	5	5	5	5	0	/	5	5	5	5	7	7	5	5	0/	
Y:75 PM	5	5	5	5	5	4	5	5	5	5	5	4	5	5	5	5	Y	W	5	5	38	
Y:Y8 PM	5	5	5	5	5	3	5	5	5	5	0	0	5	5	5	5	7	4	5	5	07	. 7
8:55 PM	5	5	5	5	5	3	5	5	5	5	5	/	5	5	5	5	7	Y	5	5	0.	. 7
8:08 PM	5	5	5	5	5	.	5	5	5	5	5	00	5	5	5	5	4	4	5	5	75	/8
8:75 PM	5	5	5	5	5	.	5	5	5	5	5	/	5	5	5	5	4	Y	5	5	38	/8
8:Y8 PM	5	5	5	5	5	Y	5	5	5	5	5	4	5	5	5	5	4	0	5	5	0.	/W

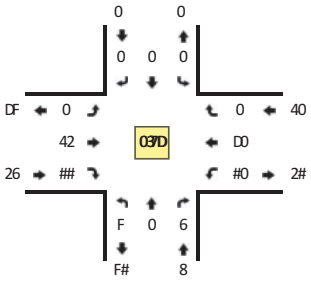
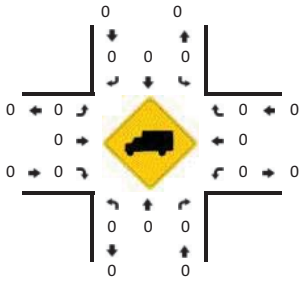
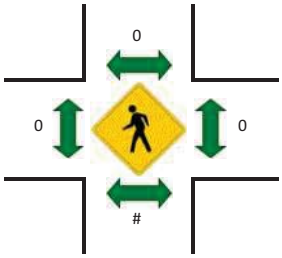
Peak 08UMin 2lo1 rates	Northbound					Southbound					Eastbound					(estbound					Total
	Left	Thru	vight	)	v*	Left	Thru	vight	)	v*	Left	Thru	vight	)	v*	Left	Thru	vight	)	v*	
All Vehicles	5	5	5	5	5	3/	5	5	5	5	5	YY	5	5	5	5	3Y	3Y	5	5	035
Heavy Trucks #uses	5	5	5			Y	5	5			5	5	5			5	5	5			Y
Pedestrians		03					/					5					5				35
#icycles	5	5	5			Y	5	5			5	5	5			5	5	Y			/
Scooters																					

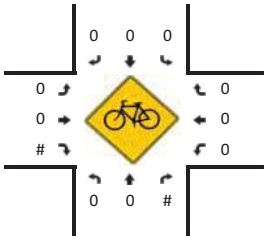
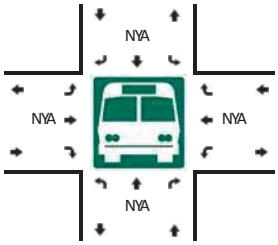
Comments:

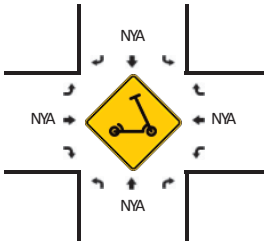
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

LOCATION: Irovuois Trl RR- t AndreUs S r | **1 C QQJ B:** #6#064##
CIT5Y- TATE: Ormond J each/, L | **S ATE:** Thu/Mar F F0FD

PeakR9 our: 8:00 AM RR7:00 AM
Peak #2RMin: 8:D0 AM RR8:42 AM



. H* . TO.

#2RMin Count Period J eginning At	Irovuois Trl =Northbound(					Irovuois Trl =outhbound(					-t AndreUs S r =Eastbound(					-t AndreUs S r =) estbound(					Total	9ourly Totals
	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H		
w:00 AM	#	0	0	0	0	0	0	0	0	0	0	8	0	0	0	#	#	0	0	0	##	
w:#2 AM	0	0	F	0	0	0	0	0	0	0	0	##	D	0	0	4	D	0	0	0	FD	
w:D0 AM	0	0	D	0	0	0	0	0	0	0	0	#0	F	0	0	F	2	0	0	0	FF	
w:42 AM	#	0	#	0	0	0	0	0	0	0	0	#0	F	0	0	#	2	0	0	0	F0	w6
8:00 AM	0	0	#	0	0	0	0	0	0	0	0	#F	#	0	0	#	#F	0	0	0	Fw	7F
8:#2 AM	0	0	#	0	0	0	0	0	0	0	0	7	F	0	0	F	8	0	0	0	FF	7#
8:D0 AM	0	0	#	0	0	0	0	0	0	0	0	#6	D	0	0	D	2	0	0	0	F8	7w
8:42 AM	F	0	D	0	0	0	0	0	0	0	0	8	2	0	0	4	2	0	0	0	Fw	#04

Peak #2RMin , loUrates	Northbound					-outhbound					Eastbound					) estbound					Total
	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	
All Vehicles	0	0	4	0	0	0	0	0	0	0	0	64	#F	0	0	#F	F0	0	0	0	##F
9eaqy Trucks	0	0	0			0	0	0			0	0	0			0	0	0			0
J uses																					
Pedestrians		0					0					0					0				0
J icycles - cooters	0	0	0			0	0	0			0	0	0			0	0	0			0

Comments:

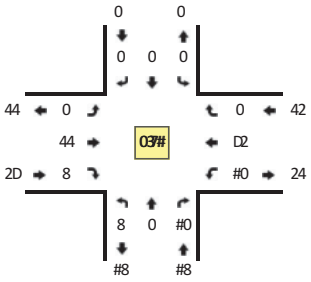
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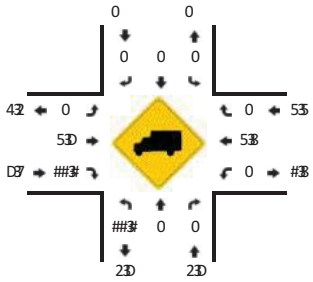
- OW. CE: 1 uality Counts/LLC =http:YYUUU3vualitycounts3net(#R8wwR280RFF#F

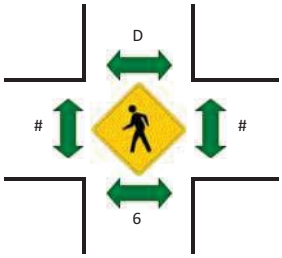
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

LOCATION: Irovuois Trl RR- t AndreUs S r | **1 C QQJ B:** #6#064#5
CITY/- TATE: Ormond J each, FL | **S ATE:** Thu, Mar 5 505D

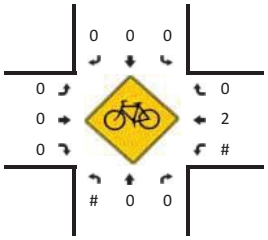
PeakR9our: 2:00 PM RR6:00 PM
Peak #2RMin: 2:D0 PM RR2:42 PM

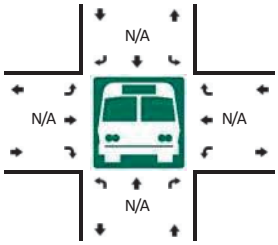




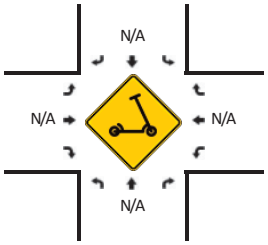












. H* . TO.

#2RMin Count Period J eginning At	Irovuois Trl =Northbound(					Irovuois Trl =outhbound(					-t AndreUs S r =Eastbound(					-t AndreUs S r =) estbound(					Total	9ourly Totals
	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H		
4:00 PM	5	0	D	0	0	0	0	0	0	0	0	2	4	0	0	5	w	0	0	0	5D	
4:#2 PM	#	0	2	0	0	0	0	0	0	0	0	##	0	0	0	#	2	0	0	0	5D	
4:D0 PM	5	0	4	0	0	0	0	0	0	0	0	##	2	0	0	5	##	0	0	0	D2	
4:42 PM	#	0	4	0	0	0	0	0	0	0	0	5	4	0	0	#	w	0	0	0	#8	#00
2:00 PM	0	0	5	0	0	0	0	0	0	0	0	w	5	0	0	5	w	0	0	0	50	8w
2:#2 PM	#	0	#	0	0	0	0	0	0	0	0	#D	5	0	0	5	##	0	0	0	D0	#04
2:D0 PM	6	0	5	0	0	0	0	0	0	0	0	#D	D	0	0	5	#0	0	0	0	D6	#02
2:42 PM	5	0	2	0	0	0	0	0	0	0	0	##	5	0	0	4	w	0	0	0	D#	##w

Peak #2RMin FloUrates	Northbound					-outhbound					Eastbound					) estbound					Total
	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	Left	Thru	. ight	W	. H	
All Vehicles	54	0	7	0	0	0	0	0	0	0	0	25	#5	0	0	7	40	0	0	0	#44
9eaqy Trucks	4	0	0			0	0	0			0	0	4			0	0	0			7
J uses																					
Pedestrians		7					0					0					4				#5
J icycles - cooters	0	0	0			0	0	0			0	0	0			0	7	0			7

Comments:

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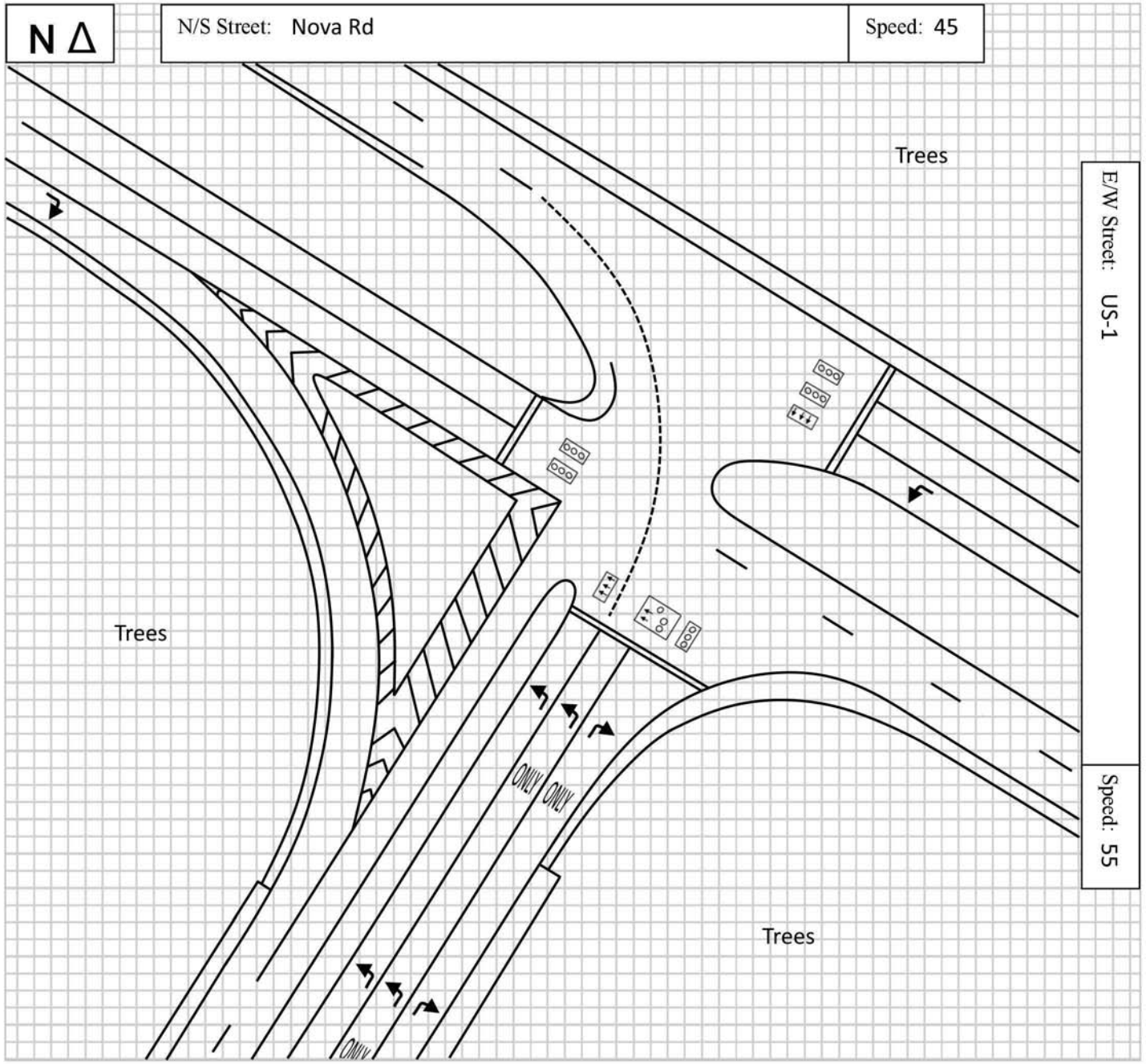
Quality Counts
DATA THAT DRIVES COMMUNITIES

Site Code: 16106405/06

Date: 3/2/2023

City: Ormond Beach

County: Volusia



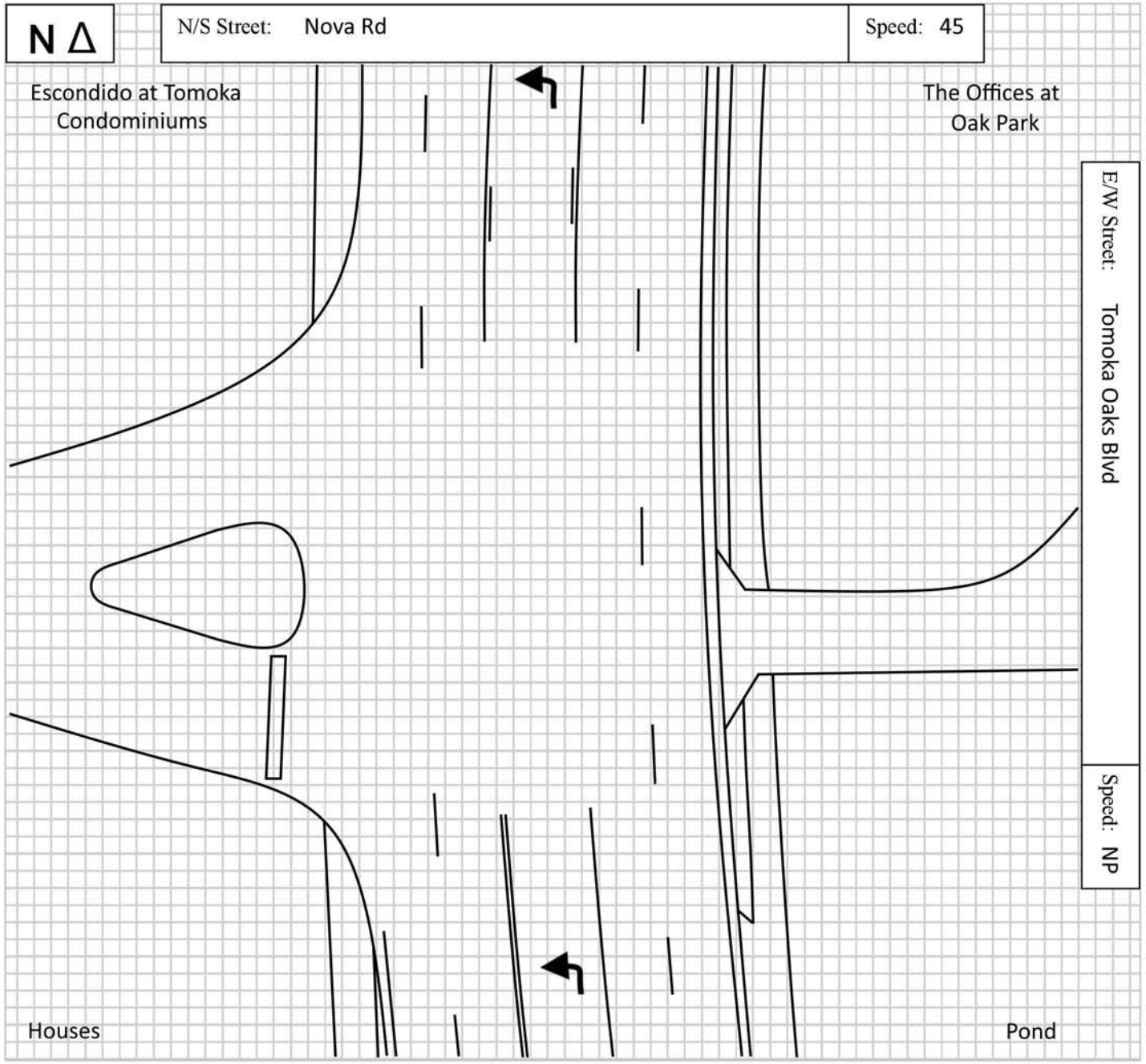
Quality Counts
DATA THAT DRIVES COMMUNITIES

Site Code: 16106413/14

Date: 3/2/2023

City: Ormond Beach

County: Volusia



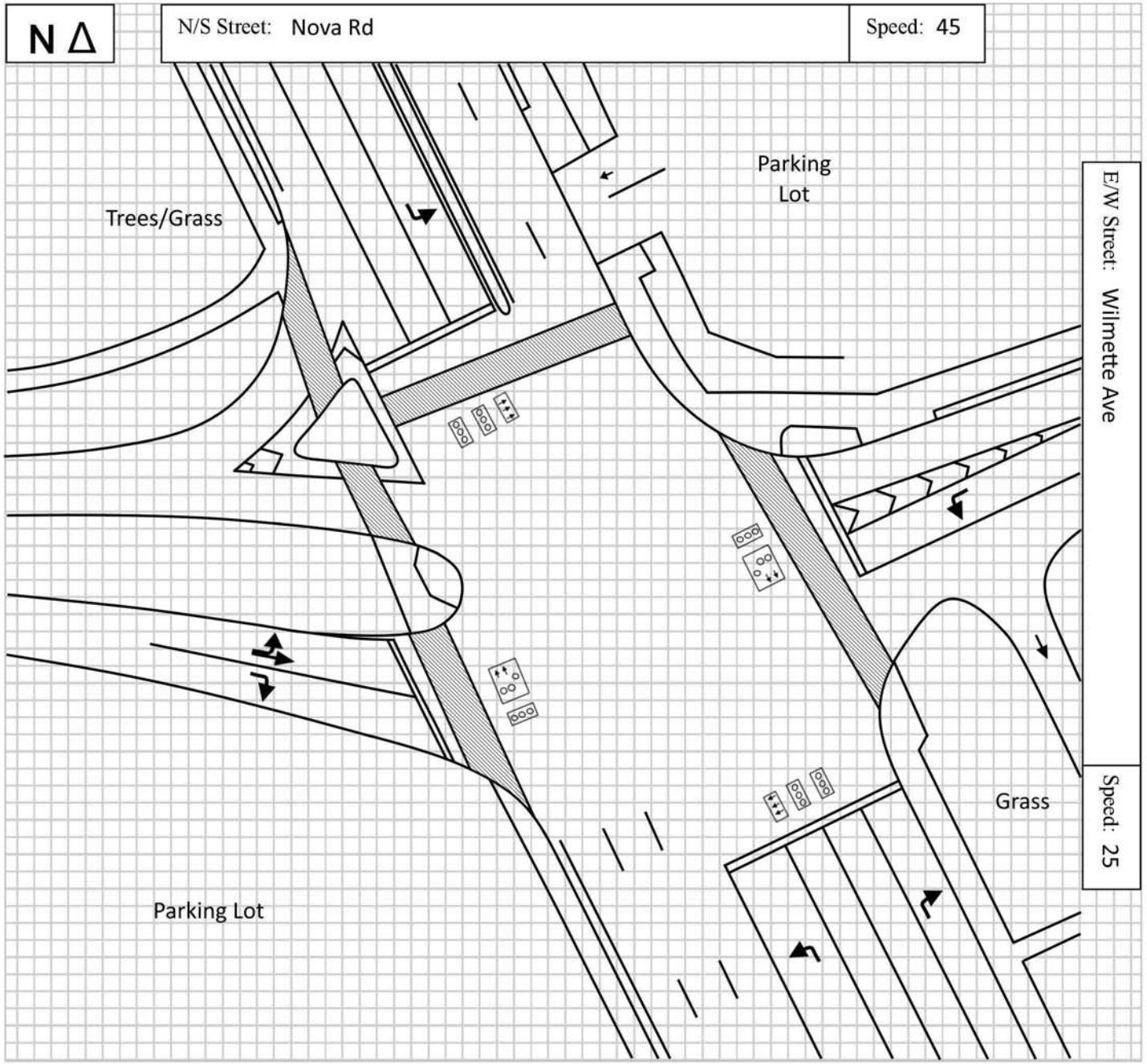
Quality Counts
DATA THAT DRIVES COMMUNITIES

Site Code: 16106403/04

Date: 3/2/2023

City: Ormond Beach

County: Volusia



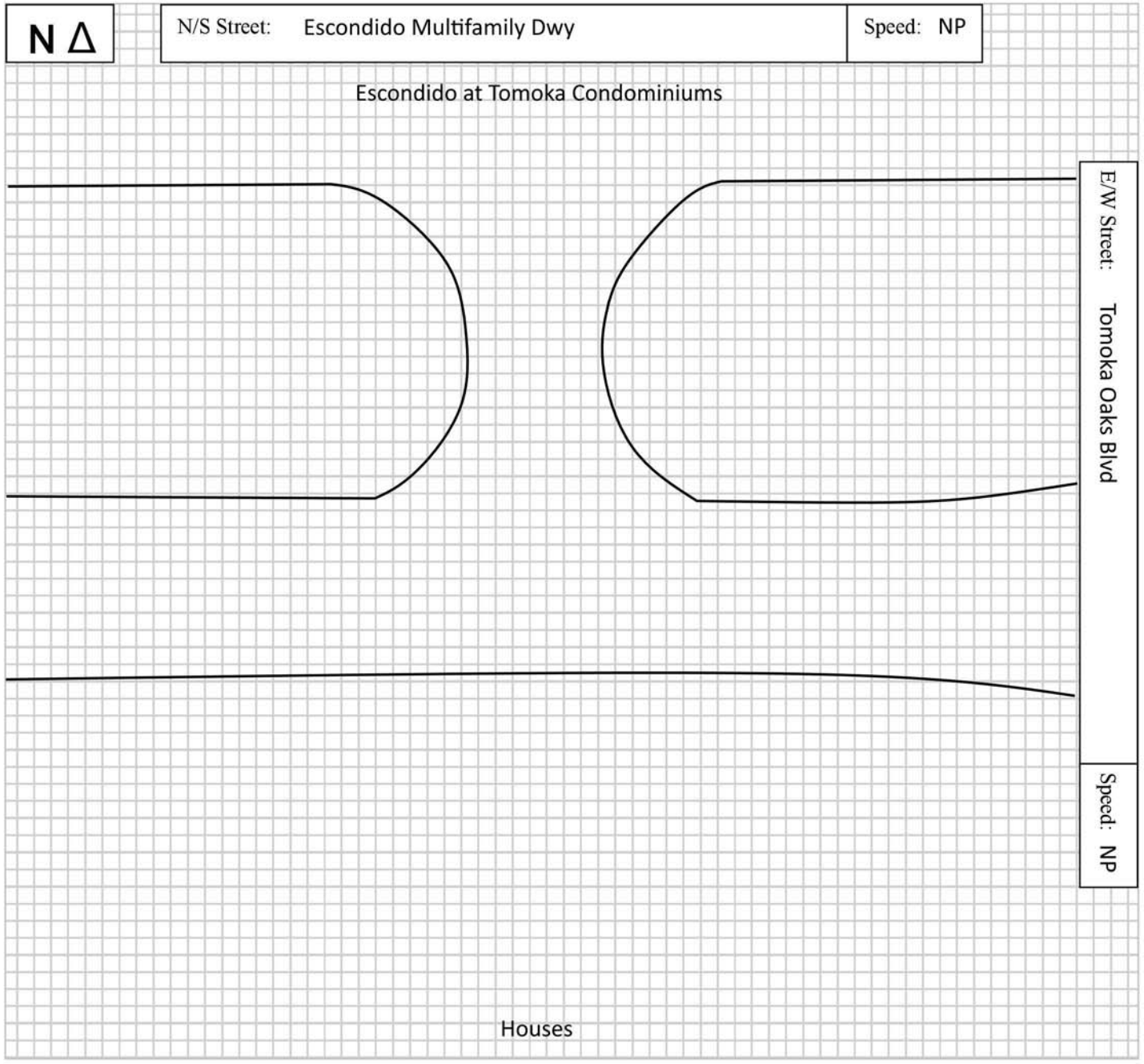
Quality Counts
DATA THAT DRIVES COMMUNITIES

Site Code: 16106415/16

Date: 3/2/2023

City: Ormond Beach

County: Volusia



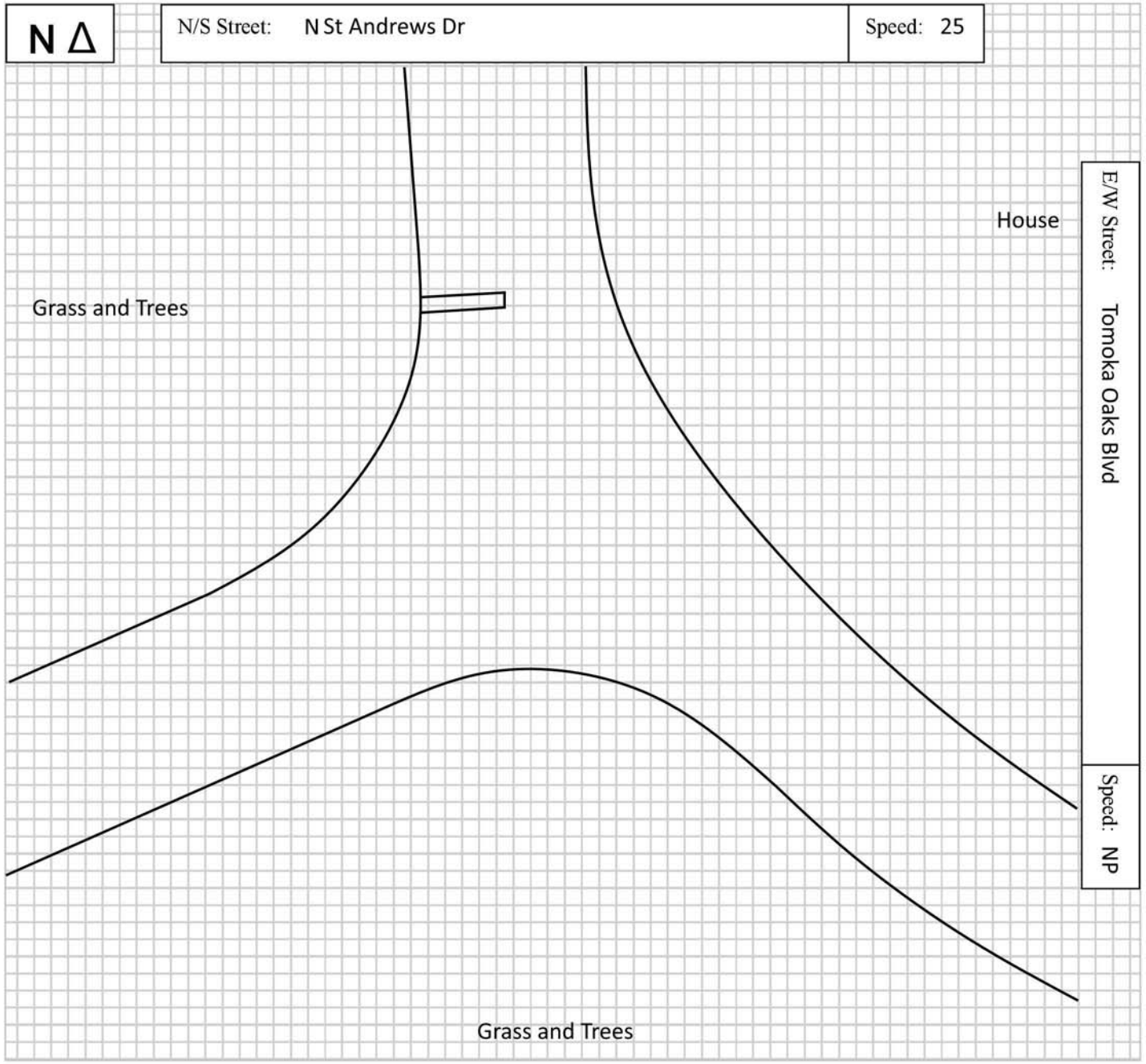
Quality Counts
DATA THAT DRIVES COMMUNITIES

Site Code: 16106417/18

Date: 3/2/2023

City: Ormond Beach

County: Volusia



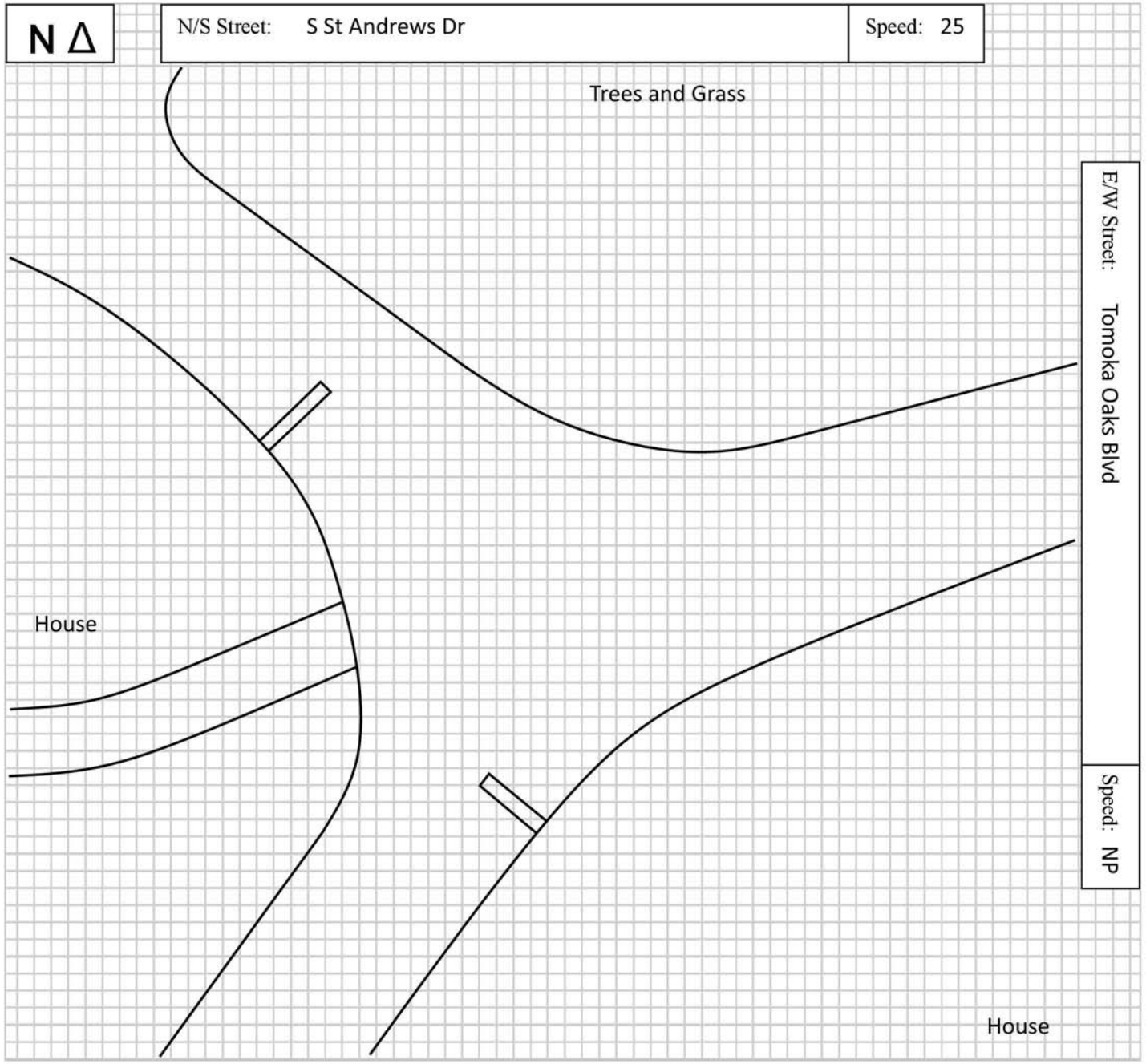
Quality Counts
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Site Code: 16106419/20

Date: 3/2/2023

City: Ormond Beach

County: Volusia



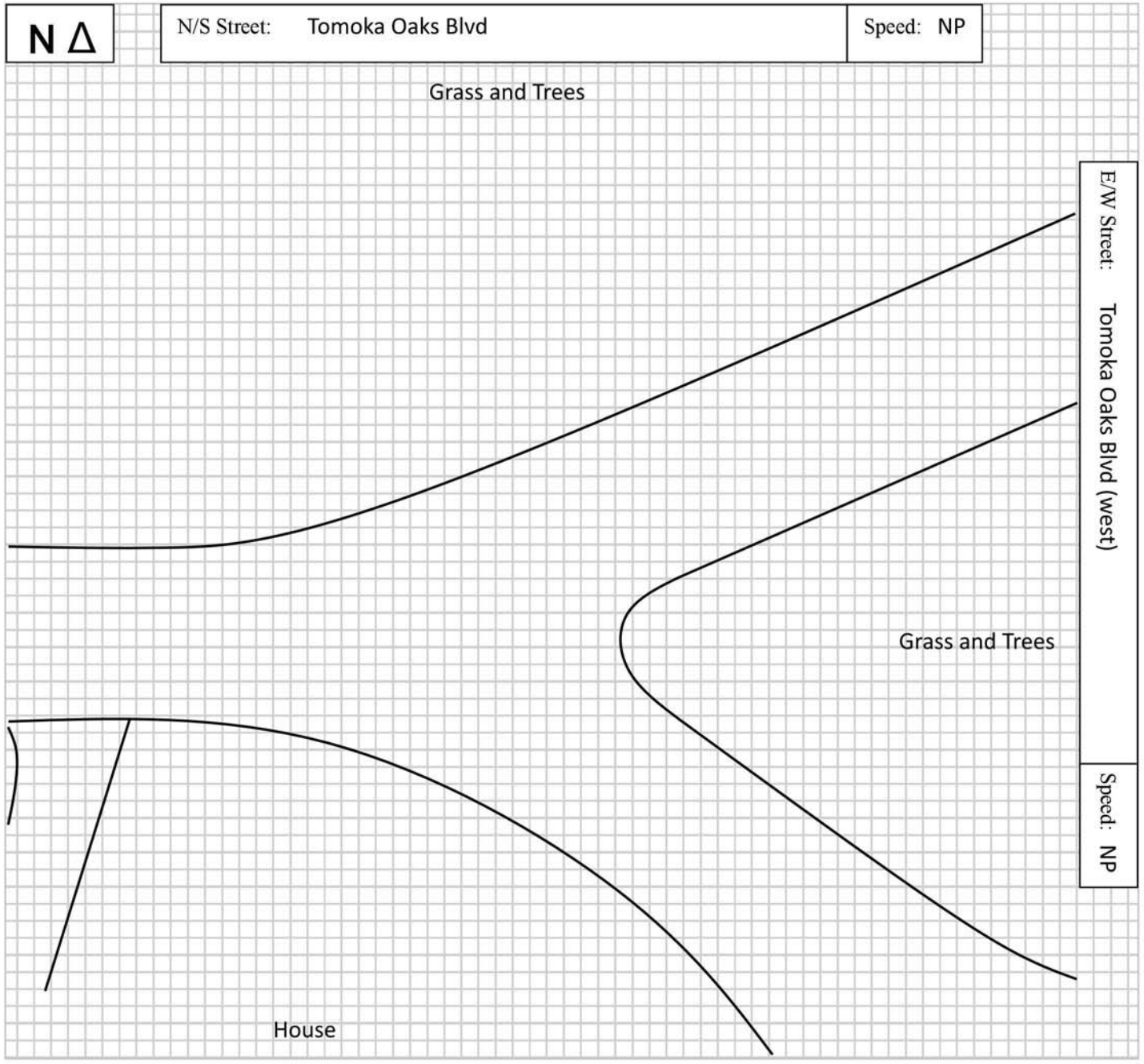
Quality Counts
DATA THAT DRIVES COMMUNITIES

Site Code: 16106421/22

Date: 3/2/2023

City: Ormond Beach

County: Volusia



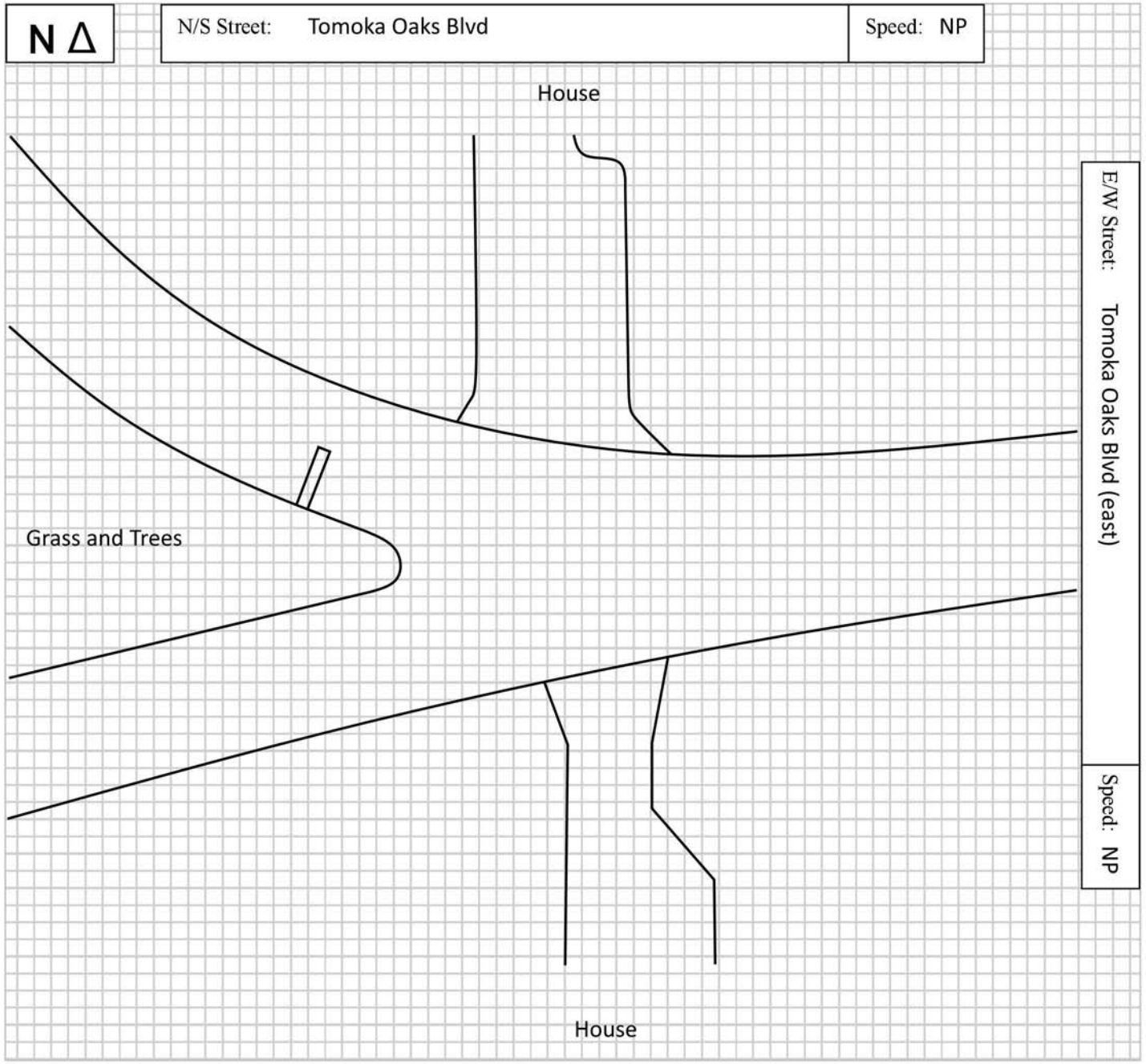
Quality Counts
DATA THAT DRIVES COMMUNITIES

Site Code: 16106423/24

Date: 3/2/2023

City: Ormond Beach

County: Volusia



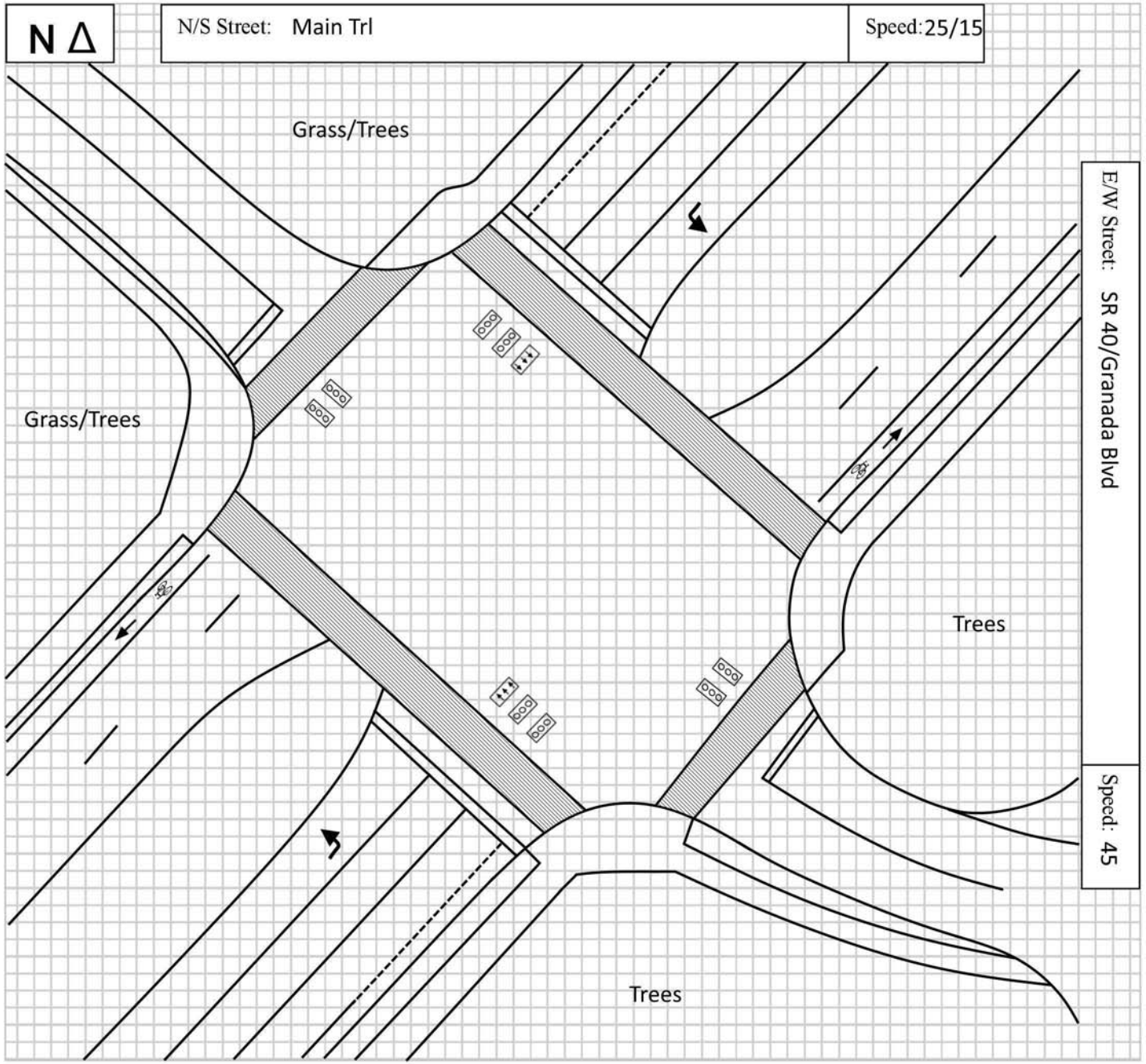
Quality Counts
DATA THAT DRIVES COMMUNITIES

Site Code: 16106401/02

Date: 3/2/2023

City: Ormond Beach

County: Volusia



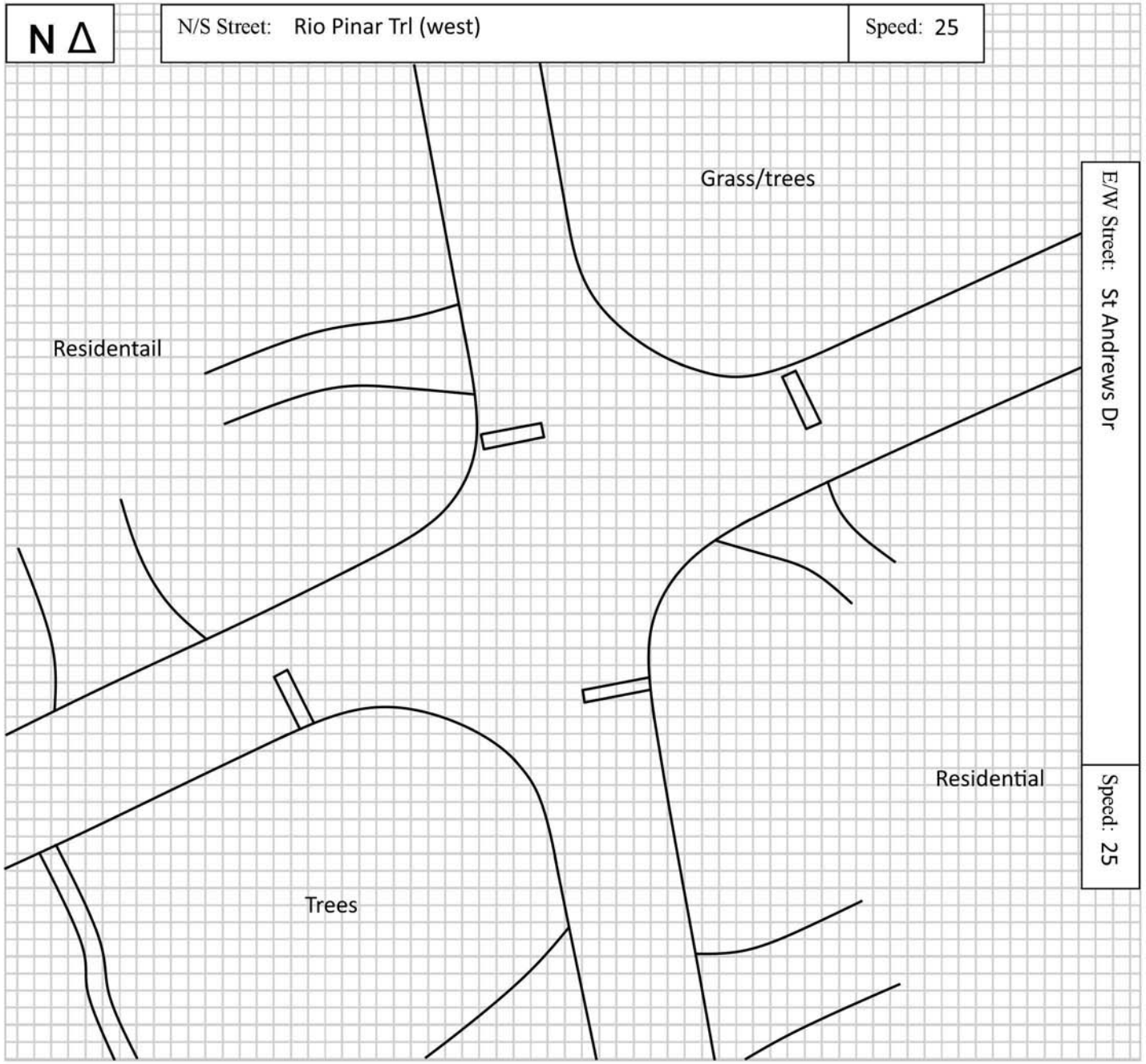
Quality Counts
DATA THAT DRIVES COMMUNITIES

Site Code: 16106409/10

Date: 3/2/2023

City: Ormond Beach

County: Volusia



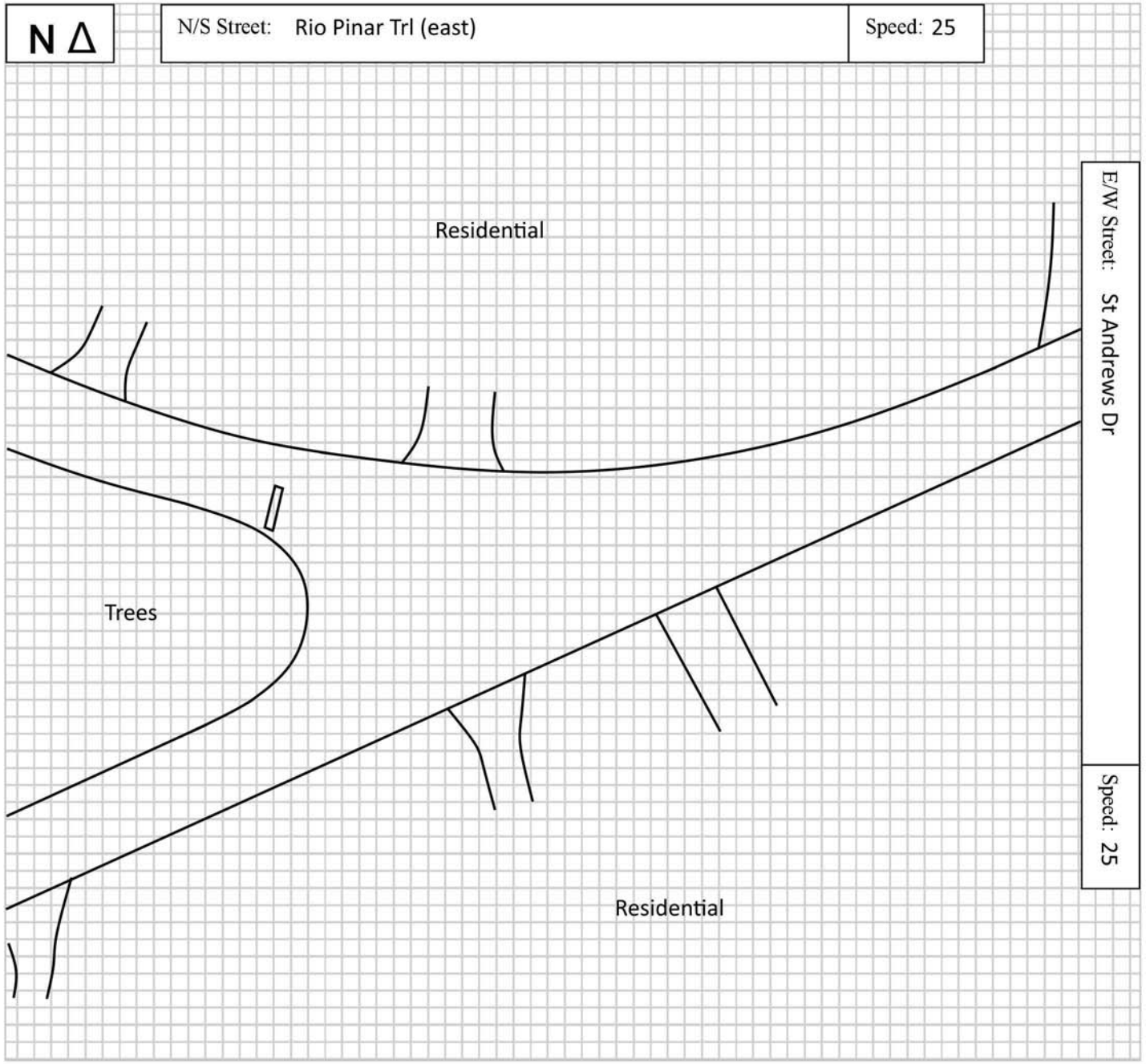
Quality Counts
DATA THAT DRIVES COMMUNITIES

Site Code: 16106407/08

Date: 3/2/2023

City: Ormond Beach

County: Volusia



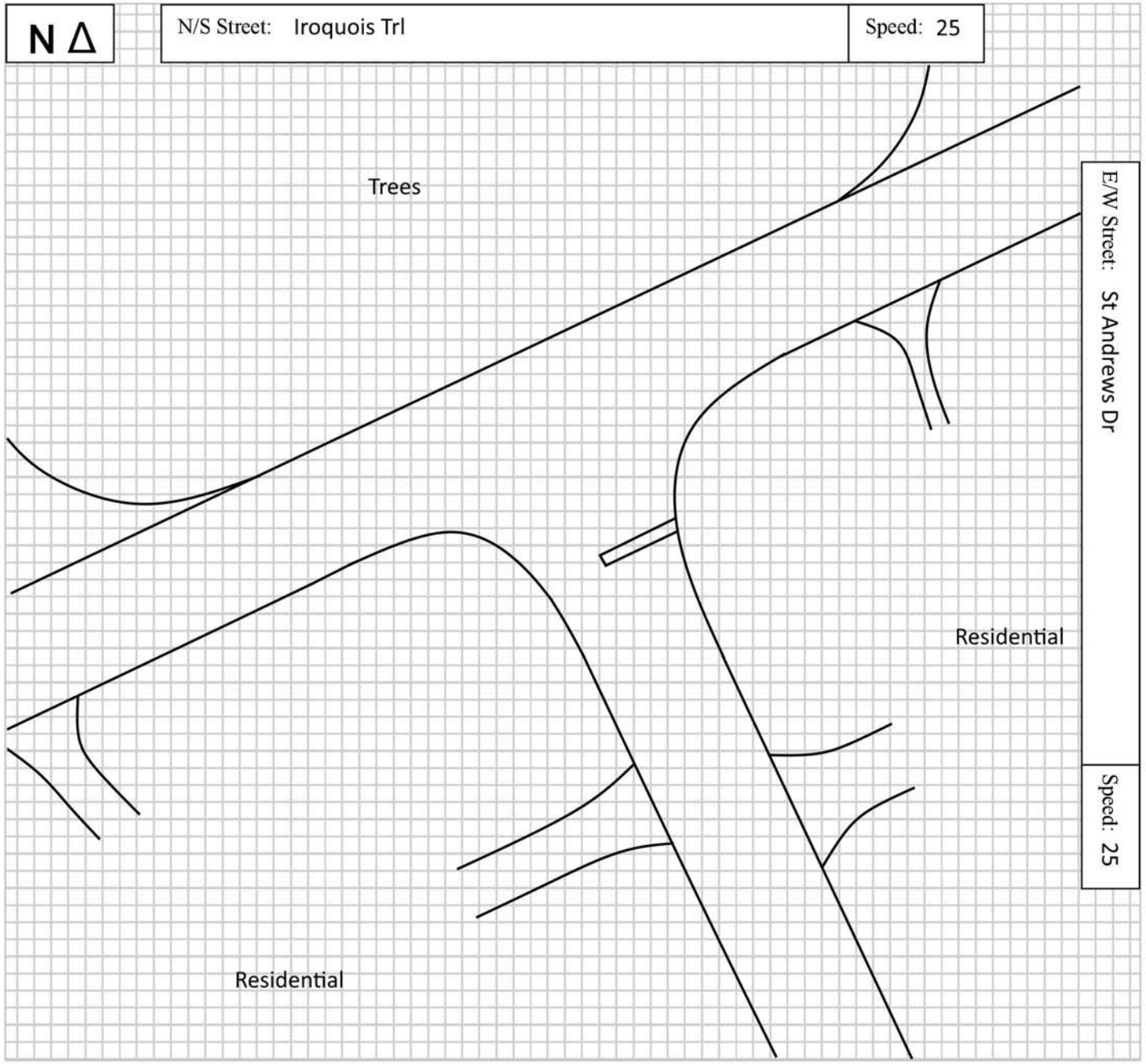
Quality Counts
DATA THAT DRIVES COMMUNITIES

Site Code: 16106411/12

Date: 3/2/2023

City: Ormond Beach

County: Volusia



2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 7900 VOLUSIA COUNTYWIDE

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	1.01	1.04
2	01/03/2021 - 01/09/2021	1.04	1.07
3	01/10/2021 - 01/16/2021	1.06	1.09
4	01/17/2021 - 01/23/2021	1.05	1.08
5	01/24/2021 - 01/30/2021	1.04	1.07
6	01/31/2021 - 02/06/2021	1.03	1.06
7	02/07/2021 - 02/13/2021	1.02	1.05
8	02/14/2021 - 02/20/2021	1.00	1.03
9	02/21/2021 - 02/27/2021	0.99	1.02
*10	02/28/2021 - 03/06/2021	0.97	1.00
*11	03/07/2021 - 03/13/2021	0.95	0.98
*12	03/14/2021 - 03/20/2021	0.94	0.97
*13	03/21/2021 - 03/27/2021	0.95	0.98
*14	03/28/2021 - 04/03/2021	0.95	0.98
*15	04/04/2021 - 04/10/2021	0.96	0.99
*16	04/11/2021 - 04/17/2021	0.97	1.00
*17	04/18/2021 - 04/24/2021	0.98	1.01
*18	04/25/2021 - 05/01/2021	0.98	1.01
*19	05/02/2021 - 05/08/2021	0.98	1.01
*20	05/09/2021 - 05/15/2021	0.99	1.02
*21	05/16/2021 - 05/22/2021	0.99	1.02
*22	05/23/2021 - 05/29/2021	0.99	1.02
23	05/30/2021 - 06/05/2021	0.99	1.02
24	06/06/2021 - 06/12/2021	1.00	1.03
25	06/13/2021 - 06/19/2021	1.00	1.03
26	06/20/2021 - 06/26/2021	1.01	1.04
27	06/27/2021 - 07/03/2021	1.02	1.05
28	07/04/2021 - 07/10/2021	1.04	1.07
29	07/11/2021 - 07/17/2021	1.05	1.08
30	07/18/2021 - 07/24/2021	1.05	1.08
31	07/25/2021 - 07/31/2021	1.05	1.08
32	08/01/2021 - 08/07/2021	1.05	1.08
33	08/08/2021 - 08/14/2021	1.05	1.08
34	08/15/2021 - 08/21/2021	1.05	1.08
35	08/22/2021 - 08/28/2021	1.05	1.08
36	08/29/2021 - 09/04/2021	1.04	1.07
37	09/05/2021 - 09/11/2021	1.04	1.07
38	09/12/2021 - 09/18/2021	1.03	1.06
39	09/19/2021 - 09/25/2021	1.02	1.05
40	09/26/2021 - 10/02/2021	1.00	1.03
41	10/03/2021 - 10/09/2021	0.99	1.02
42	10/10/2021 - 10/16/2021	0.98	1.01
43	10/17/2021 - 10/23/2021	0.98	1.01
44	10/24/2021 - 10/30/2021	0.99	1.02
45	10/31/2021 - 11/06/2021	0.99	1.02
46	11/07/2021 - 11/13/2021	1.00	1.03
47	11/14/2021 - 11/20/2021	1.00	1.03
48	11/21/2021 - 11/27/2021	1.00	1.03
49	11/28/2021 - 12/04/2021	1.01	1.04
50	12/05/2021 - 12/11/2021	1.01	1.04
51	12/12/2021 - 12/18/2021	1.01	1.04
52	12/19/2021 - 12/25/2021	1.04	1.07
53	12/26/2021 - 12/31/2021	1.06	1.09

* PEAK SEASON

08-MAR-2022 12:36:28 830UPD 5_7900_PKSEASON.TXT

APPENDIX D

Intersections Summary Work Sheets

2023 Existing Conditions

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	75	2	79	0	0	1	42	431	3	0	673	36
Future Vol, veh/h	75	2	79	0	0	1	42	431	3	0	673	36
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	118	-	-	100	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	3	2	3	2	2	100	7	5	2	2	2	11
Mvmt Flow	83	2	88	0	0	1	47	479	3	0	748	40

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1102	1344	394	950	1363	241	788	0	0	482	0	0
Stage 1	768	768	-	575	575	-	-	-	-	-	-	-
Stage 2	334	576	-	375	788	-	-	-	-	-	-	-
Critical Hdwy	7.56	6.54	6.96	7.54	6.54	8.9	4.24	-	-	4.14	-	-
Critical Hdwy Stg 1	6.56	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.56	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.53	4.02	3.33	3.52	4.02	4.3	2.27	-	-	2.22	-	-
Pot Cap-1 Maneuver	165	151	602	215	147	531	796	-	-	1077	-	-
Stage 1	358	409	-	470	501	-	-	-	-	-	-	-
Stage 2	651	500	-	618	400	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	157	142	602	174	138	531	796	-	-	1077	-	-
Mov Cap-2 Maneuver	261	264	-	289	245	-	-	-	-	-	-	-
Stage 1	337	409	-	442	471	-	-	-	-	-	-	-
Stage 2	611	471	-	525	400	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.4	11.8	0.9	0
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	796	-	-	366	531	1077	-	-
HCM Lane V/C Ratio	0.059	-	-	0.474	0.002	-	-	-
HCM Control Delay (s)	9.8	-	-	23.4	11.8	0	-	-
HCM Lane LOS	A	-	-	C	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	2.5	0	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	151	77	2	4	0
Future Vol, veh/h	0	151	77	2	4	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	3	9	2	2	2
Mvmt Flow	0	174	89	2	5	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	91	0	-	0	264	90
Stage 1	-	-	-	-	90	-
Stage 2	-	-	-	-	174	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1504	-	-	-	725	968
Stage 1	-	-	-	-	934	-
Stage 2	-	-	-	-	856	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1504	-	-	-	725	968
Mov Cap-2 Maneuver	-	-	-	-	725	-
Stage 1	-	-	-	-	934	-
Stage 2	-	-	-	-	856	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	10
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1504	-	-	-	725
HCM Lane V/C Ratio	-	-	-	-	0.006
HCM Control Delay (s)	0	-	-	-	10
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	6.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	3	35	74	5
Future Vol, veh/h	0	0	3	35	74	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	14	4	2
Mvmt Flow	0	0	3	39	83	6

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	42	0	-	0	23	23
Stage 1	-	-	-	-	23	-
Stage 2	-	-	-	-	0	-
Critical Hdwy	4.12	-	-	-	6.44	6.22
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	2.218	-	-	-	3.536	3.318
Pot Cap-1 Maneuver	1567	-	-	-	988	1054
Stage 1	-	-	-	-	994	-
Stage 2	-	-	-	-	-	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1567	-	-	-	988	1054
Mov Cap-2 Maneuver	-	-	-	-	988	-
Stage 1	-	-	-	-	994	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1567	-	-	-	992
HCM Lane V/C Ratio	-	-	-	-	0.089
HCM Control Delay (s)	0	-	-	-	9
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.3



Movement	WBL	WBR	SEL	SER	NEL	NER
Lane Configurations						
Traffic Volume (veh/h)	38	0	5	4	0	72
Future Volume (Veh/h)	38	0	5	4	0	72
Sign Control	Free		Stop		Stop	
Grade	0%		0%		0%	
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80
Hourly flow rate (vph)	48	0	6	5	0	90
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		186	96	96	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		186	96	96	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	97		99	99	100	92
cM capacity (veh/h)	1604		694	770	770	1085

Direction, Lane #	WB 1	SE 1	NE 1
Volume Total	48	11	90
Volume Left	48	6	0
Volume Right	0	0	90
cSH	1604	727	1085
Volume to Capacity	0.03	0.02	0.08
Queue Length 95th (ft)	2	1	7
Control Delay (s)	7.3	10.0	8.6
Lane LOS	A	B	A
Approach Delay (s)	7.3	10.0	8.6
Approach LOS		B	A

Intersection Summary			
Average Delay	8.3		
Intersection Capacity Utilization	21.1%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBT	WBT	WBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	1	77	39	38	75	0
Future Vol, veh/h	1	77	39	38	75	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	5	13	4	2
Mvmt Flow	1	89	45	44	86	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	89	0	-	0	158	67
Stage 1	-	-	-	-	67	-
Stage 2	-	-	-	-	91	-
Critical Hdwy	4.12	-	-	-	6.44	6.22
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	2.218	-	-	-	3.536	3.318
Pot Cap-1 Maneuver	1506	-	-	-	829	997
Stage 1	-	-	-	-	951	-
Stage 2	-	-	-	-	928	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1506	-	-	-	828	997
Mov Cap-2 Maneuver	-	-	-	-	828	-
Stage 1	-	-	-	-	950	-
Stage 2	-	-	-	-	928	-

Approach	EB	WB	SE
HCM Control Delay, s	0.1	0	9.9
HCM LOS			A

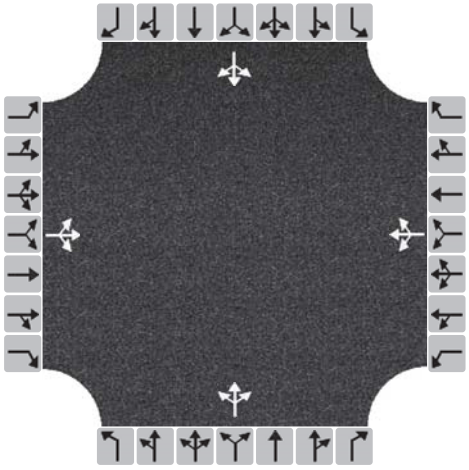
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SELn1
Capacity (veh/h)	1506	-	-	-	828
HCM Lane V/C Ratio	0.001	-	-	-	0.104
HCM Control Delay (s)	7.4	0	-	-	9.9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.3

HCS All-Way Stop Control Report

General and Site Information

Analyst	BNH
Agency/Co.	LTG
Date Performed	03.21.2023
Analysis Year	2023
Analysis Time Period (hrs)	0.25
Time Analyzed	Existing A.M. Peak-hour
Project Description	5361.09 Tomoka Oaks Residential
Intersection	S St. Andrews at W Rio
Jurisdiction	Volusia
East/West Street	S St. Andrews Dr
North/South Street	W Rio Pinar Dr
Peak Hour Factor	0.86

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	0	6	15	10	3	0	3	24	16	4	50	0
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	24			15			50			63		
Percent Heavy Vehicles	2			2			2			25		
Initial Departure Headway, h_d (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.022			0.013			0.044			0.056		
Final Departure Headway, h_d (s)	3.77			4.36			3.87			4.47		
Final Degree of Utilization, x	0.026			0.018			0.054			0.078		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, t_s (s)	1.77			2.36			1.87			2.47		

Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	24			15			50			63		
Capacity (veh/h)	955			825			929			806		
95% Queue Length, Q_{95} (veh)	0.1			0.1			0.2			0.3		
Control Delay (s/veh)	6.9			7.4			7.1			7.8		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh) | LOS	6.9	A		7.4	A		7.1	A		7.8	A	
Intersection Delay (s/veh) | LOS	7.4						A					

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HCS Two-Way Stop-Control Report

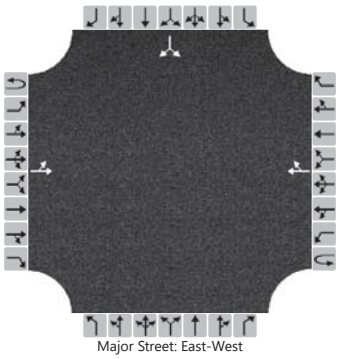
General Information

Analyst	BNH
Agency/Co.	LTG
Date Performed	03.21.2023
Analysis Year	2023
Time Analyzed	Existing A.M. Peak-hour
Intersection Orientation	East-West
Project Description	5361.09 Tomoka Oaks Residetial

Site Information

Intersection	St. Andrews Dr at E Rio
Jurisdiction	Volusia
East/West Street	St. Andrews Dr
North/South Street	E Rio Pinar Dr
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		1	24				17	14						25		1
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1													29	
Capacity, c (veh/h)		1577													955	
v/c Ratio		0.00													0.03	
95% Queue Length, Q_{95} (veh)		0.0													0.1	
Control Delay (s/veh)		7.3	0.0												8.9	
Level of Service (LOS)		A	A												A	
Approach Delay (s/veh)	0.3												8.9			
Approach LOS	A												A			

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HCS Two-Way Stop-Control Report

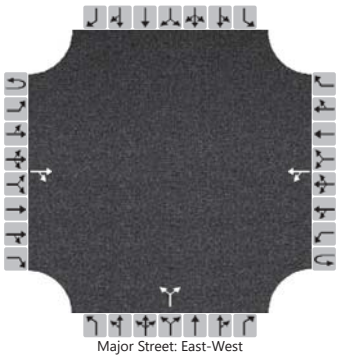
General Information

Analyst	BNH
Agency/Co.	LTG
Date Performed	03.21.2023
Analysis Year	2023
Time Analyzed	Existing A.M. Peak-hour
Intersection Orientation	East-West
Project Description	5361.09 Tomoka Oaks Residetioal

Site Information

Intersection	St. Andrews Dr at Iroquoi
Jurisdiction	Volusia
East/West Street	St. Andrews Dr
North/South Street	Iroquois Tr
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			45	11		10	30			2		6				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						11					9					
Capacity, c (veh/h)						1543					977					
v/c Ratio						0.01					0.01					
95% Queue Length, Q_{95} (veh)						0.0					0.0					
Control Delay (s/veh)						7.3	0.1				8.7					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					1.9				8.7							
Approach LOS					A				A							

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Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	43	0	53	10	1	8	88	725	3	1	646	58
Future Vol, veh/h	43	0	53	10	1	8	88	725	3	1	646	58
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	118	-	-	100	-	-
Veh in Median Storage,-#		1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	4	2	2	2	2	2	2	100	2	2
Mvmt Flow	46	0	56	11	1	9	94	771	3	1	687	62

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1294	1682	375	1307	1712	387	749	0	0	774	0	0
Stage 1	720	720	-	961	961	-	-	-	-	-	-	-
Stage 2	574	962	-	346	751	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.98	7.54	6.54	6.94	4.14	-	-	6.1	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.34	3.52	4.02	3.32	2.22	-	-	3.2	-	-
Pot Cap-1 Maneuver	120	94	617	117	90	611	856	-	-	419	-	-
Stage 1	385	430	-	275	333	-	-	-	-	-	-	-
Stage 2	471	332	-	643	416	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	108	83	617	97	80	611	856	-	-	419	-	-
Mov Cap-2 Maneuver	219	195	-	187	177	-	-	-	-	-	-	-
Stage 1	343	429	-	245	296	-	-	-	-	-	-	-
Stage 2	412	295	-	583	415	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20.1	19.8	1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	856	-	-	340	263	419	-	-
HCM Lane V/C Ratio	0.109	-	-	0.3	0.077	0.003	-	-
HCM Control Delay (s)	9.7	-	-	20.1	19.8	13.6	-	-
HCM Lane LOS	A	-	-	C	C	B	-	-
HCM 95th %tile Q(veh)	0.4	-	-	1.2	0.2	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	101	142	9	5	1
Future Vol, veh/h	0	101	142	9	5	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	3	2	11	2	100
Mvmt Flow	0	106	149	9	5	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	158	0	-	0	260	154
Stage 1	-	-	-	-	154	-
Stage 2	-	-	-	-	106	-
Critical Hdwy	4.12	-	-	-	6.42	7.2
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	4.2
Pot Cap-1 Maneuver	1422	-	-	-	729	688
Stage 1	-	-	-	-	874	-
Stage 2	-	-	-	-	918	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1422	-	-	-	729	688
Mov Cap-2 Maneuver	-	-	-	-	729	-
Stage 1	-	-	-	-	874	-
Stage 2	-	-	-	-	918	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	10
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1422	-	-	-	722
HCM Lane V/C Ratio	-	-	-	-	0.009
HCM Control Delay (s)	0	-	-	-	10
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	0	2	82	45	4
Future Vol, veh/h	1	0	2	82	45	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	0	2	86	47	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	88	0	-	0	47	45
Stage 1	-	-	-	-	45	-
Stage 2	-	-	-	-	2	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1508	-	-	-	963	1025
Stage 1	-	-	-	-	977	-
Stage 2	-	-	-	-	1021	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1508	-	-	-	962	1025
Mov Cap-2 Maneuver	-	-	-	-	962	-
Stage 1	-	-	-	-	976	-
Stage 2	-	-	-	-	1021	-

Approach	EB	WB	SB
HCM Control Delay, s	7.4	0	8.9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1508	-	-	-	967
HCM Lane V/C Ratio	0.001	-	-	-	0.053
HCM Control Delay (s)	7.4	0	-	-	8.9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.2



Movement	WBL	WBR	SEL	SER	NEL	NER
Lane Configurations						
Traffic Volume (veh/h)	61	0	1	5	1	58
Future Volume (Veh/h)	61	0	1	5	1	58
Sign Control	Free		Stop		Stop	
Grade	0%		0%		0%	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	72	0	1	6	1	68
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		212	144	144	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		212	144	144	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	96		100	99	100	94
cM capacity (veh/h)	1623		673	714	714	1082

Direction, Lane #	WB 1	SE 1	NE 1
Volume Total	72	7	69
Volume Left	72	1	0
Volume Right	0	0	68
cSH	1623	708	1074
Volume to Capacity	0.04	0.01	0.06
Queue Length 95th (ft)	3	1	5
Control Delay (s)	7.3	10.1	8.6
Lane LOS	A	B	A
Approach Delay (s)	7.3	10.1	8.6
Approach LOS		B	A

Intersection Summary			
Average Delay	8.0		
Intersection Capacity Utilization	20.4%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	WBT	WBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	2	55	61	81	44	1
Future Vol, veh/h	2	55	61	81	44	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	59	65	86	47	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	151	0	-	0	171	108
Stage 1	-	-	-	-	108	-
Stage 2	-	-	-	-	63	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1430	-	-	-	819	946
Stage 1	-	-	-	-	916	-
Stage 2	-	-	-	-	960	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1430	-	-	-	818	946
Mov Cap-2 Maneuver	-	-	-	-	818	-
Stage 1	-	-	-	-	915	-
Stage 2	-	-	-	-	960	-

Approach	EB	WB	SE
HCM Control Delay, s	0.3	0	9.7
HCM LOS			A

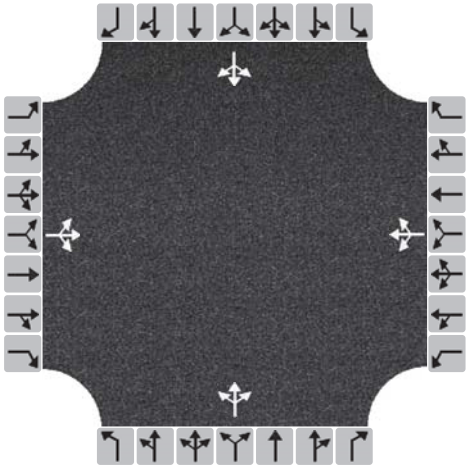
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SELn1
Capacity (veh/h)	1430	-	-	-	820
HCM Lane V/C Ratio	0.001	-	-	-	0.058
HCM Control Delay (s)	7.5	0	-	-	9.7
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.2

HCS All-Way Stop Control Report

General and Site Information

Analyst	BNH
Agency/Co.	LTG
Date Performed	03.21.2023
Analysis Year	2023
Analysis Time Period (hrs)	0.25
Time Analyzed	Existing P.M. Peak-hour
Project Description	5361.09 Tomoka Oaks Residentail
Intersection	S St. Andrews at W Rio
Jurisdiction	Volusia
East/West Street	S St. Andrews Dr
North/South Street	W Rio Pinar Dr
Peak Hour Factor	0.91

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	1	13	10	14	6	0	14	46	17	3	25	0
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	26			22			85			31		
Percent Heavy Vehicles	100			2			2			2		
Initial Departure Headway, h_d (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.023			0.020			0.075			0.027		
Final Departure Headway, h_d (s)	5.63			4.36			4.00			4.16		
Final Degree of Utilization, x	0.041			0.027			0.094			0.036		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, t_s (s)	3.63			2.36			2.00			2.16		

Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	26			22			85			31		
Capacity (veh/h)	639			827			901			865		
95% Queue Length, Q_{95} (veh)	0.1			0.1			0.3			0.1		
Control Delay (s/veh)	8.9			7.5			7.4			7.3		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh) | LOS	8.9	A		7.5	A		7.4	A		7.3	A	
Intersection Delay (s/veh) | LOS	7.6						A					

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HCS Two-Way Stop-Control Report

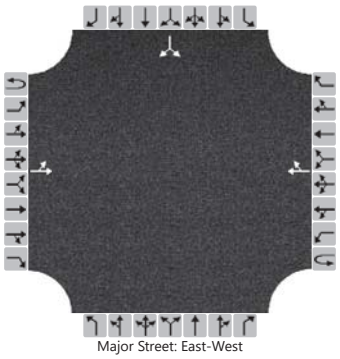
General Information

Analyst	BNH
Agency/Co.	LTG
Date Performed	03.21.2023
Analysis Year	2023
Time Analyzed	Existing P.M. Peak-hour
Intersection Orientation	East-West
Project Description	5361.09 Tomoka Oaks Residetial

Site Information

Intersection	St. Andrews Dr at E Rio
Jurisdiction	Volusia
East/West Street	St. Andrews Dr
North/South Street	E Rio Pinar Dr
Peak Hour Factor	0.75
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		0	33				21	15						20		0
Percent Heavy Vehicles (%)		2												10		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.50		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.59		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0													27	
Capacity, c (veh/h)		1559													901	
v/c Ratio		0.00													0.03	
95% Queue Length, Q_{95} (veh)		0.0													0.1	
Control Delay (s/veh)		7.3	0.0												9.1	
Level of Service (LOS)		A	A												A	
Approach Delay (s/veh)	0.0												9.1			
Approach LOS	A												A			

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HCS Two-Way Stop-Control Report

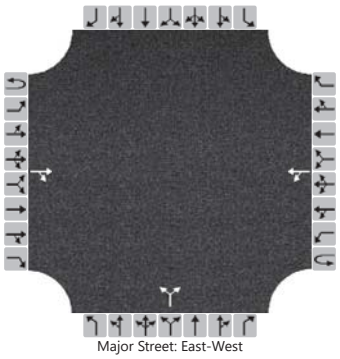
General Information

Analyst	BNH
Agency/Co.	LTG
Date Performed	03.21.2023
Analysis Year	2023
Time Analyzed	Existing P.M. Peak-hour
Intersection Orientation	East-West
Project Description	5361.09 Tomoka Oaks Residetial

Site Information

Intersection	St. Andrews Dr at Iroquoi
Jurisdiction	Volusia
East/West Street	St. Andrews Dr
North/South Street	Iroquois Tr
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			44	9		10	35			9		10				
Percent Heavy Vehicles (%)						2				11		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.51		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.60		3.32				

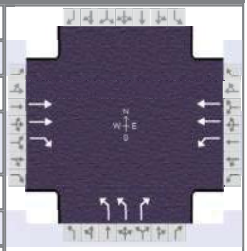
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						12					23					
Capacity, c (veh/h)						1537					919					
v/c Ratio						0.01					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
Control Delay (s/veh)						7.4	0.1				9.0					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					1.7				9.0							
Approach LOS					A				A							

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HCS Signalized Intersection Results Summary

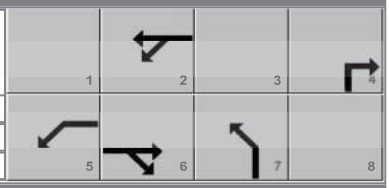
General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	BNH	Analysis Date	Mar 21, 2023	Area Type	Other
Jurisdiction	Volusia	Time Period	Existing AM Peak-hour	PHF	0.89
Urban Street	US 1	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	US 1 at Nova Rd	File Name	1- US 1 at Nova Rd_existing AM.xus		
Project Description	5361.09 Tomoka Oaks Residential				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		949	639	31	750		467		69			

Signal Information			
Cycle, s	80.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.2	37.5	17.0	0.0	0.0	0.0
Yellow	5.5	5.5	4.5	0.0	0.0	0.0
Red	2.0	2.0	3.2	0.0	0.0	0.0



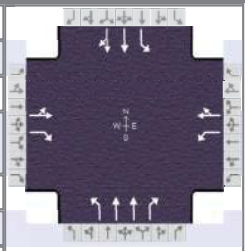
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6	5	2		4		
Case Number		7.3	1.0	4.0		9.0		
Phase Duration, s		45.0	10.7	55.7		24.7		
Change Period, ($Y+R_c$), s		7.5	7.5	7.5		7.7		
Max Allow Headway (*MAH*), s		4.9	4.9	4.9		5.2		
Queue Clearance Time (g_s), s		23.0	2.8	12.4		13.5		
Green Extension Time (g_e), s		14.2	0.1	21.3		3.5		
Phase Call Probability		1.00	0.54	1.00		1.00		
Max Out Probability		0.68	0.00	0.54		0.07		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		6	16	5	2		7		14			
Adjusted Flow Rate (*v*), veh/h		1066	520	35	843		525		78			
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1781		1781	1724		1716		1585			
Queue Service Time (g_s), s		18.4		0.8	10.4		11.5		3.3			
Cycle Queue Clearance Time (g_c), s		18.4		0.8	10.4		11.5		3.3			
Green Ratio (*g/C*)		0.47		0.53	0.60		0.21		0.21			
Capacity (*c*), veh/h		1660		287	2068		725		335			
Volume-to-Capacity Ratio (*X*)		0.642		0.121	0.408		0.723		0.231			
Back of Queue (*Q*), ft/ln (95 th percentile)		260.8		11.5	132.2		211.2		56.1			
Back of Queue (*Q*), veh/ln (95 th percentile)		10.3		0.5	5.0		8.2		2.2			
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.02	0.00		0.66		0.00			
Uniform Delay (d_1), s/veh		16.4		11.8	8.5		29.5		26.3			
Incremental Delay (d_2), s/veh		0.7		0.3	0.2		2.0		0.5			
Initial Queue Delay (d_3), s/veh		0.0		0.0	0.0		0.0		0.0			
Control Delay (*d*), s/veh		17.1	0.0	12.0	8.7		31.5		26.8			
Level of Service (LOS)		B	A	B	A		C		C			
Approach Delay, s/veh / LOS	11.5	B		8.8	A		30.9	C		0.0		
Intersection Delay, s/veh / LOS	14.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.09	B	0.67	A	2.31	B	2.56	C
Bicycle LOS Score / LOS	1.80	B	1.21	A		F		

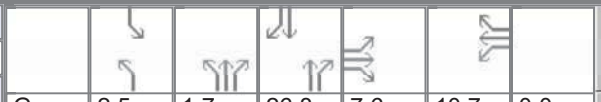
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	BNH	Analysis Date	Mar 21, 2023	Area Type	Other
Jurisdiction	Volusia	Time Period	Existing AM Peak-hour	PHF	0.93
Urban Street	Nova Rd	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Nova Rd at Wilmette Rd	File Name	3- Nova Rd at Wilmette Ave_existing AM.xus		
Project Description	5361.09 Tomoka Oaks Residentail				

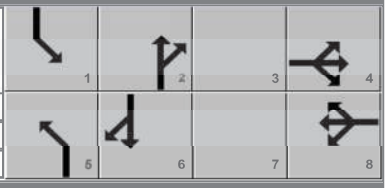


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	45	69	123	175	62	28	68	463	126	30	690	57

Signal Information			
Cycle, s	76.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	2.5	1.7	26.8	7.6	10.7	0.0
Yellow	5.0	0.0	4.0	4.0	4.0	0.0
Red	2.5	0.0	2.5	2.5	2.5	0.0



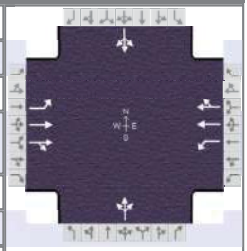
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		11.0		10.0	2.0	3.0	2.0	4.0
Phase Duration, s		14.1		17.2	11.7	35.0	10.0	33.3
Change Period, ($Y+R_c$), s		6.5		6.5	7.5	7.5	7.5	7.5
Max Allow Headway (*MAH*), s		4.3		4.3	4.0	4.9	4.0	4.9
Queue Clearance Time (g_s), s		6.9		9.8	5.1	10.2	3.4	16.1
Green Extension Time (g_e), s		0.7		0.9	0.1	10.0	0.0	9.7
Phase Call Probability		0.99		1.00	0.79	1.00	0.50	1.00
Max Out Probability		0.00		0.00	0.00	0.05	0.00	0.08

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h		123	96	188	97		73	498	41	32	407	396
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1834	1560	1767	1771		1753	1738	1585	1767	1870	1820
Queue Service Time (g_s), s		4.9	4.5	7.8	3.8		3.1	8.2	1.3	1.4	14.0	14.1
Cycle Queue Clearance Time (g_c), s		4.9	4.5	7.8	3.8		3.1	8.2	1.3	1.4	14.0	14.1
Green Ratio (*g/C*)		0.10	0.10	0.14	0.14		0.05	0.36	0.36	0.03	0.34	0.34
Capacity (*c*), veh/h		183	155	248	249		96	1254	572	58	633	616
Volume-to-Capacity Ratio (*X*)		0.672	0.617	0.757	0.389		0.762	0.397	0.071	0.560	0.643	0.643
Back of Queue (*Q*), ft/ln (95 th percentile)		108.5	85.7	165.9	76		72.7	138.3	19.7	31.7	245	236.4
Back of Queue (*Q*), veh/ln (95 th percentile)		4.3	3.3	6.5	3.0		2.8	5.3	0.8	1.2	9.6	9.5
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00	1.32	2.21	0.00		0.55	0.00	0.07	0.13	0.00	0.00
Uniform Delay (d_1), s/veh		33.2	33.0	31.6	29.8		35.6	18.2	16.0	36.4	21.4	21.4
Incremental Delay (d_2), s/veh		4.2	3.9	4.7	1.0		11.7	0.3	0.1	8.2	1.6	1.6
Initial Queue Delay (d_3), s/veh		0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		37.4	36.9	36.2	30.8		47.3	18.5	16.1	44.6	22.9	23.0
Level of Service (LOS)		D	D	D	C		D	B	B	D	C	C
Approach Delay, s/veh / LOS	37.2	D		34.4	C		21.8	C		23.8	C	
Intersection Delay, s/veh / LOS	26.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.57	C	2.30	B	1.91	B	1.96	B
Bicycle LOS Score / LOS	0.85	A	0.96	A	0.99	A	1.18	A

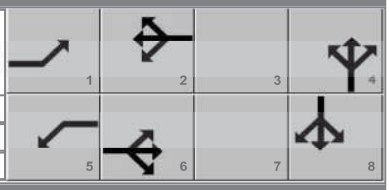
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	BNH	Analysis Date	Mar 21, 2023	Area Type	Other
Jurisdiction	Volusia	Time Period	Existing AM Peak-hour	PHF	0.91
Urban Street	SR 40	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	SR 40 at Main Trail	File Name	9- SR 40 at Main Trail_existing AM.xus		
Project Description	5361.09 Tomoka Oaks Residential				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	100	1068	167	52	1088	20	119	34	17	28	61	165

Signal Information					EB			WB			NB			SB		
Cycle, s	113.3	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	4.2	0.8		60.7	26.5	0.0	0.0					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.8	0.0		4.8	3.5	0.0	0.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.8	0.0		2.0	3.3	0.0	0.0					



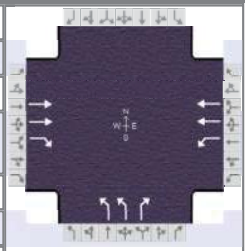
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	4.0	1.1	4.0		8.0		8.0
Phase Duration, s	12.6	68.3	11.8	67.5		33.3		33.3
Change Period, ($Y+R_c$), s	7.3	6.8	7.6	6.8		6.8		6.8
Max Allow Headway (*MAH*), s	4.0	5.0	4.0	5.0		4.5		4.5
Queue Clearance Time (g_s), s	5.1	33.2	3.6	27.5		25.6		18.8
Green Extension Time (g_e), s	0.3	28.2	0.1	30.0		0.9		1.6
Phase Call Probability	0.97	1.00	0.83	1.00		1.00		1.00
Max Out Probability	0.00	0.53	0.00	0.49		1.00		0.09

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	110	693	665	57	611	607		187			279	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1856	1768	1781	1870	1858		918			1728	
Queue Service Time (g_s), s	3.1	30.9	31.2	1.6	25.5	25.5		6.8			0.0	
Cycle Queue Clearance Time (g_c), s	3.1	30.9	31.2	1.6	25.5	25.5		23.6			16.8	
Green Ratio (*g/C*)	0.58	0.54	0.54	0.57	0.54	0.54		0.23			0.23	
Capacity (*c*), veh/h	289	1007	959	229	1002	995		268			439	
Volume-to-Capacity Ratio (*X*)	0.381	0.688	0.693	0.249	0.609	0.610		0.696			0.636	
Back of Queue (*Q*), ft/ln (95 th percentile)	54.1	463.5	440	28.2	394.2	386		239.6			302.5	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.1	18.1	17.6	1.1	15.5	15.4		9.4			11.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.19	0.00	0.00	0.10	0.00	0.00		0.00			0.00	
Uniform Delay (d_1), s/veh	14.3	18.9	19.0	16.1	18.1	18.1		43.4			39.9	
Incremental Delay (d_2), s/veh	0.8	1.4	1.5	0.6	0.9	0.9		5.6			2.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0			0.0	
Control Delay (*d*), s/veh	15.2	20.3	20.5	16.7	19.0	19.0		49.1			42.2	
Level of Service (LOS)	B	C	C	B	B	B		D			D	
Approach Delay, s/veh / LOS	20.0	B		18.9	B		49.1	D		42.2	D	
Intersection Delay, s/veh / LOS	23.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.67	B	1.67	B	2.30	B	2.30	B
Bicycle LOS Score / LOS	1.70	B	1.54	B	0.80	A	0.95	A

HCS Signalized Intersection Results Summary

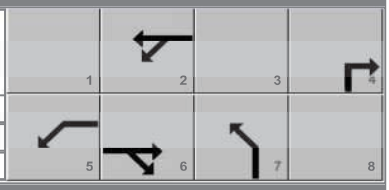
General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	BNH	Analysis Date	Mar 21, 2023	Area Type	Other
Jurisdiction	Volusia	Time Period	Existing PM Peak-hour	PHF	0.95
Urban Street	US 1	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	US 1 at Nova Rd	File Name	1.1- US 1 at Nova Rd_existing PM.xus		
Project Description	5361.09 Tomoka Oaks Residential				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		960	631	65	962		680		60			

Signal Information			
Cycle, s	87.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.9	37.0	22.7	0.0	0.0	0.0
Yellow	5.5	5.5	4.5	0.0	0.0	0.0
Red	2.0	2.0	3.2	0.0	0.0	0.0



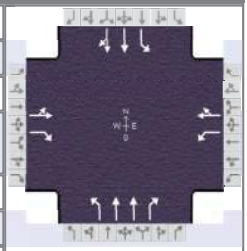
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6	5	2		4		
Case Number		7.3	1.0	4.0		9.0		
Phase Duration, s		44.5	12.4	56.8		30.4		
Change Period, ($Y+R_c$), s		7.5	7.5	7.5		7.7		
Max Allow Headway (*MAH*), s		4.9	4.9	4.9		5.1		
Queue Clearance Time (g_s), s		23.8	3.7	17.1		18.8		
Green Extension Time (g_e), s		12.8	0.2	19.8		3.9		
Phase Call Probability		1.00	0.81	1.00		1.00		
Max Out Probability		0.71	0.00	0.62		0.35		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		6	16	5	2		7		14			
Adjusted Flow Rate (*v*), veh/h		1011	479	68	1013		716		63			
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1781		1781	1781		1730		1585			
Queue Service Time (g_s), s		19.9		1.7	15.1		16.8		2.7			
Cycle Queue Clearance Time (g_c), s		19.9		1.7	15.1		16.8		2.7			
Green Ratio (*g/C*)		0.42		0.50	0.57		0.26		0.26			
Capacity (*c*), veh/h		1509		290	2013		901		413			
Volume-to-Capacity Ratio (*X*)		0.670		0.236	0.503		0.794		0.153			
Back of Queue (*Q*), ft/ln (95 th percentile)		294.9		28.2	209.4		291.6		45.7			
Back of Queue (*Q*), veh/ln (95 th percentile)		11.6		1.1	8.2		11.5		1.8			
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.04	0.00		0.91		0.00			
Uniform Delay (d_1), s/veh		20.2		14.4	11.5		30.1		24.8			
Incremental Delay (d_2), s/veh		0.9		0.6	0.3		3.3		0.2			
Initial Queue Delay (d_3), s/veh		0.0		0.0	0.0		0.0		0.0			
Control Delay (*d*), s/veh		21.1	0.0	15.0	11.8		33.4		25.1			
Level of Service (LOS)		C	A	B	B		C		C			
Approach Delay, s/veh / LOS	14.3	B		12.0	B		32.7	C		0.0		
Intersection Delay, s/veh / LOS	17.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.10	B	0.68	A	2.31	B	2.56	C
Bicycle LOS Score / LOS	1.72	B	1.38	A		F		

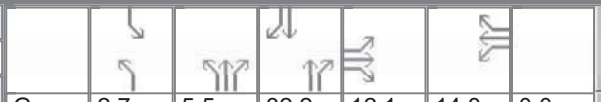
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	BNH	Analysis Date	Mar 21, 2023	Area Type	Other
Jurisdiction	Volusia	Time Period	Existing PM Peak-hour	PHF	0.95
Urban Street	Nova Rd	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Nova Rd at Wilmette Rd	File Name	3.1- Nova Rd at Wilmette Ave_existing PM.xus		
Project Description	5361.09 Tomoka Oaks Residentail				

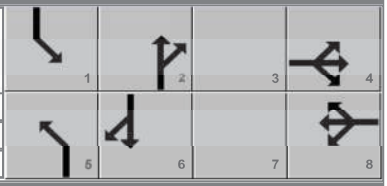


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	98	80	99	217	105	27	115	750	172	28	656	75

Signal Information			
Cycle, s	94.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	2.7	5.5	32.2	12.1	14.8	0.0
Yellow	5.0	0.0	4.0	4.0	4.0	0.0
Red	2.5	0.0	2.5	2.5	2.5	0.0



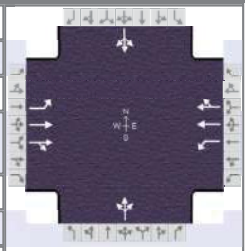
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		11.0		10.0	2.0	3.0	2.0	4.0
Phase Duration, s		18.6		21.3	15.7	44.2	10.2	38.7
Change Period, ($Y+R_c$), s		6.5		6.5	7.5	7.5	7.5	7.5
Max Allow Headway (*MAH*), s		4.3		4.2	4.0	5.0	4.0	5.0
Queue Clearance Time (g_s), s		11.4		13.7	8.3	18.4	3.5	18.7
Green Extension Time (g_e), s		0.7		1.1	0.2	12.5	0.0	12.4
Phase Call Probability		1.00		1.00	0.96	1.00	0.54	1.00
Max Out Probability		0.00		0.04	0.00	0.20	0.00	0.21

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h		187	43	228	139		121	789	66	29	392	378
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1820	1585	1781	1804		1781	1781	1415	1781	1870	1803
Queue Service Time (g_s), s		9.4	2.3	11.7	6.6		6.3	16.4	2.8	1.5	16.7	16.7
Cycle Queue Clearance Time (g_c), s		9.4	2.3	11.7	6.6		6.3	16.4	2.8	1.5	16.7	16.7
Green Ratio (*g/C*)		0.13	0.13	0.16	0.16		0.09	0.39	0.39	0.03	0.33	0.33
Capacity (*c*), veh/h		234	204	280	283		155	1386	551	51	619	597
Volume-to-Capacity Ratio (*X*)		0.802	0.212	0.817	0.491		0.783	0.570	0.120	0.578	0.632	0.633
Back of Queue (*Q*), ft/ln (95 th percentile)		207	42.2	238.7	138.5		137.2	268.2	40.9	36.4	294	281.5
Back of Queue (*Q*), veh/ln (95 th percentile)		8.2	1.7	9.4	5.5		5.4	10.6	1.6	1.4	11.6	11.3
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00	0.65	3.18	0.00		1.03	0.00	0.14	0.15	0.00	0.00
Uniform Delay (d_1), s/veh		39.9	36.8	38.5	36.3		42.2	22.6	18.5	45.3	26.7	26.7
Incremental Delay (d_2), s/veh		6.3	0.5	5.8	1.3		8.3	0.5	0.1	9.9	1.5	1.6
Initial Queue Delay (d_3), s/veh		0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		46.2	37.3	44.3	37.6		50.5	23.1	18.6	55.2	28.2	28.3
Level of Service (LOS)		D	D	D	D		D	C	B	E	C	C
Approach Delay, s/veh / LOS	44.6	D		41.8	D		26.2	C		29.3	C	
Intersection Delay, s/veh / LOS	31.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.61	C	2.31	B	1.91	B	2.00	B
Bicycle LOS Score / LOS	0.87	A	1.09	A	1.29	A	1.15	A

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	BNH	Analysis Date	Mar 21, 2023	Area Type	Other
Jurisdiction	Volusia	Time Period	Existing PM Peak-hour	PHF	0.93
Urban Street	SR 40	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	SR 40 at Main Trail	File Name	9.1- SR 40 at Main Trail_existing PM.xus		
Project Description	5361.09 Tomoka Oaks Residential				

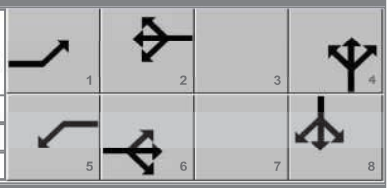


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	220	1396	83	7	1372	34	50	7	5	18	6	148

Signal Information			
Cycle, s	170.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.7	105.0	5.0	20.8	0.0	0.0
Yellow	4.8	4.8	4.8	3.5	0.0	0.0
Red	2.5	2.0	2.8	3.3	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.2	4.0	1.3	4.0		8.0		8.0
Phase Duration, s	18.0	129.8	12.6	124.4		27.6		27.6
Change Period, ($Y+R_c$), s	7.3	6.8	7.6	7.6		6.8		6.8
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0		4.5		4.5
Queue Clearance Time (g_s), s	10.0		2.0			20.4		19.8
Green Extension Time (g_e), s	0.7	0.0	1.9	0.0		0.4		0.5
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.00		1.00			0.82		0.61

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	237	800	790	8	758	754		67			185	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1870	1833	1781	1870	1854		688			1714	
Queue Service Time (g_s), s	8.0	35.1	35.6	0.0	36.3	36.4		0.5			0.0	
Cycle Queue Clearance Time (g_c), s	8.0	35.1	35.6	0.0	36.3	36.4		18.4			17.8	
Green Ratio (*g/C*)	0.69	0.72	0.72	0.64	0.69	0.69		0.12			0.12	
Capacity (*c*), veh/h	294	1353	1326	256	1285	1274		122			233	
Volume-to-Capacity Ratio (*X*)	0.805	0.591	0.596	0.029	0.590	0.592		0.545			0.793	
Back of Queue (*Q*), ft/ln (95 th percentile)	245.9	510.9	501.1	6.7	542.7	532.3		139.2			349.2	
Back of Queue (*Q*), veh/ln (95 th percentile)	9.7	20.1	20.0	0.3	21.4	21.3		5.5			13.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.88	0.00	0.00	0.02	0.00	0.00		0.00			0.00	
Uniform Delay (d_1), s/veh	22.7	11.3	11.4	19.1	14.0	14.0		73.4			73.5	
Incremental Delay (d_2), s/veh	5.1	1.9	2.0	0.0	2.0	2.0		3.7			12.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0			0.0	
Control Delay (*d*), s/veh	27.9	13.3	13.4	19.1	16.0	16.0		77.1			86.3	
Level of Service (LOS)	C	B	B	B	B	B		E			F	
Approach Delay, s/veh / LOS	15.2	B		16.0	B		77.1	E		86.3	F	
Intersection Delay, s/veh / LOS	20.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.75	B	1.66	B	2.32	B	2.32	B
Bicycle LOS Score / LOS	1.99	B	1.74	B	0.60	A	0.79	A

APPENDIX E

Volusia County Signal Timings

COUNTY OF VOLUSIA TRAFFIC SIGNAL TIMING SHEET

LOCATION: US 1 & Nova Road North
Ormond Beach

FREE: X

DATE: 1/12/2022

SIGNAL #: 227

CO-ORD:

Design By: S.Castello

System #: 17

Volusia County FLORIDA

Controller Timing Chart

PHASE	1	WB 2	3	NB 4	WBL 5	EB 6	NBL 7	8	
DIRECTION	-	NB	-	EB	NBL	SB	EBL	-	
TURN TYPE	-	-	-	-	PERM/PROT	-	-	-	
MIN GREEN	-	16	-	11	6	16	11	-	
WALK	-	-	-	-	-	-	-	-	
PED CLR	-	-	-	-	-	-	-	-	
YELLOW	-	5.5	-	4.5	5.5	5.5	4.5	-	
RED CLR	-	2.0	-	3.2	2.0	2.0	3.2	-	
EXTENSION	-	4	-	4	4	4	4	-	
MAX 1	-	45	-	30	25	45	30	-	
MAX 2	-	-	-	-	-	-	-	-	
MAX 3	-	-	-	-	-	-	-	-	
DYM MAX	-	90	-	60	35	90	60	-	
DYM STP	-	10	-	10	10	10	10	-	
RECALL	-	MIN	-	-	-	MIN	-	-	
DETECTOR	-	LOCK	-	NON-LOCK	LOCK	LOCK	NON-LOCK	-	
FLASH	-	YELLOW	-	RED	RED	YELLOW	RED	-	

PATTERN	1	2	3	4	5	6	7	8	
CYCLE	-	-	-	-	-	-	-	-	
OFFSET	-	-	-	-	-	-	-	-	

PHASE	1	2	3	4	5	6	7	8	
PATTERN 1	-	-	-	-	-	-	-	-	
PATTERN 2	-	-	-	-	-	-	-	-	
PATTERN 3	-	-	-	-	-	-	-	-	
PATTERN 4	-	-	-	-	-	-	-	-	
PATTERN 5	-	-	-	-	-	-	-	-	
PATTERN 6	-	-	-	-	-	-	-	-	
PATTERN 7	-	-	-	-	-	-	-	-	

Controller IP	)	Switch IP		Camera IP	-
Controller Gateway	[redacted]0	Switch Gateway		Camera Gateway	-

REMARKS:

Phase 5, FYA becomes Permitted/Protected at 9 PM.

2 4
5 6

COUNTY OF VOLUSIA TRAFFIC SIGNAL TIMING SHEET

LOCATION: Nova Rd & Main Trl / Willmette Ave
Ormond Beach

ISOLATED: X

DATE: 3/25/2021

SIGNAL #: 287

CO-ORD:

Design By: Sean Castello

System #: 17

Controller Timing Chart

PHASE	1	2	3	4	5	6	7	8
DIRECTION	SBL	NB	-	EB	NBL	SB	-	WB
TURN TYPE	PROT	-	-	SPLIT LEAD	PROT	-	-	SPLIT LAG
MIN GREEN	5	15		6	5	15		6
EXTENSION	3	4		3	3	4		3
CLEARANCE	5.0	5.0		4.0	5.0	5.0		4.0
ALL RED	2.5	2.5		2.5	2.5	2.5		2.5
WALK	-	7		-	-	7		7
FDW	-	40		-	-	40		20
MAX 1	20	50		25	20	50		25
MAX 2	-	-		-	-	-		-
MAX 3	-	90		-	-	90		-
ADJUST	-	10		-	-	10		-
RECALL	-	MIN		-	-	MIN		-
DETECTOR	LOCK	LOCK		NON-LOCK	LOCK	LOCK		NON-LOCK
FLASH	RED	YELLOW		RED	RED	YELLOW		RED
SET	-	2		-	-	2		-
CLEAR	-	2		-	-	2		-

BASE DAY		1	2	3	4	5	6	7
MON #1	TIME	00:01-00:00						
	PLAN	FREE						
TUES#1	TIME	00:01-00:00						
	PLAN	FREE						
WED #1	TIME	00:01-00:00						
	PLAN	FREE						
THU #1	TIME	00:01-00:00						
	PLAN	FREE						
FRI #1	TIME	00:01-00:00						
	PLAN	FREE						
SAT #1	TIME	00:01-00:00						
	PLAN	FREE						
SUN #1	TIME	00:01-00:00						
	PLAN	FREE						

Crosswalk Length
P2
80 Feet
P4
-
P6
141 Feet
P8
70 Feet
SIGNAL OWNER
FDOT
LED YES

CONTROLLER TYPE		CONDITION OF OVERHEAD	OK	PROM NUMBER
Econolite ASC/3		OVERHEAD STREET NAMES	NO	
PHASES:	8Φ	ILLUMINATED STREET NAMES	YES	02.65.00
CABINET TYPE	V	PRE-EMPTION	YES	IP ADDRESS
CABINET DATE	11/2009	PRE-EMPTION TYPE	GPS	

REMARKS:

4 & 8 are Split Phase

1	2	4	8
5	6		

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION - DISTRICT FIVE
SR 40 - TSMO Signal Retiming
Volusia County
FIN 440412-1-32-02

Designed By:	J.M.
Date:	1/7/2019
Checked By:	R.A.A
Date:	1/7/2019

Section	79100	Mile Post	28.264	Node	8
Sig ID	207	Controller	Econolite ASC/3-2100	System ID	17
Maj. Street	SR 40	Orientation	E-W	SOP	7
Min. Street	Main Tr / Old Tomoka Rd	Orientation	N-S		

Pedestrians

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	EBL	WB		NB	WBL	EB		SB	
Speed Limit (mph)	45	45		25	45	45		25	
Vehicle Traversed Width	106	88		136	116	90		135	
Approach Grades	-0.5%	0.0%		-3.2%	0.0%	-0.5%		-1.9%	
Ped-X (curb to curb)		45		104		47		106	
Crossing Time		15		35		16		36	
Ped-X (button to curb)		18		13		21		14	
Ped-X (button to far curb)		63		117		68		120	
Crossing Time (to far curb)		21		39		23		40	

Controller Timings (seconds)

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	Notes
Direction	EBL	WB		NB	WBL	EB		SB	
Turn Type	Prot				Prot				
Min Green	5	15		10	5	15		10	
Ext	3.0	4.0		3.0	3.0	4.0		3.0	
Yellow Change Interval	4.8	4.8		3.5	4.8	4.8		3.5	
Red Clearance Interval	2.5	2.0		3.3	2.8	2.0		3.3	
Max I	20	60		40	20	60		40	
Max II (Timing Plan 1)	30	80		30	20	80		30	
Walk		7		7		7		7	Alternate walk and PED CL in notes below for school periods (Timing Plan 2 - TP2)
Flashing Don't Walk		15		35		16		36	
Min Splits	13.0	29.0		49.0	13.0	30.0		50.0	
Detector Memory		ON				ON			
Det. Cross Switch.									
Recall		Min				Min			
CNA									
Coord Phase		YES				YES			

Coordination Timings (seconds)

Plan	Pattern	C-O-S	Splits								Cycle Length	Offset	Seq
AM	1		23	86	-	51	18	91	-	51	160	80	1
MIDDAY	2		24	76	-	50	18	82	-	50	150	83	1
PM	3		31	107	-	32	18	120	-	32	170	22	2

Timing Plan 2

Walk		8		18		8		18			
Flashing Don't Walk		17		32		17		32			
Max II	23	80		30	11	80		30			

Notes

1. Offset referenced to end of first through movement 2 & 6
2. Program Max II (Timing Plan 1) for Patterns 1 & 2
3. Program fixed force-offs
4. Intersection runs FREE Max II & TP2 from 7:30 to 8:30 and 14:00 to 15:00 on weekdays
5. PED recall on coord phases. Program to rest in walk
6. Phase 5 lags for pattern 3, program Min recall on phase 5 for pattern 3
7. Additional programmed Max timings with the Pattern they run on are provided below

Patterns 1 & 2

Ring-1	1	2	4
Ring-2	5	6	8

Patterns 3

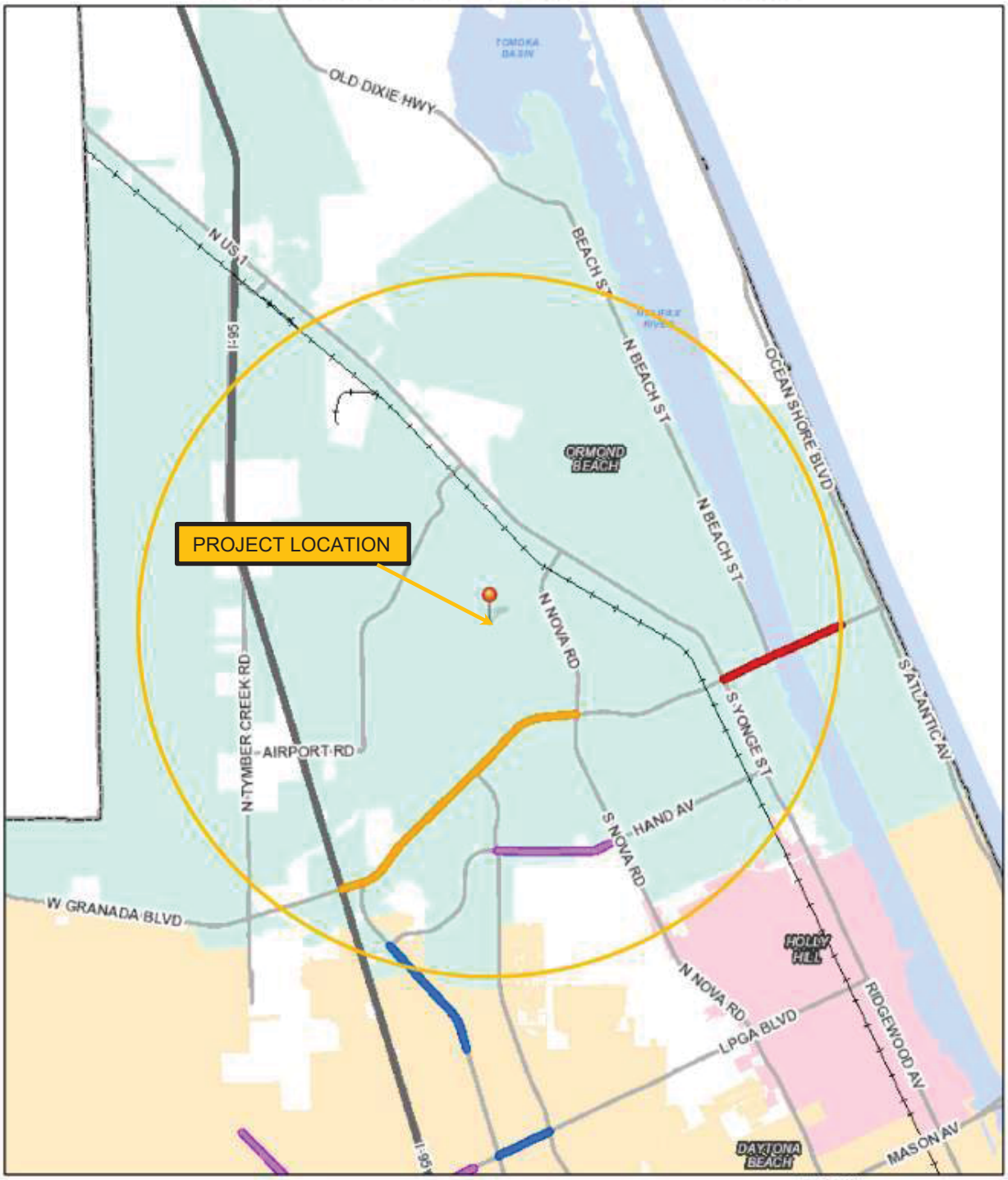
Ring-1	2	1	4
Ring-2	5	6	8

Timing Plan	Pattern	Max #	1	2	3	4	5	6	7	8
1	3	Max III	24	80	0	18	14	80	0	18

APPENDIX F

FDOT Traffic Trends Analysis & Vested Trip Information & Trip Assignments

Traffic Impact Buffer Map - 3 Mile Radius



Tomoka Oaks	N NTS	**3-Mile Critical/Near Critical Map**	LTG Engineering & Planning
		Project No.: 5361.02 | Figure: 3	1450 W. Granada Blvd., Suite 2, Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996

Roadway	Limits		No. of Lanes	Adopted LOS[1]	Two-Way Capacity at Adopted LOS[2]	Build Out Project Distribution	PM Peak-Hour Two-Way		
	From	To					Project Trips	Impact of LOS	3% Significant?
I-95	LPGA Blvd.	SR 40/Granada Blvd	6	D	12,310	0.0%	0	0.00%	No
	SR 40/Granada Blvd	US 1	6	D	10,510	0.0%	0	0.00%	No
US 1/Ridgewood Ave.	Hand Ave.	SR 40/Granada Blvd	4	D	3,580	6.0%	17	0.47%	No
	SR 40/Granada Blvd	SR 5A/Nova Rd.	4	D	3,580	20.0%	56	1.56%	No
	SR 5A/Nova Rd.	Airport Dr	4	D	3,580	20.0%	56	1.56%	No
	Airport Dr	I-95	4	D	3,580	15.0%	42	1.17%	No
SR 5A/Nova Rd.	LPGA Blvd.	Hand Ave.	6	D	5,390	23.0%	64	1.19%	No
	Hand Ave.	SR 40/Granada Blvd.	6	D	5,390	29.0%	81	1.50%	No
	SR 40/Granada Blvd.	Wilmette Ave	6	D	5,390	51.0%	142	2.63%	No
	Wilmette Ave	US 1	4	D	3,580	57.0%	159	4.44%	Yes
SR 40/Granada Blvd.	I 95	Clyde Morris Blvd.	4	D	3,580	12.0%	33	0.92%	No
	Clyde Morris Blvd.	Nova Rd.	4	D	3,580	17.0%	47	1.31%	No
	SR 5A/Nova Rd.	US 1	4	D	3,580	3.0%	8	0.22%	No
	US 1	Halifax Ave.	4	D	2,920	7.0%	20	0.68%	No
Clyde Morris Blvd.	SR 40	Hand Ave.	4	E	2,740	5.0%	14	0.51%	No
	Hand Ave.	LPGA Blvd.	4	E	3,410	4.0%	11	0.32%	No
Hand Ave.	Williamson Blvd.	Clyde Morris Blvd.	2	E	1,540	2.0%	6	0.39%	No
	Clyde Morris Blvd.	Shangri La Dr.	2	E	1,540	3.0%	8	0.52%	No
	Shangri La Dr.	Nova Rd.	4	E	3,410	2.0%	6	0.18%	No
	Nova Rd.	US 1	2	E	1,020	1.0%	3	0.29%	No
Williamson Blvd.	SR 40	Hand Ave.	4	E	3,410	2.0%	6	0.18%	No
	Hand Ave.	Strickland Range Rd	2	E	1,540	4.0%	11	0.71%	No
Airport Road	Tymber Creek Rd Ext.	Pineland Trl	2	E	2,200	0.0%	0	0.00%	No
	Pineland Trl	Sunshine Blvd	2	E	2,200	1.0%	3	0.14%	No
	Sunshine Blvd	US 1	2	E	2,200	3.0%	8	0.36%	No

[1] *Per Comprehensive Plan of Jurisdiction*

[2] *Per 2021 VC AADT Spreadsheet*

[3] *Per 2019 VC AADT Spreadsheet*

Critical

Near Critical

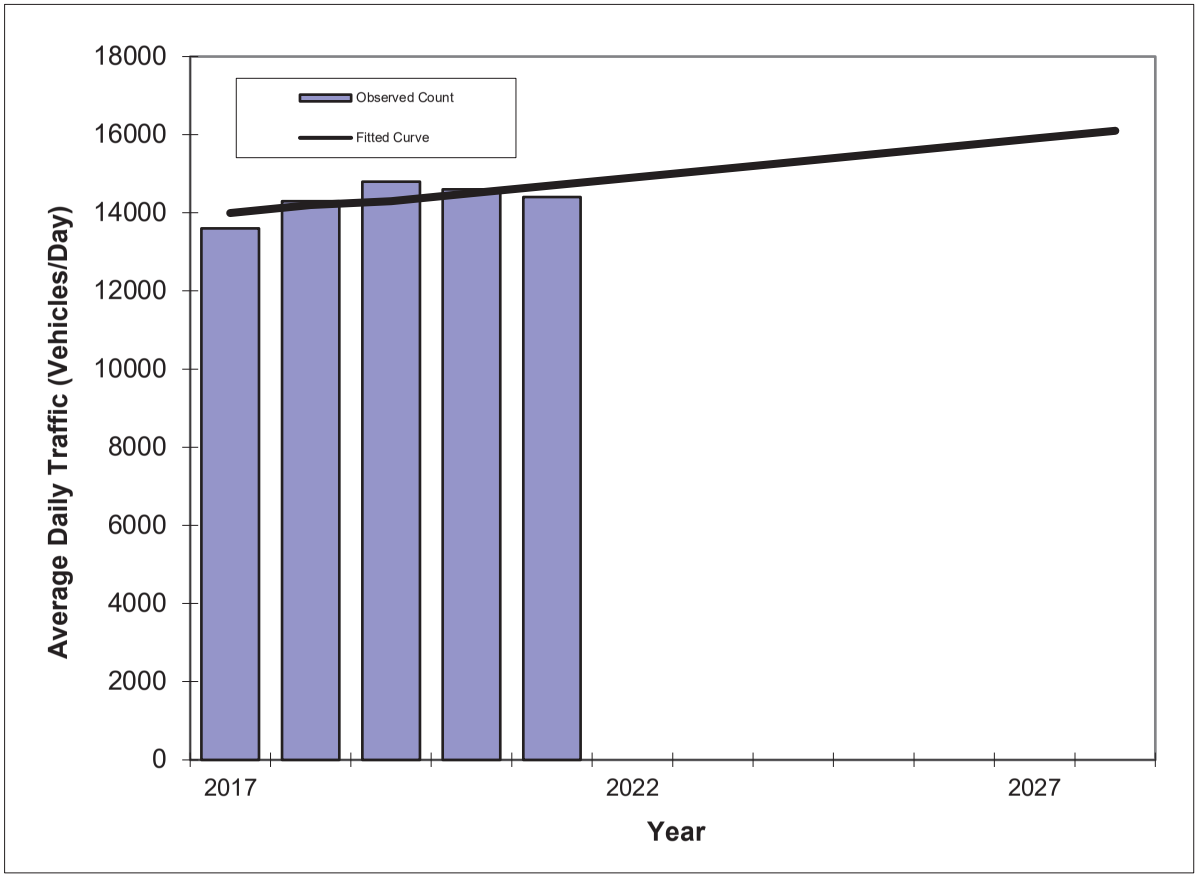
Vested Critical

Vested Near Critical

TRAFFIC TRENDS

Nova Rd -- Wilmette Ave to US 1

County:	Volusia
Station #:	459
Highway:	Nova Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2017	13600	14000
2018	14300	14200
2019	14800	14300
2020	14600	14500
2021	14400	14700
2023 Opening Year Trend		
2023	N/A	15100
2026 Mid-Year Trend		
2026	N/A	15700
2028 Design Year Trend		
2028	N/A	16100
TRANPLAN Forecasts/Trends		

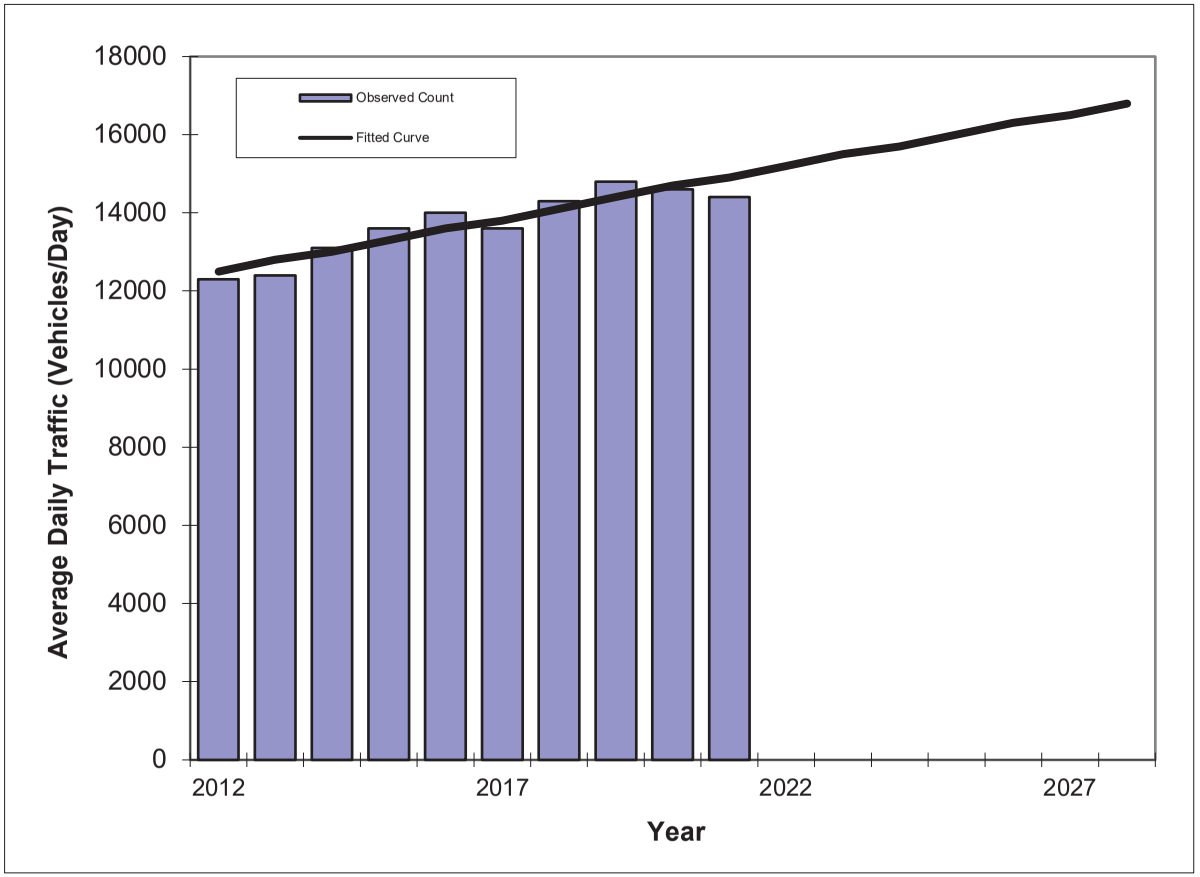
*Axle-Adjusted

**** Annual Trend Increase:**	190
Trend R-squared:	43.4%
Trend Annual Historic Growth Rate:	1.25%
Trend Growth Rate (2021 to Design Year):	1.36%
Printed:	27-Mar-23
Straight Line Growth Option	

TRAFFIC TRENDS

Nova Rd -- Wilmette Ave to US 1

County:	Volusia
Station #:	459
Highway:	Nova Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2012	12300	12500
2013	12400	12800
2014	13100	13000
2015	13600	13300
2016	14000	13600
2017	13600	13800
2018	14300	14100
2019	14800	14400
2020	14600	14700
2021	14400	14900
2023 Opening Year Trend		
2023	N/A	15500
2026 Mid-Year Trend		
2026	N/A	16300
2028 Design Year Trend		
2028	N/A	16800
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

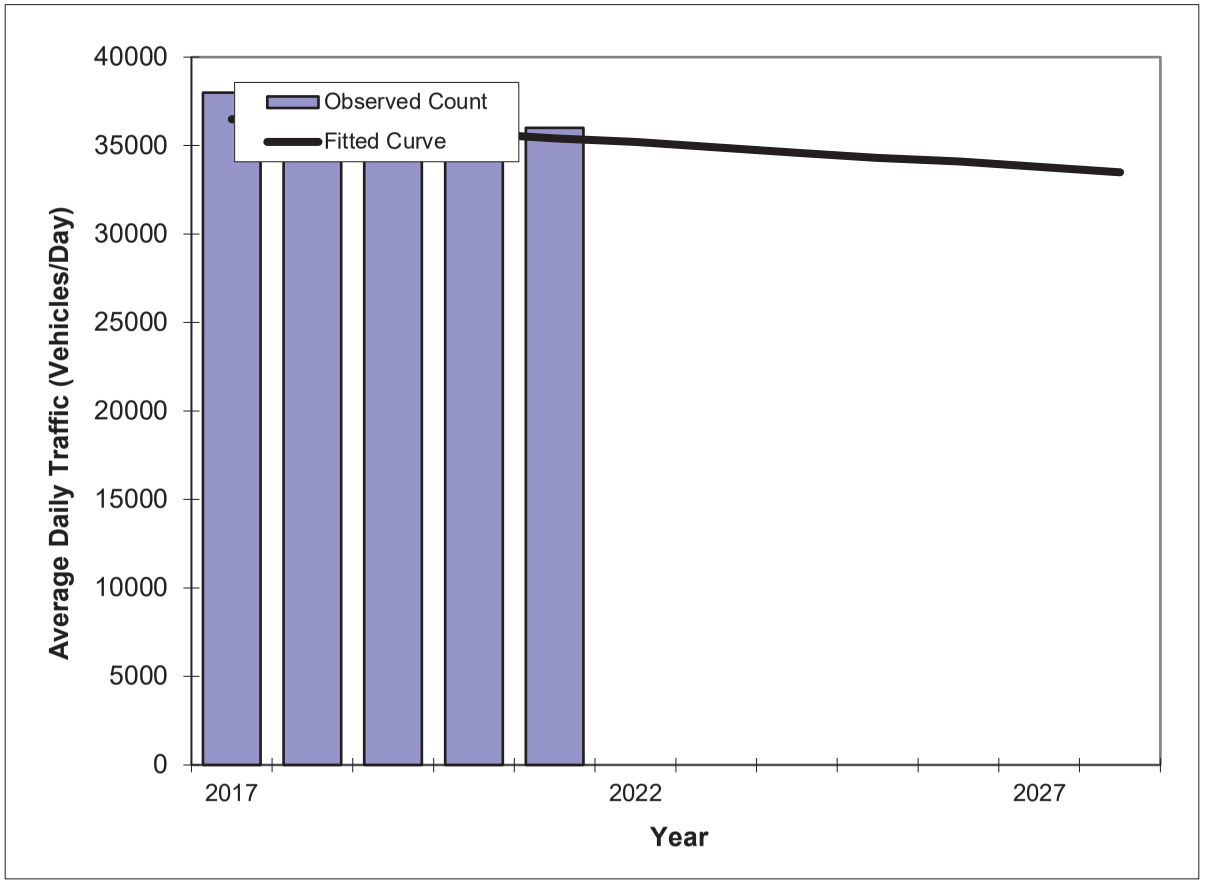
**** Annual Trend Increase:**	270
Trend R-squared:	85.9%
Trend Annual Historic Growth Rate:	2.13%
Trend Growth Rate (2021 to Design Year):	1.82%
Printed:	27-Mar-23

Straight Line Growth Option

TRAFFIC TRENDS

SR 40 -- I-95 to Clyde Morris Boulevard

County:	Volusia
Station #:	522
Highway:	SR 40



Year	Traffic (ADT/AADT) Count*	Trend**
2017	38000	36500
2018	34500	36200
2019	35500	36000
2020	35800	35700
2021	36000	35400
2023 Opening Year Trend		
2023	N/A	34900
2026 Mid-Year Trend		
2026	N/A	34100
2028 Design Year Trend		
2028	N/A	33500
TRANPLAN Forecasts/Trends		

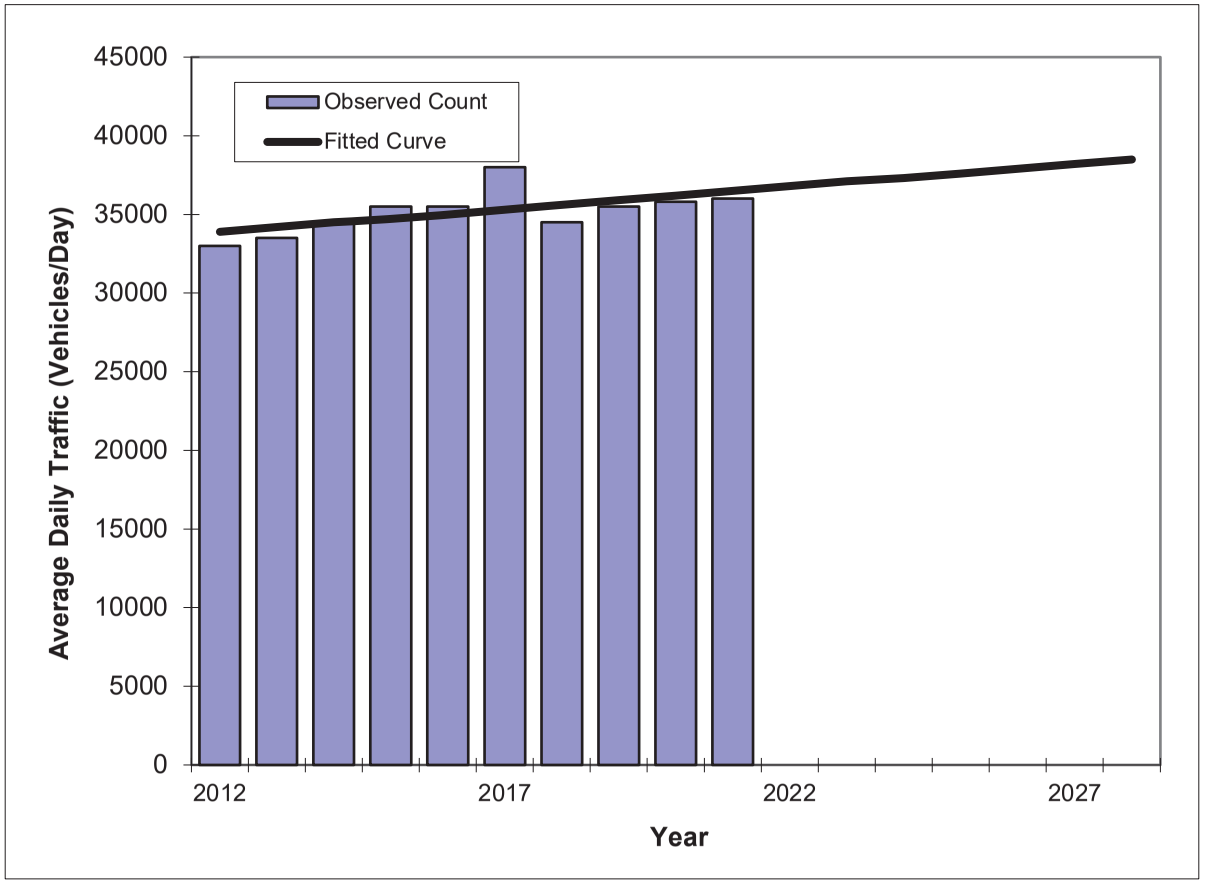
*Axle-Adjusted

**** Annual Trend Increase:**	-270
Trend R-squared:	11.2%
Trend Annual Historic Growth Rate:	-0.75%
Trend Growth Rate (2021 to Design Year):	-0.77%
Printed:	27-Mar-23
Straight Line Growth Option	

TRAFFIC TRENDS

SR 40 -- I-95 to Clyde Morris Boulevard

County:	Volusia
Station #:	522
Highway:	SR 40



Year	Traffic (ADT/AADT) Count*	Trend**
2012	33000	33900
2013	33500	34200
2014	34500	34500
2015	35500	34700
2016	35500	35000
2017	38000	35300
2018	34500	35600
2019	35500	35900
2020	35800	36200
2021	36000	36500
2023 Opening Year Trend		
2023	N/A	37100
2026 Mid-Year Trend		
2026	N/A	37900
2028 Design Year Trend		
2028	N/A	38500
TRANPLAN Forecasts/Trends		

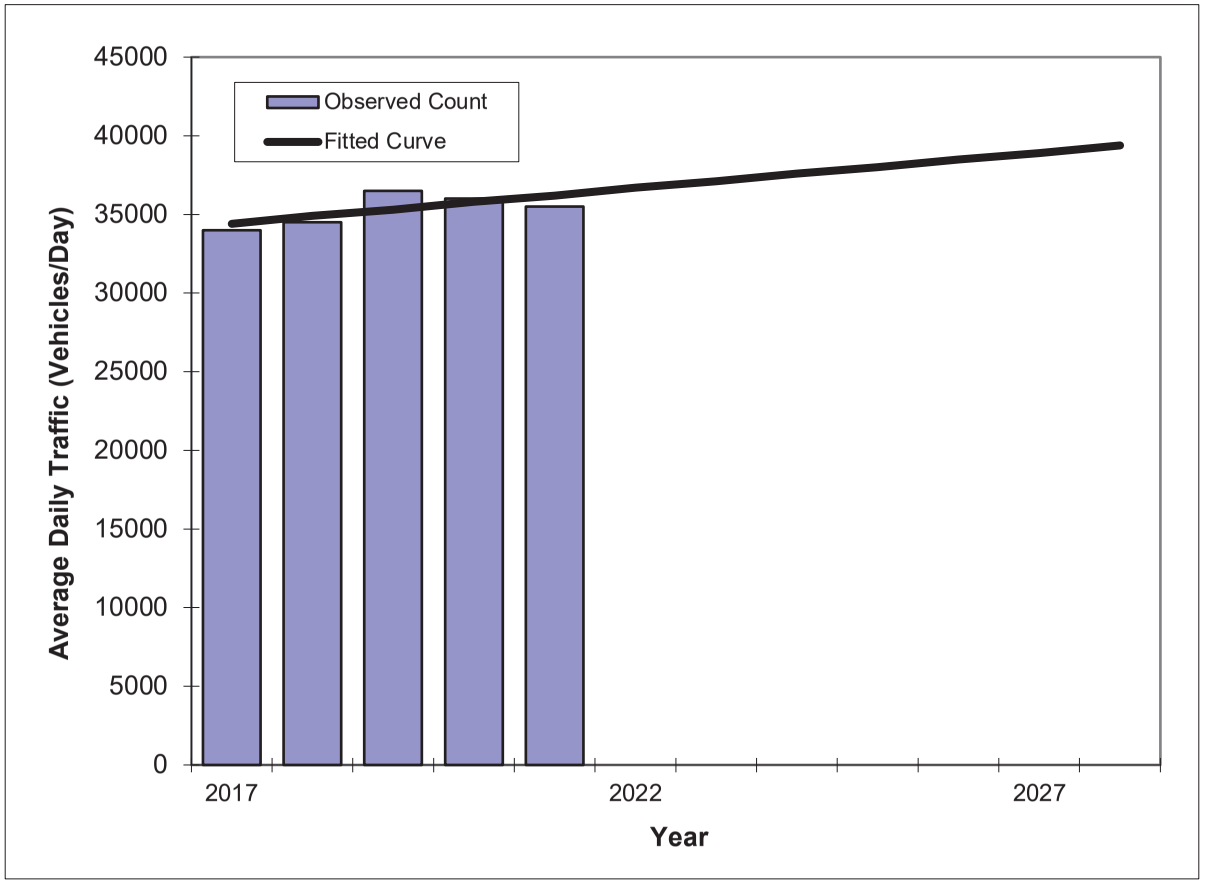
*Axle-Adjusted

**** Annual Trend Increase:**	288
Trend R-squared:	38.5%
Trend Annual Historic Growth Rate:	0.85%
Trend Growth Rate (2021 to Design Year):	0.78%
Printed:	27-Mar-23
Straight Line Growth Option	

TRAFFIC TRENDS

SR 40 -- Clyde Morris Boulevard to Nova Road

County:	Volusia
Station #:	489
Highway:	SR 40



Year	Traffic (ADT/AADT) Count*	Trend**
2017	34000	34400
2018	34500	34900
2019	36500	35300
2020	36000	35800
2021	35500	36200
2023 Opening Year Trend		
2023	N/A	37100
2026 Mid-Year Trend		
2026	N/A	38500
2028 Design Year Trend		
2028	N/A	39400
TRANPLAN Forecasts/Trends		

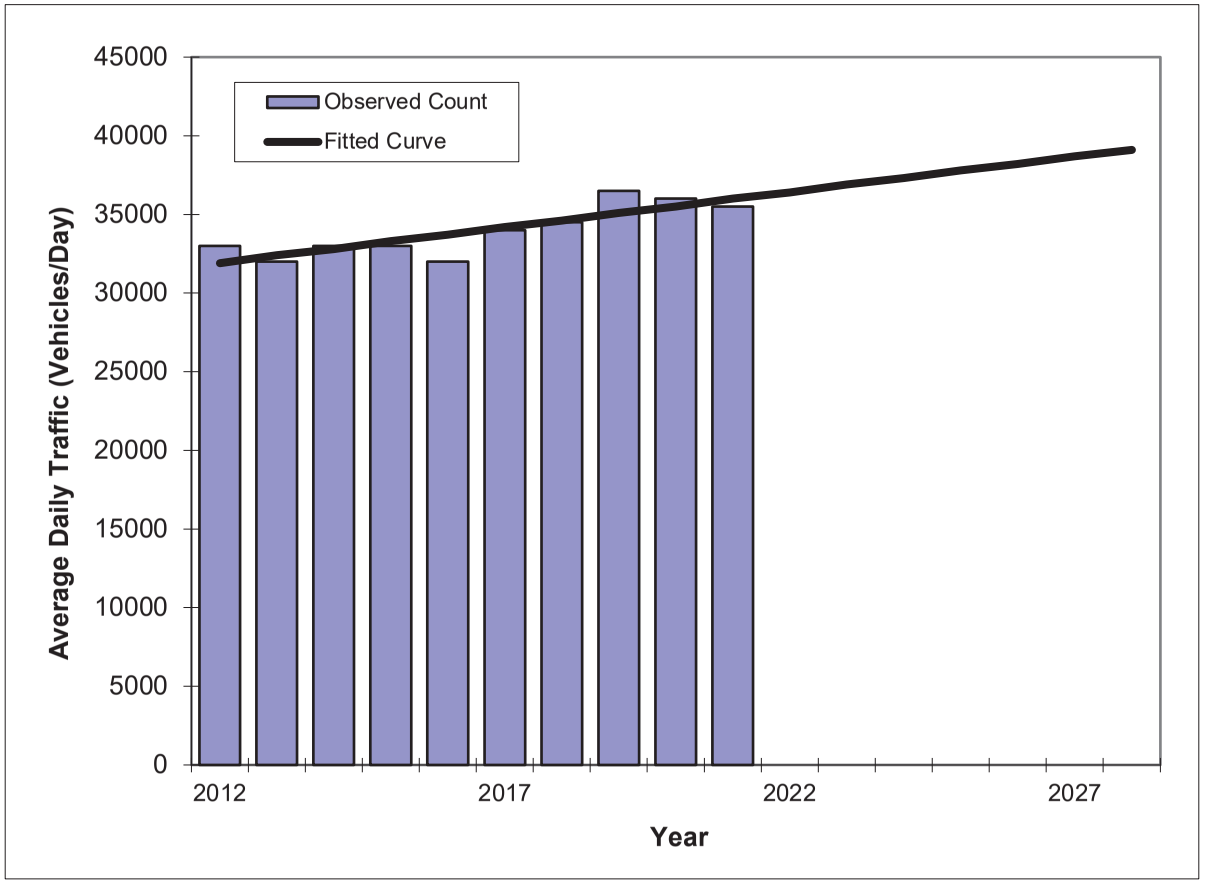
*Axle-Adjusted

**** Annual Trend Increase:**	450
Trend R-squared:	47.1%
Trend Annual Historic Growth Rate:	1.31%
Trend Growth Rate (2021 to Design Year):	1.26%
Printed:	27-Mar-23
Straight Line Growth Option	

TRAFFIC TRENDS

SR 40 -- Clyde Morris Boulevard to Nova Road

County:	Volusia
Station #:	489
Highway:	SR 40



Year	Traffic (ADT/AADT) Count*	Trend**
2012	33000	31900
2013	32000	32400
2014	33000	32800
2015	33000	33300
2016	32000	33700
2017	34000	34200
2018	34500	34600
2019	36500	35100
2020	36000	35500
2021	35500	36000
2023 Opening Year Trend		
2023	N/A	36900
2026 Mid-Year Trend		
2026	N/A	38200
2028 Design Year Trend		
2028	N/A	39100
TRANPLAN Forecasts/Trends		

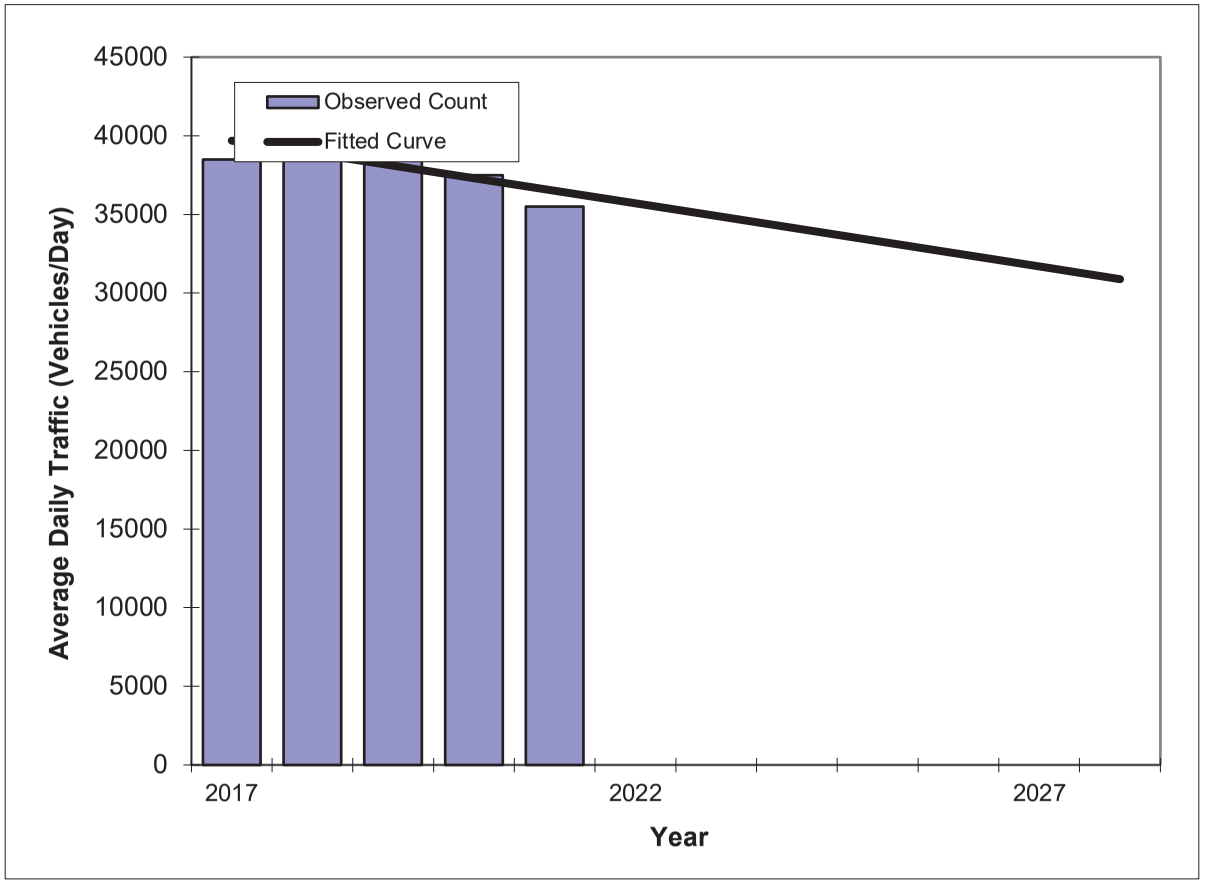
*Axle-Adjusted

**** Annual Trend Increase:**	452
Trend R-squared:	70.9%
Trend Annual Historic Growth Rate:	1.43%
Trend Growth Rate (2021 to Design Year):	1.23%
Printed:	27-Mar-23
Straight Line Growth Option	

TRAFFIC TRENDS

SR 40 -- US 1 to Halifax Ave

County:	Volusia
Station #:	171
Highway:	SR 40



Year	Traffic (ADT/AADT) Count*	Trend**
2017	38500	39700
2018	39500	38900
2019	39500	38100
2020	37500	37300
2021	35500	36500
2023 Opening Year Trend		
2023	N/A	34900
2026 Mid-Year Trend		
2026	N/A	32500
2028 Design Year Trend		
2028	N/A	30900
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

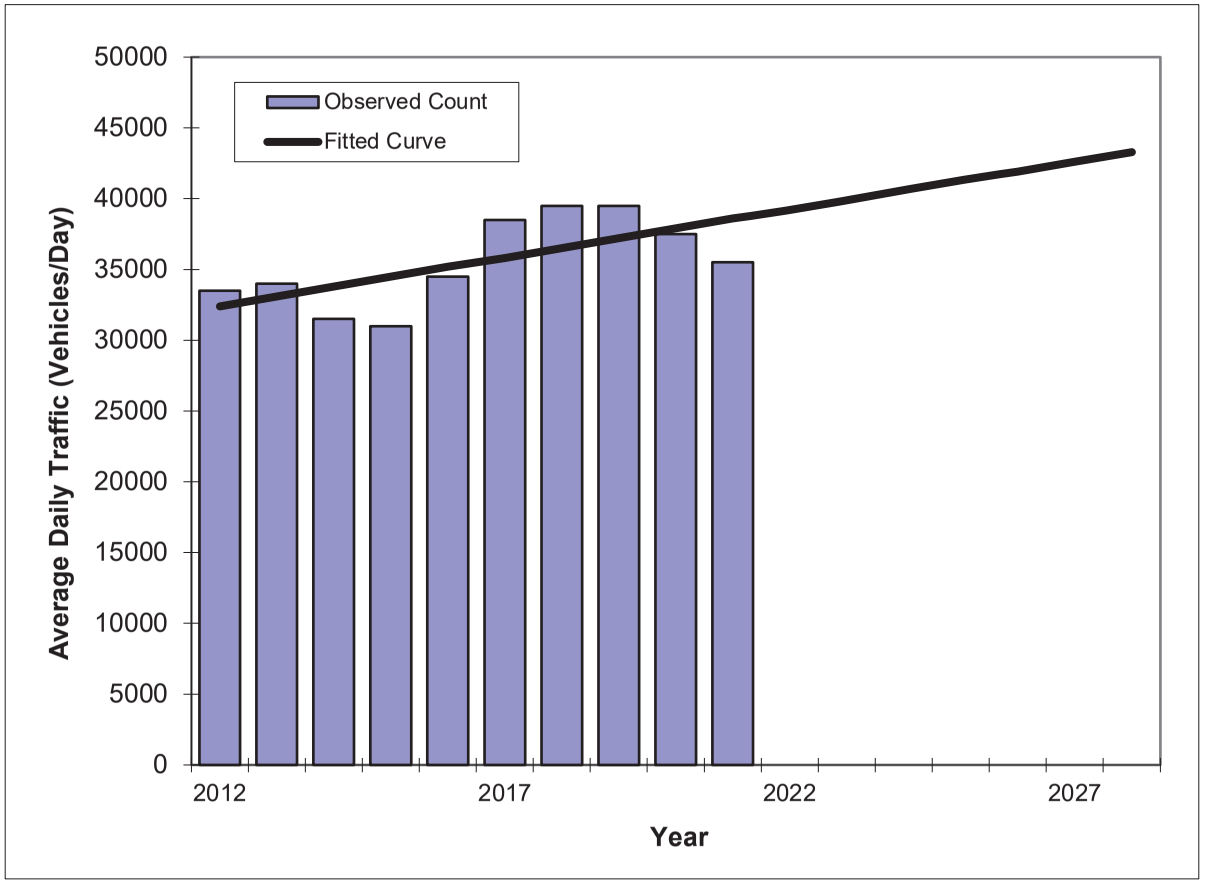
**** Annual Trend Increase:**	-800
Trend R-squared:	57.1%
Trend Annual Historic Growth Rate:	-2.02%
Trend Growth Rate (2021 to Design Year):	-2.19%
Printed:	27-Mar-23

Straight Line Growth Option

TRAFFIC TRENDS

SR 40 -- US 1 to Halifax Ave

County:	Volusia
Station #:	171
Highway:	SR 40



Year	Traffic (ADT/AADT) Count*	Trend**
2012	33500	32400
2013	34000	33100
2014	31500	33800
2015	31000	34500
2016	34500	35200
2017	38500	35800
2018	39500	36500
2019	39500	37200
2020	37500	37900
2021	35500	38600
2023 Opening Year Trend		
2023	N/A	39900
2026 Mid-Year Trend		
2026	N/A	41900
2028 Design Year Trend		
2028	N/A	43300
TRANPLAN Forecasts/Trends		

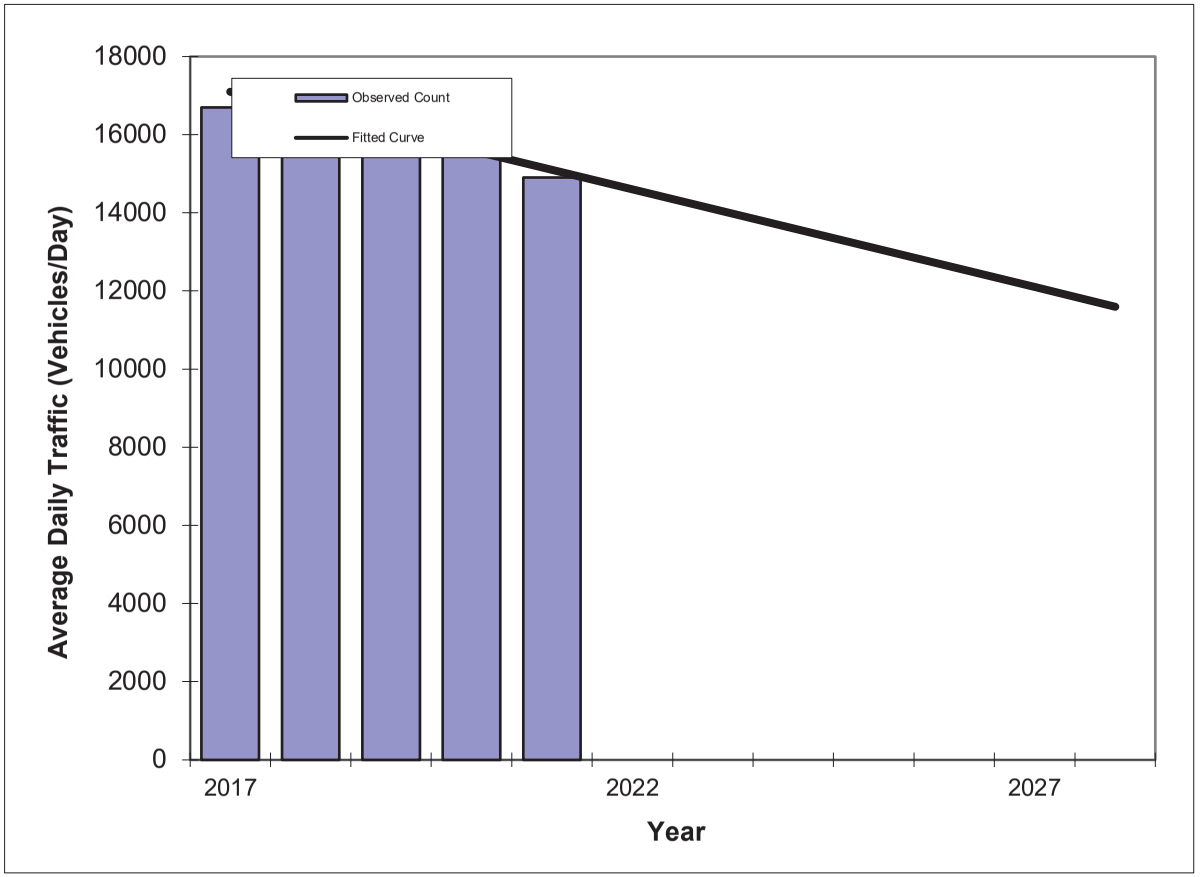
*Axle-Adjusted

**** Annual Trend Increase:**	679
Trend R-squared:	43.0%
Trend Annual Historic Growth Rate:	2.13%
Trend Growth Rate (2021 to Design Year):	1.74%
Printed:	27-Mar-23
Straight Line Growth Option	

TRAFFIC TRENDS

Hand Ave -- Clyde Morris Blvd to Shangri La Dr

County:	Volusia
Station #:	832
Highway:	Hand Ave



Year	Traffic (ADT/AADT) Count*	Trend**
2017	16700	17100
2018	17000	16600
2019	16400	16100
2020	15600	15600
2021	14900	15100
2023 Opening Year Trend		
2023	N/A	14100
2026 Mid-Year Trend		
2026	N/A	12600
2028 Design Year Trend		
2028	N/A	11600
TRANPLAN Forecasts/Trends		

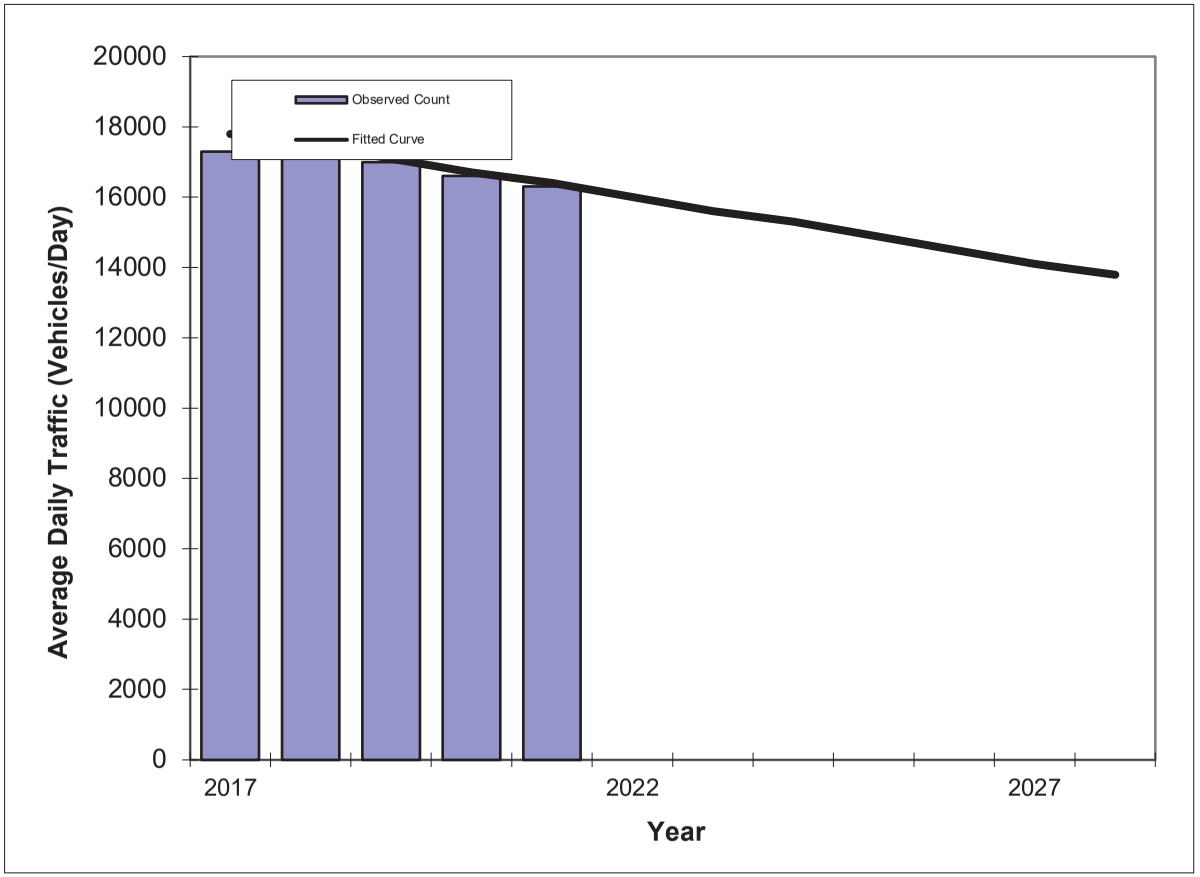
*Axle-Adjusted

**** Annual Trend Increase:**	-500
Trend R-squared:	84.8%
Trend Annual Historic Growth Rate:	-2.92%
Trend Growth Rate (2021 to Design Year):	-3.31%
Printed:	27-Mar-23
Straight Line Growth Option	

TRAFFIC TRENDS

Hand Ave -- Shangri La Dr to Nova Rd

County:	Volusia
Station #:	833
Highway:	Hand Ave



Year	Traffic (ADT/AADT) Count*	Trend**
2017	17300	17800
2018	18300	17500
2019	17000	17100
2020	16600	16700
2021	16300	16400
2023 Opening Year Trend		
2023	N/A	15600
2026 Mid-Year Trend		
2026	N/A	14500
2028 Design Year Trend		
2028	N/A	13800
TRANPLAN Forecasts/Trends		

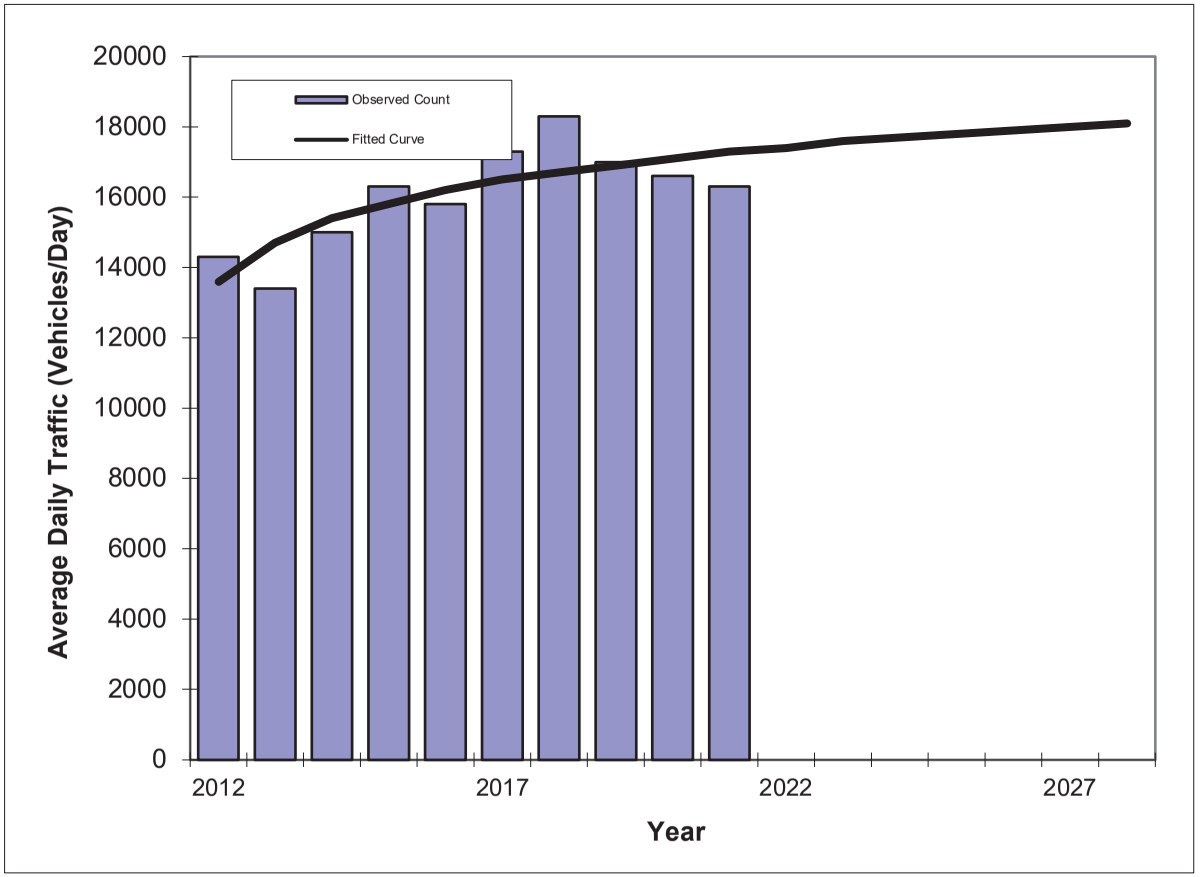
*Axle-Adjusted

**** Annual Trend Increase:**	-370
Trend R-squared:	57.5%
Trend Annual Historic Growth Rate:	-1.97%
Trend Growth Rate (2021 to Design Year):	-2.26%
Printed:	27-Mar-23
Straight Line Growth Option	

TRAFFIC TRENDS

Hand Ave -- Shangri La Dr to Nova Rd

County:	Volusia
Station #:	833
Highway:	Hand Ave



Year	Traffic (ADT/AADT) Count*	Trend**
2012	14300	13600
2013	13400	14700
2014	15000	15400
2015	16300	15800
2016	15800	16200
2017	17300	16500
2018	18300	16700
2019	17000	16900
2020	16600	17100
2021	16300	17300
2023 Opening Year Trend		
2023	N/A	17600
2026 Mid-Year Trend		
2026	N/A	17900
2028 Design Year Trend		
2028	N/A	18100
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

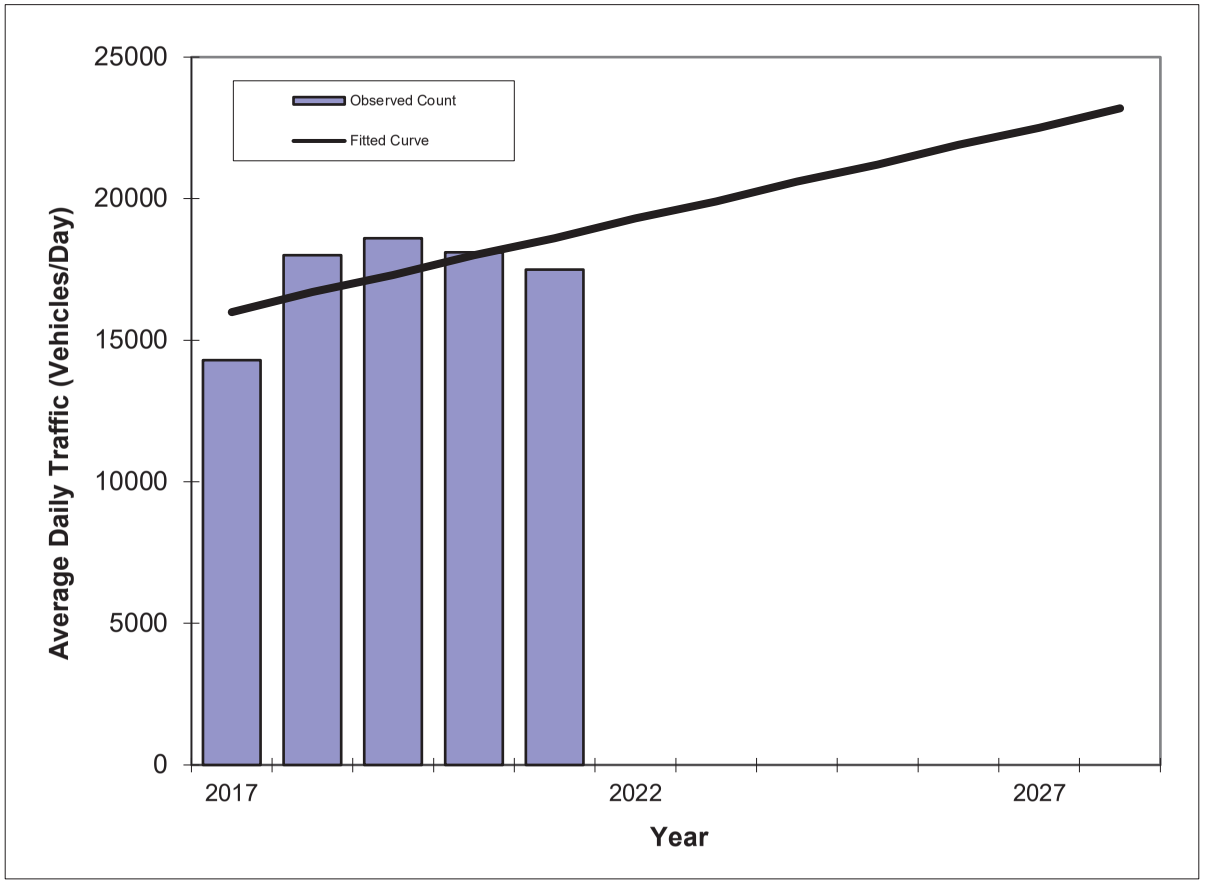
Trend R-squared:	62.8%
Compounded Annual Historic Growth Rate:	2.18%
Compounded Growth Rate (2021 to Design Year):	0.41%
Printed:	27-Mar-23

Decaying Exponential Growth Option

TRAFFIC TRENDS

Williamson Blvd -- LPGA Blvd to Hand Ave

County:	Volusia
Station #:	2001
Highway:	Williamson Blvd



Year	Traffic (ADT/AADT) Count*	Trend**
2017	14300	16000
2018	18000	16700
2019	18600	17300
2020	18100	18000
2021	17500	18600
2023 Opening Year Trend		
2023	N/A	19900
2026 Mid-Year Trend		
2026	N/A	21900
2028 Design Year Trend		
2028	N/A	23200
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

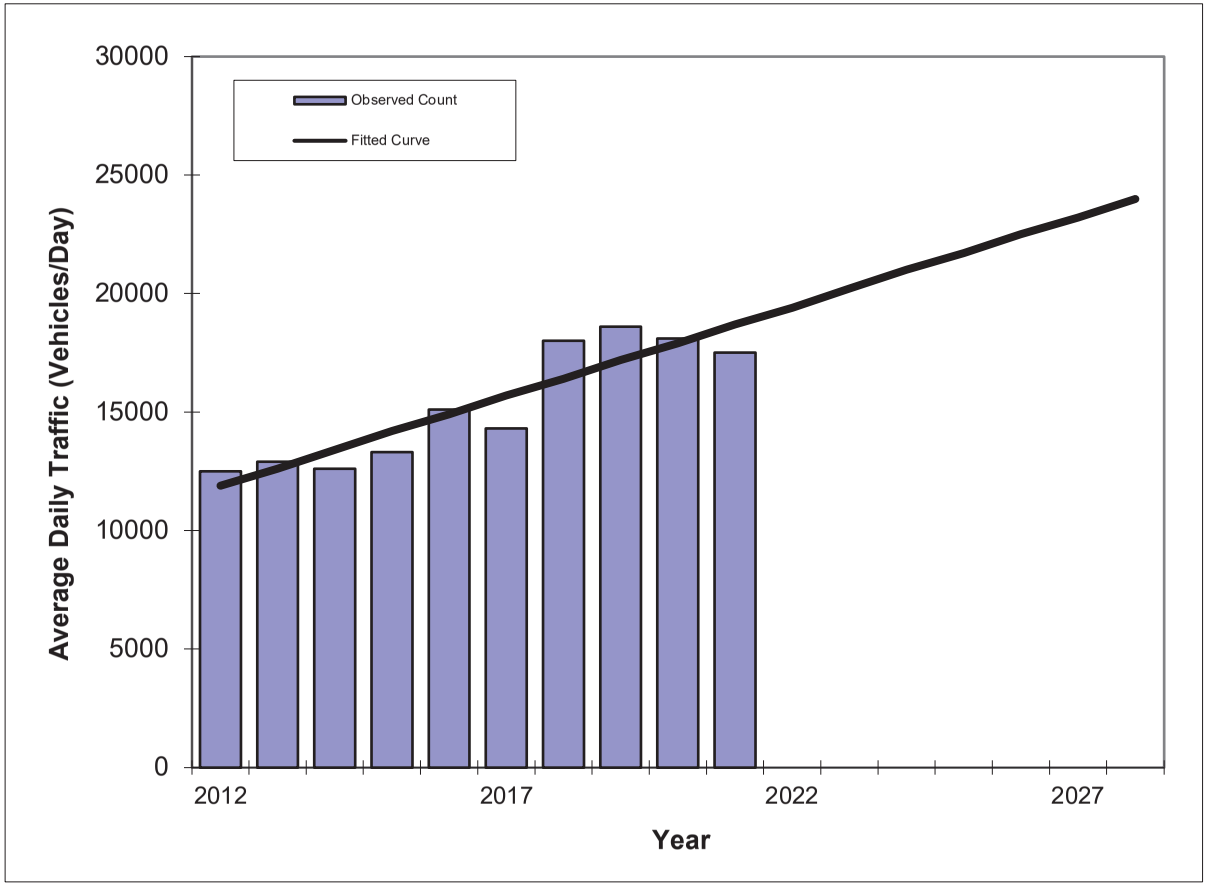
**** Annual Trend Increase:**	650
Trend R-squared:	35.6%
Trend Annual Historic Growth Rate:	4.06%
Trend Growth Rate (2021 to Design Year):	3.53%
Printed:	27-Mar-23

Straight Line Growth Option

TRAFFIC TRENDS

Williamson Blvd -- LPGA Blvd to Hand Ave

County:	Volusia
Station #:	2001
Highway:	Williamson Blvd



Year	Traffic (ADT/AADT) Count*	Trend**
2012	12500	11900
2013	12900	12600
2014	12600	13400
2015	13300	14200
2016	15100	14900
2017	14300	15700
2018	18000	16400
2019	18600	17200
2020	18100	17900
2021	17500	18700
2023 Opening Year Trend		
2023	N/A	20200
2026 Mid-Year Trend		
2026	N/A	22500
2028 Design Year Trend		
2028	N/A	24000
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

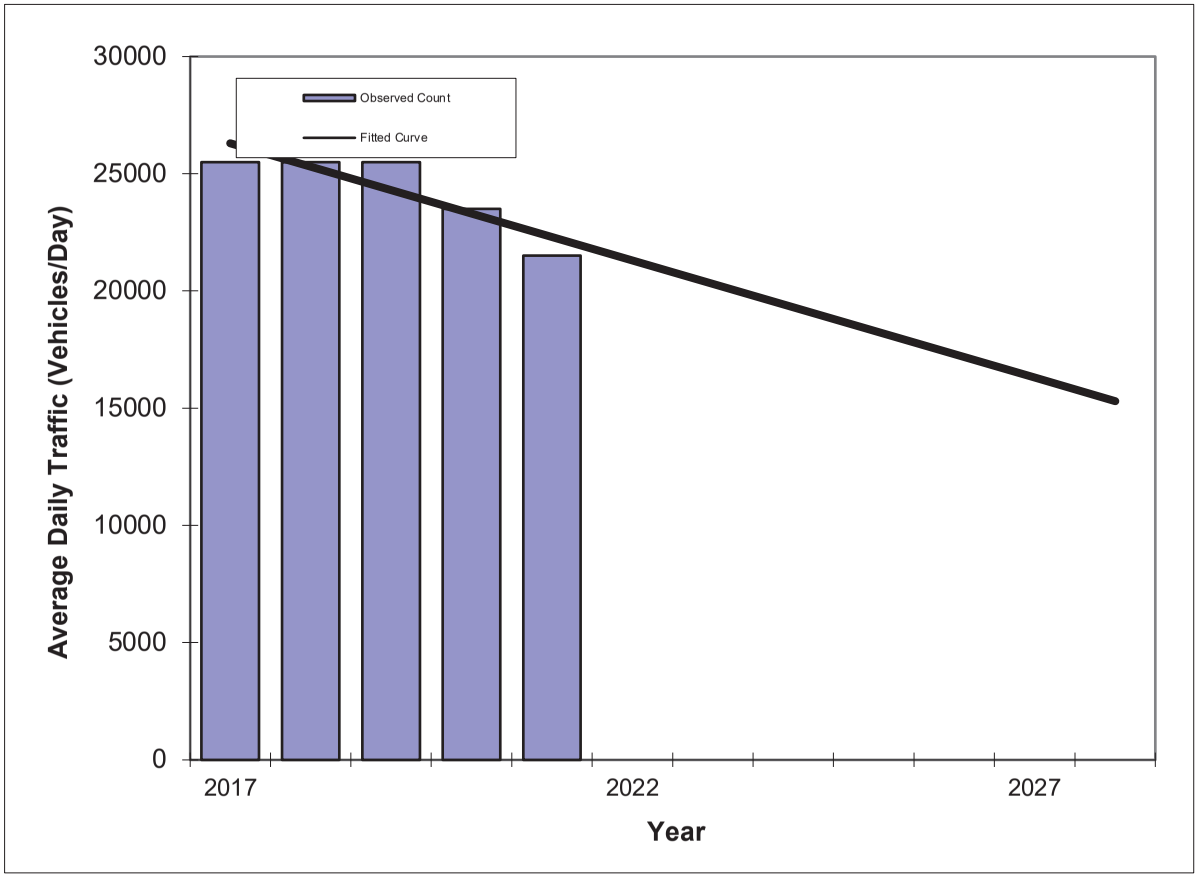
**** Annual Trend Increase:**	756
Trend R-squared:	83.0%
Trend Annual Historic Growth Rate:	6.35%
Trend Growth Rate (2021 to Design Year):	4.05%
Printed:	27-Mar-23

Straight Line Growth Option

TRAFFIC TRENDS

Nova Rd -- SR 40 to Wilmette Ave

County:	Volusia
Station #:	518
Highway:	Nova Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2017	25500	26300
2018	25500	25300
2019	25500	24300
2020	23500	23300
2021	21500	22300
2023 Opening Year Trend		
2023	N/A	20300
2026 Mid-Year Trend		
2026	N/A	17300
2028 Design Year Trend		
2028	N/A	15300
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	-1,000
Trend R-squared:	78.1%
Trend Annual Historic Growth Rate:	-3.80%
Trend Growth Rate (2021 to Design Year):	-4.48%
Printed:	27-Mar-23

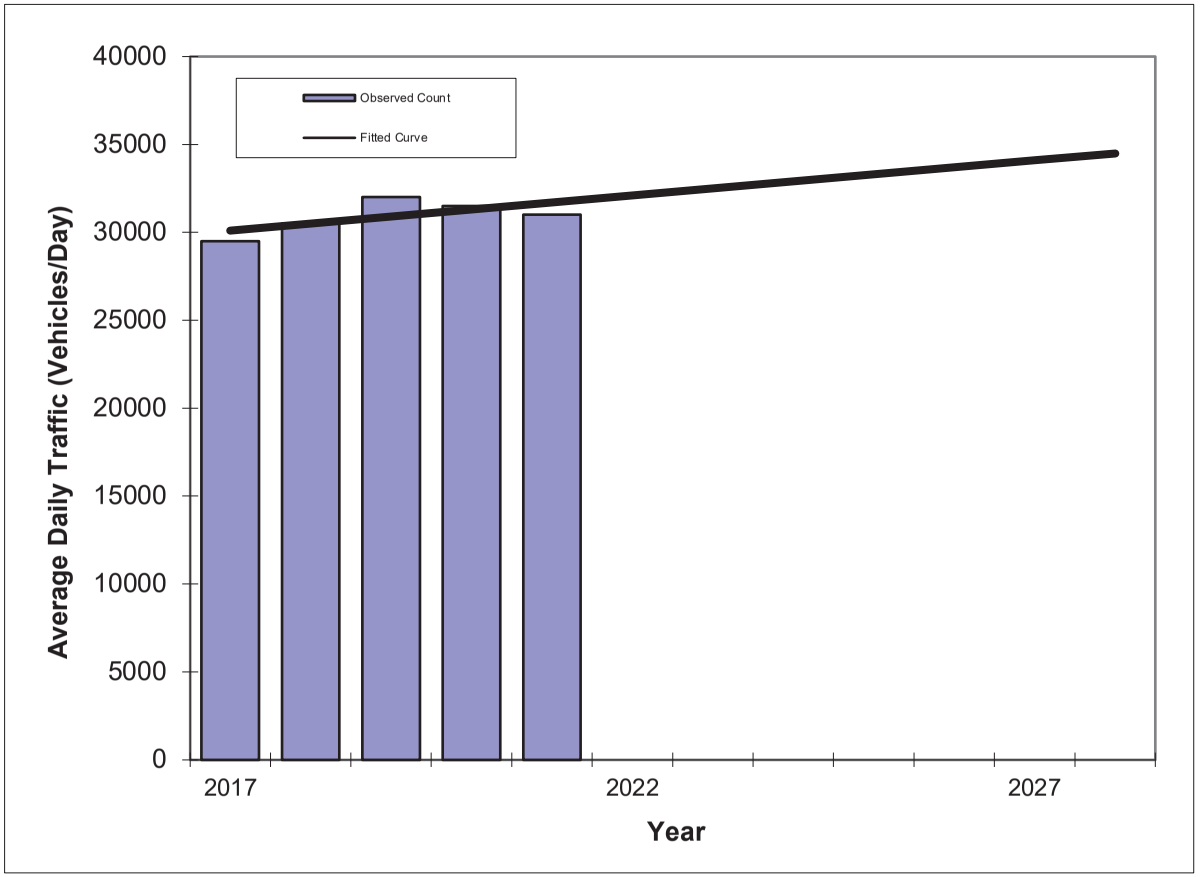
Straight Line Growth Option

***Axle-Adjusted**

TRAFFIC TRENDS

US 1 -- Nova Rd to Airport Rd

County:	Volusia
Station #:	100
Highway:	US 1



Year	Traffic (ADT/AADT) Count*	Trend**
2017	29500	30100
2018	30500	30500
2019	32000	30900
2020	31500	31300
2021	31000	31700
2023 Opening Year Trend		
2023	N/A	32500
2026 Mid-Year Trend		
2026	N/A	33700
2028 Design Year Trend		
2028	N/A	34500
TRANPLAN Forecasts/Trends		

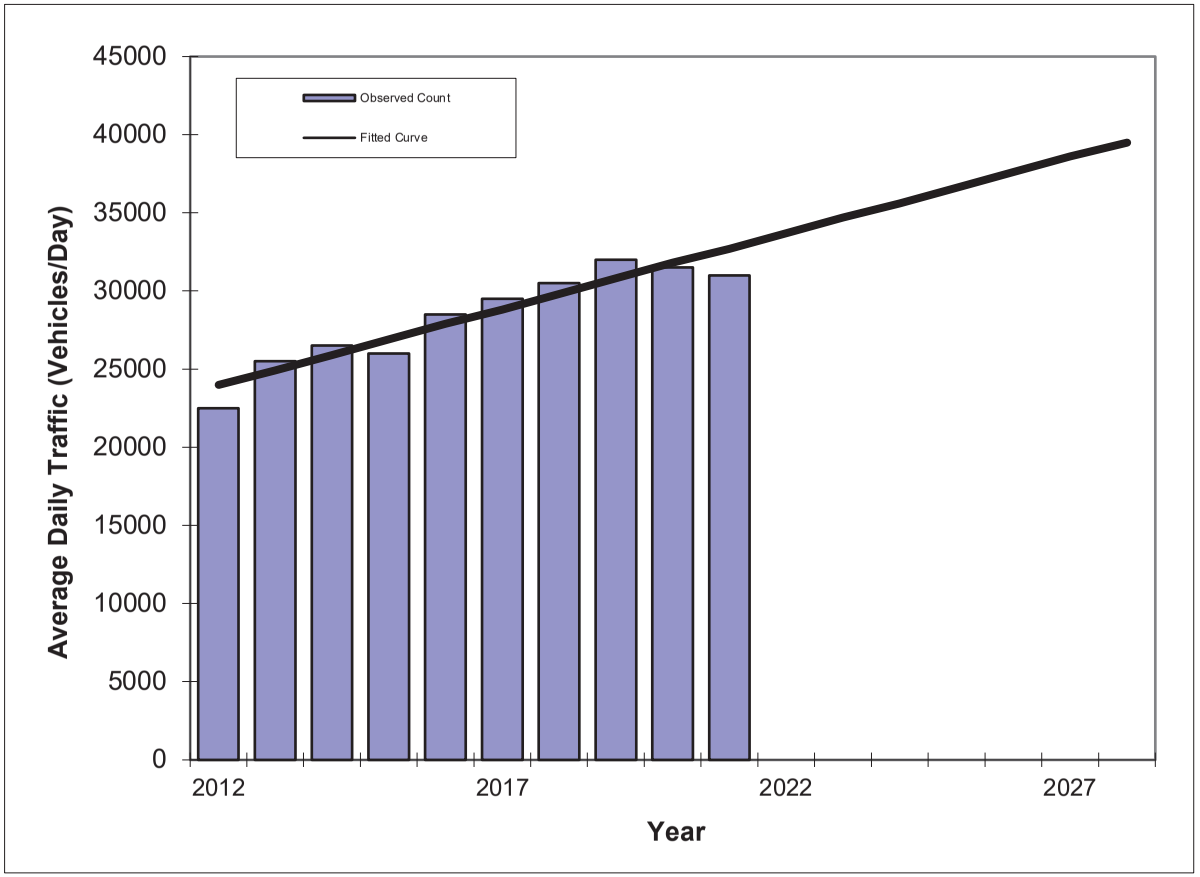
*Axle-Adjusted

**** Annual Trend Increase:**	400
Trend R-squared:	43.2%
Trend Annual Historic Growth Rate:	1.33%
Trend Growth Rate (2021 to Design Year):	1.26%
Printed:	27-Mar-23
Straight Line Growth Option	

TRAFFIC TRENDS

US 1 -- Nova Rd to Airport Rd

County:	Volusia
Station #:	100
Highway:	US 1



Year	Traffic (ADT/AADT) Count*	Trend**
2012	22500	24000
2013	25500	24900
2014	26500	25900
2015	26000	26900
2016	28500	27900
2017	29500	28800
2018	30500	29800
2019	32000	30800
2020	31500	31800
2021	31000	32700
2023 Opening Year Trend		
2023	N/A	34700
2026 Mid-Year Trend		
2026	N/A	37600
2028 Design Year Trend		
2028	N/A	39500
TRANPLAN Forecasts/Trends		

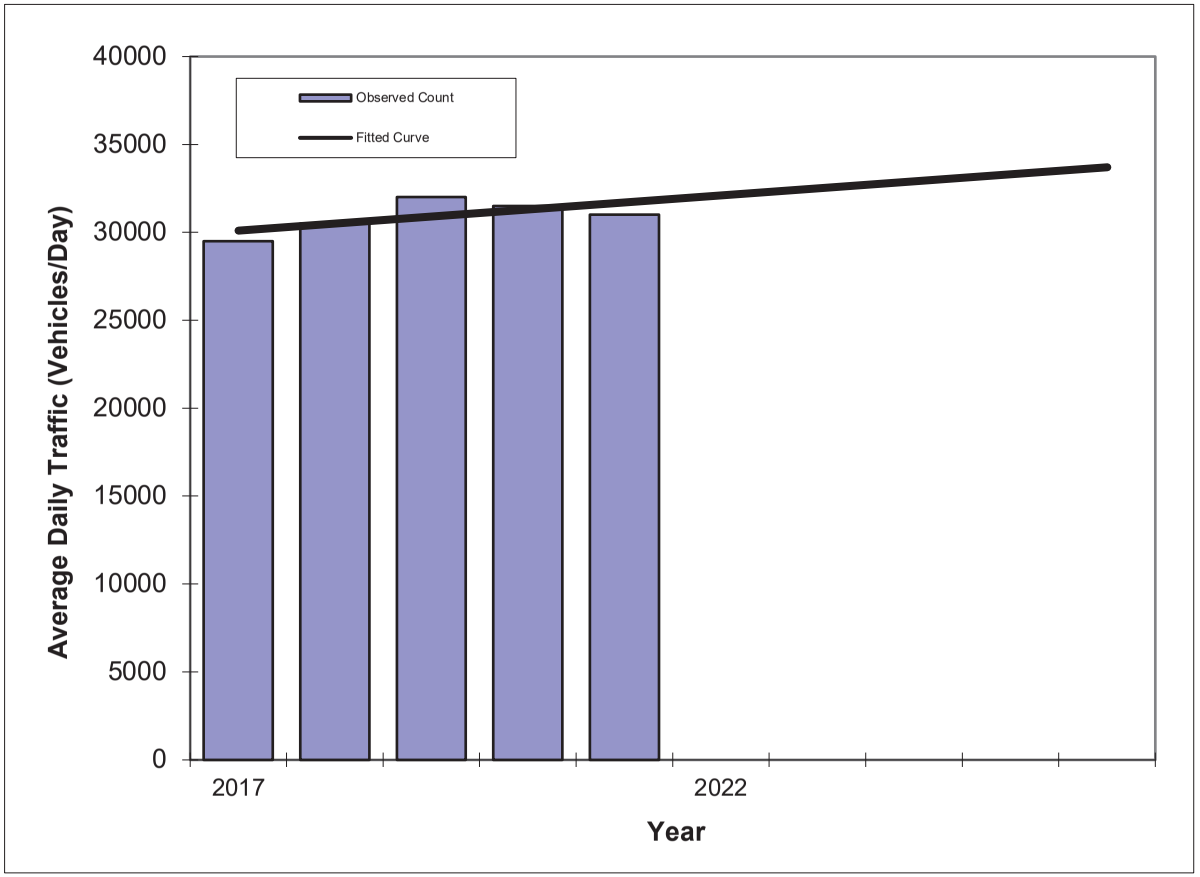
*Axle-Adjusted

**** Annual Trend Increase:**	973
Trend R-squared:	89.2%
Trend Annual Historic Growth Rate:	4.03%
Trend Growth Rate (2021 to Design Year):	2.97%
Printed:	27-Mar-23
Straight Line Growth Option	

TRAFFIC TRENDS

US 1 -- Nova Rd to Airport Rd

County:	Volusia
Station #:	100
Highway:	US 1



Year	Traffic (ADT/AADT) Count*	Trend**
2017	29500	30100
2018	30500	30500
2019	32000	30900
2020	31500	31300
2021	31000	31700
2023 Opening Year Trend		
2023	N/A	32500
2025 Mid-Year Trend		
2025	N/A	33300
2026 Design Year Trend		
2026	N/A	33700
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

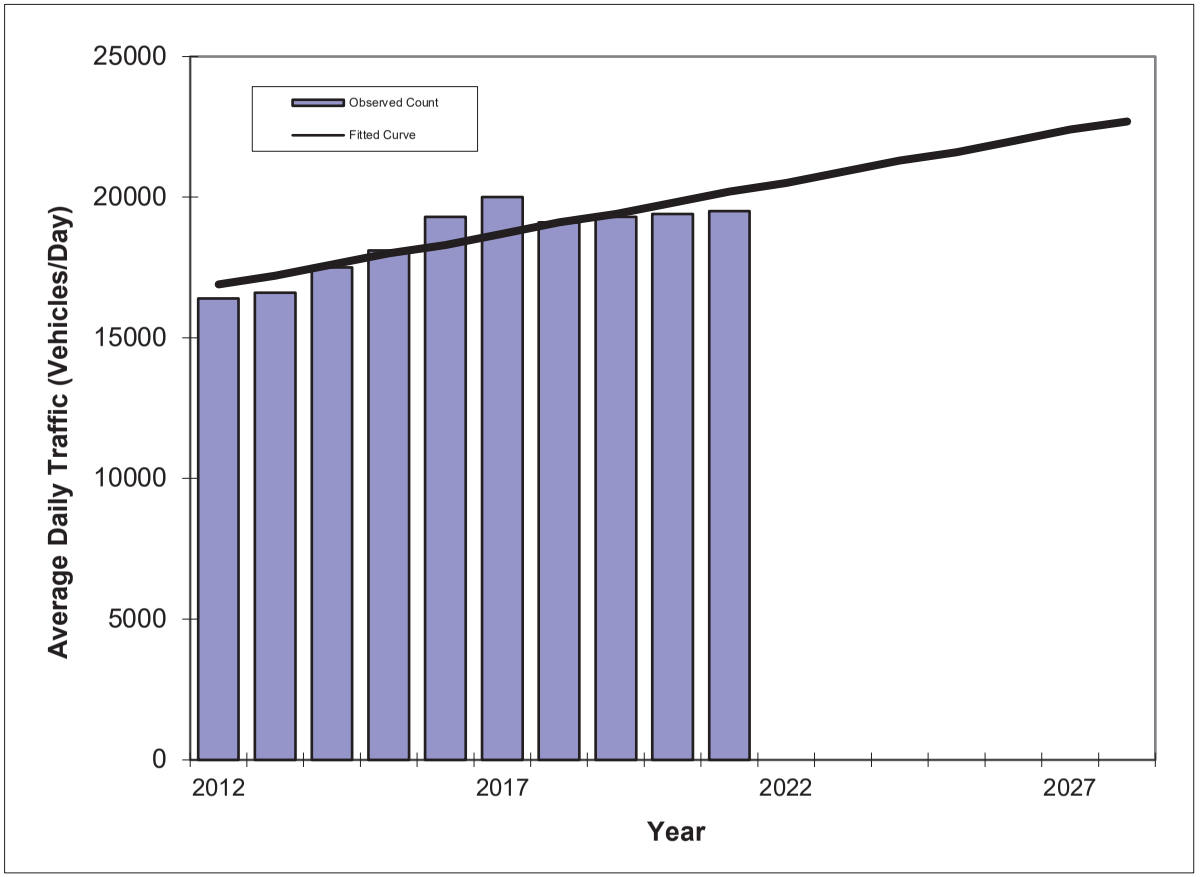
**** Annual Trend Increase:**	400
Trend R-squared:	43.2%
Trend Annual Historic Growth Rate:	1.33%
Trend Growth Rate (2021 to Design Year):	1.26%
Printed:	22-Mar-23

Straight Line Growth Option

TRAFFIC TRENDS

US 1 -- SR 40 to Nova Rd

County:	Volusia
Station #:	1019
Highway:	US 1



Year	Traffic (ADT/AADT) Count*	Trend**
2012	16400	16900
2013	16600	17200
2014	17500	17600
2015	18100	18000
2016	19300	18300
2017	20000	18700
2018	19100	19100
2019	19300	19400
2020	19400	19800
2021	19500	20200
2023 Opening Year Trend		
2023	N/A	20900
2026 Mid-Year Trend		
2026	N/A	22000
2028 Design Year Trend		
2028	N/A	22700
TRANPLAN Forecasts/Trends		

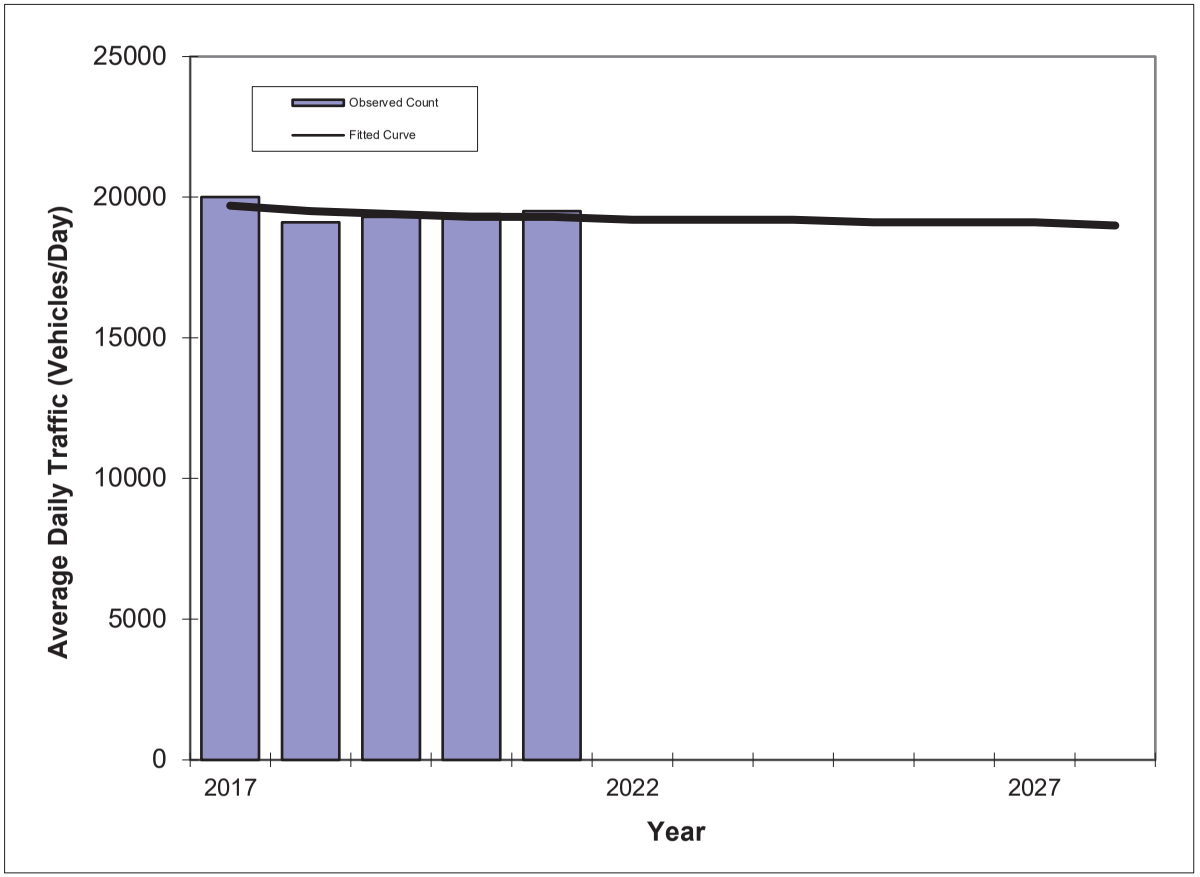
*Axle-Adjusted

**** Annual Trend Increase:**	365
Trend R-squared:	73.8%
Trend Annual Historic Growth Rate:	2.17%
Trend Growth Rate (2021 to Design Year):	1.77%
Printed:	27-Mar-23
Straight Line Growth Option	

TRAFFIC TRENDS

US 1 -- SR 40 to Nova Rd

County:	Volusia
Station #:	1019
Highway:	US 1



Year	Traffic (ADT/AADT) Count*	Trend**
2017	20000	19700
2018	19100	19500
2019	19300	19400
2020	19400	19300
2021	19500	19300
2023 Opening Year Trend		
2023	N/A	19200
2026 Mid-Year Trend		
2026	N/A	19100
2028 Design Year Trend		
2028	N/A	19000
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

Trend R-squared:	27.0%
Compounded Annual Historic Growth Rate:	-0.38%
Compounded Growth Rate (2021 to Design Year):	-0.22%
Printed:	27-Mar-23

Decaying Exponential Growth Option

Volusia County Vested Trip Database on Critical/Non-Critical Roads - By Critical Area, PM Peak

Approved Devts and Devts under Review ****ALWAYS REFER TO THE VC AADT SPREADSHEET FOR COUNT AND CAPACITY INFO. (Not this spreadsheet)**** Updated 3/22/2023 **** ALWAYS REFER TO THE VC AADT SPREADSHEET FOR COUNT AND CAPACITY INFO. (Not this spreadsheet)****

Developments not considered vested

Parent Tract trips - should not be included in overall, only for informational purposes

North Daytona/Ormond Beach Area Updated 6-21-22 & 7-25-22

Roadway	Segment	2021PM Pk Hr (VCTE) VCTE Staff note: RED font = FDOT pk volumes based on daily VC properties)	Capacity	2020 Fully Vested Metro Buildout Removed (6Pct	Bayberry Pt (A & B, only child (2Pct)	Fountainhead 2021 (10% removal of 548 PM Pk Trips)	Integrated/ EPGA Residential Dist Res (Pk 4 (6Pct	The Preserve (6Pct	Williamson Crossings 2019 (Removed (6Pct	Ormond Crossings 2010 Vested (REMOVED D (7Pct	Granada Pointe (REMOVED (20Pct	Pineland PUD REMOVED (9Pct	Ormond Central	LPGA Multifamily Expansion 2019	Edison Apartment s 2019	Tomoka Village Apartment ts 2021	Clear 2025	Reserve/ Strickland 2028	Veterans Administration Bldg 2023	Tyrober Creek Village 2022	Halifax Plantation* Remaining Trips (222 units remaining under DRI)	Plantation Tolvalli (of the 1710 platted & construction approved in 2021, 200 vested but not generating	Atlantic Bay* Flagler County Remaining Trips (as of Aug 2021) (710 units - 59% Distribution on Old Dixie Hwy	Plantation Oaks (National Gardens DRI) - (and soles Dixie Hwy trips) 1810 Max having Plat as of 1755 developed, 1691 trips reg. Some vacant Lots	Plantation Oaks Major Amendment (Pct or Max th 2021 City of Ormond, 4.3%	Westford Reserve 2021 Traffic memo (Vested PUD DRI)	Eagle Lakes Flagler County Phase I	Project Tarpon 2023	Watermark 2024	Cornerstone Exchange 2025	KFC Parent Tract	EPGA Dunn Residential	Clyde Morris Apartments additional units	Waypoint MF Project Epsilon	Welken Green	Capstone 2021 (removed (3Pct	Tomoka Village South***	Strickland Range Williamson Multifamily***	Total Vested Trips	Latest AADT plus Vested trips	V/C with Vested trips	V/C without Vested Trips		Critical	Near Critical	Vested Critical	Vested Near Critical	Ever Route?	
Hand Ave	Shangri La Dr to Clyde Morris	1,200	1,440			29																																					Added by mgmt
SR 40	Dirr to Clyde Morris Blvd	3,128	3,160							40																																		
SR 40	Clyde Morris Blvd to Nova Rd	3,195	3,580							40																																		
SR 40	Nova Rd to US 1	3,260	3,580							40	108																																
Williamson	Hand Ave to Strickland Range	1430	1540	191	121	61	40	81	324				11	61	80	40	121	161	26																								

*NE Volusia DRI projects – Halifax Plantation, Plantation Bay, & Plantation Oaks used a Plantation Bay Biennial Traffic Monitoring Report, Aug 2021, Daily trip rate of 4.31. VCTE staff converted to 0.61 trips in the PM Peak hour.

**Hours segment data is not available. Source is derived from TIA that shows "+total trips" in LOS column. Only to be used when other previous data is unknown.

***TCR count was not taken in 2019. Used Clear Property TIA 2019 to get cont.

****Added by LT Ghazal on Harvest approval. TIA in the study area.

LTG Engineering & Planning

ADD A PASS-BY COLUMN AS NEEDED

AM Peak-Hour Factored Volumes

*Note:
Peak-Hour Factor
Min = 0.75 Max = 0.95

Nova Rd. at US 1

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	2028 Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Nova Rd. at US 1	Eastbound	U-Turn	2023			0%	1,588	0%	1.00	1,588	0	0	0%	2.97%	1,824	0	0	0			0	0	0.89
		Left				0%		0%			0	0	0%			0	0	0			0	0	
		Through		949	22	2%		60%			949	22	2%			1090	0	1,090			0	1,090	
		Right		639	17	3%		40%			639	17	3%			734	0	734	20.0%	in	11	745	
	Westbound	U-Turn				0%	781	0%		781	0	0	0%	1.77%	850	0	0	0			0	0	
		Left		31	0	4%		4%			31	0	0%			34	0	34	20.0%	in	11	45	
		Through		750	45	6%		96%			750	45	6%			816	0	816			0	816	
		Right				0%		0%			0	0	0%			0	0	0			0	0	
	Northbound	U-Turn				0%	536	0%		536	0	0	0%	1.82%	585	0	0	0			0	0	
		Left		467	13	3%		87%			467	13	3%			509	0	509	20.0%	out	30	539	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right		69	0	0%		13%			69	0	0%			75	0	75	20.0%	out	30	105	
	Southbound	U-Turn				0%	0	0%		0	0	0	0%	1.00%	0	0	0	0			0	0	
		Left				0%		0%			0	0	0%			0	0	0			0	0	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right				0%		0%			0	0	0%			0	0	0			0	0	

Nova Rd. at Tomoka Oaks Blvd.

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Nova Rd. at Tomoka Oaks Blvd.	Eastbound	U-Turn	2023			0%	156	0%	1.00	156	0	0	0%	1.00%	164	0	0	0			0	0	0.90
		Left		75	2	3%		48%			75	2	3%			79	0	79	40.0%	out	60	139	
		Through		2	0	0%		1%			2	0	0%			2	0	2			0	2	
		Right		79	2	3%		51%			79	2	3%			83	0	83	56.0%	out	83	166	
	Westbound	U-Turn				0%	1	0%		1	0	0	0%	1.00%	1	0	0	0			0	0	
		Left		0	0	0%		0%			0	0	0%			0	0	0			0	0	
		Through		0	0	0%		0%			0	0	0%			0	0	0			0	0	
		Right		1	1	100%		100%			1	1	100%			1	0	1			0	1	
	Northbound	U-Turn				0%	476	0%		476	0	0	0%	1.00%	500	0	0	0			0	0	
		Left		42	3	7%		9%			42	3	7%			44	0	44	56.0%	in	30	74	
		Through		431	20	5%		91%			431	20	5%			453	0	453			0	453	
		Right		3	0	0%		1%			3	0	0%			3	0	3			0	3	
	Southbound	U-Turn				0%	709	0%		709	0	0	0%	1.00%	744	0	0	0			0	0	
		Left		0	0	0%		0%			0	0	0%			0	0	0			0	0	
		Through		673	14	2%		95%			673	14	2%			707	0	707			0	707	
		Right		36	4	11%		5%			36	4	11%			38	0	38	40.0%	in	21	59	

Nova Rd. at Willowtie Ave.

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Nova Rd. at Willowtie Ave.	Eastbound	U-Turn	2023			0%	237	0%	1.00	237	0	0	0%	1.00%	249	0	0	0			0	0	0.93
		Left		45	0	0%		19%			45	0	0%			47	0	47	1.0%	in	1	48	
		Through		69	1	1%		29%			69	1	1%			72	0	72			0	72	
		Right		123	5	4%		52%			123	5	4%			129	0	129			0	129	
	Westbound	U-Turn				0%	265	0%		265	0	0	0%	1.00%	278	0	0	0			0	0	
		Left		175	5	3%		66%			175	5	3%			184	0	184			0	184	
		Through		62	1	2%		23%			62	1	2%			65	0	65			0	65	
		Right		28	1	4%		11%			28	1	4%			29	0	29	4.0%	in	2	31	
	Northbound	U-Turn				0%	657	0%		657	0	0	0%	1.00%	690	0	0	0			0	0	
		Left		68	3	4%		10%			68	3	4%			71	0	71			0	71	
		Through		463	22	5%		70%			463	22	5%			486	0	486	51.0%	in	27	513	
		Right		126	3	2%		19%			126	3	2%			132	0	132			0	132	
	Southbound	U-Turn				0%	777	0%		777	0	0	0%	1.82%	848	0	0	0			0	0	
		Left		30	1	3%		4%			30	1	3%			33	0	33	4.0%	out	6	39	
		Through		690	14	2%		89%			690	14	2%			753	0	753	51.0%	out	76	829	
		Right		57	1	2%		7%			57	1	2%			62	0	62	1.0%	out	1	63	

Tomoka Oaks Blvd at Escondido Multifamily

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Tomoka Oaks Blvd at Escondido Multifamily	Eastbound	U-Turn	2023			0%	151	0%	1.00	151	0	0	0%	1.00%	159	0	0	0			0	0	0.87
		Left				0%		0%			0	0	0%			0	0	0			0	0	
		Through		151	4	3%		100%			151	4	3%			159	0	159	96.0%	out	143	302	
		Right				0%		0%			0	0	0%			0	0	0			0	0	
	Westbound	U-Turn				0%	79	0%		79	0	0	0%	1.00%	83	0	0	0			0	0	
		Left				0%		0%			0	0	0%			0	0	0			0	0	
		Through		77	7	9%		97%			77	7	9%			81	0	81	96.0%	in	51	132	
		Right		2		0%		3%			2	0	0%			2	0	2			0	2	
	Northbound	U-Turn				0%	0	0%		0	0	0	0%	1.00%	0	0	0	0			0	0	
		Left				0%		0%			0	0	0%			0	0	0			0	0	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right				0%		0%			0	0	0%			0	0	0			0	0	
	Southbound	U-Turn				0%	4	0%		4	0	0	0%	1.00%	4	0	0	0			0	0	
		Left		4		0%		100%			4	0	0%			4	0	4			0	4	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right				0%		0%			0	0	0%			0	0	0			0	0	

Tomoka Oaks Blvd. at N. St. Andrews Dr.

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Tomoka Oaks Blvd. at N. St. Andrews Dr.	Eastbound	U-Turn	2023			0%	0	0%	1.00	0	0	0	0%	1.00%	0	0	0	0			0	0	0.89
		Left				0%		0%			0	0	0%			0	0	0			0	0	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right				0%		0%			0	0	0%			0	0	0			0	0	
	Westbound	U-Turn				0%	38	0%		38	0	0	0%	1.00%	40	0	0	0			0	0	
		Left				0%		0%			0	0	0%			0	0	0			0	0	
		Through		3		0%		8%			3	0	0%			3	0	3	96.0%	in	51	54	
		Right		35	5	14%		92%			35	5	14%			37	0	37			0	37	
	Northbound	U-Turn				0%	0	0%		0	0	0	0%	1.00%	0	0	0	0			0	0	
		Left				0%		0%			0	0	0%			0	0	0			0	0	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right				0%		0%			0	0	0%			0	0	0			0	0	
	Southbound	U-Turn				0%	79	0%		79	0	0	0%	1.00%	83	0	0	0			0	0	
		Left		74	3	4%		94%			74	3	4%			78	0	78			0	78	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right		5		0%		6%			5	0	0%			5	0	5			0	5	

Tomoka Oaks Blvd. at S. St. Andrews Dr.

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Tomoka Oaks Blvd. at S. St. Andrews Dr.	Eastbound	U-Turn	2023			0%	9	0%	1.00	9	0	0	0%	1.00%	9	0	0	0			0	0	0.80
		Left				0%		0%			0	0	0%			0	0	0			0	0	
		Through		5		0%		56%			5	0	0%			5	0	5	96.0%	out	143	148	
		Right		4		0%		44%			4	0	0%			4	0	4	4.0%	out	6	10	
	Westbound	U-Turn				0%	38	0%		38	0	0	0%	1.00%	40	0	0	0			0	0	
		Left		38	2	5%		100%			38	2	5%			40	0	40			0	40	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right				0%		0%			0	0	0%			0	0	0			0	0	
	Northbound	U-Turn				0%	72	0%		72	0	0	0%	1.00%	76	0	0	0			0	0	
		Left				0%		0%			0	0	0%			0	0	0	4.0%	in	2	2	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right		72		0%		100%			72	0	0%			76	0	76			0	76	
	Southbound	U-Turn				0%	0	0%		0	0	0	0%	1.00%	0	0	0	0			0	0	
		Left				0%		0%			0	0	0%			0	0	0			0	0	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right				0%		0%			0	0	0%			0	0	0			0	0	

Tomoka Oaks Blvd. at West Diamond

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Tomoka Oaks Blvd. at West Diamond	Eastbound	U-Turn	2023			0%	1	0%	1.00	1	0	0	0%	1.00%	1	0	0	0			0	0	0.75
		Left				0%		0%			0	0	0%			0	0	0			0	0	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right		1		0%		100%			1	0	0%			1	0	1	100.0%	out	149	150	
	Westbound	U-Turn				0%	8	0%		8	0	0	0%	1.00%	8	0	0	0			0	0	
		Left		8		0%		100%			8	0	0%			8	0	8			0	8	
		Through				0%		0%			0	0	0%			0	0	0	96.0%	in	51	51	
		Right				0%		0%			0	0	0%			0	0	0			0	0	
	Northbound	U-Turn				0%	0	0%		0	0	0	0%	1.00%	0	0	0	0			0	0	
		Left				0%		0%			0	0	0%			0	0	0	4.0%	in	2	2	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right				0%		0%			0	0	0%			0	0	0			0	0	
	Southbound	U-Turn				0%	0	0%		0	0	0	0%	1.00%	0	0	0	0			0	0	
		Left				0%		0%			0	0	0%			0	0	0			0	0	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right				0%		0%			0	0	0%			0	0	0			0	0	

Tomoka Oaks Blvd. at East Diamond

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Tomoka Oaks Blvd. at East Diamond	Eastbound	U-Turn	2023			0%	78	0%	1.00	78	0	0	0%	1.00%	82	0	0	0			0	0	0.87
		Left		1		0%		1%			1	0	0%			1	0	1			0	1	
		Through		77	1	1%		99%			77	1	1%			81	0	81	96.0%	out	143	224	
		Right				0%		0%			0	0	0%			0	0	0			0	0	
	Westbound	U-Turn				0%	77	0%		77	0	0	0%	1.00%	81	0	0	0			0	0	
		Left				0%		0%			0	0	0%			0	0	0			0	0	
		Through		39	2	5%		51%			39	2	5%			41	0	41			0	41	
		Right		38	5	13%		49%			38	5	13%			40	0	40	96.0%	in	51	91	
	Northbound	U-Turn				0%	0	0%		0	0	0	0%	1.00%	0	0	0	0			0	0	
		Left				0%		0%			0	0	0%			0	0	0			0	0	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right				0%		0%			0	0	0%			0	0	0			0	0	
	Southbound	U-Turn				0%	75	0%		75	0	0	0%	1.00%	79	0	0	0			0	0	
		Left		75	3	4%		100%			75	3	4%			79	0	79			0	79	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right				0%		0%			0	0	0%			0	0	0			0	0	

SR 40 at Main Trail

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
SR 40 at Main Trail	Eastbound	U-Turn	2023			0%	1,335	0%	1.00	1,335	0	0	0%	1.23%	1,417	0	0	0			0	0	0.91
		Left		100		7%		7%			100	0	0%			106	0	106	4.0%	in	2	108	
		Through		1068	37	3%		80%			1068	37	3%			1134	0	1,134	15.0%	in	8	1,142	
		Right		167	4	2%		13%			167	4	2%			177	0	177			0	177	
	Westbound	U-Turn				0%	1,160	0%		1,160	0	0	0%	1.23%	1,231	0	0	0			0	0	
		Left		52		4%		4%			52	0	0%			55	0	55			0	55	
		Through		1088	24	2%		94%			1088	24	2%			1155	0	1,155	15.0%	out	22	1,177	
		Right		20	1	5%		2%			20	1	5%			21	0	21			0	21	
	Northbound	U-Turn				0%	170	0%		170	0	0	0%	1.00%	179	0	0	0			0	0	
		Left		119	1	1%		70%			119	1	1%			125	0	125			0	125	
		Through		34	0	0%		20%			34	0	0%			36	0	36			0	36	
		Right		17		0%		10%			17	0	0%			18	0	18			0	18	
	Southbound	U-Turn				0%	254	0%		254	0	0	0%	1.00%	267	0	0	0			0	0	
		Left		28	1	4%		11%			28	1	4%			29	0	29			0	29	
		Through		61		0%		24%			61	0	0%			64	0	64			0	64	
		Right		165		0%		65%			165	0	0%			173	0	173	4.0%	out	6	179	

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Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
St. Andrew's Dr. at W Rio Pinar Tr.	Eastbound	U-Turn	2023			0%	21	0%	1.00	21	0	0	0%	1.00%	22	0	0	0			0	0	0.86
		Left		0		0%		0%			0	0	0%			0	0	0			0	0	
		Through		6		29%		29%			6	0	0%			6	0	6			0	6	
		Right		15		71%		71%			15	0	0%			16	0	16			0	16	
	Westbound	U-Turn				0%	13	0%		13	0	0	0%	1.00%	14	0	0	0			0	0	
		Left		10		0%		77%			10	0	0%			11	0	11			0	11	
		Through		3		0%		23%			3	0	0%			3	0	3			0	3	
		Right		0		0%		0%			0	0	0%			0	0	0			0	0	
	Northbound	U-Turn				0%	43	0%		43	0	0	0%	1.00%	45	0	0	0			0	0	
		Left		3		0%		7%			3	0	0%			3	0	3			0	3	
		Through		24	1	4%		56%			24	1	4%			25	0	25			0	25	
		Right		16		0%		37%			16	0	0%			17	0	17			0	17	
	Southbound	U-Turn				0%	54	0%		54	0	0	0%	1.00%	57	0	0	0			0	0	
		Left		4	1	25%		7%			4	1	25%			4	0	4			0	4	
		Through		50	1	2%		93%			50	1	2%			53	0	53			0	53	
		Right		0		0%		0%			0	0	0%			0	0	0			0	0	

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
St. Andrew's Dr. at E Rio Pinar Tr.	Eastbound	U-Turn	2023			0%	25	0%	1.00	25	0	0	0%	1.00%	26	0	0	0			0	0	0.90
		Left		1		0%		4%			1	0	0%			1	0	1			0	1	
		Through		24		0%		96%			24	0	0%			25	0	25			0	25	
		Right				0%		0%			0	0	0%			0	0	0			0	0	
	Westbound	U-Turn				0%	31	0%		31	0	0	0%	1.00%	33	0	0	0			0	0	
		Left				0%		0%			0	0	0%			0	0	0			0	0	
		Through		17		0%		55%			17	0	0%			18	0	18			0	18	
		Right		14		0%		45%			14	0	0%			15	0	15			0	15	
	Northbound	U-Turn				0%	0	0%		0	0	0	0%	1.00%	0	0	0	0			0	0	
		Left				0%		0%			0	0	0%			0	0	0			0	0	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right				0%		0%			0	0	0%			0	0	0			0	0	
	Southbound	U-Turn				0%	26	0%		26	0	0	0%	1.00%	27	0	0	0			0	0	
		Left		25		0%		96%			25	0	0%			26	0	26			0	26	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right		1		0%		4%			1	0	0%			1	0	1			0	1	

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
St. Andrew's Dr. at Iroquois Tr.	Eastbound	U-Turn	2023			0%	56	0%	1.00	56	0	0	0%	1.00%	59	0	0	0			0	0	0.93
		Left				0%		0%			0	0	0%			0	0	0			0	0	
		Through		45		0%		80%			45	0	0%			47	0	47			0	47	
		Right		11		0%		20%			11	0	0%			12	0	12			0	12	
	Westbound	U-Turn				0%	40	0%		40	0	0	0%	1.00%	42	0	0	0			0	0	
		Left		10		0%		25%			10	0	0%			11	0	11	4.0%	out	6	17	
		Through		30		0%		75%			30	0	0%			32	0	32			0	32	
		Right				0%		0%			0	0	0%			0	0	0			0	0	
	Northbound	U-Turn				0%	8	0%		8	0	0	0%	1.00%	8	0	0	0			0	0	
		Left		2		0%		25%			2	0	0%			2	0	2			0	2	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right		6		0%		75%			6	0	0%			6	0	6	4.0%	in	2	8	
	Southbound	U-Turn				0%	0	0%		0	0	0	0%	1.00%	0	0	0	0			0	0	
		Left				0%		0%			0	0	0%			0	0	0			0	0	
		Through				0%		0%			0	0	0%			0	0	0			0	0	
		Right				0%		0%			0	0	0%			0	0	0			0	0	

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ADD A PASS-BY COLUMN AS NEEDED

PM Peak-Hour Factored Volumes

*Note:
Peak-Hour Factor
Min = 0.75 Max = 0.95

Nova Rd. at US 1

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	2028 Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Nova Rd. at US 1	Eastbound	U-Turn	2023			0%	1,591	0%	1.00	1,591	0	0	0%	2.97%	1,827	0	0	0	0.0%	0	0	0	0.95
		Left				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Through		960	17	2%		60%			960	17	2%			1103	0	1,103	0.0%	0	0	0	1,103
		Right		631	10	2%		40%			631	10	2%			725	0	725	20.0%	in	35	760	
	Westbound	U-Turn				0%	1,027	0%		1,027	0	0	0%	1.77%	1,118	0	0	0	0.0%	0	0	0	
		Left		65	0	0%		6%			65	2	0%			71	0	71	20.0%	in	35	106	
		Through		962	10	1%		94%			962	10	1%			1047	0	1,047	0.0%	0	0	1,047	
		Right				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
	Northbound	U-Turn				0%	740	0%		740	0	0	0%	1.82%	807	0	0	0	0.0%	0	0	0	
		Left		680	13	2%		92%			680	13	2%			742	0	742	20.0%	out	21	763	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right		60	0	0%		8%			60	0	0%			65	0	65	20.0%	out	21	86	
	Southbound	U-Turn				0%	0	0%		0	0	0	0%	1.00%	0	0	0	0	0.0%	0	0	0	
		Left				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	

Nova Rd. at Tomoka Oaks Blvd.

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Nova Rd. at Tomoka Oaks Blvd.	Eastbound	U-Turn	2023			0%	96	0%	1.00	96	0	0	0%	1.00%	101	0	0	0	0.0%	0	0	0	0.94
		Left		43	0	0%		45%			43	0	0%			45	0	45	40.0%	out	41	86	
		Through		0	0	0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right		53	2	4%		55%			53	2	4%			56	0	56	56.0%	out	58	114	
	Westbound	U-Turn				0%	19	0%		19	0	0	0%	1.00%	20	0	0	0	0.0%	0	0	0	
		Left		10	0	0%		53%			10	0	0%			11	0	11	0.0%	0	0	11	
		Through		1	0	0%		5%			1	0	0%			1	0	1	0.0%	0	0	1	
		Right		8	0	0%		42%			8	0	0%			8	0	8	0.0%	0	0	8	
	Northbound	U-Turn				0%	816	0%		816	0	0	0%	1.00%	857	0	0	0	0.0%	0	0	0	
		Left		88	2	2%		11%			88	2	2%			92	0	92	56.0%	in	99	191	
		Through		725	16	2%		89%			725	16	2%			761	0	761	0.0%	0	0	761	
		Right		3	0	0%		0%			3	0	0%			3	0	3	0.0%	0	0	3	
	Southbound	U-Turn				0%	705	0%		705	0	0	0%	1.00%	740	0	0	0	0.0%	0	0	0	
		Left		1	1	100%		0%			1	1	100%			1	0	1	0.0%	0	0	1	
		Through		646	7	1%		92%			646	7	1%			678	0	678	0.0%	0	0	678	
		Right		58	0	0%		8%			58	0	0%			61	0	61	40.0%	in	70	131	

Nova Rd. at Willowtie Ave.

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Nova Rd. at Willowtie Ave.	Eastbound	U-Turn	2023			0%	277	0%	1.00	277	0	0	0%	1.00%	291	0	0	0	0.0%	0	0	0	0.95
		Left		98	1	1%		35%			98	1	1%			103	0	103	1.0%	in	2	105	
		Through		80	0	0%		29%			80	0	0%			84	0	84	0.0%	0	0	84	
		Right		99	1	1%		36%			99	1	1%			104	0	104	0.0%	0	0	104	
	Westbound	U-Turn				0%	349	0%		349	0	0	0%	1.00%	366	0	0	0	0.0%	0	0	0	
		Left		217	1	0%		62%			217	1	0%			228	0	228	0.0%	0	0	228	
		Through		105	0	0%		30%			105	0	0%			110	0	110	0.0%	0	0	110	
		Right		27	0	0%		8%			27	0	0%			28	0	28	4.0%	in	7	35	
	Northbound	U-Turn				0%	1,037	0%		1,037	0	0	0%	1.00%	1,089	0	0	0	0.0%	0	0	0	
		Left		115	1	1%		11%			115	1	1%			121	0	121	0.0%	0	0	121	
		Through		750	16	2%		72%			750	16	2%			788	0	788	51.0%	in	90	878	
		Right		172	6	3%		17%			172	6	3%			181	0	181	0.0%	0	0	181	
	Southbound	U-Turn				0%	759	0%		759	0	0	0%	1.82%	828	0	0	0	0.0%	0	0	0	
		Left		28	0	0%		4%			28	0	0%			31	0	31	4.0%	out	4	35	
		Through		656	9	1%		86%			656	9	1%			716	0	716	51.0%	out	53	769	
		Right		75	0	0%		10%			75	0	0%			82	0	82	1.0%	out	1	83	

Tomoka Oaks Blvd at Escondido Multifamily

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Tomoka Oaks Blvd at Escondido Multifamily	Eastbound	U-Turn	2023			0%	101	0%	1.00	101	0	0	0%	1.00%	106	0	0	0	0.0%	0	0	0	0.95
		Left				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Through		101	3	3%		100%			101	3	3%			106	0	106	96.0%	out	99	205	
		Right				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
	Westbound	U-Turn				0%	151	0%		151	0	0	0%	1.00%	159	0	0	0	0.0%	0	0	0	
		Left				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Through		142	1	1%		94%			142	1	1%			149	0	149	96.0%	in	169	318	
		Right		9	1	11%		6%			9	1	11%			9	0	9	0.0%	0	0	9	
	Northbound	U-Turn				0%	0	0%		0	0	0	0%	1.00%	0	0	0	0	0.0%	0	0	0	
		Left				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
	Southbound	U-Turn				0%	6	0%		6	0	0	0%	1.00%	6	0	0	0	0.0%	0	0	0	
		Left		5		0%		83%			5	0	0%			5	0	5	0.0%	0	0	5	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right		1	1	100%		17%			1	1	100%			1	0	1	0.0%	0	0	1	

Tomoka Oaks Blvd. at N. St. Andrews Dr.

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Project Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Tomoka Oaks Blvd. at N. St. Andrews Dr.	Eastbound	U-Turn	2023			0%	1	0%	1.00	1	0	0	0%	1.00%	1	0	0	0	0.0%	0	0	0	0.95
		Left		1		0%		100%			1	0	0%			1	0	1	0.0%	0	0	1	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
	Westbound	U-Turn				0%	84	0%		84	0	0	0%	1.00%	88	0	0	0	0.0%	0	0	0	
		Left				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Through		2		0%		2%			2	0	0%			2	0	2	96.0%	in	169	171	
		Right		82	2	2%		98%			82	2	2%			86	0	86	0.0%	0	0	86	
	Northbound	U-Turn				0%	0	0%		0	0	0	0%	1.00%	0	0	0	0	0.0%	0	0	0	
		Left				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
	Southbound	U-Turn				0%	49	0%		49	0	0	0%	1.00%	51	0	0	0	0.0%	0	0	0	
		Left		45		0%		92%			45	0	0%			47	0	47	0.0%	0	0	47	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right		4		0%		8%			4	0	0%			4	0	4	0.0%	0	0	4	

Tomoka Oaks Blvd. at S. St. Andrews Dr.

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Tomoka Oaks Blvd. at S. St. Andrews Dr.	Eastbound	U-Turn	2023			0%	6	0%	1.00	6	0	0	0%	1.00%	6	0	0	0	0.0%	0	0	0	0.85
		Left				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Through		1		0%		17%			1	0	0%			1	0	1	96.0%	out	99	100	
		Right		5		0%		83%			5	0	0%			5	0	5	4.0%	out	4	9	
	Westbound	U-Turn				0%	61	0%		61	0	0	0%	1.00%	64	0	0	0	0.0%	0	0	0	
		Left		61		0%		100%			61	0	0%			64	0	64	0.0%	0	0	64	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
	Northbound	U-Turn				0%	59	0%		59	0	0	0%	1.00%	62	0	0	0	0.0%	0	0	0	
		Left		1		0%		2%			1	0	0%			1	0	1	4.0%	in	7	8	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right		58	2	3%		98%			58	2	3%			61	0	61	0.0%	0	0	61	
	Southbound	U-Turn				0%	0	0%		0	0	0	0%	1.00%	0	0	0	0	0.0%	0	0	0	
		Left				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	

Tomoka Oaks Blvd. at West Diamond

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Tomoka Oaks Blvd. at West Diamond	Eastbound	U-Turn	2023			0%	0	0%	1.00	0	0	0	0%	1.00%	0	0	0	0	0.0%	0	0	0	0.75
		Left				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right				0%		0%			0	0	0%			0	0	0	100.0%	out	103	103	
	Westbound	U-Turn				0%	6	0%		6	0	0	0%	1.00%	6	0	0	0	0.0%	0	0	0	
		Left		6		0%		100%			6	0	0%			6	0	6	0.0%	0	0	6	
		Through				0%		0%			0	0	0%			0	0	0	96.0%	in	169	169	
		Right				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
	Northbound	U-Turn				0%	1	0%		1	0	0	0%	1.00%	1	0	0	0	0.0%	0	0	0	
		Left				0%		0%			0	0	0%			0	0	0	4.0%	in	7	7	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right		1		0%		100%			1	0	0%			1	0	1	0.0%	0	0	1	
	Southbound	U-Turn				0%	0	0%		0	0	0	0%	1.00%	0	0	0	0	0.0%	0	0	0	
		Left				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	

Tomoka Oaks Blvd. at East Diamond

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
Tomoka Oaks Blvd. at East Diamond	Eastbound	U-Turn	2023			0%	57	0%	1.00	57	0	0	0%	1.00%	60	0	0	0	0.0%	0	0	0	0.94
		Left		2		0%		4%			2	0	0%			2	0	2	0.0%	0	0	2	
		Through		55	1	2%		96%			55	1	2%			58	0	58	96.0%	out	99	157	
		Right				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
	Westbound	U-Turn				0%	142	0%		142	0	0	0%	1.00%	149	0	0	0	0.0%	0	0	0	
		Left				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Through		61		0%		43%			61	0	0%			64	0	64	0.0%	0	0	64	
		Right		81	2	2%		57%			81	2	2%			85	0	85	96.0%	in	169	254	
	Northbound	U-Turn				0%	0	0%		0	0	0	0%	1.00%	0	0	0	0	0.0%	0	0	0	
		Left				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
	Southbound	U-Turn				0%	45	0%		45	0	0	0%	1.00%	47	0	0	0	0.0%	0	0	0	
		Left		44		0%		98%			44	0	0%			46	0	46	0.0%	0	0	46	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right		1		0%		2%			1	0	0%			1	0	1	0.0%	0	0	1	

SR 40 at Main Trail

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
SR 40 at Main Trail	Eastbound	U-Turn	2023			0%	1,699	0%	1.00	1,699	0	0	0%	1.23%	1,803	0	0	0	0.0%	0	0	0	0.93
		Left		220	1	0%		13%			220	1	0%			234	0	234	4.0%	in	7	241	
		Through		1396	15	1%		82%			1396	15	1%			1482	0	1,482	15.0%	in	26	1,508	
		Right		83		0%		5%			83	0	0%			88	0	88	0.0%	0	0	88	
	Westbound	U-Turn				0%	1,413	0%		1,413	0	0	0%	1.23%	1,500	0	0	0	0.0%	0	0	0	
		Left		7		0%		0%			7	0	0%			7	0	7	0.0%	0	0	7	
		Through		1372	34	2%		97%			1372	34	2%			1456	0	1,456	15.0%	out	15	1,471	
		Right		34	1	3%		2%			34	1	3%			36	0	36	0.0%	0	0	36	
	Northbound	U-Turn				0%	62	0%		62	0	0	0%	1.00%	65	0	0	0	0.0%	0	0	0	
		Left		50	2	4%		81%			50	2	4%			53	0	53	0.0%	0	0	53	
		Through		7		0%		11%			7	0	0%			7	0	7	0.0%	0	0	7	
		Right		5		0%		8%			5	0	0%			5	0	5	0.0%	0	0	5	
	Southbound	U-Turn				0%	172	0%		172	0	0	0%	1.00%	181	0	0	0	0.0%	0	0	0	
		Left		18	1	6%		10%			18	1	6%			19	0	19	0.0%	0	0	19	
		Through		6		0%		3%			6	0	0%			6	0	6	0.0%	0	0	6	
		Right		148	1	1%		86%			148	1	1%			155	0	155	4.0%	out	4	159	

LTG Engineering & Planning

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
St. Andrew's Dr. at W Rio Pinar Tr.	Eastbound	U-Turn	2023			0%	24	0%	1.00	24	0	0	0%	1.00%	25	0	0	0	0.0%	0	0	0	0.91
		Left		1	1	100%		4%			1	1	100%			1	0	1	0.0%	0	0	1	
		Through		13		0%		54%			13	0	0%			14	0	14	0.0%	0	0	14	
		Right		10		0%		42%			10	0	0%			11	0	11	0.0%	0	0	11	
	Westbound	U-Turn				0%	20	0%		20	0	0	0%	1.00%	21	0	0	0	0.0%	0	0	0	
		Left		14		0%		70%			14	0	0%			15	0	15	0.0%	0	0	15	
		Through		6		0%		30%			6	0	0%			6	0	6	0.0%	0	0	6	
		Right		0		0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
	Northbound	U-Turn				0%	77	0%		77	0	0	0%	1.00%	81	0	0	0	0.0%	0	0	0	
		Left		14		0%		18%			14	0	0%			15	0	15	0.0%	0	0	15	
		Through		46		0%		60%			46	0	0%			48	0	48	0.0%	0	0	48	
		Right		17		0%		22%			17	0	0%			18	0	18	0.0%	0	0	18	
	Southbound	U-Turn				0%	28	0%		28	0	0	0%	1.00%	29	0	0	0	0.0%	0	0	0	
		Left		3		0%		11%			3	0	0%			3	0	3	0.0%	0	0	3	
		Through		25	1	4%		89%			25	1	4%			26	0	26	0.0%	0	0	26	
		Right		0		0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
St. Andrew's Dr. at E Rio Pinar Tr.	Eastbound	U-Turn	2023			0%	33	0%	1.00	33	0	0	0%	1.00%	35	0	0	0	0.0%	0	0	0	0.75
		Left				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Through		33		0%		100%			33	0	0%			35	0	35	0.0%	0	0	35	
		Right				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
	Westbound	U-Turn				0%	36	0%		36	0	0	0%	1.00%	38	0	0	0	0.0%	0	0	0	
		Left				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Through		21		0%		58%			21	0	0%			22	0	22	0.0%	0	0	22	
		Right		15		0%		42%			15	0	0%			16	0	16	0.0%	0	0	16	
	Northbound	U-Turn				0%	0	0%		0	0	0	0%	1.00%	0	0	0	0	0.0%	0	0	0	
		Left				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
	Southbound	U-Turn				0%	20	0%		20	0	0	0%	1.00%	21	0	0	0	0.0%	0	0	0	
		Left		20	2	10%		100%			20	2	10%			21	0	21	0.0%	0	0	21	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	

Intersection	Approach	Mvmn't.	TMCs Collected: TMC Year	Raw Count	Raw Truck Count	% Heavy Vehicles	Approach Volume	% Turn Distribution	2023 Factored Existing Traffic: Seasonal Factor	Approach Volume	Est. Count	Est. Truck Count	% Heavy Vehicles	Background Traffic: Approach Growth Rate	Approach Volume	Background Volume w/o Vested	Vested Traffic	Total Background Volume	Build-Out Traffic: % Model Distribution	Trip Direction	Project Trips	Total Build-Out Volume	Peak-Hour Factor
St. Andrew's Dr. at Iroquois Tr.	Eastbound	U-Turn	2023			0%	53	0%	1.00	53	0	0	0%	1.00%	56	0	0	0	0.0%	0	0	0	0.81
		Left				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Through		44	1	2%		83%			44	1	2%			46	0	46	0.0%	0	0	46	
		Right		9	1	11%		17%			9	1	11%			9	0	9	0.0%	0	0	9	
	Westbound	U-Turn				0%	45	0%		45	0	0	0%	1.00%	47	0	0	0	0.0%	0	0	0	
		Left		10		0%		22%			10	0	0%			11	0	11	4.0%	out	4	15	
		Through		35	1	3%		78%			35	1	3%			37	0	37	0.0%	0	0	37	
		Right				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
	Northbound	U-Turn				0%	19	0%		19	0	0	0%	1.00%	20	0	0	0	0.0%	0	0	0	
		Left		9	1	11%		47%			9	1	11%			9	0	9	0.0%	0	0	9	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right		10		0%		53%			10	0	0%			11	0	11	4.0%	in	7	18	
	Southbound	U-Turn				0%	0	0%		0	0	0	0%	1.00%	0	0	0	0	0.0%	0	0	0	
		Left				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Through				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	
		Right				0%		0%			0	0	0%			0	0	0	0.0%	0	0	0	

APPENDIX G

Intersections Summary Work Sheets

2028 Background Conditions

Intersection	
Int Delay, s/veh	3.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	79	2	83	0	0	1	44	453	3	0	707	38
Future Vol, veh/h	79	2	83	0	0	1	44	453	3	0	707	38
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	118	-	-	100	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	3	2	3	2	2	100	7	5	2	2	2	11
Mvmt Flow	88	2	92	0	0	1	49	503	3	0	786	42

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1157	1411	414	997	1431	253	828	0	0	506	0	0
Stage 1	807	807	-	603	603	-	-	-	-	-	-	-
Stage 2	350	604	-	394	828	-	-	-	-	-	-	-
Critical Hdwy	7.56	6.54	6.96	7.54	6.54	8.9	4.24	-	-	4.14	-	-
Critical Hdwy Stg 1	6.56	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.56	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.53	4.02	3.33	3.52	4.02	4.3	2.27	-	-	2.22	-	-
Pot Cap-1 Maneuver	150	137	584	198	133	519	768	-	-	1055	-	-
Stage 1	339	392	-	453	487	-	-	-	-	-	-	-
Stage 2	637	486	-	602	384	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	142	128	584	158	124	519	768	-	-	1055	-	-
Mov Cap-2 Maneuver	245	250	-	272	231	-	-	-	-	-	-	-
Stage 1	317	392	-	424	456	-	-	-	-	-	-	-
Stage 2	595	455	-	504	384	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	26.3	12	0.9	0
HCM LOS	D	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	768	-	-	347	519	1055	-	-
HCM Lane V/C Ratio	0.064	-	-	0.525	0.002	-	-	-
HCM Control Delay (s)	10	-	-	26.3	12	0	-	-
HCM Lane LOS	B	-	-	D	B	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	2.9	0	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	159	81	2	4	0
Future Vol, veh/h	0	159	81	2	4	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	3	9	2	2	2
Mvmt Flow	0	183	93	2	5	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	95	0	-	0	277	94
Stage 1	-	-	-	-	94	-
Stage 2	-	-	-	-	183	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1499	-	-	-	713	963
Stage 1	-	-	-	-	930	-
Stage 2	-	-	-	-	848	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1499	-	-	-	713	963
Mov Cap-2 Maneuver	-	-	-	-	713	-
Stage 1	-	-	-	-	930	-
Stage 2	-	-	-	-	848	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	10.1
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1499	-	-	-	713
HCM Lane V/C Ratio	-	-	-	-	0.006
HCM Control Delay (s)	0	-	-	-	10.1
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	6.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	3	37	78	5
Future Vol, veh/h	0	0	3	37	78	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	14	4	2
Mvmt Flow	0	0	3	42	88	6

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	45	0	-	0	24	24
Stage 1	-	-	-	-	24	-
Stage 2	-	-	-	-	0	-
Critical Hdwy	4.12	-	-	-	6.44	6.22
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	2.218	-	-	-	3.536	3.318
Pot Cap-1 Maneuver	1563	-	-	-	987	1052
Stage 1	-	-	-	-	993	-
Stage 2	-	-	-	-	-	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1563	-	-	-	987	1052
Mov Cap-2 Maneuver	-	-	-	-	987	-
Stage 1	-	-	-	-	993	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1563	-	-	-	991
HCM Lane V/C Ratio	-	-	-	-	0.094
HCM Control Delay (s)	0	-	-	-	9
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.3



Movement	WBL	WBR	SEL	SER	NEL	NER
Lane Configurations						
Traffic Volume (veh/h)	40	0	5	4	0	76
Future Volume (Veh/h)	40	0	5	4	0	76
Sign Control	Free		Stop		Stop	
Grade	0%		0%		0%	
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80
Hourly flow rate (vph)	50	0	6	5	0	95
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		195	100	100	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		195	100	100	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	97		99	99	100	91
cM capacity (veh/h)	1604		681	765	765	1085

Direction, Lane #	WB 1	SE 1	NE 1
Volume Total	50	11	95
Volume Left	50	6	0
Volume Right	0	0	95
cSH	1604	717	1085
Volume to Capacity	0.03	0.02	0.09
Queue Length 95th (ft)	2	1	7
Control Delay (s)	7.3	10.1	8.6
Lane LOS	A	B	A
Approach Delay (s)	7.3	10.1	8.6
Approach LOS		B	A

Intersection Summary			
Average Delay	8.3		
Intersection Capacity Utilization	21.4%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBT	WBT	WBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	1	81	41	40	79	0
Future Vol, veh/h	1	81	41	40	79	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	5	13	4	2
Mvmt Flow	1	93	47	46	91	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	93	0	-	0	165	70
Stage 1	-	-	-	-	70	-
Stage 2	-	-	-	-	95	-
Critical Hdwy	4.12	-	-	-	6.44	6.22
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	2.218	-	-	-	3.536	3.318
Pot Cap-1 Maneuver	1501	-	-	-	821	993
Stage 1	-	-	-	-	948	-
Stage 2	-	-	-	-	924	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1501	-	-	-	820	993
Mov Cap-2 Maneuver	-	-	-	-	820	-
Stage 1	-	-	-	-	947	-
Stage 2	-	-	-	-	924	-

Approach	EB	WB	SE
HCM Control Delay, s	0.1	0	9.9
HCM LOS			A

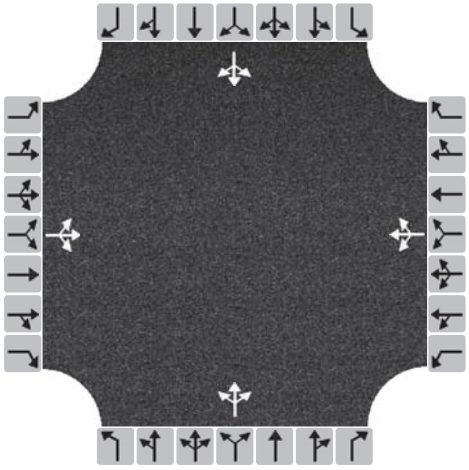
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SELn1
Capacity (veh/h)	1501	-	-	-	820
HCM Lane V/C Ratio	0.001	-	-	-	0.111
HCM Control Delay (s)	7.4	0	-	-	9.9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.4

HCS All-Way Stop Control Report

General and Site Information

Analyst	BNH
Agency/Co.	LTG
Date Performed	03.21.2023
Analysis Year	2028
Analysis Time Period (hrs)	0.25
Time Analyzed	Background A.M. Peak-hour
Project Description	5361.09 Tomoka Oaks Residential
Intersection	S St. Andrews at W Rio
Jurisdiction	Volusia
East/West Street	S St. Andrews Dr
North/South Street	W Rio Pinar Dr
Peak Hour Factor	0.86

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	0	6	16	11	3	0	3	25	17	4	53	0
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	26			16			52			66		
Percent Heavy Vehicles	2			2			2			25		
Initial Departure Headway, h_d (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.023			0.014			0.047			0.059		
Final Departure Headway, h_d (s)	3.78			4.38			3.88			4.48		
Final Degree of Utilization, x	0.027			0.020			0.056			0.082		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, t_s (s)	1.78			2.38			1.88			2.48		

Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	26			16			52			66		
Capacity (veh/h)	953			822			928			804		
95% Queue Length, Q_{95} (veh)	0.1			0.1			0.2			0.3		
Control Delay (s/veh)	6.9			7.5			7.1			7.9		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh) | LOS	6.9	A		7.5	A		7.1	A		7.9	A	
Intersection Delay (s/veh) | LOS	7.4						A					

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HCS Two-Way Stop-Control Report

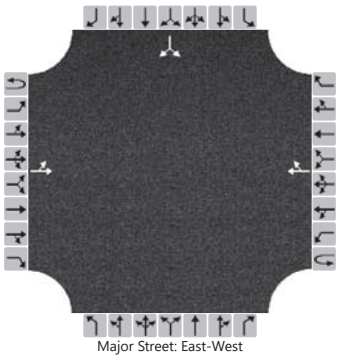
General Information

Analyst	BNH
Agency/Co.	LTG
Date Performed	03.21.2023
Analysis Year	2028
Time Analyzed	Background A.M. Peak-hour
Intersection Orientation	East-West
Project Description	5361.09 Tomoka Oaks Residetial

Site Information

Intersection	St. Andrews Dr at E Rio
Jurisdiction	Volusia
East/West Street	St. Andrews Dr
North/South Street	E Rio Pinar Dr
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		1	25				18	15						26		1
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1													30	
Capacity, c (veh/h)		1574													951	
v/c Ratio		0.00													0.03	
95% Queue Length, Q_{95} (veh)		0.0													0.1	
Control Delay (s/veh)		7.3	0.0												8.9	
Level of Service (LOS)		A	A												A	
Approach Delay (s/veh)	0.3												8.9			
Approach LOS	A												A			

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HCS Two-Way Stop-Control Report

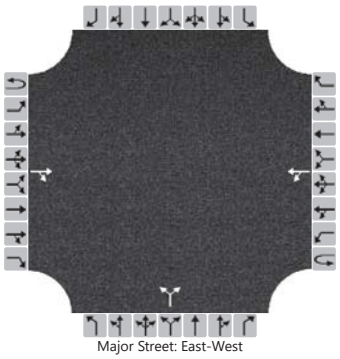
General Information

Analyst	BNH
Agency/Co.	LTG
Date Performed	03.21.2023
Analysis Year	2028
Time Analyzed	Background A.M. Peak-hour
Intersection Orientation	East-West
Project Description	5361.09 Tomoka Oaks Residetioal

Site Information

Intersection	St. Andrews Dr at Iroquoi
Jurisdiction	Volusia
East/West Street	St. Andrews Dr
North/South Street	Iroquois Tr
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			47	12		11	32			2		6				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						12					9					
Capacity, c (veh/h)						1539					972					
v/c Ratio						0.01					0.01					
95% Queue Length, Q_{95} (veh)						0.0					0.0					
Control Delay (s/veh)						7.4	0.1				8.7					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					1.9				8.7							
Approach LOS					A				A							

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Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	45	0	56	11	1	8	92	761	3	1	678	61
Future Vol, veh/h	45	0	56	11	1	8	92	761	3	1	678	61
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	118	-	-	100	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	4	2	2	2	2	2	2	100	2	2
Mvmt Flow	48	0	60	12	1	9	98	810	3	1	721	65

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1358	1765	393	1371	1796	407	786	0	0	813	0	0
Stage 1	756	756	-	1008	1008	-	-	-	-	-	-	-
Stage 2	602	1009	-	363	788	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.98	7.54	6.54	6.94	4.14	-	-	6.1	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.34	3.52	4.02	3.32	2.22	-	-	3.2	-	-
Pot Cap-1 Maneuver	107	83	600	105	79	593	829	-	-	398	-	-
Stage 1	366	414	-	258	316	-	-	-	-	-	-	-
Stage 2	453	316	-	628	400	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	95	73	600	86	69	593	829	-	-	398	-	-
Mov Cap-2 Maneuver	204	183	-	173	164	-	-	-	-	-	-	-
Stage 1	323	413	-	228	279	-	-	-	-	-	-	-
Stage 2	392	279	-	564	399	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	21.7	21.5	1.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	829	-	-	322	240	398	-	-
HCM Lane V/C Ratio	0.118	-	-	0.334	0.089	0.003	-	-
HCM Control Delay (s)	9.9	-	-	21.7	21.5	14.1	-	-
HCM Lane LOS	A	-	-	C	C	B	-	-
HCM 95th %tile Q(veh)	0.4	-	-	1.4	0.3	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	106	149	9	5	1
Future Vol, veh/h	0	106	149	9	5	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	3	2	11	2	100
Mvmt Flow	0	112	157	9	5	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	166	0	-	0	274	162
Stage 1	-	-	-	-	162	-
Stage 2	-	-	-	-	112	-
Critical Hdwy	4.12	-	-	-	6.42	7.2
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	4.2
Pot Cap-1 Maneuver	1412	-	-	-	716	680
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	913	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1412	-	-	-	716	680
Mov Cap-2 Maneuver	-	-	-	-	716	-
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	913	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	10.1
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1412	-	-	-	710
HCM Lane V/C Ratio	-	-	-	-	0.009
HCM Control Delay (s)	0	-	-	-	10.1
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	0	2	86	47	4
Future Vol, veh/h	1	0	2	86	47	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	0	2	91	49	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	93	0	-	0	50	48
Stage 1	-	-	-	-	48	-
Stage 2	-	-	-	-	2	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1501	-	-	-	959	1021
Stage 1	-	-	-	-	974	-
Stage 2	-	-	-	-	1021	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1501	-	-	-	958	1021
Mov Cap-2 Maneuver	-	-	-	-	958	-
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	1021	-

Approach	EB	WB	SB
HCM Control Delay, s	7.4	0	9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1501	-	-	-	963
HCM Lane V/C Ratio	0.001	-	-	-	0.056
HCM Control Delay (s)	7.4	0	-	-	9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.2



Movement	WBL	WBR	SEL	SER	NEL	NER
Lane Configurations						
Traffic Volume (veh/h)	64	0	1	5	1	61
Future Volume (Veh/h)	64	0	1	5	1	61
Sign Control	Free		Stop		Stop	
Grade	0%		0%		0%	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	75	0	1	6	1	72
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		222	150	150	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		222	150	150	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	95		100	99	100	93
cM capacity (veh/h)	1623		660	707	707	1082

Direction, Lane #	WB 1	SE 1	NE 1
Volume Total	75	7	73
Volume Left	75	1	0
Volume Right	0	0	72
cSH	1623	700	1074
Volume to Capacity	0.05	0.01	0.07
Queue Length 95th (ft)	4	1	5
Control Delay (s)	7.3	10.2	8.6
Lane LOS	A	B	A
Approach Delay (s)	7.3	10.2	8.6
Approach LOS		B	A

Intersection Summary			
Average Delay	8.1		
Intersection Capacity Utilization	20.7%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	WBT	WBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	2	58	64	85	46	1
Future Vol, veh/h	2	58	64	85	46	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	62	68	90	49	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	158	0	-	0	179	113
Stage 1	-	-	-	-	113	-
Stage 2	-	-	-	-	66	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1422	-	-	-	811	940
Stage 1	-	-	-	-	912	-
Stage 2	-	-	-	-	957	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1422	-	-	-	810	940
Mov Cap-2 Maneuver	-	-	-	-	810	-
Stage 1	-	-	-	-	911	-
Stage 2	-	-	-	-	957	-

Approach	EB	WB	SE
HCM Control Delay, s	0.3	0	9.7
HCM LOS			A

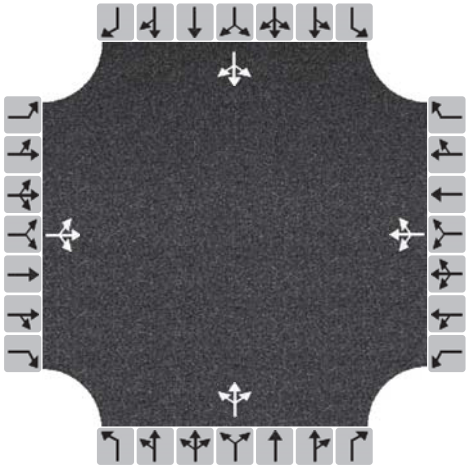
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SELn1
Capacity (veh/h)	1422	-	-	-	812
HCM Lane V/C Ratio	0.001	-	-	-	0.062
HCM Control Delay (s)	7.5	0	-	-	9.7
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.2

HCS All-Way Stop Control Report

General and Site Information

Analyst	BNH
Agency/Co.	LTG
Date Performed	03.21.2023
Analysis Year	2028
Analysis Time Period (hrs)	0.25
Time Analyzed	Background P.M. Peak-hour
Project Description	5361.09 Tomoka Oaks Residentail
Intersection	S St. Andrews at W Rio
Jurisdiction	Volusia
East/West Street	S St. Andrews Dr
North/South Street	W Rio Pinar Dr
Peak Hour Factor	0.91

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	1	14	11	15	6	0	15	48	18	3	26	0
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	29			23			89			32		
Percent Heavy Vehicles	100			2			2			2		
Initial Departure Headway, h_d (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.025			0.021			0.079			0.028		
Final Departure Headway, h_d (s)	5.64			4.37			4.01			4.18		
Final Degree of Utilization, x	0.045			0.028			0.099			0.037		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, t_s (s)	3.64			2.37			2.01			2.18		

Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	29			23			89			32		
Capacity (veh/h)	638			823			898			862		
95% Queue Length, Q_{95} (veh)	0.1			0.1			0.3			0.1		
Control Delay (s/veh)	8.9			7.5			7.4			7.3		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh) | LOS	8.9	A		7.5	A		7.4	A		7.3	A	
Intersection Delay (s/veh) | LOS	7.7						A					

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HCS Two-Way Stop-Control Report

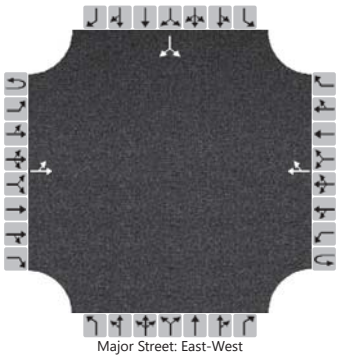
General Information

Analyst	BNH
Agency/Co.	LTG
Date Performed	03.21.2023
Analysis Year	2028
Time Analyzed	Background P.M. Peak-hour
Intersection Orientation	East-West
Project Description	5361.09 Tomoka Oaks Residetial

Site Information

Intersection	St. Andrews Dr at E Rio
Jurisdiction	Volusia
East/West Street	St. Andrews Dr
North/South Street	E Rio Pinar Dr
Peak Hour Factor	0.75
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		0	35				22	16						21		0
Percent Heavy Vehicles (%)		2												10		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.50		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.59		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0													28	
Capacity, c (veh/h)		1556													895	
v/c Ratio		0.00													0.03	
95% Queue Length, Q_{95} (veh)		0.0													0.1	
Control Delay (s/veh)		7.3	0.0												9.2	
Level of Service (LOS)		A	A												A	
Approach Delay (s/veh)	0.0												9.2			
Approach LOS	A												A			

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HCS Two-Way Stop-Control Report

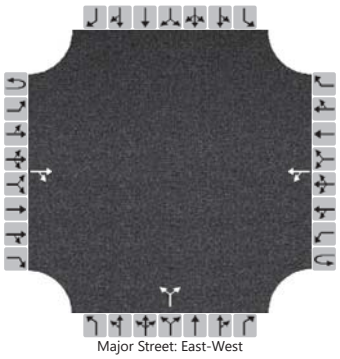
General Information

Analyst	BNH
Agency/Co.	LTG
Date Performed	03.21.2023
Analysis Year	2028
Time Analyzed	Background P.M. Peak-hour
Intersection Orientation	East-West
Project Description	5361.09 Tomoka Oaks Residetial

Site Information

Intersection	St. Andrews Dr at Iroquoi
Jurisdiction	Volusia
East/West Street	St. Andrews Dr
North/South Street	Iroquois Tr
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			46	9		11	37			9		11				
Percent Heavy Vehicles (%)						2				11		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.51		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.60		3.32				

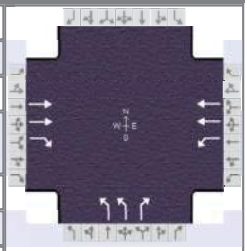
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						14					25					
Capacity, c (veh/h)						1533					917					
v/c Ratio						0.01					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
Control Delay (s/veh)						7.4	0.1				9.0					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					1.7				9.0							
Approach LOS					A				A							

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HCS Signalized Intersection Results Summary

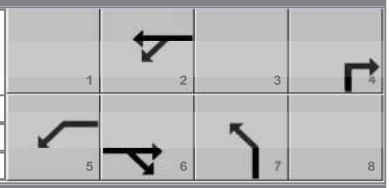
General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	BNH	Analysis Date	Mar 21, 2023	Area Type	Other
Jurisdiction	Volusia	Time Period	Background AM Peak-hour	PHF	0.89
Urban Street	US 1	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 1 at Nova Rd	File Name	1- US 1 at Nova Rd_AM.xus		
Project Description	5361.09 Tomoka Oaks Residential				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1090	734	34	816		509		75			

Signal Information			
Cycle, s	85.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.6	40.3	19.0	0.0	0.0	0.0
Yellow	5.5	5.5	4.5	0.0	0.0	0.0
Red	2.0	2.0	3.2	0.0	0.0	0.0



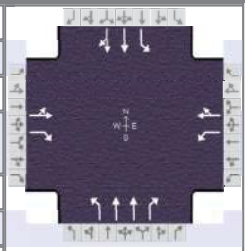
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6	5	2		4		
Case Number		7.3	1.0	4.0		9.0		
Phase Duration, s		47.8	11.1	58.9		26.7		
Change Period, ($Y+R_c$), s		7.5	7.5	7.5		7.7		
Max Allow Headway (*MAH*), s		4.9	4.9	4.9		5.2		
Queue Clearance Time (g_s), s		31.6	2.9	14.4		15.3		
Green Extension Time (g_e), s		8.3	0.1	23.4		3.7		
Phase Call Probability		1.00	0.60	1.00		1.00		
Max Out Probability		0.89	0.00	0.70		0.13		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		6	16	5	2		7		14			
Adjusted Flow Rate (*v*), veh/h		1225	627	38	917		572		84			
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1781		1781	1724		1716		1585			
Queue Service Time (g_s), s		23.7		0.9	12.4		13.3		3.7			
Cycle Queue Clearance Time (g_c), s		23.7		0.9	12.4		13.3		3.7			
Green Ratio (*g/C*)		0.47		0.54	0.60		0.22		0.22			
Capacity (*c*), veh/h		1676		246	2069		763		352			
Volume-to-Capacity Ratio (*X*)		0.731		0.155	0.443		0.750		0.239			
Back of Queue (*Q*), ft/ln (95 th percentile)		332.8		13.8	165		239.3		64.7			
Back of Queue (*Q*), veh/ln (95 th percentile)		13.1		0.5	6.3		9.3		2.5			
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.02	0.00		0.75		0.00			
Uniform Delay (d_1), s/veh		18.3		13.7	9.3		31.1		27.3			
Incremental Delay (d_2), s/veh		1.5		0.4	0.2		2.1		0.5			
Initial Queue Delay (d_3), s/veh		0.0		0.0	0.0		0.0		0.0			
Control Delay (*d*), s/veh		19.8	0.0	14.1	9.5		33.2		27.8			
Level of Service (LOS)		B	A	B	A		C		C			
Approach Delay, s/veh / LOS	13.1	B		9.7	A		32.5	C		0.0		
Intersection Delay, s/veh / LOS	15.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.09	B	0.68	A	2.31	B	2.56	C
Bicycle LOS Score / LOS	2.02	B	1.28	A		F		

HCS Signalized Intersection Results Summary

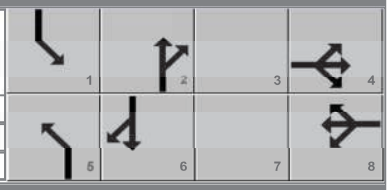
General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	BNH	Analysis Date	Mar 21, 2023	Area Type	Other
Jurisdiction	Volusia	Time Period	Background AM Peak-hour	PHF	0.93
Urban Street	Nova Rd	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Nova Rd at Wilmette Rd	File Name	3- Nova Rd at Wilmette Ave_ AM.xus		
Project Description	5361.09 Tomoka Oaks Residentail				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	47	72	129	184	65	29	71	486	132	33	753	62

Signal Information			
Cycle, s	81.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	2.8	1.9	30.0	8.2	11.7	0.0	
Yellow	5.0	0.0	4.0	4.0	4.0	0.0	
Red	2.5	0.0	2.5	2.5	2.5	0.0	



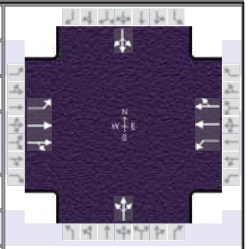
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		11.0		10.0	2.0	3.0	2.0	4.0
Phase Duration, s		14.7		18.2	12.2	38.4	10.3	36.5
Change Period, ($Y+R_c$), s		6.5		6.5	7.5	7.5	7.5	7.5
Max Allow Headway (*MAH*), s		4.3		4.3	4.0	4.9	4.0	4.9
Queue Clearance Time (g_s), s		7.5		10.8	5.5	11.0	3.6	18.4
Green Extension Time (g_e), s		0.7		0.9	0.1	11.1	0.0	10.5
Phase Call Probability		0.99		1.00	0.82	1.00	0.55	1.00
Max Out Probability		0.00		0.00	0.00	0.08	0.00	0.14

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h		128	100	198	101		76	523	43	35	444	432
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1834	1560	1767	1772		1753	1738	1585	1767	1870	1820
Queue Service Time (g_s), s		5.5	5.0	8.8	4.2		3.5	9.0	1.4	1.6	16.4	16.4
Cycle Queue Clearance Time (g_c), s		5.5	5.0	8.8	4.2		3.5	9.0	1.4	1.6	16.4	16.4
Green Ratio (*g/C*)		0.10	0.10	0.14	0.14		0.06	0.38	0.38	0.03	0.35	0.35
Capacity (*c*), veh/h		185	157	255	255		100	1315	600	60	664	646
Volume-to-Capacity Ratio (*X*)		0.692	0.636	0.777	0.396		0.761	0.397	0.072	0.591	0.669	0.669
Back of Queue (*Q*), ft/ln (95 th percentile)		122.2	96.4	188.7	85.4		80.6	154.2	21.8	37.5	279.9	269.9
Back of Queue (*Q*), veh/ln (95 th percentile)		4.8	3.7	7.4	3.4		3.1	5.9	0.9	1.5	11.0	10.8
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00	1.48	2.52	0.00		0.61	0.00	0.07	0.15	0.00	0.00
Uniform Delay (d_1), s/veh		35.5	35.3	33.7	31.7		38.0	18.6	16.2	38.9	22.3	22.3
Incremental Delay (d_2), s/veh		4.6	4.2	5.1	1.0		11.2	0.3	0.1	8.9	1.7	1.7
Initial Queue Delay (d_3), s/veh		0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		40.1	39.5	38.8	32.7		49.1	18.9	16.3	47.8	23.9	24.0
Level of Service (LOS)		D	D	D	C		D	B	B	D	C	C
Approach Delay, s/veh / LOS	39.8	D		36.7	D		22.3	C		24.9	C	
Intersection Delay, s/veh / LOS	27.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.58	C	2.31	B	1.91	B	1.96	B
Bicycle LOS Score / LOS	0.86	A	0.98	A	1.02	A	1.24	A

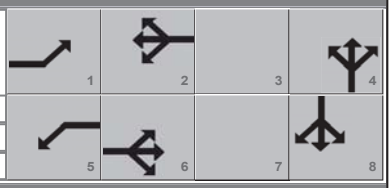
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	BNH	Analysis Date	Mar 21, 2023	Area Type	Other
Jurisdiction	Volusia	Time Period	Background AM Peak-hour	PHF	0.91
Urban Street	SR 40	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	SR 40 at Main Trail	File Name	9- SR 40 at Main Trail_ AM.xus		
Project Description	5361.09 Tomoka Oaks Residential				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	106	1134	177	55	1155	21	125	36	18	29	64	173

Signal Information					EB			WB			NB			SB		
Cycle, s	122.7	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	4.4	1.1	0.0	66.1	30.0	0.0	0.0					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.8	0.0	0.0	4.8	3.5	0.0	0.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.8	0.0	0.0	2.0	3.3	0.0	0.0					



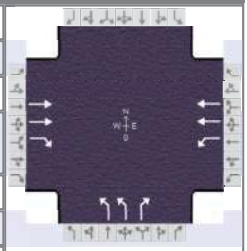
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	4.0	1.1	4.0		8.0		8.0
Phase Duration, s	13.1	74.0	12.0	72.9		36.8		36.8
Change Period, ($Y+R_c$), s	7.3	6.8	7.6	6.8		6.8		6.8
Max Allow Headway (*MAH*), s	4.0	5.0	4.0	5.0		4.5		4.5
Queue Clearance Time (g_s), s	5.6	39.0	3.8	32.1		29.9		20.9
Green Extension Time (g_e), s	0.3	28.2	0.1	31.2		0.0		1.5
Phase Call Probability	0.98	1.00	0.87	1.00		1.00		1.00
Max Out Probability	0.00	0.65	0.00	0.60		1.00		0.21

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	116	734	707	60	648	644		197			292	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1856	1768	1781	1870	1858		878			1737	
Queue Service Time (g_s), s	3.6	36.3	37.0	1.8	30.0	30.1		9.0			0.0	
Cycle Queue Clearance Time (g_c), s	3.6	36.3	37.0	1.8	30.0	30.1		27.9			18.9	
Green Ratio (*g/C*)	0.59	0.55	0.55	0.57	0.54	0.54		0.24			0.24	
Capacity (*c*), veh/h	268	1016	968	207	1007	1001		264			457	
Volume-to-Capacity Ratio (*X*)	0.435	0.722	0.730	0.292	0.643	0.644		0.744			0.640	
Back of Queue (*Q*), ft/ln (95 th percentile)	63.8	545.8	521.6	33.3	460.9	451.5		279.9			337.8	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.5	21.3	20.9	1.3	18.1	18.1		11.0			13.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.23	0.00	0.00	0.12	0.00	0.00		0.00			0.00	
Uniform Delay (d_1), s/veh	16.3	20.8	20.9	18.5	20.0	20.0		47.3			42.3	
Incremental Delay (d_2), s/veh	1.1	2.1	2.3	0.8	1.1	1.1		10.8			3.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0			0.0	
Control Delay (*d*), s/veh	17.5	22.8	23.2	19.3	21.1	21.1		58.2			45.3	
Level of Service (LOS)	B	C	C	B	C	C		E			D	
Approach Delay, s/veh / LOS	22.6	C		21.1	C		58.2	E		45.3	D	
Intersection Delay, s/veh / LOS	26.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.67	B	1.68	B	2.30	B	2.30	B
Bicycle LOS Score / LOS	1.77	B	1.60	B	0.81	A	0.97	A

HCS Signalized Intersection Results Summary

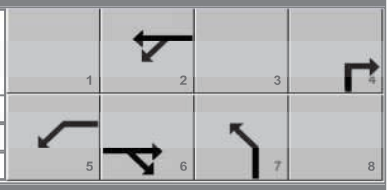
General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	BNH	Analysis Date	Mar 21, 2023	Area Type	Other
Jurisdiction	Volusia	Time Period	Background PM Peak-hour	PHF	0.95
Urban Street	US 1	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 1 at Nova Rd	File Name	1.1- US 1 at Nova Rd_PM.xus		
Project Description	5361.09 Tomoka Oaks Residential				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1103	725	71	1047		742		65			

Signal Information			
Cycle, s	92.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.1	39.3	25.1	0.0	0.0	0.0
Yellow	5.5	5.5	4.5	0.0	0.0	0.0
Red	2.0	2.0	3.2	0.0	0.0	0.0



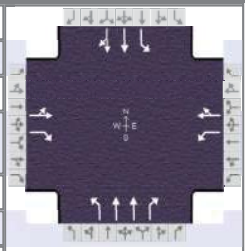
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6	5	2		4		
Case Number		7.3	1.0	4.0		9.0		
Phase Duration, s		46.8	12.6	59.4		32.8		
Change Period, ($Y+R_c$), s		7.5	7.5	7.5		7.7		
Max Allow Headway (*MAH*), s		4.9	4.9	4.9		5.1		
Queue Clearance Time (g_s), s		32.4	4.0	20.1		21.6		
Green Extension Time (g_e), s		6.9	0.3	20.2		3.5		
Phase Call Probability		1.00	0.85	1.00		1.00		
Max Out Probability		0.90	0.00	0.77		0.60		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		6	16	5	2		7		14			
Adjusted Flow Rate (*v*), veh/h		1161	578	75	1102		781		68			
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1781		1781	1781		1730		1585			
Queue Service Time (g_s), s		25.6		2.0	18.1		19.6		3.0			
Cycle Queue Clearance Time (g_c), s		25.6		2.0	18.1		19.6		3.0			
Green Ratio (*g/C*)		0.43		0.50	0.56		0.27		0.27			
Capacity (*c*), veh/h		1517		249	2004		943		432			
Volume-to-Capacity Ratio (*X*)		0.765		0.301	0.550		0.829		0.158			
Back of Queue (*Q*), ft/ln (95 th percentile)		374.2		34.1	249.5		337.3		52.1			
Back of Queue (*Q*), veh/ln (95 th percentile)		14.7		1.3	9.8		13.3		2.1			
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.05	0.00		1.05		0.00			
Uniform Delay (d_1), s/veh		22.6		16.8	12.8		31.5		25.5			
Incremental Delay (d_2), s/veh		2.1		1.0	0.4		5.0		0.2			
Initial Queue Delay (d_3), s/veh		0.0		0.0	0.0		0.0		0.0			
Control Delay (*d*), s/veh		24.6	0.0	17.7	13.2		36.5		25.8			
Level of Service (LOS)		C	A	B	B		D		C			
Approach Delay, s/veh / LOS	16.4	B		13.5	B		35.7	D		0.0		
Intersection Delay, s/veh / LOS	19.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.10	B	0.69	A	2.31	B	2.56	C
Bicycle LOS Score / LOS	1.92	B	1.46	A		F		

HCS Signalized Intersection Results Summary

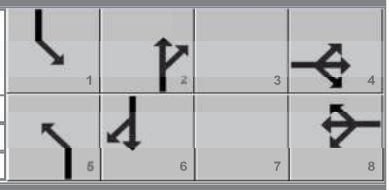
General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	BNH	Analysis Date	Mar 21, 2023	Area Type	Other
Jurisdiction	Volusia	Time Period	Background PM Peak-hour	PHF	0.95
Urban Street	Nova Rd	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Nova Rd at Wilmette Rd	File Name	3.1- Nova Rd at Wilmette Ave_PM.xus		
Project Description	5361.09 Tomoka Oaks Residentail				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	103	84	104	228	110	28	121	788	181	31	716	82

Signal Information			
Cycle, s	101.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.0	6.1	35.9	13.4	16.4	0.0	
Yellow	5.0	0.0	4.0	4.0	4.0	0.0	
Red	2.5	0.0	2.5	2.5	2.5	0.0	



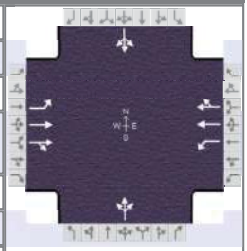
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		11.0		10.0	2.0	3.0	2.0	4.0
Phase Duration, s		19.9		22.9	16.6	48.5	10.5	42.4
Change Period, ($Y+R_c$), s		6.5		6.5	7.5	7.5	7.5	7.5
Max Allow Headway (*MAH*), s		4.3		4.2	4.0	5.0	4.0	5.0
Queue Clearance Time (g_s), s		12.7		15.3	9.1	20.5	3.8	21.9
Green Extension Time (g_e), s		0.7		1.0	0.2	13.3	0.0	13.0
Phase Call Probability		1.00		1.00	0.97	1.00	0.60	1.00
Max Out Probability		0.01		0.08	0.00	0.28	0.00	0.30

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h		197	45	240	145		127	829	71	33	428	412
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1820	1585	1781	1804		1781	1781	1415	1781	1870	1802
Queue Service Time (g_s), s		10.7	2.6	13.3	7.5		7.1	18.5	3.2	1.8	19.9	19.9
Cycle Queue Clearance Time (g_c), s		10.7	2.6	13.3	7.5		7.1	18.5	3.2	1.8	19.9	19.9
Green Ratio (*g/C*)		0.13	0.13	0.16	0.16		0.09	0.40	0.40	0.03	0.34	0.34
Capacity (*c*), veh/h		240	209	287	290		160	1435	570	53	641	618
Volume-to-Capacity Ratio (*X*)		0.821	0.217	0.837	0.500		0.796	0.578	0.124	0.618	0.667	0.667
Back of Queue (*Q*), ft/ln (95 th percentile)		230.2	48	272.3	157.3		156.7	298.5	46.6	43.8	341.6	326.8
Back of Queue (*Q*), veh/ln (95 th percentile)		9.1	1.9	10.7	6.2		6.2	11.8	1.8	1.7	13.5	13.1
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00	0.74	3.63	0.00		1.18	0.00	0.16	0.18	0.00	0.00
Uniform Delay (d_1), s/veh		43.1	39.5	41.5	39.0		45.5	23.7	19.1	48.9	28.5	28.5
Incremental Delay (d_2), s/veh		6.8	0.5	8.5	1.3		8.7	0.5	0.1	11.2	1.7	1.8
Initial Queue Delay (d_3), s/veh		0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		49.9	40.1	50.0	40.4		54.1	24.2	19.3	60.0	30.2	30.3
Level of Service (LOS)		D	D	D	D		D	C	B	E	C	C
Approach Delay, s/veh / LOS	48.1	D		46.3	D		27.6	C		31.4	C	
Intersection Delay, s/veh / LOS	33.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.62	C	2.31	B	1.91	B	2.01	B
Bicycle LOS Score / LOS	0.89	A	1.12	A	1.34	A	1.21	A

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	BNH	Analysis Date	Mar 21, 2023	Area Type	Other
Jurisdiction	Volusia	Time Period	Background PM Peak-hour	PHF	0.93
Urban Street	SR 40	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	SR 40 at Main Trail	File Name	9.1- SR 40 at Main Trail_ PM.xus		
Project Description	5361.09 Tomoka Oaks Residential				

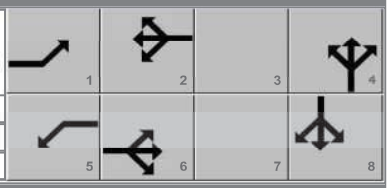


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	234	1482	88	7	1456	36	53	7	5	19	6	155

Signal Information			
Cycle, s	170.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	11.5	103.0	5.0	21.9	0.0	0.0
Yellow	4.8	4.8	4.8	3.5	0.0	0.0
Red	2.5	2.0	2.8	3.3	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.2	4.0	1.3	4.0		8.0		8.0
Phase Duration, s	18.8	128.7	12.6	122.4		28.7		28.7
Change Period, ($Y+R_c$), s	7.3	6.8	7.6	7.6		6.8		6.8
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0		4.5		4.5
Queue Clearance Time (g_s), s	10.8		2.0			21.6		20.6
Green Extension Time (g_e), s	0.7	0.0	2.0	0.0		0.4		0.4
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.00		1.00			1.00		0.95

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	252	848	840	8	804	800		70			194	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1870	1833	1781	1870	1854		672			1718	
Queue Service Time (g_s), s	8.8	39.9	40.7	0.0	41.6	41.9		0.9			0.0	
Cycle Queue Clearance Time (g_c), s	8.8	39.9	40.7	0.0	41.6	41.9		19.6			18.6	
Green Ratio (*g/C*)	0.69	0.72	0.72	0.62	0.68	0.68		0.13			0.13	
Capacity (*c*), veh/h	277	1341	1314	231	1263	1252		125			245	
Volume-to-Capacity Ratio (*X*)	0.909	0.632	0.639	0.033	0.637	0.639		0.558			0.790	
Back of Queue (*Q*), ft/ln (95 th percentile)	309.5	575	567.4	7.3	616.9	606.9		145.9			362.2	
Back of Queue (*Q*), veh/ln (95 th percentile)	12.2	22.6	22.7	0.3	24.3	24.3		5.7			14.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.11	0.00	0.00	0.03	0.00	0.00		0.00			0.00	
Uniform Delay (d_1), s/veh	28.5	12.5	12.6	22.3	15.7	15.8		73.1			72.8	
Incremental Delay (d_2), s/veh	15.6	2.3	2.4	0.1	2.5	2.5		3.9			13.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0			0.0	
Control Delay (*d*), s/veh	44.1	14.7	15.0	22.3	18.2	18.3		76.9			85.8	
Level of Service (LOS)	D	B	B	C	B	B		E			F	
Approach Delay, s/veh / LOS	18.6	B		18.2	B		76.9	E		85.8	F	
Intersection Delay, s/veh / LOS	23.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.75	B	1.66	B	2.32	B	2.32	B
Bicycle LOS Score / LOS	2.09	B	1.82	B	0.60	A	0.81	A

APPENDIX H

Intersections Summary Work Sheets

2028 Buildout Conditions

Intersection	
Int Delay, s/veh	18.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	139	2	166	0	0	1	74	453	3	0	707	59
Future Vol, veh/h	139	2	166	0	0	1	74	453	3	0	707	59
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	118	-	-	100	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	3	2	3	2	2	100	7	5	2	2	2	11
Mvmt Flow	154	2	184	0	0	1	82	503	3	0	786	66

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1235	1489	426	1063	1521	253	852	0	0	506	0	0
Stage 1	819	819	-	669	669	-	-	-	-	-	-	-
Stage 2	416	670	-	394	852	-	-	-	-	-	-	-
Critical Hdwy	7.56	6.54	6.96	7.54	6.54	8.9	4.24	-	-	4.14	-	-
Critical Hdwy Stg 1	6.56	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.56	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.53	4.02	3.33	3.52	4.02	4.3	2.27	-	-	2.22	-	-
Pot Cap-1 Maneuver	~ 132	123	574	177	117	519	751	-	-	1055	-	-
Stage 1	334	388	-	413	454	-	-	-	-	-	-	-
Stage 2	582	454	-	602	374	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	~ 121	110	574	109	104	519	751	-	-	1055	-	-
Mov Cap-2 Maneuver	222	231	-	207	201	-	-	-	-	-	-	-
Stage 1	298	388	-	368	405	-	-	-	-	-	-	-
Stage 2	517	405	-	406	374	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	93.1	12	1.4	0
HCM LOS	F	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	751	-	-	332	519	1055	-	-
HCM Lane V/C Ratio	0.109	-	-	1.027	0.002	-	-	-
HCM Control Delay (s)	10.4	-	-	93.1	12	0	-	-
HCM Lane LOS	B	-	-	F	B	A	-	-
HCM 95th %tile Q(veh)	0.4	-	-	11.9	0	0	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	302	132	2	4	0
Future Vol, veh/h	0	302	132	2	4	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	3	9	2	2	2
Mvmt Flow	0	347	152	2	5	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	154	0	-	0	500	153
Stage 1	-	-	-	-	153	-
Stage 2	-	-	-	-	347	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1426	-	-	-	530	893
Stage 1	-	-	-	-	875	-
Stage 2	-	-	-	-	716	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1426	-	-	-	530	893
Mov Cap-2 Maneuver	-	-	-	-	530	-
Stage 1	-	-	-	-	875	-
Stage 2	-	-	-	-	716	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	11.9
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1426	-	-	-	530
HCM Lane V/C Ratio	-	-	-	-	0.009
HCM Control Delay (s)	0	-	-	-	11.9
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	4.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	54	37	78	5
Future Vol, veh/h	0	0	54	37	78	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	14	4	2
Mvmt Flow	0	0	61	42	88	6

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	103	0	-	0	82	82
Stage 1	-	-	-	-	82	-
Stage 2	-	-	-	-	0	-
Critical Hdwy	4.12	-	-	-	6.44	6.22
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	2.218	-	-	-	3.536	3.318
Pot Cap-1 Maneuver	1489	-	-	-	915	978
Stage 1	-	-	-	-	936	-
Stage 2	-	-	-	-	-	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1489	-	-	-	915	978
Mov Cap-2 Maneuver	-	-	-	-	915	-
Stage 1	-	-	-	-	936	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	9.4
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1489	-	-	-	919
HCM Lane V/C Ratio	-	-	-	-	0.101
HCM Control Delay (s)	0	-	-	-	9.4
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.3



Movement	WBL	WBR	SEL	SER	NEL	NER
Lane Configurations						
Traffic Volume (veh/h)	40	0	148	10	2	76
Future Volume (Veh/h)	40	0	148	10	2	76
Sign Control	Free		Stop		Stop	
Grade	0%		0%		0%	
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80
Hourly flow rate (vph)	50	0	185	12	2	95
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		196	100	100	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		196	100	100	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	97		73	98	100	91
cM capacity (veh/h)	1604		678	765	765	1085

Direction, Lane #	WB 1	SE 1	NE 1
Volume Total	50	197	97
Volume Left	50	185	0
Volume Right	0	0	95
cSH	1604	683	1076
Volume to Capacity	0.03	0.29	0.09
Queue Length 95th (ft)	2	30	7
Control Delay (s)	7.3	12.4	8.7
Lane LOS	A	B	A
Approach Delay (s)	7.3	12.4	8.7
Approach LOS		B	A

Intersection Summary			
Average Delay	10.6		
Intersection Capacity Utilization	27.0%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	6.8

Movement	EBT	EBR	WBL	WBT	NWL	NWR
Lane Configurations						
Traffic Vol, veh/h	0	150	8	51	2	0
Future Vol, veh/h	0	150	8	51	2	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	200	11	68	3	0

Major/Minor	Minor2		Major2	
Conflicting Flow All	90	68	0	0
Stage 1	90	-	-	-
Stage 2	0	-	-	-
Critical Hdwy	6.52	6.22	4.12	-
Critical Hdwy Stg 1	5.52	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	4.018	3.318	2.218	-
Pot Cap-1 Maneuver	800	995	-	-
Stage 1	820	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %				-
Mov Cap-1 Maneuver	0	995	-	-
Mov Cap-2 Maneuver	0	-	-	-
Stage 1	0	-	-	-
Stage 2	0	-	-	-

Approach	EB	WB
HCM Control Delay, s	9.5	
HCM LOS	A	

Minor Lane/Major Mvmt	EBLn1	WBL	WBT
Capacity (veh/h)	995	-	-
HCM Lane V/C Ratio	0.201	-	-
HCM Control Delay (s)	9.5	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0.7	-	-

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	WBT	WBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	1	224	41	91	79	0
Future Vol, veh/h	1	224	41	91	79	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	5	13	4	2
Mvmt Flow	1	257	47	105	91	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	152	0	-	0	359	100
Stage 1	-	-	-	-	100	-
Stage 2	-	-	-	-	259	-
Critical Hdwy	4.12	-	-	-	6.44	6.22
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	2.218	-	-	-	3.536	3.318
Pot Cap-1 Maneuver	1429	-	-	-	636	956
Stage 1	-	-	-	-	919	-
Stage 2	-	-	-	-	780	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1429	-	-	-	635	956
Mov Cap-2 Maneuver	-	-	-	-	635	-
Stage 1	-	-	-	-	918	-
Stage 2	-	-	-	-	780	-

Approach	EB	WB	SE
HCM Control Delay, s	0	0	11.6
HCM LOS			B

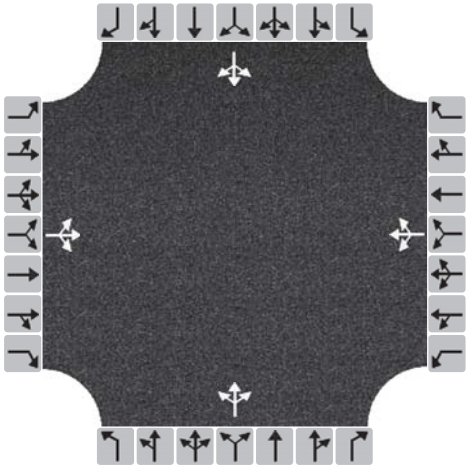
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SELn1
Capacity (veh/h)	1429	-	-	-	635
HCM Lane V/C Ratio	0.001	-	-	-	0.143
HCM Control Delay (s)	7.5	0	-	-	11.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.5

HCS All-Way Stop Control Report

General and Site Information

Analyst	BNH
Agency/Co.	LTG
Date Performed	03.21.2023
Analysis Year	2028
Analysis Time Period (hrs)	0.25
Time Analyzed	Buildout A.M. Peak-hour
Project Description	5361.09 Tomoka Oaks Residential
Intersection	S St. Andrews at W Rio
Jurisdiction	Volusia
East/West Street	S St. Andrews Dr
North/South Street	W Rio Pinar Dr
Peak Hour Factor	0.86

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	0	6	16	11	3	0	3	25	17	4	53	0
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	26			16			52			66		
Percent Heavy Vehicles	2			2			2			25		
Initial Departure Headway, h_d (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.023			0.014			0.047			0.059		
Final Departure Headway, h_d (s)	3.78			4.38			3.88			4.48		
Final Degree of Utilization, x	0.027			0.020			0.056			0.082		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, t_s (s)	1.78			2.38			1.88			2.48		

Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	26			16			52			66		
Capacity (veh/h)	953			822			928			804		
95% Queue Length, Q_{95} (veh)	0.1			0.1			0.2			0.3		
Control Delay (s/veh)	6.9			7.5			7.1			7.9		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh) | LOS	6.9	A		7.5	A		7.1	A		7.9	A	
Intersection Delay (s/veh) | LOS	7.4						A					

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HCS Two-Way Stop-Control Report

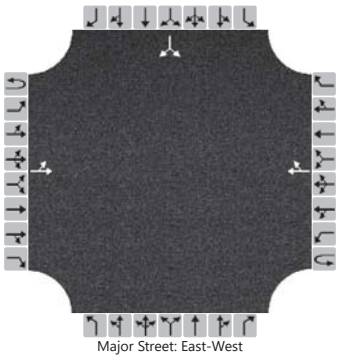
General Information

Analyst	BNH
Agency/Co.	LTG
Date Performed	03.21.2023
Analysis Year	2028
Time Analyzed	Buildout A.M. Peak-hour
Intersection Orientation	East-West
Project Description	5361.09 Tomoka Oaks Residetial

Site Information

Intersection	St. Andrews Dr at E Rio
Jurisdiction	Volusia
East/West Street	St. Andrews Dr
North/South Street	E Rio Pinar Dr
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		1	25				18	15						26		1
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1													30	
Capacity, c (veh/h)		1574													951	
v/c Ratio		0.00													0.03	
95% Queue Length, Q_{95} (veh)		0.0													0.1	
Control Delay (s/veh)		7.3	0.0												8.9	
Level of Service (LOS)		A	A												A	
Approach Delay (s/veh)	0.3												8.9			
Approach LOS	A												A			

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HCS Two-Way Stop-Control Report

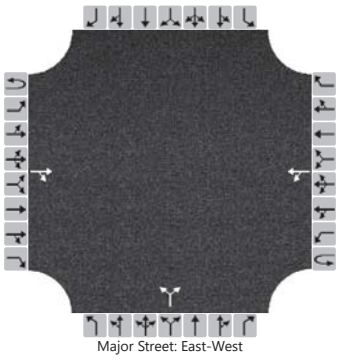
General Information

Analyst	BNH
Agency/Co.	LTG
Date Performed	03.21.2023
Analysis Year	2028
Time Analyzed	Buildout A.M. Peak-hour
Intersection Orientation	East-West
Project Description	5361.09 Tomoka Oaks Residetioal

Site Information

Intersection	St. Andrews Dr at Iroquoi
Jurisdiction	Volusia
East/West Street	St. Andrews Dr
North/South Street	Iroquois Tr
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			47	12		17	32			2		8				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						18					11					
Capacity, c (veh/h)						1539					974					
v/c Ratio						0.01					0.01					
95% Queue Length, Q_{95} (veh)						0.0					0.0					
Control Delay (s/veh)						7.4	0.1				8.7					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					2.6				8.7							
Approach LOS					A				A							

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Intersection	
Int Delay, s/veh	8.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	86	0	114	11	1	8	191	761	3	1	678	131
Future Vol, veh/h	86	0	114	11	1	8	191	761	3	1	678	131
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	118	-	-	100	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	4	2	2	2	2	2	2	100	2	2
Mvmt Flow	91	0	121	12	1	9	203	810	3	1	721	139

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1605	2012	430	1581	2080	407	860	0	0	813	0	0
Stage 1	793	793	-	1218	1218	-	-	-	-	-	-	-
Stage 2	812	1219	-	363	862	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.98	7.54	6.54	6.94	4.14	-	-	6.1	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.34	3.52	4.02	3.32	2.22	-	-	3.2	-	-
Pot Cap-1 Maneuver	~ 70	58	568	73	53	593	777	-	-	398	-	-
Stage 1	348	398	-	191	251	-	-	-	-	-	-	-
Stage 2	339	251	-	628	370	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	~ 55	43	568	46	39	593	777	-	-	398	-	-
Mov Cap-2 Maneuver	139	131	-	104	98	-	-	-	-	-	-	-
Stage 1	257	397	-	141	185	-	-	-	-	-	-	-
Stage 2	245	185	-	493	369	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	72.3	32.1	2.3	0
HCM LOS	F	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	777	-	-	244	154	398	-	-
HCM Lane V/C Ratio	0.262	-	-	0.872	0.138	0.003	-	-
HCM Control Delay (s)	11.3	-	-	72.3	32.1	14.1	-	-
HCM Lane LOS	B	-	-	F	D	B	-	-
HCM 95th %tile Q(veh)	1	-	-	7.2	0.5	0	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	205	318	9	5	1
Future Vol, veh/h	0	205	318	9	5	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	3	2	11	2	100
Mvmt Flow	0	216	335	9	5	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	344	0	-	0	556	340
Stage 1	-	-	-	-	340	-
Stage 2	-	-	-	-	216	-
Critical Hdwy	4.12	-	-	-	6.42	7.2
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	4.2
Pot Cap-1 Maneuver	1215	-	-	-	492	526
Stage 1	-	-	-	-	721	-
Stage 2	-	-	-	-	820	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1215	-	-	-	492	526
Mov Cap-2 Maneuver	-	-	-	-	492	-
Stage 1	-	-	-	-	721	-
Stage 2	-	-	-	-	820	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	12.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1215	-	-	-	497
HCM Lane V/C Ratio	-	-	-	-	0.013
HCM Control Delay (s)	0	-	-	-	12.3
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	0	171	86	47	4
Future Vol, veh/h	1	0	171	86	47	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	0	180	91	49	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	271	0	-	0	228	226
Stage 1	-	-	-	-	226	-
Stage 2	-	-	-	-	2	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1292	-	-	-	760	813
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	1021	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1292	-	-	-	759	813
Mov Cap-2 Maneuver	-	-	-	-	759	-
Stage 1	-	-	-	-	811	-
Stage 2	-	-	-	-	1021	-

Approach	EB	WB	SB
HCM Control Delay, s	7.8	0	10.1
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1292	-	-	-	763
HCM Lane V/C Ratio	0.001	-	-	-	0.07
HCM Control Delay (s)	7.8	0	-	-	10.1
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2



Movement	WBL	WBR	SEL	SER	NEL	NER
Lane Configurations						
Traffic Volume (veh/h)	64	0	100	9	8	61
Future Volume (Veh/h)	64	0	100	9	8	61
Sign Control	Free		Stop		Stop	
Grade	0%		0%		0%	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	75	0	118	11	9	72
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	0		226	150	150	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		226	150	150	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	95		82	98	99	93
cM capacity (veh/h)	1623		650	707	707	1082

Direction, Lane #	WB 1	SE 1	NE 1
Volume Total	75	129	81
Volume Left	75	118	0
Volume Right	0	0	72
cSH	1623	655	1022
Volume to Capacity	0.05	0.20	0.08
Queue Length 95th (ft)	4	18	6
Control Delay (s)	7.3	11.8	8.8
Lane LOS	A	B	A
Approach Delay (s)	7.3	11.8	8.8
Approach LOS		B	A

Intersection Summary			
Average Delay	9.8		
Intersection Capacity Utilization	23.8%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	3.8

Movement	EBT	EBR	WBL	WBT	NWL	NWR
Lane Configurations						
Traffic Vol, veh/h	0	103	6	169	7	1
Future Vol, veh/h	0	103	6	169	7	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	137	8	225	9	1

Major/Minor	Minor2		Major2	
Conflicting Flow All	241	225	0	0
Stage 1	241	-	-	-
Stage 2	0	-	-	-
Critical Hdwy	6.52	6.22	4.12	-
Critical Hdwy Stg 1	5.52	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	4.018	3.318	2.218	-
Pot Cap-1 Maneuver	660	814	-	-
Stage 1	706	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %				-
Mov Cap-1 Maneuver	0	814	-	-
Mov Cap-2 Maneuver	0	-	-	-
Stage 1	0	-	-	-
Stage 2	0	-	-	-

Approach	EB	WB
HCM Control Delay, s	10.3	
HCM LOS	B	

Minor Lane/Major Mvmt	EBLn1	WBL	WBT
Capacity (veh/h)	814	-	-
HCM Lane V/C Ratio	0.169	-	-
HCM Control Delay (s)	10.3	-	-
HCM Lane LOS	B	-	-
HCM 95th %tile Q(veh)	0.6	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	2	157	64	254	46	1
Future Vol, veh/h	2	157	64	254	46	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	167	68	270	49	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	338	0	-	0	374	203
Stage 1	-	-	-	-	203	-
Stage 2	-	-	-	-	171	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1221	-	-	-	627	838
Stage 1	-	-	-	-	831	-
Stage 2	-	-	-	-	859	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1221	-	-	-	626	838
Mov Cap-2 Maneuver	-	-	-	-	626	-
Stage 1	-	-	-	-	829	-
Stage 2	-	-	-	-	859	-

Approach	EB	WB	SE
HCM Control Delay, s	0.1	0	11.2
HCM LOS			B

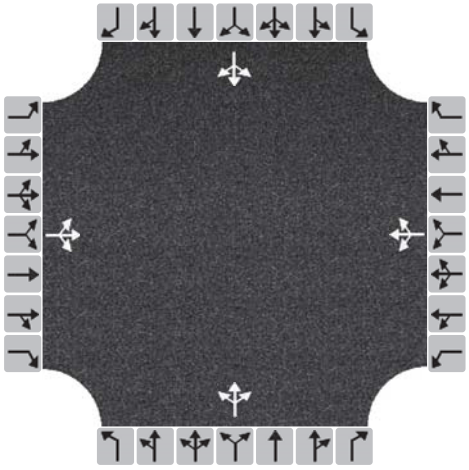
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SELn1
Capacity (veh/h)	1221	-	-	-	629
HCM Lane V/C Ratio	0.002	-	-	-	0.079
HCM Control Delay (s)	8	0	-	-	11.2
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.3

HCS All-Way Stop Control Report

General and Site Information

Analyst	BNH
Agency/Co.	LTG
Date Performed	03.21.2023
Analysis Year	2028
Analysis Time Period (hrs)	0.25
Time Analyzed	Buildout P.M. Peak-hour
Project Description	5361.09 Tomoka Oaks Residentail
Intersection	S St. Andrews at W Rio
Jurisdiction	Volusia
East/West Street	S St. Andrews Dr
North/South Street	W Rio Pinar Dr
Peak Hour Factor	0.91

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	1	14	11	15	6	0	15	48	18	3	26	0
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	29			23			89			32		
Percent Heavy Vehicles	100			2			2			2		
Initial Departure Headway, h_d (s)	3.20			3.20			3.20			3.20		
Initial Degree of Utilization, x	0.025			0.021			0.079			0.028		
Final Departure Headway, h_d (s)	5.64			4.37			4.01			4.18		
Final Degree of Utilization, x	0.045			0.028			0.099			0.037		
Move-Up Time, m (s)	2.0			2.0			2.0			2.0		
Service Time, t_s (s)	3.64			2.37			2.01			2.18		

Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			LTR			LTR			LTR		
Flow Rate, v (veh/h)	29			23			89			32		
Capacity (veh/h)	638			823			898			862		
95% Queue Length, Q_{95} (veh)	0.1			0.1			0.3			0.1		
Control Delay (s/veh)	8.9			7.5			7.4			7.3		
Level of Service, LOS	A			A			A			A		
Approach Delay (s/veh) | LOS	8.9	A		7.5	A		7.4	A		7.3	A	
Intersection Delay (s/veh) | LOS	7.7						A					

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HCS Two-Way Stop-Control Report

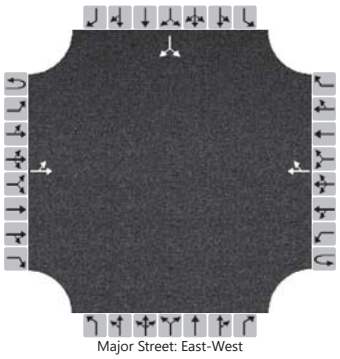
General Information

Analyst	BNH
Agency/Co.	LTG
Date Performed	03.21.2023
Analysis Year	2028
Time Analyzed	Buildout P.M. Peak-hour
Intersection Orientation	East-West
Project Description	5361.09 Tomoka Oaks Residetial

Site Information

Intersection	St. Andrews Dr at E Rio
Jurisdiction	Volusia
East/West Street	St. Andrews Dr
North/South Street	E Rio Pinar Dr
Peak Hour Factor	0.75
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		0	35				22	16						21		0
Percent Heavy Vehicles (%)		2												10		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.50		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.59		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0													28	
Capacity, c (veh/h)		1556													895	
v/c Ratio		0.00													0.03	
95% Queue Length, Q_{95} (veh)		0.0													0.1	
Control Delay (s/veh)		7.3	0.0												9.2	
Level of Service (LOS)		A	A												A	
Approach Delay (s/veh)	0.0												9.2			
Approach LOS	A												A			

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HCS Two-Way Stop-Control Report

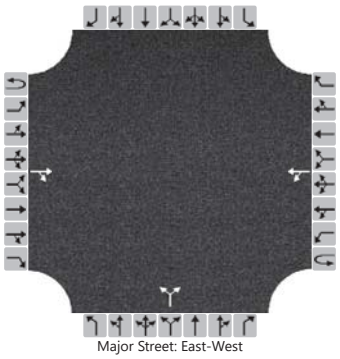
General Information

Analyst	BNH
Agency/Co.	LTG
Date Performed	03.21.2023
Analysis Year	2028
Time Analyzed	Buildout P.M. Peak-hour
Intersection Orientation	East-West
Project Description	5361.09 Tomoka Oaks Residetial

Site Information

Intersection	St. Andrews Dr at Iroquoi
Jurisdiction	Volusia
East/West Street	St. Andrews Dr
North/South Street	Iroquois Tr
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			46	9		15	37			9		18				
Percent Heavy Vehicles (%)						2				11		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.51		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.60		3.32				

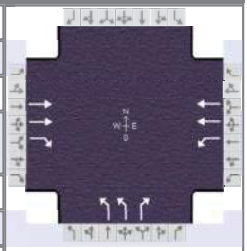
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						19					33					
Capacity, c (veh/h)						1533					932					
v/c Ratio						0.01					0.04					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
Control Delay (s/veh)						7.4	0.1				9.0					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					2.2				9.0							
Approach LOS					A				A							

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HCS Signalized Intersection Results Summary

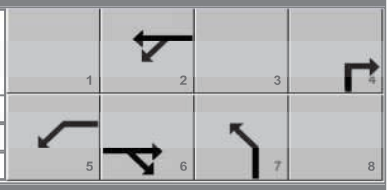
General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	BNH	Analysis Date	Mar 21, 2023	Area Type	Other
Jurisdiction	Volusia	Time Period	Buildout AM Peak-hour	PHF	0.89
Urban Street	US 1	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 1 at Nova Rd	File Name	1- US 1 at Nova Rd_AM.xus		
Project Description	5361.09 Tomoka Oaks Residential				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1090	745	45	816		539		105			

Signal Information			
Cycle, s	88.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.3	40.7	20.4	0.0	0.0	0.0
Yellow	5.5	5.5	4.5	0.0	0.0	0.0
Red	2.0	2.0	3.2	0.0	0.0	0.0



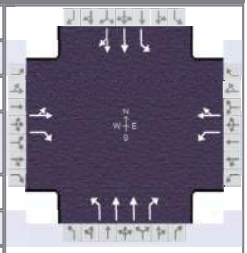
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6	5	2		4		
Case Number		7.3	1.0	4.0		9.0		
Phase Duration, s		48.2	11.8	60.0		28.1		
Change Period, ($Y+R_c$), s		7.5	7.5	7.5		7.7		
Max Allow Headway (*MAH*), s		4.9	4.9	4.9		5.2		
Queue Clearance Time (g_s), s		34.1	3.2	14.9		16.5		
Green Extension Time (g_e), s		6.6	0.2	23.2		3.9		
Phase Call Probability		1.00	0.71	1.00		1.00		
Max Out Probability		0.92	0.00	0.71		0.20		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		6	16	5	2		7		14			
Adjusted Flow Rate (*v*), veh/h		1225	639	51	917		606		118			
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1781		1781	1724		1716		1585			
Queue Service Time (g_s), s		24.9		1.2	12.9		14.5		5.4			
Cycle Queue Clearance Time (g_c), s		24.9		1.2	12.9		14.5		5.4			
Green Ratio (*g/C*)		0.46		0.53	0.60		0.23		0.23			
Capacity (*c*), veh/h		1645		250	2053		797		368			
Volume-to-Capacity Ratio (*X*)		0.745		0.202	0.447		0.760		0.321			
Back of Queue (*Q*), ft/ln (95 th percentile)		351.9		19.3	176.5		257.4		94.6			
Back of Queue (*Q*), veh/ln (95 th percentile)		13.9		0.8	6.7		10.1		3.7			
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.03	0.00		0.80		0.00			
Uniform Delay (d_1), s/veh		19.4		14.5	9.8		31.6		28.1			
Incremental Delay (d_2), s/veh		1.7		0.6	0.2		2.3		0.7			
Initial Queue Delay (d_3), s/veh		0.0		0.0	0.0		0.0		0.0			
Control Delay (*d*), s/veh		21.2	0.0	15.1	10.0		33.9		28.8			
Level of Service (LOS)		C	A	B	B		C		C			
Approach Delay, s/veh / LOS	13.9	B		10.3	B		33.1	C		0.0		
Intersection Delay, s/veh / LOS	16.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.09	B	0.68	A	2.31	B	2.56	C
Bicycle LOS Score / LOS	2.03	B	1.29	A		F		

HCS Signalized Intersection Results Summary

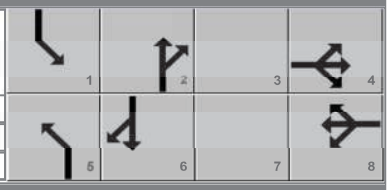
General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	BNH	Analysis Date	Mar 21, 2023	Area Type	Other
Jurisdiction	Volusia	Time Period	Buildout AM Peak-hour	PHF	0.93
Urban Street	Nova Rd	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Nova Rd at Wilmette Rd	File Name	3- Nova Rd at Wilmette Ave_ AM.xus		
Project Description	5361.09 Tomoka Oaks Residentail				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	48	72	129	184	65	31	71	513	132	39	829	63

Signal Information			
Cycle, s	86.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.2	1.7	33.2	8.6	12.2	0.0
Yellow	5.0	0.0	4.0	4.0	4.0	0.0
Red	2.5	0.0	2.5	2.5	2.5	0.0



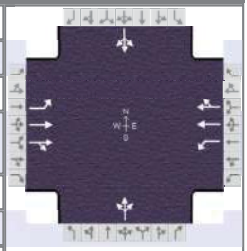
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		11.0		10.0	2.0	3.0	2.0	4.0
Phase Duration, s		15.1		18.7	12.4	41.5	10.7	39.7
Change Period, ($Y+R_c$), s		6.5		6.5	7.5	7.5	7.5	7.5
Max Allow Headway (*MAH*), s		4.3		4.3	4.0	4.9	4.0	4.9
Queue Clearance Time (g_s), s		7.9		11.3	5.7	11.8	4.0	20.9
Green Extension Time (g_e), s		0.7		0.9	0.1	12.4	0.1	11.3
Phase Call Probability		1.00		1.00	0.84	1.00	0.63	1.00
Max Out Probability		0.00		0.01	0.00	0.12	0.00	0.21

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h		129	100	198	103		76	552	43	42	486	473
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1834	1560	1767	1768		1753	1738	1585	1767	1870	1823
Queue Service Time (g_s), s		5.9	5.3	9.3	4.6		3.7	9.8	1.5	2.0	18.9	18.9
Cycle Queue Clearance Time (g_c), s		5.9	5.3	9.3	4.6		3.7	9.8	1.5	2.0	18.9	18.9
Green Ratio (*g/C*)		0.10	0.10	0.14	0.14		0.06	0.40	0.40	0.04	0.38	0.38
Capacity (*c*), veh/h		183	156	252	252		100	1374	627	65	702	684
Volume-to-Capacity Ratio (*X*)		0.704	0.641	0.786	0.410		0.762	0.401	0.069	0.643	0.692	0.692
Back of Queue (*Q*), ft/ln (95 th percentile)		131	102.1	198.7	92.7		84.9	169.5	22.5	46.9	314.1	303.1
Back of Queue (*Q*), veh/ln (95 th percentile)		5.2	4.0	7.8	3.6		3.3	6.5	0.9	1.8	12.4	12.1
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00	1.57	2.65	0.00		0.64	0.00	0.07	0.19	0.00	0.00
Uniform Delay (d_1), s/veh		37.5	37.2	35.6	33.6		40.0	18.7	16.2	40.9	22.7	22.7
Incremental Delay (d_2), s/veh		4.9	4.3	5.4	1.1		11.2	0.3	0.1	10.1	1.8	1.8
Initial Queue Delay (d_3), s/veh		0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		42.4	41.6	41.0	34.7		51.2	19.0	16.2	51.0	24.5	24.5
Level of Service (LOS)		D	D	D	C		D	B	B	D	C	C
Approach Delay, s/veh / LOS	42.0	D		38.8	D		22.5	C		25.6	C	
Intersection Delay, s/veh / LOS	28.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.58	C	2.31	B	1.91	B	1.96	B
Bicycle LOS Score / LOS	0.87	A	0.98	A	1.04	A	1.31	A

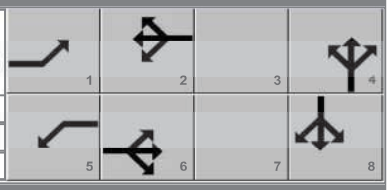
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	BNH	Analysis Date	Mar 21, 2023	Area Type	Other
Jurisdiction	Volusia	Time Period	Buildout AM Peak-hour	PHF	0.91
Urban Street	SR 40	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	SR 40 at Main Trail	File Name	9- SR 40 at Main Trail_ AM.xus		
Project Description	5361.09 Tomoka Oaks Residential				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	108	1142	177	55	1177	21	125	36	18	29	64	179

Signal Information			
Cycle, s	123.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	4.4	1.2	66.6	30.0	0.0	0.0
Yellow	4.8	0.0	4.8	3.5	0.0	0.0
Red	2.8	0.0	2.0	3.3	0.0	0.0

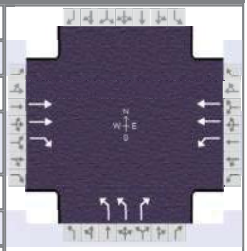
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.1	4.0	1.1	4.0		8.0		8.0
Phase Duration, s	13.2	74.6	12.0	73.4		36.8		36.8
Change Period, ($Y+R_c$), s	7.3	6.8	7.6	6.8		6.8		6.8
Max Allow Headway (*MAH*), s	4.0	5.0	4.0	5.0		4.5		4.5
Queue Clearance Time (g_s), s	5.6	39.4	3.8	33.0		30.8		21.5
Green Extension Time (g_e), s	0.3	28.4	0.1	31.4		0.0		1.5
Phase Call Probability	0.98	1.00	0.87	1.00		1.00		1.00
Max Out Probability	0.00	0.67	0.00	0.62		1.00		0.26

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	119	738	711	60	660	656		197			299	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1856	1769	1781	1870	1859		853			1743	
Queue Service Time (g_s), s	3.6	36.7	37.4	1.8	31.0	31.0		9.2			0.0	
Cycle Queue Clearance Time (g_c), s	3.6	36.7	37.4	1.8	31.0	31.0		28.8			19.5	
Green Ratio (*g/C*)	0.59	0.55	0.55	0.58	0.54	0.54		0.24			0.24	
Capacity (*c*), veh/h	264	1020	972	206	1010	1004		257			456	
Volume-to-Capacity Ratio (*X*)	0.450	0.724	0.732	0.293	0.654	0.654		0.766			0.656	
Back of Queue (*Q*), ft/ln (95 th percentile)	65.4	551.4	527.3	33.4	474	465		286.8			348.6	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.6	21.5	21.1	1.3	18.7	18.6		11.3			13.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.23	0.00	0.00	0.12	0.00	0.00		0.00			0.00	
Uniform Delay (d_1), s/veh	16.7	20.8	20.9	18.6	20.2	20.2		48.1			42.9	
Incremental Delay (d_2), s/veh	1.2	2.1	2.4	0.8	1.2	1.2		12.9			3.4	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0			0.0	
Control Delay (*d*), s/veh	17.9	22.9	23.3	19.4	21.4	21.4		61.0			46.3	
Level of Service (LOS)	B	C	C	B	C	C		E			D	
Approach Delay, s/veh / LOS	22.7	C		21.3	C		61.0	E		46.3	D	
Intersection Delay, s/veh / LOS	26.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.67	B	1.68	B	2.30	B	2.30	B
Bicycle LOS Score / LOS	1.78	B	1.62	B	0.81	A	0.98	A

HCS Signalized Intersection Results Summary

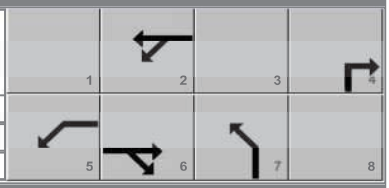
General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	BNH	Analysis Date	Mar 21, 2023	Area Type	Other
Jurisdiction	Volusia	Time Period	Buildout PM Peak-hour	PHF	0.95
Urban Street	US 1	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	US 1 at Nova Rd	File Name	1.1- US 1 at Nova Rd_PM.xus		
Project Description	5361.09 Tomoka Oaks Residential				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		1103	760	106	1047		763		86			

Signal Information			
Cycle, s	96.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.7	41.4	26.3	0.0	0.0	0.0
Yellow	5.5	5.5	4.5	0.0	0.0	0.0
Red	2.0	2.0	3.2	0.0	0.0	0.0



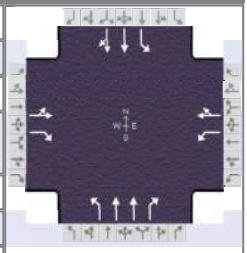
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		6	5	2		4		
Case Number		7.3	1.0	4.0		9.0		
Phase Duration, s		48.9	13.2	62.1		34.0		
Change Period, ($Y+R_c$), s		7.5	7.5	7.5		7.7		
Max Allow Headway (*MAH*), s		4.9	4.9	4.9		5.1		
Queue Clearance Time (g_s), s		36.7	5.1	22.1		23.1		
Green Extension Time (g_e), s		4.7	0.4	19.0		3.2		
Phase Call Probability		1.00	0.95	1.00		1.00		
Max Out Probability		0.96	0.00	0.80		0.78		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		6	16	5	2		7		14			
Adjusted Flow Rate (*v*), veh/h		1161	615	112	1102		803		91			
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1781		1781	1692		1730		1585			
Queue Service Time (g_s), s		26.5		3.1	20.1		21.1		4.2			
Cycle Queue Clearance Time (g_c), s		26.5		3.1	20.1		21.1		4.2			
Green Ratio (*g/C*)		0.43		0.51	0.57		0.27		0.27			
Capacity (*c*), veh/h		1535		256	1922		947		434			
Volume-to-Capacity Ratio (*X*)		0.757		0.437	0.573		0.848		0.209			
Back of Queue (*Q*), ft/ln (95 th percentile)		388.5		54.6	264.3		364.8		73.2			
Back of Queue (*Q*), veh/ln (95 th percentile)		15.3		2.1	10.4		14.4		2.9			
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.08	0.00		1.14		0.00			
Uniform Delay (d_1), s/veh		23.1		17.8	13.3		33.0		26.9			
Incremental Delay (d_2), s/veh		2.1		1.7	0.5		6.3		0.3			
Initial Queue Delay (d_3), s/veh		0.0		0.0	0.0		0.0		0.0			
Control Delay (*d*), s/veh		25.2	0.0	19.4	13.8		39.3		27.2			
Level of Service (LOS)		C	A	B	B		D		C			
Approach Delay, s/veh / LOS	16.5	B		14.3	B		38.1	D		0.0		
Intersection Delay, s/veh / LOS	20.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.10	B	0.69	A	2.31	B	2.56	C
Bicycle LOS Score / LOS	1.95	B	1.49	A		F		

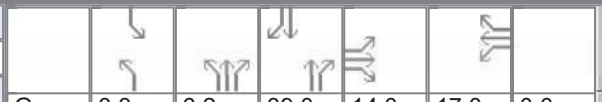
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	BNH	Analysis Date	Mar 21, 2023	Area Type	Other
Jurisdiction	Volusia	Time Period	Buildout PM Peak-hour	PHF	0.95
Urban Street	Nova Rd	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	Nova Rd at Wilmette Rd	File Name	3.1- Nova Rd at Wilmette Ave_PM.xus		
Project Description	5361.09 Tomoka Oaks Residentail				

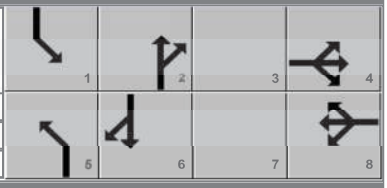


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	105	84	104	228	110	35	121	878	181	35	769	83

Signal Information			
Cycle, s	106.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	3.3	6.2	39.0	14.0	17.0	0.0
Yellow	5.0	0.0	4.0	4.0	4.0	0.0
Red	2.5	0.0	2.5	2.5	2.5	0.0



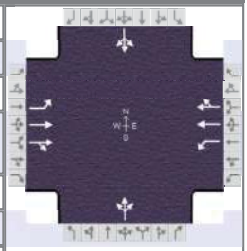
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	5	2	1	6
Case Number		11.0		10.0	2.0	3.0	2.0	4.0
Phase Duration, s		20.5		23.5	17.0	51.7	10.8	45.5
Change Period, ($Y+R_c$), s		6.5		6.5	7.5	7.5	7.5	7.5
Max Allow Headway (*MAH*), s		4.3		4.2	4.0	5.0	4.0	5.0
Queue Clearance Time (g_s), s		13.4		16.0	9.5	23.9	4.2	24.1
Green Extension Time (g_e), s		0.7		1.0	0.2	13.9	0.1	13.9
Phase Call Probability		1.00		1.00	0.98	1.00	0.66	1.00
Max Out Probability		0.01		0.12	0.00	0.41	0.00	0.41

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	5	2	12	1	6	16
Adjusted Flow Rate (*v*), veh/h		199	45	240	153		127	924	71	37	456	441
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1820	1585	1781	1792		1781	1781	1415	1781	1870	1806
Queue Service Time (g_s), s		11.4	2.7	14.0	8.3		7.5	21.9	3.3	2.2	22.1	22.1
Cycle Queue Clearance Time (g_c), s		11.4	2.7	14.0	8.3		7.5	21.9	3.3	2.2	22.1	22.1
Green Ratio (*g/C*)		0.13	0.13	0.16	0.16		0.09	0.41	0.41	0.03	0.36	0.36
Capacity (*c*), veh/h		240	209	284	286		159	1477	587	56	667	644
Volume-to-Capacity Ratio (*X*)		0.830	0.217	0.844	0.534		0.801	0.626	0.120	0.663	0.684	0.684
Back of Queue (*Q*), ft/ln (95 th percentile)		241.7	50.4	286.3	175		164.7	344.9	48	52.1	376.1	360
Back of Queue (*Q*), veh/ln (95 th percentile)		9.5	2.0	11.3	6.9		6.5	13.6	1.9	2.1	14.8	14.4
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00	0.78	3.82	0.00		1.24	0.00	0.16	0.21	0.00	0.00
Uniform Delay (d_1), s/veh		45.1	41.4	43.5	41.1		47.6	24.7	19.2	51.1	29.2	29.2
Incremental Delay (d_2), s/veh		7.2	0.5	10.0	1.5		9.0	0.8	0.1	12.7	1.9	2.0
Initial Queue Delay (d_3), s/veh		0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		52.3	41.9	53.5	42.7		56.6	25.4	19.3	63.8	31.1	31.2
Level of Service (LOS)		D	D	D	D		E	C	B	E	C	C
Approach Delay, s/veh / LOS	50.4	D		49.3	D		28.6	C		32.4	C	
Intersection Delay, s/veh / LOS	34.9						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.62	C	2.32	B	1.91	B	2.01	B
Bicycle LOS Score / LOS	0.89	A	1.14	A	1.41	A	1.26	A

HCS Signalized Intersection Results Summary

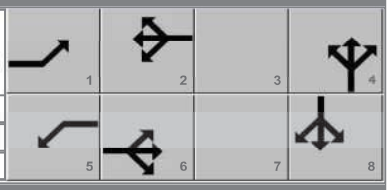
General Information				Intersection Information	
Agency	LTG			Duration, h	0.250
Analyst	BNH	Analysis Date	Mar 21, 2023	Area Type	Other
Jurisdiction	Volusia	Time Period	Buildout PM Peak-hour	PHF	0.93
Urban Street	SR 40	Analysis Year	2028	Analysis Period	1> 7:00
Intersection	SR 40 at Main Trail	File Name	9.1- SR 40 at Main Trail_ PM.xus		
Project Description	5361.09 Tomoka Oaks Residential				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	241	1508	88	7	1471	36	53	7	5	19	6	159

Signal Information			
Cycle, s	170.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	13.1	101.1	5.0	22.3	0.0	0.0
Yellow	4.8	4.8	4.8	3.5	0.0	0.0
Red	2.5	2.0	2.8	3.3	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2		4		8
Case Number	1.2	4.0	1.3	4.0		8.0		8.0
Phase Duration, s	20.4	128.3	12.6	120.5		29.1		29.1
Change Period, ($Y+R_c$), s	7.3	6.8	7.6	7.6		6.8		6.8
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0		4.5		4.5
Queue Clearance Time (g_s), s	12.4		2.0			22.0		21.0
Green Extension Time (g_e), s	0.7	0.0	2.0	0.0		0.3		0.4
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.00		1.00			1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	259	862	855	8	812	808		70			198	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1870	1834	1781	1870	1854		659			1719	
Queue Service Time (g_s), s	10.4	41.4	42.3	0.0	43.9	44.2		0.9			0.0	
Cycle Queue Clearance Time (g_c), s	10.4	41.4	42.3	0.0	43.9	44.2		20.0			19.0	
Green Ratio (*g/C*)	0.68	0.71	0.71	0.61	0.66	0.66		0.13			0.13	
Capacity (*c*), veh/h	284	1337	1311	224	1242	1231		125			249	
Volume-to-Capacity Ratio (*X*)	0.912	0.645	0.652	0.034	0.654	0.657		0.560			0.795	
Back of Queue (*Q*), ft/ln (95 th percentile)	317.3	595.6	588.8	7.5	651.9	642.1		145.9			370	
Back of Queue (*Q*), veh/ln (95 th percentile)	12.5	23.4	23.6	0.3	25.7	25.7		5.7			14.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	1.13	0.00	0.00	0.03	0.00	0.00		0.00			0.00	
Uniform Delay (d_1), s/veh	32.5	12.8	13.0	23.3	17.0	17.0		72.9			72.7	
Incremental Delay (d_2), s/veh	17.7	2.4	2.5	0.1	2.7	2.7		3.9			13.6	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0			0.0	
Control Delay (*d*), s/veh	50.2	15.2	15.5	23.4	19.7	19.8		76.8			86.3	
Level of Service (LOS)	D	B	B	C	B	B		E			F	
Approach Delay, s/veh / LOS	19.9	B		19.7	B		76.8	E		86.3	F	
Intersection Delay, s/veh / LOS	24.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.75	B	1.66	B	2.32	B	2.32	B
Bicycle LOS Score / LOS	2.12	B	1.83	B	0.60	A	0.81	A

APPENDIX I

Traffic Signal Warrant

Traffic Signal Warrant Study

Nova Road at Tomoka Oaks Boulevard
2026 Build-Out Conditions
(Volusia County / City of Ormond Beach)

LTG Job No.: 5361.04

Prepared For:

Triumph Oaks of Ormond Beach, LLC

Prepared By:

LTG Engineering & Planning

1450 W. Granada Blvd., Suite 2
Ormond Beach, Florida 32714

August 18, 2022

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with LTG, Inc., a corporation authorized to operate as an engineering business, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Nova Road at Tomoka Oaks Boulevard – Preliminary Traffic Signal Warrant Study
LOCATION: City of Ormond Beach, Florida
CLIENT: Triumph Oaks of Ormond Beach, LLC
JOB #: 5361.04

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

Prepared by:
LTG, Inc.
1450 W. Granada Blvd, Suite 2
Ormond Beach, FL 32174
Registration No. 9227
386/257-2571

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LTG, INC.
1450 W. GRANADA BLVD, SUITE 2
ORMOND BEACH, FL 32174
REGISTRATION NO. 9227
GEORGE A. GALAN, P.E. NO. 60080

TABLE OF CONTENTS

Executive Summary 1
Introduction 2
Existing Conditions 4
Existing Traffic Volumes 6
Future Conditions 7
Hourly Trip Variation 7
Preliminary Signal Warrant Analysis 9
Recommendations 9

FIGURES

Figure 1: Study Location Map 3

TABLES

Table 1 Summary of Existing Conditions 4
Table 2 24-Hour Existing Approach Volumes 6
Table 3 Daily Trip Generation 7
Table 4 Hourly Variation of Project Traffic – Major and Minor Streets 8
Table 5 Preliminary TSWS Total Volumes 8
Table 6 Summary of Signal Warrant Analysis 10

APPENDICES

Appendix A – FDOT's Seasonal Factor and Raw Count Data
Appendix B – Signal Warrants

EXECUTIVE SUMMARY

LTG, Inc. has conducted a Preliminary Traffic Signal Warrant Study (TSWS) at the intersection of Nova Road and Tomoka Oaks Boulevard located in the City of Ormond Beach, Florida. Based on the results of the analysis and engineering judgment, the following recommendations and conclusions were developed:

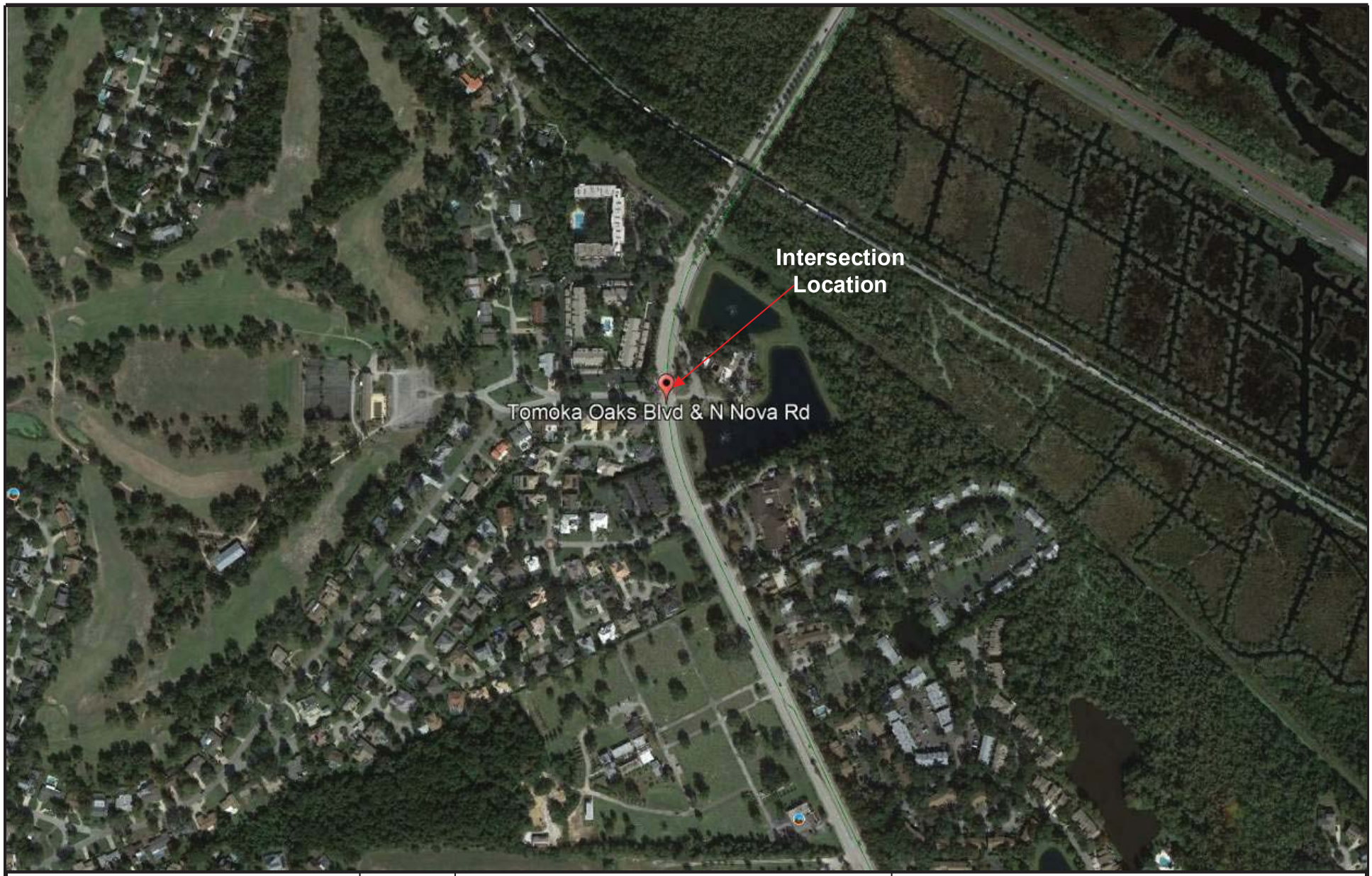
- The intersection meets the following warrants:
  - Warrant 1B: Interruption of Continuous Traffic
  - Warrant 2: 4-Hour Vehicular Volume

LTG's analysis was based on methods which are consistent with those set forth in the *Manual on Uniform Traffic Control Devices* (MUTCD) and standard practice in the State of Florida.

INTRODUCTION

LTG, Inc. has been retained by Triumph Oaks of Ormond Beach, LLC to conduct a Preliminary Traffic Signal Warrant Study (TSWS) at the intersection of SR 5A (Nova Road) and Tomoka Oaks Boulevard, located in the City of Ormond Beach, Florida. The location of the subject intersection is shown in Figure 1.

The purpose of this study is to determine if signalized traffic control may be warranted at the intersection of Nova Road and Tomoka Oaks Boulevard upon build-out of the proposed Tomoka Oaks development. The analysis methods used in conducting this study are consistent with those set forth in the *Manual on Uniform Traffic Control Devices* (MUTCD), the *Manual on Uniform Traffic Studies* (MUTS), and Florida Department of Transportation (FDOT) guidelines and procedures. This report documents the existing conditions, future conditions, signal warrant analysis, and recommendations.



Nova Road at Tomoka Oaks Boulevard Preliminary TSWS	N NTS	**Project Location Map**	LTG Engineering & Planning
		Project No.: 5361.04 / Figure: 1	1450 W. Granada Blvd., Suite 2, Ormond Beach, Florida 32174 Telephone: 386.257.2571 Fax: 386.257.6996

EXISTING CONDITIONS

The intersection of Nova Road at Tomoka Oaks Boulevard is currently unsignalized. This section of Nova Road is currently maintained by FDOT as an Access Class 5 roadway. Significant features of the roadway are summarized in Table 1 below:

Table 1
Summary of Existing Conditions
Nova Road at Tomoka Oaks Boulevard Preliminary TSWS

Feature	Description
Main Street	Nova Road
Side Street	Tomoka Oaks Boulevard
Area Location	Volusia County
Surrounding Development	Residential and Commercial Land Uses
Land Uses at Intersection	This intersection provides access to existing residential development to the west.
Traffic Control	The eastbound approach is currently under stop-sign control.
Signal Spacing	Nearest signals: Nova Road at US 1, approximately 2,000 ft north Nova Road at Wilmette Avenue, approximately 3,300 ft south (Minimum spacing for Access Class 5 at 45 mph is 1,320 ft.)
Additional Features	Function – North-South principal arterial
	Connectivity – US 1 to the north and SR 40 to the south
	Posted Speed Limit – 45miles per hour (mph)
	Sidewalks – There are sidewalks present along both sides of Nova Road at this location.
	Utilities – There are overhead utilities along the east side of Nova Road.
	Street Lighting – Street lighting is provided along the west side of Nova Road.

Existing Traffic Volumes

The 24-hour directional volume counts were collected at the existing approaches to the subject intersection on Tuesday, May 27, 2021, prior to the end of the Volusia County school year. The eight highest hours were identified from the 24-hour volume counts. The eight highest count hours selected include 9:00 a.m. to 10:00 a.m., and 12:00 p.m. to 7:00 p.m. The existing directional approach volumes are summarized in Table 1 below, with the raw count data attached as Appendix A.

Table 2
24-Hour Approach Volumes
Nova Road at Tomoka Oaks Boulevard Preliminary TSWS

		Major Street			Minor Street
Hour		NB	SB	Total	EB
12:00 AM	1:00 AM	66	59	**125**	9
1:00 AM	2:00 AM	56	50	**106**	0
2:00 AM	3:00 AM	26	59	**85**	5
3:00 AM	4:00 AM	31	58	**89**	2
4:00 AM	5:00 AM	27	27	**54**	2
5:00 AM	6:00 AM	89	58	**147**	9
6:00 AM	7:00 AM	121	135	**256**	15
7:00 AM	8:00 AM	350	334	**684**	74
8:00 AM	9:00 AM	713	600	**1313**	122
9:00 AM	10:00 AM	785	641	**1426**	136
10:00 AM	11:00 AM	650	560	**1210**	82
11:00 AM	12:00 PM	692	689	**1381**	82
12:00 PM	1:00 PM	760	782	**1542**	107
1:00 PM	2:00 PM	793	845	**1638**	104
2:00 PM	3:00 PM	802	815	**1617**	88
3:00 PM	4:00 PM	815	895	**1710**	107
4:00 PM	5:00 PM	717	859	**1576**	98
5:00 PM	6:00 PM	713	825	**1538**	109
6:00 PM	7:00 PM	688	779	**1467**	87
7:00 PM	8:00 PM	480	468	**948**	69
8:00 PM	9:00 PM	364	367	**731**	55
9:00 PM	10:00 PM	243	227	**470**	40
10:00 PM	11:00 PM	136	154	**290**	22
11:00 PM	12:00 AM	99	68	**167**	12
	ADT:	10,216	10,354	20,570	1,436

FUTURE CONDITIONS

The evaluation of signal warrants was based on future roadway conditions. The following presents the methods used to determine the traffic volumes for the preliminary signal warrant evaluation.

Trip Generation

The daily trip generation for the Tomoka Oaks development was calculated using the nationally accepted trip generation software, TripGen (10th Edition), prepared by the Institute of Transportation Engineers (ITE) and is shown in Table 3.

Table 3
Daily Trip Generation
Nova Road at Tomoka Oaks Boulevard Preliminary TSWS

Period	Land Use	Land Use Code	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Single Family	210	Ln(T)=0.92Ln(X)+2.71	300	DU	50%	50%	1,429	1,429	2,858

Hourly Trip Variation

The Tomoka Oaks development will have site access at Nova Road at Tomoka Oaks Boulevard. The anticipated hourly project traffic utilizing the intersection was included to determine the anticipated build-out volumes. The percent of 24-hour traffic was determined using the hourly variation percentages from the existing residential development, which were derived from the 24-hour eastbound (exiting) volumes. Table 4 presents the predicted hourly variation of the project trips for the proposed development exiting through the intersection for the identified eight highest hours. Note that the distribution for left-turning (39%) and right-turning (57%) project trips was obtained from the Central Florida Regional Planning Model (CFRPM) model run used in the TIA.

The raw directional approach data was factored using FDOT's Seasonal Factor (Appendix A) and a growth rate of two percent per year, was applied to determine the 2026 background hourly traffic. Table 5 shows the resultant total mainline and minor street volumes used in the signal warrant, with the highest four hours volumes highlighted based on the minor street approach.

Table 4
Hourly Variation of Project Traffic – Major and Minor Streets
Nova Road at Tomoka Oaks Boulevard Preliminary TSWS

Tomoka Oaks						
Hourly Variation * Distribution * Exit Daily Project Trips						
				Movement		
				Exit =	1,429	
8-Highest Hours		Enter	Exit	EBL (39%)	EBR (57%)	Total Exiting
9:00 AM	10:00 AM	0.0%	9.5%	53	77	130
12:00 PM	1:00 PM	0.0%	7.5%	42	61	103
1:00 PM	2:00 PM	0.0%	7.2%	40	59	99
2:00 PM	3:00 PM	0.0%	6.1%	34	50	84
3:00 PM	4:00 PM	0.0%	7.5%	42	61	103
4:00 PM	5:00 PM	0.0%	6.8%	38	56	94
5:00 PM	6:00 PM	0.0%	7.6%	42	62	104
6:00 PM	7:00 PM	0.0%	6.1%	34	49	83

Table 5
Preliminary TSWS Total Volumes
Nova Road at Tomoka Oaks Boulevard Preliminary TSWS

Time		Northbound and Southbound					Eastbound				
From	To	NB Raw Data (RD)	NB Hourly Traffic (a=RD*SF)	SB Raw Data (RD)	SB Hourly Traffic (b=RD*SF)	Background Total Hourly Traffic (c=(a+b)*GR	EB Raw Data (RD)	EB Hourly Traffic (d=RD*SF)	EB Background Left-Turn Trips (e)	EB Total Hourly Project Left-Turn Trips (f)	Total Build-Out Hourly Left-Turn Trips (g)
9:00 AM	10:00 AM	785	824	641	673	1,653	136	143	56	53	109
12:00 PM	1:00 PM	760	798	782	821	1,788	107	112	44	42	86
1:00 PM	2:00 PM	793	833	845	887	1,899	104	109	43	40	83
2:00 PM	3:00 PM	802	842	815	856	1,875	88	92	36	34	70
3:00 PM	4:00 PM	815	856	895	940	1,982	107	112	44	42	86
4:00 PM	5:00 PM	717	753	859	902	1,827	98	103	40	38	78
5:00 PM	6:00 PM	713	749	825	866	1,783	109	114	45	42	87
6:00 PM	7:00 PM	688	722	779	818	1,701	87	91	36	34	70

Abbreviations: RD = Raw Data, SF = Seasonal Factor, and GR = Growth Rate
A seasonal Factor of 1.05 and a growth rate of 2.00% per year was applied to the data. Build-out year for Tomoka Oaks is 2026.

PRELIMINARY SIGNAL WARRANT ANALYSIS

The traffic volumes and geometric conditions were compared with the warrants for the installation of traffic signals contained in the latest edition of the *Manual on Uniform Traffic Control Devices* (MUTCD).

For the purposes of the Preliminary Signal Warrant Analysis, Nova Road was considered the major street and the eastbound approach of Tomoka Oaks Boulevard was considered the minor street. The eastbound approach of this intersection functions as two lanes since the existing lane width facilitates separation of left-turn and right-turns. However, right-turns were excluded from the minor approach warrant volumes, and the minor approach was considered a one lane roadway. The analysis was performed under 2026 build-out year conditions. The signal warrant forms are included as Appendix B. Table 6 summarizes the results of the analyses during the study hours:

Table 6
Summary of Signal Warrant Analysis
Nova Road at Tomoka Oaks Boulevard Preliminary TSWS

Warrant		Applicable	Satisfied	Comments
1A	Minimum Vehicular Volume	Yes	No	**Warrant is not satisfied.**
1B	Interruption of Continuous Traffic	Yes	Yes	**Warrant is satisfied.**
2	Four-Hour Vehicular Volume	Yes	Yes	**Warrant is satisfied.**
3A	Peak-Hour Delay	Yes	No	**Warrant is not satisfied.**
3B	Peak-Hour Volume	Yes	No	**Warrant is not satisfied.**
4	Pedestrian Volume	Yes	No	**Warrant is not satisfied.**
5	School Crossing	No	No	This warrant is not applicable.
6	Coordinated Signal System	No	No	This warrant is not applicable.
7	*Crash Experience	Yes	No	**Warrant is not satisfied.**
8	Roadway Network	No	No	This warrant is not applicable.

**Available crash data from Signal4 Analytics between December 2017 and December 2021 was reviewed and determined not to meet warrant thresholds.*

RECOMMENDATIONS

Based on the results of the Preliminary Signal Warrant Analyses and engineering judgement of projected 2026 build-out conditions at the intersection of Nova Road and Tomoka Oaks Boulevard, the following recommendations were developed:

- The intersection meets the following warrants:
    - Warrant 1B: Interruption of Continuous Traffic
    - Warrant 2: 4-Hour Vehicular Volume

Appendix A
Raw Count Data & FDOT's Seasonal Factor

2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 7900 VOLUSIA COUNTYWIDE

MOCF: 0.93

WEEK	DATES	SF	PSCF
* 1	01/01/2020 - 01/04/2020	0.99	1.06
* 2	01/05/2020 - 01/11/2020	0.95	1.02
* 3	01/12/2020 - 01/18/2020	0.92	0.99
* 4	01/19/2020 - 01/25/2020	0.91	0.98
* 5	01/26/2020 - 02/01/2020	0.89	0.96
* 6	02/02/2020 - 02/08/2020	0.88	0.95
* 7	02/09/2020 - 02/15/2020	0.87	0.94
* 8	02/16/2020 - 02/22/2020	0.88	0.95
* 9	02/23/2020 - 02/29/2020	0.90	0.97
*10	03/01/2020 - 03/07/2020	0.92	0.99
*11	03/08/2020 - 03/14/2020	0.94	1.01
*12	03/15/2020 - 03/21/2020	0.96	1.03
*13	03/22/2020 - 03/28/2020	1.05	1.13
14	03/29/2020 - 04/04/2020	1.14	1.23
15	04/05/2020 - 04/11/2020	1.24	1.33
16	04/12/2020 - 04/18/2020	1.33	1.43
17	04/19/2020 - 04/25/2020	1.26	1.35
18	04/26/2020 - 05/02/2020	1.20	1.29
19	05/03/2020 - 05/09/2020	1.14	1.23
20	05/10/2020 - 05/16/2020	1.07	1.15
21	05/17/2020 - 05/23/2020	1.06	1.14
22	05/24/2020 - 05/30/2020	1.05	1.13
23	05/31/2020 - 06/06/2020	1.03	1.11
24	06/07/2020 - 06/13/2020	1.02	1.10
25	06/14/2020 - 06/20/2020	1.01	1.09
26	06/21/2020 - 06/27/2020	1.02	1.10
27	06/28/2020 - 07/04/2020	1.02	1.10
28	07/05/2020 - 07/11/2020	1.03	1.11
29	07/12/2020 - 07/18/2020	1.04	1.12
30	07/19/2020 - 07/25/2020	1.03	1.11
31	07/26/2020 - 08/01/2020	1.02	1.10
32	08/02/2020 - 08/08/2020	1.02	1.10
33	08/09/2020 - 08/15/2020	1.01	1.09
34	08/16/2020 - 08/22/2020	1.01	1.09
35	08/23/2020 - 08/29/2020	1.01	1.09
36	08/30/2020 - 09/05/2020	1.01	1.09
37	09/06/2020 - 09/12/2020	1.01	1.09
38	09/13/2020 - 09/19/2020	1.01	1.09
39	09/20/2020 - 09/26/2020	1.00	1.08
40	09/27/2020 - 10/03/2020	0.99	1.06
41	10/04/2020 - 10/10/2020	0.98	1.05
42	10/11/2020 - 10/17/2020	0.97	1.04
43	10/18/2020 - 10/24/2020	0.98	1.05
44	10/25/2020 - 10/31/2020	0.98	1.05
45	11/01/2020 - 11/07/2020	0.98	1.05
46	11/08/2020 - 11/14/2020	0.99	1.06
47	11/15/2020 - 11/21/2020	0.99	1.06
48	11/22/2020 - 11/28/2020	0.99	1.06
49	11/29/2020 - 12/05/2020	0.99	1.06
50	12/06/2020 - 12/12/2020	0.99	1.06
51	12/13/2020 - 12/19/2020	0.99	1.06
52	12/20/2020 - 12/26/2020	0.95	1.02
53	12/27/2020 - 12/31/2020	0.92	0.99

* PEAK SEASON

27-FEB-2021 10:30:05 830UPD 5_7900_PKSEASON.TXT

DE Traffic

VOLUME SUMMARY
Thu 5/27/2021

Station #: NB
Site ID: NB
Location: Nova Rd NB south of Tomoka Oaks Blvd

File: Nova NB.prn
Steet Name: Nova Rd NB
County: Volusia

TIME	1 NORTH	Total
01:00	56	56
02:00	26	26
03:00	31	31
04:00	27	27
05:00	89	89
06:00	121	121
07:00	350	350
08:00	713	713
09:00	785	785
10:00	650	650
11:00	692	692
12:00	760	760
13:00	793	793
14:00	802	802
15:00	815	815
16:00	717	717
17:00	713	713
18:00	688	688
19:00	480	480
20:00	364	364
21:00	243	243
22:00	136	136
23:00	99	99
24:00	66	66
DAY TOTAL	10216	10216
PERCENTS	100.0	100
AM Times	08:00	
AM Peaks	804	
PM Times	14:45	
PM Peaks	826	

VOLUME SUMMARY
Thu 5/27/2021

Station #: NB
Site ID: NB
Location: Nova Rd NB south of Tomoka Oaks Blvd

File: Nova NB.prn
Steet Name: Nova Rd NB
County: Volusia

TIME	1 NORTH	Total
00:15	13	13
00:30	15	15
00:45	13	13
01:00	15	15
Hour Total	56	56
01:15	5	5
01:30	4	4
01:45	8	8
02:00	9	9
Hour Total	26	26
02:15	7	7
02:30	8	8
02:45	9	9
03:00	7	7
Hour Total	31	31
03:15	5	5
03:30	6	6
03:45	9	9
04:00	7	7
Hour Total	27	27
04:15	13	13
04:30	26	26
04:45	24	24
05:00	26	26
Hour Total	89	89
05:15	19	19
05:30	24	24
05:45	35	35
06:00	43	43
Hour Total	121	121
06:15	65	65
06:30	78	78
06:45	109	109
07:00	98	98
Hour Total	350	350
07:15	161	161
07:30	185	185
07:45	172	172
08:00	195	195
Hour Total	713	713

Station #: NB File: Nova NB.prn
Site ID: NB Steet Name: Nova Rd NB
Location: Nova Rd NB south of Tomoka Oaks Blvd County: Volusia

TIME	1 NORTH	Total
08:15	225	225
08:30	198	198
08:45	186	186
09:00	176	176
Hour Total	785	785
09:15	157	157
09:30	172	172
09:45	156	156
10:00	165	165
Hour Total	650	650
10:15	153	153
10:30	167	167
10:45	185	185
11:00	187	187
Hour Total	692	692
11:15	198	198
11:30	178	178
11:45	186	186
12:00	198	198
Hour Total	760	760
12:15	187	187
12:30	210	210
12:45	198	198
13:00	198	198
Hour Total	793	793
13:15	201	201
13:30	198	198
13:45	187	187
14:00	216	216
Hour Total	802	802
14:15	198	198
14:30	187	187
14:45	224	224
15:00	206	206
Hour Total	815	815
15:15	198	198
15:30	198	198
15:45	157	157
16:00	164	164
Hour Total	717	717

VOLUME SUMMARY
Thu 5/27/2021

Station #: NB
Site ID: NB
Location: Nova Rd NB south of Tomoka Oaks Blvd

File: Nova NB.prn
Steet Name: Nova Rd NB
County: Volusia

TIME	1 NORTH	Total
16:15	158	158
16:30	199	199
16:45	181	181
17:00	175	175
Hour Total	713	713
17:15	185	185
17:30	199	199
17:45	162	162
18:00	142	142
Hour Total	688	688
18:15	135	135
18:30	115	115
18:45	124	124
19:00	106	106
Hour Total	480	480
19:15	106	106
19:30	89	89
19:45	94	94
20:00	75	75
Hour Total	364	364
20:15	84	84
20:30	75	75
20:45	42	42
21:00	42	42
Hour Total	243	243
21:15	35	35
21:30	51	51
21:45	24	24
22:00	26	26
Hour Total	136	136
22:15	34	34
22:30	25	25
22:45	16	16
23:00	24	24
Hour Total	99	99
23:15	19	19
23:30	17	17
23:45	11	11
24:00	19	19
Hour Total	66	66

VOLUME SUMMARY
Thu 5/27/2021

Station #: NB
Site ID: NB
Location: Nova Rd NB south of Tomoka Oaks Blvd

File: Nova NB.prn
Steet Name: Nova Rd NB
County: Volusia

TIME	1 NORTH	Total
DAY TOTAL	10216	10216
PERCENTS	100.0	100
AM Times	08:00	
AM Peaks	804	
PM Times	14:45	
PM Peaks	826	

2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 7941 VOLUSIA I4 RURAL

MOCF: 0.92

WEEK	DATES	SF	PSCF
* 1	01/01/2020 - 01/04/2020	0.91	0.99
* 2	01/05/2020 - 01/11/2020	0.88	0.96
* 3	01/12/2020 - 01/18/2020	0.86	0.93
* 4	01/19/2020 - 01/25/2020	0.85	0.92
* 5	01/26/2020 - 02/01/2020	0.85	0.92
* 6	02/02/2020 - 02/08/2020	0.84	0.91
* 7	02/09/2020 - 02/15/2020	0.83	0.90
* 8	02/16/2020 - 02/22/2020	0.87	0.95
* 9	02/23/2020 - 02/29/2020	0.91	0.99
*10	03/01/2020 - 03/07/2020	0.96	1.04
*11	03/08/2020 - 03/14/2020	1.00	1.09
*12	03/15/2020 - 03/21/2020	1.04	1.13
*13	03/22/2020 - 03/28/2020	1.20	1.30
14	03/29/2020 - 04/04/2020	1.36	1.48
15	04/05/2020 - 04/11/2020	1.53	1.66
16	04/12/2020 - 04/18/2020	1.69	1.84
17	04/19/2020 - 04/25/2020	1.57	1.71
18	04/26/2020 - 05/02/2020	1.46	1.59
19	05/03/2020 - 05/09/2020	1.34	1.46
20	05/10/2020 - 05/16/2020	1.23	1.34
21	05/17/2020 - 05/23/2020	1.19	1.29
22	05/24/2020 - 05/30/2020	1.15	1.25
23	05/31/2020 - 06/06/2020	1.12	1.22
24	06/07/2020 - 06/13/2020	1.08	1.17
25	06/14/2020 - 06/20/2020	1.04	1.13
26	06/21/2020 - 06/27/2020	1.03	1.12
27	06/28/2020 - 07/04/2020	1.03	1.12
28	07/05/2020 - 07/11/2020	1.02	1.11
29	07/12/2020 - 07/18/2020	1.02	1.11
30	07/19/2020 - 07/25/2020	1.01	1.10
31	07/26/2020 - 08/01/2020	1.01	1.10
32	08/02/2020 - 08/08/2020	1.00	1.09
33	08/09/2020 - 08/15/2020	1.00	1.09
34	08/16/2020 - 08/22/2020	0.99	1.08
35	08/23/2020 - 08/29/2020	0.99	1.08
36	08/30/2020 - 09/05/2020	0.99	1.08
37	09/06/2020 - 09/12/2020	0.98	1.07
38	09/13/2020 - 09/19/2020	0.98	1.07
39	09/20/2020 - 09/26/2020	0.97	1.05
40	09/27/2020 - 10/03/2020	0.96	1.04
41	10/04/2020 - 10/10/2020	0.96	1.04
42	10/11/2020 - 10/17/2020	0.95	1.03
43	10/18/2020 - 10/24/2020	0.95	1.03
44	10/25/2020 - 10/31/2020	0.95	1.03
45	11/01/2020 - 11/07/2020	0.95	1.03
46	11/08/2020 - 11/14/2020	0.95	1.03
47	11/15/2020 - 11/21/2020	0.95	1.03
48	11/22/2020 - 11/28/2020	0.94	1.02
49	11/29/2020 - 12/05/2020	0.93	1.01
50	12/06/2020 - 12/12/2020	0.92	1.00
51	12/13/2020 - 12/19/2020	0.91	0.99
52	12/20/2020 - 12/26/2020	0.88	0.96
53	12/27/2020 - 12/31/2020	0.86	0.93

* PEAK SEASON

2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 7995 VOLUSIA I95

MOCF: 0.92

WEEK	DATES	SF	PSCF
* 1	01/01/2020 - 01/04/2020	0.90	0.98
* 2	01/05/2020 - 01/11/2020	0.89	0.97
* 3	01/12/2020 - 01/18/2020	0.88	0.96
* 4	01/19/2020 - 01/25/2020	0.87	0.95
* 5	01/26/2020 - 02/01/2020	0.87	0.95
* 6	02/02/2020 - 02/08/2020	0.86	0.93
* 7	02/09/2020 - 02/15/2020	0.85	0.92
* 8	02/16/2020 - 02/22/2020	0.88	0.96
* 9	02/23/2020 - 02/29/2020	0.90	0.98
*10	03/01/2020 - 03/07/2020	0.93	1.01
*11	03/08/2020 - 03/14/2020	0.95	1.03
*12	03/15/2020 - 03/21/2020	0.98	1.07
*13	03/22/2020 - 03/28/2020	1.15	1.25
14	03/29/2020 - 04/04/2020	1.33	1.45
15	04/05/2020 - 04/11/2020	1.50	1.63
16	04/12/2020 - 04/18/2020	1.68	1.83
17	04/19/2020 - 04/25/2020	1.55	1.68
18	04/26/2020 - 05/02/2020	1.42	1.54
19	05/03/2020 - 05/09/2020	1.29	1.40
20	05/10/2020 - 05/16/2020	1.16	1.26
21	05/17/2020 - 05/23/2020	1.13	1.23
22	05/24/2020 - 05/30/2020	1.10	1.20
23	05/31/2020 - 06/06/2020	1.07	1.16
24	06/07/2020 - 06/13/2020	1.04	1.13
25	06/14/2020 - 06/20/2020	1.01	1.10
26	06/21/2020 - 06/27/2020	1.01	1.10
27	06/28/2020 - 07/04/2020	1.02	1.11
28	07/05/2020 - 07/11/2020	1.02	1.11
29	07/12/2020 - 07/18/2020	1.03	1.12
30	07/19/2020 - 07/25/2020	1.03	1.12
31	07/26/2020 - 08/01/2020	1.03	1.12
32	08/02/2020 - 08/08/2020	1.03	1.12
33	08/09/2020 - 08/15/2020	1.03	1.12
34	08/16/2020 - 08/22/2020	1.02	1.11
35	08/23/2020 - 08/29/2020	1.02	1.11
36	08/30/2020 - 09/05/2020	1.01	1.10
37	09/06/2020 - 09/12/2020	1.01	1.10
38	09/13/2020 - 09/19/2020	1.01	1.10
39	09/20/2020 - 09/26/2020	1.00	1.09
40	09/27/2020 - 10/03/2020	0.99	1.08
41	10/04/2020 - 10/10/2020	0.98	1.07
42	10/11/2020 - 10/17/2020	0.97	1.05
43	10/18/2020 - 10/24/2020	0.96	1.04
44	10/25/2020 - 10/31/2020	0.95	1.03
45	11/01/2020 - 11/07/2020	0.94	1.02
46	11/08/2020 - 11/14/2020	0.94	1.02
47	11/15/2020 - 11/21/2020	0.93	1.01
48	11/22/2020 - 11/28/2020	0.92	1.00
49	11/29/2020 - 12/05/2020	0.92	1.00
50	12/06/2020 - 12/12/2020	0.91	0.99
51	12/13/2020 - 12/19/2020	0.90	0.98
52	12/20/2020 - 12/26/2020	0.89	0.97
53	12/27/2020 - 12/31/2020	0.88	0.96

* PEAK SEASON

27-FEB-2021 10:30:05 830UPD 5_7995_PKSEASON.TXT

Appendix B
Signal Warrants

SIGNAL WARRANT ANALYSIS

Introduction

- The Signal Warrant Analysis Spreadsheets are a tool for assisting traffic engineers when evaluating the need for a traffic signal installation
- The filled spreadsheets can be used as part of the supporting documents for the signal warrant evaluation

Note: This templates are a useful resource, but it remains necessary to apply engineering judgment and to consider specific environmental, traffic, geometric, and operational conditions

Instructions

Fill in "Orange" areas only	
Automated cells based on in Input Data in "orange" cells	
General Information	Fill in below the general information including: District, County (drop-down menu) City, Engineer, Date Major and Minor Street with corresponding number of lanes and speed limits
Enter Eight Hour Volumes	Any 8 hours of an average day. Major-street and minor-street volumes shall be for the same 8 hours; however, the 8 hours satisfied in Condition A shall not be required to be the same 8 hours satisfied in Condition B for 80% columns only. On the minor street, the higher volume shall not be required to be on the same approach during each of the 8 hours.
Enter Four Hour Volumes	Any 4 hours of an average day. Vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only, not required to be on the same approach during each of the 4 hours)
Enter Pedestrian Volumes (4-hr)	Pedestrians per hour crossing the major street (total of all crossings)
Enter Peak Hour Volumes	Vehicular: Any four consecutive 15-minute periods of an average day Pedestrian: Any four consecutive 15-minute periods of an average day representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings)

Input Data

Form 750-020-01
TRAFFIC ENGINEERING
10/15

City:	Ormond Beach				
County:	79 – Volusia	Engineer:	CAM1		
District:	Five	Date:	June 7, 2021		
Major Street:	SR 5A	# Lanes:	2	Major Approach Speed:	45
Minor Street:	Tomoka Oaks	# Lanes:	1	Minor Approach Speed:	25

Eight Hour Volumes (Condition A)

Hours	Major Street (total of both approaches)	Minor Street (one direction only)
9:00-10:00 AM	1,653	109
12:00-1:00 PM	1,788	86
1:00-2:00 PM	1,899	83
2:00-3:00 PM	1,875	70
3:00-4:00 PM	1,982	86
4:00-5:00 PM	1,827	78
5:00-6:00 PM	1,783	87
6:00-7:00 PM	1,701	70

Eight Hour Volumes (Condition B)

Hours	Major Street (total of both approaches)	Minor Street (one direction only)
9:00-10:00 AM	1,653	109
12:00-1:00 PM	1,788	86
1:00-2:00 PM	1,899	83
2:00-3:00 PM	1,875	70
3:00-4:00 PM	1,982	86
4:00-5:00 PM	1,827	78
5:00-6:00 PM	1,783	87
6:00-7:00 PM	1,701	70

Highest Four Hour Vehicular Volumes

Hours	Major Street (total of both approaches)	Minor Street (one direction only)
9:00-10:00 AM	1,653	109
1:00-2:00 PM	1,899	83
3:00-4:00 PM	1,982	86
5:00-6:00 PM	1,783	87

Highest Four Hour Pedestrian Volumes

Hours	Major Street (total of both approaches)	Pedestrian Crossings on Major Street
9:00-10:00 AM	1,653	
1:00-2:00 PM	1,899	
3:00-4:00 PM	1,982	
5:00-6:00 PM	1,783	

Vehicular Peak Hour Volumes

Peak Hour	Major Street (total of both approaches)	Minor Street (one direction only)	Total Entering Volume
5:00-6:00 PM	1,783	87	

Pedestrian Peak Hour Volumes

Peak Hour	Major Street (total of both approaches)	Pedestrian Crossing Volumes on Major Street
5:00-6:00 PM	1,783	87

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

City:	Ormond Beach	Engineer:	CAM1
County:	79 – Volusia	Date:	June 7, 2021
District:	Five		

Major Street:	SR 5A	Lanes:	2	Major Approach Speed:	45
Minor Street:	Tomoka Oaks	Lanes:	1	Minor Approach Speed:	25

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☑ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☑ No

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes" ☑ 70% ☑ 100%

WARRANT 1 - EIGHT-HOUR VEHICULAR VOLUME

Warrant 1 is satisfied if Condition A or Condition B is "100%" satisfied for eight hours. ☐ Yes ☑ No

Warrant 1 is also satisfied if both Condition A and Condition B are "80%" satisfied (should only be applied after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems). ☐ Yes ☑ No

Condition A - Minimum Vehicular Volume

Condition A is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

100% Satisfied: ☐ Yes ☑ No
80% Satisfied: ☐ Yes ☑ No
70% Satisfied: ☐ Yes ☑ No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	Minor	100%[a]	80%[b]	70%[c]	100%[a]	80%[b]	70%[c]
1	1	500	400	350	150	120	105
2 or more	1	600	480	420	150	120	105
2 or more	2 or more	600	480	420	200	160	140
1	2 or more	500	400	350	200	160	140

[a] Basic Minimum hourly volume
[b] Used for combination of Conditions A and B after adequate trial of other remedial measures
[c] May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.

Street	Eight Highest Hours							
	9:00-10:00 AM	12:00-1:00 PM	1:00-2:00 PM	2:00-3:00 PM	3:00-4:00 PM	4:00-5:00 PM	5:00-6:00 PM	6:00-7:00 PM
Major	1,653	1,788	1,899	1,875	1,982	1,827	1,783	1,701
Minor	109	86	83	70	86	78	87	70

Existing Volumes

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Condition B - Interruption of Continuous Traffic

Condition B is intended for application where Condition A is not satisfied and the traffic volume on a major street is so heavy that traffic on the minor intersecting street suffers excessive delay or conflict in entering or crossing the major street.

Applicable:	☑ Yes	☐ No
100% Satisfied:	☐ Yes	☑ No
80% Satisfied:	☑ Yes	☐ No
70% Satisfied:	☑ Yes	☐ No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	**Minor**	**100%[a]**	**80%[b]**	**70%[c]**	**100%[a]**	**80%[b]**	**70%[c]**
1	1	750	600	525	75	60	53
2 or more	1	900	720	630	75	60	53
2 or more	2 or more	900	720	630	100	80	70
1	2 or more	750	600	525	100	80	70

[a] Basic Minimum hourly volume

[b] Used for combination of Conditions A and B after adequate trial of other remedial measures

[c] May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.

Eight Highest Hours								
Street	**9:00-10:00 AM**	**12:00-1:00 PM**	**1:00-2:00 PM**	**2:00-3:00 PM**	**3:00-4:00 PM**	**4:00-5:00 PM**	**5:00-6:00 PM**	**6:00-7:00 PM**
Major	1,653	1,788	1,899	1,875	1,982	1,827	1,783	1,701
Minor	109	86	83	70	86	78	87	70

Existing Volumes

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

City:	Ormond Beach	Engineer:	CAM1
County:	79 – Volusia	Date:	June 7, 2021
District:	Five		

Major Street:	SR 5A	Lanes:	2	Major Approach Speed:	45
Minor Street:	Tomoka Oaks	Lanes:	1	Minor Approach Speed:	25

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☑ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☑ No

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes" ☑ Yes ☐ No

WARRANT 2 - FOUR-HOUR VEHICULAR VOLUME

If all four points lie above the appropriate line, then the warrant is satisfied.

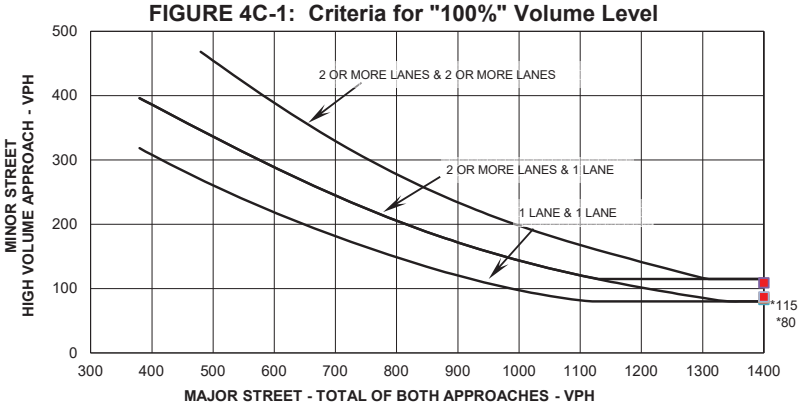
Applicable: ☑ Yes ☐ No
Satisfied: ☑ Yes ☐ No

Plot four volume combinations on the applicable figure below.

100% Volume Level

Four Highest Hours	Volumes	
	Major Street	Minor Street
9:00-10:00 AM	1653	109
1:00-2:00 PM	1899	83
3:00-4:00 PM	1982	86
5:00-6:00 PM	1783	87

FIGURE 4C-1: Criteria for "100%" Volume Level



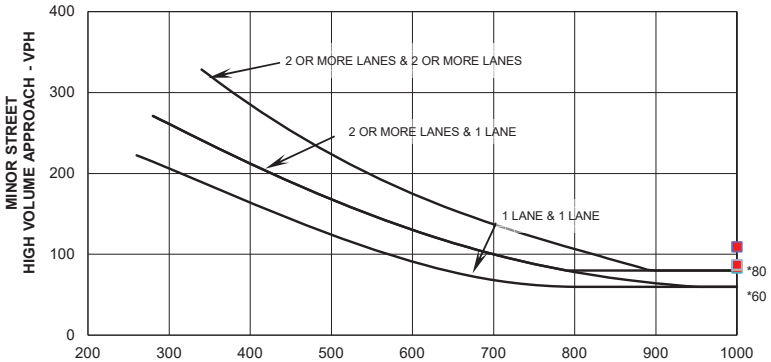
** Note: 115 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 80 vph applies as the lower threshold volume threshold for a minor street approach with one lane.*

70% Volume Level

Four Highest Hours	Volumes	
	Major Street	Minor Street
9:00-10:00 AM	1653	109
1:00-2:00 PM	1899	83
3:00-4:00 PM	1982	86
5:00-6:00 PM	1783	87

FIGURE 4C-2: Criteria for "70%" Volume Level

(Community Less than 10,000 population or above 70 km/hr (40 mph) on Major Street)



** Note: 80 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 60 vph applies as the lower threshold volume threshold for a minor street approach with one lane.*

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

City:	Ormond Beach	Engineer:	CAM1
County:	79 – Volusia	Date:	June 7, 2021
District:	Five		

Major Street:	SR 5A	Lanes:	2	Major Approach Speed:	45
Minor Street:	Tomoka Oaks	Lanes:	1	Minor Approach Speed:	25

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☑ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☑ No

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes" ☑ 70% ☑ 100%

WARRANT 3 - PEAK HOUR

*If all three criteria are fulfilled **or** the plotted point lies above the appropriate line, then the warrant is satisfied.*

Applicable: ☑ Yes ☐ No
Satisfied: ☐ Yes ☑ No

Unusual condition justifying use of warrant:

Record hour when criteria are fulfilled and the corresponding delay or volume in boxes provided.

Peak Hour 100% Volume		
Time	Major Vol.	Minor Vol.
5:00-6:00 PM	1783	87

Peak Hour 70% Volume		
Time	Major Vol.	Minor Vol.
5:00-6:00 PM	1783	87

Criteria

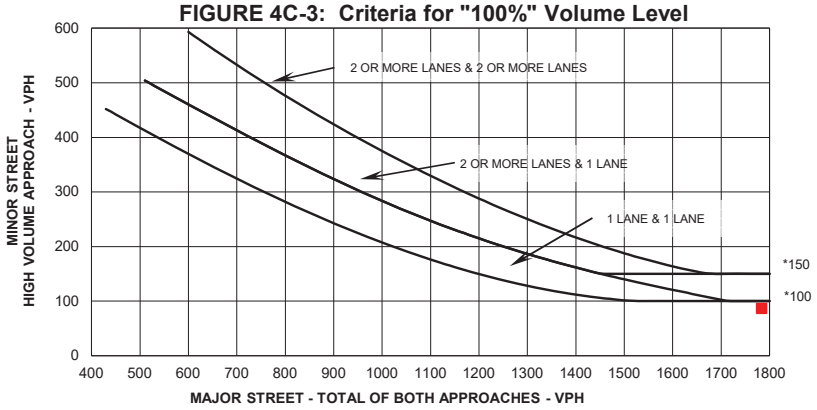
1. Delay on Minor Approach *(vehicle-hours)		
Approach Lanes	1	2
Delay Criteria*	4.0	5.0
Delay*		
Fulfilled?:	☐ Yes ☑ No	

2. Volume on Minor Approach One-Direction *(vehicles per hour)		
Approach Lanes	1	2
Volume Criteria*	100	150
Volume*		
Fulfilled?:	☐ Yes ☑ No	

3. Total Intersection Entering Volume *(vehicles per hour)		
No. of Approaches	3	4
Volume Criteria*	650	800
Volume*		
Fulfilled?:	☑ Yes ☐ No	

Plot volume combination on the applicable figure below.

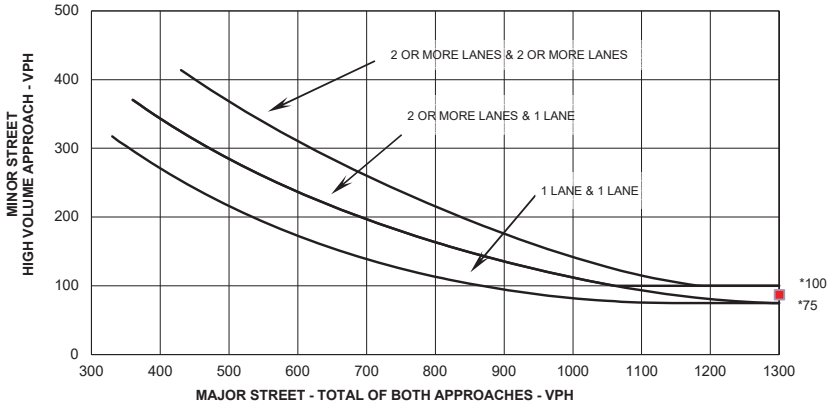
FIGURE 4C-3: Criteria for "100%" Volume Level



** Note: 150 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 100 vph applies as the lower threshold volume threshold for a minor street approach with one lane.*

FIGURE 4C-4: Criteria for "70%" Volume Level

(Community Less than 10,000 population or above 70 km/hr (40 mph) on Major Street)



** Note: 100 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 75 vph applies as the lower threshold volume threshold for a minor street approach with one lane.*

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

City:	Ormond Beach	Engineer:	CAM1
County:	79 – Volusia	Date:	June 7, 2021
District:	Five		

Major Street:	SR 5A	Lanes:	2	Major Approach Speed:	45
Minor Street:	Tomoka Oaks	Lanes:	1	Minor Approach Speed:	25

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☑ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☑ No

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes" ☑ 70% ☐ 100%

WARRANT 4 - PEDESTRIAN VOLUME

For each of any 4 hours of an average day, the plotted points lie above the appropriate line, then the warrant is satisfied.

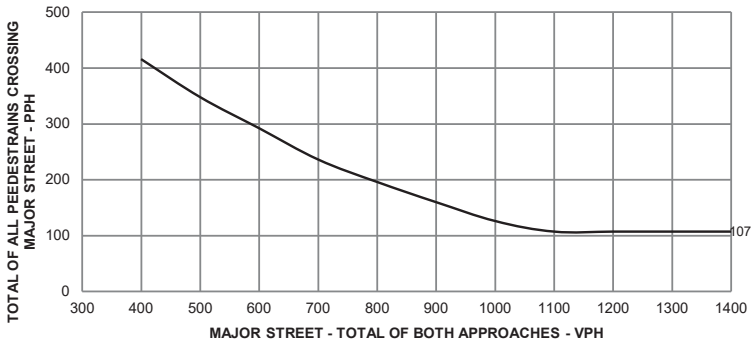
Applicable: ☐ Yes ☑ No
Satisfied: ☐ Yes ☑ No

100% Volume Level

Four Highest Hours	Volumes	
	Major Street	Pedestrian Total

Plot four volume combinations on the applicable figure below.

Figure 4C-5. Criteria for "100%" Volume Level



** Note: 107 pph applies as the lower threshold volume*

70% Volume Level

Four Highest Hours	Volumes	
	Major Street	Pedestrian Total
9:00-10:00 AM	1653	
1:00-2:00 PM	1899	
3:00-4:00 PM	1982	
5:00-6:00 PM	1783	

Figure 4C-6 Criteria for "70%" Volume Level



** Note: 75 pph applies as the lower threshold volume*

WARRANT 4 - PEDESTRIAN VOLUME

For 1 hour (any four consecutive 15-minute periods) of an average day, the plotted point falls above the appropriate line, then the warrant is satisfied.

Applicable: ☐ Yes ☐ No

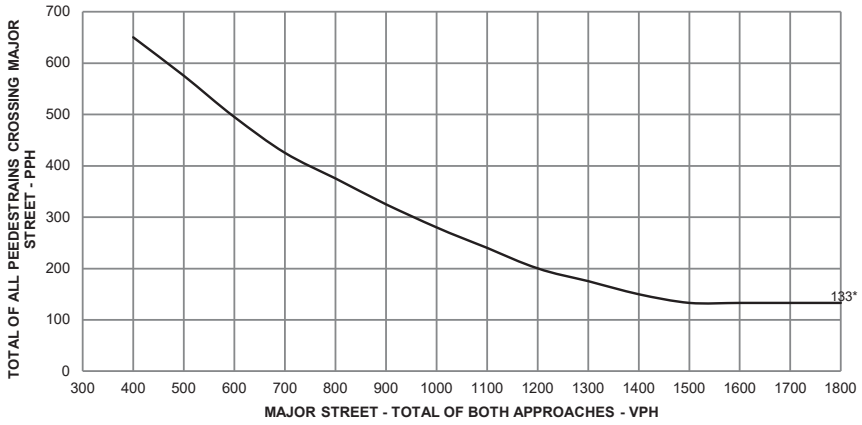
Satisfied: ☐ Yes ☐ No

Plot one volume combination on the applicable figure below.

100% Volume Level

Peak Hour	Volumes	
	Major Street	Pedestrian Total

Figure 4C-7. Criteria for "100%" Volume Level - Peak Hour

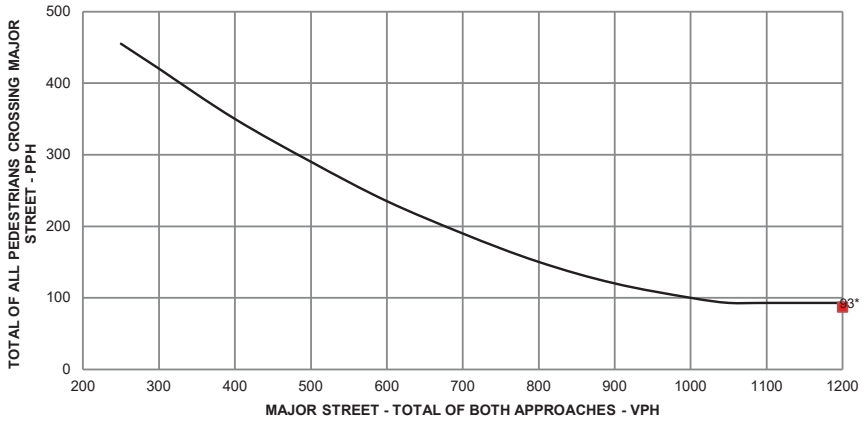


** Note: 133 pph applies as the lower threshold volume*

70% Volume Level

Peak Hour	Volumes	
	Major Street	Pedestrian Total
5:00-6:00 PM	1783	87

Figure 4C-8 Criteria for "70%" Volume Level - Peak Hour



** Note: 93 pph applies as the lower threshold volume*

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

City:	**Ormond Beach**	Engineer:	**CAM1**
County:	**79 – Volusia**	Date:	**June 7, 2021**
District:	**Five**		

Major Street:	**SR 5A**	Lanes:	**2**	Major Approach Speed:	**45**
Minor Street:	**Tomoka Oaks**	Lanes:	**1**	Minor Approach Speed:	**25**

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

WARRANT 5 - SCHOOL CROSSING

Record hours where criteria are fulfilled and the corresponding volume or gap frequency in the boxes provided. The warrant is satisfied if all three of the criteria are fulfilled.

Applicable: ☐ Yes ☑ No

Satisfied: ☐ Yes ☑ No

Criteria				Fulfilled? Yes	Fulfilled? No
1. There are a minimum of 20 students crossing the major street during the highest crossing hour.	Students:	Hour:			
2. There are fewer adequate gaps in the major street traffic stream during the period when the children are using the established school crossing than the number of minutes in the same period.		Minutes:	Gaps:		
3. The nearest traffic signal along the major street is located more than 300 ft. (90 m) away, or the nearest signal is within 300 ft. (90 m) but the proposed traffic signal will not restrict the progressive movement of traffic.					

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

City:	**Ormond Beach**	Engineer:	**CAM1**
County:	**79 – Volusia**	Date:	**June 7, 2021**
District:	**Five**		

Major Street:	**SR 5A**	Lanes:	**2**	Major Approach Speed:	**45**
Minor Street:	**Tomoka Oaks**	Lanes:	**1**	Minor Approach Speed:	**25**

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

WARRANT 6 - COORDINATED SIGNAL SYSTEM

Indicate if the criteria are fulfilled in the boxes provided. The warrant is satisfied if either criterion is fulfilled. This warrant should not be applied when the resulting signal spacing would be less than 300 m (1,000 ft.).

Applicable: ☐ Yes ☑ No

Satisfied: ☐ Yes ☑ No

Criteria	Fulfilled? Yes	Fulfilled? No
1. On a one-way street or a street that has traffic predominately in one direction, the adjacent signals are so far apart that they do not provide the necessary degree of vehicle platooning.		
2. On a two-way street, adjacent signals do not provide the necessary degree of platooning, and the proposed and adjacent signals will collectively provide a progressive operation.		

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

City:	**Ormond Beach**	Engineer:	**CAM1**
County:	**79 – Volusia**	Date:	**June 7, 2021**
District:	**Five**		

Major Street:	**SR 5A**	Lanes:	**2**	Major Approach Speed:	**45**
Minor Street:	**Tomoka Oaks**	Lanes:	**1**	Minor Approach Speed:	**25**

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

WARRANT 7 - CRASH EXPERIENCE

Record hours where criteria are fulfilled, the corresponding volume, and other information in the boxes provided. The warrant is satisfied if all three of the criteria are fulfilled.

Applicable: ☑ Yes ☐ No

Satisfied: ☐ Yes ☑ No

Criteria		Hour	Volume		Met?		Fulfilled?	
			Major	Minor	Yes	No	Yes	No
1. One of the warrants to the right is met.	Warrant 1, Condition A (80% satisfied)							
	Warrant 1, Condition B (80% satisfied)							
	Warrant 4, Pedestrian Volume at 80% of volume requirements: # ped/hr for four (4) hours or # ped/hr for one (1) hour.							
2. Adequate trial of other remedial measure has failed to reduce crash frequency.		Measure tried:						
3. Five or more reported crashes, of types susceptible to correction by signal, have occurred within a 12-month period.		Observed Crash Types:	Number of crashes per 12 months:					

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

City:	Ormond Beach	Engineer:	CAM1
County:	79 – Volusia	Date:	June 7, 2021
District:	Five		

Major Street:	SR 5A	Lanes:	2	Major Approach Speed:	45
Minor Street:	Tomoka Oaks	Lanes:	1	Minor Approach Speed:	25

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

WARRANT 8 - ROADWAY NETWORK

Record hours where criteria are fulfilled, and the corresponding volume or other information in the boxes provided. The warrant is satisfied if at least one of the criteria is fulfilled and if all intersecting routes have one or more of the Major Route characteristics listed.

Applicable: ☐ Yes ☑ No

Satisfied: ☐ Yes ☑ No

Criteria								Met? Yes	Met? No	Fulfilled? Yes	Fulfilled? No
1. Both of the criteria to the right are met.	a. Total entering volume of at least 1,000 veh/hr during a typical weekday peak hour.		Entering Volume:								
	b. Five-year projected volumes that satisfy one or more of Warrants 1, 2, or 3.		Warrant:	1	2	3					
			Satisfied?:								
2. Total entering volume at least 1,000 veh/hr for each of any 5 hrs of a non-normal business day (Sat. or Sun.)							← Hour				
							←Volume				

Characteristics of Major Routes		Met? Yes	Met? No	Fulfilled? Yes	Fulfilled? No
1. Part of the street or highway system that serves as the principal roadway network for through traffic flow.	Major Street:				
	Minor Street:				
2. Rural or suburban highway outside of, entering, or traversing a city.	Major Street:				
	Minor Street:				
3. Appears as a major route on an official plan.	Major Street:				
	Minor Street:				

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

City:	Ormond Beach	Engineer:	CAM1
County:	79 – Volusia	Date:	June 7, 2021
District:	Five		

Major Street:	SR 5A	Lanes:	2	Major Approach Speed:	45
Minor Street:	Tomoka Oaks	Lanes:	1	Minor Approach Speed:	25

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

Approach Lane Criteria

1. How many approach lanes are there at the track crossing? ☐ 1 ☐ 2 or

If there is 1 lane, use Figure 4C-9 and if there are 2 or more, use Figure 4C-10. ☐ Fig 4C-9 ☐ Fig 4C-10

WARRANT 9 - INTERSECTION NEAR A GRADE CROSSING

This signal warrant should be applied only after adequate consideration has been given to other alternatives or after a trial of an alternative has failed to alleviate the safety concerns associated with the grade crossing.

Indicate if both criteria are fulfilled in the boxes provided. The warrant is satisfied if both criteria are met.

Applicable: ☐ Yes ☐ No

Satisfied: ☐ Yes ☐ No

Criteria	Fulfilled? Yes	Fulfilled? No
1. A grade crossing exists on an approach controlled by a STOP or YIELD sign and the center of the track nearest to the intersection is within 140 feet of the stop line or yield line on the approach; and	☐	☐
2. During the highest traffic volume hour during which the rail uses the crossing, the plotted point falls above the applicable curve for the existing combination of approach lanes over the track and the distance D (clear storage distance).	☐	☐

Use the following tables (4C-2, 4C-3, and 4C-4 to appropriately adjust the minor-street approach volume).

Inputs		Adjustment Factors from Tables
Occurrences of Rail traffic per day		
% of High Occupancy Buses on Minor-Street Approach		1.00
Enter D (feet)		
% of Tractor-Trailer Trucks on Minor-Street Approach		0.50

Table 4C-2. Adjustment Factor for Daily Frequency of Rail Traffic

Rail Traffic per Day	Adjustment Factor
1	0.67
2	0.91
3 to 5	1.00
6 to 8	1.18
9 to 11	1.25
12 or more	1.33

Table 4C-3. Adjustment Factor for Percentage of High-Occupancy Buses

% of High-Occupancy Buses* on Minor Street Approach	Adjustment Factor
0%	1.00
2%	1.09
4%	1.19
6% or more	1.32

* A high-occupancy bus is defined as a bus occupied by at least 20 people

Table 4C-4. Adjustment Factor for Percentage of Tractor-Trailer Trucks

% of Tractor-Trailer Trucks on Minor-Street Approach	Adjustment Factor	
	D less than 70 feet	D of 70 feet or more
0% to 2.5%	0.50	0.50
2.6% to 7.5%	0.75	0.75
7.6% to 12.5%	1.00	1.00
12.6% to 17.5%	2.30	1.15
17.6% to 22.5%	2.70	1.35
22.6% to 27.5%	3.28	1.64
More than 27.5%	4.18	2.09

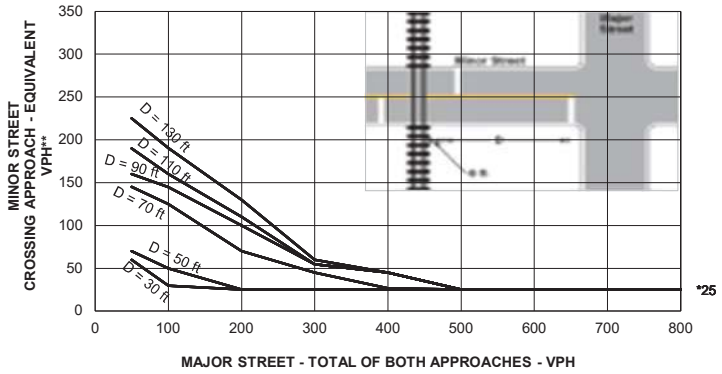
Input the major and minor street volumes before adjustment factors are applied

1 Approach Lane		
D (ft)	Major Vol.	Minor Vol.

After adjustment factors are applied

1 Approach Lane w/Factors		
D (ft)	Major Vol.	Minor Vol.

FIGURE 4C-9: Criteria for 1 Approach Lane at the Track Crossing



** Note: 25 vph applies as the lower threshold volume*

** *Note: VPH after applying the adjustment factors in Tables 4C-2, 4C, and or 4C-4, if appropriate*

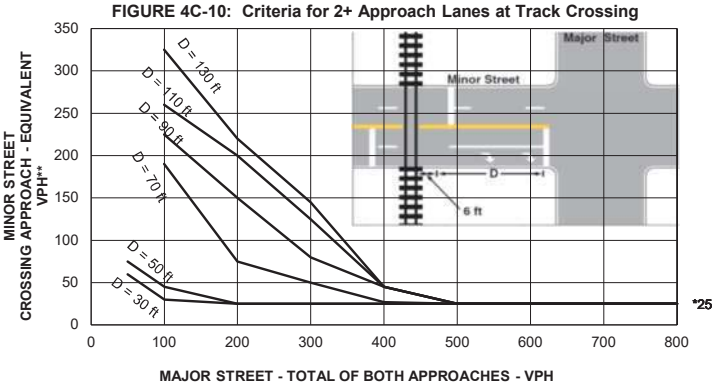
Input D and the major and minor street volumes before adjustment factors are applied

2 or more Approach Lanes		
D (ft)	Major Vol.	Minor Vol.

After adjustment factors are applied

2+ Approach Lane w/Factors		
D (ft)	Major Vol.	Minor Vol.

FIGURE 4C-10: Criteria for 2+ Approach Lanes at Track Crossing



** Note: 25 vph applies as the lower threshold volume*

** *Note: VPH after applying the adjustment factors in Tables 4C-2, 4C, and or 4C-4, if appropriate*

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

City:	**Ormond Beach**	Engineer:	**CAM1**
County:	**79 – Volusia**	Date:	**June 7, 2021**
District:	**Five**		

Major Street:	**SR 5A**	Lanes:	**2**	Major Approach Speed:	**45**
Minor Street:	**Tomoka Oaks**	Lanes:	**1**	Minor Approach Speed:	**25**

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

CONCLUSIONS

Remarks:

WARRANTS SATISFIED:

☑	Warrant 1	☐ Not Applicable
☑	Warrant 2	☐ Not Applicable
☐	Warrant 3	☐ Not Applicable
☐	Warrant 4	☐ Not Applicable
☐	Warrant 5	☐ Not Applicable
☐	Warrant 6	☐ Not Applicable
☐	Warrant 7	☐ Not Applicable
☐	Warrant 8	☐ Not Applicable
☐	Warrant 9	☐ Not Applicable

APPENDIX J

Intersections Summary Work Sheets

2028 Build-Out Improvement Conditions

Lane Group	EBT	EBR	WBT	NBL	NBT	SBT	Ø1
Lane Configurations							
Traffic Volume (vph)	2	166	0	74	453	707	
Future Volume (vph)	2	166	0	74	453	707	
Turn Type	NA	Perm	NA	pm+pt	NA	NA	
Protected Phases	4		8	5	2	6	1
Permitted Phases		4		2			
Detector Phase	4	4	8	5	2	6	
Switch Phase							
Minimum Initial (s)	6.0	6.0	6.0	6.0	10.0	10.0	6.0
Minimum Split (s)	24.0	24.0	24.0	12.0	24.0	24.0	12.0
Total Split (s)	27.0	27.0	24.0	20.0	40.0	40.0	20.0
Total Split (%)	24.3%	24.3%	21.6%	18.0%	36.0%	36.0%	18%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	
Lead/Lag				Lead	Lag	Lag	Lead
Lead-Lag Optimize?				Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	Min	Min	None

Intersection Summary
Cycle Length: 111
Actuated Cycle Length: 61.4
Natural Cycle: 85
Control Type: Actuated-Uncoordinated

Splits and Phases: 1: Nova Rd & Tomoka Oaks Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	139	2	166	0	0	1	74	453	3	0	707	59
Future Volume (veh/h)	139	2	166	0	0	1	74	453	3	0	707	59
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1870	1856	1870	1870	418	1796	1826	1870	1870	1870	1737
Adj Flow Rate, veh/h	154	2	184	0	0	1	82	503	3	0	786	66
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	3	2	3	2	2	100	7	5	2	2	2	11
Cap, veh/h	313	4	280	0	0	0	392	1996	12	472	1167	98
Arrive On Green	0.18	0.18	0.18	0.00	0.00	0.00	0.08	0.56	0.56	0.00	0.35	0.35
Sat Flow, veh/h	1760	23	1572		0		1711	3536	21	1781	3318	279
Grp Volume(v), veh/h	156	0	184		0.0		82	247	259	0	421	431
Grp Sat Flow(s),veh/h/ln	1782	0	1572				1711	1735	1822	1781	1777	1820
Q Serve(g_s), s	3.7	0.0	5.1				1.2	3.4	3.4	0.0	9.4	9.4
Cycle Q Clear(g_c), s	3.7	0.0	5.1				1.2	3.4	3.4	0.0	9.4	9.4
Prop In Lane	0.99		1.00				1.00		0.01	1.00		0.15
Lane Grp Cap(c), veh/h	317	0	280				392	979	1029	472	625	640
V/C Ratio(X)	0.49	0.00	0.66				0.21	0.25	0.25	0.00	0.67	0.67
Avail Cap(c_a), veh/h	803	0	709				762	1266	1330	1004	1296	1328
HCM Platoon Ratio	1.00	1.00	1.00				1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00				1.00	1.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh	17.3	0.0	17.8				8.3	5.2	5.2	0.0	12.8	12.8
Incr Delay (d2), s/veh	1.2	0.0	2.6				0.3	0.1	0.1	0.0	1.3	1.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.6	0.0	3.4				0.5	1.1	1.2	0.0	5.2	5.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.4	0.0	20.5				8.5	5.3	5.3	0.0	14.1	14.1
LnGrp LOS	B	A	C				A	A	A	A	B	B
Approach Vol, veh/h		340						588			852	
Approach Delay, s/veh		19.5						5.7			14.1	
Approach LOS		B						A			B	

Timer - Assigned Phs	1	2		4	5	6
Phs Duration (G+Y+Rc), s	0.0	32.3		14.3	9.9	22.4
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0
Max Green Setting (Gmax), s	14.0	34.0		21.0	14.0	34.0
Max Q Clear Time (g_c+I1), s	0.0	5.4		7.1	3.2	11.4
Green Ext Time (p_c), s	0.0	2.8		1.3	0.1	5.0

Intersection Summary	
HCM 6th Ctrl Delay	12.4
HCM 6th LOS	B

Lane Group	EBT	EBR	WBT	NBL	NBT	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	0	114	1	191	761	1	678
Future Volume (vph)	0	114	1	191	761	1	678
Turn Type	NA	Perm	NA	pm+pt	NA	pm+pt	NA
Protected Phases	4		8	5	2	1	6
Permitted Phases		4		2		6	
Detector Phase	4	4	8	5	2	1	6
Switch Phase							
Minimum Initial (s)	6.0	6.0	6.0	6.0	10.0	6.0	10.0
Minimum Split (s)	24.0	24.0	24.0	12.0	24.0	12.0	24.0
Total Split (s)	27.0	27.0	24.0	20.0	40.0	20.0	40.0
Total Split (%)	24.3%	24.3%	21.6%	18.0%	36.0%	18.0%	36.0%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag				Lead	Lag	Lead	Lag
Lead-Lag Optimize?				Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	Min	None	Min

Intersection Summary
Cycle Length: 111
Actuated Cycle Length: 69
Natural Cycle: 85
Control Type: Actuated-Uncoordinated

Splits and Phases: 1: Nova Rd & Tomoka Oaks Blvd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	86	0	114	11	1	8	191	761	3	1	678	131
Future Volume (veh/h)	86	0	114	11	1	8	191	761	3	1	678	131
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1841	1870	1870	1870	1870	1870	1870	418	1870	1870
Adj Flow Rate, veh/h	91	0	121	12	1	9	203	810	3	1	721	139
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	4	2	2	2	2	2	2	100	2	2
Cap, veh/h	210	0	184	29	2	21	386	1581	6	166	989	191
Arrive On Green	0.12	0.00	0.12	0.03	0.03	0.03	0.10	0.44	0.44	0.00	0.33	0.33
Sat Flow, veh/h	1781	0	1560	927	77	695	1781	3631	13	398	2972	573
Grp Volume(v), veh/h	91	0	121	22	0	0	203	396	417	1	431	429
Grp Sat Flow(s),veh/h/ln	1781	0	1560	1699	0	0	1781	1777	1868	398	1777	1767
Q Serve(g_s), s	2.8	0.0	4.3	0.7	0.0	0.0	3.9	9.4	9.4	0.1	12.4	12.4
Cycle Q Clear(g_c), s	2.8	0.0	4.3	0.7	0.0	0.0	3.9	9.4	9.4	0.1	12.4	12.4
Prop In Lane	1.00		1.00	0.55		0.41	1.00		0.01	1.00		0.32
Lane Grp Cap(c), veh/h	210	0	184	52	0	0	386	774	813	166	592	588
V/C Ratio(X)	0.43	0.00	0.66	0.42	0.00	0.00	0.53	0.51	0.51	0.01	0.73	0.73
Avail Cap(c_a), veh/h	646	0	566	528	0	0	632	1043	1097	262	1043	1038
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	23.8	0.0	24.4	27.6	0.0	0.0	11.8	11.9	11.9	13.0	17.0	17.0
Incr Delay (d2), s/veh	1.4	0.0	4.0	5.2	0.0	0.0	1.1	0.5	0.5	0.0	1.7	1.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.1	0.0	3.1	0.7	0.0	0.0	2.2	5.3	5.5	0.0	7.8	7.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	25.2	0.0	28.4	32.8	0.0	0.0	12.9	12.4	12.4	13.0	18.7	18.8
LnGrp LOS	C	A	C	C	A	A	B	B	B	B	B	B
Approach Vol, veh/h		212			22			1016			861	
Approach Delay, s/veh		27.0			32.8			12.5			18.8	
Approach LOS		C			C			B			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.1	31.2		12.8	12.0	25.3		7.8				
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0		6.0				
Max Green Setting (Gmax), s	14.0	34.0		21.0	14.0	34.0		18.0				
Max Q Clear Time (g_c+I1), s	2.1	11.4		6.3	5.9	14.4		2.7				
Green Ext Time (p_c), s	0.0	4.7		0.7	0.3	4.9		0.0				

Intersection Summary	
HCM 6th Ctrl Delay	16.7
HCM 6th LOS	B

APPENDIX K

Intersections Summary Work Sheets – Alternative Scenario Comparison

Intersection	
Int Delay, s/veh	4.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	54	37	78	5
Future Vol, veh/h	0	0	54	37	78	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	14	4	2
Mvmt Flow	0	0	61	42	88	6

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	103	0	-	0	82	82
Stage 1	-	-	-	-	82	-
Stage 2	-	-	-	-	0	-
Critical Hdwy	4.12	-	-	-	6.44	6.22
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	2.218	-	-	-	3.536	3.318
Pot Cap-1 Maneuver	1489	-	-	-	915	978
Stage 1	-	-	-	-	936	-
Stage 2	-	-	-	-	-	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1489	-	-	-	915	978
Mov Cap-2 Maneuver	-	-	-	-	915	-
Stage 1	-	-	-	-	936	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	9.4
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1489	-	-	-	919
HCM Lane V/C Ratio	-	-	-	-	0.101
HCM Control Delay (s)	0	-	-	-	9.4
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.3



Movement	WBL	WBR	SEL	SER	NEL	NER
Lane Configurations						
Traffic Volume (veh/h)	40	0	148	10	2	76
Future Volume (Veh/h)	40	0	148	10	2	76
Sign Control	Free		Stop		Stop	
Grade	0%		0%		0%	
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80
Hourly flow rate (vph)	50	0	185	12	2	95
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)	642					
pX, platoon unblocked						
vC, conflicting volume	0		196	100	100	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		196	100	100	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	97		73	98	100	91
cM capacity (veh/h)	1604		678	765	765	1085

Direction, Lane #	WB 1	SE 1	NE 1
Volume Total	50	197	97
Volume Left	50	185	0
Volume Right	0	0	95
cSH	1604	683	1076
Volume to Capacity	0.03	0.29	0.09
Queue Length 95th (ft)	2	30	7
Control Delay (s)	7.3	12.4	8.7
Lane LOS	A	B	A
Approach Delay (s)	7.3	12.4	8.7
Approach LOS		B	A

Intersection Summary			
Average Delay	10.6		
Intersection Capacity Utilization	27.0%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	6.8

Movement	EBT	EBR	WBL	WBT	NWL	NWR
Lane Configurations						
Traffic Vol, veh/h	0	150	8	51	2	0
Future Vol, veh/h	0	150	8	51	2	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	200	11	68	3	0

Major/Minor	Minor2		Major2	
Conflicting Flow All	90	68	0	0
Stage 1	90	-	-	-
Stage 2	0	-	-	-
Critical Hdwy	6.52	6.22	4.12	-
Critical Hdwy Stg 1	5.52	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	4.018	3.318	2.218	-
Pot Cap-1 Maneuver	800	995	-	-
Stage 1	820	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %				-
Mov Cap-1 Maneuver	0	995	-	-
Mov Cap-2 Maneuver	0	-	-	-
Stage 1	0	-	-	-
Stage 2	0	-	-	-

Approach	EB	WB
HCM Control Delay, s	9.5	
HCM LOS	A	

Minor Lane/Major Mvmt	EBLn1	WBL	WBT
Capacity (veh/h)	995	-	-
HCM Lane V/C Ratio	0.201	-	-
HCM Control Delay (s)	9.5	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0.7	-	-

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	WBT	WBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	1	224	41	91	79	0
Future Vol, veh/h	1	224	41	91	79	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	5	13	4	2
Mvmt Flow	1	257	47	105	91	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	152	0	-	0	359	100
Stage 1	-	-	-	-	100	-
Stage 2	-	-	-	-	259	-
Critical Hdwy	4.12	-	-	-	6.44	6.22
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	2.218	-	-	-	3.536	3.318
Pot Cap-1 Maneuver	1429	-	-	-	636	956
Stage 1	-	-	-	-	919	-
Stage 2	-	-	-	-	780	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1429	-	-	-	635	956
Mov Cap-2 Maneuver	-	-	-	-	635	-
Stage 1	-	-	-	-	918	-
Stage 2	-	-	-	-	780	-

Approach	EB	WB	SE
HCM Control Delay, s	0	0	11.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SELn1
Capacity (veh/h)	1429	-	-	-	635
HCM Lane V/C Ratio	0.001	-	-	-	0.143
HCM Control Delay (s)	7.5	0	-	-	11.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.5

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	0	171	86	47	4
Future Vol, veh/h	1	0	171	86	47	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	0	180	91	49	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	271	0	-	0	228	226
Stage 1	-	-	-	-	226	-
Stage 2	-	-	-	-	2	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1292	-	-	-	760	813
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	1021	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1292	-	-	-	759	813
Mov Cap-2 Maneuver	-	-	-	-	759	-
Stage 1	-	-	-	-	811	-
Stage 2	-	-	-	-	1021	-

Approach	EB	WB	SB
HCM Control Delay, s	7.8	0	10.1
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1292	-	-	-	763
HCM Lane V/C Ratio	0.001	-	-	-	0.07
HCM Control Delay (s)	7.8	0	-	-	10.1
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2



Movement	WBL	WBR	SEL	SER	NEL	NER
Lane Configurations						
Traffic Volume (veh/h)	64	0	100	9	8	61
Future Volume (Veh/h)	64	0	100	9	8	61
Sign Control	Free		Stop		Stop	
Grade	0%		0%		0%	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Hourly flow rate (vph)	75	0	118	11	9	72
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)	642					
pX, platoon unblocked						
vC, conflicting volume	0		226	150	150	0
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	0		226	150	150	0
tC, single (s)	4.1		7.1	6.5	6.5	6.2
tC, 2 stage (s)						
tF (s)	2.2		3.5	4.0	4.0	3.3
p0 queue free %	95		82	98	99	93
cM capacity (veh/h)	1623		650	707	707	1082

Direction, Lane #	WB 1	SE 1	NE 1
Volume Total	75	129	81
Volume Left	75	118	0
Volume Right	0	0	72
cSH	1623	655	1022
Volume to Capacity	0.05	0.20	0.08
Queue Length 95th (ft)	4	18	6
Control Delay (s)	7.3	11.8	8.8
Lane LOS	A	B	A
Approach Delay (s)	7.3	11.8	8.8
Approach LOS		B	A

Intersection Summary			
Average Delay	9.8		
Intersection Capacity Utilization	23.8%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	3.8

Movement	EBT	EBR	WBL	WBT	NWL	NWR
Lane Configurations						
Traffic Vol, veh/h	0	103	6	169	7	1
Future Vol, veh/h	0	103	6	169	7	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	137	8	225	9	1

Major/Minor	Minor2		Major2	
Conflicting Flow All	241	225	0	0
Stage 1	241	-	-	-
Stage 2	0	-	-	-
Critical Hdwy	6.52	6.22	4.12	-
Critical Hdwy Stg 1	5.52	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	4.018	3.318	2.218	-
Pot Cap-1 Maneuver	660	814	-	-
Stage 1	706	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %				-
Mov Cap-1 Maneuver	0	814	-	-
Mov Cap-2 Maneuver	0	-	-	-
Stage 1	0	-	-	-
Stage 2	0	-	-	-

Approach	EB	WB
HCM Control Delay, s	10.3	
HCM LOS	B	

Minor Lane/Major Mvmt	EBLn1	WBL	WBT
Capacity (veh/h)	814	-	-
HCM Lane V/C Ratio	0.169	-	-
HCM Control Delay (s)	10.3	-	-
HCM Lane LOS	B	-	-
HCM 95th %tile Q(veh)	0.6	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	2	157	64	254	46	1
Future Vol, veh/h	2	157	64	254	46	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	167	68	270	49	1

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	338	0	-	0	374	203
Stage 1	-	-	-	-	203	-
Stage 2	-	-	-	-	171	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1221	-	-	-	627	838
Stage 1	-	-	-	-	831	-
Stage 2	-	-	-	-	859	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1221	-	-	-	626	838
Mov Cap-2 Maneuver	-	-	-	-	626	-
Stage 1	-	-	-	-	829	-
Stage 2	-	-	-	-	859	-

Approach	EB	WB	SE
HCM Control Delay, s	0.1	0	11.2
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SELn1
Capacity (veh/h)	1221	-	-	-	629
HCM Lane V/C Ratio	0.002	-	-	-	0.079
HCM Control Delay (s)	8	0	-	-	11.2
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.3

Intersection	
Intersection Delay, s/veh	8.4
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	SBL	SBR	NEL	NER
Lane Configurations										
Traffic Vol, veh/h	0	0	150	41	91	0	78	5	2	76
Future Vol, veh/h	0	0	150	41	91	0	78	5	2	76
Peak Hour Factor	0.75	0.75	0.75	0.87	0.87	0.87	0.89	0.89	0.80	0.80
Heavy Vehicles, %	2	2	2	5	13	2	4	2	2	2
Mvmt Flow	0	0	200	47	105	0	88	6	3	95
Number of Lanes	0	1	0	0	1	0	1	0	1	0

Approach	EB	WB	SB	NE
Opposing Approach	WB	EB		
Opposing Lanes	1	1	0	0
Conflicting Approach Left	SB	NE	WB	EB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NE	SB	NE	WB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8.1	8.9	8.8	7.8
HCM LOS	A	A	A	A

Lane	NELn1	EBLn1	WBLn1	SBLn1
Vol Left, %	3%	0%	31%	94%
Vol Thru, %	0%	0%	69%	0%
Vol Right, %	97%	100%	0%	6%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	78	150	132	83
LT Vol	2	0	41	78
Through Vol	0	0	91	0
RT Vol	76	150	0	5
Lane Flow Rate	98	200	152	93
Geometry Grp	1	1	1	1
Degree of Util (X)	0.115	0.22	0.198	0.129
Departure Headway (Hd)	4.238	3.959	4.694	4.994
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	843	906	765	717
Service Time	2.275	1.987	2.726	3.032
HCM Lane V/C Ratio	0.116	0.221	0.199	0.13
HCM Control Delay	7.8	8.1	8.9	8.8
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.4	0.8	0.7	0.4

Intersection	
Intersection Delay, s/veh	9.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	SBL	SBR	NEL	NER
Lane Configurations										
Traffic Vol, veh/h	0	0	103	64	254	0	47	4	8	61
Future Vol, veh/h	0	0	103	64	254	0	47	4	8	61
Peak Hour Factor	0.75	0.75	0.75	0.94	0.94	0.94	0.95	0.95	0.85	0.85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	3
Mvmt Flow	0	0	137	68	270	0	49	4	9	72
Number of Lanes	0	1	0	0	1	0	1	0	1	0

Approach	EB	WB	SB	NE
Opposing Approach	WB	EB		
Opposing Lanes	1	1	0	0
Conflicting Approach Left	SB	NE	WB	EB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NE	SB	NE	WB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.8	10.6	8.7	8.1
HCM LOS	A	B	A	A

Lane	NELn1	EBLn1	WBLn1	SBLn1
Vol Left, %	12%	0%	20%	92%
Vol Thru, %	0%	0%	80%	0%
Vol Right, %	88%	100%	0%	8%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	69	103	318	51
LT Vol	8	0	64	47
Through Vol	0	0	254	0
RT Vol	61	103	0	4
Lane Flow Rate	81	137	338	54
Geometry Grp	1	1	1	1
Degree of Util (X)	0.103	0.154	0.417	0.078
Departure Headway (Hd)	4.547	4.029	4.436	5.223
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	787	889	812	684
Service Time	2.586	2.062	2.465	3.266
HCM Lane V/C Ratio	0.103	0.154	0.416	0.079
HCM Control Delay	8.1	7.8	10.6	8.7
HCM Lane LOS	A	A	B	A
HCM 95th-tile Q	0.3	0.5	2.1	0.3

Intersection	
Intersection Delay, s/veh	4.1
Intersection LOS	A

Approach	EB	WB	SB	NE
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	200	152	94	97
Demand Flow Rate, veh/h	204	168	98	99
Vehicles Circulating, veh/h	147	2	168	92
Vehicles Exiting, veh/h	119	189	2	259
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	4.6	3.9	3.9	3.6
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	TR	LT	LR	LR
Assumed Moves	TR	LT	LR	LR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
Entry Flow, veh/h	204	168	98	99
Cap Entry Lane, veh/h	1188	1377	1163	1256
Entry HV Adj Factor	0.980	0.907	0.959	0.980
Flow Entry, veh/h	200	152	94	97
Cap Entry, veh/h	1164	1248	1115	1231
V/C Ratio	0.172	0.122	0.084	0.079
Control Delay, s/veh	4.6	3.9	3.9	3.6
LOS	A	A	A	A
95th %tile Queue, veh	1	0	0	0

Intersection	
Intersection Delay, s/veh	4.4
Intersection LOS	A

Approach	EB	WB	SB	NE
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	137	338	53	81
Demand Flow Rate, veh/h	140	344	54	83
Vehicles Circulating, veh/h	123	9	344	50
Vehicles Exiting, veh/h	275	124	9	213
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	4.0	4.8	4.3	3.3
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	TR	LT	LR	LR
Assumed Moves	TR	LT	LR	LR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Follow-Up Headway, s	2.609	2.609	2.609	2.609
Critical Headway, s	4.976	4.976	4.976	4.976
Entry Flow, veh/h	140	344	54	83
Cap Entry Lane, veh/h	1217	1367	972	1311
Entry HV Adj Factor	0.979	0.981	0.981	0.976
Flow Entry, veh/h	137	338	53	81
Cap Entry, veh/h	1191	1342	954	1280
V/C Ratio	0.115	0.252	0.056	0.063
Control Delay, s/veh	4.0	4.8	4.3	3.3
LOS	A	A	A	A
95th %tile Queue, veh	0	1	0	0

ATTACHMENT 4

Traffic Impact Analysis

Section B

Technical Memorandum – Impact of Nova Road Planned Improvement (New)

LTG Engineering & Planning

Via Email: (Steven.Spraker@ormondbeach.org)

Ref: 5361.05

Draft Print
08/31/2023 1:00:30 PM

TECHNICAL MEMORANDUM

To: Steve Spraker, AICP – Planning Direction, City of Ormond Beach

From: Kady L. Dearing, P.E.

Date: August 31, 2023

Subject: Tomoka Oaks Residential – Impact of Nova Road Planned Improvement
City of Ormond Beach, Florida

INTRODUCTION

LTG, Inc. has been retained by Triumph Oaks or Ormond Beach I, LLC to prepare a technical memorandum summarizing the impacts of the planned and programmed Nova Road safety improvements proposed by the Florida Department of Transportation (FDOT). The following documentation and analysis are prepared to address residents' concerns, at the request of City Staff, regarding the effects of the proposed safety improvement in relation to the Traffic Impact Analysis (TIA) Report prepared for the Tomoka Oaks Residential project.

BACKGROUND

The FDOT is conducting a maintenance project for the segment of Nova Road with a focus on the primary segment of SR 40/Granada Boulevard to Wilmette Avenue (approximately 0.5 miles). The goal of the project is to rehabilitate the pavement and improve safety for all roadway users. As a result, the segment is expected to be revised from a 6-lane divided roadway, with shared left-turn lane, to a 4-lane divided roadway separated by a concrete median and enhanced with landscaping areas on the east and west sides of Nova Road. A copy of the project limits and proposed alternatives for the improvement project is provided as **Exhibit A**.

The TIA has been competed in accordance with the analysis standards adopted by the City of Ormond Beach, FDOT, and the River to Sea Transportation Planning Organization (R2CTPO) TIA Guidelines. As such, the study area for the analysis is based on a standard 3% project significance test and agreed upon during the methodology phase of the analysis. The part of Nova Road that will be modified by the safety improvement project was not within the 3% significant threshold for the TIA. However, the segment of Nova Road, from Wilmette Avenue to US-1, was included as part of the analysis and is expected to remain as a 4-lane divided section upon buildout of the safety improvement project. It should be noted that the segment of Nova Road from Wilmette Avenue to US-1 is expected to continue to operate within the adopted level-of-service upon buildout of the Tomoka Oaks Residential project.

SEGMENT ANALYIS

The segment of Nova Road, from SR 40/Granada Boulevard to Wilmette Avenue, was evaluated to determine the operating conditions under the existing roadway configuration and under the future planned configuration with buildout of the proposed development. The latest Annual Average Daily Traffic (AADT) count data, as released by the FDOT for the year 2022, was used. Due to the annual historical trend resulting in a negative growth, using 5-year and 10-year historical data, a 3% annual growth rate was used to determine 2028 background traffic. The results of the segment analysis are shown in **Table 1**.

Table 1
Nova Road Segment Analysis
Tomoka Oaks Residential

Roadway	Segment		No. of Lanes	Adopted LOS	Peak Hour Two-Way Capacity	Existing Peak Hour Two-Way Volume (2022)	Annual Growth Rate	2028 Background Volume	Project Trip Distribution	Project Volume	2028 Buildout Volume
Nova Rd.	SR 40	Wilmette Ave.	6	D	5,114	1,935	3%	2,283	51%	142	2,425
			4	D	3,455						

As shown in Table 1, the future 2028 volume is not expected to exceed the 4-lane divided capacity with inclusion of the proposed development. Therefore, no additional mitigation improvements or funds are required.

CONCLUSION

An additional segment analysis was conducted on Nova Road, from SR 40 to Wilmette Avenue, in order to address residents' concerns regarding the potential impact of the proposed development on the new safety improvements planned by the FDOT. In summary, the segment was not included in the original TIA, as it did not meet the significant test thresholds for analysis. In analyzing the additional segment, with and without the proposed safety improvements, the segment is expected to remain within the adopted level-of-service under 2028 future conditions with inclusion of the proposed development. Therefore, no additional mitigation improvements or funds, other than what was previously reported in the TIA, are required.

Attachments:

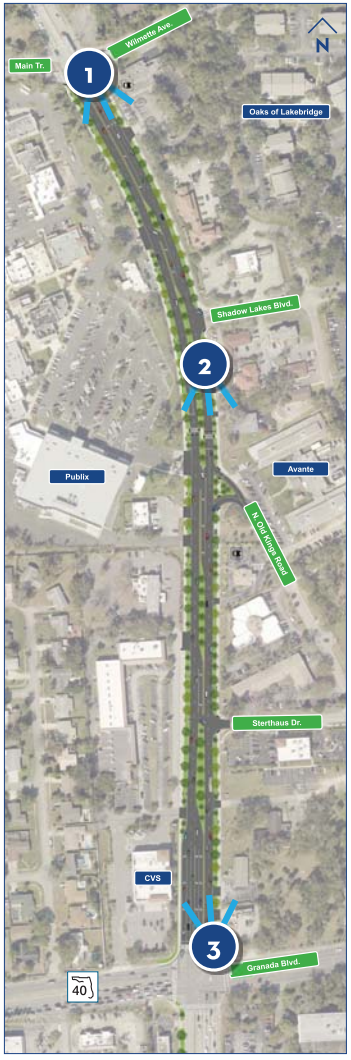
Exhibit A – Nova Road Planned Safety Improvement Alternatives

EXHIBIT A

Nova Road Planned Safety Improvement Alternatives

Nova Road 5A

ALTERNATIVE 1 - Wider Sidewalk and Landscape Buffer



Existing Conditions







Proposed Renderings

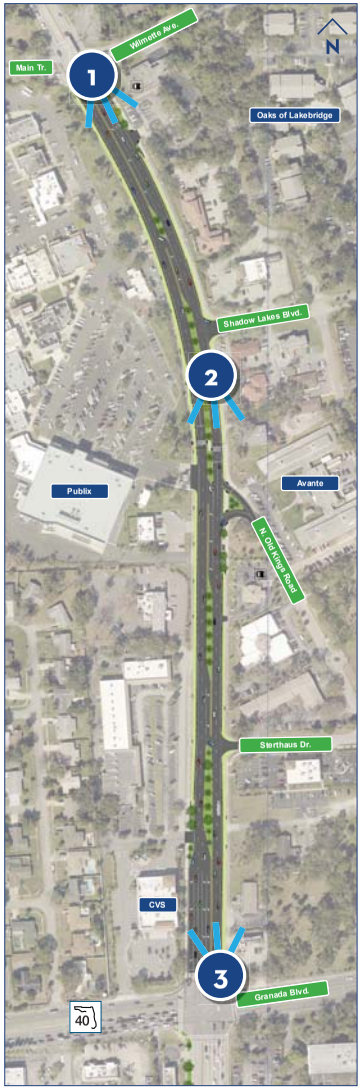






Nova Road 5A

ALTERNATIVE 2 - Separated Bicycle Lane



Existing Conditions







Proposed Renderings





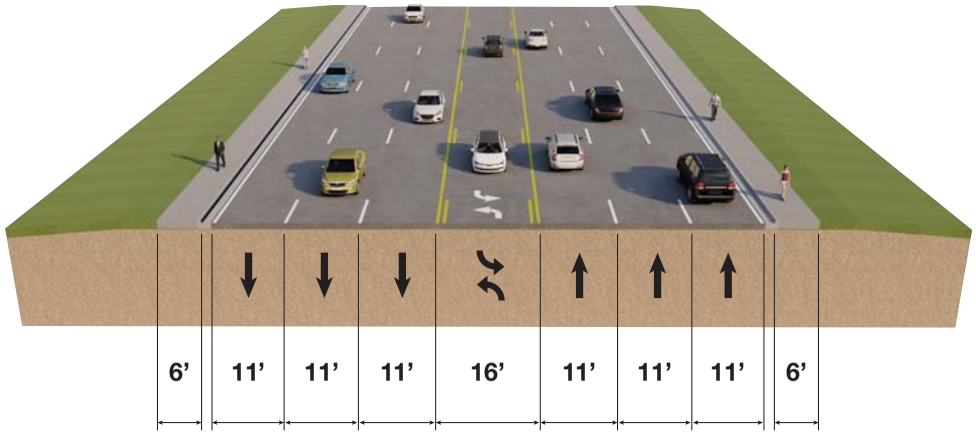


Nova Road
5A

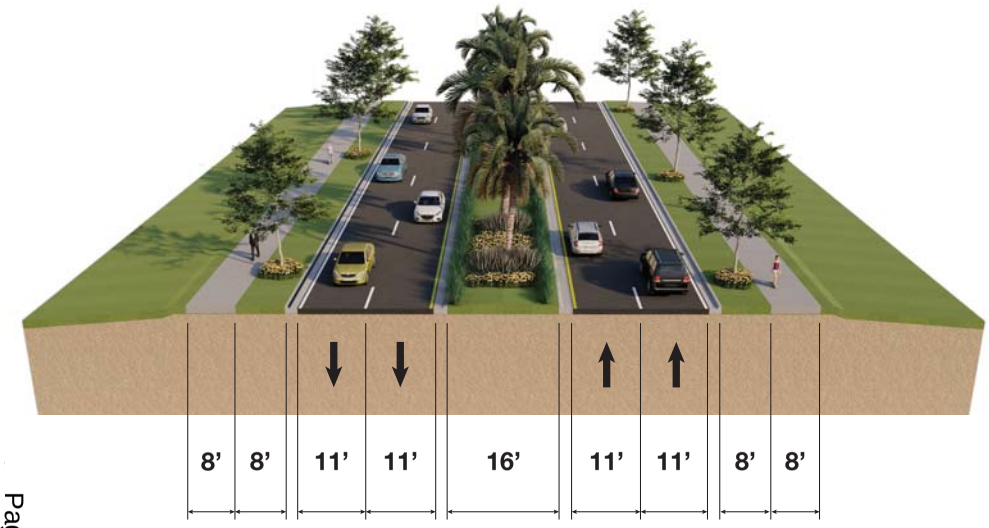
TYPICAL SECTIONS

FDOT

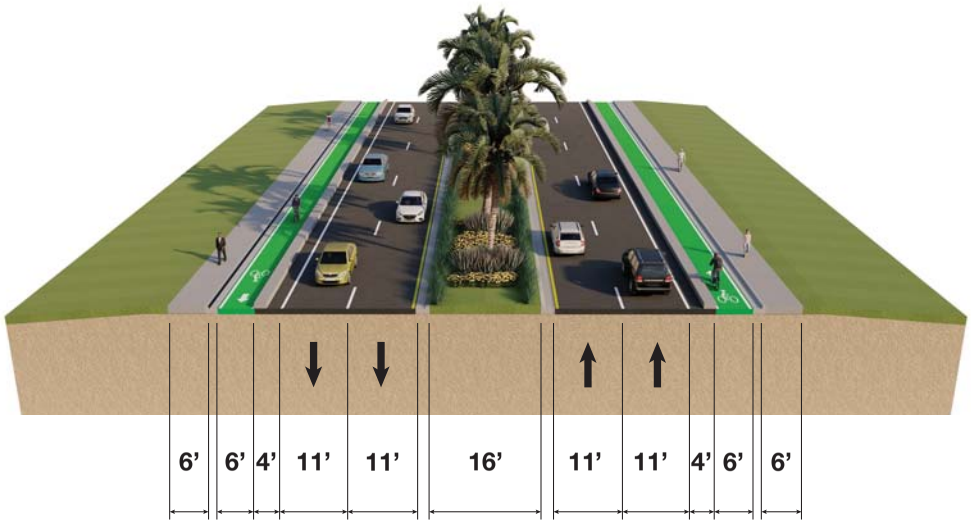
Existing Conditions



Alternative 1



Alternative 2



ATTACHMENT 5

Environmental information

Florida Department of Environmental Protection database site

https://depedms.dep.state.fl.us:443/Oculus/servlet/shell?command=hitlist&[freeText=]&[folderName=]&[profile=Cleanup_Remediation]&[creator=]&[entityType=any]&[createdDateTo=]&[catalog=5]&[searchBy=Profile]&[sortBy=Document+Date]&[createdDate=]&{County=_EQ_VOLUSIA}&{District=_EQ_CD}&{Facility-Site+ID=_EQ_ERIC_18037}

If prompted, just select the “public oculus login” link and it should automatically direct you to the project documents.

Note: no changes to this attachment from original report

AYDEN Environmental

jeff@aydenenv.com
P: 954.707.2724

May 26, 2023

Steven Spraker, AICP
Planning Director
City of Ormond Beach
22 South Beach Street, Room 104
Ormond Beach, FL 32174

Re: Environmental Regulatory Process Summary
Tomoka Oaks Golf Course Redevelopment (the "Site")
Ormond Beach, Florida

Dear Steven:

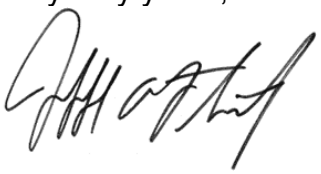
The environmental regulatory review and approval process for the former Tomoka Oaks Golf Course is being conducted by the Florida Department of Environmental Protection (FDEP) relating to its former use as a golf course and proposed redevelopment for residential uses. During the prior operation of the golf course, it is understood by FDEP that certain agrichemicals were lawfully applied to the golf course playing areas of the Site for the purposes of turf management. The Site owner contracted with a Florida-certified environmental engineer, Jeff Flairty, P.E. of Ayden Environmental LLC, to complete the required environmental assessment of the Site and develop a remedial plan to address to support the land use change from golf course to residential land uses.

In 2022, Ayden Environmental submitted site assessment reports (i.e., an initial report and a response to FDEP comments) and a Soil Management Plan (SMP) to FDEP. The site assessment reports document the extensive soil and groundwater testing performed by Ayden Environmental and the areas of the Site requiring further site rehabilitation. The SMP details the process for additional site assessment, remediation of impacted soil, and confirmatory sampling to ensure the Site can be redeveloped for residential uses. Implementation of the SMP is intended to run parallel with the proposed redevelopment of the Site and will be managed by Ayden Environmental with FDEP oversite. All work will be completed in accordance with Chapter 62-780 of the Florida Administrative Code, which is Florida's regulatory framework for environmental cleanup. FDEP completed a review of Ayden's regulatory submittals and approved the site assessment reports and SMP in a letter dated, November 16, 2022.

FDEP will maintain review and administrative authority over environmental activities at the Site. Please note that FDEP approved an extension of time for until October 1, 2023 for implementation of the SMP. A copy of the FDEP approval letter of the SMP and the extension of time are included as attachments.

Please let me know if there is any further information I can provide to assist in review of this matter. Please do not hesitate to contact me at (954) 707-2724 or jeff@aydenenv.com.

Very truly yours,



Jeffrey A. Flairty, P.E.
President

Enc: FDEP Approval Letter dated November 16, 2022
FDEP Time Extension dated May 9, 2023

Cc: Sheldon Rubin
Carl Velie
Ray Barshay
Rob Merrell, Esq., Cobb Cole
Jessica Gow, Esq., Cobb Cole

FLORIDA DEPARTMENT OF
Environmental Protection

CENTRAL DISTRICT OFFICE
3319 MAGUIRE BLVD, SUITE 232
ORLANDO FLORIDA 32803

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

November 16, 2022

Triumph Oaks of Ormond Beach I, LLC
C/o: Mr. Sheldon Rubin
Rubin Communities
7765 Lake Worth Road, Ste 320
Lake Worth, Florida 34767
sheldonwrubin@gmail.com

Volusia County - Waste Cleanup
Former Tomoka Oaks Golf Course
20 Tomoka Oaks Blvd
Ormond Beach, Volusia County, Florida 32174
WCU Site ID: ERIC_18037
Review of Site Assessment Report (SAR), SAR Addendum Response, and Soil Management Plan (SMP)

Dear Mr. Rubin,

The Department's District and Business Support Program (DBSP) and the University of Florida Center for Environment and Human Toxicology (UF) have reviewed the May 2022 "Site Assessment Report" (Report) that was submitted by Ayden Environmental, LLC (Ayden) on your behalf for the property referenced above (Site). Additionally, the September 8, 2022 "Updated Soil Management Plan" (SMP) as well as the September 27, 2022 "SAR Addendum Letter Response" were also reviewed. The review memos from DBSP regarding the reviewed documents were sent to Ayden on October 25, 2022.

As stated in the DBSP review memos "DBSP Response to Comments (RTC) Review" and "DBSP Updated SMP Review", it is understood that additional site assessment activities will be conducted as outlined in the SMP, with regard to the responses outlined in the DBSP review memos. Therefore, the Department approves of the submitted reports and the SMP. The DBSP review memos are attached for reference herein.

Additionally, review of the data included in the Report indicates that the necessary requirements for Site Assessment completion under Ch. 62-780.600, Florida Administrative Code (F.A.C.) have been met.

Please proceed with the implementation of the SMP with regard to the responses outlined in the DBSP review memos within 90 days of receipt of this letter, or by February 2, 2023. Pursuant to Rule 62-780.790, F.A.C., please provide the Department seven (7) days, but not less than 24-hours' notice prior to conducting field activities. The Department anticipates receiving a report detailing the

activities conducted at the site by April 2, 2023. Please submit the report in electronic format to Alex.Courneya@FloridaDEP.gov.

If you have any questions concerning this correspondence, please contact me at (407) 897-2916, or at Alex.Courneya@FloridaDEP.gov.

Sincerely,

Alex Courneya
Environmental Specialist III
Permitting and Waste Cleanup Program

Attachments: DBSP RTC Review
DBSP Updated SMP Review

cc: DEP Staff: Alex Courneya; Lu Burson; Reggie Phillips
Ayden Environmental, LLC, Jeff Flairty, P.E.: jeff@aydenenv.com

FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Memorandum

TO: Alex Courneya, Environmental Specialist III
Central District Office

THROUGH: Brian Dougherty, Program Manager
District & Business Support Program, DWM

X BJD
Digitally signed by Brian Dougherty
Date: 2022.10.25 13:34:16 -04'00'

FROM: Leah J. Smith, Environmental Consultant
District & Business Support Program, DWM

X
Digitally signed by Leah J. Smith
Date: 2022.10.25 10:38:48 -04'00'

SUBJECT: Former Tomoka Oaks Golf Course
20 Tomoka Oaks Boulevard
Ormond Beach, Volusia County
Response to SAR Comments, September 27, 2022
Site ID: ERIC_18037

DATE: October 25, 2022

The document *Response to SAR Comments* dated September 27, 2022 for the above referenced site has been reviewed by University of Florida Center for Environment and Human Toxicology (UF), and the Florida Department of Environmental Protection (FDEP) District and Business Support Program (DBSP). UF's review is attached. Review observations and comments are provided to assist the Central District Office staff with their review of this document and should not be inferred to be an approval of the subject document. In addition to UF's attached review, comments were provided in response to DBSP's comments. DBSP's original comments are provided below. The responses to comments are documented in italic font followed by DBSP's subsequent response to comments in bold font.

1. The ISM sampling standard operating procedures appear to have been performed correctly:
    i. Three replicate sample sets of 30 soil borings were collected within each decision unit (DU). Samples were sieved through a #10 sieve and subsampled utilizing the two-dimensional Japanese slabcake process prior to obtaining each ISM sample.
    ii. Results from the ISM sampling event were used to calculate 95% upper confidence limits (UCLs) for each DU and at each sample depth (0-0.5', 0.5-2', and 2-4') for each contaminant of concern (COC) using the ISM calculator.

    Response: No response required.

    DBSP concurs.

2. The SAR conclusions state that based on Phase II discrete and ISM soil sampling no arsenic impacts above residential soil cleanup target levels (SCTLs) were noted below 6-inches throughout the site, except for the greens. Based on Exhibit 1: Phase II ESA Golf Course Discrete

Soil Concentrations (mg/kg) and Sheet 6: Phase II Soil Boring Location Map, arsenic impacts appear to be present in areas identified other than greens at depths greater than 6 inches.

Response: No response required.

Finished lot sampling will be conducted within each single-family building lot including two soil samples per lot at a depth of 0-2 feet and 2-4 feet below land surface (bls). This should identify potential impacts remaining following development activities at depths greater than 6 inches bls that may need to be further addressed.

3. Several conclusions in the SAR are based on ISM sampling results, including the depth of arsenic impacts and the lack of organochlorine pesticides (OCPs) in soil above SCTLs in areas of the former golf course outside of the greens.

   Response: No response required.

   DBSP concurs.

4. The data was pooled across golf course features (e.g. greens, tees, fairways, and rough) without first demonstrating that these features had similar concentrations or distributions. Such pooling of separate datasets limits the usefulness of the pooled dataset and renders them unusable for site closure decisions.

   Response: No response required.

   It is DBSP's understanding that based on the proposed in-situ certification sampling within the finished lots and open spaces the pooled datasets will not be used for site closure decisions.

5. DUs for ISM are based on the historic use of the site as a golf course. As noted in UF's attached review, DUs should reflect future exposure units. The discrete arsenic data in comparison to the ISM arsenic data imply that the large size of the DUs may underestimate the concentrations of COCs, including arsenic and OCPs.

   i. The large size of the DUs also may make them unreliable for decision making purposes regarding delineation. Per UF's comment #2, a DU of 63.9-acres is too large to definitively state that arsenic exceedances are limited to the GCMA abutting this DU.

   Response: The relative size of SAR DUs was discussed in a conference call with FDEP, DBSP, and Ayden on August 23, 2022. It was agreed that additional certification soil sampling would be completed onsite after the removal of arsenic and OCP-impacted soil at a rate of four soil samples per acre totaling 592 additional certification soil samples prior to the placement of any clean fill material onsite. A complete description of the additional SMP soil certification sampling is provided in Section 4.4 of the revised SMP submitted to the FDEP/DBSP on September 7, 2022.

   Section 4.6 – In-Situ Certification Testing of the SMP documents that two soil samples will be collected per lot at a depth of 0-2 feet and 2-4 feet bls, and five soil samples will be collected within each acre of open space at a depth of 0-2 feet bls. With the implementation of the proposed in-situ certification sampling the DUs do not need to be re-evaluated.

6. The ISM Decision Unit Map (Sheet 13 of 29) does not identify the individual subunits for each of the golf course ISM areas. For example, Fairway 1, 2, and 3 are identified, however, the location of the subunits (F-1 through F-9) is not clear. As part of the conceptual site model it would be helpful to know where each subunit is located.

   Response: The ISM Decision Unit Map (Sheet 13 of the SAR) provides an identification of the various decision units of golf courses as follows: Driving Range, Fairway 1, 2, and 3, Green, GCMA, Tee, and Rough 1, 2 and 3. As noted within the SAR, the Green and GCMA were sampled

using discrete sampling techniques, not ISM. Within the remaining DUs, the individual subunits for each DU are defined on their respective DU sampling sheets as follows:

- *Tees: T-1, T-2, and T-3 (Sheet 14),*
- *Driving Range: DR-1, DR-2, and DR-3 (Sheet 15)*
- *Fairway 1: F-1, F-2, and F-3 (Sheet 16),*
- *Fairway 2: F-4, F-5, and F-6 (Sheet 17),*
- *Fairway 3: F-7, F-8, and F-9 (Sheet 18),*
- *Rough 1: R-1, R-2, and R-3 (Sheet 19),*
- *Rough 2: R-4, R-5, and R-6 (Sheet 20), and*
- *Rough 3: R-7, R-8, and R-9 (Sheet 21).*

Updated versions of Sheet 13 through Sheet 21 are provided as Attachment A of this response letter.

Sheets 14 through 21 have been updated with "typical soil sample location grouping" on each of the sheets.

The submittal satisfactorily addresses comments provided by UF and DBSP. If you have any questions, please contact me at 850-245-8717 or at Leah.J.Smith@FloridaDEP.gov.

UF UNIVERSITY of FLORIDA

Center for Environment & Human Toxicology

PO Box 110885
Gainesville, FL 32611-0885
352-392-2243 Tel
352-392-4707 Fax

October 19, 2022

Leah J. Smith
District and Business Support Program
Division of Waste Management
Florida Department of Environmental Protection
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Re: Review of the responses to comments regarding the Former Tomoka Oaks Golf Course, ERIC_18037

Dear Ms. Smith:

At your request, I have reviewed the *Response to SAR Comments, Former Tomoka Oaks Golf Course (the "Site"), 20 Tomoka Oaks Boulevard, Ormond Beach, Volusia County.* This document was prepared by Ayden Environmental and is dated September 27, 2022. The document includes responses to the University of Florida comment letter dated June 23, 2022 and updated tables and figures. The updated tables and figures were reviewed along with the responses. For clarity, the original comments and responses are repeated below. Follow-up comments are written in bold text.

UF Comment 1: ISM sampling was performed in eight decision units (DUs) including 1 DU for the 18 former golf course tees, 1 DU for the former driving range, 3 DUs for the former fairways with 6 fairways in each DU, and 3 DUs for the rough with each containing one-third of the non-golf course playing area. Ten of the 18 greens were sampled discretely, so the greens were not included in the ISM sampling. The DUs in this assessment reflect similar use at the time the golf course closed and do not reflect future exposures. Although the three ISM samples for the rough showed that the average concentration was below the residential SCTL, smaller areas could exceed the criteria. Houses built near those areas would have exposures above the residential SCTLs. Therefore, the DU should reflect future exposure units, not past use. As promulgated in Chapter 62-780, F.A.C., the residential exposure unit should not exceed ¼-acre unless it is demonstrated with statistically appropriate techniques that the contaminants are uniformly distributed. Although the DUs chosen were hypothesized to have uniformly distributed contaminants, the data to support this was not provided. Therefore, it is unclear whether the assessment is protective of future residents at the site.

Response 1: As noted in the FDEP Response 5 above, the relative size of SAR DUs was discussed in a conference call with FDEP, DBSP, and Ayden on August 23, 2022. It was agreed during this call that additional certification soil sampling would be completed onsite after the

removal of arsenic and OCP-impacted soil at a rate of four soil samples per acre totaling 592 additional certification soil samples prior to the placement of any clean fill material onsite. A complete description of the additional SMP soil certification sampling is provided as Section 4.4 of the revised SMP submitted to the FDEP/DBSP on September 7, 2022.

UF Follow-up Comment 1: The response states a revised soil management plan (SMP) was submitted to the Florida Department of Environmental Protection (FDEP) that proposes 4 additional certification soil samples per acre. I have not reviewed the SMP; however, the proposed additional sampling appears to address the exposure unit size for future residential use. I defer to the FDEP to determine whether the proposed additional sampling meets the requirements of Chapter 62-780, F.A.C.

UF Comment 2: Soil surrounding the GCMA contains arsenic concentrations greater than the residential SCTL. Section 4.2.5 states these impacts do not extend past the GCMA boundary to the surrounding rough as documented by the ISM result for Rough-3. Rough-3 is 63.9-acres in size. While the ISM result for this rough does show that a 95% UCL on the mean concentration over the DU is below the residential arsenic SCTL, it does not indicate that exceedances of the residential SCTL are limited to the GCMA and is not a substitute for the delineation of contamination. Further discussion with the Florida Department of Environmental Protection (FDEP) appears necessary to determine whether delineation is required for the arsenic exceedances in soil at the GCMA.

Response 2: Based on the incomplete delineation of arsenic impacted soil surrounding the former GCMA documented in the SAR, Ayden remobilized with JAEE Environmental Services on August 30, 2022, to locate and additional 50 supplemental soil borings outside of the previous 20 SAR SBs along the boundary between the GCMA and Rough-3 DUs (Sheet 1). Within each SB, Ayden then collected discrete soil samples from 0-6 in bls, 6-24 in bls, and 24-48 in bls soil layers using direct push drilling technology. Each soil sample were analyzed for total arsenic using EPA Method 6010.

The arsenic concentration data from all sample intervals of the supplemental discrete soil samples was compiled in Table 1. As noted on Sheet 2 depicting the arsenic concentrations of the 0-6 in bls soil layer, the August 30, 2022, supplemental soil sampling effort documented only one additional soil sample (SS-5) with an arsenic concentration exceeding the residential arsenic SCTL of 2.1 mg/kg. Within the 6-24 in bls soil layer, the August 30, 2022, supplemental soil sampling effort documented only four additional soil samples (SS-2, 3, 4, and 5) with an arsenic concentration exceeding the residential arsenic SCTL of 2.1 mg/kg (Sheet 3). No soil samples collected from 24-48 in bls during the supplemental sampling effort exceeded the residential arsenic SCTL (Sheet 4). The respective analytical data for the supplemental GCMA arsenic soil sampling effort is included as Attachment B to this response.

As depicted on Sheets 2, 3, and 4, each of the SB locations where arsenic concentrations exceed the residential SCTL are bounded by additional SB locations where arsenic concentrations are below the residential arsenic SCTL. This full delineation of arsenic impacts is achieved for both the 0-6 in bls and 6-24 in bls soil layers. No exceedances of the residential arsenic SCTL were noted within the 24-48 in bls soil layer.

UF Follow-up Comment 2: The response is satisfactory. The additional sampling completes delineation of soil exceedances in the GCMA.

UF Comment 3: Section 2.3 states no structures were present on the site at the time of the assessment. However, the figures show a clubhouse and a maintenance building still present onsite. The report should clarify whether the structures shown in the figures have been demolished or still remain in the assessment area.

Response 3: Ayden confirms that the maintenance building and clubhouse were present during the site assessment efforts in 2021. As of the time of this submission, all onsite buildings have been demolished.

UF Follow-up Comment 3: The clarification is satisfactory.

UF Comment 4: The groundwater data for pesticides were combined in Table 4 because no analytes were detected. It is unclear from this table whether the detection limits for these chemicals were below their groundwater cleanup target levels (GCTLs). The individual analytes with their detection limits could be added to the table for clarity. Alternatively, a statement could be added to Section 4.1.4 regarding whether the detection limits for the analyzed OCPs were below their respective GCTLs.

Response 4: An updated Table 4.rev (Exhibit 4 of the SAR) is provided with individual analytes and corresponding detection limits for the GCMA sample collected on November 22, 2020, as part of Phase II sampling activities. A review of the data confirms no detections of targeted OCP (EPA Method 8081) or OP pesticides (EPA Method 8141). For the EPA Method 8081 analysis, one OCP (aldrin) MDL was above the corresponding GCTL. For the EPA Method 8141 analysis, three OP pesticides (dichlorvos, EPN, and merphos) MDLs were above the corresponding GCTLs.

UF Follow-up Comment 4: The response is satisfactory.

UF Comment 5: Section 4.2 states 9 fairways were included in each of the 3 fairway DUs. This appears to be a typographical error. Each fairway DU only contained 6 fairways for a total of 18 fairways at the golf course.

Response 5: Ayden acknowledges the typographical error and confirms that each of the 3 fairway DUs only contains 6 fairways for a total of 18 fairways within the onsite golf course.

UF Follow-up Comment 5: The response is satisfactory.

UF Comment 6: In Figure 3, the triangle, pentagon, and "x" icons are not defined in the legend. It is unclear what these symbols represent.

Response 6: In their preparation of the Tomoka Reserve Planned Development Overall Development (Figure 3), the City of Ormand Beach had requested that existing trees be located on the base map of the proposed development plan. The triangle, pentagon and “x” icons represent different tree species currently present onsite.

UF Follow-up Comment 6: The clarification is satisfactory.

UF Comment 7: In Figure 12, it is unclear what the colors indicate for the sampling results. A legend should be added to the figure explaining the color scheme. It is also unclear which OCPs exceed their SCTLs at each location. It would be helpful to insert small tables in the figure at

each sample location for the four contaminants of concern (COCs) or place each OCP in a separate figure.

Response 7: An updated Sheet 5 (SAR Sheet 12.rev) is attached to this response and includes an updated legend explaining the color scheme. Additionally, individual tables of analytical results are provided in the figure at each sample location for the four contaminants of concern (COCs). Values exceeding applicable SCTLs are highlighted in red.

UF Follow-up Comment 7: The response is satisfactory.

UF Comment 8: Table 9 data labels do not match the description of the fairway DUs in Section 4.2 and Figures 16 through 18 of the document. Fairway-1, -2, and -3 each represent a different fairway DU. Fairway samples 4 through 9 are not defined. If they are replicates; it should be clearly labeled on the table. The same is true for Table 10 and Rough-1, -2, and -3 represented in Figures 19 through 21.

Response 8: As noted in the FDEP Response 6 above, the individual subunits for Fairway and Rough DUs are defined on their respective DU sampling sheets as follows:

- Fairway 1: F-1, F-2, and F-3 (Sheet 16),
- Fairway 2: F-4, F-5, and F-6 (Sheet 17),
- Fairway 3: F-7, F-8, and F-9 (Sheet 18),
- Rough 1: R-1, R-2, and R-3 (Sheet 19),
- Rough 2: R-4, R-5, and R-6 (Sheet 20), and
- Rough 3: R-7, R-8, and R-9 (Sheet 21).

Updated versions of Sheet 16 through Sheet 21 are provided as Attachment A of this response letter. Additionally, Table 9.rev and Table 10.rev have been revised to reflect the assignment of DUs and replicate IDs for the Fairway and Rough DUs, respectively.

UF Follow-up Comment 8: The response is satisfactory.

Please let me know if you have any questions regarding these responses.

Sincerely,



Leah D. Stuchal, Ph.D. .

FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Memorandum

TO: Alex Courneya, Environmental Specialist III
Central District Office

THROUGH: Brian Dougherty, Program Manager
District & Business Support Program, DWM

X BJD
Digitally signed by Brian Dougherty
Date: 2022.10.25 13:35:46 -04'00'

FROM: Leah J. Smith, Environmental Consultant
District & Business Support Program, DWM

X
Digitally signed by Leah J. Smith
Date: 2022.10.25 10:33:24 -04'00'

SUBJECT: Former Tomoka Oaks Golf Course
20 Tomoka Oaks Boulevard
Ormond Beach, Volusia County
Soil Management Plan (Amended), September 2022
Site ID: ERIC_18037

DATE: October 25, 2022

The document *Soil Management Plan (Amended)* dated September 2022 for the above referenced site has been reviewed by the Florida Department of Environmental Protection (FDEP) District and Business Support Program (DBSP). Review observations and comments are provided to assist the Central District Office staff with their review of this document and should not be inferred to be an approval of the subject document. DBSP offers the following observations:

1. General:

   a. The site is slated to be redeveloped into single-family residential lots (298 lots), retention stormwater management areas, roadways, amenity and open space areas. The submittal notes that the intent is to comply with residential soil cleanup target levels (SCTLs) in both the residential and non-residential areas of the site.

   b. The original Soil Management Plan (SMP) was previously reviewed by DBSP and the University of Florida. Response to comments were submitted and have been reviewed under separate cover.

   c. Prior soil sampling identified chlordane, dieldrin, heptachlor epoxide, and toxaphene as soil contaminants of concern (COCs) within the greens. Arsenic, dieldrin and toxaphene were identified as soil COCs within the tees. Arsenic was identified as the soil COC within the driving ranges and fairways.

2. Soil Management Plan (SMP):
    a. Additional soil assessment within the former course greens is proposed to further define organochlorine pesticide (OCP) impacts. The submittal proposes stockpiling the upper two feet of unsaturated soil from each green into 1,000 cubic yard (cy) stockpiles. Each stockpile will be sampled for total and synthetic precipitation leaching procedure (SPLP) dieldrin and toxaphene analyses, and for total arsenic analyses at a frequency of 5 soil samples per 1,000 cy.
        i. Soil with dieldrin and/or toxaphene residential SCTL exceedances will be disposed of at a licensed landfill facility.
        ii. Soil with concentrations of dieldrin and/or toxaphene above the leachability SCTL but below the residential SCTL will be mixed with clean onsite soil and resampled. Once reuse sample results meet the leachability SCTL the soil will be managed based on corresponding arsenic concentrations.
        iii. Soil with concentrations of dieldrin or toxaphene below residential and leachability SCTLs will be placed within appropriate future land uses based on corresponding arsenic concentrations.
    b. The submittal recommends excavation and transportation of arsenic-impacted soil within the fairways, driving range, tees, Golf Course Maintenance Area (GCMA) and greens to non-residential areas (open space and amenity areas) within the site for placement below engineering caps with a minimum of two feet cover.
    c. Five composite soil samples per 1,000 cy will be sampled and analyzed for arsenic from imported fill material not from a certified quarry or from excavated onsite soil. Each composite sample will be comprised of a minimum of 10 aliquots collected from various heights and depths of the stockpile.
3. Post Soil Excavation Certification Sampling:
    a. Former green areas: Former green areas are impacted with OCPs and arsenic and assessment soil samples were not collected below 2 feet below ground surface (bgs). The submittal proposes collecting a series of three discrete soil samples from the excavation floor of each green at a depth of 2 feet for arsenic and OCP analysis following the removal of impacted soil. This process (soil removal followed by sampling) would be repeated until SCTLs were achieved.
    b. Non green areas: Four soil samples per an acre are proposed from a depth of 0-2 feet bgs for arsenic analysis for a total of 592 discrete soil samples across the site. Based on the analytical results soil will be classified as arsenic-impacted or soil requiring no further assessment or remediation. This process (soil removal followed by sampling) would be repeated until SCTLs were achieved.
4. Site Grading Procedures:
    a. Imported fill or soil sampled and determined to meet residential and leachability SCTLs will be used within the site to meet geotechnical requirements and for site grading and flood protection within the development areas.
    b. A two-feet minimum soil cap of clean fill is proposed as an engineering control for the open space/amenity areas (non-residential).
5. In-Situ Certification Testing
    a. Two soil samples collected from random location within each single-family building lot at depths of 0-2 feet bgs and 2-4 feet bgs are recommended for arsenic analysis. A total of 1,192 confirmation samples are estimated within the single-family lots.

b. Five soil samples collected from random locations within each acre of open space are proposed at a depth of 0-2 feet bgs for arsenic analysis.

DBSP offers the following comments:

1. According to the Site Assessment Report (SAR) for this site in addition to dieldrin and toxaphene, chlordane and heptachlor epoxide were detected in soil collected from the greens. These COCs are included in the confirmation sampling of the excavation floor of the former green areas but are not included in the stockpile sampling or in-situ characterization sampling.
    a. According to SAR Exhibit 5: Individual Greens OCP Data chlordane was detected in approximately 30% (16 out of 54) and heptachlor epoxide was detected in approximately 11% (6 out of 54) of the samples collected from the greens. Therefore, DBSP recommends that the in-situ characterization sampling include these COCs in locations where soil from the greens is re-used.
2. While stockpile sample results may be useful in characterizing the placement and/or blending of soil, they are not included in the consideration for a no further action decision because they may under or overestimate the actual concentration of COCs within the re-used soil.
    a. DBSP concurs that following the stockpiling, blending, grading, etc. of soil, the approach outlined in the in-situ certification for the finished lot sampling and amenity/open space sampling appears to be reasonable to verify that blended soils meet applicable SCTLs.
    b. The areas where an engineering control is implemented will need to be clearly defined following redevelopment activities. A survey will need to be conducted and included with a Declaration of Restrictive Covenant (DRC) documenting these areas. An engineering control maintenance plan (ECMP) will need to be prepared and will be reviewed upon submittal.
3. The submittal notes that a 95% upper confidence limit (UCL) may be calculated for arsenic in soil within each of the open space/amenity areas. Depending on the proposed decision unit(s) this may be a reasonable approach for evaluating arsenic concentrations in soil within the open space/amenity areas.

If you have any questions, please contact me at 850-245-8717 or at Leah.J.Smith@FloridaDEP.gov.

From: Courneya, Alex
To: Jeff Flairty
Subject: RE: Former Tomoka Oaks Golf Course Development Approval Delays (ERIC_18037)
Date: Tuesday, May 9, 2023 1:22:55 PM
Attachments: image004.png

Thank you for the update Jeff. We will extend the schedule to October 1, 2023.

Alex Courneya
Environmental Specialist III
Permitting and Waste Cleanup Program
FDEP Central District - Orlando
Phone: 407-897-2916
alex.courneya@floridadep.gov
Links: Waste | Rules | Permitting | Oculus
Contamination Locator Map | INFO PORTAL

From: Jeff Flairty <jeff@aydenenv.com>
Sent: Tuesday, May 9, 2023 1:20 PM
To: Courneya, Alex <Alex.Courneya@FloridaDEP.gov>
Cc: sheldonwrubin@gmail.com
Subject: Former Tomoka Oaks Golf Course Development Approval Delays (ERIC_18037)

EXTERNAL MESSAGE
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Good Afternoon Alex:

I am forwarding a copy of a recent email from the City of Ormond Beach documenting that the site's proposed development plan is still under review based on City and community feedback. The Project Team is hopeful that this process will be completed with the pending planning commission and city council meetings that are to come. Getting on the agenda for each group will take up to 5 months so I would request that we push back the required start date for the SMP to October 1, 2023.

Thank you.

Jeff Flairty, P.E.
Ayden Environmental LLC
(954) 707-2724
jeff@aydenenv.com
AYDEN Environmental

From: Spraker, Steven <Steven.Spraker@ormondbeach.org>
Sent: Monday, May 1, 2023 11:49 AM

ATTACHMENT 6

School concurrency

Note: no changes to this attachment from original report

VOLUSIA COUNTY SCHOOLS

Carmen J. Balgobin, Ed.D
Superintendent of Schools

School Board of Volusia County

Ms. Jamie M. Haynes, Chairman
Mrs. Anita Burnette, Vice Chairman
Mr. Ruben Colón
Mr. Carl Persis
Mrs. Jessie Thompson

School Adequate Capacity Determination
Finding of Adequate Capacity Letter

March 27, 2023

Mr. Robert A. Merrell III, Esq.
Cobb Cole
149 S Ridgewood Ave, Suite 700
Daytona Beach, FL 32114

RE : Tomoka Reserve RPUD – City of Ormond Beach
School Capacity Review # 23-02-24-002-A

Dear Mr. Merrell:

The County Charter requires any Comprehensive Plan Amendment or Rezoning that allows increased residential density to be effective only when adequate public schools can be timely planned and constructed to serve the projected increase in student population. The district uses this requirement as the guiding principle behind the school adequate capacity review.

District staff reviewed the updated information for the proposed Tomoka Reserve RPUD associated with 147.94+/- acres of property located at or near the intersection of N US Hwy 1 and N Nova Rd within Ormond Beach city limits. Proposed project would provide for three hundred (300) single family home units.

The district uses a county wide Student Generation Rate (SGR) of (0.273) per single family dwelling unit to calculate projected students. By applying the SGR to the use types in Table 1 below, the project could generate eighty-two (82) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.273	300	82
Multifamily Dwelling Unit	0.127	0	0
Manufactured Home Dwelling Unit	0.047	0	0
	Total	**300**	**82**

When performing adequate capacity review district staff evaluates the effects of the proposed change compared to any remaining permanent capacity within the impacted schools, up to 100%, Table 2 (next page). The projected increase in student population may be over 100% if there are plans to serve increased student population in that planning area within the long-term planning horizon. A finding of adequate capacity may be issued in either case.

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Table 2

Schools	SY 2022/23 Enrollment	% of Permanent Capacity	Plans for Capacity Increase Long-Term	Traditional K-12 students projected
Tomoka Elementary	690	109%	Yes	36
David C. Hinson, Sr. Middle	943	108%	No	21
Halifax CSA (Seabreeze High)	1,679	102%	No	24
Other				1

The student projections generated by this project **will** increase the existing percentage above 100% permanent capacity at all school levels. If evaluated against level of service (LOS) standards, Tomoka Elementary and Hinson Middle are at or over 100% but below 115% of current utilization rates. Tomoka Elementary is also on the school district's capital work program for a capacity increase and is included in an attendance boundary rezoning plan in the short term. At the middle school level, the use of adjacent concurrency service areas (CSAs) may also be needed at the time of school concurrency review. The high school CSA for Seabreeze High is also at or over 100% but below 120% for LOS standards. Because of the foregoing, the school district has no objections to the proposed development plan. Minimum planning considerations should include pedestrian and vehicular access, safety, connectivity, and buffering.

All future development orders, such as site plans and subdivisions, are subject to school concurrency review. School concurrency will be evaluated at the time when the impact of development is specifically quantified and known. Only funded school improvements and then current capacity will be considered at that time.

No student reservations have been made at this time.

Please note the School Board has the right to adjust the attendance boundaries to balance the student enrollment populations at these area schools. Consequently, students generated from this project may not attend the current assigned schools.

Should you need additional information, please contact me at (386) 947-8786, extension 50709.
Sincerely,

Stephanie B. Doster,
Coordinator, Planning

CC: Carmen J. Balgobin, Ed.D, Superintendent of Schools
Ron Young, Director, Planning and Construction
Steven Spraker, Planning Director, City of Ormond Beach
Lisa V. Divina, Volusia County School Board Project File

VOLUSIA COUNTY SCHOOLS

Finding of Adequate School Capacity

VOLUSIA COUNTY SCHOOL BOARD

Project Information	
Project Name	Tomoka Reserve RPUD
VCSB Project #	**23-02-24-002-A**
Jurisdiction Project #	
Parcel ID Numbers	3242-07-00-0010
Project Location	N US Hwy 1 and N Nova Rd
Potential Residential Units	300 Single Family Homes
Property Owner/Applicant	Robert A. Merrell III, Esq., Cobb Cole
Notes: Additional review will be required at the time of subdivision/site plan submittal(s). No Student Reservations have been made.	

Based upon the Findings of Fact, pursuant to School Board Policy 612 and Section 206 of the County Charter, the school district has determined at this time that school capacity is adequate to serve the proposed increase in residential density. This Finding shall constitute competent substantial evidence that adequate public school capacity is likely to be available at the time it is required to serve the planned new development.

Capacity is <u>not</u> being reserved with this Finding unless otherwise noted on this document. This Finding of Adequate School Capacity allows this subject project to continue through the Comprehensive Plan Amendment and/or rezoning process; however, it may be subject to additional school capacity review in the future.

Stephanie B. Doster
Coordinator, Planning

March 27, 2023
Issue Date

Created: 9/2007
Owner: Facilities Services

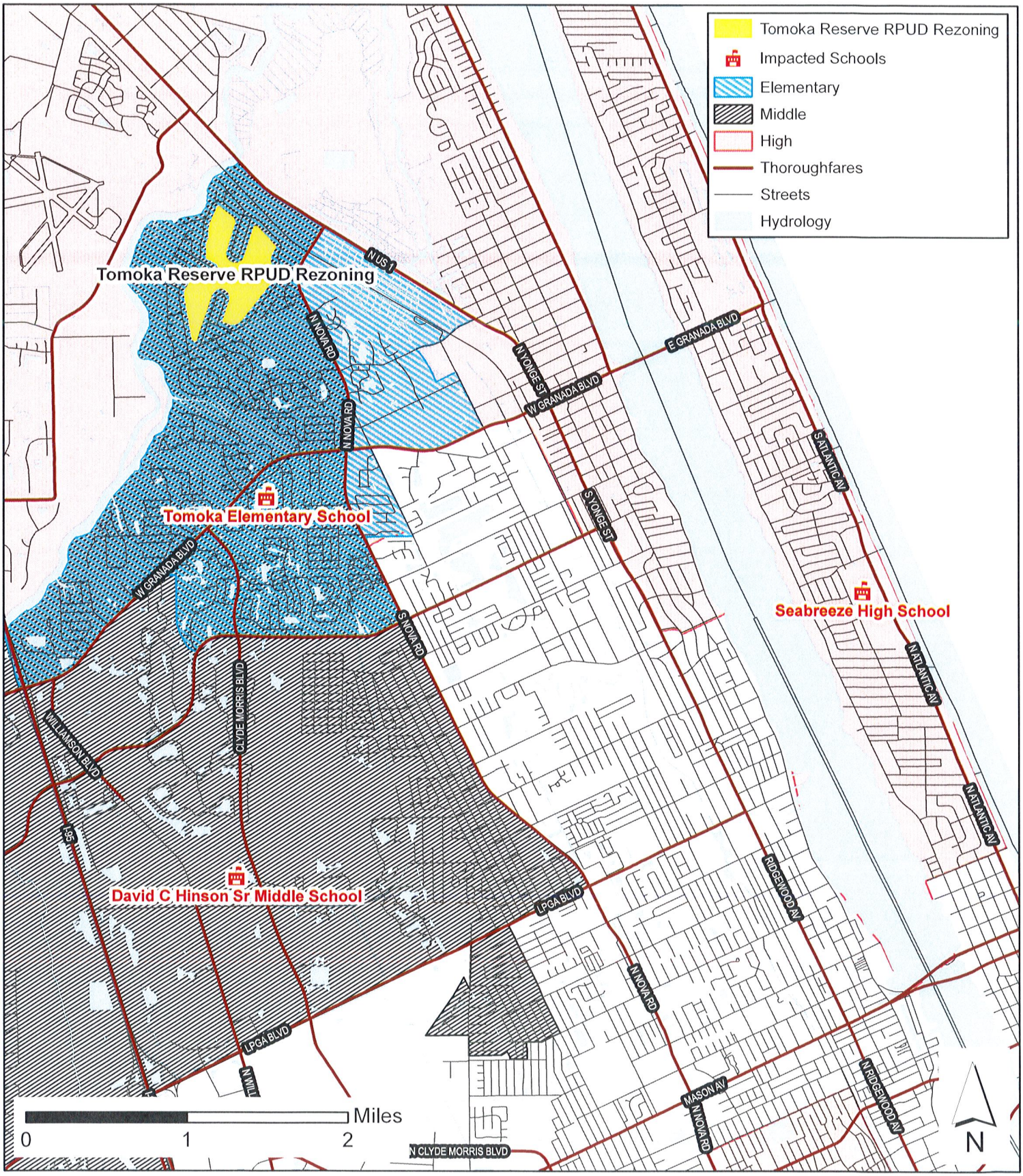
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VCSB Schools Impacted by Development

School Concurrency Review - Tomoka Reserve RPUD Rezoning

VOLUSIA COUNTY SCHOOLS

Created by Facilities Services
March 2023



ATTACHMENT 7

Neighborhood meetings summaries

Note: no changes to this attachment from original report

Applicant summary of pre-application meetings

Category	Mentions	Category	Mentions
Homes		**Traffic**	
Concern over cookie cutter / mass produced homes	25	Concern over limited access to Nova / One entrance	23
Concern over Quality of homes (upscale)	11	Concern about Pedestrian safety	14
Concern over lot size	23	Sidewalks	12
Concern over Density of homes	15	Concern with traffic (amount, new traffic)	48
No Fencing	3	Replacing stop signs with large roundabout at entrance	7
Concern over property values	13	Concerns with speeding in the neighborhood	4
Concern over architecture of new homes (mid century)	7	Concern with blind curves	2
Concern over number of homes	8	Speed bumps should be added to existing roads	2
Energy efficient homes	2	Concern with Emergency vehicle access	3
Concern over variation in homes (appearance and floor plan)	13	Concern over entry width	3
Estate lots and homes	7	Traffic Study is needed	7
5 acre lots	1	Traffic light on Nova Road needed	4
1 acre lots	1	No perimeter road	1
Type of homes	1	Concern over island condition after construction	2
No quads	1		
Setback	3		
LEED Building Design	2		

Category	Mentions	Category	Mentions
Environmental		**Buffer / Land**	
Concerns over Environment preservation	17	100'-200' buffer	24
Tree removal concerns (amount of trees removed, type of trees removed)	33	50' buffer	1
Greenspace	28	Right for Golf course adjacent home-owners to purchase land	12
Concern over Views in the neighborhood	5	City should purchase land	4
Water features / Ponds should be added	2	Buffer with trails	9
Pursue a grant from Florida Forever or Volusia Forever	11	Buffer without trails	3
No clear cutting	12	Buffer needs to be added	24
Concerns over wildlife population	22	River access needs to be added	4
Pocket parks should be added	4	Re-imagine land for recreation	1
Transplanting trees / moving trees	4	Existing buffers should remain	4
Concern over berms	2	Loss of golf course frontage	10
Concerns over the amount of open space	5	Concerns over peace and quiet	6
Concerns over tree line / canopy	2		
Concerns over mowing	3		
Property upkeep	2		
Concern over pesticides	3		
Concern over development's impact on environment	12		
Arsenic Remediation	1		
Clean up Damaged Trees	1		
Concern over residents that have been maintaining their own golf course property	4		

Category	Mentions	Category	Mentions
Utilities		**Miscellaneous**	
Utilities should be moved underground	11	Will new development be a part of the HOA?	4
Concern over drainage impacts	8	Concern over dues to HOA	2
Concern over water and electricity impact	12	Agri-hood should be considered	3
Concern over potable water	3	Beautiful entrance for community should be added	1
Street lights should be added	3	Concern over impact on the school system	10
Concern over irrigation	1	Sam Sneed Historic Golf Course	2
concern over natural gas	1	Clearly deliniate meeting subject	1
Solar should be used	4	Un-gated community	3
No windmills should be added	1	Equestrian neighborhood	1
Hydrology study requested	1	Non-equestrian neighborhood	1
Concern over Tomoka River water quality	1	Integrity of the neighborhood	6
		Jets	1
		Financial disclosure	1
		Concern about housing collapse	1
		Deed restrictions	2
		R-2 zoning	2
		Easement	3
		Poll Community members through HOA website	2
		Include the Trails residents in future meetings	1

Category	Mentions	Category	Mentions
Development		**Ammenities requested**	
Concern over development in general (against development / no development)	12	Organic Garden	2
Hours of construction	3	Pickeball	2
Business in front to generate revenue	2	Dog Park	4
Concern over community space	2	Trails (not including sidewalks) for walking, biking, etc.)	26
Concern over maintenance before development	1	Restaurant	3
Concern about existing sign	2	Bird Sanctuary	2
Concern over staging area location	2	Club house renovation / revival	4
Concern over future development (future phases)	6	Pool	4
Concern over maintenance after develpment	1	Sports	1
Concern over ground water pumps being used to maintain storm water pond levels	1	Daycare	1
Concern about impact on local aquifer	1	park	7
		Golf course should be converted into a 9-hole course	21
		Concern over ammenities for current residents	10
		amphitheater	1
		Disc Golf	1
		Food Garden	1
		Tennis	1

Observer
Palm Coast. Ormond Beach.

Developers host first 'pre-neighborhood' meeting for Tomoka Oaks golf course project

The development process is estimated to take about two years.

By Jarleene Almenas | 12:00 p.m. May 21, 2021



ORMOND BEACH OBSERVER NEWS

Share

A marathon, not a sprint.

That is how Rob Merrell, attorney with Cobb Cole Law Firm, described the development process of the Tomoka Oaks Golf Course at the first of three community meetings held at the Ormond Beach Performing Arts Center on Thursday, May 20.



The golf course property was sold for $2.6 million and the developers — Carl Velie, Ray Barshay, Sheldon and Emily Rubin, which make up Triumph Oaks of Ormond Beach I, LLC — want to build single-family homes on the land. Velie and Barshay are locals. No site plans have been submitted to the city yet. Dwight DuRant, president of Zev Cohen and Associates, led the bulk of the two meetings, held at 4 p.m. and 6 p.m. DuRant said the purpose of the meetings was to listen to the Tomoka Oaks residents.

“We’re not selling anything tonight," DuRant said. "We want to seek your input and comments, and more specifically, your ideas. That’s most important to us. So we’re going to have big ears and small mouths.”

Some residents expected the meeting to consist of an open forum where they could voice their concerns, but DuRant explained that would likely take place in the second of the three community meetings, where they would present concepts as a result of feedback collected at the first meeting. Instead, following a short presentation, meeting attendees were instructed to split off into small groups to provide their feedback. Those attending online via Zoom were also encouraged to send in their comments.

Jim Rose, a resident of Tomoka Oaks and chairman of the homeowners association golf course committee, said he thought the meetings went well. The developers did what they said they were going to do. Certainly, he and his neighbors are not in a "great situation" — Rose's home borders the golf course — but he said it's unusual to have developers host pre-neighborhood meetings. He said residents who attended all had the opportunity to make their concerns on buffers, greenspace, tree preservation and traffic heard.

> “This is a tough situation for the 550 homes in Tomoka Oaks and the 178 on the golf course. It’s a difficult process but as a neighborhood, I think we’ll come together and try to make the best of it that we can to preserve the way of life that we’ve had there for so long.”
>
> *Jim Rose, chairman of the homeowners association golf course committee*

"We as the homeowner’s association, the golf course committee, are just trying to make the situation as palatable as possible considering that pretty much we’re sure there’s going to be development going in," Rose said.

Having lived in Tomoka Oaks for 31 years, Rose said it's a "shock to the system" to see change in their neighborhood. As outlined in the meeting, the process to develop the golf course is estimated to take about two years.

“This is a tough situation for the 550 homes in Tomoka Oaks and the 178 on the golf course," Rose said. "It’s a difficult process but as a neighborhood, I think we’ll come together and try to make the best of it that we can to preserve the way of life that we’ve had there for so long.”

City Commissioner Susan Persis, who represents Zone 3 of which Tomoka Oaks is in, attended both meetings, and said the development remains frightening for many longterm residents.

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February 9, 2023

Tomoka Oaks residents question development of 300 homes in former golf course



January 31, 2023

4 letters: Neighbors discuss Tomoka Oaks golf course project, Pioneer Trail interchange



Dwight DuRant, of Zev Cohen and Associates, speaks to homeowners during the first community meeting at the Performing Arts Center on Thursday, May 20. Photo by Jarleene Almenas

"There's a lot of feelings because they did buy on a golf course," Persis said."...People are just used to having a beautiful view and I don't think that should be taken away. I really don't."

The golf course, which spans 130 acres according to the Volusia County Property Appraiser's website, does not have a designated zoning, as a previous Planned Residential Development zoning order has since expired. It does, however, have a future land use of low density residential, which allows a maximum of 4.3 units per acre.

Persis doubts the maximum density of units could be placed on the property. More density means more traffic and she said she believes the current roads cannot handle much more. She believes there is a chance the golf course could be made into something beautiful, but that at the same time, developers want to make money. That shouldn't come at the cost of the residents' quality of life though, she said.

"The only thing I can do is, when the plan comes before the commission, vote in the best interest of those citizens," Persis said.

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PRE-APPLICATION NEIGHBORHOOD MEETING

MEETING NOTES (Ormond Beach Planning staff)

6:00 P.M., July 15, 2021

Neighborhood Meeting commenced at 6:00 PM on July 15, 2021.

- Brief overview of the purpose of the meeting and results of the previous meeting were presented.

- Preliminary plan with 318 single family lots at 70' x 140', pocket parks in walkable distances, minimum 50', average 80' vegetative buffer around perimeter, street trees, pushing homes towards interior street to increase rear buffer.

- Public Comments:

    - **Overall concept:** Some residents were opposed to any development at all and some others praised the developer for sharing information above and beyond what was required. Some residents asked if the property, which was purchased for about $2.6 million could be purchased again by residents to stop the development altogether. Mr. Merrill said the property was not for sale but also that no viable offer has been made for consideration. Another resident asked the developer to consider innovative alternatives, such as an "agrihood" — a small farm surrounded by larger homes — rather than hundreds of average-sized homes. Concerns about Ormond Beach as a whole being overdeveloped. Concerns about housing values decreasing.

    - **Traffic concerns:** Concern for traffic was expressed. Sans Lassiter explained that based on the preliminary studies, a traffic signal is already warranted for the Nova intersection – without the new development. There was concerns about current traffic flow onto Nova and through the Trails Subdivision, single access onto Tomoka Oaks Blvd and existing pedestrian safety. Residents were advised to contact Shawn Finley about traffic calming solutions on S. Saint Andrews Drive.

    - **Tree preservation**- Tree assessment is ongoing. Tree preservation is high priority for design team.

    - **Buffers**- Some residents requested 100' minimum. Most residents were in favor of a trail located in the buffer area but away from existing homes.

    - **Amenities** – multiple residents expressed the desire for biking paths and trails. Concerns about access for Tomoka Oaks residents to the trails and pocket parks (access easement are needed

    - **Lot sizes**- some residents were opposed to the lot size and density by requesting larger lots widths. Most seemed in favor of lot depth however some residents suggested excess lot depth could go to increasing buffer size.

    - **Utilities**- concerns about existing electric coming in from Tomoka Oaks Blvd. Concerns about irrigation encroachment onto golf course. One resident mentioned concerns about protecting existing utilities during construction. One resident mentioned concerns of existing well supply.

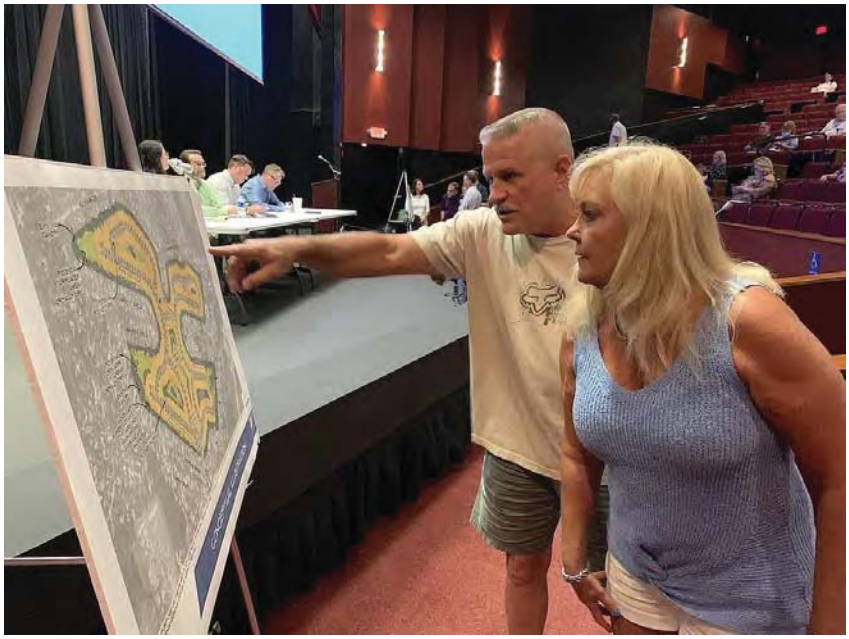
    - **Architectural standards-** there were concerns about architecture however the design team is not at that stage yet.

Observer
Palm Coast. Ormond Beach.

Early concept: 318 homes on former Tomoka Oaks Golf Course

Ormond Beach Performing Arts Center hosted second of three neighborhood meetings to keep residents apprised of development.

By Brian McMillan | 8:15 p.m. July 15, 2021



ORMOND BEACH OBSERVER NEWS

After many people criticized the concept that 300 homes could be built on the former Tomoka Oaks Golf Course, another resident asked how many homes could legally be built there. The answer, 645, elicited gasps of disbelief

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Rob Merrill, of Cobb Cole

Cobb Cole attorney Rob Merrill, representing the developers, reminded the residents that the conceptual plan presented at the meeting was preliminary: The lot size of 70 feet by 140 feet is not final, and neither is the number of homes, nor the layout.

“This is a starting point for conversation,” he said. “So if there’s something you hate about it, don’t hate it too much, because it could go away.”

Many attendees said they lived in nearby neighborhoods, Tomoka Oaks and The Trails, which were built in the 1970s and 1980s. One resident called the plan "insane," another said it was "ugliness." Others praised the developer for sharing information above and beyond what was required.

Traffic concerns

Several comments showed that residents are concerned about the traffic. Engineer Sans Lassiter said the plan was to have one entrance/exit from the proposed development onto Nova Road, which is maintained by the state. A study has shown, he said, that a traffic signal is already warranted at Nova and Tomoka Oaks.

“I don’t think this development is moving forward without a signal,” Lassiter said. He added, “We’re anticipating that the city will require us to look at much more than just the access point to Nova Road.”



Sans Lassiter, engineer

Lassiter suggested that traffic should not impact The Trails to a great degree, but he said modeling was being done to analyze the issue further.

The development will likely not be gated and likely will have its own homeowners association.

Saving trees

The developer hopes to build houses closer to the interior streets, with larger backyards and buffers, Merrill said. “Pocket parks” would add to the walkability of the new neighborhood.

Tree surveys are being conducted by Zev Cohen and Associates. Because the golf course land is at a higher elevation than most developments, fill dirt will not be needed, meaning that many more trees can be preserved than is typical.

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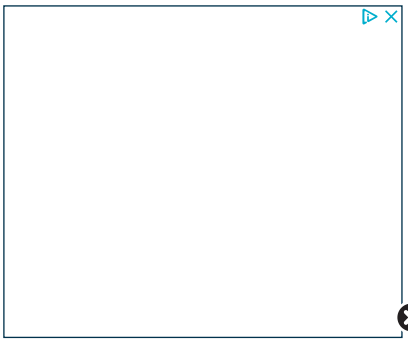
May 12, 2021

Tomoka Oaks golf course sells for $2.6 million



April 7, 2017

Who wants a community center on the west side of Ormond Beach?



For sale?

Some residents asked if the property, which was purchased for about $2.6 million by Carl Velie, Ray Barshay and a third partner, could be purchased again by residents to stop the development altogether. Merrill said the property was not for sale.

Another resident asked the developer to consider innovative alternatives, such as an “agrihood” — a small farm surrounded by larger homes — rather than hundreds of average-sized homes.

Next steps?

The meeting on July 15 was the second of three to take place before submitting plans to the city for approval.



Dwight Durant, president of Zev Cohen and Associates

The third meeting, which has not yet been scheduled, is the first that would actually be required by the city of Ormond Beach; the first two were done as a goodwill gesture to provide transparency and solicit feedback.

“We are purposely not trying to work in the dark,” said Zev Cohen and Associates President Dwight Durant.

After the third meeting, the developer would make an application to the city; after staff input, the development would go to the Planning Board for approval, and then two votes by the City Commission.



Over 100 attended the meeting at the Performing Arts Center.



A rendering was created, Cobb Cole's Rob Merrill said, at the residents' request, but it is too early to make true plans.



AUTHOR

Brian McMillan

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https://www.hometownnewsvolusia.com/news/tomoka-oaks-residents-resigned-to-development/article_308a8a9c-bcb0-11eb-ba87-1f1a66f82d58.html

Tomoka Oaks residents resigned to development

By Brent Woronoff bworonoff@hometownnewsmediagroup.com
May 27, 2021

Most Tomoka Oaks residents seem to have accepted the inevitable.

The new owners of the former Tomoka Oaks golf course will eventually build single family homes on the 147-acre property.

“We have a portion of people who hope the city of Ormond Beach or Florida Forever or Volusia Forever will (purchase the golf course) and keep it for green space,” said Jim Rose, chairman of the Tomoka Oaks Homeowners Association’s golf course committee. “I don’t think that’s going to happen, but we’re going to explore everything we can. I think most people have accepted that the development will go forward.”

Local businessmen Ray Barshay and Carl Velie bought the golf course property along with South Florida developer Sheldon Rubin and his daughter, Emily Rubin, for $2.6 million. They have yet to submit a site plan to the city.

On May 20, representatives of the new owners conducted two identical community meetings at the Ormond Beach Performing Arts Center to listen to residents’ concerns and suggestions.



Travel Places NearBy

Nearly 200 residents either attended the meetings in person or via Zoom. Dwight DuRant, president of Zev Cohen & Associates civil engineering firm, and Rob Merrell of the Cobb Cole law firm, told the attendees the purpose of the meeting was to share ideas on what the development would look like.

The residents were then broken down into small groups and all questions, suggestions and concerns were recorded, including those submitted online. The residents were told another meeting will be conducted within three months when possible plans will be discussed.

“These are not the mandated neighborhood meetings since they haven’t submitted a plan yet,” Mr. Rose said. “This is a very difficult situation, very emotional for many people. The developers know this is a fraught situation and they’ve gone above and beyond listening to what we have to say.”

Residents are most concerned about traffic problems that a possible 300 or more new homes could bring. The golf course property has a future land use designation of low density residential, which would allow up to 4.3 homes per acre.

Tomoka Oaks has one main entrance from Nova Road with a couple of smaller roads that go through The Trails subdivision.

"We're looking for a traffic light," Mr. Rose said. "And I think most people would like to see some kind of enhancement to the entrance to allow traffic to flow better."

Of the 550 homes in Tomoka Oaks, 178 are on the golf course. Those residents, especially, would like to see green-space buffers surrounding the new development. An online petition with more than 1,800 signatures requested a 100-foot conservation zone around the perimeter of the golf course property.

Peggy Brown was one of several Tomoka Oaks residents who spoke during public comments at the May 18 Ormond Beach City Commission meeting airing their concerns.

"People who purchase (their homes) on a golf course have certain expectations that they'll be living on a golf course or green space," she said. "I moved here four and a half years ago expecting that I'd have green space behind my home."

Among requests made in the break-out sessions at the community meetings were adding sidewalks – Tomoka Oaks currently has none – a nine hole golf course, which could be used as a buffer; saving the putting and driving range; adding amenities, such as a park, tennis and pickleball courts, a dog park, lighted trails and bike paths; and making sure the new homes fit the community.

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"This is not a cookie-cutter neighborhood," one online commenter stated.

"Tomoka Oaks has pretty eclectic architecture," said Mr. Rose, a 31-year Tomoka Oaks resident. "It's nothing like houses you see now -- one style and close together."

The Sam Snead signature golf course opened in 1964 and closed about three years ago.

"I'm not happy with the situation," Mr. Rose said. "But I think the first pre-meeting went well and I think the people handled it well under the circumstances."

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meeting

NEIGHBORHOOD MEETING
MEETING NOTES (Ormond Beach Planning staff)
February 8, 2023

Project team presentation:

1. Described lot layout and lot sizes. Larger lots planned along the project perimeter.
2. Detailed recreation and amenity areas.
3. 50-foot buffer planned with native planted buffer where gaps in the buffer exists.
4. Project provides deeper lots.
5. Description of the project stormwater and statement that the project would discharge less water than it does today.
6. Discussion by the traffic engineering firm regarding traffic. A traffic signal at Tomoka Oaks Boulevard and Nova Road is warranted.
7. Commitment to update traffic counts from original traffic study.

Meeting discussion points/comments/statements:

A. Traffic

1. Concern regarding the stacking of vehicles impacting the Escondido Condominiums.
2. Project traffic will impact the Trails subdivisions as individuals seek to access SR40.
3. Concern with the St. Andrews Drive and Tomoka Oaks Boulevard intersection.
4. Concern with construction traffic.
5. Existing traffic is dangerous and adding trips is more dangerous. It is an accident waiting to happen.
6. Inquiry on who is paying for the traffic signal.
7. Questions on the date of the traffic counts. Traffic engineer commented to performing updated traffic counts for the project.
8. Pedestrians have been hit with existing traffic in the area.
9. Live at the diamond intersection and traffic will be like I-95.
10. Sidewalks are needed.

B. Environmental

1. Increase pressure on the use of water as a result of this project.
2. Tomoka Oaks HOA should have standing to enforce buffer maintenance once planted.
3. There needs to be guarantees that vegetative buffer always to remain in place.
4. What are the impacts to existing trees of the proposed project.

C. Density/Lot Size

1. Project should be compatible with existing development.
2. Project should have less density then existing subdivisions.
3. Lot width is more important than lot depth.
4. Smaller lots are not compatible with existing Tomoka Oaks development.
5. Golf course should be included in Tomoka Oaks density calculations.
6. Multiple statements that the project, as designed, is not compatible with the existing development pattern of the area.
7. Oversized/large lots are needed.
8. Questions on the number of lots and lot sizes.

D. Stormwater

1. Concern with recent flooding events and storms.
2. How will project drainage concerns be addressed.
3. The fertilizers associated with the project lots will have negative impacts.

E. Comments

1. Shoving 10 pounds into a 5-pound bag.
2. Project should provide underground utilities.
3. Project lacks specification and there are inconsistencies.
4. Project is playing games with numbers.
5. Development in development is not good for Tomoka Oaks residents.
6. Development plans should not be self-amending.
7. Devastating impacts to schools.
8. Project will decrease the quality of life and property value for existing residents.

Observer
Palm Coast. Ormond Beach.

Tomoka Oaks residents question development of 300 homes in former golf course

The developers held two neighborhood meeting sessions on Wednesday, Feb. 8.

By Jarleene Almenas | 1:40 p.m. February 9, 2023



Tomoka Oaks resident Tom Fitzgibbon speaks during the first session of the neighborhood meeting for the development of the Tomoka Oaks golf course. Photo by Jarleene Almenas

ORMOND BEACH OBSERVER

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Three-hundred homes. Roughly 600 more cars. One shared entrance and exit.

"This is a community trying to be built within a community," Tomoka Oaks resident Michelle Zirkelbach said.

For the past two years, Tomoka Oaks residents have been paying close attention to what's been happening on their former golf course, located at 20 Tomoka Oaks Boulevard. When developers Carl Velie, Ray Barshay, Sheldon and Emily Rubin purchased the property in April 2021, and indicated a desire to build single-family homes on the approximately 147-acre golf course, residents went on high-alert.

And on Wednesday, Feb. 8, as representatives of Triumph Oaks of Ormond Beach I, LLC presented preliminary plans for the Tomoka Reserve development during two neighborhood meeting sessions at Temple Beth-El, residents questioned how it would impact current traffic, the proposed density and claims from the project's engineers that the proposed subdivision would be compatible with Tomoka Oaks, despite having smaller lot sizes.

"Compatible means to get along with in harmony," Zirkelbach said. "And mathematically, compatible means to be congruent, and congruent means coinciding on all points."

Density in numbers

In order to move forward with the project, the developers are seeking a rezoning of the golf course property to a Planned Residential Development. The land is currently zoned Low Density Residential, allowing 4.3 homes per acre.

By rezoning to a PRD, the developers said the proposed unit count would equate to a maximum density of 2.03 units per acre, according to the project narrative submitted to the city.

Jake Stehr, with Zev Cohen and Associates, stated that the proposed development is below the existing density of Tomoka Oaks.



The developers are proposing the construction of 300 homes in the former Tomoka Oaks Golf Course property. Courtesy of the city of Ormond Beach

"We feel like we're really trying to match what's around us, and we're doing this in a couple different ways," Stehr said. "Obviously, we're not coming in with the same units that you're seeing. We're coming with a more modern footprint, coming with park spaces distributed throughout the development. We're really trying to have a site that celebrates existing landscapes and allows for outdoor recreational opportunities."

In addition to single-family homes, the development could have quadplexes.

Stehr added that the developers will be increasing the vegetation in the buffers, with the minimum buffer length being 50 feet. A total of 17%, or 29 lots, will have that minimum buffer. The remaining 172 proposed lots along the development's edges would have buffers varying between 50 to 125 feet.

In addition, 22% of the site would be dedicated as open space, plus 11% for dry retention ponds.

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April 5, 2023

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Residents, however, expressed distrust in the developers' numbers. One resident pointed out that the numbers in the project's narrative submitted to the city, particularly concerning the Tomoka Oaks subdivision, were different than the ones presented during the meeting.

At the meeting, engineers cited Tomoka Oaks' density, with about 550 homes, was 2.6. The narrative stated it was 2.82.

"So I don't have confidence in your numbers," resident Carolyn Davis said.

Cobb Cole attorney Rob Merrill, representing the developers, directed residents to talk to Ormond Beach city staff regarding numbers.

"I think what we were trying to get across was our intent in coming up with this plan in large part was based on trying to match the density you guys had or be less than your density, Merrill said. "That's the plans we brought forth, the way we've calculated it. Everybody can differ about mathematics."

The residents hummed in disagreement.

Too many cars

To address future traffic generated by the proposed development, a new traffic signal will be constructed by the developer at Tomoka Oaks Boulevard and North Nova Road.

"Do we really think a traffic light is the solution?" Tomoka Oaks resident Caryn Baker asked. "... I don't think anybody here believes that a traffic light is going to solve the additional traffic that we're going to have to deal with."

Sans Lassiter, president of LTG Engineering and Planning, said yes. Based on simulations, a stop sign wouldn't work at Tomoka Oaks Boulevard and North Nova Road. A traffic light would, and the simulation showed queues to exit the subdivisions on Tomoka Oaks Boulevard wouldn't extend past the Escondido condominiums.



Tomoka Oaks resident Carolyn Davis holds a sign opposing the development during the first neighborhood meeting session on Wednesday, Feb. 9. Photo by Jarleene Almenas

Residents said that there would be too many cars utilizing Tomoka Oaks Boulevard once the development is built out. If the developer constructs 300 homes, and each home has an average of two cars, there will be 600 more cars on the current two-lane residential street.

"You've got a rotary that you guys are creating, then you are indicating to us that you're going to have just a simple intersection, a cross-intersection with stop signs right [at Tomoka Oaks Boulevard]," Tomoka Oaks resident Tom Fitzgibbon said. "Now, that will not handle the volume of traffic."

The only other way to exit or enter Tomoka Oaks is through The Trails.

Lassiter said they are looking at existing traffic conditions as well as projected conditions, and that the traffic analysis isn't complete yet.

"We're going to have to do an updated analysis at the time that we come in for concurrency and final approvals," he said.

Tomoka Oaks resident Mary Greenlees asked if the developers were sure they didn't want to sell the former golf course property.

"You guys have a long road ahead of you," she said. "The momentum is building. Your legal accounting, traffic engineering fees are building up."

Lot size dispute

When it comes down to proposed lot sizes, engineers said the lots adjacent to the buffers will all be 80 feet by 140 feet. Merrill said the developers were trying to be mindful of the lot sizes, but several residents voiced opposition against this, pointing out that the average lot in Tomoka Oaks is much larger, particularly in width.

Resident Missy Herrera said some lots in Tomoka Oaks could face two or three houses in their backyard. She argued against the developers' claim that their lot sizes are compatible because the square footage is similar.

"You guys are playing games with numbers," Herrera said. "But the reality is, we're talking about 100-foot lots (in Tomoka Oaks) and you're manipulating things to say, 'Oh, we're less dense.' The reality is it's not less dense. We're going to be looking at a solid wall of houses with 14 feet between them."



The developers are proposing the construction of 300 homes on the former Tomoka Oaks Golf Course land. Photo by Jarleene Almenas

Merrill responded that no one was playing games, and that they now understood width was more important, though he said that Tomoka Oaks residents would likely not see into the backyards of the new development due to the buffer and setbacks.

"Although most communities, people do live in each other's backyards, but we understand that in this case, it used to be a golf course," Merrill said. "So we get it. We understand."

Dennis Bayer, an attorney representing the Tomoka Oaks Homeowners Association, said he felt like he was in "Groundhog Day" during the meeting.

"We've talked about the 100-foot widths a year and a half ago when we first met," Bayer said. "We talked about the design on Tomoka Oaks Boulevard. I really would like to emphasize we need to see some more specifics at this point in the game before going forward."

Issues the HOA had raised months ago, Bayer said, continue to be unaddressed.

Picking up on the fact the developers are proposing a pickleball court for the new subdivision, Zirkelbach asked the developers if a court measuring 30 feet by 60 feet would be just as suitable for the sport as one measuring 10 feet by 180 feet.

"Are they both compatible for playing pickleball? The answer would be no, Mr. Merrill, you and I both know that," she said.

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Tomoka Oaks neighbors don't want more neighbors in Ormond Beach

By John Bozzo jbozzo@hometownnewsmediagroup.com
Feb 16, 2023

About 250 people attended back-to-back neighborhood meetings with criticisms and questions about plans to build 300 homes on Tomoka Oaks Golf Course in Ormond Beach.

Homeowners who live around the golf course expressed outrage their homes will no longer surround one.

More than one speaker derided the idea of a "development within a development."

"Don't take this seriously, but take it seriously, we don't really want you here," resident Robert Banker said toward the end of the four-hour sessions.

A few residents wore green T-shirts asking to save the golf course and some had a small sign opposing the development.

One woman passed out a green sheet of paper with "talking points" for opponents of the Tomoka Reserve plan.

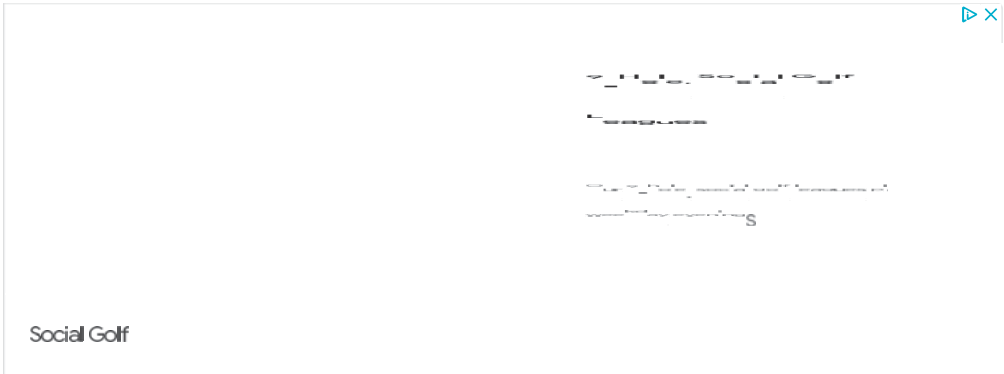
Talking points included:

•Traffic impact in an already congested area

•Fear of decreasing property value of homes originally sold as part of a golf course community

•Disputing developer claims that Tomoka Reserve would be compatible with existing homes

•Reduced quality of life from the visual impact of a neighborhood instead of a golf course, as well as years of construction noise and dust, more traffic increasing congestion and decreasing safety



•Questioning whether public infrastructure, such as hospital beds, classrooms and water are adequate

People also expressed concerns on their own without prompting from a cheat sheet, including whether the landscape buffer would be maintained, urging tree preservation and, the concern of many, stormwater runoff and flooding.

Members of the development team responded to the questions and comments, although satisfying people appeared unlikely.

Landscape buffers would be maintained by a homeowners association, home placement on lots will be done to minimize tree removal and a stormwater plan will be designed to contain rainwater and treat it on site, according to various members of the development team.

A traffic light will be placed at Tomoka Oak Boulevard and Nova Road.

In response to numerous questions about the traffic study, Sans Lassiter, president of Lassiter Transportation Group, guaranteed a traffic study performed in 2021 during the Covid-19 pandemic would be re-done.

Residents pressed for another public neighborhood meeting.

Rob Merrell, a Cobb Cole attorney representing the developer, said the Feb. 8 meeting at Temple Beth-El was the third neighborhood meeting. When he doubted whether there could be another neighborhood meeting there was a loud groan of disapproval from the audience.

Mr. Merrill explained how the proposed Tomoka Reserve project must still go through a full review with the City of Ormond Beach, including a meeting with the Site Plan Review Committee, an appearance on the Planning Board agenda and two public hearings with the City Commission.

All the meetings are public and the public may speak at the Planning Board and City Commission meetings.

Dates for those meetings have not yet been set.

ATTACHMENT 8

Analysis of the ability to develop the former golf course

Section A: Attorney Brent Spain letter dated July 12, 2023 **(new)** was part of Attachment 12 - correspondence

Section B: June 2022 document from Ms. Davis

Section C: June 30, 2022 City Attorney's Office analysis

Section D: February 23, 2023 Cobb Cole analysis

ATTACHMENT 8

Analysis of the ability to develop the former golf course

Section A

Attorney Brent Spain letter dated July 12, 2023 (new) was part of Attachment 12 - correspondence

July 12, 2023

VIA ELECTRONIC MAIL

Doug Thomas, Chairman
Ormond Beach Planning Board
22 South Beach Street
Ormond Beach, Florida 32174

Re: ***Tomoka Reserve – PRD-2022-043***

Dear Chairman Thomas & Planning Board Members:

Our law firm represents Carolyn Davis and a consortium of homeowners within the Tomoka Oaks Country Club Estates subdivision in Ormond Beach, Florida ("Tomoka Oaks"). At its regular meeting on ***Thursday, July 13, 2023***, the Ormond Beach Planning Board ("Planning Board") is scheduled to consider the above-referenced project, which seeks to rezone and convert the existing Tomoka Oaks golf course into 276 single-family residential lots. For the reasons discussed herein, our clients oppose the proposed redevelopment of the golf course property and respectfully request that the Planning Board recommend ***denial*** of the proposed rezoning.

A. General Factual Overview

Briefly stated, in April 2021, Triumph Oaks of Ormond Beach, LLC ("Triumph Oaks"), purchased the Tomoka Oaks Golf & Country Club ("Golf Club") for approximately $2,600,000. Thereafter, Triumph Oaks filed an application with the City of Ormond Beach ("City") seeking to rezone the golf course property to Planned Residential Development (PRD) and redevelop the golf course with 276 single-family residential lots. Based upon such rezoning application and Triumph Oaks' proposed plans to permanently close the Golf Club and convert the golf course into 276 single-family lots, the issue has arisen as to whether the property is restricted to use as a golf course, either expressly or impliedly.

As discussed herein and based upon the historical and recorded documentation relating to Tomoka Oaks, our clients maintain that the Golf Club property is subject to either an express covenant or an implied covenant limiting the use of the property to a golf and country club, golf course, and related recreational uses. Accordingly, our clients assert that the proposal to convert

the Golf Club property into 276 single-family residential lots is not permissible and the requested rezoning should be ***denied***.

B. The Golf Club Restriction

In 1961, the City approved plats for both the Golf Club (f/k/a Sam Snead Golf & Country Club) and Tomoka Oaks Country Club Estates Unit 1.[1] The Plat for Unit 1 of the Tomoka Oaks Country Club Estates subdivision contained 105 residential lots, including approximately 55 residential lots bordering the golf course.[2]

In conjunction with the development of Unit 1 of Tomoka Oaks, the developer recorded "Restrictions Tomoka Oaks Country Club Estates, Unit #1, Ormond Beach, Florida" ("Unit 1 Covenants").[3] Notably, Paragraph 10 of the Unit 1 Covenants states:

> The Grantee [*i.e.*, lot owner] shall automatically become a member of the Tomoka Oaks Homeowners Association, a non-profit corporation comprised of all lot owners in Tomoka Oaks Country Club Estates . . . .

Paragraph 11 of the Unit 1 Covenants expressly prohibited the developer from releasing in whole or in part any restriction or reservation set forth in Paragraph 10.

Thereafter, on or about January 1, 1963, Tomoka Oaks, Inc., entered a 99-year "Lease" with Tomoka Oaks Golf and Country Club, Inc., for the golf course property.[4] Paragraph 3 of the Lease, entitled "Use," provided in pertinent part:

> ***The demised premises shall be used perpetually for a country club and related uses***. . . . ***This provision shall survive the lease*** and be included in any deed but the deed restriction may be waived by a resolution of two-thirds (2/3) of the Board of Directors of the Lessee with the concurrence of two-thirds (2/3) of the members of said Lessee and the concurrence of two-thirds (2/3) of the members of Tomoka Oaks Homeowners Association. . . .[5]

On or about October 30, 1963, Tomoka Oaks Golf and Country Club, Inc., executed a "Surrender of Lease."[6] As noted above, however, the limitation that the subject property be "used perpetually for a country club and related uses" survived the Lease per the express terms of Paragraph 3 therein.

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1 *See* Book 25, Page 61, Official Records of Volusia County, Florida; *Id*. at Book 25, Page 58.
2 *See id*. at Book 25, Pages 58 and 59.
3 *See id*. at Book 431, Page 32.
4 *See id*. at Book 516, Page 360.
5 *See id*. at Page 362 (emphasis supplied).
6 *See id*. at Book 585, Page 155.

Following the Surrender of Lease, Tomoka Oaks, Inc., conveyed the golf course property to Ralph B. Frederick, Trustee, via Warranty Deed dated December 12, 1963 ("1963 Warranty Deed").[7] Notably, the 1963 Warranty Deed for the golf course property provided in pertinent part:

> ***The above described property shall be used perpetually for purposes of a golf and country club, golf course, and related uses***, and in the event that party of the second part, or its successors in interest, ***fail to utilize said property exclusively as a golf and country club, golf course, and related uses***, and the property not be sold to Tomoka Oaks, Inc., Tomoka Oaks Golf and Country Club, Inc. or Tomoka Oaks Homeowners Association as specified in the preceding paragraph, ***then the above described property shall automatically revert*** to and become the property of party of the first part . . . .
>
> ***The aforesaid reverter clause specified in the last preceding paragraph may be released or modified*** by resolution concurred in by two-thirds of the entire board of directors of Tomoka Oaks, Inc. at any time after ten years after the date of recording of this Deed; provided that if Tomoka Oaks, Inc. shall have disposed of four-fifths (4/5) of the lots in Tomoka Oaks Country Club Estates, then the foregoing right to release or modify the reverter shall be vested automatically and exclusively in the Tomoka Oaks Homeowners Association, Inc., to be exercised by resolution of two-thirds (2/3) of the Board of Directors of the Tomoka Oaks Homeowners Association, Inc.[8]

Consistent with the terms of the surrendered Lease, the 1963 Warranty Deed expressly provided that the subject property "shall be used perpetually for purposes of a golf and country club, golf course, and related uses." Moreover, while the 1963 Warranty Deed included language and a process for the release or modification of the "reverter clause," there is no language in the 1963 Warranty Deed authorizing the release or modification of the actual restrictive covenant limiting the use of the property to a "golf and country club, golf course, and related uses."

On or about February 18, 1969, Tomoka Oaks, Inc., purported to pass a "Resolution" to effectuate the sale of the golf course property to Ormond Ocean Homes, Inc.[9] Therein, Tomoka Oaks, Inc., purported to "release . . . its right of first refusal" and "further releases the reverter clause contained in [the 1963 Warranty Deed], such release of reverter to become effective December 13, 1973, the release date specified in such reverter clause."[10] Relying upon such Resolution, Tomoka Oaks, Inc., executed a "Release" on or about June 16, 1971, purporting to

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[7] *See id*. at Book 585, Page 157. At the time of such conveyance, Ralph B. Frederick was also apparently the President of Tomoka Oaks, Inc.

[8] *See id*. at Page 159 (emphasis supplied).

[9] *See id*. at Book 1238, Page 246.

[10] *See id*. at Page 248.

release its "right of first refusal" and the "reverter clause contained in [the 1963 Warranty Deed], such release of reverter to become effective December 13, 1973, the release date specified in such reverter clause."[11]

Based upon the foregoing Resolution and Release, Triumph Oaks and/or its representatives have suggested to the City that the use restriction imposed upon the golf course property is no longer valid or in effect. Our clients maintain that this view is legally flawed and without merit.

As reflected above, the 1963 Lease for the golf course property expressly provided that "[t]he demised premises shall be used perpetually for a country club and related uses" and that such "provision shall survive the lease." Additionally, and consistent with the 1963 Lease, the 1963 Warranty Deed expressly provided that the property "shall be used perpetually for purposes of a golf and country club, golf course, and related uses." While the 1963 Lease mentions a process by which such use restriction could potentially be waived, the historical documentation presented to our office does not establish that such process was ever followed – *i.e.*, concurrence of two-thirds of the Lessee and its members and two-thirds of the members of the Tomoka Oaks Homeowners Association.[12]

Further, while the 1963 Warranty Deed included language and a process for the release or modification of the "reverter clause," there is no language in the Warranty Deed authorizing the release or modification of the actual restrictive covenant limiting the use of the property to a "golf and country club, golf course, and related uses." Rather, the 1963 Warranty Deed unambiguously states that the subject property "shall be used perpetually for purposes of a golf and country club, golf course, and related uses."

Lastly, reliance upon the 1969 Resolution and the 1971 Release to claim that the use restriction was somehow waived or released is misplaced. Even assuming the 1969 Resolution and the 1971 Release are valid – which is questionable – neither document purports to release, waive, or otherwise modify the use restriction.[13]

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[11] *See id*. at Book 1307, Page 89.

[12] The historical documentation provided to our office, including newspaper articles, reflect the existence of a "Tomoka Oaks Homeowners Association" during the subject timeframe.

[13] The 1969 Resolution and the 1971 Release are of questionable validity given that they purport to "prospectively" release the "right of reverter." By its own terms, the 1963 Warranty Deed provided that Tomoka Oaks, Inc., could release or modify the reverter clause only by resolution "at any time ***after*** ten years ***after*** the date of recording of this Deed" and only if Tomoka Oaks, Inc., had not yet disposed of four-fifths (4/5) of the lots in Tomoka Oaks at such time. *See* Book 585, Pages 158-59, Official Records of Volusia County (emphasis supplied). Contrary to the plain language of the 1963 Warranty Deed, Tomoka Oaks, Inc., purported to pass a resolution more than four (4) years ***before*** the ten (10) year anniversary of the recording of the 1963 Warranty Deed seeking to release the right of reverter. Further, the fact that the 1969 Resolution and the 1971 Release purported to "delay" the effectiveness of such release until December 13, 1973 (*i.e.*, ten (10) years after the 1963 Warranty Deed was recorded) is irrelevant. Not only does it ignore the fact that the 1963 Warranty Deed required the resolution itself to occur ten (10) years ***after*** the

As discussed above, the 1969 Resolution and the 1971 Release purport to release the "right of first refusal" and the "reverter clause." Nothing in the express language of the 1969 Resolution or the 1971 Release, however, purports to waive, release, or otherwise modify the use restriction providing that the property "shall be used perpetually for purposes of a golf and country club, golf course, and related uses." Accordingly, based upon the foregoing and the plain and unambiguous language in the 1963 Lease and the 1963 Warranty Deed, our clients maintain that such use restriction is valid and effective and was never lawfully released, waived, or otherwise terminated. On this basis alone, the proposed conversion of the golf course into 276 single-family residential lots would be prohibited and the Planning Board should recommend ***denial*** of the proposed rezoning.

C. Implied Restriction Limiting The Tomoka Oaks Property To Use As A Golf Club

In addition to the above, it is well established that a "restrictive covenant" may "arise by implication from the conduct of parties or from the language used in deeds, plats, maps, or general building development plans."[14] In this regard, courts have recognized:

> If there is a common plan of development that places restrictions on property use, then such restrictions may be enforced in equity. "A court's primary interest in equity is to give effect to the actual intent of the grantor . . . by looking not only to language in deeds, but variously to matters extrinsic to related written documents, including conduct, conversation, and correspondence."[15]

Consistent with the above, Florida courts have held that use restrictions may also be implied based upon notations denoted on plats or maps:

> Whenever the owner of a tract of land subdivides the same into lots and blocks, lays off streets and other public ways and designates portions of said lands to be parks[,] playgrounds[,] or similar facilities or uses similar words calculated to encourage prospective purchasers to buy said lots, and actually sells lots with reference to the plat, he becomes bound to his grantees by the plat and the representations thereon. As the maker of the plat and the one who selects the words used thereon it will be construed against him.

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recording of the Deed, but it ignores the fact that Tomoka Oaks, Inc., did not have any authority to adopt any such resolution if four-fifths (4/5) of the lots in Tomoka Oaks had been disposed of by such time.

[14] *See Skyline Woods Homeowners Ass'n. v. Broekmeier*, 805, 758 N.W.2d 376, 387 (Neb. 2008).

[15] *See id*. (citation omitted); *see also Strader v. Oakley*, 410 So. 2d 954, 955-56 (Fla. 1st DCA 1982) (recognizing implied restriction that limited construction to only single-family residences).

> Common honesty requires that he perform that which at the time of conveyance he represented he would perform.[16]

Turning to the instant case, several courts have examined implied restrictions and the requirement to maintain or operate property as a golf course when developed in conjunction with a surrounding residential subdivision. For example, in *Shalimar Association v. D.O.C. Enterprises*, 688 P.2d 682 (Az. Ct. App. 1984), the court held that there was an implied restrictive covenant to maintain property as a golf course even though there were no express covenants burdening the golf course property on behalf of the adjoining homeowners. The court concluded that the common plan of development, which included a golf course, combined with the representations made to the purchasers about the maintenance of the golf course and the adjoining homeowners' express covenants, created an implied restrictive covenant that the land be used only as a golf course.

Similarly, in *Ute Park Summer Homes Association v. Maxwell Land Grant Co.*, 427 P.2d 249 (N.M. 1967), the New Mexico Supreme Court found that an implied restriction existed requiring the subject property to be used as a golf course. In so doing, the court focused on the representations made to prospective purchasers and the materials used in the sales of the lots which pictured an area marked "golf course." The court reiterated that, when a map or plat showing a park or other open area is used to sell property, "the purchaser acquires a private right, generally referred to as an easement, that such area shall be used in the manner designated," and such private right "is not dependent on a proper making and recording of a plat for purposes of dedication."[17]

Numerous other courts have concluded that the facts surrounding the initial development of properties as golf course communities and the marketing of lots in such communities to prospective purchasers created an "implied restrictive covenant" limiting the use of the subject properties to a golf course. In reaching this conclusion, the courts have examined such things as: (1) the plats, maps, and drawings of the community; (2) advertisements, brochures, and marketing materials; (3) common schemes or plans of development; (4) recorded covenants; (5) general informational documents regarding the community; and (6) lot premiums and purchasers' reliance upon the existence of the golf course in acquiring their lots.[18]

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[16] *McCorquodale v. Keyton*, 63 So. 2d 906, 910 (Fla. 1953); *see also Boothby v. Gulf Props. of Ala.*, 40 So. 2d 117 (Fla. 1948). A common plan or scheme of development is a well-recognized principle in Florida law. *See Hagan v. Sabal Palms, Inc.*, 186 So. 2d 302, 307 (Fla. 1966).

[17] *Ute Park Summer Homes Association v. Maxwell Land Grant Co.*, 427 P.2d 249, 253 (N.M. 1967).

[18] *See Knight v. City of Albuquerque*, 794 P. 2d 739 (N.M. Ct. App. 2014) (holding property denoted on subdivision plats as a golf course must remain either a golf course or open space, stating "a developer will not be allowed to induce purchasers to buy property by purporting to include open space such as parks or golf course in a subdivision plat, only to subsequently change the uses of those open space areas"); *In re Heatherwood Holdings, LLC v. HGC, Inc.*, 746 F.3d 1206 (11th Cir. 2014) (holding evidence of common scheme of development that included golf course property as an integral part and as an inducement to purchasers of residential lots

Here, the historical documentation relating to Tomoka Oaks and the Golf Club establishes the following: (1) a common developer (Tomoka Oaks, Inc.) with a plan of development for a residential community surrounding an 18-hole championship golf course; (2) an approved unified master plan for Tomoka Oaks, which included the golf course and the residential lots; (3) references to "golf course" on the recorded plats for various portions of Tomoka Oaks; (4) recorded restrictions, as previously discussed, providing that the golf course property shall be used "for purposes of a golf and country club, golf course, and related uses"; (5) recorded residential covenants that reference the golf course and authorize reduced setbacks to take advantage of the adjoining golf course; (6) marketing and sales materials for the residential lots depicting the common development plan, including the golf course; (7) evidence of lot premiums being charged for residential lots with golf course frontage; and (8) evidence that successors developers had actual, as well as constructive, notice of the approved master plan and common plan of development. Additionally, it is indisputable that residents within Tomoka Oaks purchased their properties in reliance upon or because of the Golf Club.

Accordingly, even assuming the express covenant restricting use of the subject property to a golf and country club is no longer valid as Triumph Oaks has erroneously suggested, the above-summarized facts and cited case law would establish that, at a minimum, the use of the Golf Club property is limited to a golf course or similar open space purposes by virtue of an implied restrictive covenant. Simply put, whether by an implied grant, implied restriction, or estoppel, such restriction would prevent the subdivision and development of the Golf Club property with 276 single-family residential lots as currently proposed. Thus, on this additional basis, the Planning Board should recommend ***denial*** of the proposed rezoning.

D. Conclusion

In sum, as discussed herein, nothing in the express language of the 1969 Resolution or the 1971 Release purports to waive, release, or otherwise modify the use restriction imposed via the 1963 Lease and the 1963 Warranty Deed that the property "shall be used perpetually for purposes of a golf and country club, golf course, and related uses." Thus, based upon the foregoing and the plain and unambiguous language in the 1963 Lease and the 1963 Warranty Deed that the use

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therein created an implied restriction limiting the use of such property to a golf course); *Ponderosa Pines Golf Course, LLC v. Ponderosa Pines Prop. Owner's Ass'n*, 2013 WL 4515569 (N.M. Ct. App. 2013) (holding "equitable servitude in favor of the individual subdivision property owners precluded Plaintiff from changing the use of the golf course"); *Skyline Woods Homeowners Ass'n.*, 758 N.W.2d at 390 ("We conclude that homeowners who bought their property relying on the proximity and existence of the golf course should be protected by implied restrictive covenants that the property be maintained as a golf course. We therefore agree with the district court that an implied restrictive covenant requiring that it be used only as a golf course burdens and runs with the golf course property."); *see also Victorville W. Ltd. P'ship v. Inverrary Ass'n*, 226 So. 3d 888 (Fla. 4th DCA 2017) (refusing to cancel golf course covenant even though course had become unprofitable, concluding that "the golf course preserves the character of the community and provides residents with a pleasant view" and, thus, "must be enforced because it remains a 'substantial value to' the surrounding residences").

restriction was to be "perpetual," our clients maintain that such use restriction is still valid and in effect. Accordingly, on this basis alone, our clients respectfully submit that the Planning Board should recommend ***denial*** of the proposed rezoning, which seeks to improperly convert the Golf Club property into 276 single-family residential lots, or otherwise table the matter until such time as a judicial determination is made regarding the continued validity of the express restrictive covenant.

Further, even assuming the express restrictive covenant is no longer valid and in effect, as Triumph Oaks has erroneously suggested, our clients maintain that the Golf Club property is nevertheless subject to an implied restrictive covenant, thereby limiting the use of such property to a golf and country club, golf course, and related recreational uses. On this additional basis, our clients respectfully submit that the Planning Board should recommend ***denial*** of the proposed rezoning or otherwise table the matter until such time as a judicial determination is made regarding such implied restriction.

Our clients appreciate the Planning Board's attention to this matter of great community importance to the residents of Tomoka Oaks and respectfully request that the Planning Board recommend ***denial*** of the proposed rezoning. Please do not hesitate to contact me if you have any questions or need additional information,

Sincerely,

S. Brent Spain

S. Brent Spain

cc: Honorable Bill Partington, Mayor (via e-mail)
Randy Hayes, Esquire (via e-mail)
Joyce Shanahan, City Manager (via e-mail)
Steven Spraker, Planning Director (via e-mail)

ATTACHMENT 8

Analysis of the ability to develop the former golf course

Section B

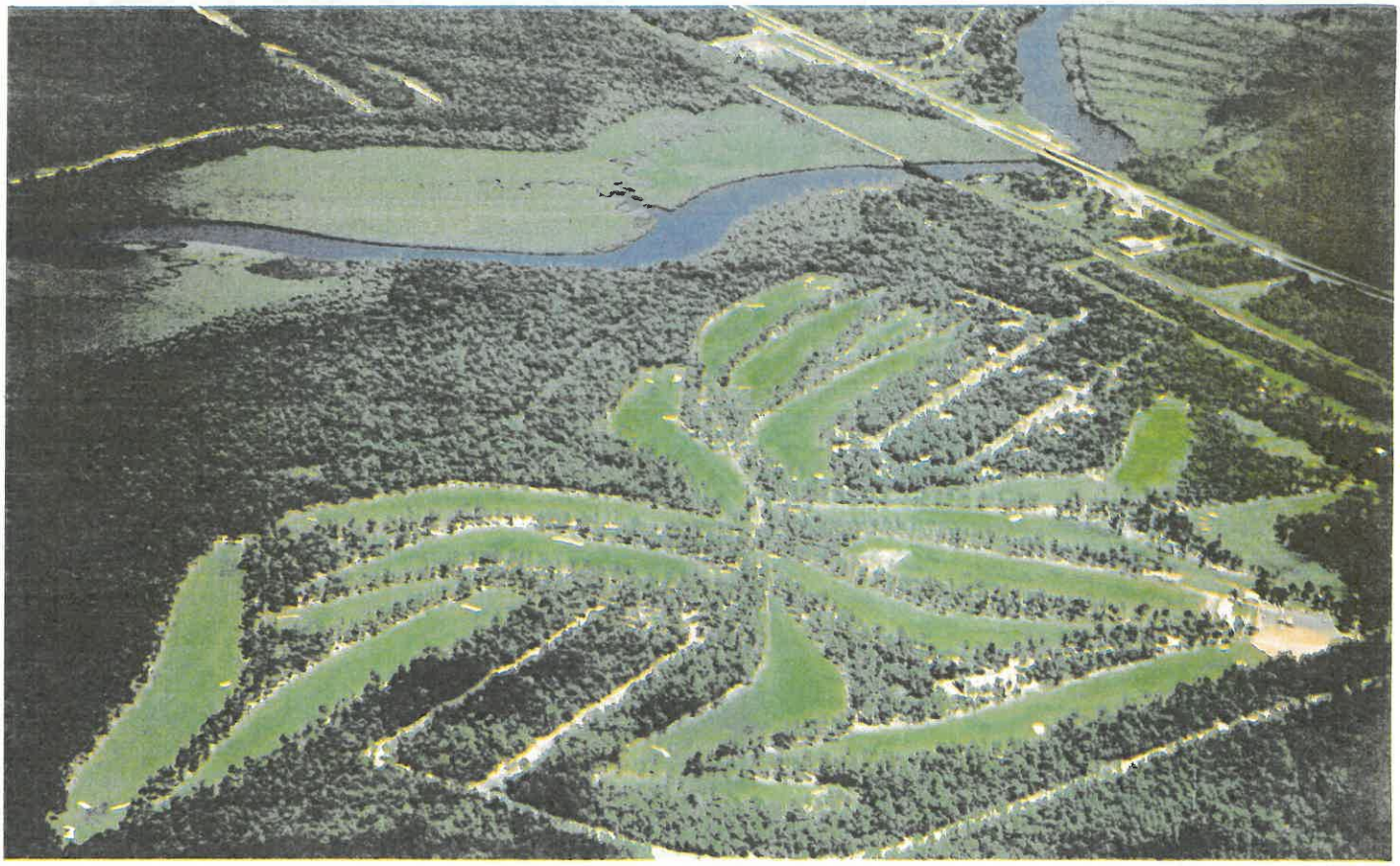
June 2022 document from Ms. Davis

FOR A LIFETIME OF
LIESURE AND CONTENTMENT

TOMOKA OAKS

COUNTRY CLUB ESTATES

P.O. BOX 307 ORMOND BEACH, FLORIDA / 677-5931



Beautiful Championship Tomoka Oaks Golf Course.

- High, Rolling, Wooded Lots. Up to 40 Feet Elevation.
- Sanitary Sewers.
- Storm Drains.
- Paved Streets.
- City Water.
- Community Fountains and Parks.
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- School Bus.

A planned residential community located in the famous Ormond-Daytona Beach Resort Area for those seeking a true suburban atmosphere with protected property values. Complete facilities nearby: 5 minutes to shopping and churches; 10 minutes to beach, downtown, hospitals and schools.

- Tennis Courts.
- Olympic-size Pool.
- Driving Range.
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- Dining and Dancing.
- Steam Room.
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Florida's Finest Residential Area

Exclusive Country Club Living

At Your Doorstep
Entrance to the Intracoastal Waterway

Five Minutes to
Ormond Beach Business District,
Churches and Schools

Seven Minutes to
World's Most Famous Beach

Ten Minutes to
Area's Industrial Complex,
Airport and Speedway Race Track

TOMOKA OAKS

COUNTRY CLUB ESTATES

Map Book 25, Pages 58, 59

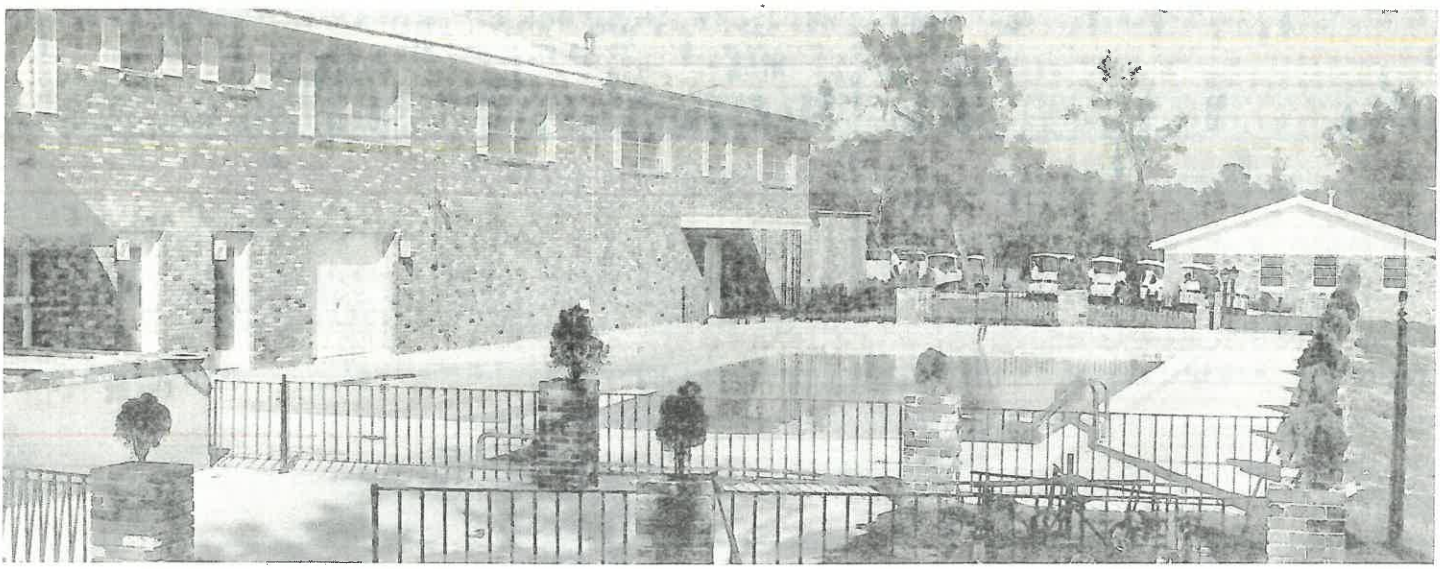
VOLUSIA COUNTY

FLORIDA



TOMOKA OAKS

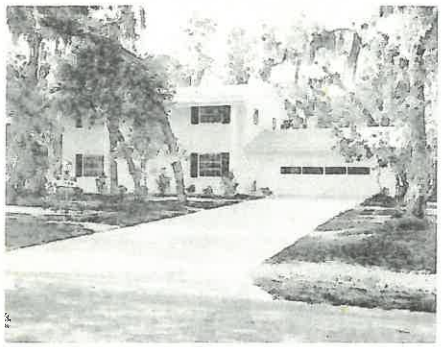
country club estates

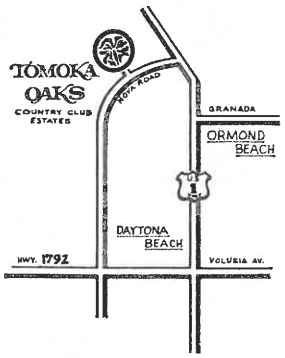


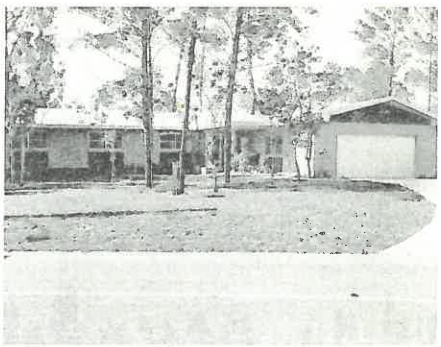


A carefully planned area of homes in the $22,500 to $90,000 range on lots priced from $3,750 to $15,000. Including beautiful high riverfront homesites.



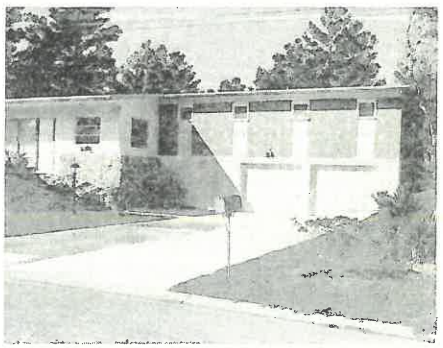












History of: Sam Snead Golf and Country Club
Tomoka Oaks Country Club Estates

Prepared By: Carolyn Davis
46 Oakmont Circle
Ormond Beach, FL 32174

386-316-5187
CarolynDavis3@gmail.com

Prepared For: City of Ormond Beach
Planning Department

Date Provided: June 14, 2022

Contents

- Introduction Statement
- Section: Master Planned Community
- Section: Protective Covenants and Restrictions
- Section: Conflicts of Interest in Cross Ownership
- Goal: Preservation of Green Space
- Ownership Chart: Parcel 39-14-32
- Timeline: Tomoka Oaks, Inc.
- Timeline: Ormond Ocean Homes, Inc.
- Timeline: Milton. W. Pepper
- Timeline: RTH, Inc. to Present
- Warranty Deed - Book 585 / Pages 157 - 159
- Tomoka Oaks, Inc. - Marketing Materials

Introduction Statement for City of Ormond Beach Planning Board Members

RE: Parcel 39-14-32

- The Sam Snead Golf and Country Club
- Tomoka Oaks Country Club Estates

Based on extensive research of Volusia County Records, *Daytona Beach News-Journal* archives, and current Florida Case Law involving residential development of golf course property, it is my opinion the Sam Snead Golf and Country Club has a current protected "use" as follows: **Property shall be used perpetually for purposes of a golf and country club, golf course, and related uses.**

And I believe the Tomoka Oaks Homeowners association has been vested with Reverter rights as intended in the original protective covenants and restrictions should the golf course property not be used as restricted.

My goal with this report is to show:

1. The **Sam Snead Golf and Country Club** and the **Tomoka Oaks Country Club Estates** were designed as a **Master Planned Community** and were developed, marketed and sold as coexisting for their mutual benefit and protection.

2. Protective covenants and restrictions recorded in Book 585 Page 157 dated 12/12/1963 by the original developer, Tomoka Oaks, Inc.:

- Encumbered upon the Sam Snead Golf and Country club a restrictive covenant declaring, "**Property shall be used perpetually for purposes of a golf and country club, golf course, and related uses.**"
- Recorded specific protective covenants and restrictions to ensure homeowners investments and rights were protected via Reverter rights should the coexisting golf course ever be sold and not used as intended.

3. Beginning in 1969, officers and stockholders in the **Sam Snead Golf and Country Club** and the **Tomoka Oaks Country Club Estates**, recorded questionable, unethical, and possibly illegal recordings with Volusia County which attempted to systematically release or negate the original protective covenants and restrictions from 1963.

4. Multiple conflicts of interest in cross-ownership invalidate the Recordings referenced in the above preceding paragraph; therefore the original 1963 protective covenants and restrictions are still in effect today and continue to:

- Protect the restricted "use" of the **Sam Snead Golf and Country Club** as follows: **Property shall be used perpetually for purposes of a golf and country club, golf course, and related uses.**
- Grant to the Tomoka Oaks Homeowners Association the reverter right should the owners of the Sam Snead Golf and Country Club fail to utilize the property exclusively as a golf and country club, golf course, and related uses.

5. My last goal is to ensure for all time that the golf course property be protected from residential development.

Disclosures:

My research was done independent of any other homeowner in Tomoka Oaks Country Club Estates or the Tomoka Oaks Homeowners Association. Therefore all opinions expressed are my own.

I have included Citations throughout this report that reference:

- Recordings on file with Volusia Country
- Plats and Meeting Minutes on file with Volusia County and the City of Ormond Beach
- *Daytona Beach News-Journal* archives accessed at NewsBank.com

I am not an attorney or a real estate lawyer. In order to familiarize myself with the current climate around the development of vacant golf courses in Florida, I researched recent Florida judicial decisions related to this controversial topic. I was encouraged by recent rulings that parallel the current development proposal for the Sam Snead Golf and Country Club and which favor the upholding of covenants and restrictions that benefit residential estate owners, preserve the character of a community, prevent overcrowding, and provide homeowners a tranquil and pleasant view.

As stated, I am not an attorney but am in the process of identifying law firms which can represent my interests should civil litigation become necessary.

Carolyn Davis
46 Oakmont Circle
Ormond Beach, FL 32174

386-316-5187
CarolynDavis3@gmail.com

Master Planned Community

According to my research: Beginning in 1956, Tomoka Oaks, Inc. designed and developed a master planned community comprised of a coexisting golf course surrounded by residential lots:

- The Sam Snead Golf and Country Club
- Tomoka Oaks Country Club and Estates

As characteristic of a master planned community, the golf course and the estates:

1. Shared a common developer: Tomoka Oaks, Inc.

2. Were designed, developed and marketed to coexist; the golf course restricted 'use' contributed to the value of the lots that surrounded it, and restrictions on the lots contributed to the value of the golf course.

3. The planned amenities of the golf course were intended to enhance homeowners' enjoyment.

4. Were developed in phases and units that required and received Volusia County Commission approval and/or Ormond Beach City Commission approval to ensure adherence to the master plan.

5. Recorded restrictions and covenants which:

    - Encumbered golf course property use as: **Property shall be used perpetually for purposes of a golf and country club, golf course, and related uses**
    - Originally provided (and intended to provide) automatic membership in the Tomoka Oaks Homeowners Association for all lot owners.
    - Protected residential property owners' financial investments in this "exclusive, luxury" community which was purposely planned and protected to provide residents "healthful, contented living" in their enjoyment of this "magnificent natural beauty spot."

6. Differentiated lot parcel 'neighborhood descriptions' in Volusia County Property Appraisals as either:

    - Neighborhood: 2678 - TOMOKA OAKS (GOLF COURSE)*
    - Neighborhood: 2680 - TOMOKA OAKS (NON GOLF COURSE)

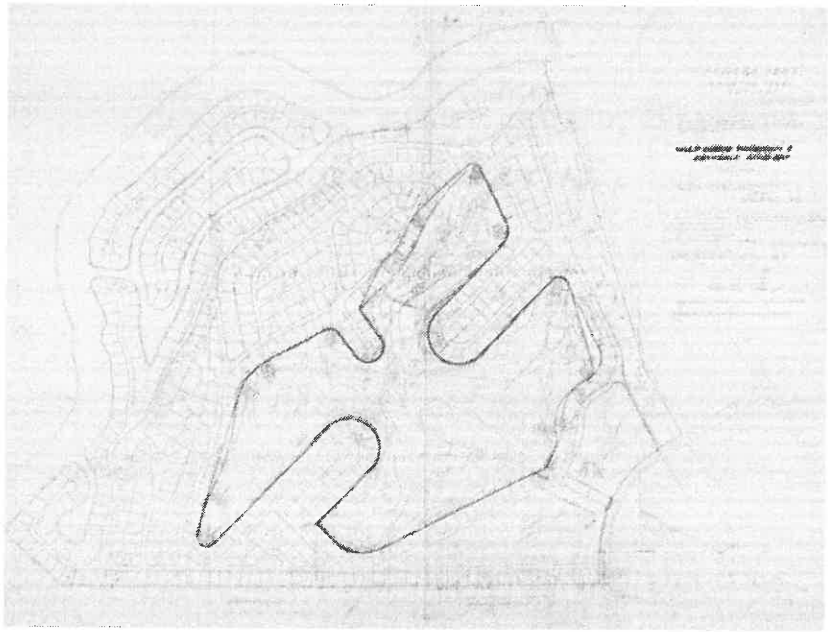
For the Reader's information:

- The proceeding pages of this section explain the planned development of The Sam Snead Golf and Country Club and the Tomoka Oaks Country Club Estates from 1960 - 1979. Citations for all master plan references, and the opinions I expressed above and throughout the proceeding pages, are cited on the proceeding pages as well as in the End Notes.
- All *Daytona Beach News-Journal* article citations come from www.newsbank.com accessed through the Volusia County Library.
- Throughout this "Master Plan" section, there are specific references by the Ormond Beach City Commission to the "master plan." At the end of this section of the report (just prior to Endnote citations), I provide details on the Public Records Requests I submitted to the City of Ormond Beach for all supporting documents related to the master plan.
- All opinions are my own. I did not collaborate with any other Tomoka Oaks homeowner or with the Tomoka Oaks HOA.
- *The Volusia County Property Appraiser's website now defines Neighborhood: 2678 as" TOMOKA OAKS (FORMER GOLF COURSE)." The addition of "FORMER" occurred sometime after August 2021 when I exported parcel information from https://vcpa.vcgov.org/search/real-property#gsc.tab=0 . My Excel exports from August 2021 define Neighborhood: 2678 as "TOMOKA OAKS (GOLF COURSE).

The Origination of the Master Plan

1950's – Parcel 39-14-32 (the future site of the golf course and residential estates) was in an undeveloped, unincorporated area of Volusia County.[1] A group of primarily local investors formed a private syndicate to develop the parcel[2], and on **May 21, 1956**, the Tomoka Oaks Master Plan was approved; the original Oaks architect was Milton Pepper.[3]

The **Tomoka Oaks Country Club – Estates, Golf Course Boundary and Entrance Road Map** below dated **5/21/1956** is signed by syndicate member Vernon Stepp and shows the golf course boundary and the surrounding estates:



4 areas within golf course: Commercial, Motel, Apts, Recreation

Tomoka Oaks Country Club Estates Survey

5/21/1956 Land Survey dated and signed by Vernon G. Stepp, Registered Surveyor

Golf Course Boundary & Entrance Road Map; 135 acre +/- Golf Course

8/31/1960 Lot layout added; designed by Walter K. Smith, Jr.

9/1/1960 lot layout revised by Vernon G. Stepp

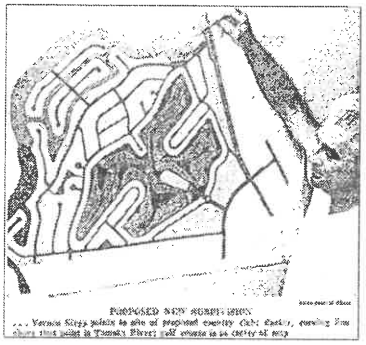
• Waterfront Lots	190
• Waterfront view lots	52
• Golf course frontage lots	177
• Golf course view lots	84
• Number of Blocks	36

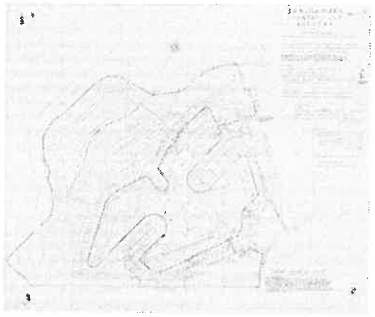
June 7, 1960 - City of Ormond Beach passed an ordinance to annex 4,500 unincorporated acres which included parcel 39-14-32.[4] Prior to the ordinance passing, the private investment syndicate (referred to in paragraph 1 above) had arranged to finance an exclusive residential subdivision in the area marked for annexation. About 30 investors, most of them local, reportedly put up the money to buy the land, which would surround the 18-hole golf course. Land in the center of the tract reportedly would be given outright to the Snead Corporation which would build, maintain and operate The Sam Snead Golf and Country Club. The course would mean an immediate increase in the value of adjoining homesites.[5]

September 12, 1960 - Tomoka Oaks, Inc. was formed to manage the planned development of the golf course and residential estates in parcel 39-14-32.[6] The 545 acre subdivision, Tomoka Oaks Country Club, would be built around the 18-hole golf course, with a portion of the lots to front on the golf course.[7]

September 15, 1960 - Tomoka Oaks, Inc. presented their master planned development to Volusia County Board of Commissions and received Plat approval subject to final approval of streets, paving, and drainage.[8] Plat consists of:

- 135 acre golf course in the middle of the development. Only ingress / egress via main entrance situated off a single residential street.
- 357 Residential acres of which 175 lots front the golf course
- 53 Commercial acres





Tomoka Oaks Country Club Estates Plat Approval Dates:

- Volusia District #4 Zoning Board; Sept 7, 1960
- Volusia County Board of Commissioners; Sept 15, 1960
- Approved by City of Ormond Beach, August 1961

DESIGNERS

- Golf Course – Porter Gibson – Sam Snead, Inc.
- Lot Layout – Walter K. Smith, Jr., AIA
- Subdivision Detailing – Vernon G. Stepp, PE
- Surveys – Water, Sanitary & Storm Sewer Systems – Stepp Inc., Registered Engineers & Surveyors

COOPERATION

- De Witt McGee & Associates, City Planners & Consultants
- George Scott, Engineer, Florida State Board of Health

DESIGN DATA areas

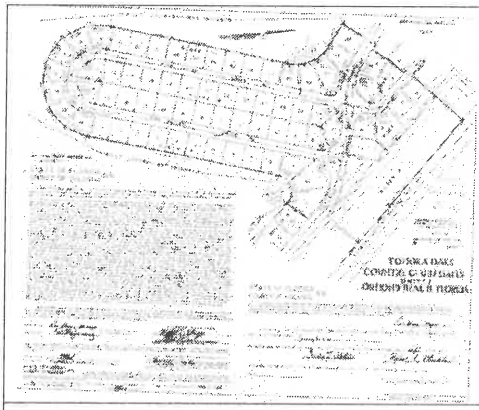
Golf Course	135 Acres	
Commercial*	53 Acres	*Hotel, Motel, Apartments, Utilities
Residential	357 Acres	
	545 Acres	

LOT CLASSIFICATION

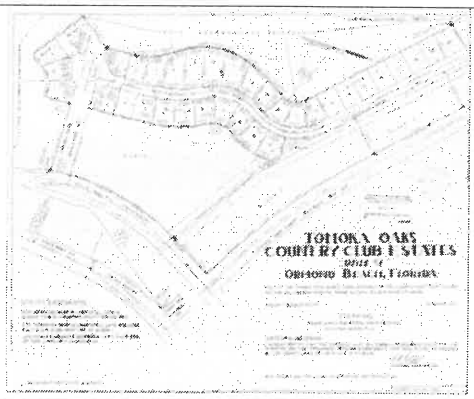
Waterfront	185
Waterview	65
Golf Course Frontage	174
Golf Course View	132
Other	183
	718

September 20, 1960 - Tomoka Oaks, Inc. purchased parcel 39-14-32 in Warranty Deed, Book 319 / Page 660.

September 22, 1960 - The approved Plat of Tomoka Oaks Country Club Estates, Unit 1 was filed for record in Map Book 25, Page 58 and 59.



Map Book 25, Page 58



Map Book 25, Page 59

Late September/Early October 1960 - Per Ordinance passed on 6/7/1960, City of Ormond Beach annexed parcel 39-14-32 and began working with Tomoka Oaks, Inc. regarding development of Tomoka Oaks Country Club and Estates. [9], [10]

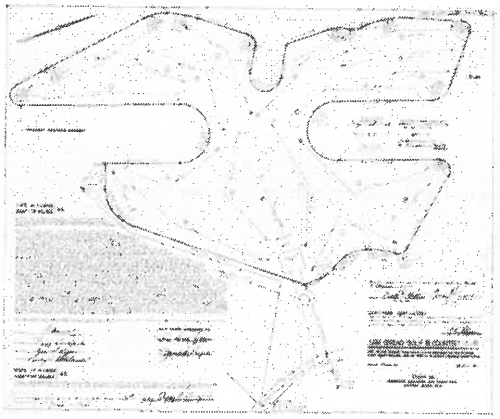
1961 City of Ormond Beach Approves Development of Golf Course and Estates

- **February 1961** - Tomoka Oaks Country Club Estates launches informal groundbreaking. "The 530 acre tract will have a golf course on 135 acres in the center, surrounded by three and a half miles of lots for higher priced homes."[11]

- **April 1961** - Ormond Beach Board of Adjustment unanimously approves construction of the golf course within the Tomoka Oaks Country Club subdivision. [12]

- **August 1961** - Ormond Beach City Commission approves Golf Course plat of Tomoka Oaks Country Club Estates subdivision "provided it substantially complies with the master plan." [13]

- **August 18, 1961**, Mayor Cassen and City Clerk Althouse sign golf course plat on file with Volusia County Map Book 25, Page 61.



- **September 1961** – Agreement signed between City of Ormond Beach and Tomoka Oaks, Inc. regarding development plans for Tomoka Oaks Country Club Estates.[14] City Commission approves two sectional plats for Unit 1[15] (as shown above in Map Book 25, pages 58 and 59).

1961 - 1962 Development of both the Golf course and the Estates Begins

In **October 1961,** Tomoka Oaks, Inc. conveyed the Sam Snead golf course property (Warranty Deed 316/660 dated 10/10/1961) to Golf Course Developers, Inc. to build a Sam Snead Golf and Country Club which would provide a membership tie-in[16] with buyers of Tomoka Oak, Inc. lots. Therefore the golf course and country club facilities were an amenity for the enjoyment of the residential home owners. After construction of the golf course, the golf course property was sold back to Tomoka Oaks, Inc. in July 1962 due to financial issues experienced by Golf Course Developers, Inc.[17]

William R. (Bill) McElroy, president of Tomoka Oaks, Inc. stated publically in **July 1962** that a new corporation would be formed to operate the golf course. It would be a "**permanent golf club**" and, "When the new golf club corporation is formed, the land will be conveyed to the new corporation. **It will be subject to restrictions for use only as a golf club and other recreational use.**" [18]

Note: Related to the paragraph above:

- Tomoka Oaks Golf and Country Club, Inc. was filed with the Florida State Division of Corporations on 1/8/1963 and was intended to manage the golf course via a lease with Tomoka Oaks, Inc.
- In **November 1962**, Ormond Beach Board of Adjustment passed a motion to set golf course facing houses back to within fifteen feet of the rear lot line to take advantage of the adjoining golf course because, as Tomoka Oaks, Inc. secretary Ted Brousseau explained to the board, "The golf course will be there for ninety-nine years, there will be no subdivision."[19] (Per my opinion, Brousseau was in the planning stages of the forthcoming lease which is why he was able to make the "ninety-nine years" reference. The master plan intended for the "perpetual" use of the land as a golf course and country club and related uses[20] and the City Commission was aware of the master plan as demonstrated in citations throughout this section of the report.)
- **January 1, 1963,** Tomoka Oaks, Inc. signed a 99 year lease with Tomoka Oaks Golf and Country Club, Inc. on 1/1/1963 (Book 516 / Page 360) which defined Use as: **The demised premises shall be used perpetually for a country club and related uses**. (Lease was surrendered back to Tomoka Oaks, Inc. in late 1963, and Tomoka Oaks, Inc. took over management of the golf course.)

September 1962 - April 1963 Tomoka Oaks, Inc. Announces And Begins Marketing their Planned Community

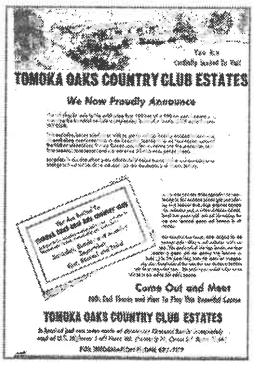
Tomoka Oaks, Inc. was the owner and developer of both the Sam Snead Golf and Country Club and the Tomoka Oaks Country Club Estates. In 1962, Tomoka Oaks, Inc. began placing marketing ads in the *Daytona Beach News-Journal* promoting the coexistence of the golf course and the luxury estates.

- **August 1962** Tomoka Oaks Country Club Estates places an Announcement/Advertisement in *Daytona Beach Morning Journal*, page 23, 8/31/1962:

Excerpts from the ad state:

YOU ARE CORDIALLY INVITED TO VISIT TOMOKA OAKS COUNTRY CLUB ESTATES

We Now Proudly Announce
The offering for sale to the public, the first 103 lots of a 750 lot development surrounding the beautiful 18 hole championship TOMOKA OAKS GOLF AND COUNTRY CLUB.

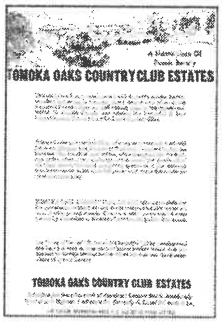


- **September 1962** Tomoka Oaks Country Club Estates places an Announcement/Advertisement in *Daytona Beach Sunday News-Journal*, page 53, 9/30/1962:

Excerpts from the ad state:

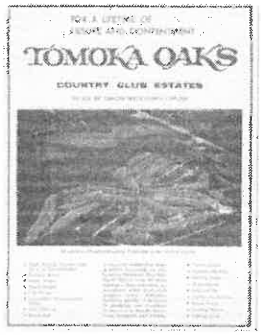
TOMOKA OAKS COUNTRY CLUB ESTATES
A Masterpiece of Scenic Beauty

This exclusive, luxury development with its gently rolling, heavily wooded homes is situation along nearly two miles of the beautiful Tomoka River on land having some of the highest elevation in Volusia County, surrounding the Beautiful 18 hole Championship Tomoka Oaks Golf and Country Club.

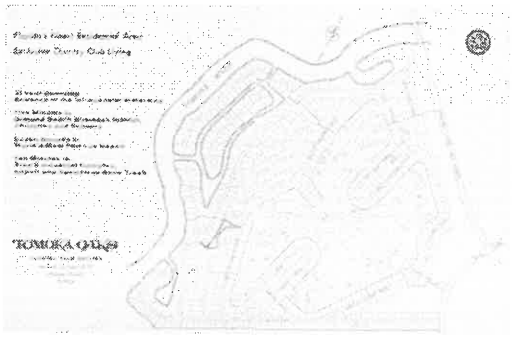


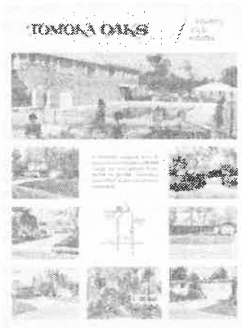
Tomoka Oaks Country Club Estates **Promotional Brochure** (full size copy attached) promotes the coexistence of the estates and golf course which includes these "master plan" features:

- A Lifetime of Leisure and Contentment
- Beautiful Championship Tomoka Oaks Golf Course
- Amenities include tennis, Olympic-size pool, grill and bar, dining and dancing
- **A planned residential community** located in the famous Ormond-Daytona Beach Resort Area for those seeking a true suburban atmosphere **with protected property values**.



Front Cover


Inside



Back Cover

- **January 1963 through April 1963**
  - Tomoka Oaks, Inc. begins series of marketing ads[21] in the *Daytona Beach News-Journal* marketing "The Halifax Area's Exclusive and most beautiful rolling, wooded **Golf Course Homesites**."
  - Broker's Cooperation Invited
  - This same promotional ad runs during January, February, March, and April 1963.

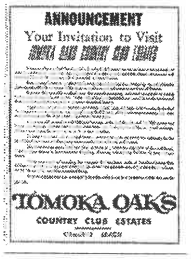

Tomoka Oaks
Country Club Estates
The Halifax Area's Exclusive and most beautiful rolling, wooded Golf Course Homesites!
ALL SITES WITH FULL CITY CONVENIENCES
AGENT ON PREMISES
BROKER'S COOPERATION INVITED
TOMOKA OAKS, INC.
Tel. OR 7-3931

- **February 1963**
  - Tomoka Oaks, Inc. and its president William R. (Bill) McElroy place two public announcement display ads in the *Daytona Beach News-Journal* promoting the planned, exclusive community of Tomoka Oaks Country Club Estates and the inclusion of protective covenants that "are necessary for the benefit and protection of all property owners" in these coexisting developments:

Tomoka Oaks Country Club Estates invites the public to visit.

Feb 16, 1963 *Daytona Beach Morning-Journal*, page 2, excerpts:

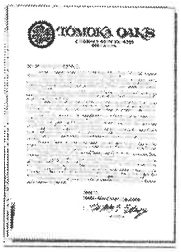
- From its very inception, no effort was spared in planning and developing Tomoka Oaks Country Club Estates to be one of the finest exclusive residential areas in the state of Florida.
- Right in the center of this magnificent natural beauty spot, has been built Tomoka Oaks Golf and Country Club - an 18 hole championship Golf Course.
- To keep this Area in all its natural beauty, certain **protective covenants** are necessary for the benefit and protection of all property owners and will be included in the deed [Book 585 / Page 157 dated 12/12/1963].

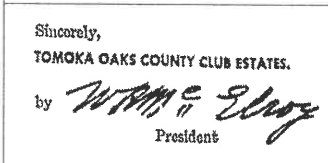

ANNOUNCEMENT
Your Invitation to Visit
TOMOKA OAKS
COUNTRY CLUB ESTATES

Tomoka Oaks Country Club Estates 2nd public Invitation

Feb 23, 1963 *Daytona Beach Morning-Journal, page14,* excerpts:

- Ad promotes same overall marketing points as Feb. 16th ad but now includes.
  - Certain protective covenants have been provided for the benefit and protection of all property owners.
  - It will truly be as we have **planned** – one of Florida's most exclusive residential areas for **healthful contented living**.
  - Signed by W. L. McElroy, President of Tomoka Oaks Country Club Estates [and Tomoka Oaks, Inc]


TOMOKA OAKS


Sincerely,
TOMOKA OAKS COUNTY CLUB ESTATES.
by W. L. McElroy
President

Ads placed by Tomoka Oaks, Inc. promoting coexisting golf course lots and golf course homes		
NOW YOU CAN ENJOY A HOME OVERLOOKING A NEW CHAMPIONSHIP GOLF COURSE Drive out today to TOMOKA OAKS COUNTRY CLUB ESTATES Nova Road just off Route 1 ORMOND BEACH	A TOP GOLF COURSE BEAUTIFUL OLD TREES ROLLING TERRAIN ALL CITY FACILITIES Add up to Gracious Suburban Living. See for yourself at TOMOKA OAKS COUNTRY CLUB ESTATES Nova Road just off Route 1 ORMOND BEACH	
April 5, 1963 *Daytona Beach Morning-Journal* page 23	April 5, 1963 *Daytona Beach Morning-Journal* page 23	May 4, 1963 *Daytona Beach Sunday News-Journal* page 44

December 1963

On 12/12/1963, Tomoka Oaks, Inc. conveys the golf course to the trusteeship of Ralph R. Frederick in Warranty Deed, Book 585 / Pages 157-159 (copy of original attached signed by Frederick as President of Tomoka Oaks, Inc). In my opinion this is the primary instrument that established the coexistence of the golf course and the estates, protected the perpetual 'use' of the golf course property, and provided protective rights and restrictions to homeowners:

- Tomoka Oaks, Inc. conveyed the Sam Snead Golf and Country Club to the trusteeship of Ralph R. Frederick [President of Tomoka Oaks, Inc.].
- This Warranty Deed encumbers property "use" as: **"The Sam Snead Golf and Country Club property shall be used perpetually for purposes of a golf and country club, golf course, and related uses."**
- Warranty Deed 585/157 includes express conditions defining Referral Rights should trustee Frederick desires to sell or convey the golf course to any person, firm, or corporation other than a subsidiary of Frederick:

  Paraphrase of Referral Rights*

  - Offers acceptable to owner (Ralph R. Frederick) are referred to Tomoka Oaks, Inc. (TOI) for their acceptance or rejection for a period of 30 days.
  - If TOI rejects or fails to accept the offer, offer shall be presented to Tomoka Oaks Golf and Country Club, Inc. (TOGCC) for its acceptance or rejection for a period of 30 days. Acceptance or rejection is subject to the approval of TOI.
  - Right to accept or reject offer is transferrable and may be transferred by TOI or TOGCC to the Tomoka Oaks Homeowners Association (HOA) within 30 days and acted upon within those 30 days.

- Warranty Deed 585/157 includes a Reverter Clause should the Sam Snead Golf and Country Club not be used as intended:

  Paraphrase of Reverter Clause*

  - IF Frederick or successors in interest fail to utilize the property exclusively as a golf and country club, golf course, and related uses
  - AND the property not be sold to TOI or TOGCC or HOA as specified in preceding paragraph regarding Referral rights
  - THEN property shall automatically revert to and become the property of TOI
    - AND all rights of FREDERICK or successors in interest shall immediately terminate

      - UNLESS

      FREDERICK or successors shall within 90 days after the day of mailing to FREDERICK or successors by TOI or TOGCC or HOA a written notice to utilize said property as a golf and country club, golf course, and related uses, complies with said reverter clause and continues to use said property as a golf and country club, golf course, and related uses.

  The reverter clause may be released or modified by resolution concurred in by two-thirds of the entire board of directors of Tomoka Oaks, Inc. at any time after ten years after the date of recording of this Deed on 12/12/1963; providing that

  - IF TOI shall have disposed of four-fifths (4/5) of the lots in Tomoka Oaks Country Club Estates

  - THEN the foregoing right to release or modify the reverter shall be vested automatically and exclusively in the Tomoka Oaks HOA to be exercised by resolution of two-thirds (2/3) of the Board of Directors of the Tomoka Oaks HOA.

- Warranty Deed 585/157 is signed by Ralph R. Frederick, President [and Trustee], Tomoka Oaks, Inc.

* This paraphrased copy breaks the Deed into sections for easy readability. A copy of Deed 585/157 is attached for reference.

The section titled "Protective Covenants and Restrictions" provides more detailed information on additional covenants and restrictions recorded that are intended to protect the "use" of the golf course and protect homeowners' investments in these coexisting properties.

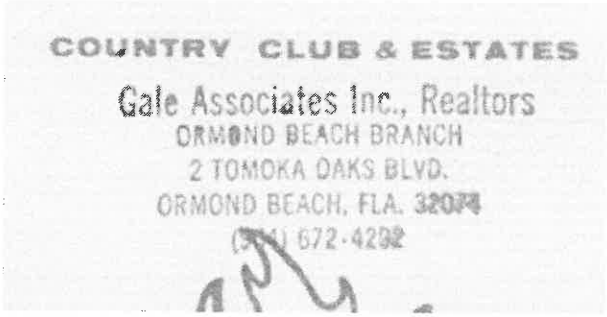
1963 - 1970 Home builders, brokers, and realtors market golf course home sites and lots

Tomoka Oaks provides marketing brochures to realtors where the agent can stamp the name of their brokerage (copy of original attached). Brochures inform potential buyers of:

- "Wooded Golf Course Lots"
- "Lovely Off Course Lots"
- Surrounding the fabulous Tomoka Oaks Country Club



Front Cover Inside Flap Inside Back Cover



Home builders, brokers, and realtors advertise golf course lots and homes during Tomoka Oaks, Inc. ownership of the estates. Ads make references such as:

- A perfect home on the golf course. Overlooking 7th green.[22]
- Lovely homes on large wooded lots around 18 hole golf course. [23]
- Situated on the 8th Fairway at the 9th Tee. [24]
- Area's only **planned community**. Surrounding the beautiful championship golf course.



February 16, 1964
Daytona Beach Sunday News-Journal
page 47

TAMPA BUILDERS PLAN TOMOKA OAKS PROGRAM

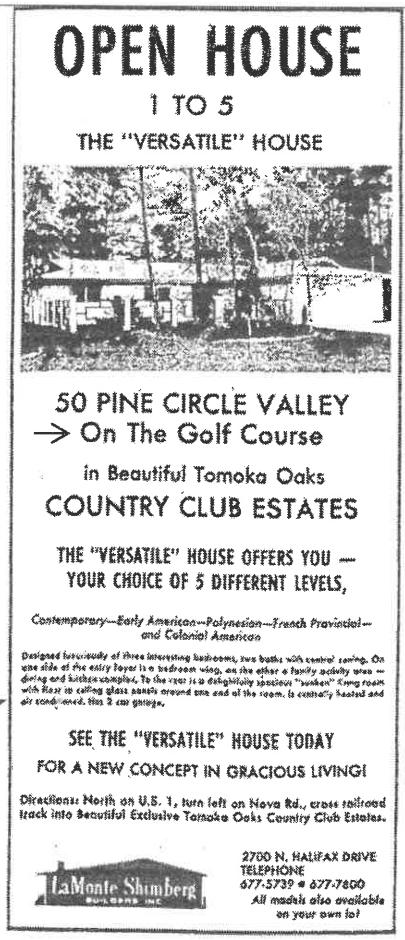
Plans for building a number of homes in Ormond Beach's Tomoka Oaks Country Club Estates were announced last week by **LaMonte-Shimberg** of Tampa.

At a meeting Thursday with 35 real estate brokers, President Charles LaMonte said the company intends to build 50 houses a year in the $21,000 to over $30,000 price range. All will be on large, tree-shaded lots and **many will border on the Tomoka golf course**, he told the group.

August 9, 1964
Daytona Beach Sunday News-Journal
page 36



December 4, 1964
Daytona Beach Sunday News-Journal
page 22



December 5, 1965
Daytona Beach Sunday News-Journal
page 43

1966

January 10, 1966, TOCC, Inc., Ralph R. Frederick, President, signs a Mortgage Deed (Book 774 / Page 699) with First Atlantic National Bank of Daytona Beach for the Sam Snead Golf and Country Club owned by Tomoka Oaks, Inc., Ralph R. Frederick, President and Trustee.

March 3, 1966, an Agreement is filed (Book 816 / Page 206) by Tomoka Oaks, Inc. with First Atlantic National Bank of Daytona Beach which reinforces that the golf course is a valuable asset to Tomoka Oaks, Inc. as they own the residential lots surrounding the course:

Brief summary:

- Tomoka Oaks, Inc. owns a majority of the land surrounding the Golf Course
- Operation of a Golf Club and Golf Course on the greater portion of the above described property is a valuable asset to Tomoka Oaks, Inc.

- Both parties agree that Tomoka Oaks, Inc. can remedy any TOCC, Inc. default or redeem the TOCC, Inc. mortgage and receive assignment of Note.

Signed by:

Tomoka Oaks, Inc.
Albert J. Gowan, President
Donald W. Acer, Jr., Sec

1970 Golf Course and the Estates sold to Ormond Ocean Homes, Inc.

On **March 5, 1970**, Ormond Ocean Homes, Inc. purchased:

- The Sam Snead Golf & Country Club from TOCC, Inc. (Book 1188 / Page 533)
- Tomoka Oaks Country Club Estates from Tomoka Oaks, Inc. (Book 1188 / Page 529)

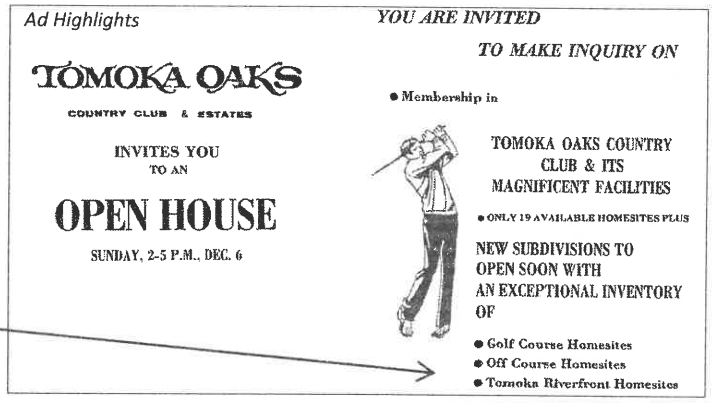
On **March 28, 1970**, Sovereign Industries, Inc. acquires all stock of Ormond Ocean Homes, Inc .
Bill Currens, manager of Sovereign's Florida holdings, states, "We will call a meeting of all club members and home owners in the Tomoka development to outline the extensive improvement program and plans for club operation . . . The members and home owners at Tomoka can expect high standards of development. **Sovereign will do everything possible to improve the home owner's investments** and to make the golf club outstanding." [25]

July 31, 1970, Sovereign Industries, Inc. presented plans for golf course and estates improvements to the present homeowners . . . Presently there are about 160 landowners in Tomoka Oaks. [26]

In **November 1970**, Sovereign Industries, Inc. purchases more acreage and states" the price of lots will range in price from $9,000 to $15,000, **depending on location with respect to the golf course** and Tomoka River." [27]

On **December 5, 1970**, Ormond Ocean Homes, Inc. (AKA Sovereign Industries, Inc.) place announcement in *Daytona Beach Morning News-Journal,* page 6, inviting the public to their **Tomoka Oaks Country Club & Estates Open House**.

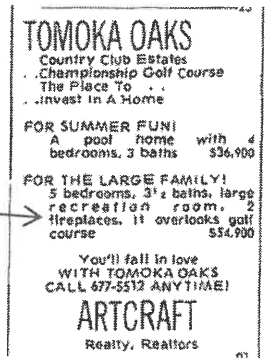
The invitation ad copy states: *New Subdivision to Open Soon with an **Exceptional Inventory of Golf Course Home sites**, Off Course Home sites, Tomoka Riverfront Home sites.*



Throughout 1970 - 1971 real estate brokers and agents place marketing ads promoting **golf course home sites and lots.** (See Ormond Ocean Homes timeline for a more comprehensive list of ads.)



June 20, 1970
Daytona Beach Morning-Journal
page 23



February 21, 1971
Daytona Beach Sunday News-Journal
page 27

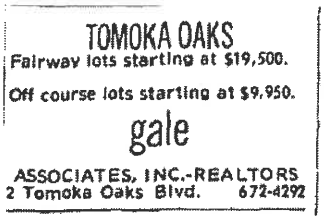
1971 Golf Course and Estates sold to PLR Development, LTD who confirms existence of a Master Plan

On **June 15, 1971**, PLR Development, LTD purchased the Sam Snead Golf & Country Club and the Tomoka Oaks Country Club Estates in Warranty Deed Book 1306 / Page 286. Milton W. Pepper, credited with writing the Tomoka Oaks Master Plan in 1956,[28] is General Manager of PLR. [29]

March 2, 1972 Ormond Beach Planning Board, at the request of the City Commission, reviewed the Tomoka Oaks **Master Plan** with PLR's attorney Kermit Coble. Coble informed the board PLR was not aware of the Master Plan submitted by previous owner Sovereign Industries (see July 31, 1970 above), and that PRL intended to develop according to **the original master plan approved by the Commission in 1961**. Any changes would be minor adjustments. [30]

Throughout **1971-1975** real estate brokers and agents place marketing ads promoting golf course home sites and lots. As shown directly below, golf course lots are 70% - 96% higher than non-course lots which reinforces the coexistence of the golf course and the estates as intended in the master plan. (See PLR Development, LTD. timeline for additional ads.)

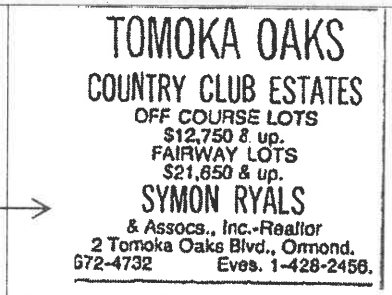
Price of Golf Course Lots Significantly Higher than Non-Course Lots



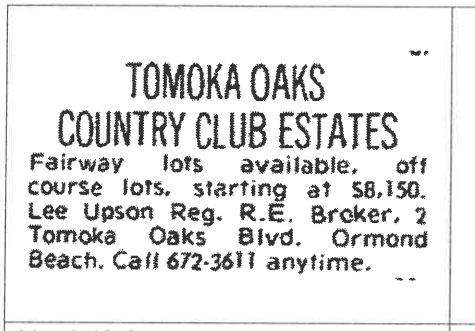
February 10, 1974
Daytona Beach Sunday News-Journal,
Page 56

Golf Course Lots are priced from **96%** higher to **70%** higher than non-course lots

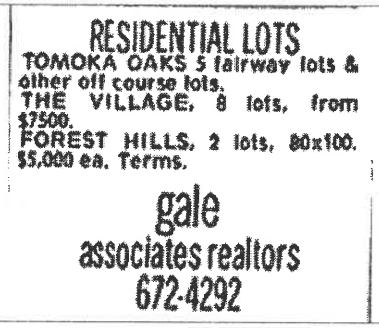
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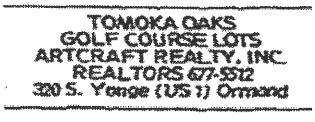
August 17, 1975
Daytona Beach Sunday News-Journal
Page 54



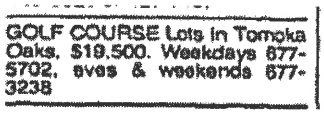
May 4, 1972
Daytona Beach Morning-Journal
Page 49



Jan 14, 1973
Daytona Beach Sunday News-Journal
Page 24



Feb 3, 1973
Daytona Beach Morning-Journal
Page 28



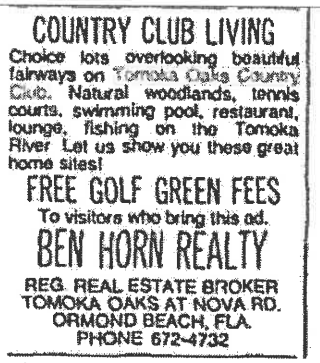
January 16, 1975
Daytona Beach Morning-Journal
Page 42



August 11, 1975
Daytona Beach Morning-Journal
Page 35



April 6, 1974
Daytona Beach Morning-Journal
Page 31



February 7, 1976
Daytona Beach Morning-Journal
Page 30

Subsequent Sam Snead Golf and Country Club sales (golf course property only)

- Beginning in 1975, the golf course was sold independent of the residential Estates. In entirety, Milton W. Pepper retained an ownership interest in the golf course from June 1971 – February 1979.
  - **February 27, 1975** Book 1768 / Page 1798 - PLR (Milton W. Pepper, General Manager) sells the golf course to AKRON Enterprises, Inc. (Milton W. Pepper, President)
  - **February 27, 1978** Book 2001 / Page 382 - AKRON Enterprises, Inc. (Milton W. Pepper, President) sells the golf course to himself (Milton W. Pepper) and leases it for one year to RTH, Inc. with option to buy. [31]

- **February 14, 1979** Book 2052 / Page 1019 - Milton W. Pepper sells the golf course to RTH, Inc. via a mortgage deed which stipulates: During the term of the purchase money note and wrap around mortgage executed of even date herewith by grantee to grantor, or for a period of 18 years in the event the mortgage is prepaid in full**, the above described property shall revert to the grantor upon the condition that any portion of said property is used for any purpose other than a golf course with club house and appurtenant amenities**.
  (See section "Protective Covenants and Restrictions" for complete details.)

- See "Ownership Chart" for subsequent golf course owners.

1977 Estates sold to BML Investments and PRN Investments

On **February 28, 1977** Book 1887 / Page 301 - BML Investments and PRN Investments bought the remaining lots in Tomoka Oaks Country Club Estates from PLR Development, LTD. Loan Modification Agreement with Cameron-Brown Investment Group Book 1187 / Page 320 details releases of estate lots as follows with golf course frontage prices 42% higher than non-golf course lots:

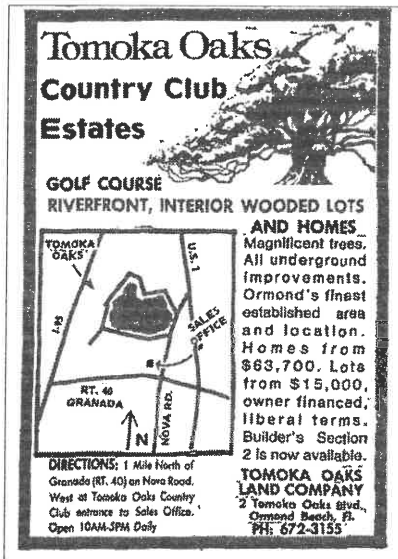
- Golf course frontage $7,000/lot
- Tomoka River frontage $5,000/lot
- All other lots in Parcel A and B $4,000/lot

Officers of BML Investments and PRN Investments (William J. Goodman and Norman A. Rossman[32]) also were officers in the following development companies that built and sold homes in Tomoka Oaks Country Club Estates. Note that all shared the same phone number:

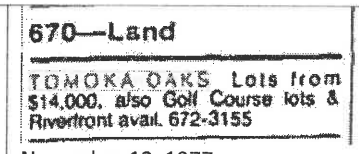
- Residential Communities of America; phone 672-3155
- Tomoka Oaks Land Company; phone 672-3155
- Development Corporation of Switzerland; phone 672-3155

August 18, 1977 A *Daytona Beach News-Journal* article explains why the developers, BML Investments and PRN Investments, dropped their waiver request regarding development fees. The article states: "When proposed in the late 50's by Developer Milton Pepper, the more than 400 acres of the subdivision were to be **built according to a master plan** which included the water and sewer payback plan."[33]

From 1977 to final development in approximately 1981, the above developers of the estate lots continue to market coexistence of golf course and estates using text such as "golf course lots" and "golf course home sites."



February 15, 1978
Daytona Beach Morning-Journal
Page 34



November 12, 1977
Daytona Beach Morning-Journal
Page 38



December 7, 1978
Daytona Beach Evening News-Journal
Page 42



January 15, 1979
Daytona Beach Morning-Journal
Page 25

Master Plan: Summary and My Opinion

I believe Tomoka Oaks, Inc.'s intent was to design, develop, and market a master planned community which contained a coexisting Golf and Country Club surrounded by exclusive, luxury residential homes. Protective covenants and restrictions recorded by the original developer, Tomoka Oaks, Inc., protected homeowners' property values by defining the Sam Snead Golf and Country Club's perpetual use as: **Property shall be used perpetually for purposes of a golf and country club, golf course, and related uses**. And Tomoka Oaks, Inc. recorded specific protective covenants and restrictions to ensure homeowners were protected via Referral and Reverter rights should the coexisting golf course ever be sold.

The master plan was approved by Volusia County and the City of Ormond Beach. Every developer of the "exclusive, luxury" Tomoka Oaks Residential Estates consistently marketed the estates as coexisting with the golf course and country club they surrounded. Homeowners purchased lots and built homes based on the premise that their investments were secure due to the coexisting golf course. And the master plan ensured the area would remain in all its natural beauty thus preserving homeowners' enjoyment of "their healthful, contented living."

Notes from Carolyn Davis about the Master Plan research:

I submitted **Public Records Request** to the City of Ormond Beach on:

- September 22, 2021
- November 9, 2021
- November 15, 2021

Each **Request** individually identified multiple separate documents and cited the sources that lead me to request the documents. The majority of my **Requests** included requests for any documents relevant to the **master plan**. Taylor Lochert, Administrative Assistant in the City Clerk's office, was very responsive and was able to fulfill most of my requests by providing me detailed plats, meeting minutes, and many supporting documents. Unfortunately, Taylor was unable to provide me a comprehensive master plan narrative submitted by Tomoka Oaks, Inc. to the City of Ormond Beach as citied throughout this Master Plan section of my report.

The documents the City of Ormond Beach could not provide are:

#1) I wrote in my **Public Records Request Form** submitted November 9, 2021, that my objective was to get the Agreement or Contract made by the City of Ormond Beach with the developers of Tomoka Oaks regarding the master plan for the subdivision and the golf course. My request form provided an excerpt from the City Commission Meeting Minutes dated April 4, 1961 (page 1069) which stated:

> *Mr. McElroy: I am representing Tomoka Oaks. When the property was annexed [September or October 1960] there was an agreement that our general plan for developing was approved by a contract with the Commission. The general plan included a Golf Course in the development.*

> Outcome of my request: I was informed in an email from Taylor Lochert dated December 20, 2021, "Please be advised that we do not have documents to fulfill your requests."

> My Opinion: Although William R. (Bill) McElroy, original Chairman of the Board of Tomoka Oaks, Inc., used the term "general plan," it is my opinion this was his synonymous reference to the "master plan." Either way, it was evident that an agreement existed and was submitted to the City of Ormond Beach regarding the development of a golf course within the residential estate subdivision, and the City was unable to locate that agreement.

#2) In **Public Records Request Form** submitted November 9, 2021, I requested copies of the master plan referred to in City Commission Minutes of August 1, 1961; page 1123 which stated:

> *Mayor Cassen: Item #9 - Plat and Data - Tomoka Oaks subdivision. City Clerk indicated that the plat show the proposed golf course submitted by Stepp Inc., and that the plat is part of a transfer of land to the golf course, and there is no dedication of public right-of-way or easements involved.*

> *Mayor Cassen advised, however, that as previously state by Mr. Hoover of the Planning Board, if this fits in with the preliminary plans as approved, there is no question about it but if it does not coincide with them, there might be some category in which something could be worked out. Discussion followed.*

Mayor Cassen asked for a motion to authorize the Mayor and the City Clerk to sign and approve the plat, provided that it meets with the approval of Briley, Wild and Associates to the point that ***it substantially complies with the master plan****. Commissioner Rizzo so moved, Commissioner Black seconded.*

Outcome of my request: I was provided the approved plat but not any Master Plan narrative. When I informed Taylor in an email dated December 16, 2021 that this document had not been provided, she replied on December 20, 2021, "Please be advised that we do not have documents to fulfill your requests."

#3) My **Public Records Request Form** submitted November 15, 2021, stated:

On March 8, 1972, the *Daytona Beach Morning- Journal* reported the City Commission "Accepted a letter from J. Kermit Coble, representing PRL Development, stating the company plans to develop Tomoka Oaks according to the **1961 master plan**, not a later plan proposed by Sovereign Industries."

I requested a copy of the Commission meeting minutes, the letter from Coble, and the 1961 Tomoka Oaks master plan.

Outcome of my request: Taylor provided me the March 7, 1972 City Commission meeting minutes; page 3078-3083 [or pages 8078-8083 as the first number was difficult to decipher as either a 3 or an 8] and the letter from Coble dated March 2, 1972. But I did not receive any Tomoka Oaks Master Plan narrative.

I emailed Taylor Lockert on December 16, 2021 informing her of the missing Master Plan document, and she replied on December 20, 2021, "Please be advised that we do not have documents to fulfill your requests."

In summary, I was expecting to receive from the City of Ormond Beach a comprehensive narrative master plan document that, based on my research, I believe existed and would have been submitted by Tomoka Oaks Inc. prior to any development. I was only provided plat layouts. The omission by the City of Ormond Beach of a master plan narrative prevents my summary from providing a complete development picture of Tomoka Oaks at its inception; therefore I relied on other sources of information as cited throughout this summary and the ownership timelines to communicate the master plan details.

ENDNOTES

[1] (Daytona Beach Sunday News-Journal pg 23 - Large Tract on Tomoka is Sold For $302,500, 12/8/1957)
[2] (Daytona Beach Morning News-Journal pg 11 - Ormond Annexation 9/27/1960)
[3] (Daytona Beach Sunday News-Journal pg 73 - Tomoka Oaks Time Capsule, 11/5/198)
[4] (Daytona Beach Evening News-Journal pg 4 - Suits Seek To Block Annexation 7/11/1960)
[5] (Daytona Beach Morning News-Journal pg 11 - Ormond Annexation 9/27/1960)
[6] (Daytona Beach Morning News-Journal pg 16 - Plans Subdivision, Golf Course, 9/16/1960)
[7] (Sunbiz.org, Division of Corporations 9/12/1960)
[8] (Volusia County, FL, Board of County Commissions - Meeting Minutes 9/15/1960)
[9] (Daytona Beach Morning News-Journal pg 11 - Ormond Annexation 9/27/1960)
[10] (Daytona Beach Sunday News-Journal pg 53 - Water-Sewer Pact Signed For Luxury Subdivision 12/12/1960)
[11] (Daytona Beach Sunday News-Journal pg 31 - Tomoka Oaks Development Is Started 2/5/1961)
[12] (Ormond Beach Board of Adjustments Meeting Minutes 4/5/1961)
[13] (Ormond Beach City Commission Meeting Minutes; page 1123 8/1/1961)
[14] (City of Ormond Beach Agreement Unit 1 9/7/1961)
[15] (Ormond Beach City Commission Meeting pg 1144 9/21/1961)
[16] (Daytona Beach Evening News Journal pg 13 - Thorin Named Pro At New Snead Club Here 10/11/1961)
[17] (Daytona Beach Sunday News-Journal pg16 - Tomoka Links Sold To McElroy Group 7/8/1962)
[18] (Daytona Beach Sunday News-Journal pg16 - Tomoka Links Sold To McElroy Group 7/8/1962)
[19] (Ormond Beach Board Of Adjustment Meeting Minutes pg 4 11/19/1962)
[20] (Warranty Deed Book 585 Page 157 12/12/1963)
[21] (Daytona Beach Morning News-Journal pg 23 1/1/1963)
[22] (Daytona Beach News-Journal pg 39 - Vedder-Hansford Corp 5/10/1964)
[23] (Daytona Beach News Journal pg 28 - Artcraft Realty 3/21/1969)
[24] (Daytona Beach News Journal pg 40, Atlantic Realty Services 5/10/1964)
[25] (Daytona Beach Sunday News-Journal pg 2 - Tomoka Oaks Property, Firm Sold 3/29/1970)
[26] (Daytona Beach Morning News-Journal pg 1 - New Look Unveiled For Tomoka Oaks 7/31/1970)
[27] (Daytona Beach Sunday News-Journal pg 48 - More Funds, Acreage For Tomoka Oaks 11/8/1970)
[28] (Daytona Beach Sunday News-Journal pg 73 - Tomoka Oaks Time Capsule, 11/5/198)
[29] (Sunbiz.org, Division of Corporations 6/11/1971)
[30] (Ormond Beach City Commission Meeting Minutes; page 8078, Item #7 3/7/1972)
[31] (Daytona Beach Sunday News-Journal pg 73 - Tomoka Oaks Time Capsule, 11/5/198)
[32] (Daytona Beach News-Journal pg 16 - Registration of Ficticious Name Tomoka Oaks Land Co 2/22/1977)
[33] (Daytona Beach Morning-Journal pg 7 - Tomoka Oaks: Engineer Says No Harship From Rates 8/18/1977)

Protective Covenants and Restrictions

I researched the history of parcel 39-14-32, which was developed into the **Sam Snead Golf and Country Club** and the **Tomoka Oaks Country Club Estates,** to reconstruct the sales and ownership history of these two properties and the recordings of covenants and restrictions related to the properties.

Based on this research, I have formed the opinion that:

1. In the early 1960's, Tomoka Oaks, Inc. recorded protective covenants restricting land use of the Sam Snead Golf and Country Club to be "**perpetually for use as a golf and country club, golf course, and related uses**."

2. Throughout the early 1960's, Tomoka Oaks, Inc. recorded deeds, leases, covenants, restrictions, referral rights, and reverter clauses to protect the intended perpetual use of the golf course property, as well as protect the financial interests of lot and homeowners should the golf course property not be used as recorded in the protective covenants and restrictions.

3. Beginning in 1969, conflicts of interest in cross-ownership resulted in recordings being filed with Volusia County that intentionally, systematically and possibly illegally negated or released many of the earlier protective covenants and restrictions, and eliminated rights of current and future Tomoka Oaks Country Club Estates home owners should the golf course property not be used as originally encumbered: **perpetually for use as a golf and country club, golf course, and related uses**.

4. The unethical and possibly illegal documents filed in #3 above are invalid due to cross-ownership conflicts of interest, and the protective covenants and restrictions originally recorded in the early 1960's (specifically Warranty Deed 585/157 recorded 12/12/1963 and Restrictions 431/32 recorded 1/31/1962) are in effect today.

5. There are no officially recorded Volusia County documents that modified or released the encumbered use of the golf course in 585/157 or the covenants in 431/32. Therefore reverter rights are automatically and exclusively vested in the Tomoka Oaks Homeowners Association since 4/5's of the lots in Tomoka Oaks Country Club Estates have been disposed of, and the current owner's development proposal will fail to utilize the property exclusively as a golf and country club, golf course, and related uses.

For the Reader's information:

- The preceding pages of this section contain tables detailing recordings on file with Volusia County, and articles in the *Daytona Beach News-Journal,* that are the basis for my opinions throughout this section. Tables cite the document's recording date and book and page number for each specific deed, lease, covenant, restriction, referral right, and reverter clause.

- All *Daytona Beach News-Journal* article citations come from www.newsbank.com accessed through the Volusia County Library.

- All opinions are my own. I did not collaborate with any other Tomoka Oaks homeowner or with the HOA.

Protective Covenants and Restrictions: January 1962 - December 1963

It is my opinion that:

- William R. McElroy, as the first president and Chairman of the Board of Tomoka Oaks, Inc.,[1] fulfilled his fiduciary responsibility to both Tomoka Oaks, Inc. stockholders and to the Tomoka Oaks Country Club Estate lot owners and homeowners by filing official recordings with Volusia County that:
    1. Encumbered the use of the golf course property as "**perpetually for use as a golf and country club, golf course, and related uses**."
    2. Protected Tomoka Oaks, Inc. and protected residential lot owners and homeowners by recording covenants, restrictions, referral rights, and reverter clauses should the golf course property not be used perpetually as a golf and country club, golf course, and related uses.
    3. Provided current and future residential lot owners and homeowners in Unit 1 with automatic Tomoka Oaks Homeowner Association (HOA) membership, of which said HOA:
        - Could be transferred the referral right to accept or reject Sam Snead golf course property sales offers should Tomoka Oaks, Inc. transfer to the HOA the right to accept or reject the offer.
        - Has legal standing via reverter rights should future Sam Snead Golf and Country Club owners not use the golf course property as perpetually intended.

Table 1	Official Recording Date 1/31/1962

Restrictions – Unit 1, Tomoka Oaks Country Club Estates
Recorded 1/31/1962. Book 431 / Page 32.

Verbatim Text
Tomoka Oaks, Inc. the owner and grantor of all lots, desires the lots be subject to certain restrictions for the mutual benefit and protection of said owner and to persons both natural and corporate who may hereafter purchase or acquire any interest in said property.

The owner declares and creates the following restrictions, reservations and conditions to be binding upon it and upon each and every person and corporation hereafter.

Paraphrase of Restriction Highlights

#3 Construction on lots adjoining the golf course can be within 10 feet of golf course boundary

#10 Grantee automatically a member of the Tomoka Oaks Homeowners Association

#11 Grantor reserves right to release restrictions except #10

#14 Grantor may transfer right to enforce restrictions to the Tomoka Oaks Homeowners Association

#15 Covenants binding for 25 years, then automatically extended for successive periods of 10 years unless instrument signed by majority of lot owners is recorded agreeing to covenant changes.

Submitted and signed by:
Tomoka Oaks, Inc.
W. L. McElroy, President
Ted Brousseau, Secretary

My opinion

I believe Tomoka Oaks, Inc. intended Restrictions be consistent from Unit to Unit. Therefore, restrictions recorded for Unit 1 would also be recorded for subsequent Units such as Unit 3, etc. Paragraph #11's last sentence states, "The Grantor further reserves the right to include, in any contract or deed hereafter made, any additional restrictive covenants not inconsistent with these herein contained.

During my research, I found no official recordings by the majority of the lot owners agreeing to any covenant changes or releasing any restrictions in Unit 1.

Table 2 *Daytona Beach Sunday News-Journal* 7/8/1962

Daytona Beach Sunday News-Journal, 7/8/1962, page 16
NEW TOMOKA LINKS SOLD TO McELROY GROUP

Paraphrase:

- Golf Course Developers, Inc. sold out to Tomoka Oaks, Inc. due to financial issues.
- William R. (Bill) McElroy, president of Tomoka Oaks, Inc. announced the purchase.
- McElroy said plans under way for formation of a new corporation named Tomoka Oaks Golf Club, Inc.
- McElroy said it will be a "**permanent golf club**" and "When the new golf club corporation is formed, the land will be conveyed to the new corporation. **It will be subject to restrictions for use only as a golf club and other recreational use.**"

My research shows:

- On 10/10/1961, the golf course property was conveyed by Tomoka Oaks, Inc. to Golf Course Developers, Inc., Mortgage Deed, Book 404 / Page 18.
- Golf Course Developers developed the Sam Snead Golf and Country Club during 1961-1962. As shown in the article above, Golf Course Developers sold the course back to Tomoka Oaks, Inc. The sale was finalized 8/1/1962, Mortgage Deed, Book 465 / Page 204.
- Tomoka Oaks Golf Club, Inc. was filed with Division of Corporations, State of Florida on 7/19/1962.
- Another corporation was filed 1/8/1963 called Tomoka Oaks Golf and Country Club, Inc. which was formed to handle the conveyance referred to in McElroy's article comments above. This conveyance took the form of a lease whose terms stated leased property "**shall be used perpetually for a country club and related uses**. " (See Table 3).

Table 3 Official Recording Date 1/1/1963

Golf Course Lease
Recorded 1/1/1963. Book 360 / Page 366.

Lease Start Date: 1/1/1963
Lessor: Tomoka Oaks, Inc. Signed by W. R. McElroy, President
Lessee: Tomoka Oaks Golf and Country Club, Inc. Signed by W. R. McElroy, President

Paraphrase of Lease Highlights:

- Premises: All of Sam Snead Golf and Country Club
- Term and Rental : Ninety-nine (99) years subject to termination as per terms of lease
- Use: Premises shall be used perpetually for a country club and related uses. This provision shall survive the lease and be included in the deed. Deed restrictions may be waived by two-thirds of Lessee Board of Directors with concurrence of:
    - 2/3's of the members of said Lessee
    - 2/3's of the members of the Tomoka Oaks Homeowners Association

My opinion:

- McElroy fulfilled his 7/8/1962 public statement (Table 2) to convey the Sam Snead Golf and Country Club, and that it was "subject to restrictions for use only as a golf club and other recreational use."
- McElroy fulfilled his 7/8/1962 public statement (Table 2) regarding the permanent use of the premises by incorporating into the lease deed restrictions that protected homeowners and golf club members should the property not be used perpetually for a country club and related uses.
- The lease was surrendered in late 1963 (Book 585 / Page 155) but as stated in the lease, the "use" provision survived the lease and was subsequently included in a Warranty Deed dated 12/12/1963, Book 585 / Page 157 (Table 6).
- The lease was another of the master plan elements which demonstrated the coexistence of the golf course and the residential estates.

Table 4 *Daytona Beach Sunday News-Journal* 2/23/1963

Daytona Beach Sunday News-Journal, 2/23/1963, page 15
ANNOUNCEMENT: Your Invitation to Visit Tomoka Oaks Country Club Estates

Paraphrased Excerpts

W.R. McElroy personally signed an **Invitation** as President of Tomoka Oaks Country Club Estates inviting potential home buyers to visit "the ultimate in gracious and contented living," where "from it's very inception, no effort has been spared in planning and developing . . . one of the finest exclusive residential areas in the State of Florida." The Estates are "cut from 545 beautiful wooded acres . . . Right in the center of this magnificent natural beauty spot has been built Tomoka Oaks Golf and Country Club – an eighteen hole championship Golf Course."

McElroy went on to state, "To keep this Area in all its natural beauty, **certain protective covenants have been provided** for the benefit and protection of all property owners."

And in a prior **Invitation** published on 2/16/1963, page 2, of the *Daytona Beach News-Journal*, Tomoka Oaks Country Club Estates informed potential home buyers that, "To keep this Area in all its natural beauty, **certain protective covenants are necessary** for the benefit and protection of all property owners and will be included in the deed."

My opinion

McElroy fulfilled his public assurance to include protective covenants. (See Tables 5 and 6.)
This marketing invitation was another of the master plan elements of coexistence.

Table 5 Official Recording Date 3/1/1963

Supplemental Restrictions – Unit, 1 Tomoka Oaks Country Club Estates
Recorded 3/1/1963. Book 516 / Page 358

Paraphrased Excerpts

- Whereas Tomoka Oaks, Inc., a Florida Corporation, is the owner of all lots in Tomoka Oaks Country Club Estates, Unit #1 . . .
- Whereas said owner does now wish to subject said property to certain further restrictions relating to the size of residential buildings to be build adjacent to the golf course. . .
- No principal residence shall be constructed upon any lot adjacent to the golf course . . . which shall contain less than 1500 square feet of enclosed living area and 2300 square feet of total covered area.

Submitted and signed by:
Tomoka Oaks, Inc.
W. L. McElroy, President
Ted Brousseau, Secretary

My Opinion

The Sam Snead Golf and Country Club and the Tomoka Oaks Country Club Estates shared the common developer: Tomoka Oaks, Inc.

The golf course and the residential subdivision estates were designed and intended to coexist.

Tomoka Oaks, Inc. (a Florida Profit Corporation) wanted to protect their interest by ensuring the golf course would always be surrounded by homes that contained at least 2300 square feet. The value of the golf course was tied to the value of the lots surrounding it, and the value of the lots was tied to the value of the golf course bordering those lots. McElroy incorporated these supplemental restrictions to protect both Tomoka Oaks, Inc. financial interests and homeowners' financial interests.

Table 6	Official Recording Date 12/12/1963

Warranty Deed (Copy of original deed is attached.)
Recorded 12/12/1963. Page 585 / Book 157.

Paraphrased summary separated into understandable segments

Warranty Deed - All of the Sam Snead Golf and Country Club
Between
Tomoka Oaks, Inc.; party of the first part (TOI)
AND
Ralph R. Frederick, trustee; party of the second part (FREDERICK)

[*start of Referral Rights*]

This conveyance is subject to the express condition that if FREDERICK desires to sell or convey the golf course to any person, firm, or corporation other than a subsidiary of FREDERICK, offers acceptable to owner (Ralph R. Frederick) are referred to TOI for TOI's acceptance or rejection for a period of 30 days.

If TOI rejects or fails to accept the offer, offer shall be presented to Tomoka Oaks Golf and Country Club, Inc. (TOGCC) for its acceptance or rejection for a period of 30 days. Acceptance or rejection is subject to the approval of TOI.

Right to accept or reject offer is transferrable and may be transferred by TOI or TOGCC to the Tomoka Oaks Homeowners Association (HOA) within 30 days and acted upon within those 30 days.

[*end of Referral Rights*]

The Sam Snead Golf and Country Club property shall be used perpetually for purposes of a golf and country club, golf course, and related uses.

[*start of Reverter clause*]

- IF Frederick or successors in interest fail to utilize the property exclusively as a golf and country club, golf course, and related uses
- AND the property not be sold to TOI or TOGCC or HOA as specified in preceding paragraph
- THEN property shall automatically revert to and become the property of TOI
    - AND all rights of FREDERICK or successors in interest shall immediately terminate
        - UNLESS

        FREDERICK or successors shall within 90 days after the day of mailing to FREDERICK or successors by TOI or TOGCC or HOA a written notice to utilize said property as a golf and country club, golf course, and related uses, complies with said reverter clause and continues to use said property as a golf and country club, golf course, and related uses.

The reverter clause may be released or modified by resolution concurred in by two-thirds of the entire board of directors of Tomoka Oaks, Inc. at any time after ten years after the date of recording of this Deed on 12/12/1963; providing that

- IF TOI shall have disposed of four-fifths (4/5) of the lots in Tomoka Oaks Country Club Estates

- THEN the foregoing right to release or modify the reverter shall be vested automatically and exclusively in the Tomoka Oaks HOA to be exercised by resolution of two-thirds (2/3) of the Board of Directors of the Tomoka Oaks HOA.

[*end of Reverter clause*]

Deed signed by: Ralph R. Frederick, President, Tomoka Oaks, Inc.

My opinion

Deed 585/157 was the primary instrument Tomoka Oaks, Inc. recorded to encumber and protect the use of the Sam Snead Golf and Country Club to be "**used perpetually for purposes of a golf and country club, golf course, and related uses**."

I believe the intent of deed 585/157 was to protect the financial interest of Tomoka Oaks, Inc. and the financial interest of the residential homeowners in Tomoka Oaks Country Club Estates should the golf course property ever be sold.

Regarding future sales, the "referral right:"

- Gave Tomoka Oaks, Inc. the right to match the offer thus preserving the "restricted use" of the golf course property.
- AND it gave Tomoka Oaks, Inc. the right to transfer the offer to the HOA of which every lot owner (in Unit 1 at the time of deed recording) was a member (Table 1).

Regarding the restricted use of the Sam Snead Golf and Country Club property, the reverter clause:

- Ensured the golf course property would revert back to Tomoka Oaks, Inc. should the owners fail to utilize the property exclusively as a golf and country club, golf course, and related uses
- Ensured that if 4/5's of the lots had been sold (which at the time of this deed recording would have been the Unit 1 lot owners) the reverted was vested automatically in the HOA of which every lot owner (in Unit 1 at the time of deed recording) was a member (Table 1), and the right to release or modify the reverter shall be vested automatically and exclusively in the Tomoka Oaks HOA.

I believe Tomoka Oaks, Inc. intended that HOA membership would be automatic for all lot and homeowners for every Unit in Tomoka Oaks Country Club Estates (Table 1). Therefore the language of deed 585/157 would apply to all Units even though Unit 1 was the only Unit under development during the recording of Deed 585/157.

I am not including Tomoka Oaks Golf and Country Club, Inc. (TOGCC) in my opinion here, because TOGCC surrendered their lease in late 1963. But I did find inconsistencies in TOGCC's official recordings subsequent to the lease surrender as shown in Table 13.

This deed also fulfilled McElroy's public assurance to provide protective covenants for the benefit and protection of homeowners (Table 2).

Ralph R. Frederick's Conflict of Interest in Cross Ownership

Frederick was president and the primary stock holder of TOCC, Inc. when TOCC, Inc. sold the Sam Snead Golf and Country Club to Ormond Ocean Homes, Inc. in March 1970. Frederick was also the President, General Manager, and a stockholder of Ormond Ocean Homes, Inc. at the time of the sale.

The newspaper articles in **Table 7** detail Ralph R. Frederick's cross ownership interests which, I believe, resulted in questionable and unethical filings and intentions as explained in subsequent tables in the section directly below titled: "Protective Covenants and Restrictions during Ralph R. Frederick's Ownership Interest: January 1966 - August 1969."

Table 7

Ralph R. Frederick had cross ownership interests in:

- Sam Snead Golf and Country Club
  - President, Trustee, and majority stock holder under Tomoka Oaks, Inc. from 12/12/1963 – 1/10/1966
  - President and majority stockholder under TOCC, Inc. from 1/10/1966 – 3/5/1970.
- Tomoka Oaks Country Club Estates
  - President and stock holder under Tomoka Oaks, Inc. from 12/12/1963 – 3/5/1970
- Ormond Ocean Homes
  - Stockholder, General Manager, President from 1961 - 3/28/1970 (as per news articles immediately below)

Three *Daytona Beach News-Journal* articles detail Ralph R. Frederick's ownership interest in Ormond Ocean Homes, Inc.

Sunday Issue Date 7/16/1961, page 35

ELLINOR MAKES DEAL ON NORTH HALF OF VILLAGE

- $1.5 million purchase of north section of Ellinor Village scheduled to close 9/10/1961.
- Buyers, all from Freeport, IL, will do business as Ormond Ocean Homes Inc., a Florida corporation.
- Stock held by officers and by Ralph R. Frederick of Ormond Beach who will be general manager.
- Frederick is a personal friend of the Freeport group and brought the two parties together.

Sunday Issue Date 5/30/1965, page 32

ORMOND RENTAL PROJECT GETS BIG FHA LOAN

- Ormond Ocean Homes, a 232-unit rental housing development on the Ormond peninsula, will spend $1,832,000 for modernizing, president Ralph Frederick announced last week.
- Money will be used to renovate the former north half of the Ellinor Village resort.
- Frederick will be the prime contractor
- Frederick, who heads 11 corporations here and is general manager of the Tomoka Oaks development, and Ray Gramley of Freeport, IL bought the development several years ago.

Evening Issue Date 3/6/1970, page 32

IT SAYS IT HERE by Bernard Kahn - page 16

What is brewing is negotiation by Phoenix [Arizona based Sovereign Industries, Inc. see 3/29/1970 Sunday, page 1], an investment conglomerate, to buy the Tomoka Oaks Golf and Country Club and Tomoka Oaks, Inc., the neighboring real estate development, plus Ormond Ocean Homes Apartments (the former north section of Ellinor Village.)
Hustlin' Ralph Frederick, the card playing pro motor, has the big piece of the action in all three parcels.

My Opinion

Ralph R. Frederick had a conflict of interest in ownership regarding the 3/5/1970 sale of the Sam Snead Golf and Country Club (which Frederick owned stock in under his corporation TOCC, Inc.) and the sale of Tomoka Oaks Country Club Estates (which

Frederick owned stock in under Tomoka Oaks, Inc.) to Ormond Ocean Homes, Inc. where Frederick was a stockholder, president, and general manager. Just 23 days after the sale, Sovereign Industries, Inc. acquired all stock in Ormond Ocean Homes, Inc. on 3/28/1970 (Table 10). Therefore Frederick benefitted financially from the sales of the golf course and the estates, and from the purchase of his Ormond Ocean Homes, Inc. stock. And it was in Frederick's best financial interest that prior recorded restrictions and covenants not jeopardize those sales.

Official filings recorded by Tomoka Oaks, Inc. and Tomoka Oaks Golf and Country Club, Inc. (that I see as questionable, unethical, and potentially illegal), were recorded AFTER 3/28/1970 and all relate to the systematic removal of protective covenants and/or the release of referral rights and reverter rights intended to protect golf course property "use" and protect the rights and financial interests of Tomoka Oaks lot and home owners. Tables 11, 12, 13, 15 and 16 detail these questionable filings.

Protective Covenants and Restrictions during Ralph R. Frederick's Ownership Interest: January 1966 - August 1969

Table 8	Official Recording Date 1/10/1966

Mortgage Deed
Dated 1/10/1966. Book 774 / Page 699.

TOCC, Inc., whose president and majority stockholder was Ralph R. Frederick, took possession of the Sam Snead Golf and Country Club via Mortgage Deed, Book 774 / Page 699, dated 1/10/1966.

The Note was endorsed by Ralph R. Frederick (as majority stockholder), James P. Callahan, George L. Haller, Russell W. McFall, and Richard L. Shelter who were all officers of Tomoka Oaks, Inc., and who all owned homes fronting the Sam Snead golf course.

I found no official recordings with Volusia County that reversed or modified the "restrictive use" of the Sam Snead Golf and Country Club in Deed 585/157 to be anything other than, "**The Sam Snead Golf and Country Club property shall be used perpetually for purposes of a golf and country club, golf course, and related uses.**"

My Opinion

This mortgage deed represents a conflict of interest in ownership as it was endorsed by officers of Tomoka Oaks, Inc. who also owned and lived in homes that fronted the Sam Snead golf course:

Ralph R Frederick	24 TOMOKA OAKS BLVD	Book 897 / Page 525
George L. Haller	23 PINE VALLEY CIR	Book 503 / Page 219
Russell W McFall	41 S ST ANDREWS DR	Book 830 / Page 396
Richard L. Shetler	66 ST ANDREWS DR	*Daytona Beach Sunday News-Journal*, 9/9/1962, pg 36 *Daytona Beach Morning Journal*, 12/21/1963, pg 11
James Callahan	Owner of lots:	
	29 S ST ANDREWS DR	*Daytona Beach Sunday News-Journal*, 10/23/1966, page 36
	33 S ST ANDREWS DR	*Daytona Beach Sunday News-Journal*, 8/18/1968, page 42

I believe this conflict carried forward in the future **Conveyance** of Tomoka Oaks Country Club Estates recorded 7/6/1970, Book 1212 / Page 70, which, in my opinion, was an unethical conveyance (Table 11).

Table 9	Official Recording Date 8/4/1969

RESTRICTIONS - Unit 3 Tomoka Oaks Country Club Estates
Dated 8/4/1969. Book 1121 / Page 556.

- Same as Unit 1 restrictions, but omitted automatic HOA membership of lot owners in Unit 3.

Signed by: Tomoka Oaks, Inc., R. W. Davis, President and Donald W. Acer, Jr., Secretary

Issues with Restrictions on Unit 3

When comparing line-for-line the Restrictions for Unit 1 (Table 1) and Unit 3, there were minor differences with two notable exceptions.

Exception 1. The entirety of paragraph #10 in the Unit 1 Restrictions was omitted in the Unit 3 Restrictions. The first sentence of paragraph #10 in Unit 1 states:

> *The Grantee shall automatically become a member of the Tomoka Oaks Homeowners Association; a non-profit corporation comprised of all of the lot owners in Tomoka Oaks Country Club Estates and shall be liable to pay such dues and/or assessments as may be required by said Association in proportion to the number of lots owned.*

Exception 2. Paragraph #11 in the Unit 1 Restrictions states:

> *The Grantor reserves the right to release in whole or in part any restrictions or reservation hereunder, except paragraph 10 immediately next preceding.*

Unit 3 Restrictions state:

The Grantor reserves the right to release in whole or in part any restrictions or reservation.

NOTE: Both Unit 1 and Unit 3 Restrictions state in their final paragraphs:

> *These covenants are to run with the land and shall be binding on all parties claiming under them for a period of 25 years from date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless instrument signed by a majority of the then lot owners has been recorded agreeing to change said covenants in whole or in part.*
>
> NOTE: My Volusia County research did not uncover any official records filed and recorded by lot owners or the HOA changing covenants in the Unit 1 or Unit 3 Restrictions.

My Opinion

Ralph R. Frederick was president of Tomoka Oaks, Inc. (owner of the residential estates) at the time Unit 3 Restrictions were recorded. He was also president and majority stockholder of TOCC, Inc. which owned the golf course property.

At the time Unit 3 Restrictions were recorded, Frederick knew both the golf course property and the remaining residential lots were under negotiation for sale to Ormond Ocean Homes, Inc. (of which Frederick was a stock holder - see Table 7), and he did not want the homeowners in Unit 3 to have legal recourse (as provided in Warranty Deed 157/159 reverter clause), through HOA membership that might potentially challenge any future sale by Ormond Ocean Homes, Inc. And I believe Frederick had Ralph. W. Davis sign the Restrictions as President of Tomoka Oaks, Inc. to avoid the appearance of Frederick's conflict of interest in ownership in the golf course property and residential lots as relative to the upcoming sale to Ormond Ocean Homes, Inc.

I also believe the omission of automatic HOA membership in Unit 3 was a violation of Frederick's fiduciary responsibility as the prior trustee of the Sam Snead Golf and Country Club and as the current president of Tomoka Oaks Country Club Estates. Frederick knew the intent of prior Tomoka Oaks, Inc. president W. R. McElroy was to protect homeowners if the course were ever sold and not used as a golf course, yet Frederick omitted homeowners' membership into the very Association that gave the homeowners their reverter rights and the possibility to match future sales offers via the referral right in Deed 585/157 (Table 6).

Protective Covenants and Restrictions during Ormond Ocean Homes, Inc. Ownership: March 1970 - June 1971

Table 10	Official Recording Date 3/5/1970
Warranty Deed Dated 3/5/1970. Book 1188 / Page 533. TOCC, Inc. grantor Ormond Ocean Homes, Inc. grantee All of the Sam Snead Golf and Country Club. Subject to restrictions and reservations of Record. *Deed signed by:* Ralph R. Frederick, President of TOCC, Inc.	
Warranty Deed Dated 3/5/1970. Book 1188 / Page 529. Tomoka Oaks, Inc. Grantor Ormond Ocean Homes, Inc. Grantee Deed is for lots in Tomoka Oaks Country Club Estates as detailed in Schedule A, Book 1188 / Page 530. Subject to restrictions and easements of record. *Deed signed by:* Ralph R. Frederick, President of Tomoka Oaks, Inc.	
My Opinion On 3/5/1970, the golf course property was still subject to the "use restriction" specified in Deed 585/157 which specifically stated: **The Sam Snead Golf and Country Club property shall be used perpetually for purposes of a golf and country club, golf course, and related uses.** The "use" can be inferred from the inclusion of "Subject to restrictions and reservations of Record," so it is my opinion the "restrictive use" was in effect and deemed approved in the 'subject to' statement in Deed 1188/533. The "use" restriction was also in effect at the time Sovereign Industries, Inc. acquired all Ormond Ocean Home, Inc. stock three weeks after the 3/5/1970 sale.[2] My Volusia County Records research did not find any prior officially recorded reversal of the restricted use prior to March 1970 or at any time after. On 3/5/1970, and when Sovereign acquired all Ormond Ocean Homes stock three weeks later, the referral rignts and reverter rights in Deed 585/157 were still in effect. It is my opinion, as explained in Table 11 below, that Sovereign had concerns about Deed 585/157 which resulted in the unethical systematic removal of those 585/157 rights as explained in Table 11.	

Table 11	Official Recording Date 7/6/1970
Conveyance Recorded 7/6/1970. Book 1212 / Page 70. Tomoka Oaks, Inc. conveys all holdings in Tomoka Oaks Country club Estates to Ormond Ocean Homes, Inc.	

Paraphrase of Conveyance

- Tomoka Oaks Homeowners Association has never had any being as a corporation or association.
- Tomoka Oaks, Inc. is conveying to Ormond Ocean Homes, Inc. all of its remaining holdings in Tomoka Oaks Country Club Estates.
- Tomoka Oaks, Inc. sets over, transfers, and assigns to Ormond Ocean Homes Inc. any right, title or interest in the restrictions and the right to enforce, alter, change the Restrictive Covenants dated Jan 31, 1962.

Conveyance signed by: R. W. Davis, President, Tomoka Oaks, Inc. on 3/5/1970

My Opinion

- The timeline of this Conveyance is questionable. It was signed by Tomoka Oaks, Inc. president Ralph W. Davis on 3/5/1970 which conveniently matches the date of the Warranty Deed, but the Conveyance was not recorded until 4 months later.
- The Conveyance was signed by R. W. Davis, President, Tomoka Oaks, Inc. rather than Ralph R. Frederick as President of Tomoka Oaks, Inc. which I believe was done to avoid Frederick's conflict of interest in ownership (Table 7).
- **There was an active homeowners association/club at the time of the 3/5/1970 sale of both the estates and the golf course to Ormond Ocean Homes, Inc.*** (See Table 11 A below.) Therefore it was unethical of Ralph W. Davis to sign a Conveyance stating," Tomoka Oaks Homeowners Association has never had any being as a corporation or association."
- It was unethical (and possibly illegal) of Ralph W. Davis to sign a Conveyance transferring to Ormond Ocean Homes, Inc. "any right, title or interest in the restrictions and the right to enforce, alter, change the Restrictive Covenants dated Jan 31, 1962."

  As Table 1 shows, the Unit 1 Restrictions dated 1/31/1962 stated:

  - #10 Grantee automatically a member of the Tomoka Oaks Homeowners Association
  - #11 Grantor reserves right to release restrictions except #10
  - #15 These covenants are to run with the land and shall be binding on all parties claiming under them for a period of 25 years from date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless instrument signed by a majority of the then lot owners has been recorded agreeing to change said covenants in whole or in part.

    Therefore, only Unit 1 homeowners could release the #10 restriction; not Tomoka Oaks, Inc., and my research did not find any recordings by lot 1 homeowners or the HOA that released the #10 automatic HOA membership.

    Also, as per #15, my research did not locate any recording by the majority of all lot owners agreeing to change said covenants in whole or in part, therefore it was unethical and possibly illegal to assign that right to Ormond Ocean Homes, Inc. because the right belongs only to the lot owners.

    I also believe that the intent of the Unit 1 restrictions, filed by William R. McElroy, was to protect homeowners. Both Ralph R. Frederick and Ralph W. Davis were aware of this intent, but filed records that negated and denied the existence of an HOA, which in turn released homeowners' reverter rights should the property not be perpetually used as a golf course, country club, and related uses.

- Sovereign Industries, Inc. acquired all Ormond Ocean Homes, Inc. stock three weeks after the 3/5/1970 sales, and, in my opinion, Sovereign wanted assurance from Tomoka Oaks, Inc. that the 3/5/1970 sale could not be challenged due to the referral rights and reverter clause in deed 585/157. And I believe Sovereign did not want to be legally bound by the referral rights and reverter clause should Ormond Ocean Homes, Inc. (aka Sovereign) decide to sell the Sam Snead Golf and Country Club at some point in the future. Therefore, Frederick had to officially justify the release of the referral rights and the reverter clause in deed 585/157, and this was done in these four documents which systematically negated the protections defined in Deed 585/157:

- Conveyance recorded 7/6/1970 (Table 11)
- Resolution recorded 10/19/1970 (Table 12)
- Affidavit recorded 11/22/1970 (Table 13)
- Release recorded 6/16/1971 (Table 15)

It is my opinion Tomoka Oaks, Inc. officers acted unethically, and possibly illegally, when they filed the above four documents which were in direct opposition of the intent of Deed 585/157.

- The following Tomoka Oaks, Inc. officers and stockholders were Tomoka Oaks homeowners whose homes bordered the golf course at the time of the Conveyance. They were aware of the homeowners association of which some officers were active participants (See Table 11 A):

Ralph R Frederick	24 TOMOKA OAKS BLVD	Book 897 / Page 525
Ralph W Davis	40 N St. Andrews Drive	Book 643 / Page 637
Russell W McFall	41 S ST ANDREWS DR	Book 947 / Page 178
James Bochhoven	5 OAKMONT CIRCLE	Book 716 / Page 551
Richard L. Shetler	66 ST ANDREWS DR	*Daytona Beach Sunday News-Journal*, 9/9/1962, pg 36 *Daytona Beach Morning Journal*, 12/21/1963, pg 11
Rockwell V Collins	28 ST ANDREWS DR	*Daytona Beach Sunday News-Journal*, 11/5/1989, page 8
James Callahan	Owners of lots:	
	29 S ST ANDREWS DR	*Daytona Beach Sunday News-Journal*, 10/23/1966, page 36
	33 S ST ANDREWS DR	*Daytona Beach Sunday News-Journal*, 8/18/1968, page 42

NOTE: The "Tomoka Oaks, Inc., Timeline" section goes into further details about each officer, the offices they held, and the residential lots/homes they had ownership in.

Table 11 A

Tomoka Oaks Homeowners Association

Two years prior to the Conveyance, there was a Tomoka Oaks Homeowners Association/Club:

Daytona Beach Evening News, 6/25/1968, page 2
The Tomoka Oaks Homeowners Club* had a Christmas Party in July and distributed gifts to the 100 or so members present. [Mrs. James Bochoven, whose husband was an officer of Tomoka Oaks, Inc., was an attendee.]

And less than one year after the Conveyance, *News Journal* articles again mention the Homeowners Association / Club:

Daytona Beach Sunday News, 4/18/1971, page 42
The Tomoka Oaks Homeowners Association had a covered dish supper at the Tomoka Oaks Country Club with about 120 attending.

Daytona Beach Evening News, 6/21/1971, page 11
The Tomoka Oaks Homeowners Club* had a buffet Supper at Tomoka Oaks Country Club for about 80.

During PLR Development, LTD's ownership, the *Tomoka Oaks Country Club Acquisition Committee* was formed in an attempt to buyout PLR. Although the acquisition attempt failed, the article below demonstrates continuance of the HOA:

Daytona Beach Evening News, 4/26/1974, page 18
Tomoka Oaks Country Club moved closer Friday to becoming a private club, owned and operated by the members . . . The original committee of eight was expanded to 14 following meetings of the Tomoka Oaks Home Owners Assn earlier in the week . . . [Rockwell Collins, former officer of Tomoka Oaks Golf and Country Club. Inc. and resident of Tomoka Oaks Country Club Estates with a golf course facing home at 28 ST ANDREWS DR, was a member of the *Tomoka Oaks Country Club Acquisition Committee*.]

My opinion

* In this context, *club* can also indicate *association*. During the 1960's, the concept of a homeowner association was gaining more prominence, but it was not as common a term as it is today. I can see where a newspaper reporter would use the word "club" as opposed to "association" and vice versa. These articles are a direct indication that Tomoka Oaks Homeowners did meet and communicate on a regular basis.

Table 12 Official Recording Date 10/19/1970

Resolution
Recorded 10/19/1970. Book 1238 / Page 248.

RE: Board of Directors Meeting held 1.75 years earlier on 2/18/1969 in which:

Paraphrase

- It has been submitted to Tomoka Oaks, Inc. that TOCC, Inc. has contracted to sell the golf course property to Ormond Ocean Homes, Inc.
- Tomoka Oaks, Inc. rejects its right to exercise any option to purchase the property, and is in full accord with the sale which is hereby ratified and approved by its Board of Directors on 2/18/1969.
- Tomoka Oaks, Inc. intends to liquidate and dissolve and releases all rights reserved it in the deed of conveyance 585/157 recorded 12/12/63.
- Release of Reverter to become effective 12/13/1973

Signed by: Donald W. Acer, Jr., Secretary

My Opinion

The timeline regarding the official filing of this Resolution is questionable.

The intent of the Resolution is unethical and possibly illegal.

1. The official recording of this 2/18/1969 Resolution was not until 10/19/1970 which was
   - 21 months after the date of the Board of Director's Meeting
   - 7 months after the sale of the golf course to Ormond Ocean Homes, Inc. by TOCC, Inc. on 3/5/1970.
2. The deed of conveyance 585/157 recorded 12/12/1963 specifically indicates:
   - The reverter clause could only be released or modified by BOD resolution at any time AFTER ten years of the 585/157 deed recording date of 12/12/1963. Therefore:
     - The earliest date the BOD could release or modify the reverter clause was 12/13/1973.
     - The BOD resolution that was passed on 2/18/1969 (which modified the clause) was only 6.25 years after 12/12/1963; not 10 years as required by 585/157.
     - BOD meeting held 2/18/1969 specified a reverter release date of 12/12/1973 which was almost 3.75 years in the future.
     - Tomoka Oaks, Inc. was dissolved by Proclamation on 7/11/1972 which was 16 months before the release of the reverter

       I question the ethics of how the Board, in 1969, could specify a reverter release date of 1973 knowing Tomoka Oaks, Inc. was liquidating and would therefore no longer be in existence should the property need to revert to Tomoka Oaks, Inc. due to Ormond Ocean Homes (aka Sovereign) not using the property

perpetually for a golf and country club, golf course, and related uses.

- If Tomoka Oaks, Inc. has sold four-fifths of the lots in Tomoka Oaks Country Club Estates, the right to release or modify the reverter clause is vested automatically and exclusively in the Tomoka Oaks Homeowners Association.

  I question how the BOD could ethically and legally release all reverter rights, including those provided to the Tomoka Oaks HOA,

  - Knowing they were releasing one of the protections McElroy publically promised in his Invitation to the Public (Table 4).
  - Not knowing if 4/5 of the lots would or would not have been sold by 12/12/1973.

3. Ralph R. Frederick had a definite conflict of interest in ownership at the time the Resolution was passed (Table 7). This conflict directly jeopardized and negated the homeowners' reverter rights (Table 6).

   In my opinion, Frederick, as president of Tomoka Oaks Country Club Estates, had a fiduciary responsibility to lot owners and homeowners to protect their financial interests. Throughout 1962 and continuing into 1970, Tomoka Oaks Country Club Estates (owned by Tomoka Oaks, Inc.) marketed the estates as coexisting with the golf course. Golf course facing lots and homesites were more desirable and therefore priced higher than non-golf course facing lots and homesites. (See Section "Master Planned Community" of this report for details and citations.) Due to this representation of coexistence, Fredericks should have included specific referral rights and reverter rights in Deed 1188/533, rather than using this Resolution to release all rights.

4. Deed 1188/533 was "subject to restrictions and reservations of Record."

   Prior to the filing of Resolution 1238/248 in October 1970, I found no official Volusia County Record filings releasing or modifying the reverter clause, or the restriction in Units 1 and 3. And I found no recorded reversal or modification of the "restricted use" defined as: **The Sam Snead Golf and Country Club property shall be used perpetually for purposes of a golf and country club, golf course, and related uses.**

Table 13	Official Recording Date 11/22/1970

Affidavit
Recorded 11/22/1970. Book 1238 / Page 244.

Summary:

- Corp has been inactive for the last 5 years
- Corp granted rights from Tomoka Oaks, Inc. while in a lease agreement regarding the golf course dated 1/1/1963
- Lease canceled by mutual consent 12/13/1963

Signed 11/5/1968 by: William R. Conway, VP, Tomoka Oaks Golf and Country Club, Inc.

My Opinion

This Affidavit was another document Ralph R. Frederick needed to prove there could be no legal challenges to TOCC, Inc.'s March 1970 sale of the Sam Snead golf course to Ormond Ocean Homes, Inc. (aka Sovereign Industries, Inc.). It is my opinion the Affidavit did not truthfully state the facts, and that Tomoka Oaks Golf and Country Club, Inc. was active after 11/5/1968 and after the Tomoka Oaks, Inc. BOD 2/18/1969 resolution approving the sale of the golf course property to Ormond Ocean Homes, Inc.

- The Affidavit was signed 11/5/1968 but not recorded with Volusia County until 11/22/1970, which was 2 years later.

- The recording date of the Affidavit was 8 months after the sale of the golf course property to Ormond Ocean Homes/Sovereign.
- Tomoka Oaks Golf and Country Club, Inc. filed two recordings with Volusia County during their stated inactive timeframe:
  - Warranty Deed recorded 9/14/1965; Book 735 / Page 428
  - Quit Claim Deed recorded 2/18/1966; Book 774 / Page 657
- Florida's Division of Corporations indicates the corporation was dissolved by proclamation on 10/21/1974, which was 6 years after their stated inactive date.

Table 14	Official Recording Date 6/15/1971

Warranty Deed
Recorded 6/15/1971. Book 1306 / Page 286.

Ormond Ocean Homes, Inc. grantor
PLR Development, LTD grantee

- All of the Sam Snead Golf and Country Club.
- Remaining lots in Tomoka Oaks Country Club Estates

Subject to restrictions, reservations, and easements of Record.

My Opinion

On 6/15/1971 the golf course property was still subject to the "use restriction" specified in Deed 585/157 which specifically stated: **The Sam Snead Golf and Country Club property shall be used perpetually for purposes of a golf and country club, golf course, and related uses.** The "use" can be inferred in 1306/286 from the inclusion of "Subject to restrictions, reservations, and easements of Record.," so it is my opinion the "restrictive use" was in effect and deemed approved in Deed 1306/286. My Volusia County Records research did not find any officially recorded reversal or modification of the encumbered use.

It is my opinion that on 6/15/1971 the golf course property was still subject to the reverter clause in Deed 585/157 despite the filings in Tables 11, 12, and 13. Ormond Ocean Homes, Inc. (aka Sovereign Industries, Inc.), still had a fiduciary responsibility to lot owners and homeowners to protect their financial interests because throughout their ownership, Ormond Ocean Homes, Inc. marketed the estates as coexisting with the golf course. Golf course facing lots and homesites were more desirable and therefore priced than non-golf course facing lots and homesites. (See Section "Master Planned Community" of this report for additional details and citations.) Due to this representation of coexistence, Ormond Ocean Homes, Inc. (aka Sovereign) had a fiduciary responsibility to uphold in Deed 1306/286 the referral rights and reverter rights in 585/157. Instead, in my opinion, Ormond Ocean Homes, Inc. and Tomoka Oaks, Inc. intentionally and unethically released the protective rights of home owners should the golf course not be perpetually used as intended: **The Sam Snead Golf and Country Club property shall be used perpetually for purposes of a golf and country club, golf course, and related uses.**

Protective Covenants and Restrictions during Milton W. Pepper's Ownership Interest: June 1971 - February 1979

It is my opinion that beginning in June 1971 through February 1979 (see Ownership Chart), Milton W. Pepper failed in his fiduciary responsibility to protect homeowners' reverter rights and potential referral rights as intended in Tomoka Oak, Inc.'s 12/12/1963 Deed 585/157 (Table 7).

1. Pepper perpetuated Tomoka Oak, Inc.'s:
   - 1970's unethical denial of the existence of an HOA (Tables 11 and 16).
   - 1970's unethical release of any and all rights reserved onto it in 585/157 (Tables 12 and 15).
   - Unethical assignment of rights, titles, or interest in all restrictions and rights to enforce, alter, change or wave Restrictive Covenants dated 1/31/1962 (Table 11).
2. Pepper included reverter rights protecting himself as the individual golf course owner, but he did not include referral or reverter protections for estate lot owners and homeowners when he sold the Sam Snead Golf and Country Club to RTH, Inc. in February 1979. (Table 19)

Table 15	Official Recording Date 6/16/1971
Release Recorded 6/16/1971. Book 1307 / Page 89. *Summary*: ▪ As per BOD meeting held 2/18/1969, Tomoka Oaks, Inc.: ○ Releases any and all rights reserved unto it in Deed 585/157, particularly its right of first refusal set forth in said deed ○ Releases the Reverter Clause contained in Deed 585/157 ▪ The release of the Reverter Clause to be effective 12/13/1973 *Release signed by:* R. W. Davis, President, Tomoka Oaks, Inc.	
My Opinion See Table 12 regarding the BOD Resolution on 2/18/1969 as Table 12 directly relates to the 1307/89 Release in Table 15. In my opinion, the major differences between Resolution 1238/248 (Table 12) and Release 1307/89 (Table 15) are that: • 1307/89 was filed and recorded one day after Ormond Ocean Homes, Inc. sold the golf course property to PLR Development, LTD. • PLR was, in my opinion, asking for legal assurance from Tomoka Oaks, Inc. that the Reverter in Deed 585/157 did not present a legal obstacle to the sale of the golf course property to PLR. • PLR did not want to be legally bound by the 585/157 reverter clause should PLR sell the Sam Snead golf course.	

Table 16	Official Recording Date 5/8/1972

Assignment
Recorded: 5/8/1972. Book 1420 / Page 159

Paraphrase

- Tomoka Oaks Homeowners Association has never had any being as a corp or association.
- Tomoka Oaks, Inc. conveyed to Ormond Ocean Homes all of its remaining holdings in Tomoka Oaks Country Club Estates and assigned all of its right, title or interest originally contained in the Restrictive Covenants dated Jan 31, 1962.
- Ormond Ocean Homes, Inc. does hereby set over, transfer, and assign to PLR any right, title or interest in all restrictions and the right to enforce, alter, change or waive any original restrictions.

Signed by Ormond Ocean Homes, Inc.

My Opinion

Ormond Ocean Homes, Inc.'s Assignment of the Estates to PLR was based on the same unethical premise as Tomoka Oaks, Inc.'s 7/6/1970 Conveyance of the Estates to Ormond Ocean Homes (Table 11). Therefore the same issues detailed in the Table 11 Conveyance carry forward to this Assignment. And my opinion remains the same:

- The timeline regarding the official filing of this Assignment is questionable as per same rationale in Table 11.
- The intent of the Assignment is unethical because there was an active HOA at the time of the Assignment as detailed in Table 11 A.

Table 17	Official Recording Date 2/27/1975

Warranty Deed
Recorded 2/27/1975. Book 1768 / Page 1798.

PLR Development, LTD grantor (Milton W. Pepper, General Partner)
AKRON Enterprises, Inc. grantee (Milton W. Pepper, President)

Sale of all of the Sam Snead Golf and Country Club to AKRON subject to easements, restrictions and reservations of record, if any.

My Opinion

On 2/27/1975 the golf course property was still subject to the "restrictive use" in Deed 585/157 (Table 6): **The Sam Snead Golf and Country Club property shall be used perpetually for purposes of a golf and country club, golf course, and related uses.**

My Volusia County Records research did not find any officially recorded reversal or modification of the restricted use.

Table 18	Official Recording Date 2/28/1977

Warranty Deed
Recorded 2/28/1977. Book 1887 / Page 301.

PLR Development, LTD grantor
BML Investments and PRN Investments grantees

Sale of remaining lots in Tomoka Oaks Country Club Estates.
Subject to restrictions, reservations, and easements of record.

My Opinion

- I believe the Unit 1 Restrictions were still in effect at the time of the 2/28/1977 sale of Tomoka Oaks Country Club Estates, and therefore if 4/5's of the lots in Unit 1 had been sold, the reverter right would vest automatically in the HOA. (Tables 1, 11 and 16)

Table 19	Official Recording Date 2/14/1979

Warranty Deed
Recorded 2/14/1979. Book 2052 / Page 1019.

Milton W. Pepper grantor
RTH, Inc. grantee

Sale of the Sam Snead Golf and Country Club to RTH, Inc.
Subject to easements and restrictions of record, if any.

Reverter
"During the term of the purchase money note and wrap around mortgage executed of even date herewith by grantee to grantor, or for a period of 18 years in the event the mortgage is prepaid in full, the above described property shall revert to the grantor upon the condition that any portion of said property is used for any purpose other than a golf course with club house and appurtenant amenities.

My Opinion

On 2/14/1979 the golf course property was still subject to the "use restriction" specified in Deed 585/157 which specifically stated: **The Sam Snead Golf and Country Club property shall be used perpetually for purposes of a golf and country club, golf course, and related uses.** The "use" can be inferred from the inclusion of "Subject to easements and restrictions of record, if any." Therefore, it is my opinion the "restrictive use" was in effect and deemed approved in the 'subject to' statement in Deed 2052/1019.

It is my opinion that on 2/14/1979 the golf course property was still subject to the reverter clause in Deed 585/157 despite the filings in Tables 15 and 16. The intent of the Reverter was to continue to protect the original restrictive use. The reverter may have capped at 18 years upon payment of the note, but the **intent** was still **perpetual**.

Milton W. Pepper as sole owner of the golf course, and as stockholder in PLR Development, LTD., still had a fiduciary responsibility to lot owners and homeowners to protect their financial interests. Throughout its ownership, PLR marketed the estates as coexisting with the golf course. Golf course facing lots were more desirable and therefore priced 70% - 96% higher[3], [4] than non-golf course facing lots and homesites. (See Section "Master Planned Community" of this report for details and citations.) Due to this representation of coexistence, Pepper had a fiduciary responsibility to uphold in Deed 2052/1019 the referral rights and reverter rights intended in 585/157. Instead, in my opinion, Milton W. Pepper, PLR Development, LTD, and

Tomoka Oaks, Inc. intentionally and unethically released the protective rights of home owners should the golf course not be perpetually used as intended.

Also, it should be noted:

- Milton W. Pepper's son-in-law, Ben Horne, was a real estate agent who listed homes in Tomoka Oaks Country Club Estates and who placed ads in the *Daytona Beach News- Journal* advertising golf course fronting lots and homes.
- Milton W. Pepper and Ben Horne were both stockholders in Tomoka Oakwood Development Corp. which owned and developed Tomoka Oaks North condominiums of which buyers received a paid membership in Tomoka Oaks Country Club.
- The above conflicts of interest in cross ownership are detailed and cited in the section of this report titled "Conflicts of Interest in Cross-Ownership."

Table 20 Official Recording Dates 7/21/2010 - present

Warranty Deed
Recorded 7/21/2010. Book 6496 / Page 4634.

RTH, Inc. grantor
Putnam State Bank grantee

Verbatim excerpt:
It is the intent of the grantor and grantee that the conveyance of the above described property to Putnam State Bank will not act in any way as satisfaction of the notes and mortgages RTH, Inc. to Putnam State Bank (copies of which are recorded in O.R. Book 6160 at page 132 and O. R. Book 6296 at page 4639 of the public records of Volusia County, Florida.) It is the express intent of the parties that the above-described notes and mortgages will not merge with the interest of Putnam acquired under this deed until it is determined that there are no intervening liens.

Special Warranty Deed
Recorded 12/12/2011. Book 6659 / Page 1525.

Putnam State Bank grantor
EJTS Holding, LLC grantee

Sale of Sam Snead Golf and Country Club subject to encumbrances, easements and restriction of records.
Together with all the tenements, hereditaments and appurtenances thereto belonging in any wise appertaining.

Warranty Deed
Recorded 4/21/2021. Book 8036 / Page 3448.

EJTS Holding, LLC grantor
Triumph Oaks of Ormond Beach I, LLC grantee

Sale of Sam Snead Golf and Country Club subject to reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Protective Covenants and Restrictions: Summary and My Opinion

Regardless of whatever entity owned (or owns) the Sam Snead Golf and Country Club:

- The golf course property was originally intended and encumbered as: **The Sam Snead Golf and Country Club property shall be used perpetually for purposes of a golf and country club, golf course, and related uses.**
- My Volusia County Records research did not find any officially recorded reversal or modifications of the restricted, perpetual use defined in Deed 585/157. And I found no modifications to the convenants in Restrictions 431/32.
- The Reverter clause in Deed 585/157 is still current today, and due to the fact that over 4/5's of the lots in Tomoka Oaks Country Club Estates have been disposed of, the reverter is now vested automatically and exclusively with the Tomoka Oaks Homeowners Association.
- Since its inception in the early 1960's and continuing to present time, buyers in Tomoka Oaks Country Club Estates purchased lots and homes predicated on their value as related to the coexisting golf course.
- The golf course property continues to benefit the surrounding residential properties; it preserves the character of the community, and provides residents with a pleasant view.

ENDNOTE

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[1] (Daytona Beach Sunday News-Journal pg 36 - Tomoka Oaks Subdivision Work Starts, 10/1/1961)
[2] (Daytona Beach Sunday News-Journal pg 1 - Tomoka Oaks Property, Firm Sold, 3/29/1970)
[3] (Daytona Beach Sunday News-Journal pg 56 - Tomoka Oaks ad by Gale Asso, 2/10/1974)
[4] (Daytona Beach Sunday News-Journal pg 54 - Tomoka Oaks ad by Symon Ryals, 8/17/1975)

Conflicts of Interest in Cross-Ownership

It is my opinion that throughout the ownership of the **Sam Snead Golf and Country Club** and the **Tomoka Oaks Country Club Estates**, conflicts of interest in cross-ownership resulted in questionable and unethical business practices by stockholders which ultimately jeopardized and negated the protective covenants and restrictions originally recorded to protect home values of residential estate owners and to protect the use of the golf course property as: **Property shall be used perpetually for purposes of a golf and country club, golf course, and related uses**.

Throughout the ownership of the Sam Snead Golf and Country Club and the Tomoka Oaks Country Club Estates, officers in Tomoka Oaks, Inc., TOCC, Inc., Ormond Ocean Homes, Inc., PLR Development LTD, AKRON Enterprises, Inc. and the individuals Ralph R. Frederick and Milton W. Pepper were involved in one or more of the following conflicts of interest:

1. Bought and sold lots in Tomoka Oaks Country Club Estates
2. Lived in golf course facing homes in Tomoka Oaks Country Club Estates
3. Made unethical and possibly illegal modifications to protective covenants and restrictions.
4. Jeopardized and negated homeowner rights through questionable and unethical Volusia County filings and recordings.

It is my opinion that the unethical and possibly illegal documents filed in #3 above are invalid due to cross-ownership conflicts of interest. And I believe the protective covenants and restrictions originally recorded in the early 1960's (specifically Warranty Deed 585/157 recorded 12/12/1963 and Restrictions 431/32 recorded 1/31/1962) are still in effect today.

For the Reader's information:

- All *Daytona Beach News-Journal* article citations come from www.newsbank.com accessed through the Volusia County Library.
- All opinions are my own. I did not collaborate with any other Tomoka Oaks homeowner or with the Tomoka Oaks HOA.

TOMOKA OAKS, INC. Conflicts of Interest in Cross-Ownership
Owner of both the golf course and estates Sept 1960 - March 1970

Tomoka Oaks, Inc. officers who bought lots from Tomoka Oaks, Inc.

Sales Date	Buyer/Officer	Office Held	Lot/Block/Price		Address	Book/Page
12/10/1962	Thomas Kittrell	VP	2/9	$9	22 N ST ANDREWS DR	494/618
12/10/1962	Thomas Kittrell	VP	5/9	$9	28 N ST ANDREWS DR	494/618
12/12/1962	Ted Brousseau	Sec/Trea/GM	4/9	$9	26 N ST ANDREWS DR	495/576
1/7/1963	George Haller	Dir	12/7		23 PINE VALLEY CIR	503/219
2/24/1964	Ralph R. Frederick	Pres, Trustee	12/9		42 N ST ANDREWS DR	604/363
4/27/1965	Ralph R. Frederick	Pres, Trustee	3/10	$640	27 S ST ANDREWS DR	703/502
5/4/1965	Ralph R. Frederick	Pres, Trustee	4/10	$640	27 S ST ANDREWS DR	705/243
12/27/1966	Ralph R. Frederick	Pres, Trustee	1/10		24 TOMOKA OAKS BLVD	DBNJ*
5/17/1968	Ralph R. Frederick	Pres, Trustee	14/10	$5K	47 S ST ANDREWS DR	1017/520
11/17/1968	Ralph R. Frederick	Pres, Trustee	Block 1	$15K		DBNJ*
12/18/1968	Ralph R. Frederick	Pres, Trustee	5/12		27 N ST ANDREWS DR	1062/573
3/24/1969	Ralph R. Frederick	Pres, Trustee	4/12		25 N ST ANDREWS DR	1085/471
9/4/1969	Ralph R. Frederick	Pres, Trustee	16/18		64 S ST ANDREWS DR	1125/423
3/11/1970	Ralph R. Frederick	Pres, Trustee	Block 2,3		Unit 3A	1183/17
10/23/1966	James P. Callahan	Dir	5&6/10		29 S ST ANDREWS DR	DBNJ*
8/18/1968	James P. Callahan	Dir	7&8/10		33 S ST ANDREWS DR	DBNJ*
8/10/1964	Ralph W. Davis	Pres	10&11/9		40 N ST ANDREWS DR	DBNJ*
6/23/1965	James Bochhoven	Dir	14/14		5 OAKMONT CIR	DBNJ*
4/27/1967	James P. Walker	Partner**	12/14	$5K	9 OAKMONT CIR	923/317
8/20/1967	James P. Walker	Partner**	11/14	$5K	11 OAKMONT CIR	DBNJ*
8/20/1967	James P. Walker	Partner**	10/14	$5K	13 OAKMONT CIR	DBNJ*
12/31/1967	James P. Walker	Partner**	18/14	$5K	57 S ST ANDREWS DR	DBNJ*

*DBNJ = The Sales Date column contains the issue date of the Deed Recording published in the *Daytona Beach News-Journal*

** James P. Walker and Ralph R. Frederick were partners in Tomoka Pines, Inc. filed 7/13/1967

Tomoka Oaks, Inc. officers who purchased lots and lived in homes bordering the golf course:

Officer	Offices Held	Address	Book/Page
Ralph R Frederick	Pres, Trustee	24 TOMOKA OAKS BLVD	Book 897 / Page 525
R. (Ralph) W. Davis	Pres	40 N ST ANDREWS DR	Per Corp Filing [1]
James Bochhoven	Dir	5 OAKMONT CIR	Per Corp Filing [2]
Russell W. McFall	Dir	41 S ST ANDREWS DR	Book 830 / Page 396
George L. Haller	Dir	23 PINE VALLEY CIR	Book 503 / Page 219
Richard L. Shetler	Dir	66 ST ANDREWS DR	DBNJ* 9/9/1962, pg 36
Rockwell V. "Rocky" Collins	Dir	28 N ST ANDREWS DR	Per Corp Filing [3]

Tomoka Oaks, Inc. officers with questionable conflict of interest in cross-ownership

1. Donald W. Acer, Jr., Secretary, Tomoka Oaks, Inc.

Donald W. Acer, Jr. served as secretary of Tomoka Oaks, Inc. from 1960 - 1972 and signed many of the corporate filings on record with Volusia County. Documents that I believe are unethical and possibly illegal include:

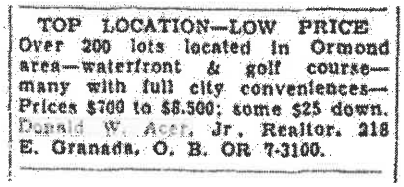
RESTRICTIONS - Unit 3 Tomoka Oaks Country Club Estates
Dated 8/4/1969. Book 1121 / Page 556.
Full details in Table 9 "Protective Covenants and Restrictions."

Resolution
Recorded 10/19/1970. Book 1238 / Page 248.
Full details in Table 12 "Protective Covenants and Restrictions"

Acer was also very active in local real estate during the entire time he held the office of Secretary with Tomoka Oaks, Inc.[4] Therefore Acer was well versed in the ethics and fiduciary duties of real estate agents.

- Member of the Ormond Beach Board of Realtors[5]
- President of the Florida Mortgage Brokers Assn, Daytona Beach Chapter[6]
- Real Estate Agent with Key Realtor Asso Inc.[7]
- President of the Daytona Beach - Ormond Beach Board of realtors in 1970[8]

In September 1962, Acer ran a series of ads in the *Daytona Beach Morning-Journal*[9] advertising golf course lots (see right). It is my opinion Acer was marketing lots in Tomoka Oaks Country Club Estates thus creating a conflict of interest should Acer have benefitted financially due to his position on the Tomoka Oaks, Inc. Board of Directors.


TOP LOCATION—LOW PRICE
Over 200 lots located in Ormond area—waterfront & golf course—many with full city conveniences—Prices $700 to $8,500; some $25 down. Donald W. Acer, Jr., Realtor, 218 E. Granada, O. B. OR 7-3100.

As shown above, Acer was also a real estate agent with Key Realty Asso, Inc. Throughout the 1970's, Key Realty placed numerous real estate ads in *the Daytona Beach News-Journal* which promoted golf course fronting homes for sale in Tomoka Oaks Country Club Estates. Example ad text included:

- Overlooking fairway (6/23/1970; pg 19)
- On the golf course (7/14/1974; pg 41)
- Tee off from your backyard (10/15/1974; pg 19)
- Home on the 17th tee (12/30/1974; pg 30)
- On the 13th fairway (5/28/1975; pg 30)
- Overlooking 16th tee (9/25/1977; pg 59)
- Golf course home (4/8/1979; pg 53)

Acer was fully aware that Tomoka Oaks, Inc.'s Resolution 1238/248 voted on in February 1969, intended to release any and all reverter rights of Tomoka Oaks, Inc. and Tomoka Oaks Homeowners Association. If Acer served as a listing agent or buyer's agent on any of those advertised homes during his agency with Key, it was with the full knowledge homeowners' protective reverter rights were released effective 12/13/1973. In my opinion that represented a conflict of interest if Acer did not disclose the release of rights.

2. Ralph W. Davis, President, Tomoka Oaks, Inc.

Ralph W. Davis served as president of Tomoka Oaks, Inc. from 1960 - 1972 and signed questionable, and in my opinion unethical, recordings with Volusia County that negated the homeowner rights and protections recorded in Deed 585/157. Specific documents include:

RESTRICTIONS - Unit 3 Tomoka Oaks Country Club Estates

Recorded 8/4/1969. Book 1121 / Page 556.
Full details in Table 9 "Protective Covenants and Restrictions."

Conveyance

Recorded 7/6/1970. Book 1212 / Page 70.
Full details in Table 11 "Protective Covenants and Restrictions."

Release

Recorded 6/16/1971. Book 1307 / Page 89.
Full details in Table 15 "Protective Covenants and Restrictions."

Davis was also a real estate agent who listed many of the golf course facing homes for sale in Tomoka Oaks Country Club estates throughout the 1970's. Like Acer, Davis knew that Tomoka Oaks, Inc.'s Resolution 1238/248 voted on in February 1969, intended to release any and all reverter rights of Tomoka Oaks, Inc. and Tomoka Oaks Homeowners Association, yet he continued marketing golf course facing homes fully knowing homeowners' protective reverter rights were released effective 12/13/1973.

Davis also served as First Vice President of the Daytona Beach - Ormond Beach Board of Realtors during 1971[10], so he was fully aware of his ethical and fiduciary duties to home buyers. It is my opinion he did not exercise those duties when his advertisements for Tomoka Oaks Country Club Estate listings used marketing text such as:

- Overlooking number 3 Fairway (9/7/1973; pg 31)
- Tomoka Oaks Beauty on Golf Course lot (1/4/1974; pg 22)
- Choice executive home on GOLF COURSE (3/2/1974; pg 33)
- A Bit of Paradise located on the 5th Green (7/22/1974; pg 32)
- Prestige Tomoka Oaks. On golf course (10/7/1974; pg 20)
- Beautiful lot facing 16th tee (11/23/1974; pg 41)
- Located on the 17th hole (5/19/1975; pg 26)

ORMOND PRESTIGE AREA High on a hill, overlooking, number 3 Fairway, Tomoka Oaks Country Club Golf Course Well appointed "POOL HOME", with screened patio area for outdoor living & gracious entertaining. 3 bedroom, 2 baths, deluxe equipped kitchen, carpets, drapes, oversized 2 car garage, with elec.-eye opener. Beautifully landscaped, nicer than new. See today!! RALPH W. DAVIS, Realtor 715 S. Yonge (US1) Ormond 677-8469	TOMOKA OAKS Prestige Privacy Beauty Choice executive home on GOLF COURSE, screened pool, spacious patio area for outside enjoyment & entertainment. CUSTOM BUILT 3 bedroom, split plan, featuring all electric kitchen and separate equipped laundry room. Wall to wall carpets and custom drapes. Wooded area. A MUST TO SEE BEFORE YOU DECIDE ON A HOME!! RALPH W. DAVIS, Realtor 715 S. Yonge (US1) Ormond 677-8469	PRESTIGE TOMOKA OAKS Large 4 bedroom, 3½ bath, family size kitchen, abundance of cabinets. ON GOLF COURSE WITH SCREENED POOL. Split bedroom plan for privacy. A must to see. RALPH W. DAVIS, Realtor 715 S. Yonge (US1) Ormond 677-8469
9/7/1973; pg 31	3/2/1974; pg 33	10/7/1974; pg 20

3. Ralph R. Frederick had ownership interests in multiple corporations:

- Sam Snead Golf and Country Club
  - President, Trustee, and majority stock holder under Tomoka Oaks, Inc. from 12/12/1963 – 1/10/1966
  - President and majority stockholder under TOCC, Inc. from 1/10/1966 – 3/5/1970.
- Tomoka Oaks Country Club Estates
  - President and stock holder under Tomoka Oaks, Inc. from 12/12/1963 – 3/5/1970
- Ormond Ocean Homes
  - Stockholder, General Manager, President from 1961 - 3/28/1970 (as per news articles in Table 7 "Protective Covenants and Restrictions.")
- Tomoka Pines, Inc.
  - President per Corporate filing 7/13/1967

It is my opinion that Ralph R. Frederick's conflict of interest in cross-ownership in TOCC, Inc., Tomoka Oaks, Inc., and Ormond Ocean Homes, Inc. resulted in the intentional, systematic, and unethical removal of the prior protective covenants and restrictions in Deed 585/157 recorded on 12/12/1963 intended to protect homeowner investments in Tomoka Oaks Country Club Estates.

- During his presidency of Tomoka Oaks Country Club Estates, Frederick as an individual buyer purchased from Tomoka Oaks, Inc. multiple golf course facing lots in the Estates (see above) which he presumably then sold to other individuals or developers. One of those lots became his own personal residence at 24 TOMOKA OAKS BLVD located just west of the entrance to the Sam Snead Golf and Country Club.

- Also during Frederick's presidency of Tomka Oaks Country Club Estates, Restrictions were recorded for Unit 3 which omitted automatic HOA membership (see Table 9 in "Protective Covenants and Restrictions"). It is my opinion that Frederick's knowledge of the upcoming sale of the golf course and estates to Ormond Ocean Homes, Inc. influenced Unit 3 Restrictions because:

  a) Deed 585/157 provided reverter rights to the HOA should the golf course not be used perpetually as encumbered: **The Sam Snead Golf and Country Club property shall be used perpetually for purposes of a golf and country club, golf course, and related uses**

  b) Frederick did not want TOCC, Inc. and Ormond Ocean Homes, Inc. and Sovereign Industries, Inc. to be bound by the 585/157 reverter clause during the upcoming sale to Ormond Ocean Homes and any future sales of the golf course by Ormond Ocean Homes/Sovereign.

  c) Unit 3 restrictions were signed by Tomoka Oaks, Inc., R. W. Davis, President and Donald W. Acer, Jr., Secretary. Frederick did not sign the Restrictions in order to avoid the obvious appearance of his conflict of interest.

- Frederick was president of Tomoka Oaks Country Club Estates, and he was president of Tomoka Oaks, Inc., which sold four residential lots to James P. Walker. Walker and Frederick were also partners in Tomoka Pines, Inc. [11] Although Walker purchased Tomoka Oaks lots as an individual, and not through Tomoka Pines, the business partnership Walker and Frederick shared in Tomoka Pines makes the Tomoka Oaks lot sales a questionable conflict of interest.

- Frederick was president and majority stock holder of TOCC, Inc. when Ormond Ocean Homes, Inc. purchased the Sam Snead Golf and Country Club on 3/5/1970 from TOCC, Inc. Frederick was a stock holder, president, and general manager of Ormond Ocean Homes, Inc. at the time of this sale (see Table 7 in "Protective Covenants and Restrictions").

- Frederick was president and stockholder in Tomoka Oaks, Inc. when Ormond Ocean Homes, Inc. purchased Tomoka Oaks Country Club Estates on 3/5/1970 from Tomoka Oaks, Inc. And Frederick was

a stock holder, president, and general manager of Ormond Ocean Homes, Inc. at the time of this sale (Table 7 "Protective Covenants and Restrictions").

- Shortly after Ormond Ocean Homes, Inc. purchased the Sam Snead golf course and the residential Estates, the stock of Ormond Ocean Homes, Inc. was acquired by Sovereign Industries, Inc. on 3/28/1970. Therefore Frederick, who owned stock in all three corporations and benefitted financially, had a definite conflict of interest in cross-ownership.

- After Sovereign acquired all Ormond Ocean Homes, Inc. stock, Tomoka Oaks, Inc. filed questionable, and unethical (and perhaps illegal) documents which released the protective covenants and reverter rights set forth in Deed 585/157 dated 12/12/1963. And it negated any existence of a Tomoka Oaks HOA therefore nullifying HOA rights in the 585/157 Reverter Clause. Documents filed are listed here and are explained in detail in Tables located in the "Protective Covenants and Restrictions" section of this report:

  - **Conveyance,** Recorded 7/6/1970. Book 1212 / Page 70. (Table 11)
  - **Resolution,** Recorded 10/19/1970. Book 1238 / Page 248. (Table 12)
  - **Affidavit,** Recorded 11/22/1970. Book 1238 / Page 244. (Table 13)
  - **Release,** Recorded 6/16/1971. Book 1307 / Page 89. (Table 15)

  It is my opinion that Sovereign wanted assurance that the Referral Rights and Reverter Rights in Deed 585/157 would not present any legal issues with Ormond Ocean Homes, Inc.'s recent purchase of the Sam Snead Golf and Country Club or with any future sale of the golf course by Sovereign. I believe officers of Tomoka Oaks, Inc. intentionally submitted the above four documents to systematically release and negate the Referral Rights and Reverter Rights recorded in Deed 585/157. These four documents went directly against the intent of Deed 585/157.

  I believe Frederick, Acer, Davis and other Tomoka Oaks, Inc. officers were complicit in removing rights and protections that were originally intended in Deed 585/157 to protect homeowners' investments and the use of the golf course as: **The Sam Snead Golf and Country Club property shall be used perpetually for purposes of a golf and country club, golf course, and related uses**.

  And I believe Tomoka Oaks, Inc.'s acted unethically when they recorded **Conveyance** 1212/70 and **Assignment** 1420/159 which both stated: Tomoka Oaks Homeowners Association has never had any being as a corp or association. My research indicates there was an active homeowners' club/association at the time of these recordings (Table 11 A).

  - Lastly, Deed 585/157 dated 12/12/1963 made Frederick the **trustee** of the Sam Snead Golf and Country Club. The intent of 585/157 was clearly to provide referral rights and reverter rights to protect the perpetual use of the golf course property and the financial investments of homeowners who purchased lots based on the coexistence of the golf course and estates. I believe Frederick did not honor his trusteeship but instead coordinated systematic recordings that took away the very rights and protections of Deed 585/157.

ORMOND OCEAN HOMES, INC (AKA SOVEREIGN INDUSTRIES, INC.) Conflicts of Interest in Cross-Ownership
Owner of both the golf course and estates March 1970 - June 1971

Ormond Ocean Homes, Inc./Sovereign Industries, Inc. took ownership of the Sam Snead Golf and Country Club and Tomoka Oaks Country Club Estates in March 1970. Prior to the sale, Ralph R. Frederick had ownership interest in all three parcels.

As detailed above, Tomoka Oaks, Inc. officers filed recordings after the March 1970 sale to Ormond Ocean Homes that I believe were unethical and possibly illegal:

- **Conveyance,** Recorded 7/6/1970. Book 1212 / Page 70. (Table 11)
- **Resolution,** Recorded 10/19/1970. Book 1238 / Page 248. (Table 12)
- **Affidavit,** Recorded 11/22/1970. Book 1238 / Page 244. (Table 13)
- **Release,** Recorded 6/16/1971. Book 1307 / Page 89. (Table 15)

NOTE: Citations for the above opinions are included in Tables located in the "Protective Covenants and Restrictions" section of this report.

PLR DEVELOPMENT, LTD. and **AKRON ENTERPRISES, INC.** and **MILTON W. PEPPER**
Conflicts of Interest in Cross-Ownership
June 1971 - Feb 1979

Milton W. Pepper had ownership interest in both the Sam Snead Golf and Country Club and in Tomoka Oaks Country Club Estates, as well as Tomoka Oakwood Development Corporation, which I believe resulted in conflicts of interest that jeopardized home owner investments in the estates:

- Sam Snead Golf and Country Club
  - General Manager and stock holder under PLR Development, LTD. from 6/15/1971 - 2/27/1975
  - President and primary stock holder under AKRON Enterprises, Inc. from 2/27/1975 - 2/27/1978
  - Individual, sole Owner from 2/27/1978 - 2/14/1979
- Tomoka Oaks Country Club Estates
  - General Manager and stockholder under PLR Development, LTD. from 6/15/1971 - 2/28/1977
- Tomoka Oakwood Development Corporation of Ormond Beach, FL
  - Secretary and Director from 4/27/1972 - 9/3/1976
- Tomoka Oakwood Development Corporation, Inc.
  - President from 8/28/1972 - 10/21/1974

Milton W. Pepper was the original architect of the Tomoka Oaks Master Plan[12]. Therefore Pepper had firsthand knowledge of the intent that the golf course and the estates were to coexist. I believe Pepper:

- Used his position to purchased lots in Tomoka Oaks Country Club estates for his personal benefit.
- Did not want to be bound by the Unit 1 Restrictions and the reverter clause in Deed 585/157 when PLR Development, LTD (of which Pepper was a stockholder) sold the Sam Snead Golf and Country Club to AKRON Enterprises, Inc. (of which Pepper was a stockholder), which in turn sold the golf course property to Milton W. Pepper as sole owner, who in turn sold the golf course to RTH, Inc.

  During all sales, I believe Pepper neglected his fiduciary duty to include homeowner reverter rights in golf course deeds. Pepper was an officer in PRL Development LTD which consistently marketed the coexistence of the golf course and residential estates.
- Used his stock ownership in multiple corporations to promote Sam Snead golf course membership as an amenity in Pepper's development of Tomoka Oaks North Condominiums.
- Created a separate corporation for himself and his son-in law, realtor Ben J. Horn, Jr., that may have enabled Horn to profit from lot sales in Tomoka Oaks Country Club Estates.
- Did intend to keep the encumbered "use" of the golf course as: **The Sam Snead Golf and Country Club property shall be used perpetually for purposes of a golf and country club, golf course, and related uses**. But failed to exercise his fiduciary responsibility to include referral and reverter clauses that protected Tomoka Oaks Country Club Estates homeowner investments.

  NOTE: Citations for the above opinions are included in the text below and in Tables located in the "Protective Covenants and Restrictions" section of this report.

On 6/15/1971, Ormond Ocean Homes, Inc. sold the Sam Snead Golf and Country Club and the Tomoka Oaks Country Club Estates to PLR Development, LTD, (Book 1306 / Page 286), of which Milton W. Pepper was a stockholder and General Manager.[13]

On 6/16/1971, the day after the sale above,

1. Tomoka Oaks, Inc., former owner of the golf course property and the residential estates, filed a **Release** with Volusia County in Book 1307 / Page 89. (Table 15)

2. The **Release** related to the Tomoka Oaks, Inc. Board of Director's Meeting held 2.5 years earlier on 2/18/1969 in which the Board:

    a. Released the right of first refusal in deed of conveyance 585/157 filed 12/12/1963
    b. Released the reverter clause to be effective 12/13/1973
    c. Release signed by R. W. Davis, President, Tomoka Oaks, Inc.

    It is my opinion that PLR, (just like former owner Sovereign Industries, Inc.), wanted officially recorded documentation that the Referral Rights and Reverter Rights in Deed 585/157 would not present any legal issues with Ormond Ocean Homes, Inc.'s recent sale to PLR of the Sam Snead Golf and Country Club or with any future sale of the golf course by PLR.

    PLR (of which Pepper was General Manager) subsequently sold the Sam Snead Golf and Country Club to AKRON Enterprises, Inc. (of which Pepper was President)[14] on 2/27/1975; Book 1768 / Page 1798. And AKRON sold the property to Milton W. Pepper as an individual on 2/27/1978; Book 2001 / Page 382.

    As stated in the "Protective Covenants and Restrictions" section Table 15, and the related Table 12, I believe this **Release** was unethical and possibly illegal based on:

    The deed of conveyance 585/157 recorded 12/12/1963 which specifically states:

    1. The reverter clause could only be released or modified by BOD resolution at any time AFTER ten years of the 585/157 deed recording date of 12/12/1963. Therefore:

        - The earliest date the BOD could release or modify the reverter clause was 12/13/1973.
        - The BOD resolution that was passed on 2/18/1969 which was only 6.25 years after 12/12/1963; not 10 years as required by 585/157.
        - BOD meeting held 2/18/1969 specified a reverter release date of 12/12/1973 which was almost 3.75 years in the future.
        - Tomoka Oaks, Inc. was dissolved by Proclamation on 7/11/1972 which was 16 months before the release of the reverter.

        I question the ethics and legality of how the Board, in 1969, could specify a reverter release date of 12/13/1973 knowing Tomoka Oaks, Inc. was liquidating and would therefore no longer be in existence should the property need to revert to Tomoka Oaks, Inc. due to any future entity not using the property perpetually for a golf and country club, golf course, and related uses prior to the 12/13/1973 release date.

2. If Tomoka Oaks, Inc. has sold four-fifths of the lots in Tomoka Oaks Country Club Estates, the right to release or modify the reverter clause is vested automatically and exclusively in the Tomoka Oaks Homeowners Association.

   I question how the BOD could ethically and legally release all reverter rights, including those provided to the Tomoka Oaks HOA,

   - Knowing they were releasing one of the protections McElroy publically promised in his Invitation to the Public (Table 4).
   - Not knowing if 4/5 of the lots would or would not have been sold by 12/12/1973

On 5/8/1972, 11 months after Ormond Ocean Homes, Inc. sold the golf course and estates to PRL, Ormond Ocean Homes, Inc. filed:

- **Assignment,** Recorded: 5/8/1972. Book 1420 / Page 159 (Table 16)
  - Negated the existence of a Tomoka Oaks HOA
  - Assigned to PLR all rights in the Restrictive Covenants dated 1/31/1962

  It is my opinion the Assignment was based off the same unethical premise as Conveyance 1212/70 (Table 11), and that PLR wanted official documentation that PLR's ownership of the golf course and any future sale could not be legally challenged by home owners in Tomoka Oaks Country Club Estates. My research did find there was an active homeowners' association/club at the time of the Conveyance (Table 11 A) and the Assignment (Table 16).

  In addition to negating the existence of the HOA, PLR wanted all rights assigned to homeowners in the Unit 1 Restrictions to be assigned to PLR. But this Assignment was not allowable as stated in Tables 1 and 11 "Protective Covenants and Restrictions":

  The Unit 1 Restrictions dated 1/31/1963 stated:

  - #10 Grantee automatically a member of the Tomoka Oaks Homeowners Association
  - #11 Grantor reserves right to release restrictions except #10
  - #15 These covenants are to run with the land and shall be binding on all parties claiming under them for a period of 25 years from date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless instrument signed by a majority of the **then** lot owners has been recorded agreeing to change said covenants in whole or in part.

  So, in my opinion, every lot owner in Unit 1 was automatically a member of the Tomoka Oaks Homeowners Association, and only those lot owners could change the covenants in the Unit 1 Restrictions. Therefore Ormond Ocean Homes, Inc. and Tomoka Oaks, Inc. did not have the authority to assign the rights in Unit 1 to any other entity until at least 1998. AND the covenants were still binding after 1998 unless the majority of the **then** lot owners record agreement to change the

covenants. My Volusia County research did not find any recorded instrument by the majority of the lot owners changing Unit 1 Restrictions or any subsequent Restrictions.

Cross-Ownership of Residential Lots in relation to Milton W. Pepper

The following sales show cross-ownership interest when Tomoka Oaks Country Club homes and lots were sold to individuals, officers, and corporations associated with Milton Pepper.

Seller and Sales Date	Buyer	Lot/Block	Address	Book/Page
Ormond Ocean Homes, Inc. 6/15/1971*	Milton Pepper - as an individual	6/6	75 N ST ANDREWS DR	1306/296
Ormond Ocean Homes, Inc. 6/15/1971*	Milton Pepper - as an individual	8/15	39 OAKMONT CIR	1306/296
PLR Development, LTD 2/28/1975	AKRON Enterprises, Inc[15] -Milton Pepper is a stockholder/President	12/9	42 N ST ANDREWS DR	1768/1795
PLR Development, LTD 5/2/1975	J. Kermit Coble -Attorney for PLR[16] - Director in Tomoka Oakwood Development Corp of Ormond Beach, FL[17]	10/5 11/5	17 JANET CIR	1777/1864
* These two sales occurred the same day Ormond Ocean Homes, Inc. sold the golf course and the estates to PLR of which Pepper was stockholder and General Manager.				

Lifetime Membership

On 10/10/1972, PLR Development, LTD filed a Lifetime Membership Agreement in Tomoka Oaks Golf and Country Club (Book 1487 / Page 629) for:

- Milton W. Pepper
- J. Kermit Coble

And on 2/14/1979, Milton W. Pepper as the sole owner of the Sam Snead Golf and Country Club provided Lifetime Memberships in Tomoka Oaks Golf and Country Club (Book 2052 / Page 1019) to former Tomoka Oaks, Inc. officers (Table 8):

- R. W. McFall
- Richard L. Shetler
- George L. Haller
- James P. Callahan

Lifetime memberships included:

- Right to assign one other lifetime membership
- No green fees

- No assessments or dues
- Free use of electric golf carts
- 50% off food/beverages
- Sales in Pro Shop at wholesale

Milton W. Pepper's other cross-ownership Interests

1. Tomoka Oaks North Condominiums were owned and developed **by Tomoka Oakwood Development Corporation**[18] of which Milton W. Pepper was Secretary and Director, and J. Kermit Coble was a Director.[19] The property for the development was originally owned by Ormond Ocean Homes, which then sold the property to PLR Development, which then sold the property to Tomoka Oakwood Development Corporation.[20]

It is my opinion that Pepper intended to market the condos as coexisting with the Sam Snead Golf and Country Club and with Tomoka Oaks Country Club Estates. Tomoka Oakwood Development Corporation's marketing ads in October 1972 informed potential buyers that Tomoka Oaks North was located "adjacent to the fabulous Tomoka Oaks Country Club and Estates." It also informed readers that "**Your club membership is paid.**" [21] which establishes that the condos and the Sam Snead Golf Course and Country Club were developed and marketed to coexist.

During 1972 - 1974, multiple real estate ads published by the Tomoka Oaks North developer appeared in the *Dayton Beach News-Journal* with ad text promoting:

- Luxury Condominiums at Tomoka Oaks Country Club . . . All residents have reserved membership in Tomoka Oaks Country Club (Sunday, 1/21/1973, pg 18)
- The finest country club living at a fraction of the cost. All residents have reserved membership in the Tomoka Oaks Country Club. (Morning 2/27/1974, pg 24)
- Reserved membership in Tomoka Oaks Country Club is included for all residents. Play golf, tennis, swim ... (Morning 6/14/1974, pg 40)
- Amenities for buyers include a membership in Tomoka Oaks Country Club, swimming and wading pools and a recreation building. The developer is Tomoka Oakwood Development Co., Inc. in which Will Geiger, Orlando contractor, and Milton Pepper, shopping center owner and developer are principals. (Sunday, 4/14/1974, pg 59)

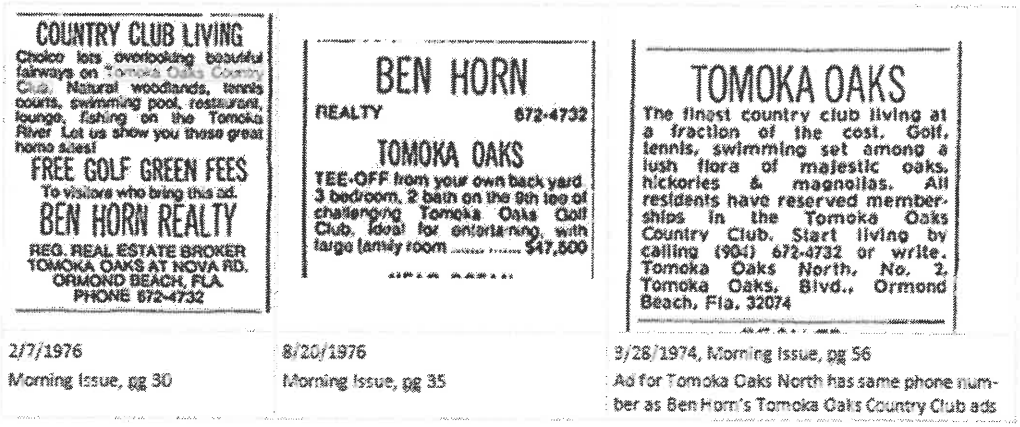
And realtor ads promoting Tomoka Oaks North contained marketing copy stating:

- Gracious Condominium Living . . . With the Advantage of Membership in Tomoka Oaks Country Club . . . Golf, Swimming, Companionship at Your Door (Sunday, 10/8/1972, pg 106)
- Luxury Condominiums at Tomoka Oaks Country Club. Country Club living at its very finest . . . Adjacent to the exclusive Tomoka Oaks Country Club and Estates. All residents of Tomoka Oaks North have reserved membership in the country club... (Sunday, 1/21/1973, pg 18)

2. **Ben J. Horn, Jr.**

It is my opinion that Ben J. Horn, Jr.'s personal connection to Milton W. Pepper presented a conflict of interest for PLR Development, LTD of which Pepper was the GM. Horn was:

- Milton Pepper's son-in law[22]
- Real estate agent who listed and marketed golf course lots in Tomoka Oaks Country Club Estates and Tomoka Oaks North.
- An officer of Tomoka Oakwood Development Corporation,[23] Inc., developer of Tomoka Oaks North Condominiums whose marketing ads promoted membership in Tomoka Oaks Golf and Country Club.[24]



2/7/1976
Morning Issue, pg 30

8/20/1976
Morning Issue, pg 35

9/28/1974, Morning Issue, pg 56
Ad for Tomoka Oaks North has same phone number as Ben Horn's Tomoka Oaks Country Club ads

Milton W. Pepper's Fiduciary Responsibility

On 2/14/1979, Milton W. Pepper sold the Sam Snead Golf and Country Club to RTH, Inc. as recorded in Book 2052 / Page 1019.

Pepper included a reverter clause as follows:
"During the term of the purchase money note and wrap around mortgage executed of even date herewith by grantee to grantor, or for a period of 18 years in the event the mortgage is prepaid in full, the above described property shall revert to the grantor upon the condition that any portion of said property is used for any purpose other than a golf course with club house and appurtenant amenities."

It is my opinion the intent of the Reverter in 2052/1019 was to continue to protect the original restrictive use. The reverter may have capped at 18 years upon payment of the note, but the **intent** was still **perpetual**. And I believe that on 2/14/1979 the golf course property was still subject to the reverter clause in Deed 585/157 related to Tomoka Oaks Country Club Estates homeowners reverter rights (table 19 "Protective Covenants and Restrictions).

I also believe Milton W. Pepper as sole owner of the golf course, and as stockholder in PLR Development, LTD. (owner of the estates), still had a fiduciary responsibility to lot owners and homeowners to protect their financial interests. Throughout its ownership, PLR marketed the estates as coexisting with the golf course. Golf course facing lots were more desirable and therefore priced 70% - 95% higher [25], [26] than non-golf course facing lots. (See Section "Master Planned Community" of this report for additional details and citations.) Due to this representation of coexistence, Pepper had a fiduciary responsibility to uphold in Deed 2052/1019 the referral rights and reverter rights intended in 585/157. But these homeowner rights were omitted.

Conflicts of Interest in Cross-Ownership: Summary and My Opinion

There are multiple instances of conflicts of interest in cross-ownership throughout the ownership of the Sam Snead Golf and Country Club and throughout the ownership of Tomoka Oaks Country Club Estates. I believe these conflicting interests resulted in unethical filings with Volusia County that released the originally intended protective covenants and restrictions in Deed 585/157 dated 12/12/1963, and which now have a direct, detrimental impact on the financial interests and enjoyment rights of present day homeowners. I believe I have demonstrated how those conflicts place into question the validity and ethical intention of those questionable recorded documents which released homeowner rights.

I also believe the restricted, encumbered use of the Sam Snead Golf and Country Club as defined in Deed 585/157 dated 12/12/1963 is still in effect today as it passed from deed to deed in the "Subject To" clause of each subsequent Warranty Deed: **Property shall be used perpetually for purposes of a golf and country club, golf course, and related uses**. I could not locate any official recordings that modified or removed the encumbrance. Therefore, it is my opinion the Reverter Clause in Deed 585/157 is still in effect, and the decision to release that clause is now vested exclusively in the Tomoka Oaks Homeowners Association.

ENDNOTES

[1] (Sunbiz.org, Division of Corporations - Tomoka Oaks Incorporated, 9/12/1960)
[2] (Sunbiz.org, Division of Corporations - Tomoka Oaks Incorporated, 9/12/1960)
[3] (Sunbiz.org, Division of Corporations - Tomoka Oaks Golf and Country Club, Inc., 1/8/1963)
[4] (Daytona Beach News-Journal pg 44 - Daytona Beach Area Board of Realtors Presents A Profile of A Citizen, 5/12/1974)
[5] (Daytona Beach Morning Journal pg 32 - Ormond Beach Board of Realtors display ad, 9/7/1962)
[6] (Daytona Beach Morning Journal pg 6 - Officers Elected By Brokers Assn, 12/18/1963)
[7] (Daytona Beach News-Journal pg 57 - Ask a Realtor to Help You, 2/14/1965)
[8] (Daytona Beach Morning Journal pg 3 - Realtors Pick New Officers , 9/6/1969)
[9] (Daytona Beach Morning Journal pg 21, 9/21/1962)
[10] (Daytona Beach Sunday News-Journal pg 48, 11/29/1970)
[11] (Sunbiz.org, Division of Corporations - Tomoka Pines, Inc., 7/13/1967)
[12] (Daytona Beach Sunday News-Journal pg 73 - Tomoka Oaks Time Capsule, 11/5/198)
[13] (Sunbiz.org, Division of Corporations - PLR Development, LTD, 6/11/1971)
[14] (Sunbiz.org, Division of Corporations - AKRON Enterprises, Inc., 2/4/1975)
[15] (Sunbiz.org, Division of Corporations - AKRON Enterprises, Inc., 2/4/1975)
[16] (Ormond Beach City Commission Meeting Minutes; page 8078, Item #7, 3/7/1972)
[17] (Sunbiz.org, Division of Corporations - Tomoka Oakwood Development Corp of Ormond Beach, FL, 4/27/1972)
[18] (Daytona Beach Sunday News-Journal pg 55 - Condos Sold to Chase Manhattan, 5/18/1975)
[19] (Sunbiz.org, Division of Corporations - Tomoka Oakwood Development Corp of Ormond Beach, FL, 4/27/1972)
[20] (Daytona Beach Sunday News-Journal pg 55 - Condos Sold to Chase Manhattan, 5/18/1975)
[21] (Daytona Beach News-Journal pg 49 - Tomoka Oaks North, 10/22/1972)
[22] (Daytona Beach Morning Journal pg 26 - Ellinor Village Complex Sold To Boston Group, 2/2/1979)
[23] (Daytona Beach Morning Journal pg 15 - Chase Manhattan Buys 90 Tomoka Oakwood Condos, 5/13/1975)
[24] (Daytona Beach News-Journal pg 18 - Tomoka Oaks North Condo ad, 1/23/1973)
[25] (Daytona Beach Sunday News-Journal pg 56 - Gale Associates, 2/10/1974)
[26] (Daytona Beach Sunday News-Journal pg 54 - Simon Ryals, 8/17/1975)

Goal: Preservation
Of Green Space

Goal: Preservation of Green Space

As stated in my "Introduction," one of my goals with this report is to ensure the Sam Snead Golf and Country Club is never developed into a residential subdivision.

As also stated in my "Introduction," all opinions expressed in this report are solely my own. I have not collaborated with any other homeowner in Tomoka Oaks Country Club Estates or with the Tomoka Oaks Homeowner's Association.

It is my opinion that the Sam Snead Golf and Country club is currently encumbered by a restrictive covenant protecting its use: **Property shall be used perpetually for purposes of a golf and country club, golf course, and related uses**.[1] Should the current owners, Triumph Oaks of Ormond Beach, I, LLC, decide not to pursue development of the property and instead place the property up for sale, it is my opinion the property could be purchased by the City of Ormond Beach to fulfill some of the goals in the City's Parks and Recreations master plan currently being updated.[2]

On October 6, 2021, the City of Ormond held a second public meeting regarding the city's parks and recreation master plan update.[3] More nature trails, an indoor recreation center for the west side of Ormond, and new neighborhood parks were among the recommendations presented. The master plan update process conducted by Barth Associates had gathered information from over 1,100 participant surveys, public meetings, focus groups, as well as input gathered from the Leisure Services and Quality of Life advisory boards. Two primary needs were identified:

1. Provision of safe bicycle and pedestrian facilities in the city
2. Walking and hiking nature trails

Carlos Perez, parks planner with Perez Planning and Design, recommended the city build a west Ormond indoor recreation center. Perez also recommended the city explore the creation of new neighborhood parks.

And in a workshop held **March 22, 2022**, "a majority of Ormond Beach Commissions showed support for a bond issue to build a much-need community center for the city's west side."[4] (It should be noted the Sam Snead Golf and Country Club property is located in Ormond's Zone 3 which is located on the west side of Ormond Beach.)

Zone 3 Commissioner Susan Persis, said "she would back a bond issue for a community center in the west side zone she represents. She said the area is growing like crazy and something nice needs to be done out there."

Zone 4 Commissioner Rob Littleton agreed with Persis, saying, "I think the most pressing need is something on the west side of Ormond." And Zone 1 Commissioner Dwight Selby "listed a west side indoor-outdoor community recreation center as his top priority . . ."

The article went on to say the Commissioners talked about a west side recreation center six year ago, and feared they would still be talking in another six years if they didn't embrace funding options to get the ball rolling. Selby said he was totally in support for finding a dedicated funding source for Leisure Services, parks and recreation.

A sidebar located to the right of the above article in the *Ormond Beach Hometown News*, listed Ormond Beach Parks and Recreation Master Plan's top 10 list of priorities identified by residents:

1. Nature area and nature trails
2. Off-beach parking and new beach access
3. Pave multi-purpose trails
4. Indoor recreation centers
5. Improve existing Parks
6. New Parks
7. Sports facilities and programs
8. Aquatics and splash pads
9. Community events, summer concerts and programs
10. Golf

It is my opinion the Sam Snead Golf and Country Club could be a viable solution for fulfilling priorities 1, 3, 4, 6, 7, 8, 10 should the property become available for sale as I believe the current encumbrance on the golf course allows for recreational "use" of the property.

I also believe the Sam Snead Golf and Country Club property could potentially be a good fit for a west side recreation center and would merit consideration by the Commissioners if the property were to become available.

ENDNOTES

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[1] (Warranty Deed 585/157, 1963)
[2] (https://www.ormondbeach.org/984/Parks-and-Recreation-Master-Plan-Update, 2021-2022)
[3] (Ormond Beach Observer, pg 7 - Possibilities Presented for Ormond Beach Parks, 10/14/21)
[4] (Ormond Beach Hometown News, pg A1, A2 - Commissioners push for west side rec center, 4/1/2022)

Ownership Chart for Parcel: 39-14-32

Buyer: Tomoka Oaks, Inc

Purchased Date: 9-20-1960

Approved Plat: Tomoka Oaks Country Club Estates

Plat Recorded: 9/22/1960 Map Book 25, Pages 58 and 59

Sam Snead Golf and Country Club | *Tomoka Oaks Country Club Estates*

Seller: Tomoka Oaks, Inc.
Buyer: Golf Course Developers, Inc.
Purchase Date: 10/10/1961

Seller: Golf Course Developers, Inc.
Buyer: Tomoka Oaks, Inc.
Purchase Date: 8/1/1962

Lessor: Tomoka Oaks, Inc.
Lessee: Tomoka Oaks Golf and Country Club, Inc.
Lease Date: 1/1/1963

Surrender of Lease
Date: 12/13/1963

Seller: Tomoka Oaks, Inc.
Buyer: Tomoka Oaks, Inc.,
Ralph R. Frederick, Trustee
Purchase Date: 12/12/1963

Seller: Tomoka Oaks, Inc.
Buyer: TOCC, Inc.
Purchase Date: 1/10/1966

Seller: TOCC, Inc.
Buyer: Ormond Ocean Homes, Inc.
Purchase Date: 3/5/1970

Seller: Tomoka Oaks, Inc.
Buyer: Ormond Ocean Homes, Inc.
Purchase Date: 3/5/1970

Ownership Chart for Parcel: 39-14-32 *Continued*

Sam Snead Golf and Country Club

Seller: Ormond Ocean Homes, Inc.
Buyer: PLR Development, LTD
Purchase Date: 6/15/1971

Seller: PLR Development, LTD
Buyer: AKRON Enterprises, Inc.
Purchase Date: 2/27/1975

Seller: AKRON Enterprises, Inc.
Buyer: Milton W. Pepper
Purchase Date: 2/27/1978

Seller: Milton W. Pepper
Buyer: RTH, Inc.
Purchase Date: 2/14/1979

Seller: RTH, Inc.
Buyer: Putnam State Bank
Purchase Date: 7/20/2010

Seller: Putnam State Bank
Buyer: EJTS Holding, LLC
Purchase Date: 11/22/2011

Seller: EJTS Holding, LLC
Buyer: Triumph Oaks of Ormond Beach, I, LLC
Purchase Date: 4/23/2021

Tomoka Oaks Country Club Estates

Seller: Ormond Ocean Homes, Inc.
Buyer: PLR Development, LTD
Purchase Date: 6/15/1971

Seller: PLR Development, LTD
Buyer: BLM Investments
PRN Investments
Purchased the remaining estate lots
Purchase Date: 2/28/1977

Seller: BLM Investments
PRN Investments
Buyer: Residential Communities of America
Purchased portion of remaining estate lots
Purchase Dates: March 1977 - 1979

Seller: BLM Investments
PRN Investments
Buyer: Development Corp of Switzerland
Purchased portion of remaining estate lots
Purchase Dates: Aug 1978 - 1980

Seller: Development Corp of Switzerland
Buyer: Residential Communities of America
Purchased portion of remaining estate lots
Purchase Date: 1978 - 1979

Date Prepared: 6/12/2022

Sam Snead Golf and Country Club

Owners: Tomoka Oaks, Inc. 9/20/1960 - 1/10/1966
TOCC, Inc. 1/10/1966 - 3/5/1970

Parcel: 39-14-32

Tomoka Oaks Country Club Estates

Owners: Tomoka Oaks, Inc. 9/20/1960 - 3/5/1970

Prior to 1960, parcel 39-14-32 consisted of 572 undeveloped acres. It was part of the Thomas Fitch Grant tract of 4,500 acre . The 572 acres were north of Ormond Beach City limits. As detailed below, members of a private investment syndicate planned to finance a development called Tomoka Oaks Country Club: golf course and exclusive residential subdivision.

* All *Daytona Beach News-Journal* page citations in this document originate from NewsBank, Inc.

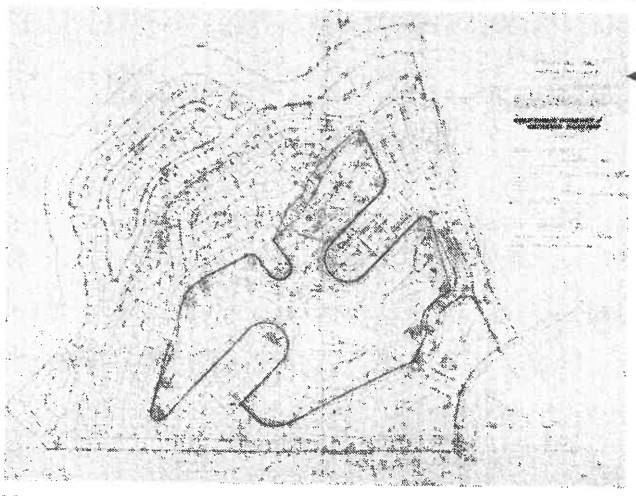
Mortgage Deed
Mortgagee: F.M. Ford
Mortgagor: N.P. Dodge Corp
Parcel : 39-14-32
SALE
Older Book 375 Page 465

4/26/1956

1956

5/21/1956

TOMOKA OAKS TIME CAPSULE - pages 73, 74*
"The Tomoka Oaks Master Plan, calling for a 521-unit single/family development, was approved May 21, 1956. . . The original Oaks



Tomoka Oaks Country Club Estates

May 21, 1956 Land Survey dated and signed by Vernon G. Stepp, Registered Surveyor

Golf Course Boundary & Entrance Road Map; 135 acre +/- Golf Course

8/31/1960 Lot layout added; designed by Walter K. Smith, Jr.

9/1/1960 lot layout revised by Vernon G. Stepp

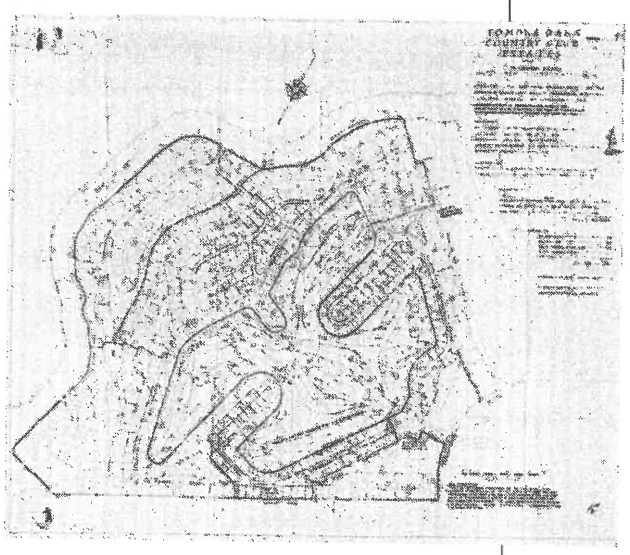
• Waterfront Lots	190
• Waterfront view Lots	52
• Golf course frontage Lots	177
• Golf course view Lots	84

Mortgage Deed
Mortgagee: N.P. Dodge Corp
Mortgagor: Floyd E. Lundgren
Parcel : 39-14-32
SALE
Book 78 Page 133

11/15/1957

1957

1960



6/7/1960

City of Ormond Beach *City Commission* passes ordinance declaring City's intention of annexing 39-14-32 into the City of Ormond Beach - page 4, issue date 7/11/1960

7/11/1960

SUITS SEEK TO BLOCK ANNEXATION - page 4

Suit to halt annexation filed by Floyd E. Lundgren and several prospective members of a private investment syndicate which has arranged to finance an exclusive residential subdivision in the area marked for annexation.

(NOTE: Litigants included Thomas J. Kittrel, Ralph R. Frederick, W.R. McElroy,and Edward M. Townsend who later all became officers of Tomoka Oaks, Inc. which purchased 39-14-32 on 9/20/1960.)

9/12/1960

Tomoka Oaks, Inc. filed with State of Florida Division of Corporations

Officers listed as:

Ralph W Davis, President	Vernon Stepp, Dir
Walter K Smith, Jr, VP	James Bochhoven, Dir
Donald W Acer, Jr, Secretary	

Tomoka Oaks Country Club Estates in Ormond Beach

9/7/1960 approved by Volusia County District #4 Zoning Board

9/15/1960 approved by Volusia County Board of County Commission

August 1961 approved by City of Ormond Beach

Areas:

Golf Course	135 acres
Commercial	53 acres
Residential	357 acres

Lot Classification - Minimum Lot Size: 12,000 sq ft

Waterfront	184
Waterview	65
Golf Course Frontage	175
Golf Course View	132
Other	200

9/15/1960

Volusia County Meeting Minutes: SEPT 15, 1960

Volusia County, FL, *Board of County Commissions* approves plat for 545 acre **Tomoka Oaks Country Club Estates** subject to the final approval of detailed streets and paving and drainage plans.

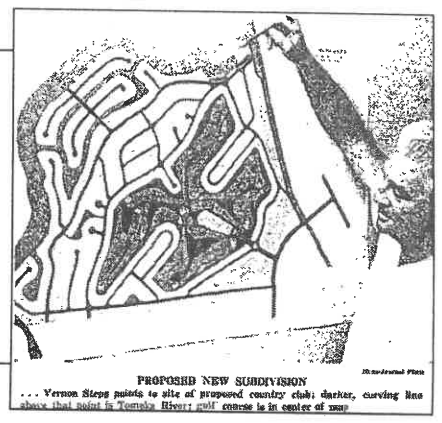
Plat consists of:

- 135 acre Golf Course
- 53 acres Commercial
- 357 acres Residential

9/16/1960

PLANS SUBDIVISION, GOLF COURSE - page 15

A new 545 acre subdivision northwest of Ormond Beach was approved tentatively yesterday by the County Commission, meeting at DeLand (subject to final approval of detailed streets, paving, drainage plans).
The subdivision, named Tomoka Oaks Country Club, will be built around an 18 hole golf course with 175 lots fronting the golf course. Local engineer Vernon Stepp, president of the development firm presented layout during meeting showing course surrounded by residential streets. (No ingress or egress)



PROPOSED NEW SUBDIVISION
... Vernon Stepp points to site of proposed country club; darker, curving line above that point is Tomoka River golf course is in center of map

Warranty Deed
Grantor/Seller: Floyd E. Lundgren
Grantee/Buyer: Tomoka Oaks, Inc.
Parcel : 39-14-32
BOOK 319 PAGE 660
SALE

9/20/1960

9/22/1960

The approved Plat of Tomoka Oaks Country Club Estates was filed for record in Map Book 25, Page 58 and 59.

10/3/1960

LAST OF SUITS OPPOSING ANNEXATION DISMISSED - page 2

A local syndicate for a golf course and subdivision dropped suit to block annexation by city of Ormond Beach. Negotiations for the development will proceed.

- W.R. McElroy, member of the syndicate
- T. J. Kittrell, acting as trustee for the syndicate
- Golf course will bring about a substantial increase in land values

record in Map Book 25, Page 58 and 59.

LAST OF SUITS OPPOSING ANNEXATION DISMISSED - page 2

10/3/1960

A local syndicate for a golf course and subdivision dropped suit to block annexation by city of Ormond Beach. Negotiations for the development will proceed.

- W.R. McElroy, member of the syndicate
- T. J. Kittrell, acting as trustee for the syndicate
- Golf course will bring about a substantial increase in land values

NEWS-JOURNAL

TOMOKA OAKS CLOSES DEAL - page 41

10/9/1960

Tomoka Oaks Inc., a development corporation which plans a big luxury subdivision on the Tomoka River, last week took title to its 545 acre tract in a warranty deed. The land is part of the 4,500 acres recently annexed by the city of Ormond Beach.
- Vernon Stepp, of Tomoka Oaks Inc., said the development and plat is called Tomoka Oaks Country Club.
- The new subdivision is to be built around an 18 hole golf course. The course is to be built and operated by Sam Snead Inc.

NEWS-JOURNAL

1961

TOMOKA OAKS DEVELOPMENT IS STARTED - page 31

2/5/1961

Tomoka Oaks County Club Estates launches informal groundbreaking. The 530 acre tract will have a golf course on 135 acres in the center, surrounded by three and a half miles of lots for higher priced homes. Officers listed as:

W. L. McElroy, Pres
Thomas Kittrell, VP
Ted Brousseau Sec/Tr
H.E. Hale, Dir
R. V. Collins, Dir
Walter K. Smith, Dir

NEWS-JOURNAL

GOLF COURSE
owned by
Tomoka Oaks, Inc.

Division of
Golf Course (left side) and Estates (right side)
Both are owned by Tomoka Oaks, Inc.

ESTATES
owned by
Tomoka Oaks, Inc.

Board of Adjustment Special Meeting Minutes; 4/5/1961

4/5/1961

City of Ormond Beach *Board of Adjustment* unanimously approves construction of a Golf Course in **Tomoka Oaks Country Club** subdivision.

4/5/1961

CITY COMMISSION MEETING - page 11

City of Ormond Beach *City Commission* approves two tentative plats of **Tomoka Oaks County Club Estates** based on the recommendation of the Planning Board.

NEWS-JOURNAL

GOLFING by Bob Desiderio - page 14

7/19/61

Highlights
- New links, to be built on a conveyed parcel of real estate investor W. R. McElroy's Tomoka Oaks Estate subdivision
- Will be a Sam Snead franchise course.
- The course will be built by Fritz Gibson Associates of Charlotte, NC. Fritz Gibson is president of Golf Course Developers, Inc.

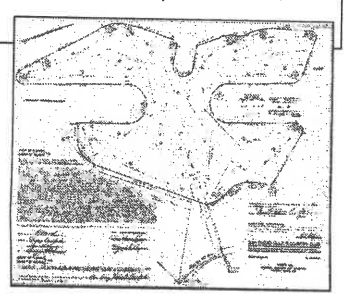
NEWS-JOURNAL

Ormond Beach City Commission Meeting Minutes; page 1123

8/1/1961

- Approves Golf Course plat of **Tomoka Oaks Country Club Estates** subdivision provided it substantially complies with the master plan (see plat in 9/15/1960 entry above)
- Plat shows the proposed golf course submitted by Stepp, Inc.
- Plat is part of a transfer of land to the golf course
- There is no dedication of public right-of-way or easements involved.

Map Book 25; Page 61 →



AGREEMENT ON FILE WITH CITY OF ORMOND BEACH - 9/7/1961

9/7/1961

RE: Tomoka Oaks Country Club Estates - Unit 1

Tomoka Oaks, Inc. and City of Ormond Beach, FL agree to the development plans and surety bond provided for Unit 1. Signed by:

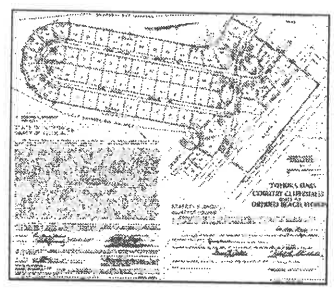
Tomoka Oaks, Inc.
Thomas J. Kittrell, VP
Ted Brousseau, Secretary

City of Ormond Beach
Robert S. Strickland, Acting Mayor

Ormond Beach City Commission Meeting Minutes; page 1144

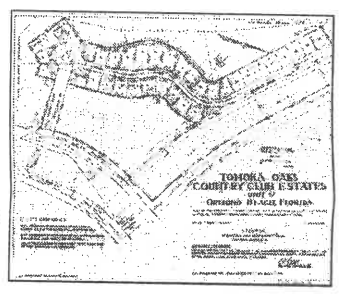
9/21/1961

Commission accepts the *Planning Board* recommendation to approve two sectional plats of **Tomoka Oaks Country Club Estates**, Unit 1.



← Map Book 25; Page 58

Map Book 25; Page 59 →



Mortgage Deed

Mortgagee: First Federal Savings and Loan Association of Daytona Beach

Mortgagor: Golf Course Developers, Inc.

Parcel: Sam Snead Golf and Country Club

SALE

Book 404 Page 18

10/10/1961

TOMOKA OAKS SUBDIVISION WORK STARTS - page 36

10/1/1961

Article highlights:
The first unit, with 103 lots along the proposed 135 acre Sam Snead Championship Golf Course, have been recorded and approved by the City of Ormond Beach.

Plans for the development were announced a year ago when Vernon Stepp, then president of the group of 30 persons in the organization, asked and received County Commission approval of the development. . . The group incorporated about six months ago, with William R. McElroy, land developer, elected chairman of the board of directors. Other officers are Thomas J. Kittrell and Ted Brousseau, both developers, vice president and secretary, respectively, and Walter K. Smith, architect, as treasurer.

NEWS-JOURNAL

WORK STARTS ON NEW GOLF COURSE, SUBDIVISION - page 9

10/10/1961

Article highlights
J. Porter Gibson, Charlotte, NC, VP of Golf Course Developers, Inc., announced the golf plans yesterday. The course is part of a 550 acre parcel of land bought by Tomoka Oaks, Inc.

Tomoka Oaks, Inc. is getting up a new 410 acre subdivision adjacent to the golf course. Will sell lots but not build homes . . . The Tomoka Oaks group has 747 lots, of which 175 are on the perimeter of the golf course.

NEWS-JOURNAL

Floyd E Lundgren releases and assigns to Tomoka Oaks Inc :

10/16/1961

Block 2,3,4	Block 9 lots 1-22
Block 5 lots 1-5	Block 10 lot 1
Block 6 lots 1-3	Block 11 lots 1-3
Block 7 lots 1-32	Block 12 lots 1-10
Block 8 lots 1-27	

Per plat filed 9/22/1960 **BOOK 411 PAGE 415**

THORIN NAMED PRO AT NEW SNEAD CLUB HERE - pg 13

10/11/1961

Article Highlights:
- Golf Course Developers Inc acquired 140 acres from Tomoka Oaks Inc.
- Tomoka Oaks still has 410 acres of adjacent land to develop as a luxury subdivision with 175 lots on the perimeter of the course.
- **There will be a membership tie-in with buyers of Tomoka Oaks, Inc. lots.**

BIDS ASKED ON TOMOKA STREETS - page 13

12/31/1961

Bids on paving a mile and a half of streets in the first section of Tomoka Oaks Country Club Estates, the golf course subdivision on the north Ormond Beach mainland, were invited last week by the developer, Tomoka Oaks, Inc. The first section contains 103 lots, all of them on the 18 hole golf course being built by Sam Snead, Inc. a spokesman for the developer, Engineer Vernon Stepp, said the lots will go on sale next month

NEWS-JOURNAL

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Tomoka Oaks, Inc. is getting up a new 410 acre subdivision adjacent to the golf course. Will sell lots but not build homes . . . The Tomoka Oaks group has 747 lots, of which 175 are on the perimeter of the golf course.

NEWS-JOURNAL

10/16/1961

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Block 2,3,4	Block 9 lots 1-22
Block 5 lots 1-5	Block 10 lot 1
Block 6 lots 1-3	Block 11 lots 1-3
Block 7 lots 1-32	Block 12 lots 1-10
Block 8 lots 1-27	*Per plat filed 9/22/1960* **BOOK 411 PAGE 415**

10/11/1961

THORIN NAMED PRO AT NEW SNEAD CLUB HERE - pg 13

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- **There will be a membership tie-in with buyers of Tomoka Oaks, Inc. lots.**

NEWS-JOURNAL

12/31/1961

BIDS ASKED ON TOMOKA STREETS - page 13

Bids on paving a mile and a half of streets in the first section of Tomoka Oaks Country Club Estates, the golf course subdivision on the north Ormond Beach mainland, were invited last week by the developer, Tomoka Oaks, Inc. The first section contains 103 lots, all of them on the 18 hole golf course being built by Sam Snead, Inc. a spokesman for the developer, Engineer Vernon Stepp, said the lots will go on sale next month.

NEWS-JOURNAL

Mortgage Deed 8/1/1962

Mortgagee: Golf Course Developers Inc

Mortgagor: Tomoka Oaks, Inc.

Parcel: Sam Snead Golf and Country Club

Subject to mortgage dated 10/10/1961, BK 404 PG 18

Signed by:
Tomoka Oaks, Inc.
W. L. McElroy, President
Ted Brousseau, Secretary

SALE

BOOK 465 PAGE 204

8/1/1962

1962

1/31/1962

RESTRICTIONS

RE: Tomoka Oaks Country Club Estates, Unit 1

Paraphrase of restrictions

Tomoka Oaks, Inc. the owner and grantor of all lots, desires the lots be subject to certain restrictions for the mutual benefit and protection of said owner and to persons both natural and corporate who may hereafter purchase or acquire any interest in said property.

The owner declares and creates the following restrictions, reservations and conditions to be binding upon it and upon each and every person and corporation hereafter.

Submitted and signed by:
Tomoka Oaks, Inc.
W. L. McElroy, President
Ted Brousseau, Secretary

Highlights

#3 Construction on lots adjoining the golf course can be within 10 feet of golf course boundary

#10 Grantee automatically a member of the Tomoka Oaks Homeowners Association

#11 Grantor reserves right to release restrictions except #10

#14 Grantor may transfer right to enforce restrictions to the Tomoka Oaks Homeowners Association

#15 Covenants binding for 25 years, then automatically extended for successive periods of 10 years unless instrument signed by majority of lot owners is recorded agreeing to covenant changes

Book 431 Pages 32-37

NEW TOMOKA LINKS SOLD TO McELROY GROUP

NEWS-JOURNAL

Daytona Beach Sunday News-Journal; 7/8/1962, page 16

Article Highlights:

- Golf Course Developers, Inc. sold out to Tomoka Oaks, Inc. due to financial issues. [Closing occurred 8/1/1962 via Mortgage Deed 465/204.]
- William R. (Bill) McElroy, president of Tomoka Oaks, Inc. announced the purchase on 7/7/1962.
- McElroy said plans under way for formation of a new corporation named Tomoka Oaks Golf Club, Inc. [Filed with Division of Corporations, State of Florida on 7/19/1962]
- McElroy said it will be a "permanent golf club" and "When the new golf club corporation is formed, the land will be conveyed to the new corporation. It will be subject to restrictions for use only as a golf club and other recreational use."
- Ted Brousseau to serve as general manager of both the golf course and residential estates.

8/31/1962

Announcement/Advertisement in Daytona Beach Morning Journal - page 23

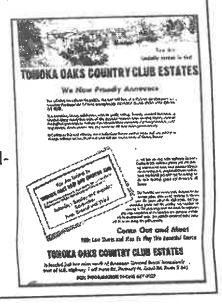
Excerpts:

YOU ARE CORDIALLY INVITED TO VISIT TOMOKA OAKS COUNTRY CLUB ESTATES

We Now Proudly Announce

The offering for sale to the public, the first 103 lots of a 750 lot development surrounding the beautiful 18 hole championship TOMOKA OAKS GOLF AND COUNTRY CLUB.

NEWS-JOURNAL



9/30/1962

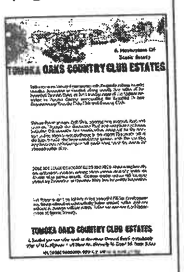
Announcement/Advertisement in Daytona Beach Sunday News Journal - page 53

Excerpts:

TOMOKA OAKS COUNTRY CLUB ESTATES
A Masterpiece of Scenic Beauty

This exclusive, luxury development with its gently rolling, heavily wooded homes is situation along nearly two miles of the beautiful Tomoka River on land having some of the highest elevation in Volusia County, surrounding the Beautiful 18 hole Championship Tomoka Oaks Golf and Country Club.

NEWS-JOURNAL



11/5/1962

City of Ormond Beach *Board of Adjustment* Meeting Minutes 11/5/1962

T. H. Brousseau, Secretary of Tomoka Oaks Inc. requested permission to set houses back to within fifteen feet of the rear lot line to take advantage of the adjoining golf course. All lots included adjoin the golf course. Legal description is Lots 1 through 32, inclusive, Block 7, Tomoka Oaks Country Club Estates; and lots 1 through 22, inclusive, Block 9, Tomoka Oaks Country Club Estates.

Mr. Brousseau was present and explained:

- Houses would be approximately 200 ft. from the fairways
- Lots are 120 ft. deep
- The golf course will be there for ninety-nine years, there will be no subdivision

11/19/1962

City of Ormond Beach *Board of Adjustment* meeting:

RE: Request by Ted Brousseau to to set houses back to within fifteen feet of the rear lot line

The Board met at Tomoka Oaks on 12/12/61 to see how the line of the defined area relates to the rear lot line of the lots in question. Unanimously passed motion to set houses back to within fifteen feet of the rear lot line to take advantage of the adjoining golf course.

TOMOKA OAKS GOLF CLUB ACCEPTING APPLICATIONS

- page

Article highlights:

- Ted Brousseau is the secretary, treasurer and general manager of the Golf Club and of Tomoka Oaks, Inc., which owns the golf course and the subdivision.
- Brousseau explained that Tomoka Oaks, Inc., which owns a real estate subdivision surrounding the course, had leased the course itself to Tomoka Oaks Country Club, Inc. for 99 years.

NEWS-JOURNAL

12/28/1962

12/15/1962

Tomoka Oaks, Inc. begins marketing ads for **Tomoka Oaks Country Club Estates** and invite brokers to help sell their "golf course homesites."

Ad runs multiple times in December 1962:
Example: 12/13/1962 pg 45

Tomoka Oaks Country Club Estates

The Halifax Area's Exclusive and most beautiful rolling, wooded Golf Course Homesites!

NEWS-JOURNAL

- page
Article highlights:

- Ted Brousseau is the secretary, treasurer and general manager of the Golf Club and of Tomoka Oaks, Inc., which owns the golf course and the subdivision.
- Brousseau explained that Tomoka Oaks, Inc., which owns a real estate subdivision surrounding the course, had leased the course itself to Tomoka Oaks Country Club, Inc. for 99 years.

NEWS-JOURNAL

12/28/1962

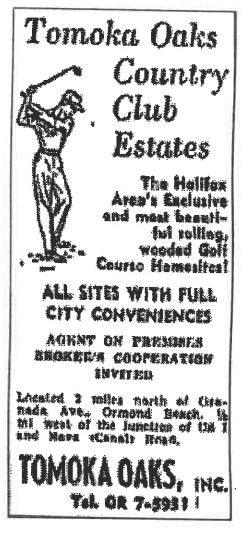
12/15/1962

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Ad runs multiple times in December 1962:
Example: 12/13/1962 pg 45

Tomoka Oaks Country Club Estates
The Halifax Area's Exclusive and most beautiful rolling, wooded Golf Course Homesites!

NEWS-JOURNAL



Tomoka Oaks Inc.
Lessor

LEASE

Tomoka Oaks Golf and Country Club, Inc.
Lessee

Paraphrase of Lease Highlights

- Premises: All of Sam Snead Golf and Country Club
- Term and Rental : Ninety-nine (99) years subject to termination as per terms of lease (see attached lease for specifics)
- Use: Premises shall be used perpetually for a country club and related uses. This provision shall survive the lease and be included in the deed. Deed restrictions may be waived by two-thirds of Lessee Board of Directors with concurrence of:
  - ◊ 2/3's of the members of said Lessee
  - ◊ 2/3's of the members of the Tomoka Oaks Homeowners Association

Signatures:

Tomoka Oaks, Inc.
W. R. McElroy, President
Donald W. Acer, Jr. Sec

Tomoka Oaks Golf and Country Club Inc.
W. R. McElroy, President
T. H. Brousseau, Secretary

OFFC RECS BOOK 516; Pages 360 - 366

1/1/1963

1963

1/1/1963

Tomoka Oaks, Inc. continues marketing their "golf course homesites."

Kept using the same ad as was used in December 1962.

Same Ad runs multiple times in January, February, and March 1963.

Examples: 1/1/1963 pg 23
2/15/1963 pg 21
3/11/1963 pg 23

NEWS-JOURNAL

Tomoka Oaks Golf and Country Club Inc.
Filed with Division of Corporations,
State of Florida (created to handle lease only)

Officers:
Philip F Debeaubien, President
William R. Conway Vice President
Louis Fuchs, Sec/Treas

Directors
- Rockwell V. Collins,
- David W. Goddard
- James K. Lawrence

1/8/1963

2/16/1963

Announcement/Advertisement in *Daytona Beach News-Journal* - page 2

Tomoka Oaks Country Club Estates invites the public to visit.

Feb. 16th ad promotes:

- From its very inception, no effort was spared in planning and developing Tomoka Oaks Country Club Estates to be one of the finest exclusive residential areas in the state of Florida.
- Right in the center of this magnificent natural beauty spot, has been built Tomoka Oaks Golf and Country Club - an 18 hole championship Golf Course.
- To keep this Area in all its natural beauty, certain protective covenants are necessary for the benefit and protection of all property owners and will be included in the deed.



NEWS-JOURNAL

2/23/1963

Announcement/Advertisement in *Daytona Beach Sunday News-Journal* - page 14



Tomoka Oaks Country Club Estates publishes 2nd Invitation to the public. Ad promotes same overall marketing points as Feb. 16th ad but now includes:

- Revision to text to indicate "certain protective covenants have been provided for the benefit and protection of all property owners.
- Personally signed by W. R. McElroy, president of Tomoka Oaks Country Club Estates.

NEWS-JOURNAL

FOUR NAMED TO TOCGG OFFICIALDOM pg 23

Tomoka Oaks Golf and Country Club Inc.
elects Board of Directors for Golf Club - page

3 year terms
Rockwell V. Collins — Jim Stephens
Richard L. Shetler — Byron Underwood

2 year terms
Bill Conway — Phil deBeaubien
Dave Goddard — Ed Williams

1 year term
Louis Fuchs — James K. Lawrence
Charles Stansfield

NEWS-JOURNAL

3/29/1963

3/1/1963

SUPPLEMENTAL RESTRICTIONS
RE: Tomoka Oaks Country Club Estates, Unit 1

Submitted and signed by:
Tomoka Oaks, Inc.
W. R. McElroy, President
Donald A Acer, Jr., Secretary

Summary:

1. No principal residence shall be constructed upon any lot adjacent to the golf course or water courses which shall contain less than 1500 square feet of enclosed living area and 2300 square feet of total covered area.

BOOK 516 PAGE 358

Warranty Deed conveys Golf Course to the trusteeship of Ralph R. Frederick.

Brief paraphrase of Deed:

Property shall be used perpetually for purposes of a golf and country club, golf course, and related uses.

Conveyance subject to express conditions should Ralph R Frederick as trustee desire to sell or convey the golf course, offers referred for acceptance or rejection to:

- Tomoka Oaks Inc.
- Then to Tomoka Oaks Golf and Country Club, Inc.
- Or may be transferred to Tomoka Oaks HOA

If Property not used as described above, and not sold to any of the 3 entities above, it reverts to Tomoka Oaks, Inc.

Reverter clause can be released or modified by Tomoka Oaks, Inc. ten years after 12/12/1963. But if 4/5's of estate lots are sold, re-

Surrender of Lease

Tomoka Oaks Golf and Country Club, Inc. surrenders unto Tomoka Oaks Inc. lease dated 1/1/1963

LEASE

Signed by:
Tomoka Oaks Golf and Country Club, Inc
Phil De Beaubien, President
Louis Fuchs, Secretary

Book 585 Page 155

10/30/1963

TOMOKA OAKS IS SOLD; PREDOMINANTLY LOCAL GROUP PURCHASE LINKS - page 12, 13

Closing on the sale, which involves the transfer of title to the trusteeship of Frederick is scheduled for Thursday (12/12/63).

Board of Directors of Tomoka Oaks Inc approved contract for the sale of the golf course. Approval followed a reorganizational meeting of Tomoka Oaks Inc., developers of a residential area adjoining the golf course. Heading the group of stockholders are:

Ralph R. Frederick - President
Robert Mallie - VP
Donald Acer - Secretary and Treasurer

BOARD MEMBERS

Bert Gowan — William Conway
Fred Conway — Rockwell Collins
Arthur Zimmet — Walter Smith

NEWS-JOURNAL

12/10/63

12/12/1963

4/3/1963

Tomoka Oaks, Inc. continues marketing their "golf course homesites."

These same two ads runs multiple times in April 1963.
Example: 4/3/1963 page 23

NOW YOU CAN ENJOY A HOME OVERLOOKING A NEW CHAMPIONSHIP GOLF COURSE
Drive out today to
TOMOKA OAKS
COUNTRY CLUB ESTATES
Nova Road just off Route 1
ORMOND BEACH

A TOP GOLF COURSE
BEAUTIFUL OLD TREES
ROLLING TERRAIN
ALL CITY FACILITIES
Add up to Gracious Suburban Living. See for yourself at
TOMOKA OAKS
COUNTRY CLUB ESTATES
Nova Road just off Route 1
ORMOND BEACH

NEWS-JOURNAL

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- Tomoka Oaks Inc.
- Then to Tomoka Oaks Golf and Country Club, Inc.
- Or may be transferred to Tomoka Oaks HOA

If Property not used as described above, and not sold to any of the 3 entities above, it reverts to Tomoka Oaks, Inc.

Reverter clause can be released or modified by Tomoka Oaks, Inc. ten years after 12/12/1963. But if 4/5's of estate lots are sold, reverter vested automatically and exclusively in Tomoka Oaks Homeowners Association.

Signed by:
Tomoka Oaks, Inc.
Ralph R. Fredericks, president
Donald W Acer, Jr., Secretary

Book 585 Pages 157-159
12/12/1963

SALE

Surrender of Lease

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LEASE

Signed by:
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Robert Mallie - VP
Donald Acer - Secretary and Treasurer

BOARD MEMBERS

Bert Gowan	William Conway
Fred Conway	Rockwell Collins
Arthur Zimmet	Walter Smith

NEWS-JOURNAL

12/12/1963

Satisfaction of Mortgage 12/13/1963
Owner of Note:
First Federal Saving & Loan Asso of Daytona Beach

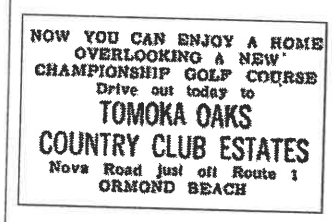
Mortgage Holder:
Golf Course Developers, Inc. Book 404 Page 18

Book 585 Page 152

4/3/1963

Tomoka Oaks, Inc. continues marketing their "golf course homesites."

These same two ads runs multiple times in April 1963.
Example: 4/3/1963 page 23





NEWS-JOURNAL

Mortgage Deed 12/12/63
(all golf course property)

Mortgagee
Ormond Beach National Bank

Mortgagor
Ralph R. Frederick, trustee

Book 585 Page 160 - 162

12/12/1963

1964

TOCC Inc.
Filed with Division of Corporations,
State of Florida

2/4/1964

TEE TO GREEN by Jim Walters - page 15

Things are going so well at Tomoka (Oaks golf club) that Club President Ralph Frederick closed out memberships . . . we have 750 lots in the Tomoka Oaks residential development on which we are obligated to offer memberships.

NEWS-JOURNAL

2/20/1964

8/9/1964

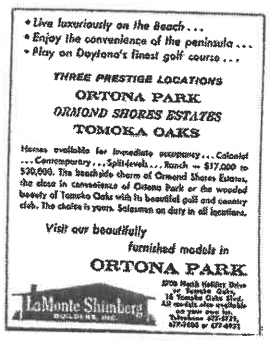
TAMPA BUILDERS PLAN TOMOKA OAKS PROGRAM - page 36

Plans for building a number of homes in Ormond Beach's Tomoka Oaks Country Club Estates were announced last week by LaMonte-Shimberg of Tampa.

At a meeting Thursday with 35 real estate brokers, President Charles LaMonte said the company intends to build 50 houses a year in the $21,000 to over $30,000 price range. All will be on large, tree-shaded lots and many will border on the Tomoka golf course, he told the group.

NEWS-JOURNAL

Newspaper Ad 12/4/1964; pg 22



Warranty Deed 9/14/65
(approx 6 acres only)

Grantor	Grantee
Tomoka Oaks, Inc.	Tomoka Oaks Golf & Country Club Inc
Albert J Gowan, President	
Donald W. Acer, Jr., Secretary	

BOOK 735 PAGE 428

9/14/1965

1965

1966

Mortgage Deed 1/10/66
(all golf course property and 6 acres of Block 1, unit 1)

Mortgagee
First Atlantic National Bank of Daytona Beach

Mortgagor
TOCC, Inc
Ralph R Frederick, President
Broyles Plemmons, Sec

Note Endorsed by:
Ralph R. Frederick
Ann A. Frederick
James P Callahan
George L. Haller
Russell W. McFall
Richard L. Shetler

SALE

BOOK 774 PAGE 699

1/10/1966

Quit Claim Deed 2/18/66
(6 acres of Block 1, Unit 1)

Party Y of the 1st Part
Tomoka Oaks Golf and Country Club Inc
Phil De Beaubien, President
Louis Fuchs, Secretary

Party of the 2nd Part
TOCC, Inc.

BOOK 774 PAGE 657

2/18/1966

AGREEMENT 3/1/66

RE: Note executed by TOCC, Inc
Book 774 Page 699

Party of the 1st Part
Tomoka Oaks, Inc.

Party of the 2nd Part
First Atlantic National Bank of Daytona Beach

Mortgage Deed 3/11/1966

1966

Mortgage Deed 1/10/66
(all golf course property and 6 acres of Block 1, unit 1)

Mortgagee
First Atlantic National Bank of Daytona Beach

Mortgagor
TOCC, Inc
Ralph R Frederick, President
Broyles Plemmons, Sec

Note Endorsed by:
Ralph R. Frederick
Ann A. Frederick
James P Callahan
George L. Haller
Russell W. McFall
Richard L. Shetler

SALE

BOOK 774 PAGE 699

1/10/1966

Quit Claim Deed 2/18/66
(6 acres of Block 1, Unit 1)

Party Y of the 1st Part
Tomoka Oaks Golf and Country Club Inc
Phil De Beaubien, President
Louis Fuchs, Secretary

Party of the 2nd Part
TOCC, Inc.

BOOK 774 PAGE 657

2/18/1966

AGREEMENT 3/1/66

RE: Note executed by TOCC, Inc
Book 774 Page 699

Party of the 1st Part
Tomoka Oaks, Inc.

Party of the 2nd Part
First Atlantic National Bank of Daytona Beach

Brief summary:

- Tomoka Oaks, Inc. owns a majority of the land surrounding the Golf Course
- Operation of a Golf Club and Golf Course on the greater portion of the above described property is a valuable asset to Tomoka Oaks, Inc.
- Both parties agree that Tomoka Oaks, Inc. can remedy any TOCC,Inc default or redeem the TOCC, Inc mortgage and receive assignment of Note.

Tomoka Oaks, Inc.
Albert J. Gowan, President
Donald W. Acer, Jr., Sec

BOOK 816 PAGE 206 - 207

3/31/1966

Mortgage Deed 3/11/1966

Mortgagee:
Ormond Beach First National Bank

Mortgagor
Tomoka Oaks, Inc
Robert Millie, VP
Donald W. Acer, Jr., Secretary

Block 20 Lots 1-12
Block 24 Lots 1-7
Block 26 Lot 1-9

Book 825 Page 621

1967

TOMOKA OAKS SALE UNDER DISCUSSION - page 12

Brief summary

There was a closed Tomoka Oaks Club meeting to discuss future of Tomoka Oaks Golf and Country Club.

One of the attendees was Dick Shetler, former home owner and current stock holder who was one of the most active members of the Tomoka Oaks Club during his term as head of GE's operations in this area.

Another of the attendees mentioned was R. W. McFall, Western Union president, who recently purchased a home facing the course and who has stock in the club.

Ralph R. Frederick, general manager of Tomoka Oaks Golf Club and Country Club Estates has told friends he has received a "feeler" on the sale of the course from a group headed by two local amateur golfers. NEWS-JOURNAL

6/18/1967

IT SAYS HERE by Bernard Kahn, Sports Editor - page 12

Ralph Frederick has been talking to a group . . . interested in buying the golf course. . . Frederick is an astute go-go businessman who also owns the superb neighboring Tomoka Oaks real estate development and, of course, will protect the property in any possible sale arrangement. NEWS-JOURNAL

6/22/1967

6/22/1967

IT SAYS HERE by Bernard Kahn, Sports Editor - page 12

Ralph Frederick has been talking to a group . . . interested in buying the golf course. . . Frederick is an astute go-go businessman who also owns the superb neighboring Tomoka Oaks real estate development and, of course, will protect the property in any possible sale arrangement. NEWS-JOURNAL

AFFIDAVIT
Signed 11/5/1968 by: William R. Conway, VP
Tomoka Oaks Golf and Country Club Inc

Summary:

- Corp has been inactive for the last 5 years*
- Corp granted rights from Tomoka Oaks, Inc while in a lease agreement regarding golf course dated 1/1/1963
- Lease canceled by mutual consent 12/13/1963

*NOTE: This Affidavit is contradicted by legal transactions three years prior to Affidavit:

- Warranty Deed dated 9/14/1965; Book 735 Page 428
- Quit Claim Deed dated 2/18/1966; Book 774, Page 657

Affidavit signed 11/5/1968 but not officially recorded until 11/22/1970 in BOOK 1238 PAGE 244

11/5/1968

1968

CHATTERBOX - page 9

'Tis the Season to be Jolly

Members of the Tomoka Oaks Homeowners Club held Yuletide party at the Tomoka Oaks Golf and Country Club bar and restaurant. Distributed gifts to 100 or so members present. (Pictured Mrs. James Bochhoven and Joe Callahan) Earlier article dated 6/20/1968 listed committee members: Carol (James) Bockhoven, Barbara (Joe) Callahan. NEWS-JOURNAL

6/25/1968

11/7/1968

Mortgage Deed
2nd Mortgage $60,000

Primary mortgage is recorded on
Book 774 Page 699—701

11/7/1968

11/7/1968

AGREEMENT 11/7/1968

RE: Note and mortgage executed by TOCC, Inc
OFFC Records 1054 Page 171

Party of the 1st Part
Tomoka Oaks, Inc.

GOLFING by Brad Wilson - page

Bill McNall, Dave Campbell and Larry Hogan now

11/17/1968

6/25/1968

CHATTERBOX - page 9

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Members of the Tomoka Oaks Homeowners Club held Yuletide party at the Tomoka Oaks Golf and Country Club bar and restaurant. Distributed gifts to 100 or so members present. (Pictured Mrs. James Bochhoven and Joe Callahan) Earlier article dated 6/20/1968 listed committee members: Carol (James) Bockhoven, Barbara (Joe) Callahan.

NEWS-JOURNAL

11/7/1968

Mortgage Deed
2nd Mortgage $60,000

Primary mortgage is recorded on **Book 774 Page 699—701**

Willie Page Odem
Mortgagee

TOCC, Inc
Mortgagors

Signed by:
David C. Campbell, President
William F McNall, Secretary
TOCC, Inc

SALE

BOOK 1054 PAGE 171

11/7/1968 — 11/7/1968

AGREEMENT 11/7/1968

RE: Note and mortgage executed by TOCC, Inc
OFFC Records 1054 Page 171

Party of the 1st Part
Tomoka Oaks, Inc.

Party of the 2nd Part
Willie Page Odem

Brief summary:

- Party of the 1st part owns a majority of the land surrounding the Golf Course
- Operation of a Golf Club and Golf Course on the greater portion of the above described property is a valuable asset to the party of the 1st part,
- Both parties agree that for the mortgage only, Tomoka Oaks, Inc. waives and releases reverter and option rights.

Tomoka Oaks, Inc.
R. W. Davis, VP
Donald W. Ace, Jr., Sec

BOOK 1059 PAGE 230

11/17/1968

GOLFING by Brad Wilson - page

Bill McNall, Dave Campbell and Larry Hogan now own Tomoka Oaks CC (golf course) as of Nov 14, 1968.

The trio . . . took over management of the 130 acre Ormond Beach country club two weeks ago. Ralph Frederick was the majority stockholder of Tomoka Oaks CC.

NEWS-JOURNAL

NOTE: Per article dated 8/8/1969 - Frederick still has a substantial interest in Tomoka Oaks via mortgage and other payments in **Mortgage Deed dated 1/10/66; OFFC Records 774 Page 699—701**

1969

Resolution Recorded with Volusia County

Not until 10/19/1970, does Tomoka Oaks, Inc. officially record their **Resolution** from their Board of Directors Meeting held over 1.75 years earlier on 2/18/1969 in which:

Paraphrased

- It has been submitted to Tomoka Oaks, Inc. that TOCC, Inc. has contracted to sell the golf course property to Ormond Ocean Homes, Inc.
- Tomoka Oaks, Inc. rejects its right to exercise any option to purchase the property, and is in full accord with the sale which is hereby ratified and approved by its Board of Directors on 2/18/1969.
- Tomoka Oaks, Inc. intends to liquidate and dissolve and releases all rights reserved it in the deed of conveyance 585/157 filed 12/12/63.
- Release of Reverter to become effective 12/13/1973

Resolution signed by Donald W. Acer, Jr., Secretary, Tomoka Oaks Inc.

BOOK *1238* PAGE *248*

2/18/1969

Tomoka Oaks Inc (owner of Estates), **Board of Directors Meeting** 2/18/1969

According to: **Resolution 1238/248, filed 10/19/1970** and **Release 1307/89 filed 6/16/1971**

Tomoka Oaks, Inc. Board of Directors held a meeting on 2/18/1969 in which the board:

- Rejected its right to purchase the Sam Snead Golf and Country Club from TOCC, Inc.
- Released any and all rights reserved unto it in the deed of conveyance 585/157 filed 12/12/63.
- Release of Reverter to become effective 12/13/1973

Resolution signed by: Donald W. Acer, Jr., Secretary, Tomoka Oaks Inc.
Release signed by: R. W. Davis, President, Tomoka Oaks, Inc.

Release Recorded with Volusia County

Not until 6/16/1971 does Tomoka Oaks, Inc. officially record the **Release** voted on at their Board of Directors Meeting held over 2.5 years earlier on 2/18/1969 in which:

Paraphrased

Tomoka Oaks Inc, Board of Directors passed resolution on 2/18/1969 to:

- Releases any and all rights reserved unto it in Deed 585/157, particularly its right of first refusal set forth in said deed
- Releases the Reverter Clause contained in Deed 585/157
- The Release of the reverter clause to be effective 12/13/1973

Release signed by:
R. W. Davis, President, Tomoka Oaks, Inc.

Book 1307 Page 89

Ethical and Legal Issues with: **Resolution 1238/248, filed 10/19/1970** and **Release 1307/89 filed 6/16/1971**

See **Table 12** and **Table 15** in the section of the written narrative report titled "Protective Covenants and Restrictions" which details why, in my opinion, the Release and the related Resolution were unethical and possible illegal.

4/16/1969

OTHER COMMISSION BUSINESS - page 15

In a split vote, the Commission approved third phase of construction at Tomoka Oaks Country Club Estates.

NEWS-JOURNAL

8/14/1969

RESTRICTIONS - Unit 3

Tomoka Oaks Inc files restrictions on Unit 3 which omit that all lot owners are automatic members of Tomoka Oaks Homeowners Association as was recorded in Restrictions filed for Unit 1.
Restrictions signed by: R. W. Davis, Pres and Donald W Acer, Jr., Sec **Book 1121 Page 554**

It is my opinion that the intention of the Master Plan and the Unit 1 Restrictions were both designed to protect homeowner rights and investments. I believe Unit 3 Restrictions did not honor that intent.

See **Table 1, Table 9** and **Table 11** in the section of the written narrative report titled "Protective Covenants and Restrictions" which cite reasons for this opinion.

12/3/1969

IT SAYS HERE by Bernard Kahn - page 18

Ralph Frederick has taken back Tomoka Oaks Country Club and issued a report to members stating the decision not to foreclose on the previous owners (Bill McNall, Dave Campbell, Larry Hogan) was made in order to protect the TOCC creditors.

NEWS-JOURNAL

3/5/1970 — 3/5/1970

Warranty Deed
Buyer: Ormond Ocean Homes Inc.
Seller: TOCC, INC
Signed by:
SALE Ralph R. Frederick, President*

BOOK 1188 PAGE 533

*NOTE: Frederick was a stock holder in TOCC and in Ormond Ocean Homes as shown in these *Daytona Beach News-Journal* articles. In my opinion, this resulted in the loss of homeowner rights as detailed in the report section "Conflicts of Interest in Cross-Ownership."

Warranty Deed
SALE
Buyer: Ormond Ocean Homes Inc.
Seller: Tomoka Oaks, Inc.
Signed by: Ralph W. Davis, President

Book 1188 Page 529

7/16/1961

ELLINOR MAKES DEAL ON NORTH HALF OF VILLAGE pg 35, Sunday Issue

- $1.5 million purchase of north section of Ellinor Village scheduled to close 9/10/1961.
- Buyers, all from Freeport, IL, will do business as Ormond Ocean Homes Inc., a Florida corporation.
- Stock held by officers and by Ralph R. Frederick of Ormond Beach who will be

CONVEYANCE **Filed 7/6/1970**
Tomoka Oaks, Inc. conveys all holdings in Tomoka Oaks Country club Estates to Ormond Ocean Homes Inc.

1969

Resolution Recorded with Volusia County

Not until 10/19/1970, does Tomoka Oaks, Inc. officially record their **Resolution** from their Board of Directors Meeting held over 1.75 years earlier on 2/18/1969 in which:

Paraphrased

- It has been submitted to Tomoka Oaks, Inc. that TOCC, Inc. has contracted to sell the golf course property to Ormond Ocean Homes, Inc.
- Tomoka Oaks, Inc. rejects its right to exercise any option to purchase the property, and is in full accord with the sale which is hereby ratified and approved by its Board of Directors on 2/18/1969.
- Tomoka Oaks, Inc. intends to liquidate and dissolve and releases all rights reserved it in the deed of conveyance 585/157 filed 12/12/63.
- Release of Reverter to become effective 12/13/1973

Resolution signed by Donald W. Acer, Jr., Secretary, Tomoka Oaks Inc.

BOOK *1238* *PAGE 248*

2/18/1969

Tomoka Oaks Inc (owner of Estates), **Board of Directors Meeting** 2/18/1969

According to: **Resolution 1238/248, filed 10/19/1970** and **Release 1307/89 filed 6/16/1971**

Tomoka Oaks, Inc. Board of Directors held a meeting on 2/18/1969 in which the board:

- Rejected its right to purchase the Sam Snead Golf and Country Club from TOCC, Inc.
- Released any and all rights reserved unto it in the deed of conveyance 585/157 filed 12/12/63.
- Release of Reverter to become effective 12/13/1973

Resolution signed by: Donald W. Acer, Jr., Secretary, Tomoka Oaks Inc.
Release signed by: R. W. Davis, President, Tomoka Oaks, Inc.

Release Recorded with Volusia County

Not until 6/16/1971 does Tomoka Oaks, Inc. officially record the **Release** voted on at their Board of Directors Meeting held over 2.5 years earlier on 2/18/1969 in which:

Paraphrased

Tomoka Oaks Inc, Board of Directors passed resolution on 2/18/1969 to:

- Releases any and all rights reserved unto it in Deed 585/157, particularly its right of first refusal set forth in said deed
- Releases the Reverter Clause contained in Deed 585/157
- The Release of the reverter clause to be effective 12/13/1973

Release signed by:
R. W. Davis, President, Tomoka Oaks, Inc.

Book 1307 Page 89

Ethical and Legal Issues with: **Resolution 1238/248, filed 10/19/1970** and **Release 1307/89 filed 6/16/1971**

See **Table 12** and **Table 15** in the section of the written narrative report titled "Protective Covenants and Restrictions" which details why, in my opinion, the Release and the related Resolution were unethical and possible illegal.

4/16/1969

OTHER COMMISSION BUSINESS - page 15

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8/14/1969

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Restrictions signed by: R. W. Davis, Pres and Donald W Acer, Jr., Sec **Book 1121 Page 554**

It is my opinion that the intention of the Master Plan and the Unit 1 Restrictions were both designed to protect homeowner rights and investments. I believe Unit 3 Restrictions did not honor that intent.

See **Table 1, Table 9** and **Table 11** in the section of the written narrative report titled "Protective Covenants and Restrictions" which cite reasons for this opinion.

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12/3/1969

3/5/1970

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Buyer: Ormond Ocean Homes Inc.
Seller: TOCC, INC
Signed by:
SALE Ralph R. Frederick, President*

BOOK 1188 PAGE 533

*NOTE: Frederick was a stock holder in TOCC and in Ormond Ocean Homes as shown in these *Daytona Beach News-Journal* articles. In my opinion, this resulted in the loss of homeowner rights as detailed in the report section "Conflicts of Interest in Cross-Ownership."

3/5/1970

Warranty Deed
SALE
Buyer: Ormond Ocean Homes Inc.
Seller: Tomoka Oaks, Inc.
Signed by: Ralph W. Davis, President

Book 1188 Page 529

7/16/1961

ELLINOR MAKES DEAL ON NORTH HALF OF VILLAGE pg 35, Sunday Issue

- $1.5 million purchase of north section of Ellinor Village scheduled to close 9/10/1961.
- Buyers, all from Freeport, IL, will do business as Ormond Ocean Homes Inc., a Florida corporation.
- Stock held by officers and by Ralph R. Frederick of Ormond Beach who will be general manager.
- Frederick is a personal friend of the Freeport group and brought the two parties together.

5/30/1965

ORMOND RENTAL PROJECT GETS BIG FHA LOAN - page 32, Sunday Issue

- Ormond Ocean Homes, a 232-unit rental housing development on the Ormond peninsula, will spend $1,832,000 for modernizing, president Ralph Frederick announced last week.
- Money will be used to renovate the former north half of the Ellinor Village resort.
- Frederick will be the prime contractor
- Frederick, who heads 11 corporations here and is general manager of the Tomoka Oaks development, and Ray Gramley of Freeport, IL bought the development several years ago.

3/6/1970

IT SAYS HERE by Bernard Kahn - page 16, Evening Issue

What is brewing is negotiation by Phoenix [Arizona based Sovereign Industries, Inc.], an investment conglomerate, to buy the Tomoka Oaks Golf and Country Club and Tomoka Oaks, Inc., the neighboring real estate development, plus Ormond Ocean Homes Apartments (the former north section of Elinor Village.)
Hustlin' Ralph Frederick, the card playing pro motor, has the big piece of the action in all three parcels.

5/23/1970

IT SAYS HERE by Bernard Kahn - page 14 Morning Issue

Frederick recently announced sale of the Tomoka Oaks Country Club and surrounding real estate to Arizon based Sovereign. Frederick also sold Ormond Ocean Homes to the Sovereign group.

7/6/1970

CONVEYANCE **Filed 7/6/1970**
Tomoka Oaks, Inc. conveys all holdings in Tomoka Oaks Country club Estates to Ormond Ocean Homes, Inc.

Paraphrase

Tomoka Oaks Homeowners Association has never had any being as a corporation or association.

Tomoka Oaks, Inc. is conveying to Ormond Ocean Homes, Inc. all of its remaining holdings in Tomoka Oaks Country Club Estates.

Tomoka Oaks, Inc. sets over, transfers, and assigns to Ormond Ocean Homes Inc. any right, title or interest in the restrictions and the right to enforce, alter, change Restrictive Covenants dated Jan 31, 1962.

Signed 3/5/1970 by:
R. W. Davis, President
Tomoka Oaks, Inc.

BOOK 1212 PAGE 70

Issues with Conveyance

It is my opinion this Conveyance was not truthful. The timing is questionable and the intent is unethical and possibly illegal. See **Table 11 and 11 A** in the section of the written narrative report titled "Protective Covenants and Restrictions" which cite reasons for this opinion.

Timeline: Tomoka Oaks, Inc. - Prepared: 6/12/2022

Conflicts of Interest in Cross-Ownership: golf course lots were sold to officers of: Tomoka Oaks, Inc., Tomoka Oaks Golf and Country Club Inc., and TOCC, Inc.

*This is not intended to be an inclusive list of all cross-ownership. *Dates with an asterisk designate the issue of the Daytona Beach News-Journal that listed the Deed Recording in Newsbank.com*

Seller	Buyer / Offices Held	Golf Course Lot Address	Lot / Block / $	Volusia County Official Records: *Date/Book/Page		Cross-Ownership Notes
Tomoka Oaks Inc.	Thomas Kittrell • Building contractor and developer in Ormond Beach (*Daytona Beach News-Journal,* 2/25/2002, page 05C) • Trustee of original syndicate of investors prior to the annexation of parcel 39-14-32 by City of Ormond Beach. • Tomoka Oaks, Inc - VP	22 N ST ANDREWS DR 28 N ST ANDREWS DR	2/9 $9 5/9 $9	12/10/1962 12/10/1962	494/618 494/618	**Tomoka Oaks Time Capsule** 11/5/1989 - page 73 NEWS-JOURNAL Tom Kittrell built 28 N. St. Andrews Dr. in 1962 for Rockwell V. "Rocky" Collins. Collins held the offices of: • Tomoka Oaks, Inc., Director • Tomoka Oaks Golf and Country Club, Inc., Director • Resident of Tomoka Oaks Estates
Tomoka Oaks Inc.	Ted Brousseau, Inc. Ted Brousseau owned Ted Brousseau, Inc., a development company. (*Daytona Beach News-Journal,* 10/1/1961, page 36) Brousseau held the offices of: • Tomoka Oaks, Inc., Secretary/Trea • Tomoka Oaks Golf and Country Club Inc., Secretary • General Manager of the golf course and residential estates	26 N ST ANDREWS DR	4/9 $9	12/12/1962	495/576	
Ted Brousseau, Inc.	Charles H. Strasser Wynn E. Walters	26 N ST ANDREWS DR 32 PINE VALLEY CIR	4/9 $41,000 17/7 $29,500	5/19/1963* 3/28/1965*		
Tomoka Oaks Inc.	George Haller • Endorsed TOCC, Inc. mortgage note dated 1/10/1966, Book 774 Page 699 • Promised lifetime membership in golf course in AGREEMENT - Book 2052 Page 1019 • Resident of Tomoka Oaks Estates 23 Pine Valley Circle	23 PINE VALLEY CIR	12/7	1/7/1963	503/219	George Haller was a home owner and resident of Tomoka Oaks Estates (*Daytona Beach News-Journal,* 9/9/1962, page 36)

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*This is not intended to be an inclusive list of all cross-ownership. *Dates with an asterisk designate the issue of the Daytona Beach News-Journal that listed the Deed Recording in Newsbank.com*

Seller	Buyer / Offices Held	Golf Course Lot Address	Lot / Block / $	Volusia County Official Records: *Date/Book/Page		Cross-Ownership Notes
Tomoka Oaks Inc. and TOCC, Inc.	Ralph R Frederick (as an individual buyer) • Tomoka Oaks, Inc., Pres & Trustee • Tomoka Oaks Golf Club, Pres & GM • Tomoka Oaks Country Club Estates, Pres & GM • TOCC Inc., President • Resident of Tomoka Oaks Estates, 24 Tomoka Oaks Blvd. (*Daytona Beach News-Journal* 12/3/1967, page 25)	<u>On Golf Course</u> 42 N ST ANDREWS DR 27 S ST ANDREWS DR 27 S ST ANDREWS DR 24 TOMOKA OAKS BLVD 47 S ST ANDREWS DR	 12/9 3/10 $640 4/10 $640 1/10 14/10 $5,000	 2/24/1964 4/27/1965 5/4/1965 12/27/1966* 5/17/1968	 604/363 703/502 705/243 1017/520	
Tomoka Oaks Inc. and TOCC, Inc.	Ralph R Frederick (as an individual buyer) See above for offices held	<u>Off Golf Course</u> Block 1 27 N ST ANDREWS DR 25 N ST ANDREWS DR 64 S ST ANDREWS DR Unit 3A	 $15,000 $15,000 5/12 4/12 16/18 Block 2, Block 3	 11/17/1968* 12/18/1968 3/24/1969 9/4/1969 3/11/1970	 1062/573 1085/471 1125/423 1183/17	
Ralph R Frederick (as an individual seller) See above for offices held	Tomoka Oaks, Inc. (buyer) James J. DePalma Rondal G Surrency David R. (Rockwell) Collins Ormond Ocean Homes, Inc.	42 N ST ANDREWS DR 64 S ST ANDREWS DR Block 1	12/9 $18,700 Lot 4 & 3 $47,500 2/5 $26,500 16/18 $28,000	4/19/1970* 12/25/1966* 9/7/1969* 1/4/1970* 6/28/1970*		Lot 4 and part of lot 3

Conflicts of Interest in Cross-Ownership: golf course lots were sold to officers of: Tomoka Oaks, Inc., Tomoka Oaks Golf and Country Club Inc., and TOCC, Inc. Page 3 of 4

*This is not intended to be an inclusive list of all cross-ownership. *Dates with an asterisk designate the issue of the Daytona Beach News-Journal that listed the Deed Recording in Newsbank.com*

Seller	Buyer	Golf Course Lot Address	Lot / Block / $	Volusia County Official Records: *Date/Book/Page	Cross-Ownership Notes
Tomoka Oaks Inc.	James P Callahan • TOCC, Inc - endorsed mortgage note Book 774 Page 699 • AGREEMENT - Promised lifetime membership in golf course Book 2052 Page 1019 • Signed plat Map Book 27 Page 285 for Unit 3-A	29 S ST ANDREWS DR 31 S ST ANDREWS DR 33 S ST ANDREWS DR	5/10 6/10 7&8 / 10	5/22/1964* 5/22/1964* 5/22/1964*	
James P Callahan	Richard M Pennington John S Cooper	29 S ST ANDREWS DR 33 S ST ANDREWS DR	5/10 $5,300 7&8 / 10	10/23/1966* 8/18/1968*	
Tomoka Oaks Inc.	R. (Ralph) W. Davis • Tomoka Oaks, Inc. - President & Dir & VP • Resident of Tomoka Oaks Estates 40 N. St. Andrews - per Tomoka Oaks, Inc. Corporate Filing 9/12/1960	40 N ST ANDREWS DR	10/9 $9,000 and 11/9	8/10/1964*	
Tomoka Oaks Inc.	James Bochhoven (Bochoven) • Tomoka Oaks, Inc - Director • Resident of Tomoka Oaks Estates 5 Oakmont Circle - per Tomoka Oaks, Inc. Corporate Filing 9/12/1960	5 OAKMONT CIR	14/14 $5,400	6/23/1965*	
	Rockwell V. Collins • Tomoka Oaks, Inc ., Director • Tomoka Oaks Golf and Country Club, Inc., Director • Resident of Tomoka Oaks Estates 28 N ST ANDREWS DR	28 N ST ANDREWS DR			**Tomoka Oaks Time Capsule** 11/5/1989 - page 73 Tom Kittrell built 28 N. St. Andrews Dr. in 1962 for Rockwell V. "Rocky" Collins.

Conflicts of Interest in Cross-Ownership: golf course lots were sold to officers of: Tomoka Oaks, Inc., Tomoka Oaks Golf and Country Club Inc., and TOCC, Inc.

*This is not intended to be an inclusive list of all cross-ownership. *Dates with an asterisk designate the issue of the Daytona Beach News-Journal that listed the Deed Recording in Newsbank.com*

Seller	Buyer	Golf Course Lot Address	Lot / Block / $	Volusia County Official Records: *Date/Book/Page	Cross-Ownership Notes
Thomas F. Wilhelm	Russell W. McFall • TOCC, Inc - endorsed mortgage note Book 774 Page 699 • AGREEMENT - Promised lifetime membership in golf course Book 2052 Page 1019 • Stockholder in the golf course • Resident of Tomoka Oaks Estates 41 S ST Andrews	43 S ST ANDREWS DR 41 S ST ANDREWS DR	12/10 $34,500 11/10	4/21/1966 830/396 6/16/1967 947/178	
Tomoka Oaks, Inc.	James P. Walker • Partner with Ralph R Fredericks in Tomoka Pines, Inc. filed in 1967	9 OAKMONT CIR 11 OAKMONT CIR 13 OAKMONT CIR 57 S ST ANDREWS DR	12/14 $5,000 11/14 $5,000 10/14 $5,500 18/14 $5,500	4/27/1967 928/317 8/20/1967* 10/1/1967* 12/31/1967*	
James P. Walker	Richard B Hardy Phyllis W Harriss William K Callam	11 OAKMONT CIR 13 OAKMONT CIR 31 OAKMONT CIR	11/14 $21,000 10/14 $30,800 1/14 $31,000	11/26/1967* 7/7/1968* 8/25/1968*	
	Richard L. Shetler • Tomoka Oaks, Inc., stockholder • Tomoka Oaks Golf and Country Club, Inc., Director • TOCC, Inc. - endorsed mortgage note Book 774 Page 699 • AGREEMENT - Promised lifetime membership in golf course Book 2052 Page 1019 • Resident of Tomoka Oaks Estates 66 ST ANDREWS DR				Resident of Tomoka Oaks Estates at: 66 ST ANDREWS DR *Daytona Beach Sunday News-Journal*, 9/9/1962, pg 36

Builders who purchased lots and advertised their homes as being on the golf course.

This is not intended to be an inclusive list of all builders and sales.

Seller	Buyer	Golf Course Lot Address	Lot / Block / $	Volusia County Official Records Date and Book and Page		Daytona Beach News Journal Issue Date listing the Deed Recording
Tomoka Oaks Inc.	Artcraft Homes Inc	36 N ST ANDREWS DR	9/9	2/27/1963	514/596	
		46 N ST ANDREWS DR	14/9 $6,800			10/27/1963
		44 N ST ANDREWS DR	13/9 $4,000	12/4/1963	582/259	
		52 PINE VALLEY CIR	27/7	2/7/1964	600/140	
		40 PINE VALLEY CIR	21/7 $5,400			7/16/1967
Artcraft Homes Inc	Harold G. Francis	52 PINE VALLEY CIR	27/7 $34,500			7/26/1964
	Paul R Adams	40 PINE VALLEY CIR	21/7 $45,500			12/7/1969
Tomoka Oaks Inc.	Vedder-Hansard Corp	5 PINE VALLEY CIR	3/7	1/8/1964	591/539	
	AKA Sherwood Building Corp	9 PINE VALLEY CIR	5/7	1/8/1964	591/539	
	AKA Royal Dunes, Inc.	11 PINE VALLEY CIR	6/7	5/24/1964	626/433	
		13 PINE VALLEY CIR	7/7	2/17/1965	687/395	
Vedder-Hansard Corp	James L. Schmitt	5 PINE VALLEY CIR	3/7 $28,000			3/21/1965
AKA Sherwood Building Corp	Robert C. Wallace	9 PINE VALLEY CIR	5/7 $27,900			2/14/1965
AKA Royal Dunes, Inc.	Jim H Wells	13 PINE VALLEY CIR	7/7 $5,250			5/12/1968
	Kenneth G Bucklin	11 PINE VALLEY CIR	6/7 $41,000			2/23/1969
Tomoka Oaks Inc.	La Monte Shimberg Builders Inc.	59 S ST ANDREWS DR	17/14 $5,100	4/22/1965	702/527	
		54 PINE VALLEY CIR	28/7 $5,600	6/10/1965	716/526	
		55 S ST ANDREWS DR	18/10 $5,100	7/30/1965	724/667	
La Monte Shimberg Builders Inc	Harold E Laymon	55 S ST ANDREWS DR	18/10 $26,000			11/21/1965
Tomoka Oaks Inc.	Charles W Barcelo	38 PINE VALLEY CIR	20/7			
Charles W Barcelo	George W Stark	38 PINE VALLEY CIR	20/7 $32,000			19690412

Real Estate ads placed in *Daytona Beach News-Joural* by brokers other than Tomoka Oaks, Inc. **Ads promote coexistence of golf course and residential estates.**

All Journal dates are from the Real Estate section of the issue as sourced in Newsbank.com.

This is not meant to be an inclusive list of all ads.

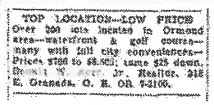
Date	Broker/Realtor	Reference to Golf Course	Address and Price if listed in ad
5/4/1963	Atlantic Realty Serv Inc	Overlooking 9th green	22 St. Andrews Dr
2/16/1964	Atlantic Realty Serv Inc	**Areas only planned community.** Surrounding the beautiful championship golf course.	
3/15/1964	Atlantic Realty Serv Inc	7th fairway	15 Pine Valley Cir $28,500
4/26/1964	Atlantic Realty Serv Inc	2,3,and 4 bedroom homes on the Fairway or off the golf course	$25,500 - $29,500
5/10/1964	Vedder-Hansford Corp	A perfect home on the golf course. Overlooking 7th green	5 Pine Valley Cir
5/10/1964	Atlantic Realty Serv Inc	Situated on the 8th Fairway at the 9th Tee	44 St. Andrews Dr
9/2/1964	Atlantic Realty Serv Inc	On Golf course - lot 100x142'	44 St. Andrews Dr
9/28/1964	Vedder-Hansford Corp	Overlooking Golf course	5 Pine Valley Cir, $27,900
12/4/1964	LaMonte Shimberg Builders, inc	Tomoka Oaks. Beautiful golf and country club	
8/1/1965	Rose Crovella, Realtor	On golf course	50 Pine Valley Cir
8/25/1965	Atlantic Realty Serv Inc	Golf Course	$22,500
12/5/1965	LaMonte Shimberg Builders, Inc.	On the Golf Course	50 Pine Valley Circle
5/3/1967	Atlantic Realty Serv Inc	Home located right on fairway	
5/3/1967	Garster Realty	On golf course	$31,900
9/27/1967	Atwood Teagle, Realtor	Home on Golf course lot	19 Pine Valley Cir
10/28/1967	Garster Realty	On the golf course	59 S. St. Andrews, $29,500
11/9/1968	Artcraft Realty Office at Tomoka Oaks Entrance	Smack on Golf Course	$30,000
3/19/1969	Owner	Bordering the golf course	57 S. St. Andrews
3/21/1969	Artcraft Realty Office: Entrance Tomoka Oaks Country Club	Lovely homes on large wooded lots around 18 hole golf course	$27,900 - $46,500
10/13/1969	Artcraft Realty	On the 6th fairway	

Tomoka Oaks, Inc. real estate ads marketing the coexistence of the **Sam Snead Golf and Country Club** and the **Tomoka Oaks Country Club Estates.** Ads run in the ***Daytona Beach News Journal*** during May 1963 - March 1970. All citations come from Newsbank.com.

This is not meant to be an inclusive list of all ads.

Sam Snead Golf and Country Club
Owned By: Tomoka Oaks, Inc. 9/20/1960 - 1/10/1966
TOCC, Inc. 1/10/1966 - 3/6/1970

Tomoka Oaks Country Club Estates
Owned By: Tomoka Oaks, Inc. 9/20/1960 - 3/6/1970

News Journal Date	Broker/Realtor	Reference to Golf Course	
8/31/1962 Morning edition Pg 2	Tomoka Oaks, Inc	For sale to the public, the first 103 lots of a 750 lot development surrounding the beautiful 18 hole championship Tomoka Oaks Golf and Country Club.	
9/21/1962 Morning edition Pg 21 Run multiple x's	Donald W Acer, Jr Realtor NOTE: Also Secretary of Tomoka Oaks, Inc.	Top location. Low Price. Over 200 lots located in Ormond area - waterfront & golf course	
9/30/1962 Sunday edition Pg 53	Tomoka Oaks, Inc	This exclusive, luxury development . . . Surrounding the beautiful 18 hole Championship Tomoka Oaks Golf and Country Club	
Dec 1962 - March 1963 run multiple x's 1/1/1963 Morning edition Pg 23	Tomoka Oaks, Inc.	The Halifax Area's Exclusive and most beautiful rolling wooded Golf Course Home sites	

News Journal Date	Broker/Realtor	Reference to Golf Course	
2/16/1963 Morning edition Pg 2	Tomoka Oaks, Inc.	No effort was spared in planning and developing Tomoka Oaks Country Club Estates to be one of the finest exclusive residential areas in the state of Florida. Right in the center . . . has been built the Tomoka Oaks Golf and Country Club - an 18 hole championship Golf Course	
2/23/1963 Morning edition Pg 14	Tomoka Oaks, Inc.	Same overall text as 2/16/1963 ad but also states "certain protective covenants have been provided for the benefit and protection of all property owners" Signed by W. M. McElroy, president of Tomoka Oaks, Inc.	
April 1963 Run multiple times in April 4/5/1963 Pg 23	Tomoka Oaks, Inc.	Now you can enjoy a home overlooking a new Championship Golf Course	NOW YOU CAN ENJOY A HOME OVERLOOKING A NEW CHAMPIONSHIP GOLF COURSE Drive out today to TOMOKA OAKS COUNTRY CLUB ESTATES Nova Road just off Route 1 ORMOND BEACH
April 1963 Run multiple times in April 4/5/1963 Pg 23	Tomoka Oaks, Inc.	A Top Golf Course Gracious Suburban Living	A TOP GOLF COURSE BEAUTIFUL OLD TREES ROLLING TERRAIN ALL CITY FACILITIES Add up to Gracious Suburban Living. See for yourself at TOMOKA OAKS COUNTRY CLUB ESTATES Nova Road just off Route 1 ORMOND BEACH

Timeline:
Ormond Ocean Homes, Inc.

Parcel: 39-14-32

Sam Snead Golf and Country Club

Owners: Ormond Ocean Homes, Inc.

Dates of Ownership: 3/5/1970 - 6/15/1971

Tomoka Oaks Country Club Estates

Owners: Ormond Ocean Homes, Inc.

Dates of Ownership: 3/5/1970 - 6/15/1971

1970

3/5/1970

Warranty Deed

Buyer: Ormond Ocean Homes Inc.

Seller: TOCC, INC

Signed by:

Ralph R. Frederick, President

SALE

BOOK 1188 PAGE 533

Issues with Warranty Deed

As noted in the TOCC, Inc. timeline, at the time of this Warranty Deed, Ralph R. Frederick was:

- A stockholder and president in Ormond Ocean Homes, Inc.
- President and primary stockholder of TOCC, Inc. which owned the Sam Snead Golf and Country Club.
- President and stock holder in Tomoka Oaks, Inc. which owned the Tomoka Oaks Country Club Estates surrounding the golf course.

It is my opinion this dual ownership ultimately resulted in the loss of homeowner Referral and Reverter rights as detailed in the section of the written narrative, "Conflicts of Interest in Cross-Ownership" page 4.

STOCK TRANSFER 3/28/1970

Sovereign Industries, Inc. acquires all stock of Ormond Ocean Homes, Inc. and all assets of Tomoka Oaks, Inc. and Tomoka Oaks Country Club estates

Continues transacting business as Ormond Oceans Homes, Inc.

3/5/1970

Warranty Deed

Buyer: Ormond Ocean Homes Inc.

Seller: Tomoka Oaks, Inc.

Signed by: Ralph W. Davis, President

SALE

Book 1188 Page 529

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Sovereign Industries, Inc. acquires all stock of Ormond Ocean Homes, Inc. and all assets of Tomoka Oaks, Inc. and Tomoka Oaks Country Club estates

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Paraphrase

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Tomoka Oaks, Inc. is conveying to Ormond Ocean Homes, Inc. all of its remaining holdings in Tomoka Oaks Country Club Estates.

Tomoka Oaks, Inc. sets over, transfers, and assigns to Ormond Ocean Homes Inc. any right, title or interest in the restrictions and the right to enforce, alter, change Restrictive Covenants dated Jan 31, 1962.

Signed 3/5/1970 by: R. W. Davis, President, Tomoka Oaks, Inc.

BOOK 1212 PAGE 70

Issues with Conveyance

It is my opinion this Conveyance was not truthful. The timing is questionable and the intent is unethical and possibly illegal. See **Table 11 and 11 A** in the section of the written narrative report titled "Protective Covenants and Restrictions" which cite reasons for this opinion.

3/29/1970

TOMOKA OAKS PROPERTY, FIRM SOLD

Highlights:

Arizona based Sovereign Industries, Inc. acquired:

- all of the stock of Ormond Ocean Home Inc.
- all of the assets of Tomoka Oaks, Inc. and the Tomoka Oaks County Club in an agreement finalized March 28, 1970.

Sovereign assumed control of:

- 130 acre Tomoka Country Club golf course and club
- 415 acres of the plush Tomoka Oaks real estate development

Tomoka Oaks golf course was built in 1961. The Tomoka Oaks estates began soon thereafter and number many of the most expensive homes in the area.

Sovereign will do everything possible to improve the home owner's investments and to make the golf club outstanding.

Frederick's called the Sovereign purchase "satisfying and an assurance that the high type program I started will be continued and improved." NEWS-JOURNAL

7/31/1970

NEW **LOOK UNVEILED FOR TOMOKA OAKS**

Sovereign Industries Inc., presented plans for golf course and estates improvements to the present homeowners on Thursday night. . . . Presently there are about 160 landowners in Tomoka Oaks. NEWS-JOURNAL

10/19/1970

Resolution Recorded with Volusia County

Not until 10/19/1970, does Tomoka Oaks, Inc. officially record their **Resolution** from their Board of Directors Meeting held over 1.5 years earlier on 2/18/1969 in which:

Paraphrased

- It has been submitted to Tomoka Oaks, Inc. that TOCC, Inc. has contracted to sell the golf course property to Ormond Ocean Homes, Inc.
- Tomoka Oaks, Inc. rejects its right to exercise any option to purchase the property, and is in full accord with the sale which is hereby ratified and approved by its Board of Directors on 2/18/1969.
- Tomoka Oaks, Inc. intends to liquidate and dissolve and releases all rights reserved it in the deed of conveyance 585/157 filed 12/12/63.
- Release of Reverter to become effective 12/13/1973

Resolution signed by Donald W. Acer, Jr., Secretary, Tomoka Oaks Inc.

Book 1238 Page 248

*Issues with **Resolution 1238/248, filed 10/19/1970***

*It is my opinion that this Resolution was unethical and potentially illegal. See **Table 12** in the written narrative report, "Protective Covenants and Restrictions" for details and citations regarding my opinion.*

11/8/1970

MORE FUNDS, ACREAGE FOR TOMOKA OAKS

Highlights:

The owners of Tomoka Oaks Country Club and Estates purchased a 168 acre tract from Tomoka Ridge, Inc. for a reported price of $506,000.

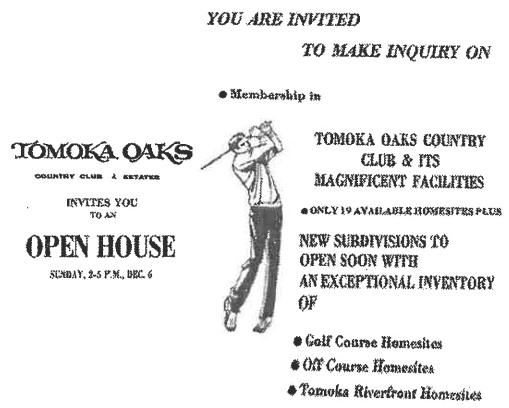
Lots average 120 x 130 feet and range in price from $9,000 to $15,000, depending on location with respect to the golf course and Tomoka River.

Construction will begin soon on a group of single family homes to sell from $32,000 to $55,000. NEWS-JOURNAL

12/5/1970

Announcement/Advertisement in Daytona Beach News Journal

Ormond Ocean Homes, Inc markets Tomoka Oaks Golf Course Homesites in their promotional Open House advertisement. NEWS-JOURNAL



1971

4/18/1971

Supper Party At Tomoka Oaks C.C. - page 42

The **Tomoka Oaks Homeowners Assn**. had a covered dish supper Saturday night at the Tomoka Oaks Country Club with about 120 attending.. NEWS-JOURNAL

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Sovereign will do everything possible to improve the home owner's investments and to make the golf club outstanding.

Frederick's called the Sovereign purchase "satisfying and an assurance that the high type program I started will be continued and improved." NEWS-JOURNAL

7/31/1970

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Book 1238 Page 248

10/19/1970

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Warranty Deed 6/15/1971
Golf Course and remaining lots

Ormond Ocean Homes, Inc.
Grantor

PLR Development LTD
Grantee

SALE 25

Book 1306 PAGE 286

6/15/1971

6/15/1971

Warranty Deed 6/15/1971
Golf Course and remaining lots

Ormond Ocean Homes, Inc.
Grantor

PLR Development LTD
Grantee

SALE 25

Book 1306 PAGE 286

TOMOKA OAKS CLUB AND ESTATES SOLD IN $4.5 MILLION DEAL

Tomoka Oaks Country Club, plus Tomoka Oaks Estates, was sold by Sovereign Industries, Inc., to a partnership under the control of Milton W. Pepper, real estate developer. A group of local people also are involved in the transaction, but Pepper said, "I can't disclose their names at this time." NEWS-JOURNAL

6/17/1971

6/16/1971

Release Recorded with Volusia County

Tomoka Oaks, Inc., former owner of Tomoka Oaks County Club Estates records **Release** from Board of Directors Meeting held 2.5 years ago on 2/18/1969 to:

- Release all rights including right of first refusal in deed of conveyance 585/157 filed 12/12/1963
- Release of Reverter clause to be effective 12/13/1973

Release signed by: R. W. Davis, President, Tomoka Oaks, Inc. **BOOK 1307 PAGE 89**

It is my opinion that this **Release** was unethical and potentially illegal. See **Table 15** in the written narrative report, "Protective Covenants and Restrictions" for details and citations regarding my opinion.

Timeline: Ormond Ocean Homes, Inc. - Prepared: 6/12/2022

Samples of Real Estate ads run in the ***Daytona Beach News Journal*** during 3/7/1970 - 6/15/1971 which promote the coexistence of the golf course and the estates. All citations come from Newsbank.com

Sam Snead Golf and Country Club and Tomoka Oaks Country Club Estates

- Owned by Ormond Ocean Homes, Inc. 3/5/1970 - 3/28/1970
- Owned by Ormond Ocean Homes, Inc. / Sovereign Industries, Inc. 3/28/1970 - 6/15/1971

This is not meant to be an inclusive list of all ads.

News Journal **Date**	**Broker/Realtor**	**Reference to Golf Course**	**Address and Price if listed in ad**
5/24/1970	Artcraft Realty	Overlooking Golf Course	$39,000
5/26/1970	Artcraft Realty	Overlooking fairway	61 S. St. Andrews
6/20/1970	Artcraft Realty	Winding streets, stately Oak trees and the Country Club are the surroundings for the prettiest home in the area. . . Some are right off the fair way!	
6/23/1970	Key Realty Asso, Inc.	Overlooking fairway	$42,000
12/5 1970	**Ormond Ocean Homes, Inc.**	Tomoka Oaks Country Club & Estates Open House Invitation New subdivisions to open soon with an exceptional inventory of: • Golf Course Homesites • Off Course Homesites • Tomoka Riverfront Homesites	
2/14/1971	Atlantic Realty Services	Overlooks the 5th green	70 N. St. Andrews Dr
2/21/1971	Artcraft Realty	Overlooks golf course	$54,900

Ad Highlights

TOMOKA OAKS
COUNTRY CLUB & ESTATES

INVITES YOU
TO AN

OPEN HOUSE

SUNDAY, 2-5 P.M., DEC. 6

YOU ARE INVITED

TO MAKE INQUIRY ON

- **Membership in**



TOMOKA OAKS COUNTRY CLUB & ITS MAGNIFICENT FACILITIES

- **ONLY 19 AVAILABLE HOMESITES PLUS**

NEW SUBDIVISIONS TO OPEN SOON WITH AN EXCEPTIONAL INVENTORY OF

- **Golf Course Homesites**
- **Off Course Homesites**
- **Tomoka Riverfront Homesites**

Conflicts of Interest in Cross-Ownership during Ormond Ocean Homes, Inc. / Sovereign Industries, Inc. Ownership March 1970—June 1971

**Dates with an asterisk designate the issue of the Daytona Beach News-Journal that listed the Deed Recording in Newsbank.com*

This is not intended to be an inclusive list of all cross-ownership.

Seller	Buyer	Golf Course Lot Address	Lot / Block / $	Volusia County Official Records Date and Book and Page	Cross-Ownership Notes
Tomoka Oaks Inc.	Ormond Ocean Homes, Inc.	42 N ST ANDREWS DR	12 / 9	4/30/1970 1188/529	1. 2/24/1964 lot sold by Tomoka Oaks, In. to Ralph Frederick as an individual. 2. 4/19/70 Frederick sold it back to Tomoka Oaks Inc. after Ormond Ocean Homes bought the Estates 3. 4/30/1972 Tomoka Oaks, Inc. sold lot to Ormond Ocean Homes, Inc. Frederick was President of both corporations. 4. At some point, Ormond Ocean homes sold lot to PLR , Milton Pepper was GM. 5. 2/28/75 PLR sold it to AKRON, Milton Pepper, President
Ralph R Frederick as an individual	Ormond Oceans Homes, Inc. Ralph R. Frederick, President	Unit 1 Block 1	$40,000	6/28/1970*	1. 11/17/1968 Tomoka Oaks, Inc. sold Block 1 to Ralph R. Frederick as an individual. 2. 6/28/1970 Frederick as an individual sold lot to Ormond Ocean Homes, of which Frederick was President.
Ormond Ocean Homes, Inc.	Milton Pepper as an individual	75 N ST ANDREWS DR 39 OAKMONT CIR	6 / 6 8 / 15	6/15/1971 1306/296 6/15/1971 1306/296	Sales occurred same day PRL purchased golf course from Ormond Ocean Homes, Inc. Milton Pepper was GM of PLR, yet lots sold to Pepper as an individual rather than to PLR.

Timeline:
Milton. W. Pepper

Parcel: 39-14-32

Sam Snead Golf and Country Club

Owners: PLR Development, LTD - Milton W. Pepper, GM
Dates of Ownership: 6/15/1971 - 2/26/1975

AKRON Enterprises, Inc. - Milton W. Pepper, President
Dates of Ownership: 2/27/1975 - 2/27/1978

Milton W. Pepper
Dates of Ownership: 2/27/1978 - 2/14/1979
(Leased course to RTH with option to buy)

Tomoka Oaks Country Club Estates

Owners: PLR Development, LTD - Milton Pepper, GM
Dates of Ownership: 6/15/1971 - 2/27/1977

BML Investments, William J. Goodman
PRN Investments, Norman A Rossman
Dates of Ownership: 2/28/1977 - 1980

During ownership, remaining lots were sold for development to:

- Development Corp of Switzerland (Goodman & Rossman)
- Residential Communities of America (Rossman)

1971

Warranty Deed 6/15/1971
Golf Course

Ormond Ocean Homes, Inc.
Grantor

PLR Development LTD
Grantee

SALE

Book 1306 PAGE 286

6/15/1971

6/15/1971

Warranty Deed 6/15/1971
Remaining lots in Estates

Ormond Ocean Homes, Inc.
Grantor

PLR Development LTD
Grantee

SALE

Book 1306 PAGE 286

6/17/1971

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Tomoka Oaks Country Club, plus Tomoka Oaks Estates, was sold by Sovereign Industries, Inc., to a partnership under the control of Milton W. Pepper, real estate developer. A group of local people also are involved in the transaction, but Pepper said, "I can't disclose their names at this time."

NEWS-JOURNAL

6/21/1971

Buffet Supper at Tomoka Oaks - page 11

The Tomoka Oaks Homeowners Club [Association] had a buffet supper Friday night at Tomoka Oaks Country Club for about 80 of the faithful.

NEWS-JOURNAL

6/16/1971

Release Recorded 6/16/1971 with Volusia County

Tomoka Oaks, Inc., former owner of Tomoka Oaks County Club and Estates records **Release** from Board of Directors Meeting held 2.5 years ago on 2/18/1969 to:

- Release right of first refusal in deed of conveyance 585/157 filed 12/12/1963
- Release of Reverter clause to be effective 12/13/1973

Release signed by: R. W. Davis, President, Tomoka Oaks, Inc.

BOOK 1307 PAGE 89

*Issues with ***Release 1307/89 filed 6/16/1971***

It is my opinion that this Release was unethical and potentially illegal. See **Table 15** in the written narrative report, "Protective Covenants and Restrictions" for details and citations regarding my opinion.

1972

3/7/1972

Ormond Beach City Commission Meeting

As requested by the City Commission, the Planning Board, at its regular meeting on March 2, 1972, reviewed the Tomoka Oaks Master Plan with Mr. Kermit Coble, attorney for the developers. Mr Coble stated by letter (see below) that the present owners of the subdivision intend to develop according to the original master plan approved by the Commission in 1961, with any changes being in the form of minor adjustments as they may be needed from time to time. He stated orally that the developers have no intention of creating another golf course.

Commission Schaeffer moved, seconded by Commissioner McNary, to accept the March 2 letter from Kermit Coble, Attorney for P.L.R. which indicated the developers are reverting back to the original Master Plan, together with the accompanying report from the Planning Board and Mr Parks. Motioned carried.

March 7, 1972 Meeting Minutes Page 8078 Item #7

Letter submitted by J. Kermit Coble

March 2nd, 1972
City of Ormond Beach
Ormond Beach Florida
RE: Tomoka Oaks Master Plans

Gentlemen:

This is to notify you that P. L. R. DEVELOPMENT (Ltd.), successors of Ormond Ocean Homes and Sovereign Industries, wish to withdraw the proposed Master Plan submitted to you and revert back to the original master plan on file with your office.

I would like to state that P.L.R. had no knowledge of the proposed revised master plan or the same would have been withdrawn earlier.

Very truly yours,
J. Kermit Coble,
Attorney for P.L.R.

Lifetime Membership Agreement

Paraphrase

PLR Development, (LTD), does hereby give, grant, assign, transfer and set over unto:

- Milton W. Pepper
- Nell Collier
- Leonard Pepper
- J. Kermit Coble

each a lifetime membership in Tomoka Oaks Golf and Country Club which includes:

◊ Right to assign one other lifetime membership
◊ No green fees
◊ No assessments or dues
◊ Free use of electric golf carts
◊ 50% off food/beverages
◊ Sales in Pro Shop at wholesale **Book 1487 Page 629**

10/10/1972

5/8/1972

ASSIGNMENT

Paraphrase

- Tomoka Oaks Homeowners Association has never had any being as a corp or association.
- Tomoka Oaks, Inc. conveyed to Ormond Ocean Homes all of its remaining holdings in Tomoka Oaks Country Club Estates and assigned all of its right, title or interest originally contained in the Restrictive Covenants dated Jan 31, 1962.
- Ormond Ocean Homes, Inc. does hereby set over, transfer, and assign to PLR any right, title or interest in all restrictions and the right to enforce, alter, change or waive any original restrictions.

Signed by Ormond Ocean Homes, Inc..

BOOK 1420 PAGE 159

Issues with Assignment recorded 5/8/1972

It is my opinion that this Assignment was unethical and potentially illegal. See **Table 16** in the written narrative report, "Protective Covenants and Restrictions" for details and citations regarding my opinion.

◊ Free use of electric golf carts
◊ 50% off food/beverages
◊ Sales in Pro Shop at wholesale **Book 1487 Page 629**

Issues with Assignment recorded 5/8/1972

It is my opinion that this Assignment was unethical and potentially illegal. See **Table 16** in the written narrative report, "Protective Covenants and Restrictions" for details and citations regarding my opinion.

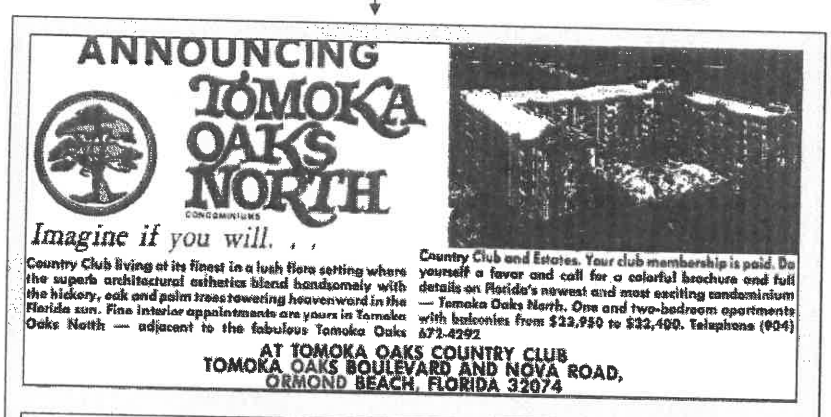
Tomoka Oaks North Condominiums

Article Highlights:

- 90 unit condominium project adjacent to Tomoka Oaks Country Club and Estates
- Condominium buyers receive a paid membership in Tomoka Oaks Country Club
- Occupancy by late Summer of 1973 is anticipated
- Owner of the project is Tomoka Oakwood Development Corporation. State of Florida Corporate filing lists officers as:
  - ◊ Wilfred L Gieger, President
  - ◊ Paul Swenk, VP
  - ◊ Milton W Pepper, Secretary and Director
  - ◊ J Kermit Coble, Director

NEWS-JOURNAL

10/22/1972



1972, 1973, 1974

Multiple Real Estate Ads published by the developer appeared in *The Daytona Beach News Journal*. Ad text promoted:

- Luxury Condominiums at Tomoka Oaks Country Club
- Residents have reserved membership in Tomoka Oaks Country Club

Article Date 5/13/1975

- Manhattan Mortgage & Realty Trust purchased Tomoka Oaks North. Promotes "rent-to-buy" with membership in Tomoka Oaks Country Club
- Ben Horne is an Officer of Tomoka Oakwood Development Corp

12/6/1972

CITY COMMISSION MEETING

Approved a preliminary layout for development of a portion of Tomoka Oaks subdivision (Unit 5)

NEWS-JOURNAL

1973

1974

TOMOKA OAKS GOLF COURSE TO BE SOLD?

Arnold Mims, Tomoka Oaks member, and president of Tomoka Oaks Country Club, Inc., and owner of home adjoining the 6th fairway, wants to purchase golf course owned by Milton Pepper Associates- PRL Development Company.

Tomoka Oaks Country Club members, 90 strong, met in the clubhouse. Committee:

Temporary Chairman George Borsari (36 N St Andrew), Rocky Collins 28 St. Andrews Drive, Jack Erick, Vinal Cox, Fred Jaeger, Dr. H C Ledbetter, Ed Maybeck, John Nuckolls.

4/16/1974

TOMOKA OAKS NEARER TO BEING PRIVATE CLUB
by Brad Wilson

Rated as one of the finest golf courses in Central Florida.

The original committee of 8 was expanded to 14 following meetings of the **Tomoka Oaks Home Owners Assn**.

Tomoka Oaks Country Club Acquisition Committee:

- Arnold Mims, general chairman (34 Pine Valley Circle)
- Ed Maybeck, secretary
- George Borsari, treasurer (36 N St Andrew)

4/26/1974

BID TO BUY TOMOKA OAKS HAS FAILED

The attempt by members to raise money and purchase Tomoka Oaks Country Club has failed.

Arnold Mims, president of Tomoka Oaks Country Club, Inc., said the group which had hoped to buy the 6,900 yard part 72 championship course off Nova Road in Ormond Beach voted at a meeting Monday night to table the project indefinitely.

9/18/1974

1975

AKRON Enterprises, Inc.
Filed with Division of Corporations, State of Florida

Officers:
Milton W. Pepper, PD

2/4/1975

Warranty Deed
Golf Course

PLR Development LTD
Milton W. Pepper, General Manager

2/27/1975

1976

Notice of Intention to Register Fictitious Name

Development Corporation of Switzerland, Norman A. Rossman, President, publishes Legal Advertisement stating intention to register

Warranty Deed 2/28/1977
(remaining lots in Blocks 1,2,3,4)

Filed with Division of Corporations, State of Florida

Officers:
Milton W. Pepper, PD

2/4/1975

Warranty Deed
Golf Course

PLR Development LTD
Milton W. Pepper, General Manager
Grantor

AKRON Enterprises, Inc.
Milton W. Pepper, President/Director
Grantee

SALE

Book 1768 / PAGE 1798

2/27/1975

1976

1977

Notice of Intention to Register Fictitious Name

Development Corporation of Switzerland, Norman A. Rossman, President, publishes Legal Advertisement stating intention to register TOMOKA OAKS LAND COMPANY for business of construction and related activities. Registrants are Jacobs and Goodman.

NEWS-JOURNAL

2/22/1977

2/28/1977

Warranty Deed 2/28/1977
(remaining lots in Blocks 1,2,3,4)
PLR Development, LTD
Grantor

BML Investments / PRN Investments
Grantee
William J. Goodman and
Norman A Rossman

Book 1887 Page 301

Fourth Modification Agreement

Highlights

- Owners: BML Investments and PRN Investments
- Mortgagee: Cameron-Brown Investment Group
- Mortgagee to grant partial releases of estate lots to Owners:
  - ◊ Golf course frontage $7,000/lot
  - ◊ Tomoka River frontage $5,000/lot
  - ◊ All other lots in Parcel A and B $4,000/lot

Book 1187 Page 320

Warranty Deeds 1977 - 1979

BML Investments / PRN Investments
Grantor

Residential Communities of America
Grantee
Purchased portion of remaining estate lots

Warranty Deeds 1978 - 1980

BML Investments / PRN Investments
Grantor

Development Corp of Switzerland
Grantee (Goodman & Rossman)
Purchased portion of remaining estate lots

Warranty Deeds 1978 - 1979

Development Corp of Switzerland
Grantor

Residential Communities of America
Grantee
Purchased portion of remaining estate lots

Tomoka Oaks: Engineer Says . . . Pg 7

NEWS-JOURNAL

Excerpt

"When proposed in the late 50's by Developer Milton Pepper, the more than 400 acres of the subdivision were to be built **according to a master plan** which included the water and sewer payback plan."

8/18/1977

RTH Inc.
Filed with Division of Corporations, State of Florida

Officers:
- J. Richard Ryals (20 Eagle Court), President
- Scott R. Ryals (24 Tomoka Blvd), VT

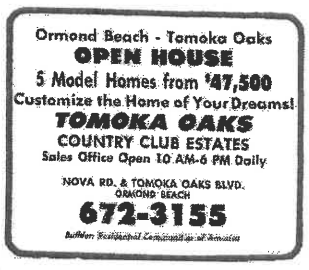
2/14/1978

1978

9/24/1977

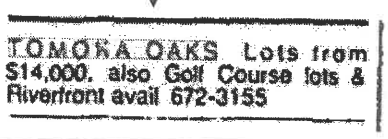
Residential Communities of America (AKA TOMOKA OAKS LAND COMPANY) 672-3155 begins marketing homes.

NEWS-JOURNAL



11/12/1977

TOMOKA OAKS LAND COMPANY 672-3155 begins marketing golf course lots.



2/5/1978

TOMOKA OAKS LAND COMPANY 672-3155 begins series of display ads which promote golf course lots and home site lots. Ad series runs throughout 1978 and 1979.

NEWS-JOURNAL

TOMOKA OAKS COUNTRY CLUB SOLD

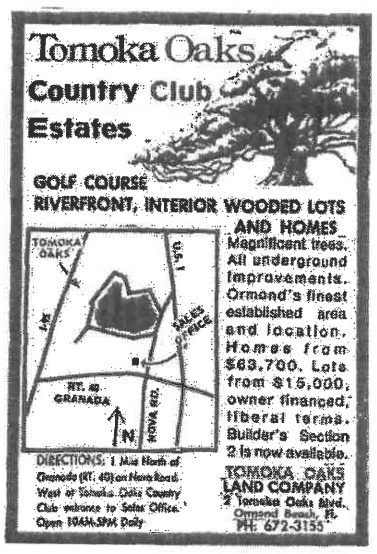
Tomoka Oaks Country Club was sold last week to three local couples for $1,375,000.

Buyers:

- Dr. and Mrs. James F. Townsend
- Dr. and Mrs. J. Richard Ryals
- Mr and Mrs. Francis A. Hidlago

The club was the last of Pepper's holdings at Tomoka Oaks, Hidalgo observed. A partnership under Pepper's control acquired the club, along with Tomoka Oaks Estates in 1971. The estate properties have been sold in recent years.

2/19/1978





5/6/1978

Quit Claim Deed
Golf Course

AKRON Enterprises, Inc.
Milton W. Pepper, President/Director
E. B. McFarland, Secretary
Grantor

Milton W. Pepper,
Grantee

SALE

Book 2001 / Page 382

2/27/1978

Tomoka Oaks: A look back

NEWS-JOURNAL

Issue Date 11/5/1989

Dr. Richard Ryals: "I was living on the sixth tee at the time three of us decided to form a corporation and buy the country club. That was in 1977. So we leased it for a year from Milton Pepper with an option. After the first year, one partner dropped out. Then the third partner went his way. So I bought (the last partner) out."

Tomoka Oaks Time Capsule

NEWS-JOURNAL

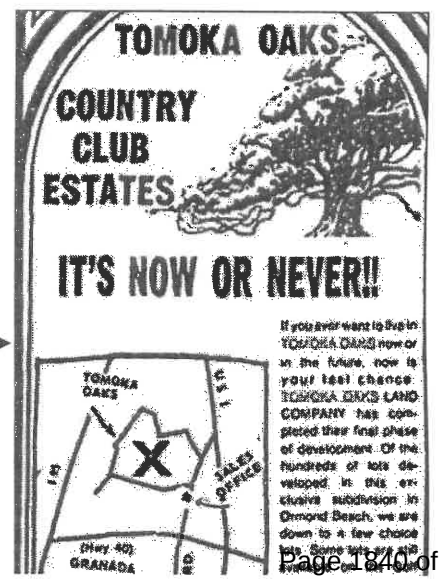
Issue Date 11/5/1989

In 1977, radiology physician Dr. Richard Ryals and two partners signed a least-option agreement with prominent local businessman Milton Pepper to buy the golf course and club. Dr. Ryals is now sole owner of the club.

12/9/1978

Tomoka Oaks Land Company continues advertising golf course lots as they market final phase of Tomoka Oaks Country Club Estates development.

NEWS-JOURNAL



Warranty Deed

Seller/Grantor: Milton W. Pepper

Buyer/Grantee: RTH, Inc

2/14/1979

1979

$4,000/lot **Book 1187 Page 320**

Tomoka Oaks: Engineer Says . . . Pg 7 NEWS-JOURNAL

Excerpt

8/18/1977 — "When proposed in the late 50's by Developer Milton Pepper, the more than 400 acres of the subdivision were to be built **according to a master plan** which included the water and sewer payback plan."

Purchased portion of remaining estate lots

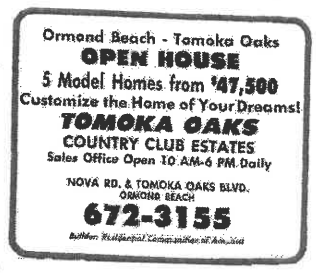
Warranty Deeds 1978 - 1979

Development Corp of Switzerland
Grantor

Residential Communities of America
Grantee

Purchased portion of remaining estate lots

9/24/1977 — Residential Communities of America (AKA TOMOKA OAKS LAND COMPANY) 672-3155 begins marketing homes. NEWS-JOURNAL



11/12/1977 — TOMOKA OAKS LAND COMPANY 672-3155 begins marketing golf course lots.



RTH Inc.
Filed with Division of Corporations, State of Florida

Officers:
- J. Richard Ryals (20 Eagle Court), President
- Scott R. Ryals (24 Tomoka Blvd), VT

2/14/1978

1978

2/5/1978 — TOMOKA OAKS LAND COMPANY 672-3155 begins series of display ads which promote golf course lots and home site lots. Ad series runs throughout 1978 and 1979. NEWS-JOURNAL

TOMOKA OAKS COUNTRY CLUB SOLD

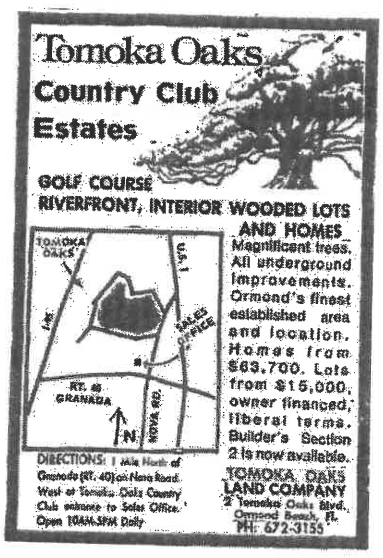
Tomoka Oaks Country Club was sold last week to three local couples for $1,375,000.

Buyers:

- Dr. and Mrs. James F. Townsend
- Dr. and Mrs. J. Richard Ryals
- Mr and Mrs. Francis A. Hidlago

The club was the last of Pepper's holdings at Tomoka Oaks, Hidalgo observed. A partnership under Pepper's control acquired the club, along with Tomoka Oaks Estates in 1971. The estate properties have been sold in recent years.

2/19/1978



2/27/1978



5/6/1978

Quit Claim Deed
Golf Course

AKRON Enterprises, Inc.
Milton W. Pepper, President/Director
E. B. McFarland, Secretary
Grantor

Milton W. Pepper,
Grantee

SALE **Book 2001 / Page 382**

Tomoka Oaks: A look back
Issue Date 11/5/1989 NEWS-JOURNAL

Dr. Richard Ryals: "I was living on the sixth tee at the time three of us decided to form a corporation and buy the country club. That was in 1977. So we leased it for a year from Milton Pepper with an option. After the first year, one partner dropped out. Then the third partner went his way. So I bought (the last partner) out."

Tomoka Oaks Time Capsule
Issue Date 11/5/1989 NEWS-JOURNAL

In 1977, radiology physician Dr. Richard Ryals and two partners signed a least-option agreement with prominent local businessman Milton Pepper to buy the golf course and club. Dr. Ryals is now sole owner of the club.

12/9/1978 — Tomoka Oaks Land Company continues advertising golf course lots as they market final phase of Tomoka Oaks Country Club Estates development. NEWS-JOURNAL



1979

2/14/1979

Warranty Deed

Seller/Grantor: Milton W. Pepper

Buyer/Grantee: RTH, Inc

Subject to Lifetime Memberships for:

Milton W. Pepper	R. W. McFall
Nell Collier	Richard L. Shetler
Leonard Pepper	George L. Haller
J. Kermit Coble	James P. Callahan

During the term of the purchase money note and wrap around mortgage executed of even date herewith by grantee to grantor, or for a period of 18 years in the event the mortgage is prepaid in full, the above described property shall revert to the grantor upon the condition that any portion of said property is used for any purpose other than a golf course with club house and appurtenant amenities.

SALE **Book 2052 Page 1019**

Timeline: Milton W. Pepper - Prepared: 6/12/2022

Conflicts of Interested in Cross Ownership - Sales of Golf Course and Non-Golf Course Fronting Homes During

PLR Development LTD; AKRON Enterprises, Inc.; Milton W. Pepper Ownership Period: 6/15/1971 - 2/14/1979

This is not intended to be an inclusive list of all sales

Seller	Buyer	Lot Address	Lot / Block / $	Volusia County Official Records Date and Book and Page	Cross-Ownership Notes
Ormond Ocean Homes, Inc.	Milton Pepper as an individual.	75 N ST ANDREWS DR 39 OAKMONT CIR	6 / 6 8 / 15 (both non-golf course)	6/15/1971 1306/296 6/15/1971 1306/296	Lots were sold to Milton Pepper as an individual. Pepper was also GM of PLR Development, LTD which owned Tomoka Oaks Country Club Estates where the lots were located.
PLR Development, LTD (Milton Pepper, General Manager of PLR Development, LTD)	AKRON Enterprises, Inc, Milton W. Pepper, President & Director	42 N ST ANDREWS DR	12 / 9 (on golf course)	2/28/1975 1768/1795	1. 2/24/1964 lot sold by Tomoka Oaks, In. to Ralph Frederick as an individual. 2. 4/19/70 Frederick sold it back to Tomoka Oaks Inc. after Ormond Ocean Homes bought the Estates 3. 4/30/1972 Tomoka Oaks, Inc. sold lot to Ormond Ocean Homes, Inc. Frederick was President of both corporations. 4. At some point, Ormond Ocean homes sold lot to PLR , Milton Pepper was GM. 5. 2/28/75 PLR sold it to AKRON, Milton Pepper, President
PLR Development, LTD	J. Kermit Coble Attorney for PLR Development, LTD	17 JANET CIR	10 & 11 / 5 (non-golf course)	5/2/1975 1777 / 1864	

Conflict of Interest in Cross-Ownership: Milton W. Pepper and Ben Horn, Jr.

Tomoka Oaks North was a condo development adjacent to Tomoka Oaks Country Club Estates.

> **Tomoka Oaks North** was developed by **Tomoka Oakwood Development Corp, Inc.**. Condo buyers receive a membership in Tomoka Oaks Country Club. (*Daytona Beach Sunday News-Journal,* pg 49, 10/22/1972)

> **Tomoka Oakwood Development Corp** acquired the property from PLR Development whose GM was Milton Pepper.

> > PLR Development had acquired the property from Ormond Ocean Homes whose president was Ralph R. Frederick. (*Daytona Beach Sunday News-Journal,* pg 55, 5/18/1975)

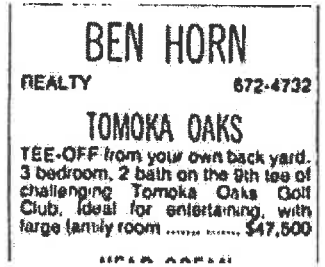
> **Tomoka Oakwood Development Corp, Inc.** officers were Milton W. Pepper, President and Ben J. Horn, Jr., Secretary (Corp Filing 8/28/1972)

> > Ben J. Horn, Jr. was Milton Pepper's son-in-law (*Daytona Beach Morning Journal*, pg 26, "Ellinor Village Complex Sold . . .)

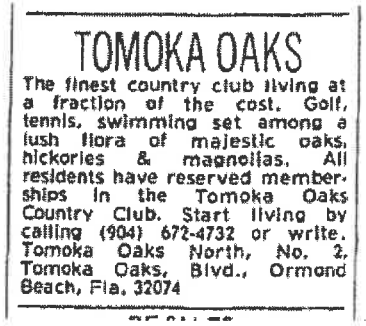
> > Ben J. Horn., Jr. was a realtor who advertised golf course lots and golf course home sites in Tomoka Oaks Country Club Estates and possibly in Tomoka Oaks North as shown in the far ride ad below.



2/7/1976
Morning Issue, pg 30



8/20/1976
Morning Issue, pg 35



3/28/1974, Morning Issue, pg 56

Ad for **Tomoka Oaks** North has same phone number as Ben Horn's Tomoka Oaks Country Club ads

Real estate ads placed in the *Daytona Beach News-Journal* from 1977 until all lots sold in the early 1980's. Ads placed by subsidiaries of BLM Investments and PRN Investments who developed and sold the remaining lots in Tomoka Oaks Country Club Estates. Pg 1 of 2

Issue Date	Developer / Broker/Realtor	Ad Text
9/24/1977	Residential Communities of America / 672-3155	TOMOKA OAKS Lots from $14,000, also Golf Course lots & Riverfront avail. 672-3155
11/12/1977	672-3155	
1/31/1978	Residential Communities of America / 672-3155	In Country Club-golf course See B.
2/5/1978	Tomoka Oaks Land Company 672-3155	Golf Course Homesites and Homes See C .
2/15/1978 3/2/1978	Tomoka Oaks Land Company 672-3155	Golf Course Lots and Homes See D.
4/25/1978	Tomoka Oaks Land Company 672-3155	Some lots front on golf course. See E.
5/6/1978	Tomoka Oaks Land Company 672-3155	Golf course lots. See F.
9/9/1978 10/5/1978	Tomoka Oaks Land Company 672-3155	Golf course lots. See G.

Continued on next page

TOMOKA OAKS LAND COMPANY 672-3155 sample ads in *Daytona Beach News Journal* marketing the last of the lots and homes owned by Development Corp of Switzerland and Residential Communities of America (aka Tomoka Land Company)

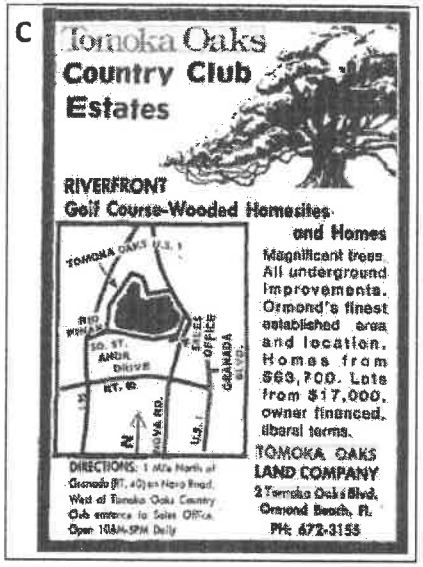
A



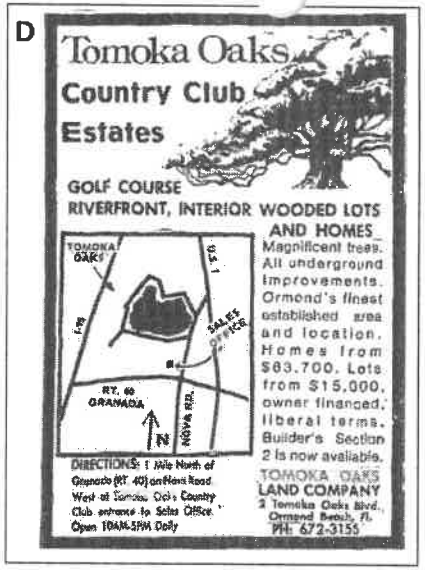
B



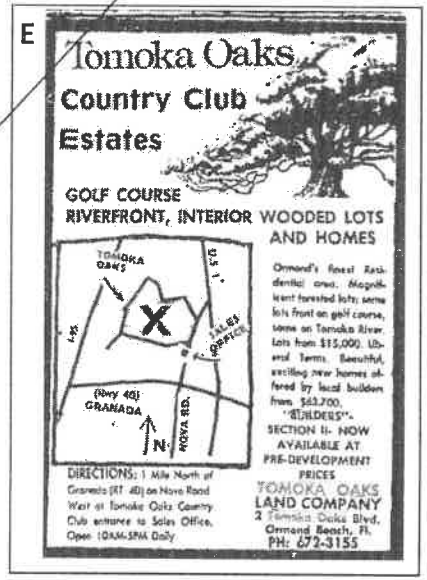
C



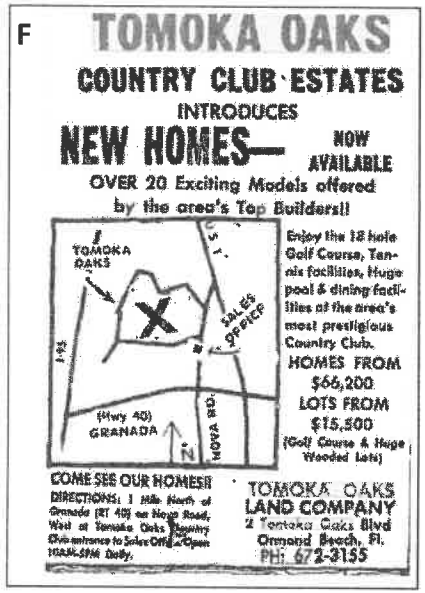
D



E



F



G



Real estate ads placed in the *Daytona Beach News-Journal* from 1977 until all lots sold in the early 1980's. Ads placed by subsidiaries of BLM Investments and PRN Investments who developed and sold the remaining lots in Tomoka Oaks Country Club Estates. Pg 2 of 2

Issue Date	Developer / Broker/Realtor	Ad Text
		Continued from previous page
10/27/1978	Tomoka Oaks Land Company 672-3155	Golf Course Lots See H.
10/30/1978 11/3/1978	Tomoka Oaks Land Company 672-3155	New Section. Golf Course Available. See I.
12/7/1978 12/14/1978	672-3155	Be on the Golf Course. See J.
12/9/1978 12/14/1978	Tomoka Oaks Land Company 672-3155	Some lots are still available on the golf course. See K.
2/1/1979	Tomoka Oaks Land Company 672-3155	Tomoka Oaks is in a country club. See L.

TOMOKA OAKS LAND COMPANY 672-3155 sample ads in *Daytona Beach News Journal* marketing the last of the lots and homes owned by Development Corp of Switzerland and Residential Communities of America. (aka Tomoka Land Company)

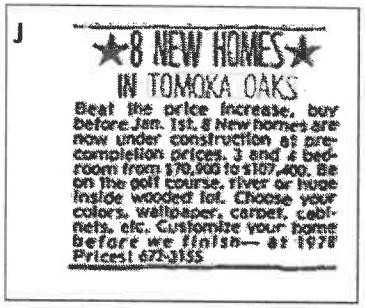
H



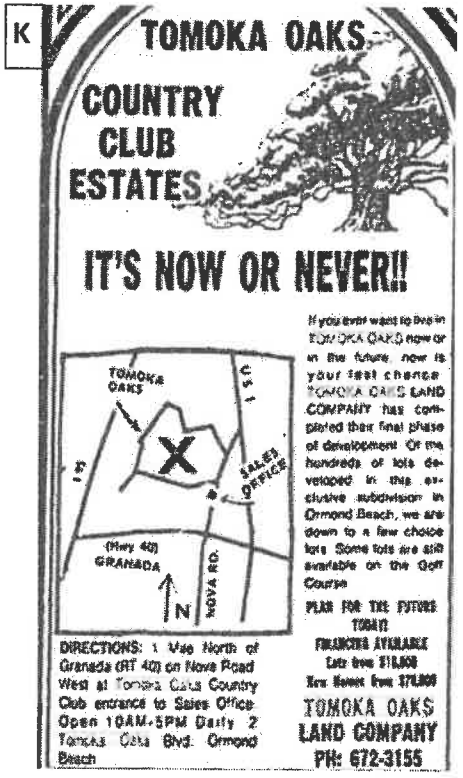
I



J



K



L



Real Estate ads placed in *Daytona Beach News-Joural* by brokers other than PLR Development, LTD (Pg 1 of 4)

All ads promote the coexistence of the golf course and residential estates.

This is not meant to be an inclusive list of all ads.

Sam Snead Golf and Country Club

Owner: PLR Development, LTD - Milton Pepper, General Manager
Dates of Ownership: 6/15/1971 - 2/27/1975

AKRON Enterprises, Inc. - Milton Pepper, President
Dates of Ownership: 2/27/1975 - 2/27/1978

Milton W. Pepper
Dates of Ownership: 2/27/1978 - 2/14/1979

Tomoka Oaks Country Club Estates

Owner: PLR Development, LTD - Milton Pepper, General Manager
Dates of Ownership: 6/15/1971 - 2/27/1977

Owner: BLM Investments and PRN Investments
Dates of Ownership: 2/27/1977 - last of lot sales in approximately 1980

Date	Broker/Realtor	Reference to Golf Course	Address and Price if listed in ad
7/25/1971	Vinal Cox	Near the 18th green	$64,500
7/30/1971	Artcraft Realty, Inc	At edge of golf course	$54,900
8/13/1971	Artcraft Realty, Inc	266 feet frontage on the Tomoka Oaks Golf and Country Club	$60,000
8/13/1971	Artcraft Realty, Inc	Overlooking the 17th tee	$54,900
9/12/1971	Artcraft Realty, Inc	On the golf course	$54,900
9/12/1971	Artcraft Realty, Inc	Two golf course lots afford you much privacy	$60,000
9/14/1971	Artcraft Homes, Inc	Near the golf course	34 N St. Andrews $68,500
2/14/1972	Artcraft Realty, Inc	Overlooking the golf course	$45,000
Feb & March 1972 - run multiple times	Lee Upson, Realtor/Broker	Golf course lots, new sections opening up	
3/5/1972	Artcraft Realty, Inc	Golfer's Dream - beautiful view of golf course	22 N. St. Andrews Drive
5/4/1972	Lee Upson, Realtor/Broker 2 Tomoka Oaks Blvd	Fairway lots available, off course lots	Starting at $8,150
May 1972 - run multiple times	Lee Upson, Realtor/Broker 2 Tomoka Oaks Blvd	Fairway lots available, off course lots	Starting at $8,450 ($300 price increase)
6/17/1972	Artcraft Realty, Inc	On a lovely large Tomoka Oaks Golf Course lot	
7/2/1972	Helen Adams & Associates	On the golf course	Under $45,000
7/15/1972	By owner	On Tomoka Oaks Golf Course	52 Oakmont Circle $79,500
8/6/1972	EL Bud Seifred, realtor	Panoramic view of the golf course	$98,500
8/13/1972	Artcraft Realty, Inc	Backing up to 8th Tee	$53,000
9/17/1972	By owner	On fairway	$58,900
9/20/1972	By owner	On Tomoka Oaks Golf Course	52 Oakmont Circle
9/27/1972	Artcraft Realty, Inc	On large wooded "golf course" lot	
11/26/1972	Cox Associates, Inc. Realtor	On the Golf Course, 18th green	$69,500
1/14/1973	By Owner	1 acre on Golf Course	$85,000
Jan 1973 - run multiple times	Gale Associates, Inc. Realtors	Tomoka Oaks 5 fairway lots & other off course lots	
2/2/1973	Owner - salesman 472-4355	Tomoka Oaks only Golf Course lot available	
Feb 1973 - run multiple times	Artcraft Realty, Inc	Tomoka Oaks Golf Course lots	
6/1/1973	By owner	On Golf Course, patio overlooking 17th Fairway	
7/22/1973	Gale Associates, Inc. Realtors	Golf course homesite	$19,500
9/7/1973	Ralph W. Davis, Realtor	Overlooking number 3 Fairway	
11/10/1973	Artcraft Realty, Inc	Overlooks the Tomoka Oaks Country Club Golf Course	

Real Estate ads placed in *Daytona Beach News-Joural* by brokers other than PLR Development, LTD. **Ads promote coexistence of golf course and residential estates.** (Pg 2 of 4)

All *Daytona Beach News-Journal* dates are from the Real Estate section of the issue as sourced in Newsbank.com. *This is not meant to be an inclusive list of all ads.*

Date	Broker/Realtor	Reference to Golf Course	Address and Price if listed
11/29/1973	Artcraft Realty, Inc	On the Tomoka Oaks Country Club Golf Course	$165,000
1/2/1974	Cameron Realty, Co	Tomoka Oaks 100x120 on 13th Fairway	$21,500
1/4/1974	Ralph W. Davis, Realtor	Tomoka Oaks Beauty on Golf Course lot	
1/6/1974	E. T. Carey Real Estate Co	Golf Course Homesite, 16 Fairway	
1/13/1974	Mr Marsh 672-4355	Tomoka Oaks Golf Course Lot	
1/13/1974	Claire Moore, reatlor	On the golf course	34 N St. Andrews Dr
2/1/1974	Artcraft Realty, Inc	On lare wooded golf course lot	$98,000
2/1/1974	Artcraft Realty, Inc	We have gorgeous golf course home sites!	
2/4/1974	Helen Adams Realty	On the golf Course	
2/4/1974	Ralph W. Davis, Realtor	On golf course overlooking no. 3 fairway	$74,500
2/9/1974	Ormond Realty	Prestigious country club area for golf lovers	28 Oakmont Circle $66,900
2/10/1974	Gale Associates, Inc Realtors	Fairway lots starting at $19,500 Off course lots starting at $9,950	
2/18/1974	Hayward Brown & Asso, Realtors	17th green	$74,500
2/21/1974	Cameron Realty, Co	Tomoka Oaks 100x120 on 13th Fairway	$21,500
3/2/1974	Ralph W. Davis, Realtor	Choice executive home on GOLF COURSE	
3/28/1974	Ralph W. Davis, Realtor	Tomoka Oaks On Golf Course	
4/1/1974	Goldman Assocs	Situated on the golf course	$94,500
April 1974 - ran multiple times	Artcraft Realty, Inc	Florida's Finest Residential Living!. Towering trees, quiet winding streets, gorgeous homes surrounded by the fabulous Tomoka Oaks Country Club. . . Buy your dream home here today!	
6/3/1974	Artcraft Realty, Inc	Home fronting 140 ft on the Tomoka Oaks Golf Course!	$98,000
3/24/1974	E. T. Carey Real Estate Co	Golf course lot on 16th fairway	
6/30/1974	Helen Adams Realty	On the golf course!	
6/30/1974	Artcraft Realty, Inc	Spanish Beauty On golf course	$75,000
7/14/1974	Key Realty Asso., Inc.	On the golf course	$72,500
7/22/1974	Ralph W. Davis, Realtor	A Bit of Paradise located on the 5th Green	
7/26/1974	Artcraft Realty, Inc	Mediterranean villa overlooking golf course	$75,000
7/27/1974	677-5702 and 677-3238	Golf course lot in Tomoka Oaks	$21,000
8/19/1974	RELO real estate	Overlooks Tomoka Oaks Country Club golf course	$75,000
9/1/1974	Helen Adams Realty	Tree filled golf course setting	
9/22/1974	Miller, Lund, Sibley, Inc Realtors	Home on Tomoka Oaks Golf Course	$79,500
9/22/1974	E. T. Carey Real Estate Co	Lovely lot located near 17th Tee	
10/7/1974	Ralph W. Davis, Realtor	Prestige Tomoka Oaks. On golf course	
10/15/1974	Key Realty Asso., Inc.	Tee off from your backyard	$72,500
10/27/1974	Goldman Asso., Inc. Realtor	Golf course lot, 110x140	
11/2/1974	Oceanside Reality & Asso	6th green	$23,500
11/3/1974	Miller, Lund, Sibley, Inc Realtors	On No. 2 Green	$79,500

Real Estate ads placed in *Daytona Beach News-Joural* by brokers other than PLR Development, LTD. **Ads promote coexistence of golf course and residential estates.** (Pg 3 of 4)

All *Daytona Beach News-Journal* dates are from the Real Estate section of the issue as sourced in Newsbank.com. *This is not meant to be an inclusive list of all ads.*

Date	Broker/Realtor	Reference to Golf Course	Address and Price if listed in ad
11/17/1974	Goldman Asso., Inc. Realtor	Golf course lot	$25,000
11/23/1974	Ralph W. Davis, Realtor	Beautiful lot facing 16th tee	$21,700
11/24/1974	Helen Adams Realty	Split level on golf course	
12/30/1974	Key Realty Asso., Inc.	Home on the 17th tee	$72,500
12/30/1974	Helen Adams Realty	On the golf course	
1/12/1975	Ralph W. Davis, Realtor	Golf course lot	
1/16/1975	677-5702 / 677-3238	Golf course lots	$19,500
2/2/1975	Helen Adams Realty	On the golf course	52 Oakmont Circle
2/14/1975	767-0856	Golf course lot	$19,500
2/15/1975	Artcraft Realty, Inc	On 6th fairway	$75,000
2/17/1975	Ormond Realty	Prestigious country club area for golf lovers	$28 Oakmont Cir $66,900
2/23/1975	E. T. Carey Real Estate Co	Golf course lot near 17th Tee	
2/23/1975	Jenkisson Fellows, Inc Realtors	Is on the golf course	$87,500
3/21/1975	Key Realty Asso., Inc.	On the 17th Tee	$72,500
4/6/1975	Cameron Realty Co	On golf course	$69,900
5/2/1975	672-4355 / 767-0856	Tomoka Oaks golf course lot	$19,000
5/19/1975	Ralph W. Davis, Realtor	Located on the 17th hole	59 S. St. Andrews $52,000
5/28/1975	Key Realty Asso., Inc.	On the 13th fairway	
6/1/1975	Hayward Brown & Asso Realtors	Golf course lot	$67,500
6/13/1975	Hayward Brown & Asso Realtors	On high tree filled golf course lot	$87,000
6/14/1975	Jenkisson Fellows, Inc Realtors	On the golf course	$82,500
6/15/1975	677-5702 / 677-3238	Golf course lot	$18,000

Date	Broker/Realtor	Reference to Golf Course	Address and Price if listed in ad
6/17/1975	Key Realty Asso., Inc.	On golf course	$72,500
7/6/1975	Goldman Asso., Inc. Realtor	Golf course building lot	$25,000
7/27/1975	Goldman Asso., Inc. Realtor	Directly on the golf course	$98,500
7/27/1975	E. T. Carey Real Estate Co	On beautiful 17th fairway	
7/28/1975	Boes & Hedges Inc Reltors	On golf course	
8/1/1975	Cameron Realty Co	On golf course	$69,900
8/10/1975	Hayward Brown & Asso Realtors	On golf course	51 S St Andrews $79,900
8/11/1975	Atlantic Realty Service Inc	Prime golf course residential front-age	
8/17/1975	Symon Ryals & Asso Inc Realtors		Off Course Lots $12,750 & up Fairway Lots $21,650 & up
8/17/1975	Goldman Asso., Inc. Realtor	Situated on the 9th hole	34 N St Andrews $98,500
8/18/1975	Atlantic Realty Service Inc	Choice residential building lot on 6th Fairway	$25,000
11/8/1975	Symon Ryals & Asso Inc Realtors		Off Course Lots $11,000 & up Fairway Lots $19,000 & up
1/7/1976	Goldman Asso., Inc. Realtor	Have homes fronting golf course and not fronting golf course	
2/7/1976	Ben Horn Realty	Choice lots overlooking beautiful fairways	
2/7/1976	Cameron Realty Co	New luxury home on Tomoka Oaks Golf Course	$68,900
3/10/1976	Key Realty Asso., Inc	Overlooking the 13th Fairway	
8/20/1976	Woody Lee, Realtor	On 6th Fairway	46 Pine Valley Cir $65,000
8/20/1976	Ben Horn Realty	On the 9th Tee	$47,500

Real Estate ads placed in *Daytona Beach News-Joural* by brokers other than PLR Development, LTD., BLM Investments, or PRN Investments. **Ads promote coexistence of golf course and residential estates.** (Pg 4 of 4)
All *Daytona Beach News-Journal* dates are from the Real Estate section of the issue as sourced in Newsbank com. *This is not meant to be an inclusive list of all ads.*

Date	Broker/Realtor	Reference to Golf Course	Address and Price if listed
8/4/1977	Goldman Assocs Realtors	Overlooking golf course. 266' of golf course frontage	25 Pine Valley Cir $108,000
9/25/1977	Stanley Realty and Asso	Overlooking the golf course	$150,000
9/25/1977	Key Realty Asso	Overlooking 16th tee	$76,900
9/25/1977	Cameron Realty Co.	Building lot overlooking 6th green	$19,500
10/6/1977	Goldman Assocs Realtors	On the golf course	$87,900
11/6/1977	Stanley Realty and Asso	Overlooking 12th fairway	XX Rio Pinar $133,000
11/13/1977	Cameron Realty Co.	Golf at your back door	$79,900
11/13/1977	Goldman Assocs Realtors	Golf course lot	52 Pine Valley Cir $89,900
11/20/1977	Goldman Assocs Realtors	On golf course	34 N St. Andrews $87,900
11/20/1977	Atlantic Realty Services, Inc	Overlooks the golf course	88 N St. Andrews $86,000
11/26/1977	672-2115	On golf course	$82,000
1/7/1978	Goldman Assocs Realtors	On the golf course	$86,900
1/14/1978	Adams, Cameron & Co, Realtors	On the golf course	$89,000
2/1/1978	Pioneer Realty Inc	On the golf course	$82,000
2/12/1978	Atlantic Realty Services, Inc	Overlooking the 6th fairway	34 Pine Valley Cir
2/12/1978	Goldman Assocs Realtors	Gorgeous view of Country Club fairway	$86,900
2/19/1978	E.L. Bud Seifred	On 8th tee	$95,000
3/7/1978	Adams, Cameron & Co, Realtors	Golfers Dream	$87,900
3/12/1978	Atlantic Realty Services, Inc	Top golf course location	
3/27/1978	Adams, Cameron & Co, Realtors	On the golf course	$89,000
4/17/1978	E. T. Carey Real Estate Co	Lot on 17th Tee	
4/23/1978	Adams, Cameron & Co, Realtors	Constructed on 2 golf course lots	$94,500
4/25/1978	Goldman Assocs Realtors	Lot faces the 17th tee	$84,900
5/4/1978	Goldman Assocs Realtors	On the golf course	$86,900
5/7/1978	Adams, Cameron & Co, Realtors	Golf course home	$84,500
5/28/1978	Kellogg Real Estate Co	On the 8th tee	$85,000
5/28/1978	Goldman Assocs Realtors	On the golf course	$85,900
7/15/1978	Adams, Cameron & Co, Realtors	Golf course setting	$97,900
7/16/1978	Adams, Cameron & Co, Realtors	Beautiful, large golf course lot	$29,900
7/23/1978	Adams, Cameron & Co, Realtors	New on Golf Course	$87,900
7/24/1978	Goldman Assocs Realtors	On the golf course	$175,900
8/20/1978	Key Realty	Overlooking the 17th tee	$96,500
9/3/1978	Stanley Realty and Asso	Beautiful building lot on 16th fairway	
9/24/1978	Adams, Cameron & Co, Realtors	On two GOLF COURSE lots	$89,500
10/15/1978	Goldman Assocs Realtors	On the 8th tee	$85,000
11/4/1978	Goldman Assocs Realtors	Elegant golf course home	$93,500
11/11/1978	Stanley Realty and Asso	Beautiful golf course lot	$26,500
1/8/1979	Goldman Assocs Realtors	Oversized corner golf course lot	$139,900
4/1/1979	Goldman Assocs Realtors	New Tomoka Oaks golf course home	215 Rio Pinar $97,500
4/1/1979	Goldman Assocs Realtors	On 7th Fairway	$134,000
4/8/1979	Key Realty Asso	Golf course home	$96,500
5/7/1979	Boswell Miles, Inc.	Golf Course	$107,000
6/21/1979	Adams, Cameron & Co Realtors	On Tomoka Oaks Golf Course	$98,000
7/1/1979	Heritage Realty Of Ormond Beach	On 12th Fairway	121 Rio Pinar
7/9/1979	Century 21	Golf course frontage	$129,000

Parcel: 39-14-32

Sam Snead Golf and Country Club

Owners: RTH, Inc.

Dates of Ownership: 2/14/1979 - 7/20/2010

Putnam State Bank

Dates of Ownership: 7/20/2010 - 11/22/2011

EJTS Holding, LLC

Dates of Ownership: 11/22/2011 - 4/23/2021

Triumph Oaks of Ormond Beach I, LLC

Dates of Ownership: 4/23/2021 - present

Tomoka Oaks Country Club Estates

Owners: BML Investments, William J. Goodman

PRN Investments, Norman A Rossman

Dates of Ownership: 2/28/1977 - 1980's

During ownership, remaining lots were sold for development to:

- Development Corp of Switzerland
- Residential Communities of America

Warranty Deed

Seller/Grantor: Milton W. Pepper

Buyer/Grantee: RTH, Inc

Subject to Lifetime Memberships for:

Milton W. Pepper	R. W. McFall
Nell Collier	Richard L. Shetler
Leonard Pepper	George L. Haller
J. Kermit Coble	James P. Callahan

During the term of the purchase money note and wrap around mortgage executed of even date herewith by grantee to grantor, or for a period of 18 years in the event the mortgage is prepaid in full, the above described property shall revert to the grantor upon the condition that any portion of said property is used for any purpose other than a golf course with club house and appurtenant amenities.

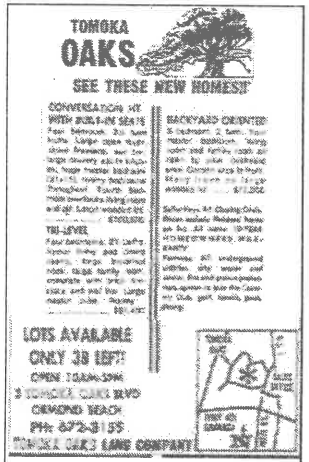
SALE

Book 2052 Page 1019

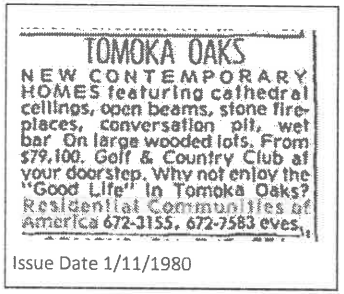
2/14/1979

1979

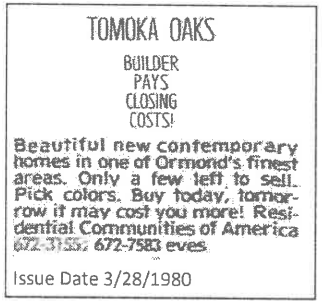
TOMOKA OAKS LAND COMPANY 672-3155 sample ads in *Daytona Beach News Journal* marketing the last of the lots and homes owned by Development Corp of Switzerland and Residential Communities of America.



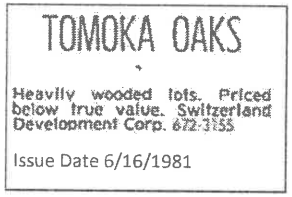
Issue Date 5/19/1979



Issue Date 1/11/1980



Issue Date 3/28/1980



Issue Date 6/16/1981

Timeline: RTH, Inc. - Prepared: 6/12/2022 Page 1 of 1

12-12-1963 Research

35337

ORB 585 PAGE 157

WARRANTY DEED

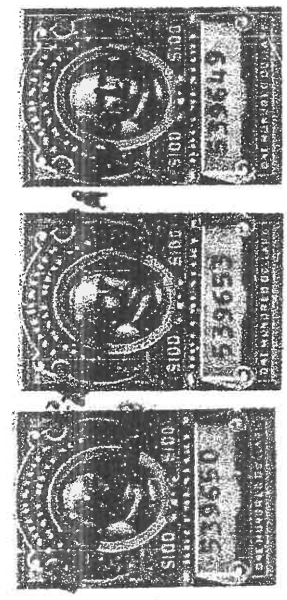
THIS INDENTURE made this 12th day of December, A. D., 1963, between TOMOKA OAKS, INC., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Volusia and State of Florida, party of the first part, and RALPH R. FREDERICK, TRUSTEE, of 945 John Anderson Drive, Ormond Beach, County of Volusia and State of Florida, party of the second part,

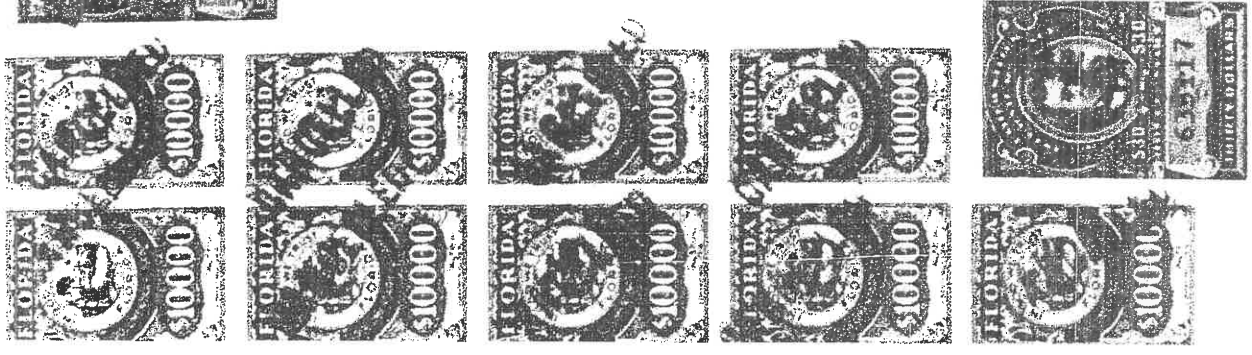
WITNESSETH; That the said party of the first part, for and in consideration of the sum of Ten Dollars ($10.00) to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land situate, lying and being in the County of Volusia and State of Florida, to-wit:

All of Sam Snead Golf and Country Club, a subdivision of part of Thomas Fitch Grant lying westerly of the Florida East Coast Railway, Section 39, Township 14 South, Range 32 East, Volusia County, Florida, as per map thereof in Map Book 25, page 61 of the Public Records of Volusia County, Florida, together with all installations, equipment, machinery and personal property located upon said property.

Subject to taxes for 1963 and subsequent years.

This conveyance is subject to the express condition that should party of the second part, or his successors in interest, desire to sell or convey the above described





property to any person, firm or corporation other than a subsidiary of party of the second part, any good faith offer acceptable to such owner must be referred to party of the first part for its acceptance or rejection for a period of thirty days, and in the event of its rejection or failure to accept such offer, said offer shall then be presented to Tomoka Oaks Golf and Country Club, Inc., a Florida non-profit corporation, for its acceptance or rejection for a period of thirty days, such acceptance or rejection to be subject to the approval of party of the first part. Such right to accept or reject said offer is transferable and may be transferred by either party of the first part or Tomoka Oaks Golf and Country Club, Inc. to the Tomoka Oaks Homeowners Association within said thirty day period and must be acted upon within said period.

The above described property shall be used perpetually for purposes of a golf and country club, golf course, and related uses, and in the event that party of the second part, or its successors in interest, fail to utilize said property exclusively as a golf and country club, golf course, and related uses, and the property not be sold to Tomoka Oaks, Inc., Tomoka Oaks Golf and Country Club, Inc. or Tomoka Oaks Homeowners Association as specified in the preceding paragraph, then the above described property shall automatically revert to and become the property of party of the first part, and all rights therein of party of the second part, or its successors in interest, shall immediately terminate unless party of the second part, or its successors in interest, shall within ninety days after the day of mailing to said party of the second part, or its successors in interest, at its last known address by certified mail, by Tomoka Oaks, Inc., Tomoka Oaks Golf and Country Club, Inc., or Tomoka Oaks Homeowners Association, a written notice to utilize said property as a golf and country club, golf course, and related uses, complies with said reverter clause and continues to use said property as a golf and country club, golf course, and related uses.

The aforesaid reverter clause specified in the last preceding paragraph may be released or modified by resolution concurred in by two-thirds of the entire board

FILED FOR RECORD
RECORD VERIFIED
COUNTY, FLORIDA
1963 DEC 13 PM 1 56

of directors of Tomoka Oaks, Inc. at any time after ten years after the date of recording of this Deed; provided that if Tomoka Oaks, Inc. shall have disposed of four-fifths (4/5) of the lots in Tomoka Oaks Country Club Estates, then the foregoing right to release or modify the reverter shall be vested automatically and exclusively in the Tomoka Oaks Homeowners Association, Inc., to be exercised by resolution of two-thirds (2/3) of the Board of Directors of the Tomoka Oaks Homeowners Association, Inc.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

Signed, Sealed and Delivered in the presence of:

TOMOKA OAKS, INC.

By Ralph R Frederick
President

Attest: Donald W Acer
Secretary

STATE OF FLORIDA

COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this [illegible] day of [illegible] A. D., 1963, before me personally appeared RALPH R. FREDERICK and DONALD W. ACER, JR., President and Secretary respectively of Tomoka Oaks, Inc., a corporation under the laws of the State of Florida, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Daytona Beach in the County of Volusia and State of Florida, the day and year last aforesaid.

Notary Public, State of Florida at Large

My commission expires:

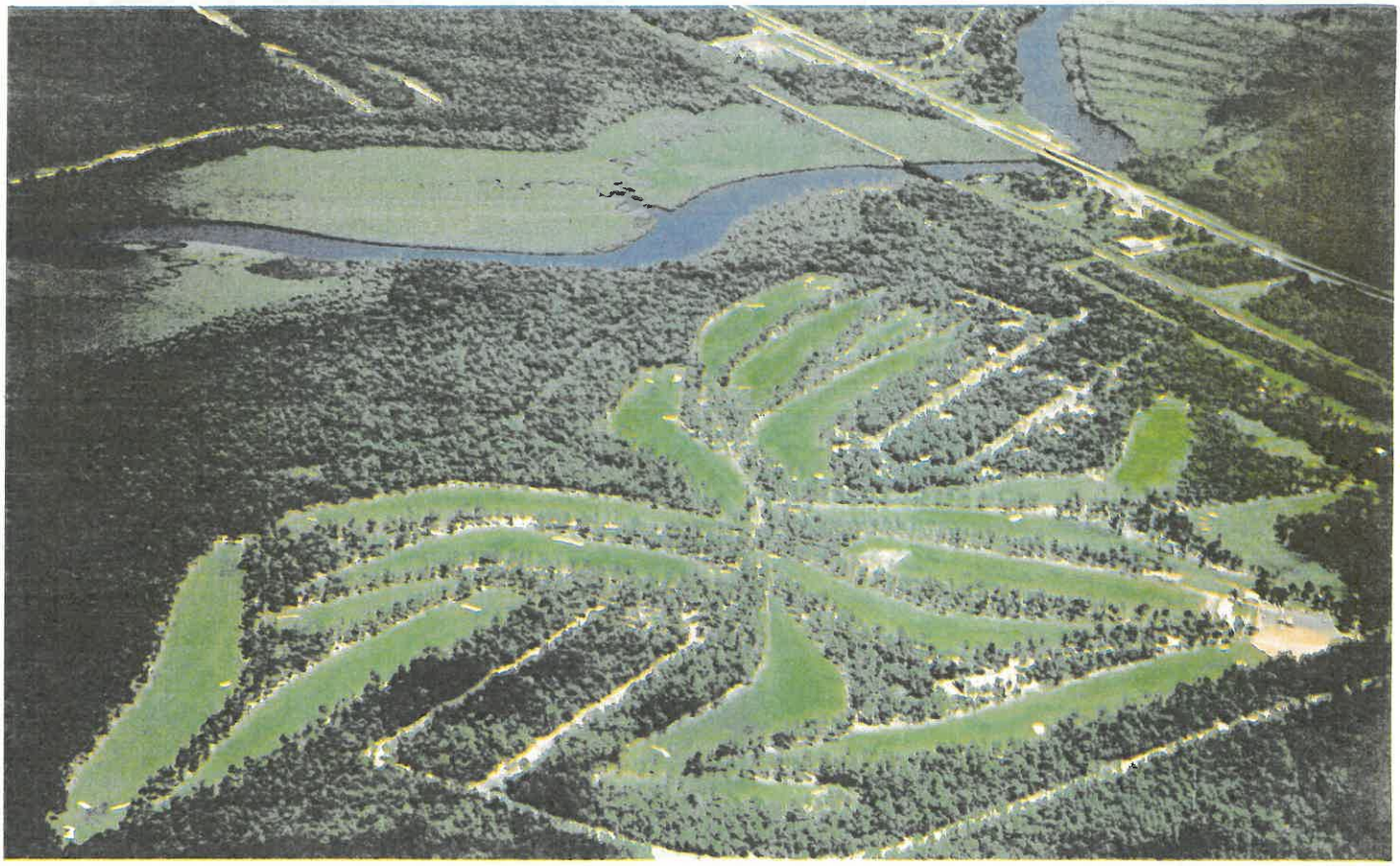
NOTARY PUBLIC, STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES [illegible]

FOR A LIFETIME OF
LIESURE AND CONTENTMENT

TOMOKA OAKS

COUNTRY CLUB ESTATES

P.O. BOX 307 ORMOND BEACH, FLORIDA / 677-5931



Beautiful Championship Tomoka Oaks Golf Course.

- High, Rolling, Wooded Lots. Up to 40 Feet Elevation.
- Sanitary Sewers.
- Storm Drains.
- Paved Streets.
- City Water.
- Community Fountains and Parks.
- Mail Delivery.
- School Bus.

A planned residential community located in the famous Ormond-Daytona Beach Resort Area for those seeking a true suburban atmosphere with protected property values. Complete facilities nearby: 5 minutes to shopping and churches; 10 minutes to beach, downtown, hospitals and schools.

- Tennis Courts.
- Olympic-size Pool.
- Driving Range.
- Water Skiing.
- Grill and Bar.
- Dining and Dancing.
- Steam Room.
- Boating Marina.
- Fishing Areas.

Florida's Finest Residential Area

Exclusive Country Club Living

At Your Doorstep
Entrance to the Intracoastal Waterway

Five Minutes to
Ormond Beach Business District,
Churches and Schools

Seven Minutes to
World's Most Famous Beach

Ten Minutes to
Area's Industrial Complex,
Airport and Speedway Race Track

TOMOKA OAKS

COUNTRY CLUB ESTATES

Map Book 25, Pages 58, 59

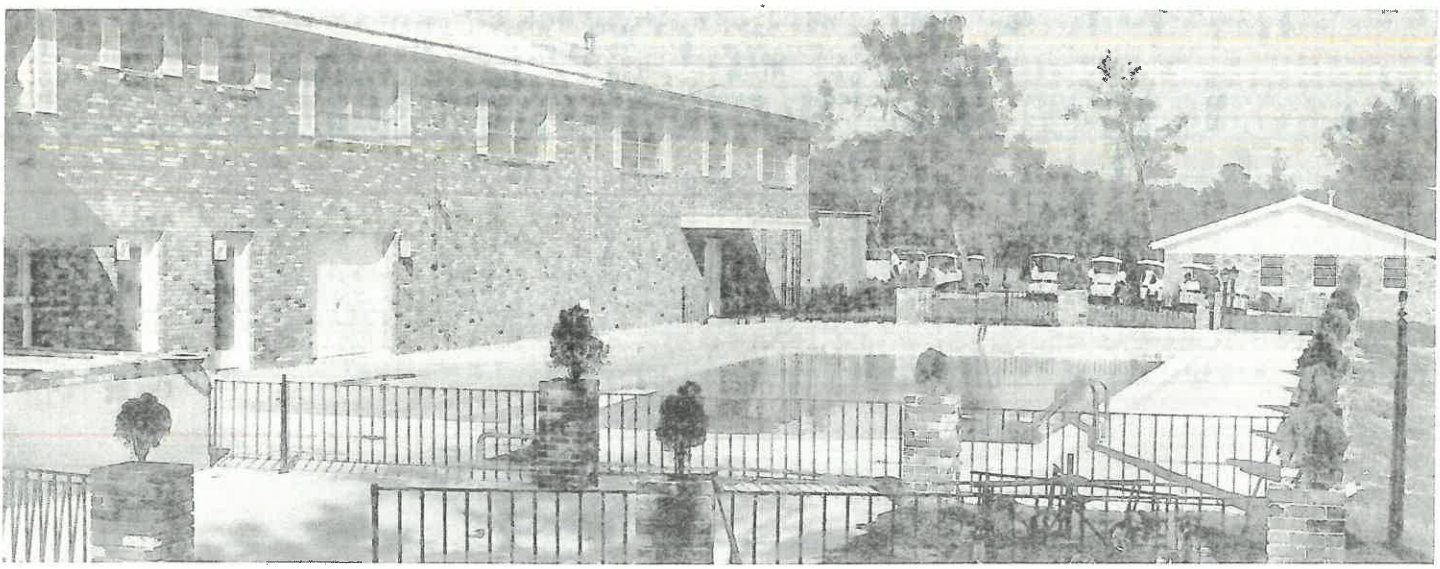
VOLUSIA COUNTY

FLORIDA



TOMOKA OAKS

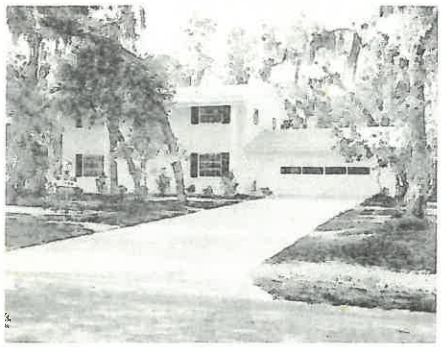
country club estates

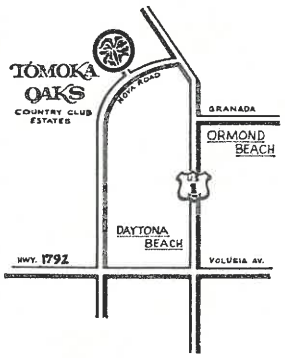


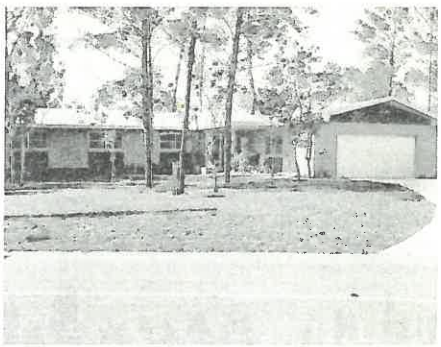


A carefully planned area of homes in the $22,500 to $90,000 range on lots priced from $3,750 to $15,000. Including beautiful high riverfront homesites.



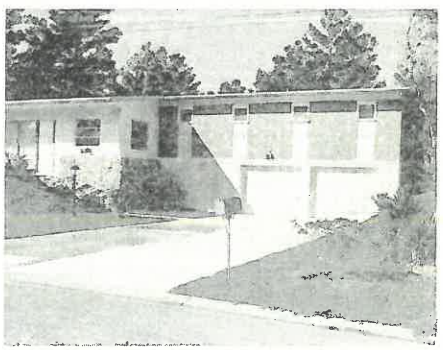


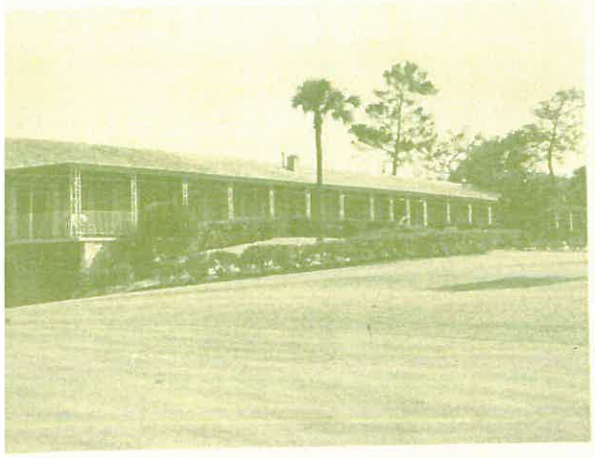












TOMOKA OAKS

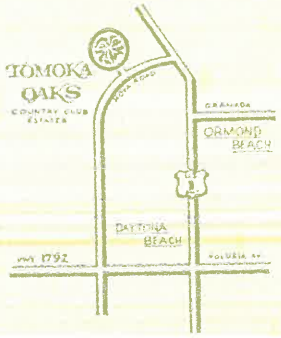


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at its finest

VISITORS WELCOME

- Member of United States Golf Association
- 6,725 yards — par 72
- Excellent Pro Shop
- Putting Green
- Driving Range
- Hand and Electric Carts
- PGA Pro — Lawson Mitchell
- Dining Room
- Snack Bar
- Cocktail Lounge
- Swimming Pool



TOMOKA OAKS

COUNTRY CLUB & ESTATES

Gale Associates Inc., Realtors
ORMOND BEACH BRANCH
2 TOMOKA OAKS BLVD.
ORMOND BEACH, FLA. 32074
(904) 672-4292



IN THE GREATER

DAYTONA BEACH RESORT AREA

ON NOVA ROAD, OFF U.S. 1
P. O. BOX 1777

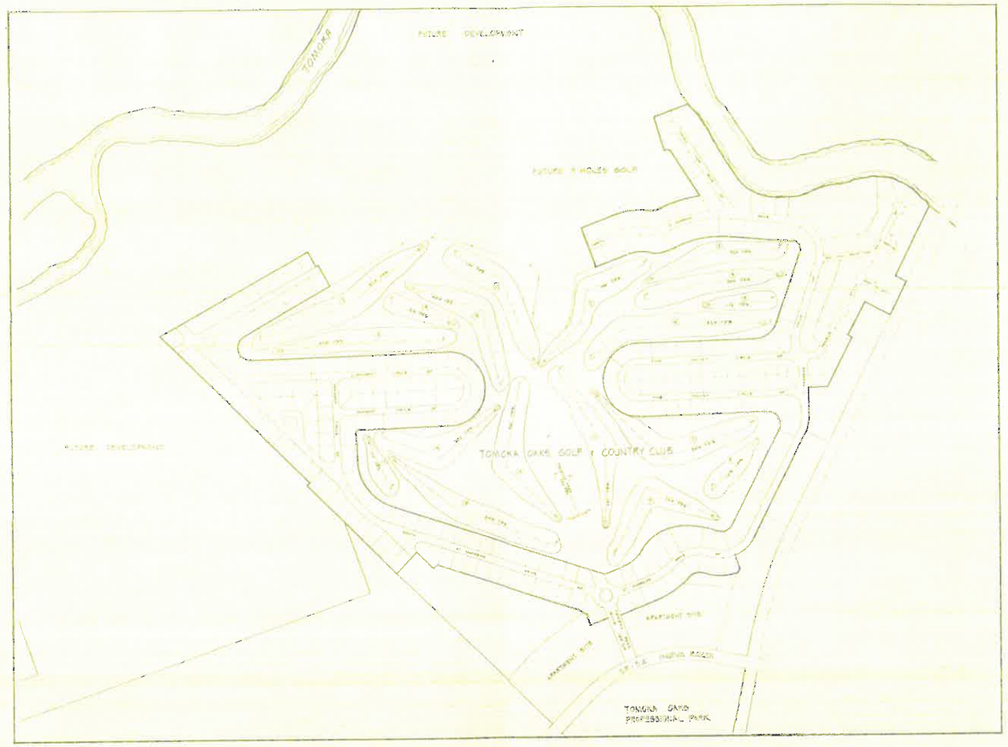
TOMOKA OAKS

COUNTRY CLUB & ESTATES

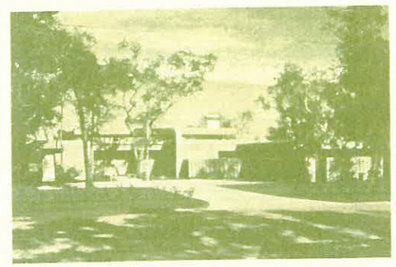
FLORIDA'S FINEST RESIDENTIAL LIVING

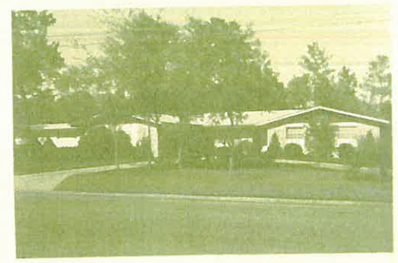
- Wooded Golf Course Lots
- Lovely Off Course Lots
- High Riverfront Lots
- All City Conveniences
- All Improvements Furnished
- Conceded to be the finest residential area in Northern Florida
- Surrounding the fabulous Tomoka Oaks Country Club
- Some memberships available in the country club
- Your inquiry is solicited
- An established area — with more than 150 lovely homes in the price range of $35,000 to $110,000 in value

Lots available now at Investment Prices

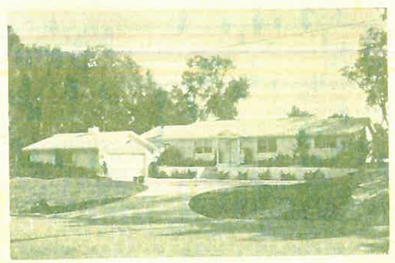












ATTACHMENT 8

Analysis of the ability to develop the former golf course

Section C

June 30, 2022 City Attorney's Office analysis

From:	Hayes, Randy
To:	Spraker, Steven
Subject:	FW: Tomoka Oaks- Historical Recorded Documents
Date:	Thursday, June 30, 2022 11:47:49 AM
Attachments:	Tomoka Oaks 1963 Warranty Deed and Release.pdf image001.jpg

Steven – for the reasons described below, there is no covenant requiring the golf course to be used in perpetuity.

From: McKee, Scott <Scott.McKee@ormondbeach.org>
Sent: Thursday, June 30, 2022 11:27 AM
To: Hayes, Randy <Randy.Hayes@ormondbeach.org>
Subject: Tomoka Oaks- Historical Recorded Documents

Randy,

As I mentioned earlier, I reviewed the public record archives pertaining to the Tomoka Oaks golf course, specifically as to the issue whether there were any recorded documents containing language that the property was "to be used as a golf course in perpetuity". I searched for any covenants/restrictions that would include such language. There was a document recorded at Book 431, beginning at page 32, titled "Restrictions", which was applicable to Tomoka Oaks Country Club Estates, Unit #1, and provided restrictions regarding the use of the residential properties by the individual homeowners,(i.e., such as only using the property for residential use, only buildings for private dwellings, no animals except for domestic animals, etc.) but the restrictions contained no such language pertaining to the use of the golf course property in perpetuity.

I was able however, to locate a document containing the language restricting the use in perpetuity as a golf club, as referenced in the detailed packet of materials containing the history of the development provided to planning staff by Carolyn Davis. The referenced clause is in a warranty deed executed in December of 1963, which conveyed the property from Tomoka Oaks, Inc., to an individual, Ralph Frederick, trustee. This 1963 warranty deed contained three paragraphs of notable interest. The first paragraph contained a right of refusal for Tomoka Oaks, Inc. to re-purchase the property in the event Mr. Frederick decided to sell the golf course. The second paragraph contained the referenced language that the property shall be used as a golf and country club, golf course, or related use, in perpetuity, or revert back to the seller. The third paragraph contained express conditions and provided a mechanism to release or modify the express conditions. Subsequent recorded documents including a corporate resolution adopted by the Tomoka Oaks, Inc. board of directors in 1969, and a release, recorded in 1971, were located that indicate the parties were released from the conditions of the 1963 warranty deed, which shall be discussed in detail below.

As a brief history, during the early development of the Tomoka Oaks subdivision, the golf course property was owned by Tomoka Oaks, Inc., a Florida corporation, and was initially leased in January of 1963 to Tomoka Oaks Golf and Country Club Inc., a non-profit, for a term of 99 years. For whatever reason, the lease was surrendered in October of the same year, and the golf course property was sold in December by Tomoka Oaks, Inc., to Ralph Frederick, Trustee. The golf course property was conveyed by warranty deed for consideration, executed on December 12, 1963, and recorded in the public records of Volusia County on December 13, 1963, at Book 585 beginning on page 157. As previously mentioned the warranty deed contained; 1) a right of first refusal in the event Mr. Frederick decided to sell the golf course property and received a good faith offer; 2) a reverter clause that the property would be used as a golf and country club, golf course, and related

use in perpetuity; and 3) a paragraph expressing conditions of the right of first refusal and providing a provision to allow the parties a release of the reverter clause if express conditions were met.

1963 Warranty Deed Conditions

Language of Right of First Refusal

The warranty deed executed on December 12, 1963 contained the following language, giving Tomoka Oaks, Inc., the right of first refusal to re-purchase the property should the grantee (party of second part) ever decide to sell the property and get a good faith offer.

> "*This conveyance is subject to the express conditions that should party of the second part (grantee), or his successors in interest, desire to sell or convey the above described property to any person, firm or corporation other that a subsidiary of party of the second part, any good faith offer acceptable to such owner must be referred to party of the first part (grantor) for its acceptance or rejection for a period of thirty days, and in the event of its rejection or failure to accept such offer, said offer shall then be presented to Tomoka Oaks Golf and Country Club, Inc., a Florida non-profit corporation, for its acceptance or rejection for a period of thirty days, such acceptance or rejection to be subject to the approval of party of first part (grantor). Such right to accept or reject said offer is transferable and may be transferred by either party of the first part or Tomoka Golf and Country Club, Inc. to the Tomoka Oaks Homeowners Association within said thirty day period and must be acted upon within said period*."

Language of Reverter Clause

The second condition in the 1963 warranty deed contained a condition that the property shall be used as a golf and country club, golf course and related uses by the grantee or its successors in interest or revert back to the seller. The language of the reverter clause is as follows:

> "*The above described property shall be used perpetually for purposes of a golf and country club, golf course, and related uses, and in the event that party of second part, or its successors in interest, fail to utilize said property exclusively as a golf and country club, golf course, and related uses, and the property not be sold to Tomoka Oaks Homeowners Association as specified in the preceding paragraph, then the above described property shall automatically revert to and become the property of the first part, and all rights therein of party of the second part, or its successors in interest, shall immediately terminate unless party of the second part, or its successors in interest, shall within ninety days after the day of mailing to said party of the second part, or its successors in interest, at is last known address by certified mail, by Tomoka Oaks Inc., or Tomok Oaks Homeowners Association, a written notice to utilize said property as a gold and country club, golf course, and related uses, complies with said reverter clause and continues to use said property as a golf and country club, golf course, and related uses.*"

Release of Modification of the Reverter Clause

The paragraph immediately following the reverter clause in the warranty deed allows the parties to be released from the reverter clause provided express conditions are met. The language is as follows:

> "The aforementioned reverter clause specified in the last preceding paragraph may be released or modified b resolution concurred in by two-thirds of the entire board of directors of Tomoka Oaks, Inc. at any time after ten years after the date of recording of this Deed;

provided that if Tomok Oaks, Inc. shall have disposed of four-fifths (4/5) of the lots in Tomoka Oaks Country Club Estates, then the foregoing right to release or modify the reverter shall be vested automatically and exclusively in the Tomoka Oaks Homeowners Association, Inc., to be exercised by resolution of two-thirds (2/3) of the Board of Directors of the Tomoka Oaks Homeowners Association, Inc."

1969 Corporate Resolution and 1971 Release

A few years after the golf course property was conveyed from Tomoka Oaks, Inc. to Ralph Frederick, a sale of the golf course was pending to the entity, Ormond Ocean Homes, Inc. On February 18, 1969, the board of directors for Tomoka Oaks, Inc., held a special meeting and adopted a corporate resolution, by unanimous vote, which recited the reservations and restrictions contained in the December 1963 warranty deed, specifically the right of first refusal and the reverter clause. The resolution stated, "*it is within knowledge of Tomoka Oaks, Inc. at this time that the above described golf course property is under contract for sale to Ormond Ocean Homes, Inc., and Tomoka Oaks, Inc. has rejected its right to purchase said property and is agreeable to the said sale to Ormond Ocean Homes, Inc., and Tomoka Oaks, Inc. has not transferred the right to accept or reject said offer, and whereas, Tocc, Inc., the present owner of the aforesaid property, had requested Tomoka Oaks, Inc. to formalize its consent to the sale of the above described property to Ormond Ocean Homes, Inc., and Tocc, Inc., with the understanding that Tomoka Oaks, Inc. intends to liquidate and dissolve, has also requested Tomoka Oaks, Inc. to release forever its right of first refusal set forth in the aforesaid deed of conveyance and to also release the reverter clause contained in said deed, the release of the reverter clause to become effective December 13, 1973, the release specified in such reverter clause*." The corporate resolution adopted by the board of directors for Tomoka Oaks, Inc., was recorded in the public records of Volusia County October 22, 1970, at Book 1238, page 246. It is important to note that this resolution was adopted by the board of directors unanimously, and the date the release of the reverter clause was to become effective, December 13, 1973. As the warranty deed provided the reverter clause could be modified or released by a two-thirds vote by the board of directors *at any time after 10 years of the date of recording of the deed* (which was December 13, 1963). It appears the conditions were met. On June 16, 1971, a Release was filed in the public records of Volusia County at Book 1307, page 89, which acknowledged the corporate resolution adopted by the board of directors and recorded in the public records, further releasing the reverter clause contained in the 1963 deed, becoming effective December 13, 1973, the release date specified in the reverter clause, and stating the release is given for good and valuable consideration. In summary, the records confirm the existence of a document recorded in the public records that provided the property be used for purposes of a golf course in perpetuity. In this case, the document was not contained covenants and restrictions provided by a homeowners' association, but rather in a warranty deed, and as stated previously, subsequent records confirm the reverter clause containing the language was properly released by a recorded corporate resolution and release, and therefore no longer valid. I have attached and combined the three referenced documents as a scanned PDF, and highlighted key provisions for your review.

Thanks,

Scott McKee, Esq.
Assistant City Attorney



Office of City Attorney
173 South Beach Street | Ormond Beach, FL 32175
Main: (386) 676-3217| Direct: (386) 615-7035
Fax: (386) 676.3321
Email: scott.mckee@ormondbeach.org

35377

OFF'L RECS 585 PAGE 157

WARRANTY DEED

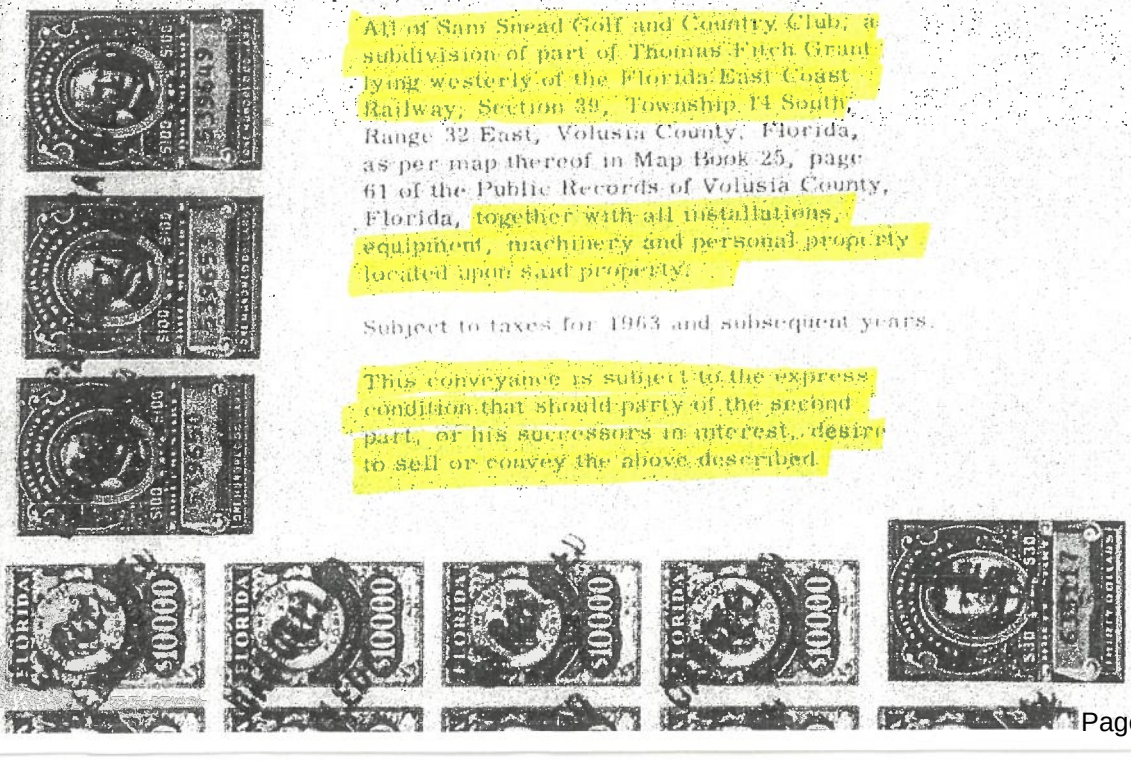
THIS INDENTURE made this 12th day of December, A. D., 1963, between TOMOKA OAKS, INC., a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Volusia and State of Florida, party of the first part, and RALPH R. FREDERICK, TRUSTEE, of 945 John Anderson Drive, Ormond Beach, County of Volusia and State of Florida, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars ($10.00) to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land situate, lying and being in the County of Volusia and State of Florida, to-wit:

All of Sam Snead Golf and Country Club, a subdivision of part of Thomas Fitch Grant lying westerly of the Florida East Coast Railway, Section 39, Township 14 South, Range 32 East, Volusia County, Florida, as per map thereof in Map Book 25, page 61 of the Public Records of Volusia County, Florida, together with all installations, equipment, machinery and personal property located upon said property.

Subject to taxes for 1963 and subsequent years.

This conveyance is subject to the express condition that should party of the second part, or his successors in interest, desire to sell or convey the above described



property to any person, firm or corporation other than a subsidiary of party of the second part, any good faith offer acceptable to such owner must be referred to party of the first part for its acceptance or rejection for a period of thirty days, and in the event of its rejection or failure to accept such offer, said offer shall then be presented to Tomoka Oaks Golf and Country Club, Inc., a Florida non-profit corporation, for its acceptance or rejection for a period of thirty days, such acceptance or rejection to be subject to the approval of party of the first part. Such right to accept or reject said offer is transferable and may be transferred by either party of the first part or Tomoka Oaks Golf and Country Club, Inc. to the Tomoka Oaks Homeowners Association within said thirty day period and must be acted upon within said period.

The above described property shall be used perpetually for purposes of a golf and country club, golf course, and related uses, and in the event that party of the second part, or its successors in interest, fail to utilize said property exclusively as a golf and country club, golf course, and related uses, and the property not be sold to Tomoka Oaks, Inc., Tomoka Oaks Golf and Country Club, Inc. or Tomoka Oaks Homeowners Association as specified in the preceding paragraph, then the above described property shall automatically revert to and become the property of party of the first part, and all rights therein of party of the second part, or its successors in interest, shall immediately terminate unless party of the second part, or its successors in interest, shall within ninety days after the day of mailing to said party of the second part, or its successors in interest, at its last known address by certified mail, by Tomoka Oaks, Inc., Tomoka Oaks Golf and Country Club, Inc., or Tomoka Oaks Homeowners Association, a written notice to utilize said property as a golf and country club, golf course, and related uses, complies with said reverter clause and continues to use said property as a golf and country club, golf course, and related uses.

The aforesaid reverter clause specified in the last preceding paragraph may be released or modified by resolution concurred in by two-thirds of the entire board

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OFFICIAL RECORDS
BOOK 585 PAGE 157
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of directors of Tomoka Oaks, Inc, at any time after ten years after the date of recording of this Deed; provided that if Tomoka Oaks, Inc. shall have disposed of four-fifths (4/5) of the lots in Tomoka Oaks Country Club Estates, then the foregoing right to release or modify the reverter shall be vested automatically and exclusively in the Tomoka Oaks Homeowners Association, Inc., to be exercised by resolution of two-thirds (2/3) of the Board of Directors of the Tomoka Oaks Homeowners Association, Inc.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

Signed, Sealed and Delivered
in the presence of:

TOMOKA OAKS, INC.

By Ralph R Frederick
President

Attest:
Donald W Acer
Secretary

STATE OF FLORIDA

COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day of A. D. 1963, before me personally appeared RALPH R. FREDERICK and DONALD W. ACER, JR., President and Secretary respectively of Tomoka Oaks, Inc., a corporation under the laws of the State of Florida, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Daytona Beach in the County of Volusia and State of Florida, the day and year last aforesaid.

Notary Public, State of Florida at Large

THIS INSTRUMENT PREPARED BY
DAVID L. BLACK
ATTORNEY AT LAW
801 N. GRANDVIEW AVE., DAYTONA BEACH, FLA.

RESOLUTION

WHEREAS, TOMOKA OAKS, INC., a Florida corporation, made, executed, and delivered to Ralph R. Frederick, Trustee, a deed to certain property described as follows:

> All of Sec Sneed Golf and Country Club, a subdivision of part of Thomas Fitch Grant lying westerly of the Florida East Coast Railway, Section 39, Township 14 South, Range 32 East, Volusia County, Florida, as per map thereof in Map Book 25, page 61, of the Public Records of Volusia County, Florida, together with installations, equipment, machinery and personal property located upon said property.

which deed was duly recorded on December 13, 1963 in Official Records Book 585, page 157, Public Records of Volusia County, Florida, and

WHEREAS, such deed of conveyance contained the following reservations and restrictions:

> "This conveyance is subject to the express condition that should the party of the second part (Ralph R. Frederick, trustee), or his successors in interest, desire to sell or convey the above-described property to any person, firm, or corporation other than a subsidiary of party of the second part, any good faith offer acceptable to such owner must be referred to party of the first part for its acceptance or rejection for a period of thirty days, and in the event of its rejection or failure to accept such offer, said offer shall then be presented to Tomoka Oaks Golf and Country Club, Inc., a Florida non-profit corporation, for its acceptance or rejection for a period of thirty days, such acceptance or rejection to be subject to the approval of the party of the first part (Tomoka Oaks, Inc.) Such right to accept or reject said offer is transferable and may be transferred by either party of the first part or Tomoka Oaks Golf and Country Club, Inc. to the Tomoka Oaks Homeowners Association within said thirty day period and must be acted upon within said period.
>
> The above described property shall be used perpetually for purposes of a golf and country club, golf course, and related uses, and in the event that party of the second part, or its successors in interest, fail to utilize said property exclusively as a golf and country club, golf course, and related uses, and the property not be sold to Tomoka Oaks, Inc., Tomoka Oaks Golf and Country Club, Inc. or Tomoka Oaks Homeowners Association as specified in the preceding paragraph, then the above described property shall automatically revert to and become the property of the party of the first part, and all rights therein

of party of the second part, or its successors in interest, shall immediately terminate unless the party of the second part, or its successors in interest, shall within ninety days after the date of mailing to said party of the second part, or its successors in interest, at its last known address by certified mail, by Tomoka Oaks, Inc., Tomoka Oks Golf and Country Club, Inc., or Tomoka Oaks Homeowners Association, a written notice to utilize said property as a golf and country club, golf course, and related uses, complies with said reverter clause and continues to use said property as a golf and country club, golf course, and related uses.

The aforesaid reverter clause specified in the last preceding paragraph may be released or modified by resolution concurred in by two-thirds of the entire board of directors of Tomoka Oaks, Inc. at any time after ten years after the date of recording of this Deed; provided that if Tomoka Oaks, Inc. shall have disposed of four-fifths of the lots in Tomoka Oaks Country Club Estates; then the foregoing right to release or modify the reverter shall be vested automatically and exclusively in the Tomoka Oaks Homeowners Association, Inc., to be exercised by resolution of two-thirds of the Board of Directors, of the Tomoka Oaks Homeowners Association, Inc."

and

WHEREAS, it is within the knowledge of Tomoka Oaks, Inc. at this time that the above-described Golf Course property is under contract for sale to Ormond Ocean Homes, Inc., and Tomoka Oaks, Inc. has rejected its right to purchase the said property and is agreeable to the said sale to Ormond Ocean Homes, Inc., and Tomoka Oaks, Inc. has not transferred the right to accept or reject said offer, and

WHEREAS, Tocc, Inc., the present owner of the aforesaid property, has requested Tomoka Oaks, Inc. to formalize its consent to the sale of the above-described property to Ormond Ocean Homes, Inc., and

WHEREAS, Tocc, Inc., with the understanding that Tomoka Oaks, Inc. intends to liquidate and dissolve, has also requested Tomoka Oaks, Inc. to release forever its right of first refusal set forth in the aforesaid deed of conveyance and to also release the reverter clause contained in said deed, the release of reverter to become effective December 13, 1973, the release date specified in such reverter clause,

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NOW, THEREFORE, the following resolutions are hereby adopted:

"BE IT RESOLVED: That inasmuch as it has been submitted to Tomoka Oaks, Inc. that Tocc, Inc. has contracted to sell the following described property to Ormond Ocean Homes, Inc.:

All of Sam Snead Golf and Country Club, a subdivision of part of Thomas Fitch Grant lying westerly of the Florida East Coast Railway, Section 39, Township 14 South, Range 32 East, Volusia County, Florida, as per map thereof in Map Book 25, page 61, of the Public Records of Volusia County, Florida, together with installations, equipment, machinery, and personal property located upon said property,

Tomoka Oaks, Inc. does hereby reject its right to exercise any option to purchase the aforesaid property and is in full accord with the sale of the aforesaid property to Ormond Ocean Homes, Inc. and that the said sale is hereby ratified and approved and that Tomoka Oaks, Inc. evidences its consent to the said sale by the action of its board of directors taken at this duly convened, authorized meeting of the board of directors of said corporation.

BE IT FURTHER RESOLVED: That since Tomoka Oaks, Inc. intends to liquidate and dissolve, Tomoka Oaks, Inc. does hereby release any and all rights reserved unto it in that certain deed of conveyance recorded in Official Records Book 585, page 157, Public Records of Volusia County, Florida, particularly its right of first refusal set forth in said deed, and Tomoka Oaks, Inc. further releases the reverter clause contained in the aforesaid deed, such release of reverter to become effective December 13, 1973, the release date specified in such reverter clause, and the president and/or secretary of this corporation are hereby authorized and empowered to execute any and all further instruments which may be required in order to effect the releases herein referred to."

I HEREBY CERTIFY that the above and foregoing is a true and correct copy of a resolution passed by a unanimous vote of the board of directors of Tomoka Oaks, Inc. at a special meeting of the board of directors held on the 18th day of February, A. D. 1969, the said meeting having been duly convened and a quorum being present.

DATED: This 19th day of October, 1970.

Donald W. Acer, Jr. - Secretary of Tomoka Oaks, Inc.

22274

VOL 1307 PAGE 89

THIS INSTRUMENT PREPARED BY
DAVID L. BLACK
ATTORNEY AT LAW
801 N. GRANDVIEW AVE., DAYTONA BEACH, FLA.

R E L E A S E

KNOW ALL MEN BY THESE PRESENTS, That TOMOKA OAKS, INC., a Florida corporation, pursuant to that certain corporate resolution adopted by the board of directors of the said Tomoka Oaks, Inc. at a special meeting of the board of directors held on the 18th day of February, 1969, a certified copy of which resolution has been duly recorded among the Public Records of Volusia County, Florida in Official Records Book 1238, page 248, does hereby release any and all rights reserved unto it in that certain deed of conveyance recorded in Official Records Book 585, page 157, Public Records of Volusia County, Florida, particularly its right of first refusal set forth in said deed, and said Tomoka Oaks, Inc. further does hereby release the reverter clause contained in the aforesaid deed, such release of reverter to become effective December 13, 1973, the release date specified in such reverter clause. This release is given for good and valuable consideration.

IN WITNESS WHEREOF, TOMOKA OAKS, INC. has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, this 16th day of June, A. D. 1971.

Signed, sealed, and delivered
in the presence of:

TOMOKA OAKS, INC.

By R. W. Davis
Its President

STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared R. W. DAVIS, well known to be to be the president of Tomoka Oaks, Inc., a Florida corporation, and he acknowledged executing the above and

foregoing release in the presence of two subscribing witnesseas freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of June, A. D. 1971.

Notary Public, State of Florida at Large

My commission expires: 9/16/73

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BOOK 1307 PAGE 89
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ATTACHMENT 8

Analysis of the ability to develop the former golf course

Section D

February 23, 2023 Cobb Cole analysis

From: Rob Merrell
To: Spraker, Steven
Subject: Fwd: Triumph Oaks
Date: Wednesday, April 12, 2023 2:01:19 PM
Attachments: Owner"s Policy of Title Insurance.pdf

[External Email-Use Caution] - OB/IT Helpdesk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Steve see below and attached.

Thanks, Rob

COBB COLE
Attorneys at Law
Since 1925

Rob Merrell
Florida Bar No. 726974
Cobb Cole
149 South Ridgewood Avenue
Suite 700
Daytona Beach, FL 32114
(D) 386-323-9263| (F) 386-944-7955
Website|Bio|vCard

From: Matthew Welch <Matthew.Welch@CobbCole.com>
Sent: Thursday, February 23, 2023 1:35 PM
To: randy.hayes@ormondbeach.org
Cc: Rob Merrell <rob.merrell@cobbcole.com>; Jessica Gow <jessica.gow@cobbcole.com>; Debi LaCroix <Debi.Lacroix@cobbcole.com>; Tequila Nelson <tequila.valdez@cobbcole.com>; Jessica Virga <jessica.virga@cobbcole.com>
Subject: Triumph Oaks

Randy:

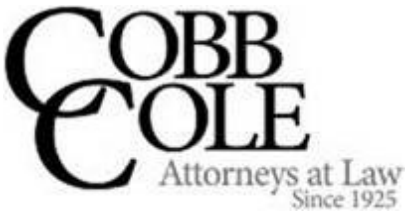
I am a real estate and title attorney at Cobb Cole. Last year, I was asked to give an opinion on the purported issues related to the development of the old golf course property (covenants, reverter, etc.). This email shall serve to provide you with the same information I provided our client. Attached is the title insurance policy given to Triumph Oaks pursuant to the 2021 acquisition of the land. To keep things clear and focused, you may skip through pages 1 – 5, page 6 provides ownership and coverage information, page 7 is the legal description, pages 8 and 9 are the exceptions from coverage. So, if it is listed on pages 8 or 9, title insurance coverage does not exist and, based on what Steve Spraker told Sheldon Rubin, it would give the city a reason to deny the application. For now, you can disregard items 1 – 7, item 8 is the plat which does not reference any type of reverter or restriction, disregard 9 and 10, 12 and 13, and 14 and 15. That leaves us with

item 11, which is a deed that reserves unto several people and their spouses, lifetime memberships in the country club. Being a 1979 deed, I have made the assumption that they are all deceased. In any event, it goes on to say that during the term of the wrap around mortgage, or for up to 18 years if mortgage has been paid in full, the property will revert to grantor if not used as a golf course. That time period has expired. It is my opinion that the golf course requirement has terminated and there remains no reverter clause or existing lifetime memberships. I hope this helps with your analysis and approval. Best regards.

-Matt

Warning: WIRE FRAUD IS ON THE RISE - **Due to the risk associated with wire fraud, we no longer accept wiring instructions via email without the ability for verbal verification.**

Please verbally verify wiring instructions for our firm prior to sending any wires by calling the number listed on our website or in our initial email to you



Matthew Welch
Florida Bar No. 559601
Cobb Cole
149 South Ridgewood Avenue
Suite 700
Daytona Beach, FL 32114
(D) 386-323-9280| (F) 386-323-9206
Website|Bio|vCard

First American	Owner's Policy of Title Insurance (with Florida modifications) ISSUED BY **First American Title Insurance Company** POLICY NUMBER **5011412- 2664415**
Owner's Policy	

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

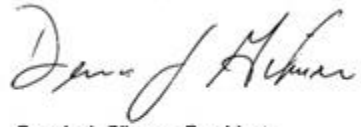
SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, **FIRST AMERICAN TITLE INSURANCE COMPANY**, a Nebraska corporation (the "Company") insures, as of Date of Policy against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.

(Covered Risks Continued on Page 2)

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company



Dennis J. Gilmore, President



Greg L. Smith, Secretary

(This Policy is valid only when Schedules A and B are attached)

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COVERED RISKS (Continued)

5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection
   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
      (i) the occupancy, use, or enjoyment of the Land;
      (ii) the character, dimensions, or location of any improvement erected on the Land;
      (iii) the subdivision of land; or
      (iv) environmental protection;
      or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Unless prohibited by applicable law, arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association may be demanded if agreed to by both the Company and the Insured at the time of a controversy or claim. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, and service of the Company in connection with its issuance or the breach of a policy provision or other obligation. effect on the date the demand for arbitration is made, or, at the option of the Insured, the rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the Land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim whether or not based on negligence shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707. Phone: 888-632-1642**

First American	Owner's Policy of Title Insurance
	ISSUED BY
Schedule A	**First American Title Insurance Company**
	POLICY NUMBER
	5011412-2664415

Name and Address of Title Insurance Company:
FIRST AMERICAN TITLE INSURANCE COMPANY, 1 First American Way, Santa Ana, California 92707

File No.: 12671-2664415

Address Reference: 20 Tomoka Oaks Boulevard, Ormond Beach, FL 32174

Amount of Insurance: $2,600,000.00 Premium: $9,075.00

Date of Policy: 04/23/2021
(or the date of recording of the instrument executed at closing vesting title in the insured, whichever is later)

1. Name of Insured:

   Triumph Oaks of Ormond Beach I, LLC

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   Triumph Oaks of Ormond Beach I, LLC

4. The Land referred to in this policy is described as follows:

See Exhibit "A" attached hereto and made a part hereof

By:
Authorized Countersignature
(This Schedule A valid only when Schedule B is attached)

First American	ISSUED BY **First American Title Insurance Company** POLICY NUMBER **2664415**
Exhibit A	

File No.: 12671-2664415

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

SAM SNEAD GOLF AND COUNTRY CLUB, A PART OF THE THOMAS FITCH GRANT, LYING WESTERLY OF THE FLORIDA EAST COAST RAILWAY, SECTION 39, TOWNSHIP 14 SOUTH, RANGE 32 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 61, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

File No.: 12671-2664415

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Any rights, interests, or claims of parties in possession of the land not shown by the public records.

2. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.

3. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.

4. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.

5. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.

6. Any minerals or mineral rights leased, granted or retained by current or prior owners.

7. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

8. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sam Snead Golf & Country Club, as recorded in Plat Book 25, Page(s) 61, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

9. Development Order Issued by City of Ormond Beach recorded in Official Records Book 5944, Page 2183.

10. Easement Agreement as set forth in instrument recorded in Official Records Book 5089, Page 1438 .

11. Provisions contained in Deed recorded in Official Records Book 2052, Page 1019, including rights of life time members.

12. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

13. Any map or diagram now or previously provided is for reference and informational purposes only. The Company and its agents expressly disclaim any liability for alleged loss or damage which may result from reliance upon such map(s) or diagram(s). The foregoing does not limit any express

coverages provided by the terms and provisions of any title insurance policy for matters which might be revealed by a survey prepared and certified in accord with Florida Statutes Section 472.027.

NOTE: Exception(s) numbered 1 - 5 above is/are hereby deleted.

14. That certain mortgage from Triumph Oaks of Ormond Beach I, LLC, a Florida limited liability company to EJTS HOLDING, LLC, dated April 23, 2021 in the original principal sum of $1,600,000.00 and the terms and conditions thereof.

15. All matters disclosed by survey prepared by: Sliger and Associates, Inc., dated April 15, 2021, Field Date: April 13, 2021. There are fences of undetermined ownership labeled E1, E2, E3, E4, E5, E7 crossing onto subject property on the West side, and fences of undetermined ownership labeled E8 and E9 crossing onto subject property on the West side, screened pool enclosure labeled E6 crossing onto subject property on the South side, asphalt drive extends beyond the East boundary line, under Job No. 21-0493.

Note: All of the recording information contained herein refers to the Public Records of Volusia County, Florida , unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

Notices - Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707.

Service, Quality and Availability

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-854-3643. Office hours are from 8:30 a.m. through 5:30 p.m. Monday through Friday.

ATTACHMENT 9

Applicant provided information

Section A: Information submitted on September 6, 2023 (New)

Section B: Additional Cobb Cole information (former attachment 13)

Section C: Original applicant provided information (former attachment 10)

Other notes:

Former Attachment 17: Additional Information provided by the applicant on August 16, 2023 – located in Attachment 13, Section F

ATTACHMENT 9

Applicant provided information

Section A

Information submitted on September 6, 2023 (New)

☐ **September 6, 2023 – Tomoka Reserve Buffer Planting and Maintenance Plan**

☐ **September 6, 2023 – Cobb Cole Letter on project revisions**

Tomoka Reserve Buffer Planting and Maintenance Plan

Ormond Beach, FL. 32174

Prepared for:

Triumph Oaks of Ormond Beach 1, LLC

September 6, 2023

Tomoka Reserve Buffer Planting & Maintenance Plan

Ormond Beach, FL.

This report was prepared by:

Don Spence, Ph.D.
Landscape Designer/Plant Ecologist
Native Florida Landscapes, LLC.

Jake Stehr
Landscape Architect
Florida LA6667462
Zev Cohen & Associates

Table of Contents

I. Project Description 1
A. Title of Proposal 1
B. Location 1
C. Buffer Planting Plan and Maintenance Plan Objectives 1
1. Description 1
2. Purpose and Need 1
II. Existing Conditions 2
A. Physical 2
B. Existing biotic conditions 2
III. Buffer Planting Plan 2
A. Planting plan description and design 2
B. Standards for success 4
IV. Buffer Maintenance 4
A. Short Term Maintenance 4
B. Watering Schedule 5
C. Vegetation Maintenance 6
D. Long-term Buffer Maintenance 6

List of Appendices

Appendix A Soils Map
Appendix B Tree Protection and Tree and Shrubs Planting Details
Appendix C Native Plant List
Appendix D Buffer Tree ree Location Sheets

I. Project Description

A. Title of Proposal

Tomoka Reserve Buffer Planting and Maintenance Plan

B. Location

Tomoka Oaks Blvd., Ormond Beach, FL.

C. Buffer Planting Plan and Maintenance Plan Objectives

1. Description

Tomoka Reserve is a 147.94-acre site with an approximate perimeter of 3.3 miles. As proposed, Tomoka Reserve will provide a 50-foot-wide vegetative buffer between the existing subdivisions and the perimeter lots in Tomoka Reserve. Over the long term, the buffer will be managed by the Tomoka Reserve's Homeowners Association. Today, much of the buffer contains native trees and shrubs that provide screening between the existing homes and the proposed development. In areas where the buffer is sparse or where no vegetation is present, native trees and shrubs will be planted to enhance the native buffer based on the requirements in the City of Ormond Beach Land Development Code.

2. Purpose and Need

The purpose of the Buffer Planting and Maintenance Plan is to describe how the buffer plants will be installed and maintained over the short and long term to maximize survivability. The overall objective of the buffer plantings will be to create a visual screen such that the existing homes and the new homes will have some level of screening so that each resident will have an obstructive view of the other.

The Tomoka Reserve development team is committed to keeping the ecology of the current buffer in place and increasing its integrity and diversity by using mostly native vegetation. The existing and enhanced vegetative screen will also function as a habitat for migratory birds and provide habitat for small mammals and turtles. With our commitment to using a wide variety of native species, we will be increasing the biodiversity of this already important plant community.

Another important aspect of using native plants is their ability to tolerate drought once they are established. By using regionally appropriate species, we will be removing the need for a permanent in-ground irrigation system that would draw large volumes of water out of the aquifer. The current buffer is not manicured or irrigated; this plan does not propose intensive management over the long term. The objective of this Buffer Planting and Maintenance Plan is to place trees and shrubs in the buffer to enhance the existing native vegetation.

II. Existing Conditions

A. Physical

The entirety of the site, including the 50-foot buffer, is comprised of sandy soils and there are no naturally occurring wetlands. The soils of this site are dominated by Paola fine sands, which are well-drained soils, Appendix A. The topography of the site has gentile slopes where the eastern portion of the site is higher than the north, south, and western areas. There are no physical barriers present that would prohibit us from enhancing that existing vegetative buffer.

B. Existing biotic conditions

A tree survey was conducted in 2021 that determined that there are 1,970 trees on site that are made up of 21 species of trees. The site is also home to a wide variety of insects, reptiles, amphibians, and small mammals, all of which will benefit from the installation of more native trees, shrubs, grasses, and wildflowers. Around the entire site, approximately 70% of the 50-foot buffer has trees and shrubs that act as a visual screen. However, in many places beneath the canopy, there are gaps in the understory that lack significant screening.

III. Buffer Planting Plan

A. Planting plan description and design

In areas where trees and shrubs will be installed, this plan follows the best management practices outlined in the American National Standards Institute (ANSI) 300 part 6

(Transplanting Standards) and Z60.1 (Nursery Stock Standards), additionally, the planting will follow the directions provided in Appendix B. Tree and Shrub Planting Details in Appendix B were provided by the City of Ormond Beach. The buffer design was created by

a Board Certified Master Arborist and a Registered Landscape Architect, where special consideration was given to incorporating native plants in the buffer plan, Appendix C.

Buffer Area Planting Requirements:

We will be using a modified buffer as the guidelines for the planting requirements. The buffer shall be 50 feet wide, will contain 5 trees and 50 shrubs.

For each 100 linear feet of buffer, where there are less than 5 exiting trees in the buffer, (trees having a DBH of at least 6 inches), trees will be installed to meet the buffer requirements or the fraction thereof. Where gaps of 50 feet or more occur between existing trees, even if there are 5 or more existing trees, landscape trees will be planted. The total number of buffer trees needed to meet the intent of this buffer plan is 396, Appendix D.

Where appropriate, native palms (*Sabal palmetto*) may be used as part of the overall planting requirements. All native palms that will be retained will count towards our tree requirement for each 100' buffer section. Over the length of a buffer zone, three palms will equal one hardwood tree. Palms shall have a minimum overall height of ten feet (10') at the time of planting. There are 110 existing palms within the buffer, which equates to 36 trees (110 palms /3 palms equal 1 hardwood tree = 36 hardwood trees). Overall, the total number of require trees will be reduce by 36 to represent the contribution of palms to the buffer tree planting requirements.

For each 100 linear feet of buffer, 50 shrubs will be installed where no shrubs are present. For each 100-foot section where shrubs exist in the buffer, existing shrubs will be assessed and shrubs will planted so that the number of shrubs in each 100' section will equal meet the required number for that buffer section.

Since ground cover plants already exist, we will not be planting any species of ground covers as part of the Buffer Planting Plan. The Tomoka Reserve Development Team recognizes the importance of native plants and to that end, native wildflower seed will be spread in select areas of the buffer. Florida native wildflower seed will be purchased from the Florida Wildflower Cooperative and spread by hand.

The landscaped buffer area shall include a minimum five-foot (5') wide visual screen constructed of plant materials which are selected, located, and maintained to provide a visual barrier that is designed to achieve forty percent (40%) opacity within three (3) years from the time of installation between three feet (3') and six feet (6') above the average ground level of the landscaped buffer area when viewed horizontally.

Each tree and shrub that will be planted will have a ring of ground cover removed to install each plant. All planting rings around trees and shrubs will be mulched with 3-inches of natural mulch to retain soil moisture.

This Buffer Planting Plan exceeds the requirements set forth in Section 3.05 (c)(2) Landscape design standards by using in excess of 50% xeric or drought tolerant plant species.

B. Standards for success

The property owner will provide a maintenance bond in favor of the City equal to the certified cost estimate of the landscaping improvements in order to guarantee the survival of the plantings for a period of two (2) years. During the two-year grow-in period, trees and shrubs that are not living will be replaced to meet the legal requirement of the bond. The maintenance bond will be released after two years when it has been demonstrated that 80% of all plant material is alive. Release of the bond will occur when the development team provides a report to the City on a raw count of all planted trees and shrubs such there will be 80% or better plant survival. It is expected that Tomoka Reserve will be built in phases where each phase will have its own bond for the plant material in the buffer of that section.

IV. Buffer Maintenance

A. Short Term Maintenance

Plants will be monitored and watered on a regular schedule. Over the short term, we have developed a regular watering schedule that will require plants to be watered multiple times over a seven-day period. Over the long term, we have developed a watering plant that will span 26 weeks. Based on the recommendations from the arborist and landscape architect, we will extend watering if they determine the plants need more water for the plants to

survive. This watering plan exceeds the recommendations of the University of Florida's webpage on Gardening Solutions publication Planting and Establishing Trees.

The plants being used for this project will be either native or Florida Friendly Landscape™ plants. Since the species being used are adapted to this climate and these soils, they will adapt and grow without difficulty since we are using the Right Plants in the Right Place concepts (https://ffl.ifas.ufl.edu/about-ffl/9-principles/principle-1-right-plant-/) as described by the Institute of Food and Agricultural Sciences Extension (UF/IFAS Extension) and the Florida Department of Environmental Protection.

Watering will be accomplished with a large water tank on a truck such that each plant will receive water from a person who will be able to confirm that enough water is provided. Since there are many species of wildlife that live in the buffer, we will not be installing above or below-ground irrigation.

The process of digging and trenching irrigation lines could displace, or harm protected species/existing flora. Additionally, hand-watering the buffer plantings will also the development team to more closely monitor plant health and establishment and will not waste water, which would be detrimental to the health of the aquifer. There are several challenges to using a pump-driven irrigation system, one is the distance to the buffer planting; if the distance is too great, we will not be able to effectively push water that far. The second issue is that the site currently does not have a power supply to run well pumps.

Trees and shrubs will be inspected at regular intervals to assess their health and level of establishment. If trees or shrubs die during the watering period, they will be replaced as outlined in the maintenance bond in favor of the City. A key component to the success of the plantings will be to maintain soil moisture. To achieve maximum soil moisture, we will not remove large swaths of ground cover; we will only remove enough existing plant material to install the buffer planting material, which will then be covered with mulch.

B. Watering Schedule

A watering schedule has been developed and provided below. Each watering event will be accomplished through the use of a truck and hand watering to ensure that each plant receives adequate water. If heavy rain events occur, the watering schedule will be

modified so we are not over-watering or wasting water. The objective of each watering event will be to provide approximately 4-6 gallons of water to each tree during Phase I and 2-gallons during Phases II & III. Shrubs will be given approximately 3 gallons of water in Phase I and 2 gallons in Phases II & III.

Buffer Tree, Shrub, and Bunch Grass Watering Schedule

Plant Material Watering will span six-months (26 weeks)

Phase I – Water 5 times per week, once a day for **five weeks** if plants are installed in the fall and winter (water twice a day if plants are installed between May and September) and monitor plant establishment.
– Monday, Tuesday, Wednesday, Friday, & Saturday

Phase II – Water 3 times per week for **ten weeks** and monitor plant establishment.
– Monday, Wednesday, & Friday

Phase III – Water 2 times per week for **11 weeks** and monitor plant establishment.
– Monday & Thursday

* Watering frequency and volume of water may be adjusted depending on rainfall and how well plants are becoming established, which will be determined by the arborist or landscape architect.

C. Vegetation Maintenance

The most important aspect of maintaining the newly installed trees and shrubs will be managing the ground cover around the plants so they do not overtop the new plantings. Most of the buffer has an intact tree canopy and sparse ground cover due to the shade. Maintenance in areas where there is shade will be less intense and will revolve around removing weeds and ground covers that are outcompeting the new plants. Most of the maintenance work will be accomplished through hand-pulling weeds and spraying the weeds with a mixture of vinegar, salt, soap, and water.

In areas where the buffer is largely absent, maintenance will include mowing the ground covers around the installed plants. Due to the spacing between trees and shrubs, a lawn mower will be used to suppress the ground cover to limit competition when necessary. Most of the maintenance work will be accomplished through hand-pulling weeds and spraying the weeds with a mixture of vinegar, salt, soap, and water.

D. Long-term Buffer Maintenance

The long-term maintenance of the buffer will take place after the two-year buffer survival bond is satisfied. The long-term buffer maintenance will be managed by the Tomoka Reserve Homeowners Association (TRHOA).

TRHOA buffer maintenance activities shall include the removal of dead and hazardous trees, mowing grass that occurs between the buffer vegetation and the rear lot lines of the Tomoka Reserve homes, noxious plant removal as defined by and vine management.

Long-term Buffer Maintenance Schedule:

TRHOA will mow the grass in the buffer monthly between May 1 and October 31 each year. TRHOA will remove dead or hazardous trees as needed. For a tree to be removed, an International Society of Arboriculture (ISA) arborist will need to provide a report stating the tree in question is an “unacceptable risk” for the tree to be removed.

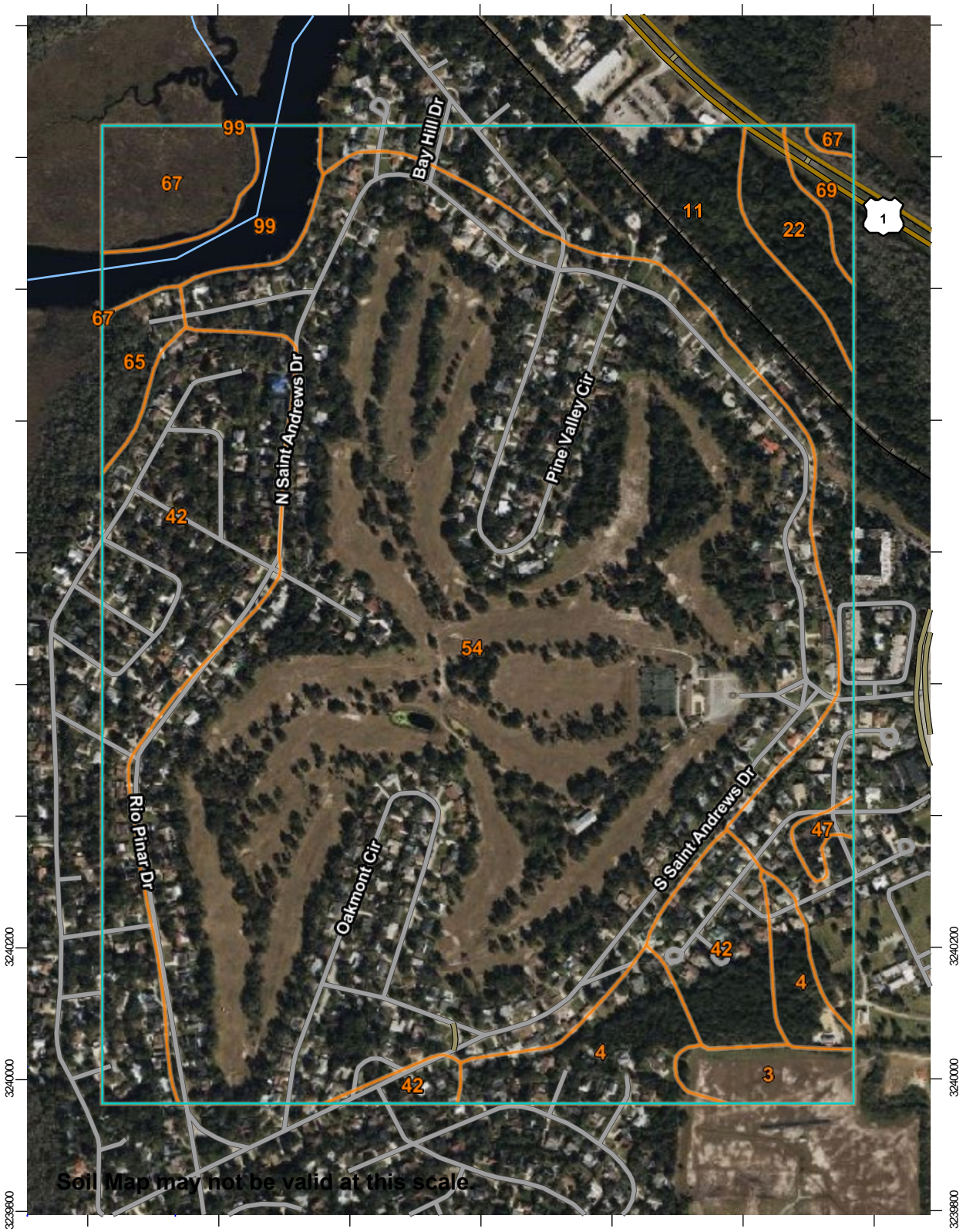
After the formation of the TRHOA, vines will be managed as needed. Once the initial vine maintenance occurs, TRHOA reserves the right to retreat vines after the initial site on a three-year cycle.

When possible, vines should be pulled from trees unless it will cause damage to the tree. When vines are removed, they will be cut just above the ground and treated with a herbicide to kill the underground roots. Whenever herbicides are being used, Florida law requires the herbicide applicators must have or be working for an individual who possesses a valid Florida Pesticide Applicator license.

Appendix A

Soils Map

Soil Map for Tomoka Reserve



Map Unit Legend

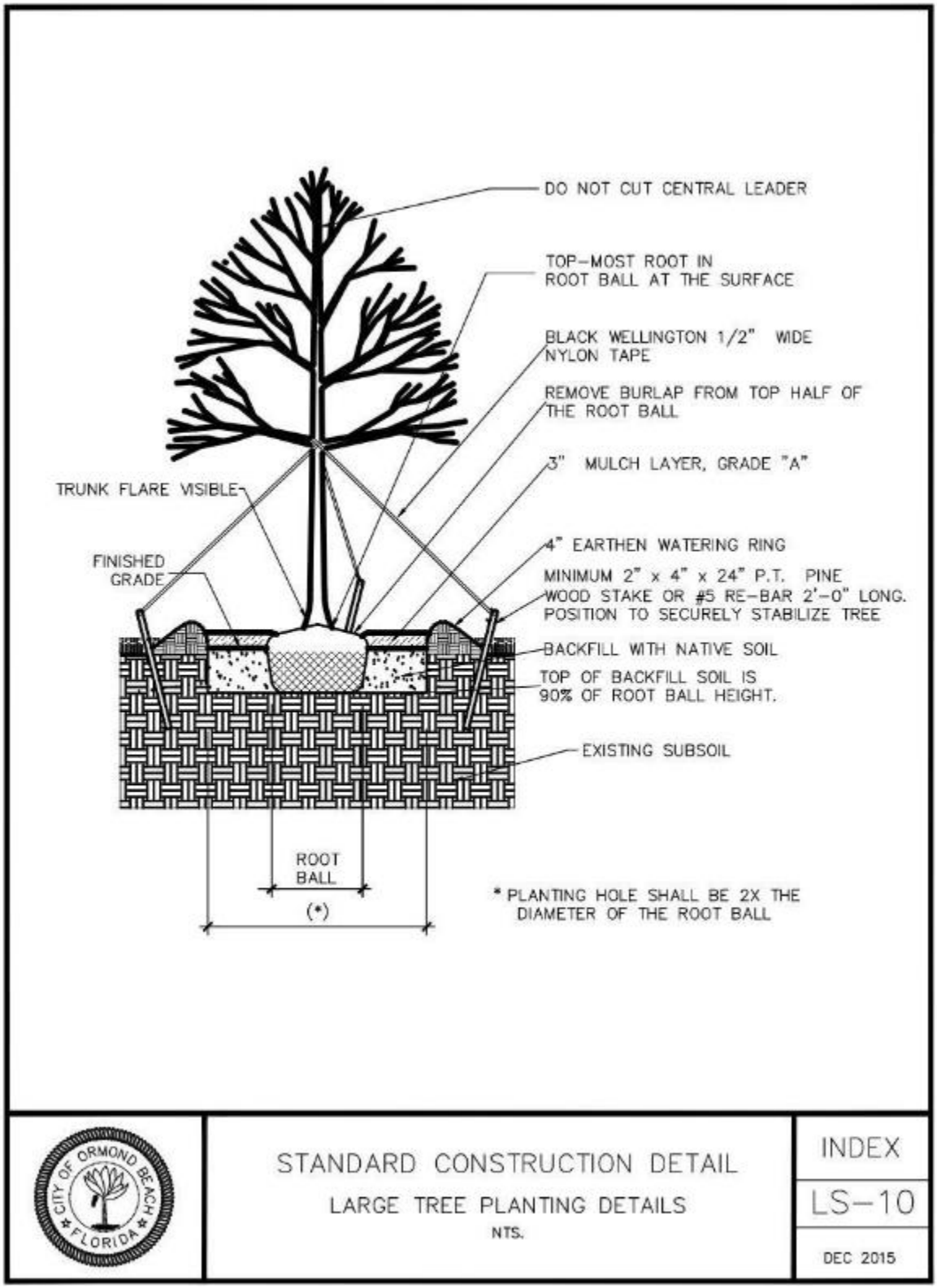
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Arents	5.5	1.3%
4	Astatula fine sand, 0 to 8 percent slopes	15.7	3.7%
11	Bulow sand, 0 to 5 percent slopes	46.8	11.1%
22	Electra fine sand, 0 to 5 percent slopes	6.8	1.6%
42	Paola fine sand, 0 to 8 percent slopes	56.1	13.3%
47	Pits	1.4	0.3%
54	Quartzipsamments, gently sloping	262.8	62.3%
65	Terra Ceia muck, frequently ponded, 0 to 1 percent slopes	4.9	1.2%
67	Turnbull muck	10.4	2.5%
69	Tuscawilla fine sand, 0 to 2 percent slopes	3.0	0.7%
99	Water	8.9	2.1%
Totals for Area of Interest		**422.2**	**100.0%**

Appendix B

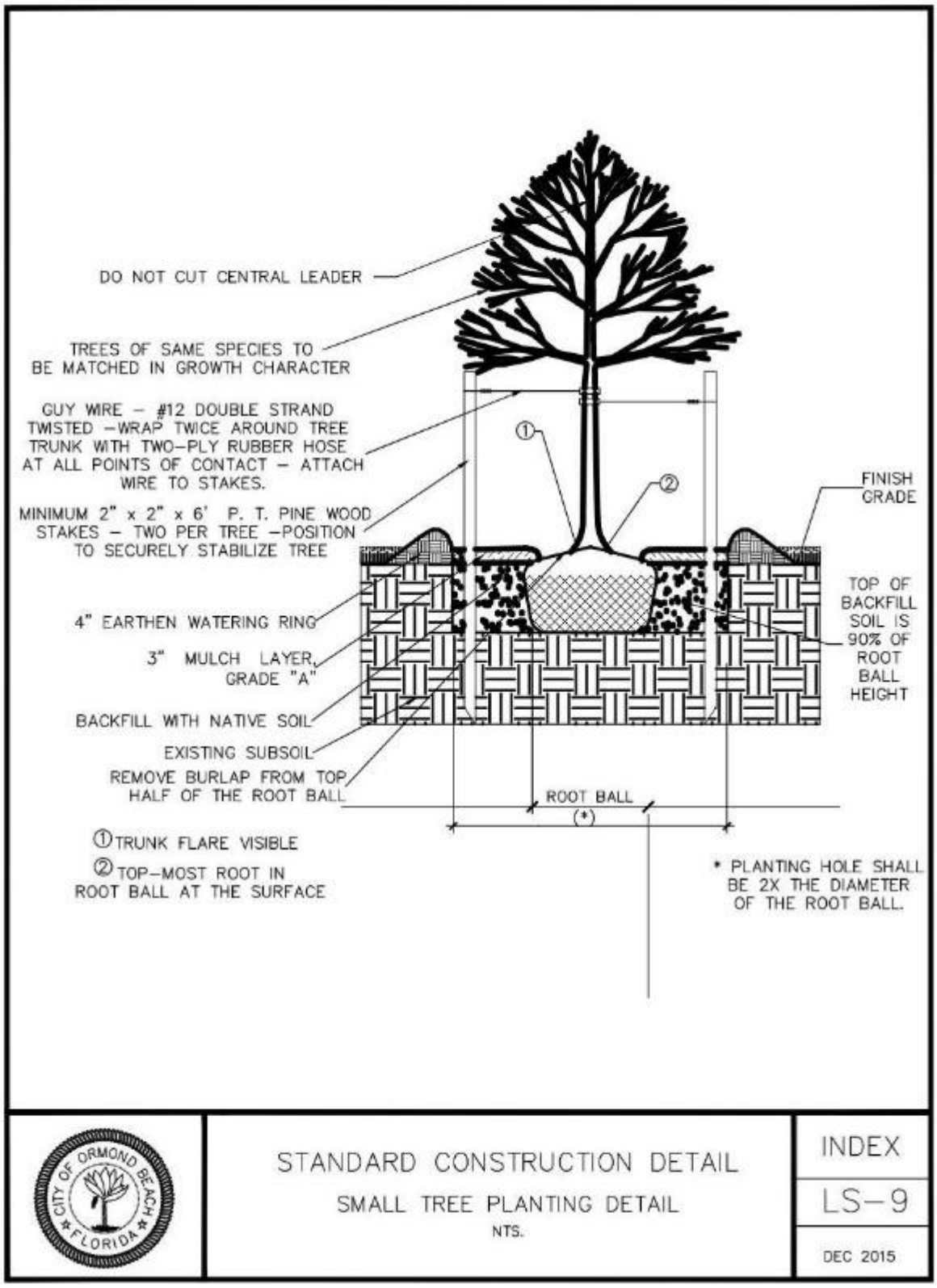
Tree Protection, Large Tree, & Small Tree

Planting Details

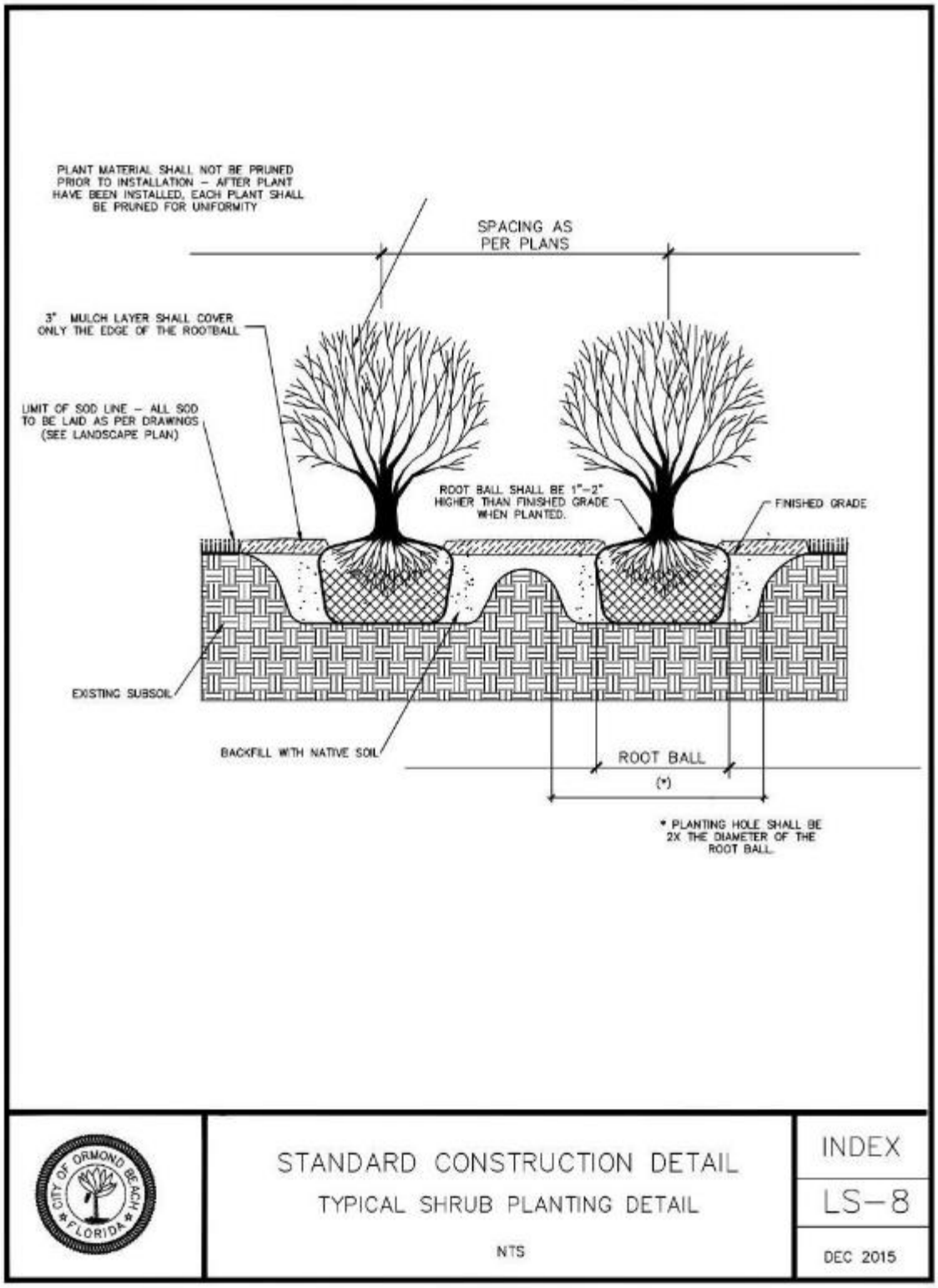
LARGE TREE PLANTING DETAIL



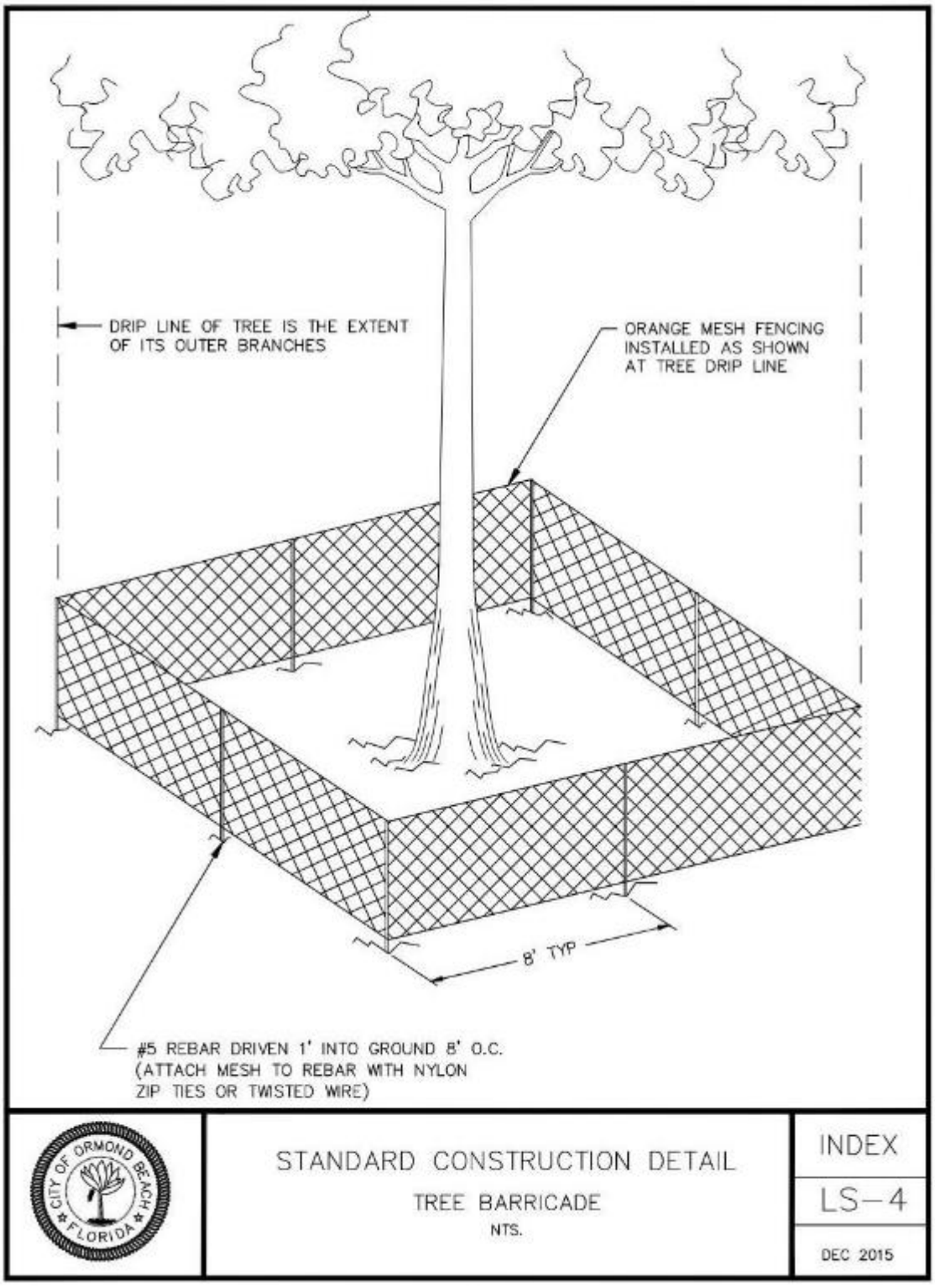
SMALL TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



TREE PRESERVATION DETAIL



Appendix C

Native Plant List

Tomoka Reserve Buffer Planting List

TREES			
Scientific name	Common name	Growth habit (height & width) ft	Comments Habit & Size
Cartrema americana	American olive	25’ x 15’	Evergreen – Medium
Carpinus caroliniana	American hornbeam	25’ x 15’	Evergreen – Medium
Carya glabra	Hickory	80’ x 35’	Deciduous – Large
Celtis laevigata	Hackberry/sugarberry	60’ x 50’	Deciduous – Large
Cercis canadensis	Redbud	30’ x 30’	Deciduous – Medium
Ilex x attenuata	Savannah holly	30’ x 15’	Evergreen – Medium
Ilex opaca	American holly	10’ x 15’	Evergreen – Medium
Magnolia grandiflora	Southern magnolia	80’ x 40’	Evergreen – Large
Juniperus virginiana	Red cedar	60’ x 30’	Evergreen – Large
Prunus angustifolia	Chickasaw plum	20’ x 20’	Deciduous – Medium
Quercus austrina	Bluff oak	40’ x 30’	Deciduous – Medium
Quercus geminate	Sand live oak	40’ x 80’	Evergreen – Large
Quercus chapmanii	Chapman’s oak	10’ x 10’	Evergreen – Medium
Quercus virginiana	Live oak	80’ x 150’	Evergreen – Large
SHRUBS			
Forestiera segregata	Florida privet	15’ x 8’	Evergreen
Ilex vomitoria	Yaupon holly	15’ x 10’	Evergreen
Lantana involucrata	Buttonsage	2.5’ x 4’	Evergreen
Myrcianthes fragrans	Simpson’s stopper	20’ x 10’	Evergreen
Myrica cerifera	Wax myrtle	20’ x 20’	Evergreen
Psychotria nervosa	Wild coffee	3’ x 4’	Evergreen
Serenoa repens	Saw palmetto	20’ x 10’	Evergreen
GRASSES			
Muhlenbergia capillaris	Muhly grass	3’ x 3’	Evergreen
Spartina bakeri	Smooth cordgrass	3’ x 4’	Evergreen
Tripsacum dactyloides	Fakahatchee grass	5’ x 6’	Evergreen
WILDFLOWERS			
Baptisia albescens	Spiked wild indigo		Perennial
Coreopsis lanceolarta	Tickseed		Perennial
Coreopsis tinctoria	Plains coreopsis		Perennial
Galliardia pulchella	Blanket flower		Annual
Helianthus debilis	Beach sunflower		Biennial
Salvia coccinea	Scarlet Sage		Perennial
Solidago altissima	Tall goldenrod		Perennial
Solidago sempervirens	Seaside goldenrod		Perennial

* This plant list is not all-inclusive, additional native and Florida Friendly plants may be used based on the recommendcation of the landscape architect and arborist.

All plants listed are species native to Florida and commonly found in Volusia County.

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznapstajler
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka
Jessica L. Gow
Nika K. Hosseini
Sydney V. Cichon
Baylee D. Bunyard
Anne M. Kehrli
James P. Love III

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Frederick B. Karl, Jr.

RETIRED
Thomas S. Hart

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

September 6, 2023

VIA ELECTRONIC DELIVERY

Steven Spraker, AICP
Planning Director
City of Ormond Beach
22 South Beach Street, Room 104
Ormond Beach, FL 32174

Re: Tomoka Reserve Redevelopment - Rezoning/Planned Residential Development – Project Revisions Following Planning Board and Resident Feedback

Dear Steven:

As you know, it is the Firm's pleasure to represent Triumph Oaks of Ormond Beach I, LLC (the "Applicant") with respect to the redevelopment and rezoning to Planned Residential Development of the property comprising the former Tomoka Oaks Golf Course. Following the Planning Board meeting held on July 13, 2023, the Applicant has revised their proposal to respond to the comments and concerns raised by the board and residents. A summary of these changes is included below, outlined in line with the staff recommendations beginning on Page 26 of the staff report:

A. Require all lots on the project perimeter with the Tomoka Oaks subdivision to be 100' in lot depth and at least 10,000 square feet in lot area – ***The Applicant has agreed to this recommendation to commit to a minimum depth of 100' and minimum lot area of 10,000 sq. ft. in lot area.***

B. Requirement of a type 6 buffer planting plan that requires seven (7) trees, 70 shrubs & 70 ground covers per 100' lineal feet – ***As noted in the hearing, the Applicant believes that the proposed planting system for the property, which includes a xeric landscaping scope that will complement and enhance areas of natural vegetation within the site, is more compatible with existing on site conditions and will act as a better screening measure for adjacent properties, while also relying on less irrigation and water consumption and supporting natural plant communities. This landscaping type has been recommended by the University of Florida's Institute of Food and Agricultural Sciences (IFAS) and***

utilized in cutting edge communities such as Sunbridge and the Edge at Cherrylake. Information relating to these communities in included herein.

However, we understand that the City is interested in ensuring adequacy of the buffer between the communities, and has agreed to the following:

i. ***Where the planting standard outlined in the PUD is utilized for a phase, a maintenance bond will be provided to ensure the survivability of planting materials for a period of two (2) years.***
ii. ***In the event that the planting materials do not survive, the buffer will be if the plantings do not survive in total at that time, as outlined in the maintenance plan, then we will go back and install irrigation to City standards with the stated plantings within the plan.***

C. Setback plan – lot width – 100' in width – ***As noted during the hearing, the Applicant does not believe it is possible to incorporate a minimum lot width of 100' throughout the site with the requested voluntary landscaping buffer and proposed open space, which we believe is a key feature for the existing and proposed residents. However, we have been able to modify the plan to create a mixture of lot types along the perimeter of the site that demonstrate a lot width along the rear setback line (as a closer measuring point to the existing residential homes) as follows:***

i. ***Of the lots along the perimeter of the site, a revised layout demonstrates that 46 of these lots are 100' in width, and 10 of these lots are at 90' in width.***
ii. ***The variable width provided with the revisions still creates a variety of housing types and transitional areas from the larger perimeter lots and the smaller footprint homes in the core of the project, while creating a larger similarity in lot size between the existing and proposed homes.***
iii. ***The minimum lot width within the core of the community has been revised from 50' lot widths to a proposed minimum lot width of 60' for the interior lot types.***

D. Setback plan – maximum building coverage – 50% across all housing types – ***The Applicant is in agreement with this condition and has made this revision.***

E. Setback plan - minimum primary structure setbacks – ***The Applicant is in agreement with this condition and has made this revision.***

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50'	20'	20'	7.5'	15'
Park House	60'	25'	20'	7.5'	15'
Estate House	80'	25'	20'	8'/20'	20'
Custom House	80'	25'	20'	8'/20'	20'

F. Setback plan - minimum garage setbacks – ***The Applicant is in agreement with this condition and has made this revision.***

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50'	20'	20'	7.5'	15'
Park House	60'	25'	20'	7.5'	15'
Estate House	80'	25'	20'	8'/20'	20'
Custom House	80'	25'	20'	8'/20'	20'

G. Setback plan - minimum front porch setbacks – ***The Applicant is in agreement with this condition and has made this revision.***

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50'	12'	20'	7.5'	15'
Park House	60'	15'	20'	7.5'	15'
Estate House	80'	15'	20'	8'/20'	20'
Custom House	80'	15'	20'	8'/20'	20'

H. Setback plan – Notes – Delete the notes. Notes 1 and 2 are contained in the Land Development Code. Staff is not supportive of a 15' front yard garage setback. - ***The Applicant is in agreement with this condition and has made this revision.***

I. Sheet PD6 note on lot separation - Amend note to state: The 50' buffer abutting the Tomoka Oaks existing residential lots and areas called out as natural preservation shall not be modified and shall always be vegetative areas. - ***The Applicant is in agreement with this condition and has made this revision.***

J. St. Andrews Drive and Tomoka Oaks Boulevard diamond - that a diamond reconfiguration be required at the construction (preliminary plat) phase of the development. – ***The Applicant has demonstrated that the diamond intersection operates within the required level of service for the site. An autoturn analysis has been undertaken to determine if there are any conflicts with emergency services to the area using the diamond intersection – the Applicant is willing to provide the following necessary improvements to this area of the property, as illustrated on the attached exhibit:***

   i. ***Modification of existing drive aisle to resolve turning radii conflicts for emergency vehicles; and***
   ii. ***Provision of additional landscaping adjacent to the right-of-way.***

K. Sidewalks on both sides of Tomoka Oaks Boulevard – require sidewalks on both sides of Tomoka Oaks Boulevard. - ***The Applicant is in agreement with this condition and has made this revision.***

L. The preliminary plat should require the conducting of a neighborhood meeting. - ***The Applicant is in agreement with this condition.***

M. **Resident Concern – Timing of Signal Permitting** – ***The Applicant understand that the residents want to ensure that permitting and installation of the signal move forward at the same time as the development. As such, the Applicant agrees to the voluntary condition that within 30 days of phase 1 plat approval, the developer will initiate an application to FDOT to construct a traffic signal at the intersection of Nova Road & Tomoka Oaks Boulevard. Prior to the issuance of first certificate of occupancy within the Tomoka Reserve Development, the traffic signal at Nova Road & Tomoka Oaks Boulevard has to be completed and functioning or fully bonded and or the full cost of constructing said traffic signal system must be deposited with the City of Ormond Beach.***

N. **Resident Concern – HOA Architectural Design Language** – ***The Applicant has coordinated with residents following the Planning Board hearing and have agreed to modify the proposed architectural standards to include the following:***

   i. ***The Architectural Review Board may not modify the architectural standards set forth in the PUD until such time that the HOA has turned control over from the Declarant to the homeowners.***
   ii. ***The Applicant has committed to compliance with the following additional landscape standards included herein.***

O. Planning Board Concern – Cut Through of Amenity Space parking lot – ***A board member noted that within a previous plan iteration, residents could utilize the amenity parking lot as a cut through drive aisle, which raised concerns on resident and child safety. This parking area has been revised to limit cut-through traffic.***

We look forward to review of this item by the Planning Board at their September 21, 2023 hearing date. If there is any additional information we can provide to assist in review, please do not hesitate to reach out.

Sincerely,

Robert A. Merrell III
Direct Dial (386) 323-9263
Email Rob.Merrell@CobbCole.com
Fax (386) 323-9206

ATTACHMENT 9

Applicant provided information

Section B

Additional Cobb Cole information (former attachment 13)

Tomoka Reserve – Application No. 2022-PZ-22-043

Applicant Expert Testimony Qualifications

Below is a list of experts who may be expected to testify during the public hearing review of the above-referenced project. Attached to this summary page are resumes detailing each individuals' qualifications for review and as a part of the formal record.

1. Dwight Durant, P.E.
   President, Zev Cohen & Associates, Inc.
   Professional Engineer
   B.S. Civil Engineering, University of Florida

2. Mark Karet, AICP
   Director of Planning and Landscape Architecture, Zev Cohen & Associates, Inc.
   Certified by American Institute of Certified Planners
   Planner
   MA. Urban and Regional Planning, University of Florida

3. Kris Rowley, P.E.
   Senior Project Manager, Zev Cohen & Associates, Inc.
   Professional Engineer
   B.S. Civil Engineering, University of Central Florida

4. Jake Stehr, P.L.A.
   Senior Landscape Architect, Zev Cohen & Associates, Inc.
   Professional Landscape Architect
   Master of Landscape Architecture, Auburn University

5. Sans Lassiter, P.E.
   President, LTG, Inc.
   Transportation Engineer
   M.E., Transportation Engineering, University of Florida

6. Donald ("Don") Spence, Ph.D.
   Owner, Native Florida Landscapes, LLC
   Board Certified Master Arborist
   Ph.D. Plant Pathology, University of Florida

7. Jeff Flairty, P.E.
   President, Ayden Environmental
   Environmental Consultant
   B.S. Environmental Engineering, University of Central Florida

8. Bill Ray, AICP
   President, Ray and Associates
   Environmental and Planning Consultant
   B.A., Environmental Studies/Natural Sciences, Rollins College

9. Michael Hotaling, MAI
   Managing Partner, Moody Williams Appraisal Group, LLC
   State-Certified General Real Estate Appraiser
   B.S., Business Administration & Finance, University of Central Florida

10. Ronald Moody, MAI, SRA
    Founding Partner, Moody Williams Appraisal Group, LLC
    Senior Residential Appraiser
    B.A., Land Economics, University of North Florida



M. Dwight DuRant, P.E.

President

Contact Information:
300 Interchange Blvd, Ste. C Ormond Beach, FL 32174
ddurant@zevcohen.com
(386) 677-2482

Education:
B.S. Civil Engineering, University of Florida, 1983

Registrations:
Professional Engineer
Florida P.E. 40318

Professional Affiliations:
American Society of Civil Engineers

Institute of Transportation Engineers

Ormond Beach Chamber Government Affairs Committee Member

Team Volusia Economic Development Corporation, Past Chairman of the Board

Volusia County Association for Responsible Development (VCARD) Executive Council

Daytona Beach Chamber of Commerce Economic Development Committee Member

Former Ormond Beach Chamber of Commerce Board Member

Former Volusia County Metropolitan Planning Organization (MPO) Citizen Advisory Board Committee Chairman

Community Involvement:
Ormond Beach Youth Baseball and Soft Ball Association (OBYBSA) – Recreational Baseball Team (9 Years)

OBYBSA Competitive Baseball (4 Years)

Ormond Beach Youth Football and Cheer Association (OBYFCA) – Pop Warner Football (6 Years)

Ormond Beach Youth Basketball – Recreational Teams (4 Years)

Member of OBYBSA Board of Directors

Member of OBYFCA Board of Directors

Years of Experience:
40

Years with ZCA:
36

As President of Zev Cohen & Associates, Inc. (ZCA), Dwight has acquired a diverse background in site development experience with a sound working knowledge of engineering and design analysis. Dwight began his professional experience in 1983 and has worked continuously on engineering and design projects since that time. The majority of his career, 36 years, has been spent in Ormond Beach. Dwight serves both private and public clients throughout the Southeast. His ability to combine engineering design and diligent project management leads to projects under budget completed on time.
Dwight prides himself on providing personal, hands-on services to a wide variety of clients. This type of client service has become the foundation of ZCA's philosophy. Under Dwight's leadership, ZCA has become of the largest civil engineering firms in the area.

Project Experience

Daytona International Speedway Master Stormwater Plan, Daytona Beach, Florida

- Role: Principal-In-Charge
- Scope: The Daytona International Speedway consists of approximately 227 acres for which ZCA provide a Master Stormwater design and permit.

City of Fernandina Beach Community Redevelopment Area (CRA) Master Stormwater Plan, Fernandina Beach, Florida

- Role: Quality Assurance/Quality Control
- Scope: ZCA developed a Master Plan with phasing, cost estimates, and schedules for the CRA which included a Master Stormwater Plan designed for the rerouting of stormwater pipes currently directly discharging untreated runoff. The St. Johns River Water Management District (SJRWMD) worked with ZCA and the City to develop stormwater mitigation credits for use across the CRA area, allowing development within the CRA to move forward with certainty. The City can sell the credits to property owners of CRA sites at a lower rate than what construction costs would be, and without the risk and uncertainty that would come with permitting an individual site. Funds received from the sale of the credits will be used to pay off the pond improvement costs and make other CRA stormwater improvements.

West Ormond Beach Community Center, Ormond Beach, Florida

- Role: Principal-In-Charge
- Scope: ZCA was selected by the City of Ormond Beach Engineering and Leisure Services Department to further develop the Volusia County School Board (VCSB) site adjacent to and west of Pathways Elementary School to act as a joint use facility for the VCSB and provide a Community Center for west Ormond Beach.

Cypress Landings, West Melbourne, Florida

- Role: Principal-In-Charge
- Scope: Environmental investigation and permitting; design and permitting of stormwater treatment facilities, stormwater conveyance system, water, sewer, roadway, and lot grading. Cypress Landings was designed as a 141-lot single-family residential subdivision within the City of West Melbourne. Project is located within the Melbourne-Tillman Water Control District and required stormwater permitting from both it and St. Johns River Water Management District (SJRWMD).

Ormond Beach Water Main Replacement Project, Ormond Beach, Florida

- Role: Principal-In-Charge
- Scope: The 2-inch Water Main Replacement Project consisted of approximately 23,000 linear feet of main replacement upgraded the City distribution system to current City standards. Approximately 25% of the replacement line was installed by horizontal directional drilling while the remainder was installed through open pavement cut procedure. ZCA had to obtain nine (9) different Health Department Permits in order to handle to various locations and system connection points. A strong focus was placed upon site restoration following installation so the City was able to maintain their neighborhood friendly approach to construction.

Venetian Bay Master Stormwater Plan, New Smyrna Beach, Florida

- Role: Principal-In-Charge
- Scope: Master Planning, stormwater design, rezoning, site design, landscape architectural services, and permitting for 1,200-acre 1,829-unit mixed-use site which was designed in accordance with the principles of "New Urbanism". A Town Center has been designed to support many of the residents' needs which minimizes their reliance on automobiles and further strengthens the culture of this planned community.

City of Ormond Beach Downtown Master Stormwater Plan, Ormond Beach, Florida

- Role: Principal-In-Charge
- Scope: Provide the City of Ormond Beach with an evaluation of stormwater needs and implement a program of offline retention that will support intensive redevelopment of existing and future development sites within the city's Downtown Community. Services will include survey, property acquisition consulting, legal, geotechnical engineering, design, and stormwater permitting through the Community Redevelopment Agency (CRA) and St. Johns River Water Management District (SJRWMD).

Andy Romano Beachfront Park, Ormond Beach, Florida

- Role: Principle-In-Charge/Quality Control Manager
- Scope: ZCA was selected by the City of Ormond Beach to design a five-acre beachfront park. The park amenities include pavilions, picnic areas, seating, covered playground, splash park, dune restoration and native landscaping, ADA beach access, restroom and vending facilities, beachfront parking, and viewing terraces. ZCA also worked closely with the City to provide a public outreach and a community engagement plan which allowed members of the community to play a role in developing the park that would leave a lasting impression for visitors of all ages.

Hand Avenue Lake Interconnect Walkway, Ormond Beach, Florida

- Role: Principle-In-Charge/Quality Control Manager
- Scope: ZCA provided civil engineering and landscape architecture services to upgrade the Hand Avenue corridor stormwater management system. This system also included a complex lake inter-connect for flood control. This lake inter-connect will also be developed for use by canoe/kayak enthusiasts who wish to traverse the various lake systems adjacent to Hand Avenue. ZCA also assisted in expanding the existing boardwalk system which will provide clearance for kayakers and still be ADA accessible.

Vining Court Streetscape, Ormond Beach, Florida

- Role: Principal-In-Charge
- Scope: The beachfront streetscape design of the Vining Court Downtown Business District for the City of Ormond Beach. The streetscape design includes landscape beautification, sidewalks, lighting, signage, and street parking. This project is located within the City of Ormond Beach's Community Redevelopment Area (CRA) and will be funded with the use of Tax Increment Funds (TIF). ZCA has already conducted a neighborhood meeting where the Conceptual Streetscape Plans were discussed and comments from the local residents will be incorporated in the final construction documents.



Mark P. Karet

Director of Planning and Landscape Architecture

Contact Information:
300 Interchange Blvd, Ste. C
Ormond Beach, FL 32174
mkaret@zevcohen.com
(386) 677-2482

Education:
M.A. Urban and Regional Planning, University of Florida, 1988

B.A. Public Affairs, the George Washington University, 1985

Professional Affiliations:
American Planning Association (APA)

International City/County Management Association (ICMA)

Community Involvement:
Chamber of Commerce Local Government Committee

Treasurer of Big, Big World Project, Inc.

Years of Experience:
35

Years with ZCA:
12

Mark has 35 years of professional experience as a planner for public agencies and private consultants. He has experience in land development regulation, entitlement coordination, comprehensive planning, zoning, community development, redevelopment, affordable housing, grant administration, capital improvement planning, budgeting, and business process improvement. He worked with Zev Cohen & Associates, Inc. (ZCA) from 2005 to 2008 as our Planning Manager and rejoined ZCA in September of 2016 as our Director of Planning and Landscape Architecture.

Project Experience

One Daytona, Daytona Beach, Florida

- Role: Project Planner
- Scope: ZCA worked with the International Speedway Corporation to develop a plan for the redevelopment of a 1960's era business/industrial park into a mixed-use development across from Daytona International Speedway which includes a 200,000 SF retail/dining/entertainment space, 2,500-seat multi-screen movie theater, residential component, and a 160-room hotel. The redevelopment project included a Comprehensive Plan Amendment, a Comprehensive Signage Plan, and rezoning. Our staff worked with the Owner and their attorney to orchestrate the complicated local and state land use and zoning entitlement process.

Comprehensive Plan, City of Lago, Florida

- Role: Project Manager
- Scope: Mark served as the primary author on the City's Housing, Natural Resource, and Intergovernmental Coordination elements. The completion of the project included an extensive civic engagement effort involving the general public, interest groups, advisory boards, and elected officials.

Comprehensive Plan, City of Edgewater, Florida

- Role: Project Manager
- Scope: Mark served as the Project Manager for a complete re-write of the City's Comprehensive Plan. Mark coordinated the efforts of City staff and multiple consultants to meet statutory requirements and develop consensus for the long-range vision of the City.

Oceanfront Development Standards, City of Daytona Beach, Florida

- Role: Project Manager
- Scope: Mark served as the Project Manager and primary author on a major land development code revision to the City's Oceanfront Development Standards. The goal of these revisions were to allow taller, thinner buildings while providing more landscaping, public access, and less shadowing of the beach. This project included an extensive civic engagement effort involving the general public, neighborhood groups, advisory boards, and elected officials.

Noise Ordinance, City of Daytona Beach, Florida

- Role: Project Manager
- Scope: Mark served as the Project Manager and primary author on a complete re-write of the City's Noise Ordinance. The City's Police Department had been issuing citations based on a "reasonable person" standard contained in the old Ordinance. The revised Ordinance established objective standards based on metered ambient noise levels. Mark led an extensive civic engagement effort that included the general public, neighborhood associations, individual business owners, merchant associations, the school board, major land owners, advisory boards and elected officials.

Process Improvement, Hillsborough County Building and Construction Services Division, Florida

- Role: Project Manager
- Scope: Mark served as the Project Manager on a review of each of the Division's major functions, including application intake, plans review, permit issuance, inspections and contractor licensing. The project resulted in recommendations for improved customer service, process maps and new standard operating procedures for each function.

Washington Catlett School Redevelopment, Wilmington, North Carolina

- Role: Project Manager
- Scope: Mark served as the Project Manager on the adaptive reuse of a historic school building originally built in 1914 with additions in the 1920's, 1930's and the 1950's. After its closure as a school, the building sat empty for twenty years. Mark oversaw the redevelopment of the historic structure into a transitional housing facility for homeless veterans.

Planner of Record, Town of Pierson, Florida

- Role: Town Planner as ZCA Consultant
- Scope: ZCA provides a full range of professional and administrative planning services to the Town of Pierson on a continuing basis. ZCA serves as the Town's "Planner of Record" advising elected officials, volunteer boards, and staff in strategic planning, comprehensive planning, visioning, and land development code administration. ZCA develops ordinances, meets with applicants, reviews applications, develops special studies, writes grant applications, and performs on-call services.

Halifax Harbor Redevelopment, Daytona Beach, Florida

- Role: Project Manager
- Scope: ZCA created a master plan for the redevelopment of Daytona Beach's Halifax Harbor Marina featuring a small commercial and civic town center. As part of this master planning effort, ZCA created 2 concept plan and streetscapes with each with separate forms and functions for this waterfront anchored project.

City Island Redevelopment Plan, Daytona Beach, Florida

- Role: Project Manager
- Scope: ZCA created a master plan for the redevelopment of Daytona Beach's City Island centered on the historic Jackie Robinson baseball stadium. The plan linked the City Island riverfront to the adjacent downtown through a walkable, pedestrian friendly design.

Mark P. Karet, AICP

(813) 727-0040 **mkaret@zevcohen.com**

Summary

Mr. Karet has more than 35 years of professional experience as a planner finboth the public agencies and private sectors. He has expertise in land development regulation, entitlement coordination, comprehensive planning, zoning, community development, redevelopment, affordable housing, grant administration, capital improvement planning, budgeting, and business process improvement.

Professional Experience

Director of Planning & Landscape Architecture, Zev Cohen & Associates Ormond Beach, Florida 2016 to Present

Zev Cohen and Associates is an established multi-disciplinary civil engineering, environmental, planning, and design firm based in Ormond Beach with a long-standing reputation for quality and performance throughout Central Florida.

- Leads Zev Cohen and Associates' planning and landscape architecture service areas.
- Responsible for the for the day-to-day operations of the planning and landscape architecture practices including business development, maintaining client contacts on all aspects of projects, growing and sustaining operations and quality control/quality assurance efforts.
- Provide planning, urban design, community engagement and project oversight for both public and private-sector clients

Director of Administrative Services, Development Services Hillsborough County, Florida 2008 to 2016

Hillsborough County is the fourth most populous county in Florida with a population of 1.3 million people. I managed administrative support groups within the Planning & Growth Management and Fiscal & Support Services Departments.

- Coordinate development services process improvement activities.
- Managed project controls, scheduling, and accounts payable for a $1 billion capital improvement program.
- Managed budget preparation and human resources for a department with $25 million in expenditures and 334 FTE's.
- Assisted client departments in successfully navigating the process of identifying, acquiring, implementing & maintaining appropriate business solutions to support their core functions.

- Managed large-scale software implementation projects including electronic plan review and agenda automation software.
- During the economic downturn, I worked with a department head and managers to identify cuts and reduced expenditures by 40% in a large fee-supported workgroup.

Planning Manager, Zev Cohen & Associates, Ormond Beach, Florida 2005 to 2008

Served as Zev Cohens & Associates' Planning Manager serving both public and private-sector clients.

- Coordinated the approval process for up to 25 separate projects at a time seeking approvals for commercial and residential developers. The projects ranged in size from single occupancy commercial buildings to large-scale mixed-use planned developments.
- Served as project manager on public sector park projects, streetscape corridors, and comprehensive plan amendments. Coordinated manpower, expenses and client satisfaction on all projects.
- Made presentations to elected officials, advisory boards, and citizen groups.
- Coordinated the development and submission of RFP responses, project budgets, and schedules.

Planning Manager, City of Daytona Beach, Florida 2000 to 2005

Daytona Beach has a year-round population of more than 60,000 people. Special events, based on the racing schedule at the Daytona International Speedway, swell the population by more than 10x that number several times a year. The City has 5 separate redevelopment districts.

- Coordinated the Development Services Department's land development review process. I significantly reduced staff development review time frames.
- Served as the primary point of contact for developers, contractors, design professionals and the general public regarding all aspects of the land development process.
- Chaired the City's Development Review Committee.
- Administered the City's land development code, zoning code, and urban design standards.
- Served as the City's primary liaison to the City's Planning and Zoning Board.
- Presented all Planning and Zoning Board recommendations to the City Commission.
- Served as Interim Director of the Development Services Department. At the time, the department had 35 FTE's and a budget of $3 million.

Community Development Manager City of Wilmington, North Carolina 1998 to 2000

Wilmington is a port city with a diversified economy and a population of 112,000. Incorporated in 1739, it has a long history of municipal administration. The City is a racially diverse community with significant numbers of residents living at or below the poverty level. The Community Development Manager was a high-profile position in Wilmington. Six hurricanes impacted Wilmington during my tenure, including the highly damaging Hurricane Floyd. I coordinated the damage assessments teams for each of those events.

- Managed the City's neighborhood planning, code enforcement, and housing programs.
- Administered the City's Community Development Block Grant and HOME Investment Partnership programs. I quickly improved the expenditure performance of both programs.
- Administered the City's economic development revolving loan fund for small businesses.

- Served as the Executive Director of Wilmington Housing, Finance and Development Corporation, a non-profit developer of affordable single-family homes and transitional housing for the homeless. I stabilized agency finances and completed development of a stalled project for a 24-bed transitional housing facility for homeless veterans.

Director of Community Development, City of Edgewater, Florida 1989 to 1997

Edgewater located in Volusia County, near Daytona Beach, has a population of 20,000 people. At the time I worked in the City, it experienced a great deal of political turmoil after the successful creation of a special assessment district that brought sewer lines to 7,200 lots.

- Responsible for the City's comprehensive planning, zoning, code enforcement, building and risk management/safety programs.
- Served as liaison to elected officials, developers, contractors, design professionals and the public regarding all aspects of the land development process.
- Organized the City's separate Planning and Zoning and Building departments into a consolidated Community Development Department.
- Frequently served as acting City Manager.
- Served as the manager's representative in negotiations with the general, police and fire employee's unions.
- Served as project manager on the construction of a detective's office and police evidence building.

EDUCATION

University of Florida **Master of Arts in Urban and Regional Planning**

Held an internship with Florida Department of Commerce creating a regional economic development organization for Glades and Okeechobee Counties.

The George Washington University **Bachelor of Arts, Public Affairs Major**

Held an internship with the Smithsonian Institution's Woodrow Wilson Center for International Scholars performing research for visiting scholars.

Current Affiliations & Community Involvement

- American Institute of Certified Planners (AICP)
- American Planning Association
- Certified Municipal Administrator, The University of North Carolina at Chapel Hill
- FEMA Certifications: ICS-100 (Incident Command System); ICS-200 (Single Resources & Initial Action Incidents); ICS -700 (National Incident Management System)



Kristopher T. Rowley, P.E.

Sr. Project Manager

Contact Information:
300 Interchange Blvd, Ste. C
Ormond Beach, FL 32174
krowley@zevcohen.com
(386) 677-2482

Education:
B.S. Civil Engineering, University of Central Florida, 2013

Registrations:
Professional Engineer
Florida P.E. 84263

Professional Affiliations:
Site Ops, Site Engineering Software Certified

BMPTrains Certified

Community Involvement:
Volusia County Association for Responsible Development (VCARD) Board Member – Secretary

Volusia Young Professionals Group (VYPG) Board Member

Daytona International Speedway's Checkered Flag Committee

Years of Experience:
10

Years with ZCA:
10

Kristopher, a University of Central Florida graduate, is an essential member of the Zev Cohen & Associates, Inc. (ZCA) team. With his engineering knowledge and multi-tasking abilities, Kristopher successfully handles a multitude of projects and tasks. His familiarity with site design and utility and stormwater management is conducive to a variety of projects. The level of involvement exemplified in Kristopher's work allows him to develop trusting client relationships and ensures projects are completed efficiently and on time. His strong understanding of the planning, design, and permitting process, in addition to his effective project coordination skills, allows Kristopher to produce high quality work while maintaining tight schedules and keeping up with demands.

Project Experience

Division of Blind Services Improvements and Renovations, Daytona Beach, Florida

- Role: Project Manager
- Scope: ZCA designed and permitted the 25-acre complex including a library annex, central energy plant, low-rise dormitory, dining facility, technical training building, and other miscellaneous improvements. Developed within the master stormwater system of the Blind Services Complex, ZCA met the unique demands of both a visually impaired owner and ultimate end user of the facility. This required a very "hands-on" approach and the team applied solid design philosophy while providing the ability to maintain day-to-day operations of the facility without interruption. The success of this project has led to additional Blind Services' projects by ZCA.

New Britain Avenue Stormwater Design, Ormond Beach, Florida

- Role: Staff Engineer
- Scope: Design of a Master Stormwater System (underground extraction) to treat and attenuate the stormwater run-off from several residential and commercial lots along New Britain Avenue between North Ridgewood Avenue and North Beach Street in order to promote future re-development along this corridor of roadway. This is the first Master Stormwater design to impact the City of Ormond Beach Downtown Master Stormwater Drainage program.

Ormond Beach Master Stormwater Management Plan, Ormond Beach, Florida

- Role: Staff Engineer
- Scope: The project consisted of preparing a Master Drainage Plan for the Community Redevelopment Agency Districts which provided a blueprint for future redevelopment within the Community Redevelopment Agency. ZCA has established the often unknown stormwater component of development opportunities so they can be identified and properly programmed to facilitate long-term growth and sustainability for the City. ZCA was also responsible for obtaining a Conceptual Stormwater Permit from the St. Johns River Water Management District (SJRWMD). Finally, in addition to the Master Plan and stormwater permitting, ZCA provided the City of Ormond Beach a "User's Manual" to be used by the City and developers in the design of future redevelopment sites within the Community Redevelopment area. The Community Redevelopment area boundaries encompass approximately 238 acres of land including a core Downtown for the City.

Derbyshire Park Master Plan and Implementation, Daytona Beach, Florida

- Role: Project Engineer
- Scope: Derbyshire Park is a public park and sports facility located in Daytona Beach, Florida. Through ZCA's continuing service contract with the City of Daytona Beach, we provided Master Engineering Plan design for the "full build-out" of the park. ZCA's design included master conceptual design for stormwater, utilities, parking, grading and access. ZCA designed a FDOT Grant Funded, 2,617 LF, of a 14' wide multi-use trail. The trail will provide interconnection between the park's amenities and neighborhood sidewalks. The proposed design also included lighting, decorative pavement, landscape design, bike-friendly amenities and stormwater to meet FDOT's LAP funding requirements. The design is currently at a 100% design level. Additionally, the City of Daytona Beach engaged Zev Cohen and Associates to design a FDOT grant funded 10,197 LF of 6' sidewalk within the Derbyshire Neighborhood area. The City of Daytona Beach has engaged ZCA to design a multi-purpose sports field as part of the Master Plan implementation program. The City has requested ZCA provide cost estimating for the Master Plan build out so they can plan their funding accordingly.

Coastal Woods, New Smyrna Beach, Florida

- Role: Staff Engineer
- Scope: Site development and overall master planning; comprehensive planning and annexation application; rezoning application submittals; single family/mixed-use development standards; environmental trail system/Volusia County trail system.

Brown & Brown Headquarters Building, Daytona Beach, Florida

- Role: Project Manager
- Scope: ZCA provided site design for civil and landscape components for the $40M Brown & Brown Headquarters. The redevelopment is especially rewarding as it is an urban revitalization project which is also providing brownfield remediation of a contaminated site. In addition, the project is partially funded through a public/private partnership with the City of Daytona Beach.

Halifax Medical Center Campus, Deltona, Florida

- Role: Project Engineer
- Scope: ZCA assisted with the master planning of the 31-acre hospital site that was built in 3 phases. In addition, ZCA provided civil engineering, environmental, bidding and construction, and landscape architectural services.

Daytona Beach Riverfront Esplanade, Daytona Beach, Florida

- Role: Project Manager
- Scope: ZCA provided civil engineering, landscape architectural, and environmental services to develop the design of the Daytona Beach Riverfront Park known as the Esplanade. The Esplanade Park is a 1-mile linear park. This project consists of a revitalized downtown park that will draw residents and visitors to the area. The park project will create open, pedestrian friendly pathways that will encourage visitors of the park to enjoy opportunities such as jogging, picnicking, and viewing some of the City's history, all in the same place.

Woodhaven Master Utility Plan, Port Orange, Florida

- Role: Project Engineer
- Scope: Woodhaven is a 1,500-acre commercial and residential mixed-use project located in Port Orange, Florida. The maximum uses include up to 650,000 square feet of commercial area and 1,300 residential units (single family, townhome and apartment units). Zev Cohen & Associates, Inc. (ZCA) worked with the City and property owner to successfully navigate and negotiate the comprehensive plan change and rezoning of the property to meet the needs of the City and Owner. The planning effort required close collaboration with the Client's attorneys and careful consideration of numerous design elements including environmental impacts, adjacent neighborhoods, development intensities and proper utility planning. ZCA provided master utility planning and design calculations in order to demonstrate available capacities within the existing infrastructure. In addition, the transmission and distribution systems were sized in order to accommodate phasing alternatives with efficient design while meeting life safety and Department of Environmental Protection (DEP) criteria. The scope of the utility planning included multiple sewer lift stations, force mains, gravity sewer mains, potable water mains and reclaimed water main



Jake E. Stehr, P.L.A.

Sr. Landscape Architect

Contact Information:
300 Interchange Blvd, Ste. C
Ormond Beach, FL 32174
jstehr@zevcohen.com
(386) 677-2482

Education:
B.A. History, Oklahoma Baptist University, 2009

Master of Landscape Architecture, Auburn University, 2015

Registration:
Landscape Architect
Florida LA6667462

Community Involvement:
City of Ormond Beach Brownfield Advisory Board Member

City of Ormond Beach Board of Appeals & Adjustments Member

Daytona Beach Regional Chamber of Commerce, Leadership Daytona, Class XLII

Professional Affiliations:
American Society of Landscape Architects

American Planning Association

Garden Club of America Founders Fund

Awards:
Alabama ASLA Award of Honor

LAF University Olmsted Scholar

PRZA Surf Coast Pierson Award

Years of Experience:
8

Years with ZCA:
8

Trained as a Landscape Architect with a professional background in history and planning, Jake brings unique perspective and pragmatic solutions to complex projects. He is a cross-disciplinary designer who creates strong collaborations by translating between project constituencies. His expertise is in organically-integrated urban landscapes. To create constructed habitats and social spaces in these contexts, Jake employs an opportunistic and resourceful design approach. Throughout his career, he has strived to leverage a connection between the broad idea of site, history, geography and the interaction between people and place.

Project Experience

State Road 600 Daytona Median Landscape Improvement Project, Daytona Beach, Florida
- Role: Landscape Designer
- Scope: Landscape and irrigation design, construction administration and coordination with the Florida Department of Transportation (FDOT) and the City of Daytona Beach.

Florida Hospital Injector at Daytona International Speedway, Daytona Beach, Florida
- Role: Landscape Designer
- Scope: Created a dynamic entry feature which emphasizes the spirit and character of Florida Hospital.

Riverwalk Condominiums, New Smyrna Beach, Florida
- Role: Landscape Designer
- Scope: Directed the expansion of an existing landscape to accommodate the further development of a large apartment complex in the heart of New Smyrna Beach.

Kings Landing, Port Orange, Florida
- Role: Landscape Designer
- Scope: Worked on the development and layout of a residential development that attempted to preserve ecologically sensitive resources while accommodating connection with neighboring developments and social institutions.

Daytona Rising and Grandstand Redevelopment, Daytona Beach, Florida
- Role: Landscape Designer
- Scope: This exciting project consisted of the entire reconstruction of the Frontstretch Grandstands which included all facility components from the seating bowl and gates to the civil and landscape elements in front of the facility. ZCA was responsible for the design and permitting of all the civil, landscape, and hardscape improvements as well as the master stormwater design and permitting. Permits obtained for the project include approvals from the following agencies: Volusia County, City of Daytona Beach, St. John's River Water Management (SJRWMD), Army Corps of Engineers (ACOE), Florida Department of Transportation (FDOT), and the Florida Department of Environmental Protection (FDEP).

One Daytona and International Speedway Corp. (ISC)/NASCAR Office Tower, Daytona Beach, Florida
- Role: Landscape Designer
- Scope: One Daytona is designed as a mixed-use development across from Daytona International Speedway including 200,000 SF retail/dining/entertainment space, 2,500-seat multi-screen movie theater, residential component and 160-room hotel. ZCA provided landscape, hardscape, and irrigation design services.

Brown & Brown Headquarters Building, Daytona Beach, Florida
- Role: Landscape Architect
- Scope: ZCA provided site design for all civil and landscape components for the $40 million Brown & Brown Headquarters. The redevelopment is especially rewarding as it is an urban revitalization project which also provides brownfield remediation of a contaminated site. In addition, the project was partially funded through a public/private partnership with the City of Daytona Beach.

The Center at Deltona, Deltona, Florida

- Role: Landscape Architect
- Scope: ZCA provided civil engineering and landscape architectural design services for the new ±25,000 SF Community Center building and parking expansion. ZCA's tasks included stormwater, water, sewer, pacing, grading, landscape architectural design, and all site permitting. ZCA also worked with the Architect and the City to Master Plan the site for future expansion.

Mosaic, Daytona Beach, Florida

- Role: Landscape Designer
- Scope: ZCA was selected by ICI Homes, Inc. as the Prime Consultant to design the 604-acre community that utilized cluster development and low impact development principles to preserve and add value through environmental preservation to the community. ZCA's driving factor in the design was creating a matrix through which the community could develop through passive and active recreating by encouraging chance encounters and a diverse series of interactions between a diverse set of residences. This was done by developing a system of smaller parks that support smaller communities at the street level and then connecting these parks through a walkable community to an active community. Pedestrian connections were encouraged to Champion Elementary School, allowing the landscape to que the important connections.

Vadner Park, Ormond Beach, Florida

- Role: Landscape Architect
- Scope: Through a public-private partnership between the Garden Club of the Halifax Country and the City of Ormond Beach, Vadner Park was transformed into the City's first all-native plant park. The park project garnered a Founders Fund award from the Garden Club of America. ZCA partnered with the City of Ormond Beach to provide landscape architectural design as well as irrigation and hardscape design.

New Smyrna Beach Riverwalk, New Smyrna Beach, Florida

- Role: Landscape Architect
- Scope: ZCA provided civil engineering and landscape architectural design services for an infill redevelopment project that took a former grocery store site and transformed it into a multi-family development with a marina and a public trail network.

LTG Engineering & Planning

R. Sans Lassiter, PE
President



RELEVANT EXPERIENCE

R. Sans Lassiter, PE is president of LTG, Inc., offering transportation engineering, urban planning and design services. He is active in civic affairs, having chaired the Volusia & Flagler County Association for Responsible Development. He has held leadership positions with the Daytona Beach Partnership, International Speedway Boulevard Coalition, and the Central Florida Regional Coordinating Council. Mr. Lassiter sees economic development as critically important. He currently chairs the Team Volusia Investor Relations Committee.

Project Director for Continuing Service Contracts (CSC) for providing transportation planning and traffic operations/design services: Currently, LTG has over 30 continuing service contracts with various city, county, state, and specialty agencies. Mr. Lassiter serves as Principle-in-Charge of these contracts. Many of them are repeat contracts earned by consistently meeting schedules and budgets while providing quality work. Our knowledge of transportation design, planning and traffic operations are proven strengths and, in combination with our municipal contract work, our in-house public-sector experience, allows LTG to act as an extension of Department staff. This position proves advantageous to our clients by providing the added-value of having staff with an integral knowledge of the operation of the public sector, saving our clients time and money. Some project relevant CSC's are:

- City of Deltona (On-Call Transportation)
- Volusia County Planning Department
- Volusia County Traffic Engineering Dept.
- Volusia County School District
- City of Daytona Beach
- Daytona Beach Planning Department
- FDOT District 5 - TSM&O Districtwide
- City of New Smyrna Beach
- City of South Daytona
- City of DeLand
- City of Palm Coast
- St Johns County

Project Manager, Volusia County Schools Continuing Services Contract, Traffic Impact Studies: Mr. Lassiter managed the continuing services agreement to provide traffic impact studies for Volusia County Schools. The following is a listing of studies performed under this continuing services contract:

- Elementary School "W" Traffic Impact Study
- High School "DDD" - Traffic Impact Study
- Middle School "GG" Left Turn Analysis
- Elementary School "V" - Traffic Impact Study
- Daytona Beach Bus Facility Relocation - Traffic Impact Study
- Daytona Beach Transportation Facility at Airport - Traffic Impact Study
- Orange City Educational Complex - Traffic Impact Study
- Edgewater Elementary School - Traffic Impact Study
- Elementary School "D" - Traffic Impact Study

Transportation Network Conceptual Design for the Viera DRI, Brevard County: Mr. Lassiter led the original transportation system planning efforts for a New Town transportation network planned for an eventual four-interchange development program in central Brevard County. To-date, the development accesses three of the four interchanges and the overpass for the fourth is built with the future interchange ramps yet-to-be constructed. The project included the eventual extension of the Pineda Causeway to I-95 as one of the four interchanges. This roadway has since been constructed, as well.

Designation of the Functional Classification for the Arterial and Collector Road Network, Brevard County: Served as the project manager for the initial designation of arterials and collectors, as required by state statues.

OVERVIEW

Mr. Lassiter brings over 45 years of professional transportation planning and engineering experience ranging from urban area and corridor studies, comprehensive plan amendments, development of regional impact studies and transportation modeling to roadway design, ITS design and signal systems design. Mr. Lassiter is a registered Professional Engineer in the State of Florida whose technical capabilities include the knowledge of and experience using several software programs such as FSUTMS, GELS, CALA, HCS, SYNCHRO, SIDRAA, TRANSYT-7F and PASSER II. He is President of LTG, Inc. and is ultimately responsible for all of the firm's efforts.

EDUCATION

University of Florida, M.E., Transportation Engineering (1978)
University of Florida, B.S.E.E., Electrical Engineering (1977)
Florida State University, A.A., Computer Science (1974)

REGISTRATIONS

Registered Professional Engineer, Florida P.E. No. 34868

AFFILIATIONS

Institute of Transportation Engineers (National and Florida)

VOLUNTEER ORGANIZATIONS

International Speedway Boulevard Coalition, Former Co-Chair, Current Planning Committee Chair

Team Volusia Economic Development Corporation, Board Member

Team Volusia Economic Development Corporation, Investor Relations Committee Chair

Daytona Beach Partnership Association (DBPA), Former Vice-President

RELEVANT EXPERIENCE CONTINUED

Project Manager, Bicycle and Pedestrian School Safety Review Studies, Volusia County: Mr. Lassiter currently manages a continuing services agreement through the Volusia County Metropolitan Planning Organization and the Volusia County School Board to provide safety studies for approximately 17 middle and elementary schools throughout Volusia County. Studies include multiple site visits for data collection and photo documentation, review of crash histories, assessment of existing conditions including sidewalks, pavement, parcel data, school zone boundaries, walker and bicyclist counts, etc., review of each school's current traffic safety program, and providing recommendations and a feasibility analysis for each school studied.

Project Manager, Emergency Redesign of 67 Mast arm Traffic Signals Following Hurricane Andrew, FDOT, District 6, Homestead, Florida: Set up and managed an expedited design process that completed 67 mast arm traffic signal redesigns in 90 days. Involved designating multiple design and field teams, and setting strict design guidelines and schedules that produced high quality plans ahead of the submittal deadlines.

Districtwide Miscellaneous Design, FDOT District 2: Mr. Lassiter provided project management for developing construction plans for several minor design projects as part of two back-to-back design contracts with District 2 as identified below:

- SR 24 School Zone Flasher, Alachua County – Developed mastarm flashing signal/advanced school crossing installations on this divided highway in Waldo.
- SR 5 (US 1) Left-Turn Lane Addition, Duval County – Designed a left-turn lane in the median of this divided four-lane highway to serve access to an elementary school.
- I-95/SR 5 (US 1) Interchange Ramp Improvement, St. Johns County – Realigned an existing exit ramp to reduce crashes. Included the addition of a left-turn storage lane in the median of US 1 to provide safer turning refuge.
- SR 111/Pearl Street Mastarm Traffic Signal Replacement, Duval County – Developed a mastarm traffic signal design for this complex, five-way intersection in an historic residential district.
- SR 221/CR 14 Flashing Signal Design, Taylor County – Developed a replacement design for a flashing signal in this rural location north of Perry.
- SR 15 (US 17)/Stiles Avenue Mastarm Traffic Signal Replacement, Clay County – Developed a mastarm traffic signal design for this aging spanwire installation in Orange Park.
- SR 10 (Atlantic Avenue) Mastarm Replacement and Interconnect Design, Duval County – Prepared six mastarm replacement designs for concrete pole/spanwire installation and designed 1.25 miles of traffic signal system interconnect cable in Jacksonville.
- SR 224 (Kingsley Avenue)/Plainfield Avenue, Clay County – Developed a mastarm traffic signal design for this aging spanwire installation in Orange Park.
- SR 24 (Waldo Road)/NE 8th Avenue Mastarm Traffic Signal Replacement, Alachua County – Developed a mastarm traffic signal design for this aging spanwire installation in Gainesville.

Districtwide Miscellaneous Design Contracts, FDOT District 5 – Mr. Lassiter was awarded two back to back districtwide design contracts with District 5 and provided project management for developing construction plans for several design projects as identified below:

- SR 3 Milling and Resurfacing, Brevard County – Prepared design plans for six miles of rural resurfacing for this major access route to the Kennedy Space Center. Worked closely with the SJRWMD to avoid extensive permitting.
- SR 40 Sidewalk, Volusia County – Developed design plans for this important missing link of sidewalk in the City of Ormond Beach.
- SR 5 (US 1)/Harrison Street Mastarm Traffic Signal Upgrade, Brevard County – Developed a mastarm replacement design which
- required a driven-pile/cap foundation due to utility conflicts.
- SR A1A Revetment Replacement, Flagler County – Worked closely with District staff to develop a replacement revetment that would better withstand erosion due to storm surges on the Atlantic Ocean in Flagler Beach. Resulted in replacing coquina rocks with granite embedded over filter fabric.
- SR 40/SR A1A Monotube Traffic Signal Design, Volusia County – Developed a unique traffic signal design for this skewed intersection located on a curve of SR A1A in Ormond Beach. Monotube design was coordinated with the Central Office's Structural Design Consultant.
- SR 464 Mill and Resurface, Marion County – Prepared resurfacing plans, including access management, drainage improvements and detour plans for this part rural/part urban facility in Ocala.

DONALD JOHN SPENCE, PH.D.

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donaldjspence@gmail.com ~ 386-235-0404

EDUCATION

- Ph.D. University of Florida, Gainesville, FL., Plant Pathology
- M.S. University of Central Florida, Orlando, FL., Biology
- B.S. Stetson University, DeLand, FL., Biology

EMPLOYMENT

1996 – Present, Owner of Native Florida Landscapes, LLC. Environmental Consulting specializing in tree care.
2021 – Present, Adjunct Graduate Faculty, College of Arts and Sciences. Florida Gulf Coast University, Fort Myers, FL.
2021 – 2023, Landscape Designer/Tree Consultant, Ayres & Associates, Tampa, FL.
2016 – 2021, Assistant Professor, Bethune-Cookman University, Daytona Beach, FL.
2020 – 2021, Adjunct Professor of Horticulture, Valencia College, Orlando, FL.
2013 – 2016, AP Biology/IB Science Teacher, Spruce Creek High School, Port Orange, FL
2007 – 2009, Stetson University – Adjunct Professor of Biology
2001 – 2009, Daytona State College – Adjunct Professor of Biology
2001 – 2009, Dredging and Marine Consultants – Senior Scientist. Development of environmental resource permits for activities associated with inland and coastal wetland dredging activities, including wildlife and vegetation surveys, both upland and submerged.
1999 – 2001, Science Teacher, Ormond Beach Middle School, Ormond Beach, FL.
1999 – 2001, BCI Engineers and Scientists, Daytona Beach, FL – Senior Scientist. Development of environmental resource permits for activities associated with inland and coastal wetland dredging activities, which included wildlife and vegetation surveys, both upland and submerged.
1997 – 1998, Bowyer Singleton and Associates – Field Biologist. Development of environmental permits for land use changes associated with upland development activities, including wildlife and vegetation surveys, and wetland delineation.
1995 –1996, Volusia County Beach Department, Coastal Dune Plant Nursery – Manager.
A One-year grant funded position to establish and plant nursery that would be the staging ground for coastal restoration. Managed one to three volunteers and developed a coastal dune plant manual that outlined the techniques required to grow the major species.
1994 –1995, The Nature Conservancy – Ecological Restoration Intern
Primary responsibilities included managing and maintaining the native plant nursery, collecting data from long-term study plots, horticulture instruction for community education.
1992 –1994, Daytona Beach Community College, Southeast Museum of Photography – Senior Preparator. Responsible for overseeing the installation of photographic and multimedia exhibits. As senior staff, duties included managing and directing volunteers through various tasks for the installation and removal of exhibitions from the gallery.

1982 – 1989, U.S. Coast Guard – Enlisted, final rank E-5, Second Class
Storekeeper. Responsible for overseeing junior service members. Primary duties included budget management, stores and supply procurement, and post master for the station where I last served.

PROFESSIONAL AFFILIATIONS

- Florida Native Plant Society, 1995 – Present
- Florida Exotic Pest Plant Council, 1996 – Present
- International Society of Arboriculture, 2005 – Present
- Cooperative Invasive Species Management Area – East Central Florida, 2009 – Present
- Volusia County Code Enforcement Board, 2003 – 2004
- Volusia Soil and Water Conservation, Elected as District 5 Supervisor, 2006 – 2010

Volunteer Work

- Florida Native Plant Society (FNPS), 1995 – Present. As a member for 24 years, I have served as the local chapter president, local representative on the State FNPS Board of Directors, committee member on the science committee's grants review board, and two terms as the Vice President for Administration at the state level.
- Ormond Scenic Loop and Trail Association
- East Central Florida Cooperative Invasive Species Management Area
- Boy Scouts of America
- Ormond Beach Youth Soccer Coach
- Volusia County Agricultural Extension Office, continual education and technical assistance resource
- Various activities revolving around the education of the public through lectures, workshops, and field experiences.

CERTIFICATIONS

- International Society of Arboriculture, Florida Chapter, Board Certified Master Arborist FL 1341BM
- FLDEP S130 and S190 Controlled Burn and Fire Behavior Certificates
- FDACS, AES Commercial Herbicide Applicators License
- Commercial Landscape Maintenance License
- FDACS, DPI Nursery Stock Dealer

PUBLICATIONS

Spence, D. J. 2019. Efficacy of propiconazole against laurel wilt in redbay. Journal of Arboriculture, in development.

Perry, G. and Spence, D. J. 2019. Preliminary Evaluation: Hydrocarbons, Cobalt, & Urea Enhance Bacteria Benefits to Plants. Journal of Experimental Agriculture. 36(3): 1-6.

Isokpehi, R., Spence, D. J., et al. 2019. Targeted Infusion Project: Developing Quantitative Experience in the Undergraduate Biology Curriculum (QEUBiC)-Poster presentation. HBCU-UP, Centers of Research Excellence in Science and Technology Meeting, Washington, D.C.

Spence, D. J. 2018. Plants of Canaveral National Seashore: Exotic Plants. Florida Exotic Pest Council Quarterly. Vol 29(2).

Spence, D. J., Cho, J., and Jarrett, R. 2018. Plants of Canaveral National Seashore. Native Florida Landscapes Press, 259 pgs.

Cho, J, Spence, D. J. Jarrett, R., Reiter, M., McGinnis. 2016. Plants of Atlantic Center For The Arts, Bethune-Cookman University Press, 130 pgs.

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Johnson, S., D.J. Spence, and G. Lycan. 1996. A Walking Tour of the Stetson University Campus Flora. Stetson University Press 25 pp.

Spence, D.J. 1995. Coastal Dune Plant Materials Nursery Handbook, Volusia County Technical Manual. 62pp.

Spence, D.J., L. Bishop. 1994. The Adaptive Significance of Mucilage in the Aquatic Plant Watersheild, *Brasenia schreberi*. Florida Academy of Sciences Vol. 57, Sup. 1

AWARDS

2019 – Bethune-Cookman University Faculty Award for Research and Scholarly Activity.
2013 – Spruce Creek High School, Unique Teaching Technique Award
2011 – Southwide Forest Disease Workshop – Outstanding Student Presentation
2006 – Florida Native Plant Society Silver Palmetto Award
2000 – December Teacher of the Month, Ormond Beach Middle School
1993/94 – Scholarship winner, New Smyrna Beach Business and Professional Women's Club
1993/94 - Vaughn-Jordan Scholarship Winner, Stetson University
1993/94 – Mortar Board National Honors and Leadership Society, Treasurer
1994 – Beta Beta Beta, National Biology Honors Society, Historian
1994 – Stetson Biology Department Service Award
1994 – Outstanding Undergraduate Biological Science Presentation. Florida Academy of Science Meeting, Tallahassee, FL.
1992 – Who's Who Among American Junior Colleges
1992 – Daytona Beach Community College Hall of Fame

MILITARY EXPERIENCE

11/8/82-10/19/89. United States Coast Guard. Final rank of E-5, Storekeeper Second Class. Job titles held: Contracting Officer, Transportation Officer, Budget Coordinator, Imprest Fund Cashier, Postal Officer, Commercial and Military Purchasing Agent, Senior Watch Officer, Petty Officer of the Watch, Law Enforcement Boat Coxswain. Auxiliary duties: Firefighter, Damage control team, helicopter landing party, shipboard photographer, law enforcement boat crewman. Stations served at: Training Center, Cape May, NJ; USCGC Steadfast WMEC 623, St. Petersburg, FL; Training Center Petaluma, Petaluma, CA; USCGC POLAR SEA WAGB 11, Seattle, WA; Loran C Station L'Estartit, Spain, Sta. Mayport, FL.

United States Coast Guard Honors:
Honorable Discharge, twice received Unit Commendation with "O" (operations) device, Meritorious Unit Commendation, Sea Service Ribbon, Antarctic Service Medal, Arctic Service Medal, Navy Unit Commendation, Navy Arctic Service Medal, Rife and .45 Pistol Marksman, Cutterman's Pin, USCG European Theater Outstanding Operations Award.

Name Jeffrey A. Flairty, P.E.

Title President



Education

University of Central Florida
Orlando, Florida
B.S. in Environmental Engineering

Accreditations

Professional Engineer:
Delaware (2012)
Florida (2013)

Professional & Civic Activities

Former Member, ASTM E50 Committee on Environmental Assessments

Former President, Florida Water Environment Association, UCF Chapter

Former Board Member, Florida Env. Assessors Association

Former Member, American Society of Civil Engineers

Former Member, National Association of Env. Professionals

Areas of Expertise

Mr. Flairty is responsible for overseeing the business development, client management, staff education and project management of corporate environmental risk assessment services provided to private and public sector clients. Specific responsibilities include: technical and operational management of risk assessment services (Phase I/II ESAs), staff development and retention, site assessment and remediation (IRA/CAP/CAR/RBCA/RI/FS), environmental regulatory compliance assessments, environmental permitting (CWA, CAA, RCRA, CERCLA, SPCC and NPDES), as well as environmental safety & health program evaluations.

Project Experience

Airgas, Inc. - Currently manages environmental risk management services for corporate nationwide acquisition and real property management program. Provided environmental due diligence services for more than 508 property and corporate acquisitions during the past ten years. Services ranged from Phase I and II ESAs, soil and groundwater contamination assessments, emergency spill responses, source removal actions, regulatory permit compliance and permit negotiations. Assisted Airgas in the development and implementation of a corporate-wide environmental management system.

Plantation Preserve & Golf Club - This is a 213-acre project which involves the City's acquisition of the former Plantation Golf Club and the subsequent design of an Audubon-certified par 72 championship golf course incorporating a linear trail recreational component within the center of the proposed golf course. Services Mr. Flairty managed included: overall project management services as well as site master planning, wetland mitigation design and environmental permitting, surveying, landscape architecture, engineering services, stormwater management, flora and fauna evaluation, archaeological coordination, and construction services.

Boca Resorts, Inc. Environmental Due Diligence - Directed the real estate environmental due diligence program for a leisure and entertainment company whose acquisition of "unique destination" resorts is valued in excess of $1.4 billion dollars. Properties such as the Boca Raton Hotel and Resort, the Registry Resort in Naples, Fort Lauderdale's Pier 66 Resort Hotel and the Arizona Biltmore Resort were acquired in the past two years. Elements of the program included initial scope, site assessments, health & safety audits, compli-ance inspections, asbestos and radon assessments, as well as sub-sequent subsurface investigations, regulatory negotiations and reme-dial efforts. Provided integral support for the purchasing contracts team. Several properties required additional assessment/remediation which was identified prior to purchase, saving the Client millions in potential cleanup costs. In addition to the ongoing acquisitions, de-signed a corporate facility compliance program for all corporate prop-erty owned by the Florida Panthers. Aspects of this program included personnel training, inspections and recommendations for remedial procedures.

Golf Course Arsenic Sites:

1. Rolling Hills Golf Course (Davie-Huizenga Holdings)
2. Rolling Hills Residential Development (Davie-Huizenga Holdings)
3. Plantation Preserve (City of Plantation)
4. Foxcroft Golf (Miramar-CCHomes)
5. Cypress Creek (Orlando-KHovnanian)
6. Raintree Golf - 4 projects (Pembroke Pines-Hoyer Homes and Cal Atlantic)
7. Palm Aire Golf (Pompano Beach)
8. Sunrise Golf (Sunrise – CCHomes)
9. Doral – White Course (CCHomes)
10. Le Club GC (North Miami-Lennar)
11. Diplomat GC (Hallandale)
12. Cypress Creek GC (Boynton Beach-Pulte)
13. Avalon Trails (Delray-Lennar)
14. Delray Trails GC (13th Floor)
15. Forest Oaks GC (Mattamy Homes)
16. Sunrise Golf (Sarasota County)
17. Broken Woods (Coral Springs-KHovnanian Homes)
18. Bonaventure West Golf (Weston-Terra)
19. Hillcrest Golf (Hollywood-Pulte)
20. Boca Dunes (Boca Raton-KHovnanian Homes)
21. Hidden Valley CC (Boca Raton-private)
22. Crystal Lake GC (Deerfield Beach-Lennar)
23. Oaktree Golf Course (Oakland Park-Pulte
24. St. Andrews GC (Boca Raton-Private)
25. Woodmont GC (Tamarac-Pulte)
26. Gulfstream Polo (Lake Worth-Pulte)
27. Fountains GC (Lake Worth-Concert Fountains)
28. Sherwood Golf (Delray-Pulte)
29. Former Boca Tecca GC (Boca Raton-Concord Wilshire)
30. Boca National (City of Boca Raton)
31. Mizner Trails (Boca Raton-Private)
32. Sherbrooke (Lake Worth – Mattamy Homes)
33. Inverrary (Lauderhill – Concord Wilshire/Pulte)
34. Heron Bay (Parkland – NSID)
35. Tomoka Oaks (Ormond Beach – Private)
36. Eastpointe CC (Palm Beach Gardens-EPBG)
37. Lone Pine GC (Palm Beach Gardens-DR Horton)

Non-Golf Course Arsenic Sites:

1. Plantation Central Park
2. Multiple cattle dip vats
3. River Bend Marina
4. Gulfstream Polo Club (Pulte)
5. Broward County Aviation Parcel
6. Jacksonville Soil Remediation (Airgas/Air Liquide)
7. Former Parkland C&D Landfill (KHovnanian)
8. Former agricultural locations (citrus, row crops, silvaculture)
9. Former Ag marl sites, Homestead (Lennar, Centerline, CCHomes)
10. CCA Lumber playgrounds (Catholic Diocese of Orlando)
11. Impacted fill evaluation (New Haven, CT Airgas)
12. Foundry slag evaluation (Hammondville, IN-Airgas)
13. DERM Lakefill Permit Compliance Sites, Hialeah, FL Lennar
14. Kendall Place Mall (American Realty Advisors)

Ray and Associates
Planning & Environmental
William "Bill" A. Ray, AICP
President

2712 SE 29th Street
Ocala, Florida 34471
352-425-8881
WRAYASSOC@AOL.COM

Bill Ray; President of Ray and Associates is a nationally Certified Planner and Environmental Professional with 35 years experience. This experience includes Urban Planning, Site Design, Regional Visioning, Resort/Eco Tourism and Mixed Use Development, Agricultural Property Management, Sustainability and Alternative Energy Analysis, Construction Management, Local / State and Federal Regulatory Compliance including NEPA, ESA, RCRA and CERCLA. Bill has extensive experience and success permitting and constructing complex land development projects on sites with substantial environmental constraints and other limitations.

He is successful in the management of Departments, project teams and organizational groups of multiple employees. This management includes, annual budgets, cost projections, employee reviews and future staffing and need assessments.

Professional Registration
- American Planning Association, AICP No. 018824
- National Association of Environmental Professionals, #10072

Education
- Rollins College
  Bachelor of Arts, Environmental Studies / Natural Sciences

Professional Affiliations
- American Planning Association
- Urban Land Institute
- National of Association of Environmental Professionals
- Society of Wetland Scientists
- Congress for New Urbanism
- Lic. Florida Real Estate Professional

WORK EXPERIENCE

2009 - Present Ray and Associates – Ocala, Florida
President/Owner
Beginning of February 2009, I established Ray and Associates, a consulting firm providing Land Use Planning, Site Design, Environmental Analysis, Environmental and Regulatory Compliance, and Land Management. We provide guidance and assistance in the preparation and processing of land use applications, planning documents, zoning changes, environmental permit applications (404 / 401 / NEPA / ESA / RCLA / NPDES / WMD / DEP) and other Federal, State and Local permits. Current projects include South Chase - project within the Meadow Woods Station TOD, Grand Island Mixed Use Development PUD with 1,650 Units of both Active Adult and Multi-Generational SF Homes, 150,000 Neighborhood Commercial, Design Guidelines and Environmental compliance, managing all entitlements. Additionally, we coordinate and oversee Site Management activities throughout Florida and the Southeast for projects currently pending or under development.

2005 – 2009 Bowyer Singleton & Assoc. - Orlando, Florida
Senior Project Manager/Office Manager
I was responsible for co-management of the Ocala Regional office of Bowyer Singleton and Associates. With minimal staff we consistently exceeded annual economic goals in office revenue and additionally shared work with other offices to increase corporate revenue without increasing local overhead. I was responsible for business development and marketing, client communications, project schedule, project budget, billings and coordinating entitlements on a wide variety of projects in the Ocala, Orlando, First Coast (Jacksonville/St. Augustine) regional offices of BSA. I maintained a public presence serving on multiple boards and professional committees. My responsibilities included Master Planning and Site Design, Public Facilitation, Environmental Site Analysis and Agricultural Site Management, along with identifying new and emerging markets, such as Public Outsourcing of services, Ecological Umbrella Banking, GIS, International Clients, and Water Quality/Aquifer Recharge Improvement-Mitigation.

2000 – 2005 LDC Design Group, Inc. / Pariti Group - Hillsboro, Oregon & Clermont, Florida
Director of Planning & Environmental Services

Our department was responsible for identifying, applying for and obtaining all planning, land use, environmental permits and regulatory approvals for all projects designed by LDC Design Group Inc. The corporate office in Hillsboro, Oregon provided support to regional offices in Washington, Idaho, California and Florida. I established and managed a local department staff of 20 in the preparation and processing of property due diligence reports, design alternative analysis, land use applications, comprehensive plans, impact fees requirements, planning documents, environmental permit applications (404 / 401 / NPDES / NEPA / ESA / CEQA) and other Federal, State and Local permits. We also prepared and reviewed site design layouts on multiple subdivisions and commercial developments incorporating local land development requirements and site constraints. My project management duties included the consistent coordination and communication with clients, coordinated contracts, invoicing, construction scheduling, construction monitoring, regulatory compliance and overall project status. I successfully developed new clients and market areas.

1985 – 2000 Ray Land and Development, Clermont, Florida & North Carolina
Director

I oversaw complete operation of an 8800 acre highly diversified private land trust and development group. I consistently worked with budgets and contracts in excess of $500,000. Duties included operational and business management, real-estate transactions, wildlife management and habitat enhancement, current and future land use planning, marketing strategies, public presentations and educational tours. Agricultural departments included; Cattle, Horses, Hay, Seed, Sod, Vegetable Farming, and Mining. My duties included management of staff ranging from 8 to 60 individuals. Designed and implemented complete restoration plans for an extensive mining and peat processing operation including the restoration of all altered wetlands and sensitive ecosystems. I obtained development approval for multiple mixed-use developments, submitted and obtained all required environmental, zoning and land use permits applications. I marketed properties, negotiated sale contracts, coordinated real-estate transactions and closing for properties owned by the group. Majority of work accomplished in one of Florida's most highly regulated and protected regions, the Green Swamp Area of Critical State Concern (GSACSC). I coordinated the sale of the groups final 2800 acres of environmentally sensitive lands to the State of Florida as integral part of an overall 84-million-dollar acquisition effort.

1982-1985 Glace and Radcliffe, Inc. – Consulting Engineers, Winter Park, Florida
Environmental Specialist

My duties included the establishment of land use, permit and environmental design requirements for all projects. Projects varied from regional transportation projects to residential and commercial development. As a project team member, I assisted in the design, permitting and implementation of an EPA-208 Water Quality Improvement Grant for the City of Altamonte Springs, Florida, establishing early state wide criteria for the treatment of stormwater runoff. I performed all fieldwork associated with site evaluation and coordinated design, submittal, public presentations, and review process with clients and regulatory agencies.

Summer of 1981 Wolf Ecology Project, Missoula, Montana
University of Montana and the U.S. Council on Environmental Quality.

Project consisted of field research to determine if the Gray Wolf *(Canis lupus)* existed west of the Mississippi River in the continental United States along the northern Rocky Mountain Corridor. A written report was presented to and published by the U. S. Council of Environmental Quality. Data and information obtained was instrumental for the successful Gray Wolf Re-Introduction program in Yellowstone National Park.

Representative Projects

Environmental-Ecological Site assessments: During the past 15 years have completed an extensive number of Environmental/Ecological site assessments for projects throughout Florida. This work effort incudes individual pedestrian site surveys, Vegetation Surveys, Habitat assessment, Florida Land Use Cover Forms and Classification System (FLUCFCS) mapping, Soil Mapping, Wetland delineations, and other required ecological-biological evaluations based upon Federal, State and local jurisdiction requirements. This work typically includes species specific surveys, permitting, capture and relocation of species listed for protection along with permitting Jurisdictional Wetland impacts.

Oak Point Preserve, Lake County Florida Provided and Environmental Analysis and Land Planning services for this 284 Acre / 29 Unit development designed to specifically meet the extensive environmental requirements of the Green Swamp Area of Critical State Concern, one of Florida's most heavily regulated areas. Innovative designs implemented included the use of enhanced Septic Systems, LID Stormwater Treatment for advanced nutrient removal from stormwater and privately owned "Open Space" throughout the community. Project involved extensive Wetland Delineations and Protected Species for both Federal and State listed Species.

The Reserve at Howey in the Hills, Howey in the Hills, Florida – This 740 Unit / 385 Acre project involved revising and updating the project for final development plan approval. Included in the master site plan individual neighborhoods were created accommodating 4 product types for Single Family and Townhome products. The project additionally included 23 Acres of commercial use in a Neighborhood Center integrated into the community. Work included coordination Architectural Design guidelines, community parks master plan and extensive environmental considerations. Final project approval involved coordinating development and funding with two additional projects necessary to facilitate a major expansion of the Town's Potable Water distribution system and Wastewater Collection and Treatment system.

Cross Florida Greenway Trail – This project involved completing Environmental/Ecological site analysis and regulatory permitting and compliance for over 16 miles of Paved Trail construction for the Cross Florida Greenway Trail. Project involved extensive wildlife surveys, consultation and permitting with both the Federal/USFWS, State/FWC and State/SWFWMD assuring regulatory compliance and listed species protection.

Whitaker Family Properties, Lake County, Florida - Complete Development Analysis, Environmental Assessments, Protected and Listed Species Habitat Determinations, Pre-Consultation with USFWS, Market Analysis and Forecasting, Entitlement Status, Identification of and Coordination with Land Development partners and buyers, drafting project specific Design Guidelines, Annexations, Change of Future Land Use, Rezoning, Development Plan approvals, and coordinated survey and engineering designs for over 600 acres of multiple properties owned by the Family in Lake County, Florida.

Heron Glenn PUD, City of Mascotte Florida – This ongoing 245 Acre / 999 Unit - Single Family development involves over 1 mile of Jurisdictional Wetland Delineation, Product Development, PUD Site Design, drafting Design Guidelines, Access Analysis, Multiple Regulatory Agency coordination, overseeing Preliminary Engineering and Management of Entitlement Process. Town of Mascotte approved the PUD February 2021.

Ruben Groves PUD, Lake County, Florida – Provided Land Planning and Environmental design services for this 131 Acre / 490 Unit Mixed Use development designed to specifically meet the need of the Mobility Impaired. In addition the development is located in the Green Swamp Area of Critical State Concern, one of Florida's most heavily regulated areas. Innovative designs implemented included the use of Bio Swales for advanced nutrient removal from stormwater and multi modal internal transportation elements throughout the community. Project was appealed by DEO requiring testimony at a DOA Hearing where Expert Witness testimony as both Land Use Planning professional and Environmental Specialist was presented supporting the project designs for ADA and Mobility Impaired Community design elements that required extensive site alteration, Compatibility Analysis providing adequacy of buffering necessary to protecting adjacent uses and innovative treatment of stormwater to provide nutrient removal that exceeds local and state requirements.

Silver Springs Community Redevelopment Area, Marion County, Florida – As part of a professional consulting team Ray and Associates was commissioned by Marion County to develop Design Guidelines and draft revisions to the Marion County Land Development Code to provide for a consistent and reliable development program in the Silver Springs CRA. Silver Springs State Park, containing the worlds largest First Magnitude Freshwater Spring is within the CRA. Upon completion these Design Guidelines and Development Code Revisions have been adopted by Marion County. Work included numerous Community meetings, coordination with 3 State Agencies, County Engineering Department, Marion County MPO, and the City of Ocala.

Loves Landing PUD, Lake & Marion County, Florida – This project required utilizing an alternative "Special Master" hearing process where we successfully negotiated and provided expert testimony for Land Use Planning and Environmental issues. A successful settlement was reached where the Developer/Land Owner has been allowed to add additional land to his project while not having to request and obtain approval of a Large-Scale Amendment to the Future Land Use Map (FLUM) for the construction of a Single Family / Private Airport Community in a Rural area.

City of Ocala / Vision 2035, Comprehensive Plan and Zoning Code Revisions, West Ocala Community Plan Marion County, Florida – For this ongoing 3-year project we have teamed with other consultants to complete a long range public vision and growth management strategic plan, together with a Parks and Recreation Master Plan which will enable the City of Ocala revise their existing Comprehensive Plan and Land Development Regulations. The Vision 2035 project and the Parks Master Plan received unanimously approval and were adopted by the City. Current work efforts are associated with the EAR process and the development of West Ocala Community Plan, formation of the West Ocala Community Redevelopment Area (CRA), Community Mobility Master Plan and a Trail Master Plan.

City of Ocala / Recreation and Parks Master Plan, Marion County, Florida - As part of a professional consulting team Ray and Associates was commissioned by the City of Ocala to develop a comprehensive Recreation and Parks Master Plan. Upon completion this plan has been adopted by the City of Ocala. There are 47 existing parks within the current Ocala parks system ranging in size from .1 acre to 180 acres. The completion of the Master Plan involved identifying current conditions and deficiencies, conduct a detailed public survey, conduct

multiple public workshops, provide recommendations and preliminary designs for remediation measures, and develop a strategic budgetary implementation plan for future development of park facilities.

Florida Horse Park and Agricultural Center, Marion County, Florida – This 500 Acre project is in Marion County, Florida. This project is located on lands owned by the State of Florida and Florida Department of Environmental Protection (FDEP) Office of Greenways and Trails. The project required review, Detailed Environmental Analysis and Habitat surveys, substantial modification and redesign to existing preliminary concept plans avoiding or minimize environmental impacts, provide for additional equestrian requirements and meet the regulatory requirements such as treatment of stormwater for local, regional and state agencies. Project was revised with Phase 1 being submitted for approval in less than 3 months.

On Top of the World Communities, Inc., Estates West & Crescent Ridge West Extension, Marion County, Florida – This 5,215 unit / 4,987 Acre Development is part of the On Top of the World DRI in Marion County, Florida. The project includes multiple residential products to be located in 9 distinct neighborhoods. The project includes extensive preservation of natural areas, golf course redesign and an integrated Greenway / Park system. Project will include construction supervision and monitoring to assure compliance.

On Top of the World Communities, Inc, Terralea, Marion County, Florida – This 4,100 Units / 1,572 Acre Development is part of the On Top of the World DRI in Marion County, Florida. The project includes both Single and Multi-Family units, 50 Acres/ 300,000 SqFt of internal Retail Commercial, 50 Acres of Active Recreation, Neighborhood Parks and pedestrian friendly design. Project will include construction supervision and monitoring to assure compliance.

The Estates at Heathbrook, Ocala, Florida – This 384 Unit / 24 Acre Development is in Marion County, Florida. This project utilized Multi-Family units designed with substantial Architectural involvement. The project required extensive negotiations with Marion County to address protection and relocation of significant Live Oak Trees up to 60 inches in diameter. Duties included construction monitoring to assure compliance. Project was designed and completed in less than 24 months.

Estates of Sorrento Springs, Lake County, Florida – This 160 Unit / 160 Acre Development is in Lake County, Florida and located in the Wekiva Study Area. The project includes multiple residential products to be located in clustered neighborhoods. Development approval required the creation of project specific “Form Based” development guidelines. Forty (40) Acres of Long Leaf Pine Habitat were identified and preserved as a Community Tree park / Environmental Education Center. Additional Trails, Parks and open space allowed the development to retain 50 % open Space while avoiding impacts to identified protected species. Project is being evaluated for a “Gold” designation under the LEEDs Neighborhood Development Rating system. Project will include construction supervision and monitoring to assure compliance.

Bridgeport Village, Tualatin, Oregon - This project is one of the preeminent lifestyle shopping center in the Pacific Northwest. Consisting of approximately 505,000 square feet of retail, entertainment, restaurant and office space, Bridgeport Village offers the finest tenant mix and an unparalleled shopping, dining and entertainment experience anywhere to be found in the Portland area. Located at the intersection of Interstate 5 and Boone's Ferry Road, Bridgeport Village will enjoy the highest daily traffic counts to be found in the State of Oregon. Duties included construction monitoring and supervision to assure compliance.

Oregon Roses, Hillsboro, Oregon - This ongoing 628-unit residential development consists of 5 product types of single-family housing. Project design incorporated “Form Based” development Guidelines, extensive neighbor park system and a strong pedestrian orientation. Coordinated and supervised an extensive environmental cleanup, wetland impacts, USACOE, ODSL, NEPA, RCRA, CERCLA, ESA-Section 7 Consultation and 15 acres of native buffer restoration. Project is adjacent to Jackson Bottom Wetlands recognized by the EPA as a nationally significant wetland.

Arbor Oaks, Washington County, Oregon - This completed 546-unit, single-family residential development incorporated over 6 product types and was the first to include “Z” Lots the Portland Metro Area. Design included neighborhood parks and a system of Nature Trails. Included in the design were off-site road and utility improvements requiring extensive wetland permitting by USACOE and ODSL, ESA-Section 7 Consultation and addressing critical stream fish-passage. Additional duties included monitoring of construction to assure permit compliance.

Beacon Rock State Park, Washington - Project involved extensive alternative analysis for the sitting and design of a bridge crossing for the Burlington Northern Railroad and locating a Day Use facility associated with Beacon Rock State Park in the Columbia River George National Scenic Area. Project required coordination with multiple Local, State and Federal agencies, NEPA/EA and SEPA compliance, ESA Section 7-Consultation, Section 106-Consultation, SHPO and NHPA (National Historic Preservation Act) compliance, construction monitoring and supervision in addition to meeting the requirements of the Columbia River George Management Plan.

Norton Lane/Three Mile Lane 24-inch Transmission Main Project, City of McMinnville Water and Light, McMinville, Oregon

Provided wetland delineation, permitting, NEPA Section 7 Consultation, construction monitoring and supervision for a 6 Mile / 24-inch diameter transmission main project crossing the Yamhill River, a significant flood plain and seasonal wetlands. Techniques employed included both “Bore and Jack” under the river, to assure ESA/NEPA compliance, and Open Trench excavation. Permits were obtained in 120 days with permit submittal / approved without alteration.

Honeymoon Island State Recreation Area, Pinellas County, Florida

This project required extensive site planning and environmental permitting including USACOE, FDEP, NEPA and ESA compliance. Project included construction supervision and compliance monitoring for 150,000 cyd dredging project associated with a ferry channel improvement and the construction of a ferry dock together with support facilities.

Caladesi Island State Park, Pinellas County, Florida

This project required extensive facility planning and environmental permitting including USACOE, FDEP, NEPA and ESA compliance. Project included construction supervision and compliance monitoring for 50,000 cyd dredging project associated the construction of a 55-slip marina and associated support facilities

MOODY WILLIAMS
APPRAISAL GROUP



Qualifications of Michael Hotaling, MAI

Managing Partner
Moody Williams Appraisal Group, LLC

State Certifications

State of Florida
State-Certified General Real
Estate Appraiser RZ3226

State of Georgia
State-Certified General Real
Property Appraiser 334632

Education

Bachelor of Science
Business Administration & Finance
University of Central Florida

Contact Details

Moody Williams
Appraisal Group, LLC
1300 Riverplace Blvd, Ste 640
Jacksonville, FL 32207
Phone: 904-516-8900
Cell: 386-295-0295
Email:
mhotaling@moodywilliams.com

Prior to entering the appraisal field, Michael Hotaling, MAI, spent 20 years in the automotive industry at both the dealership and auto auction positions and now specializes in dealership valuations with over 100 dealerships appraised.

Experience

- Moody Williams Appraisal Group, Senior Appraiser (2020-Present)
- Moody Appraisal Group, Senior Appraiser (December 2018-2019)
- JLL Valuation & Advisory – Senior Analyst (May 2017-October 2018)
- IRR-Jacksonville, formerly Crenshaw Williams Appraisal Company-Senior Analyst (August 2005 – May 2017)
- IRR-Orlando, Researcher (June 2005 – August 2005)

Completed appraisal assignments in Florida, Georgia, South Carolina, North Carolina, Virginia, Maryland, and the District of Columbia include Multi-family development, condominiums, residential subdivisions, downtown and suburban office buildings, general and medical offices, mixed-use developments, shopping centers, and free-standing retail properties, all types of vacant land including islands and special use properties such as churches, funeral homes, and child care centers.

Assignments in the Jacksonville Metropolitan area (Duval County) also include surrounding counties of Clay, Nassau, St Johns, Baker, Flagler, and Putnam counties.

Qualified Expert Witness in U.S. Bankruptcy Court – Middle District of Florida



Qualifications of Ronald K. Moody, MAI, SRA

Founding Partner

PROFESSIONAL REAL ESTATE AFFILIATIONS

Chief Executive Officer – Moody Williams Appraisal Group, LLC (2020 – Present)
Past Chairman, Downtown Investment Authority (DIA), 2020/2021
DIA Recipient of Annual Dr. Klechak Award for 2023
President – Moody Appraisal Group LLC (2015 – 2019)
Senior Managing Director – Valbridge Property Advisors (2013-2014)
Chief Executive Officer – Broom, Moody, Johnson & Grainger, Inc. (1982-2013)
MAI - Appraisal Institute, Certificate 6469
SRPA Member, Society of Real Estate Appraisers, Certificate 902304
SRA Member, Appraisal Institute, Certificate 1088
State-Certified General Real Estate Appraiser RZ864
Graduate - University of North Florida, 1974, BBA Degree, Major - Land Economics
President of Society of Real Estate Appraisers, Jacksonville Chapter 72, 1983
President of the East Florida Chapter of the Appraisal Institute, 1997
Registered Real Estate Broker, State of Florida (BK231399)
Member of Jacksonville Board of Realtors
Member of Association of Eminent Domain Professionals (AEDP)
Instructor - Residential Valuation - American Institute of Real Estate Appraisers, 1981
Served as Special Magistrate - Tax Adjustment Board, 1983
Qualified as expert witness in Circuit and State Courts in the State of Florida
FNMA Approved Appraiser 1046710

APPRAISAL EXPERIENCE:

50 years' experience appraising many types of Real Estate, including:

Office Buildings
Shopping Centers
Apartment and Condominium Projects
Manufacturing Distribution Facilities
Service Stations
Mobile Home Parks
Warehouses and Industrial Projects
Residential Subdivisions
Extensive Eminent Domain/Condemnation Appraisals
Residential, Commercial and Industrial Land
Single-Family and Multifamily Homes
Hospitals and Nursing Homes
Country Club Communities
Market and Feasibility Studies
Hotels/Motels
Emergency Care Centers
Mini-Warehouses
Churches

The following Real Estate Courses and Seminars have been successfully completed (showing the last 10 years):

Appraisal Institute – USPAP Update Course & Florida Core Law (2012)
Appraisal Institute – Fundamentals of Separating Real Property, Personal Property etc. (2012)
Appraisal Institute – Business Practice and Ethics (2012)
Appraisal Institute – Analyzing Distressed Real Estate (2012)
Appraisal Institute – Excel as an Appraisal Professional (2013)
Appraisal Institute – Liability Issues for Appraisers Performing Litigation Other Non-lending work (2014)
Appraisal Institute – 3-hour Florida Core Law & 7 hour USPAP Update Course (2014)
Appraisal Institute – Behind the Headlines – the New Real Estate Economy (2014)
Appraisal Institute – Analyzing Operating Expenses (2014)
Appraisal Institute – Supervisor-Trainee (2015)
Appraisal Institute – AI Connect 2015 (Leasehold Valuation, Fractional Interest Valuations, Expert in Trial-Mock Testimony, Contract or Effective Rent: Finding the Real Rent)
Appraisal Institute – Real Estate Finance and Value (2016)
Appraisal Institute – Developing a Supportive Work file and Tightening the Appraisal (2016)
Appraisal Institute – National USPAP Update (2016-2017)
Appraisal Institute – Florida Appraisal Laws and Regulations Update (2016)
Appraisal Institute – The Tough One: Mixed-Use Properties (2017)
Appraisal Institute – 2-4 Unit Small Residential Income Property appraisals (2017)
Appraisal Institute – Online Cool Tools: New Technology for Real Estate Appraisers (2017)
Appraisal Institute – Overview of Real Estate Appraisal Principles (2017)
Appraisal Institute – Online Rates and Ratios: Making Sense of GIMs, OARs, and DCF (2017)
Appraisal Institute – Eminent Domain and Condemnation (2017)
Appraisal Institute – Online Business Practices and Ethics (2017)
Appraisal Institute – 7 hour USPAP Update Course (2018, 2020)
McKissock – Florida Appraisal Laws and Regulations (2018)
McKissock – That's A Violation (2018)
McKissock – Introduction to Commercial Appraisal Review (2020)
McKissock – The Basics of Expert Witness for Commercial Appraisers (2020)
McKissock – Supervisor – Trainee Course for Florida (2020)
Appraisal Institute – 7-Hour USPAP Update Course (2020)
Appraisal Institute – Florida Appraisal Law (2020)
McKissock – Residential Property Inspections: An Appraisers Perspective (2022)
McKissock – Supervisor – Trainee Course for Florida (2022)
A.I. – Florida Appraisal Law & USPAP Update (2022)
CLE Int'l- Florida Eminent Domain (2021)
A.I. Business Practices & Ethics (2022)
McKissock - Journey from Analysis to Adjusting (2022)

PARTIAL LIST OF CLIENTS

Academy Mortgage
Adams and Reese LLP
Akerman LLP
Alliant National Title Insurance
Alterra Group LLC
AMH Development LLC
Ashley Myers, P.A.
AT&T
Ameris Bank
Auld Vandergriff White II, LLC
Bailey Publishing & Communications, Inc.
Bank of America
BB&T
Beller & Bustamante, P.L.
Birchfield & Humphrey, P.A.
Boyer Tanzler & Sussman, P.A.
Cambridge Capital Group LLC
CenterState Bank
City of Jacksonville's Office of Economic Development (JAXUSA)
City of Jacksonville, Real Estate Division
City of Jacksonville Beach
Clay County Engineering & Public Works
Clay County School Board
Community First Credit Union
Davis, Schnitker, Reeves & Browning, P.A.
Davidson Development, Inc.
DHI Mortgage
Donahoo & McMenamy P.A.
Driver McAfee, Hawthorne, & Diebenow, PLLC
Duval County School Board
Everence Federal Credit Union
F3 Global Solutions, LLC
Farm Credit of Florida
Federal Housing Authority (FHA)
Fisher, Tousey, Leas & Ball, PC
Florida Memorial University
Foerster, Isaac & Yerkes, P.A.
Foley & Lardner, LLP
Gray Robinson, P.A.
Gunster
Heekin Litigation Group
Holland & Knight, LLP
iberia Bank
J. Demere Mason, P.A.
Jacksonville Port Authority (JAXPORT)
Jacksonville Transportation Authority (JTA)
JEA
The Liles Firm, P.A.

Mark M. Green P.A.
Marks Gray, P.A.
Milam, Howard, Nicandri, Gillam, & Renner, P.A.
Nationwide Mortgage Group, Inc.
Old Republic Title
Orange Park Medical Center
Regency Group, Inc.
Paradise Bank
PrimeSouth Bank
Presbytery of St. Augustine
Paul Harden, Attorney at Law
RM Domus Developers Corp
River City Contractors, Inc.
Roberts & Reiter, P.A.
Rogers, Towers, P.A.
Ryan Marks and Stromberg, Attorneys, LLP
Saalfield Law
Sleiman Enterprises
Smith, Hulsey & Busey, P.A.
Summitbridge National Investments, LLC
SunTrust Mortgage, Inc.
Synovus Bank
State of Florida (Department of Environmental Protection)
State Farm Insurance Company
St. Denis & Davey P.A.
St. Johns County Land Management Systems; Real Estate Division
Thames Markey & Heekin, P.A.
The Charles Skinner Company
The Cypress Group
The Hancock Bank
The Towers Group, Inc.
UF Health Jacksonville
University of North Florida
Valley National Bancorp d/b/a Valley Bank
Veterans Administration (VA)
VyStar Credit Union
Wells Fargo Bank
Zisser Law, PLLC

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ECONOMIC IMPACT OF REDEVELOPING TOMOKA OAKS GOLF & COUNTRY CLUB

June 30, 2023

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Executive Summary

- Triumph Oaks of Ormond Beach, LLC ("Triumph") is planning to redevelop the closed Tomoka Oaks Golf & Country Club (the "Club").

- Triumph plans a new community composed of 276 residential homes ranging from $550,000 to over $763,000 on lot sizes from 50 to 80' wide. The community will be surrounded by a landscaped buffer/open space ranging from 50' to 125' wide. All its traffic will be directed through Tomoka Oaks Boulevard to Nova. However, alternative routes through the existing neighborhood are slower and circuitous; however, in an emergency do provide alternative ingress and egress for the all the immediate neighborhoods.

- Shuttered golf courses depress the values of surrounding residential properties. This conclusion is proven in the professional literature. Our hedonic pricing analysis supports this notion that a shuttered course depresses property values.

- By contrast, the redevelopment of the Club into a modern community with homes valued at $550,000 to over $763,000, surrounded by a large, landscaped/open space buffer will enhance the values of the surrounding neighborhood.

- The redevelopment project will also generate a substantial surplus for the City's budget.

1. Introduction

1.1. Assignment

Fishkind Litigation Services, Inc. ("FLS") was retained to analyze the economic and fiscal impacts of redeveloping the Tomoka Oaks Golf & Country Club (the "Club"). Economic impacts include: (a) feasibility of reopening the Club as a stand-alone golf course; (b) prospects for redevelopment; and (c) the effects on surrounding property values. Fiscal impacts quantify the cost and revenue effects of the proposed redevelopment on the budget of the City of Ormond Beach.

1.2. Background

The Club closed in 2018. It was purchased by Triumph on April 23, 2021 for $2,600,000. Triumph has submitted plans to redevelop the Club property into Tomoka Reserve, a 276-unit new residential community.[1]

1.3. Qualifications and Experience to Render this Expert Report

FLS has extensive experience analyzing the issues in this matter. FLS is currently engaged in the planning and financing of the redevelopment of the former World Woods Club in Brooksville by Cabot Farms.[2] The redevelopment involves fully redeveloping the 1,200 acres and restoring its two historic courses along with adding a clubhouse, amenities, and over 400 homes and lodging units.

FLS served as the Financial Advisor to the Herons Glen Recreation District in its successful, 2020, $20 million bond raise to redevelop and expand its golf course and recreational facilities. FLS helped the residents of University Park to establish their recreational district and to successfully finance their $19 million acquisition and expansion of their club and recreational facilities.

Dr. Fishkind was a founding board member of two publicly traded, real estate development companies with extensive Florida operations. He has served as an expert witness in a number of disputes related to golf course redevelopments and their financing.

[1] Application No. 2022-PZ-22-043.
[2] https://cabotcitrusfarms.com/

1.4. Limitations on Use of this Study

This study informs the decision-making process for the redevelopment plan. Any other uses of the report are only allowed with our express written approval. All information is current as of the date of this report. FLS has not been engaged to provide updates.

2. Economic Impact of the Redevelopment Plan

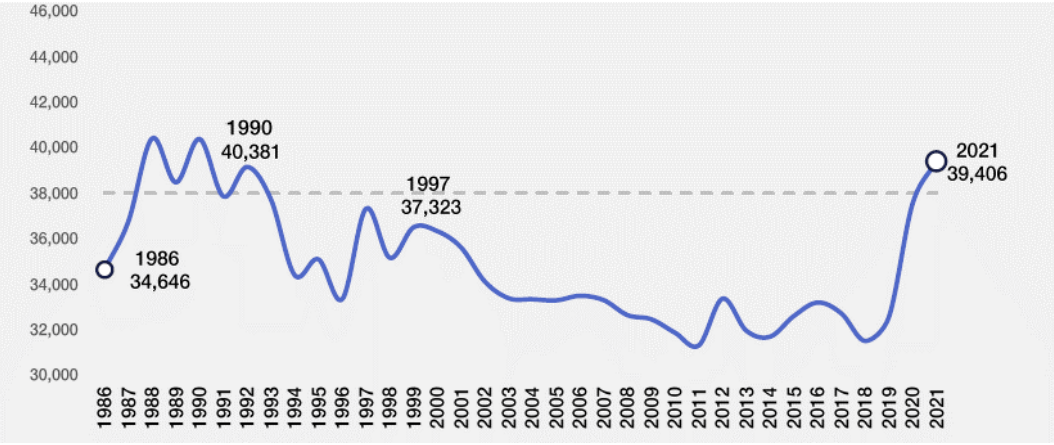
2.1. The Redevelopment Plan

Triumph plans to redevelop the Club property into Tomoka Reserve ("Reserve"). Reserve is planned as a modern, 276-unit, residential community. Lots and home sizes will be varied including: (a) 240 executive and estate homes with lot sizes ranging from 60' to 80' adjacent to the existing subdivision and (b) 50' wide homesites in the interior of Reserve. Home prices are projected to range from $550,000 to over $763,000. Reserve will be surrounded by a landscape open space buffer ranging from 50' to 125' wide. Although a PRD is a negotiated zoning, Triumph is approximating 276 units. Notwithstanding, the property is 147.94 acres and therefore the proposed density per acre, at 276 units, is 1.865 homesites. Certainly, we believe this should be considered infill low density especially with all the existing services complete including roads, water, sewer, drainage, commercial development, schools and houses of worship.

2.2. Financial Feasibility of Reopening the Club as a Golf Course Business

The pandemic reversed a 30-year decline in golf rounds played as Figure 1 illustrates. The volume of rounds on an 18-hole equivalent basis increased significantly in 2020 and rose to almost 40,000 in 2021.

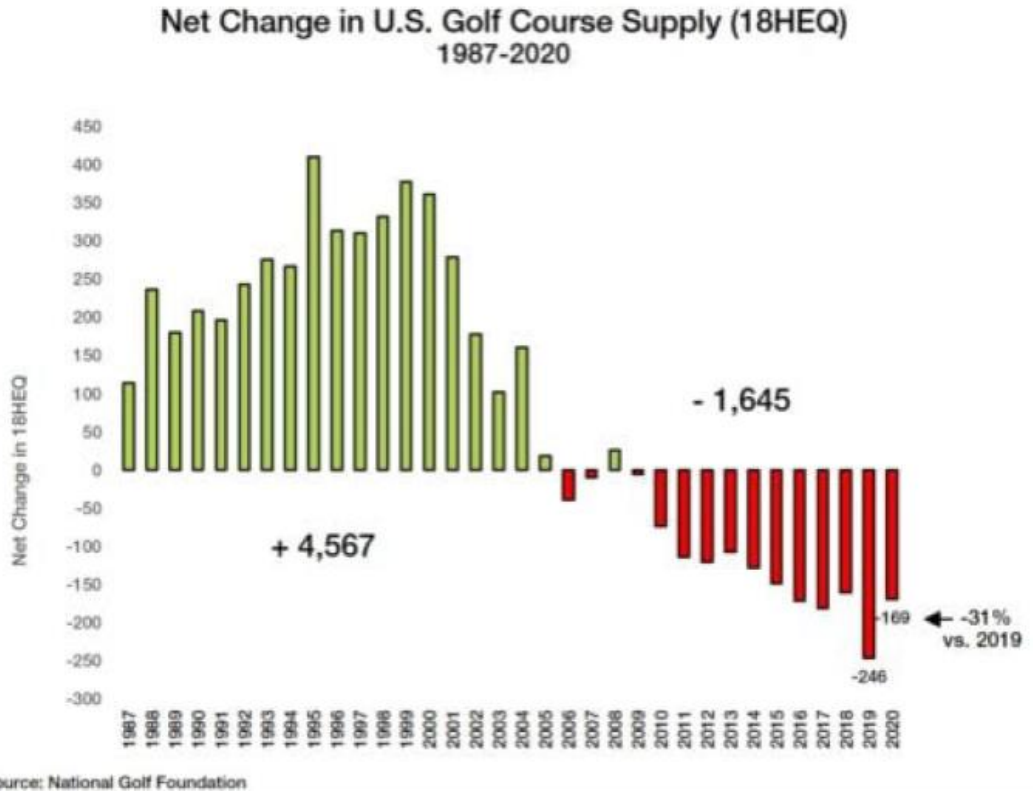
Figure 1. Golf Rounds Played in the U.S.



Source: National Golf Foundation

However, the recent rebound in rounds did not arrest the continuing decline in the number of golf courses. As Figure 2 shows, there were 169 closures in 2020 (the latest data available) according to the National Golf Foundation ("NGF").

Figure 2. Net Change in U.S. Golf Courses

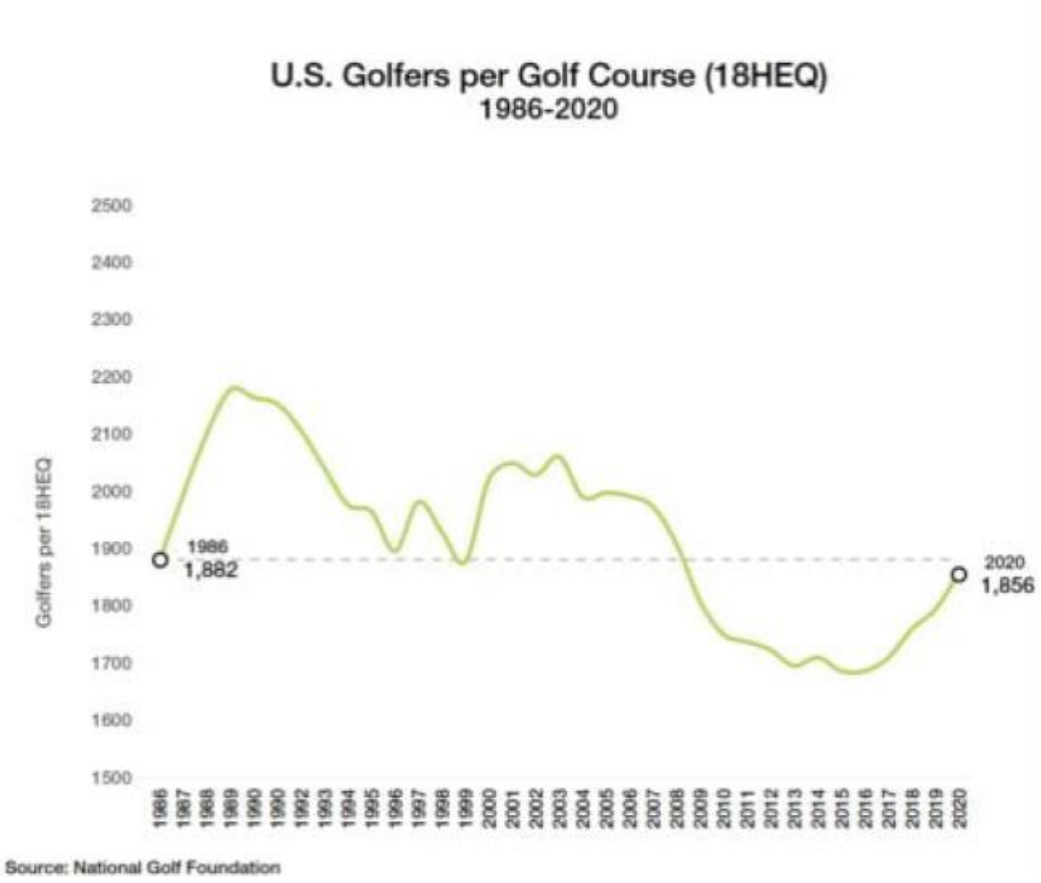


Source: National Golf Foundation

NGF opines that the combination of the pandemic fueled surge in play and the net decline of more than 1,600, 18-Hole Equivalent (18-HEQs) golf courses since 2006 and have moved the U.S. market closer to supply/demand equilibrium. Figure 3 illustrates this. In 2020, the ratio of the number of golfers per 18-Hole Equivalent Golf Course essentially mirrors the level depicted in 1986.

However, the rebalancing of the golf market does not mean that all areas of the country have returned to equilibrium nor does this imply that a stand-alone golf course can once again become a viable business operation. This is particularly true for Florida.

Figure 3. Golf Market Moves Towards Equilibrium



Florida has the most golf courses in the U.S. NGF reports that there are 970 courses in Florida. Florida also led the nation in the number of course closures in 2020 when 13 courses closed.

Figure 4. U.S. Golf Courses

Total U.S. Courses: 16,165		Golf Facilities by State						Total 18-HEQs: 13,355	
Florida	970	Pennsylvania	605	Minnesota	424	Missouri	308	Washington	256
California	825	Ohio	599	Iowa	378	Arizona	301	Tennessee	252
New York	742	Illinois	592	Indiana	372	South Carolina	301	Colorado	236
Michigan	718	North Carolina	472	Georgia	356	Virginia	298	Kansas	231
Texas	715	Wisconsin	454	Massachusetts	346	New Jersey	271	Kentucky	231

FLS conducted a market and economic feasibility study of reopening the Club as a stand-alone business. The Club was closed in 2018 and it has not been maintained since then. The cost to rehabilitate a closed course based on our client's contemporary experiences can range from a low of $5 million at Boca Royale to as much as $20 million based on the restoration of World Woods.

As noted above, the Club was purchased for $2,600,000. To be conservative, we will assume rehabilitation costs of $5 million. The total cost is therefore $7.2 million. There are eight golf courses in the Ormond Beach MSA (area). There are also another 21 golf courses within 20 miles of Ormond Beach, including 12 public, 4 municipal, and 5 private courses.[3] The market is very well served if not oversaturated. NGF reports that the average number of rounds per golf course is 24,000. At that rate the local supply is 700,000 rounds.

FLS projects that the Club could expect the average number of rounds of 24,000 per year. The Club would average $50 per round to be competitive and attract the 24,000 rounds expected. Adding revenues from cart rentals and the pro shop brings projected annual revenue to $1,575,000.

Annual costs total $983,069 as shown in Table 1. Based on this analysis, the Club could generate net operating income of $591,931.

Table 1. Annual Operating Costs for the Reopened Club

Category	*Amount*
Maintenance	$556,613
Labor	$294,456
Water	$107,000
Equipment	$25,000
	=========
TOTAL	$983,069

Table 2 displays the economic feasibility analysis. A purchaser would evaluate the projected cash flows over a ten-year horizon and then assume a sale in year ten. The minimum required rate of return on invested capital is 15% for this class of asset.[4] As Table 2 shows, the Club cannot achieve the required return to be economically feasible. The present value of the cash flows ("Total at PV") is negative. This means that the return on investment is negative at the 15% hurdle rate.

[3] https://www.golflink.com/golf-courses/fl/ormond-beach/#:~:text=Ormond%20Beach%2C%20Florida%20Golf%20Courses&text=There%20are%208%20golf%20courses,municipal%20and%205%20private%20courses.
[4] RealtyRates.com

This result is consistent with the continuing closure of courses and the lack of new course development as stand-alone business enterprises. Finally, it is also consistent with the performance of the Club, which was closed for many years before being purchased from foreclosure.

Table 2. Analysis of Financial Feasibility for Restoring the Club

Year	*Purchase & Rehab*	Revenue	Expense	Total	Total at PV
2024	-$7,200,000	$1,575,000	-983,069	-$6,608,069	-$6,608,069
2025	$0	$1,575,000	-983,069	$591,931	$514,723
2026	$0	$1,575,000	-983,069	$591,931	$447,585
2027	$0	$1,575,000	-983,069	$591,931	$389,204
2028	$0	$1,575,000	-983,069	$591,931	$338,438
2029	$0	$1,575,000	-983,069	$591,931	$294,294
2030	$0	$1,575,000	-983,069	$591,931	$255,908
2031	$0	$1,575,000	-983,069	$591,931	$222,529
2032	$0	$1,575,000	-983,069	$591,931	$193,503
2033	$0	$1,575,000	-983,069	$591,931	$168,264
2034	$3,946,207	$1,575,000	-983,069	$4,538,138	$1,121,758
	========	========	========	========	========
Totals	-$3,253,793	$17,325,000	-$10,813,759	$3,257,448	-$2,661,862

2.3. Review of the Professional Literature on the Impact of Shuttered Golf Courses on Surrounding Property Values

There is substantial professional literature on the impact of shuttered golf courses on the surrounding real estate. The literature is consistent in finding that course closure exposes the surrounding real estate to the blight of an abandoned course. As a result, the surrounding property values are depressed.

Yates and Cowart found that course closure reduced the values of residential properties in the golf course community by 17% in Shelby County, Alabama.[5] Thomas reports that property values are projected to decline by 4% to 18% if golf courses in Oro Valley, Arizona were to close. Bonnenfant concluded that the closure of the D'Andrea course in Washoe County, Nevada caused its surrounding homes to underperform their marketplace by 30%.

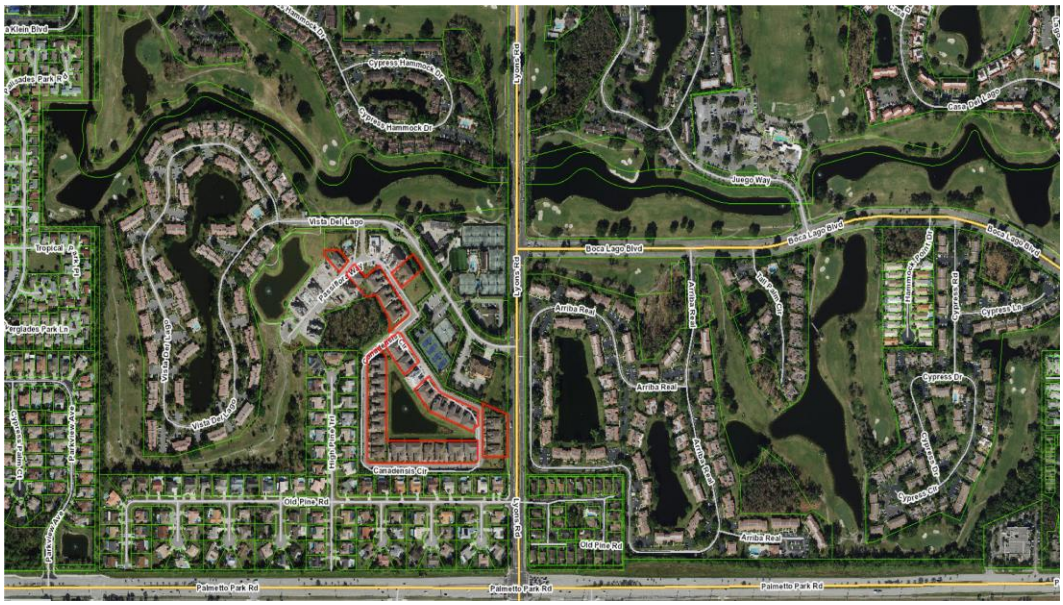
2.4. Case Study of the Impact of Golf Course Redevelopment on Surrounding Property Values

Recently, FLS conducted a case study of the impact on surrounding residential property values from the redevelopment of nine holes of the previously 27-hole Boca Lago Golf course in Boca Raton. The results are representative of what FLS expects from the redevelopment of the Club.
The Boca Lago Golf & Country Club is a members-only, privately owned, non-equity club, located at the northwest quadrant of Palmetto Park Road and the Florida Turnpike in Boca Raton. The club was struggling financially because it could not generate sufficient play on its 27 holes and was in need of redevelopment.

In 2017, PulteGroup closed on a 40-acre site within the Boca Lago Country Club for approximately $8.3 million. Pulte Homes converted 9-holes of the golf course into residential development, complete with a park and a nature preserve to cater to the needs of a 55+ active community called Boca Flores. Boca Flores is a condominium community comprising 120, two-story, carriage homes (with elevators), and one-story villas. Figure 5 shows the Boca Flores community outlined in red. Notice its proximity to the surrounding residential development, much like the Club's situation.

[5] Yates (2019), page 1.

Figure 5. Boca Flores and the Remaining 18-Hole Boca Lago Golf Course



To quantify the impact of the redevelopment of Boca Flores on the surrounding property values, we utilized the Palm Beach County Property Appraiser website to collect Qualified Sales data within certain radii of a randomly selected property address within Boca Flores, 9306 Vista Del Lago A, Boca Raton, FL 33428. FLS used price per square foot of climate-controlled space as the valuation metric.

FLS collected qualified sales data within a 1-mile radius of the above cited address to serve as the control group to compare against sales data collected within a 0.25 mile radius of Boca Flores. Sales data from Boca Flores itself was excluded.

The impact of redeveloping 9-holes of Boca Lago into the Boca Flores community is quantified by comparing: (a) the growth in price per square foot within the 0.25 mile impact zone to (b) the growth in price per square foot within the 1-mile control group area. As the data displayed in Figure 6 shows, prices increased significantly faster in the 0.25-mile radius demonstrating that the redevelopment caused property values to rise much more rapidly than in the general market area. Prices increased by 26% in the 0.25-mile radius which is directly impacted by the redevelopment compared to just 13% in the 1-mile radius.

Figure 6. Impact of Redeveloping 9-Holes of Boca Lago Golf & Country Club into Boca Flores Condominiums

BOCA FLORES				
1-Mile Radius				
	Average of Sale Price	Average of SP per Sq FT	# of Transactions	
2019	$174,704	$136.46	71	
2020	$188,968	$144.55	158	5.93%
2021	$199,875	$153.11	122	5.92%
.25-Mile Radius				
	Average of Sale Price	Average of SP per Sq Ft	# of Transactions	
2019	$187,958	$125.90	12	
2020	$196,924	$132.24	33	5.03%
2021	$228,595	$158.81	26	20.09%

2.5. Hedonic Price Analysis of the Impact of Golf Course Closures on Surrounding Property Values

To further test the impact on surrounding property values from the redevelopment of closed golf courses into residential homes, FLS conducted a hedonic pricing analysis. The hedonic index approach to explaining the sales price of a home starts by recognizing that a home encompasses a bundle of tangible and intangible features that home buyers value.

Hedonic methods are widely used in housing market studies focused on measuring the contribution of various home features and characteristics to sales prices. These types of studies typically involve housing features and characteristics that consumers can readily ascertain and express preference for such as number of bedrooms, granite countertops, gated community, high-ranked public schools, access to shopping, square feet of the home, community facilities and amenities, location, and similar features. The method is widely used by housing market analysts, appraisers and by U.S. Department of the Interior [Sirmans (2003), Reichert (2002), Bateman (2001), Silver (2016), Rosen (1974)].

Following professional practice, FLS hypothesized that the sale price per square foot of a home was a function of: (a) year of sale; (b) whether the golf course was opened or closed; (c) year home was built; (d) number of bedrooms; (e) number of bathrooms; and (f) which city the home was located in (Ormond, Daytona, Holly Hill, South Daytona, Port Orange, or unincorporated).

To develop the database for the hedonic price analysis, FLS identified each single-family parcel within a 5-mile radius of Tomoka Oaks Golf & Country Club. FLS embarked on the following using a 5-step methodology:

Step 1: Download the single-family (SF) parcel map shapefile from the Volusia County Property Appraiser's website.

Step 2: Overlay the golf course shapefile into the SF parcel map shapefile.

Step 3: Select by location all the SF homes within a 5-mile radius of Tomoka Oaks Golf & Country Club.

Step 4: Identify which golf courses are currently closed or have closed previously.

Step 5: Segment the SF parcels into two categories: (1) those where the golf course is open and (2) those where the golf course is currently closed or was closed at some point in time.

FLS identified the following golf courses that have most recently closed in Volusia County: DeLand Country Club, Sandhill Golf Course, Indigo Lakes Golf Course, River Bend Golf Course, and Tomoka Oaks Golf & Country Club. Presently, most of these golf courses are being considered for redevelopment or repurposing.

River Bend is owned by Ormond Beach. The City Commission voted unanimously on October 5, 2022 to GAI Consultants Inc. to create a conceptual redevelopment plan for the city-owned property, which is next to Ormond Beach Municipal Airport. The 219-acre property was split into three areas for conceptual planning purposes. Area 1 is reserved for either a park or for future development, Area 2 will add to the Airport Business Park, and Area 3 will be examined to determine potential uses. However, FAA regulations and restrictions are likely to limit future development.

The hedonic model's coefficients were estimated using ordinary least square ("OLS") regression. OLS provides the most reliable and unbiased coefficient estimates if its assumptions are met as discussed below. FLS selected six (6) independent variables for the hedonic analysis.

IV1: Sale Year
IV2: Did the sale occur when the golf course was open (1) or closed (0)?
IV3: Year Built
IV4: Number of Bedrooms
IV5: Number of Bathrooms (estimated by FLS because the Property Appraiser's website details bathrooms by # of fixtures across six different categories)
IV6: City Code --- for example, Ormond, Daytona Beach

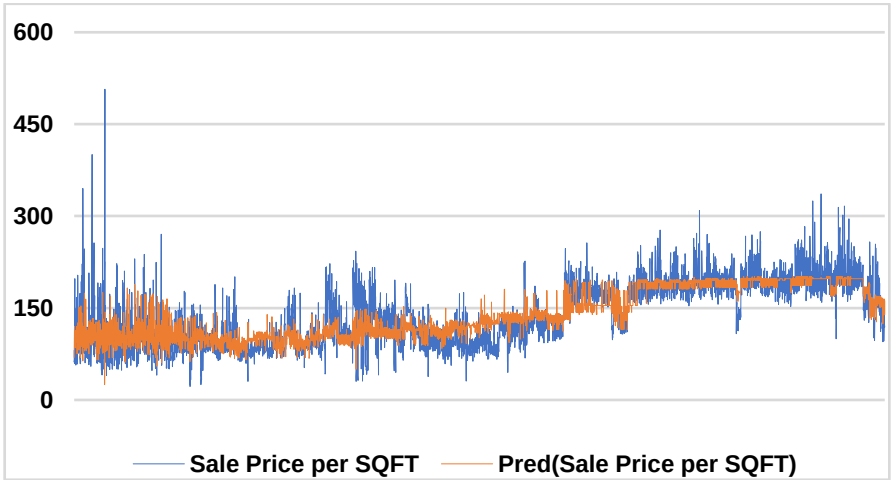
FLS selected Price per Heated Sq Ft as the dependent variable, meaning the main variable we are attempting to understand or predict. FLS established a sales price floor of $75,000 and qualified warranty deed sales only to run the regression model. The model was estimated using over 5,100 observations of sales of single-family homes within 5 miles of the Club. The results are shown in Table 3. The model provides a good fit to the underlying database. The model explains 64% of the variation in price per square foot as evidenced by the Adjusted R^2. The Mean Absolute Percentage Error ("MAPE") indicates that the average percentage difference between an actual value and the value predicted by the model is 18%. The DW and Cp statistics test whether the model meets the criteria for a reliable OLS regression and will be discussed later.

Table 3. Hedonic Pricing Model Results

Statistic	*Training set*
Observations	5,175.00
Sum of weights	5,175.00
DF	5,168.00
R^2	0.64
Adjusted R^2	0.64
MSE	901.08
RMSE	30.02
MAPE	18.29
DW	1.18
Cp	7.00

Figure 7 compares the actual observations on price per square foot to their predicted values. Given the substantial degree of variability in the pricing data, the model does a reasonable job of fitting the database.

Figure 7. Actual vs. Predicted Values for Price/Square Foot



The coefficient estimates for the hedonic price model are shown in Table 4. All of the coefficient estimates are highly significant with t-values greater than 2, meaning that they are all significantly different from zero with a 99.9% degree of certainty. The coefficient for whether the golf course was opened or not in the sale year has a value of -35.63. This means that the sale price per square foot of home was depressed by $35 per square foot if the golf course was closed during the year the home sold. This translates into a penalty of about 25% based on the average sale price per square foot in the sample of $135.

Table 4. Model Coefficients

Source	Value	Standard error	t	Pr > |t|
Intercept	-5,248.91	167.89	-31.26	**<0.0001**
Sale Year	2.27	0.09	25.28	**<0.0001**
Golf Course Opened in Sale Year 1=Yes 0=No	-35.63	1.37	-26.10	**<0.0001**
Yr Built	0.44	0.04	10.84	**<0.0001**
# of Bedrooms	-11.04	0.60	-18.37	**<0.0001**
# of Full Bathrooms	-3.52	0.73	-4.79	**<0.0001**
City Code	-1.24	0.28	-4.43	**<0.0001**

We conducted a number of statistical tests on the model to assess its reliability. There are seven classical assumptions underpinning a reliable application of OLS.[6] Analysis of how well our OLS model satisfies these assumptions is summarized below. Our application of OLS in the hedonic price analysis satisfies all the seven assumptions for reliability except for serial correlation as shown by the DW statistic of 1.18.

Serial correlation does not affect the estimated value of the coefficients. In other words, serial correlation does not bias their estimates. Instead, serial correlation artificially depresses the estimate for the standard error thereby inflating the value of the t-statistic. However, in this case the modest degree of serial correlation is not an issue because the standard errors are so low that some modest increase in their values would not change the resulting conclusions that all the coefficient estimates are highly statistically significant.

2.6. Analysis of Concerns by the Surrounding Property Owners

Some of the surrounding property owners have expressed various concerns about the impact of the redevelopment plan on their property values and quality of life.[7] Six concerns in particular were cited by the Tomoka Oaks Homeowners Association ("TOHOA"). These are addressed below.

2.6.1. Impact on Property Values

TOHOA fears that the redevelopment will decrease property values. No particular facts were cited to support this concern beyond the observations that the course is closed and subject to redevelopment.

Our analysis demonstrates that the redevelopment plan will not reduce property values for TOHOA homeowners. Instead, the redevelopment will improve those values. A shuttered course depresses values. Redevelopment into home prices from $550,000 to over $763,000 will enhance values in the neighborhood.

2.6.2. Compatibility

TOHOA points out that the properties adjacent to the Club property are on lots with widths of about 100'. The redevelopment plan envisions developing lots with widths of 60' to 80' on properties along the boundaries of the Club property and homes on lots ranging from 50' in the interior of the property. Importantly, the plan shows a very large, landscaped buffer/open space surrounding the redevelopment ranging from 50' to 125' wide.

[6] Frost (2019), pages 195-203.
[7] Golf Course Meeting Talking Points at https://www.tohaweb.com/home

The combination of larger lots 60/80's on the periphery coupled with the large, landscaped buffer mitigates any concern over compatibility.

2.6.3. Adequate Public Facilities

TOHOA complains that adding 276 additional housing units will overstress public infrastructure, hospitals, schools, water, and sewer facilities. There is no basis for these claims. The relatively small number of additional homes in the project will not stress existing facilities and infrastructure. Adequate utility services are available. Moreover, new housing with modern conveniences and design will invigorate older homes to be updated, which may also be a benefit to homeowners against potential property losses from extreme weather-related storm events, as well as the City of Ormond providing hurricane relief expenses to an older outdated neighborhood. Hospital facilities and school space is adequate relative to the increment of demand from the redevelopment. Finally, as demonstrated in the fiscal impact analysis, the redevelopment project will generate very substantial financial surpluses to the City that can be tapped to fund any additional public facilities.

2.6.4. Stormwater Runoff

All new developments in Florida are not allowed to generate more runoff after development than in the pre-development state. The redevelopment of the Club will provide adequate stormwater detention and treatment facilities.

2.6.5. Traffic

Traffic is dealt with at the permitting stage. The project is engineered to direct all its traffic via Tomoka Oaks Boulevard to Nova Road. Project traffic may exit the community on alternative roadways; however, those are longer and circuitous. Additionally, the alternative longer routes will provide emergency ingress and egress.

2.6.6. Quality of Life

TOHOA is concerned over traffic and noise during the development period. As noted above, the traffic is routed via Tomoka Oaks Boulevard to Nova Road and internally does not go through the existing neighborhood. Again, the direct route to the collector roads is out to Nova Road. Concerns over greenspace is mitigated by the landscaped perimeter buffer and the PRD open space requirements.

4. Conclusions and Final Observations

The redevelopment of the Club into Tomoka Reserve will have substantial positive economic and fiscal impacts on the surrounding neighborhood and on the citizens of Ormond Beach. Our analysis demonstrates that redevelopment of shuttered golf courses can be expected to enhance the values of surrounding residential neighborhoods. The hedonic pricing analysis supports this view for Tomoka Reserve.

The redevelopment also generates significant fiscal surpluses for the City's budget. This will enhance the City's capacity to provide services and facilities to all the residents of Ormond Beach.

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Share/Dear Editor, "Preserve The Green" in Tomoka Oaks," Carolyn Davis, Ormond Beach



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Before and after photos show how dead golf courses are being transformed into housing, parks, and flood protection systems

Peter Kotecki Sep 25, 2018, 9:22 AM





Xander Schauffele of the United States plays a shot from a greenside bunker on the first hole during the first round of the TOUR Championship at East Lake Golf Club on September 20, 2018 in Atlanta, Georgia. Photo by Kevin C. Cox/Getty Images

Golf is steadily losing players. When the Sports & Fitness Industry Association released data on the number of players in 2015, it showed the sport's lowest point in recent memory.

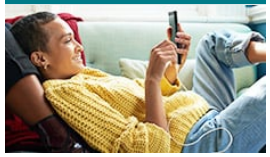
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More than 800 golf courses have closed across the United States in the past decade, and millennials don't appear to be as interested in the sport as generations past.

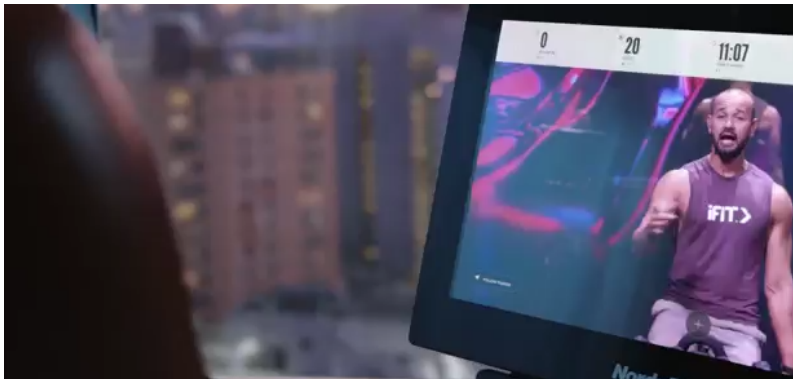
Shifts in work culture and the economy are partly responsible for this decline in popularity, as more people

are working long hours and no longer have as much time to invest in golf.

But there's an upside to these closures: lots and lots of new space for developers.

Former golf courses are now being turned into residential areas, industrial spaces, parks, and detention ponds. Take a look at a few of the ongoing projects below.

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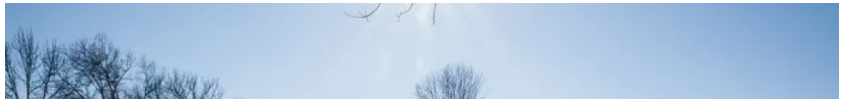
The Apple Ridge Country Club, which was formerly an apple orchard, opened its doors in 1966.



Sarah Jacobs

Located in Mahwah, New Jersey, the club was a popular gathering place for the surrounding community. The 108-acre property included an 18-hole golf course, a swimming pool, and tennis courts.

Apple Ridge closed in late 2015. Last year, it was being treated for lead and arsenic contamination in the soil.



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The country club was left uncared for after it officially closed.



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Sarah Jacobs

Curtains remained hanging inside, and vandals degraded the property, breaking windows and covering the walls with graffiti.

In this photo from May 2017, a water fountain outside the country club is empty.



Sarah Jacobs

Trump's mysteries are primed for discovery in the Biden era

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But in the past three years, developers have built nearly 80 upscale homes on the 108-acre property.



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Andrea Meck, a spokesperson for developer Toll Brothers, told Business Insider that two separate neighborhoods are being built on the land.



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One of them, Orchard Ridge at Mahwah, includes 34 homes.



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The other development, Preserve at Upper Saddle River, has 44 sites.



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Both Upper Saddle River and Orchard Ridge at Mahwah are in a relatively convenient location for New York City commuters.



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Each of the new developments is located on a 36,000-square-foot plot.



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Beyond residential units, some developers have decided to turn former golf courses into detention ponds.



Friends reunite in the middle of a flooded intersection as water continues to rise in their neighborhood following Hurricane Harvey on August 30, 2017 in Houston, Texas. Getty Images

When Hurricane Harvey hit Houston last year, it destroyed between 30,000 to 40,000 homes, damaged power lines for thousands of residents, and waterlogged roughly 500,000 cars.

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Scientists say climate change will keep making storms like Harvey more destructive, so flood-prone areas like Houston are looking for ways to reduce future impacts.

In Clear Lake City, which is about 20 miles outside of downtown Houston, the water authority is turning a former golf course into detention ponds that can reduce flooding.



Jerry Hamby/Exploration Green

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Four of the ponds were not yet built when Harvey devastated the city, and the fifth one was only 80% complete. Still, that pond kept about 100 million gallons of water from reaching Houston's drainage system.



Jerry Hamby/Exploration Green

This project, which broke ground in 2016, will cost $28

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million and is expected to be finished by 2021. The five detention ponds will be able to hold half a billion gallons of stormwater.

Kelly Shipley, a project manager, previously told Business Insider that about 200 nearby homes were saved from flooding due to the pond.



Jerry Hamby/Exploration Green

By the time the project is done, the five ponds will be able to protect about 2,000 homes from flooding, Shipley said.

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In Belton, Missouri, a $105 million plan was recently approved to turn a former golf course into a 148-acre industrial campus.



City of Belton

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More than 10 years after the golf course closed, the Southview Commerce Center is slated for groundbreaking later this year.



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The development will include five buildings and is expected to create 1,400 new jobs.



City of Belton

When built, this project will feature light manufacturing, warehouses, and distribution

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space.



City of Belton

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In Prairie Village, Kansas, VanTrust Real Estate

bought the Meadowbrook Golf and Country Club in 2010.



VanTrust Real Estate

The 136-acre golf and country club, which had existed for about 80 years, closed for construction in October 2014.

Meadowbrook's new design calls for an 84-acre public park and a variety of residential spaces, including single-family homes, luxury apartments, and senior living units.

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Parts of the park have already opened to the public, with a full opening scheduled for this fall.



VanTrust Real Estate

The park will feature three miles of paved trails, a playground, several lighted pickleball courts, and outdoor fitness equipment.

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Some people have already moved into the homes.



VanTrust Real Estate

When it's finished, the development will feature 53 single-family homes, 70 villa homes, and 282 luxury apartments.

The senior living portion will cover 300 units, and an inn will have an additional 50 rooms.

Leanna Garfield contributed to this story.

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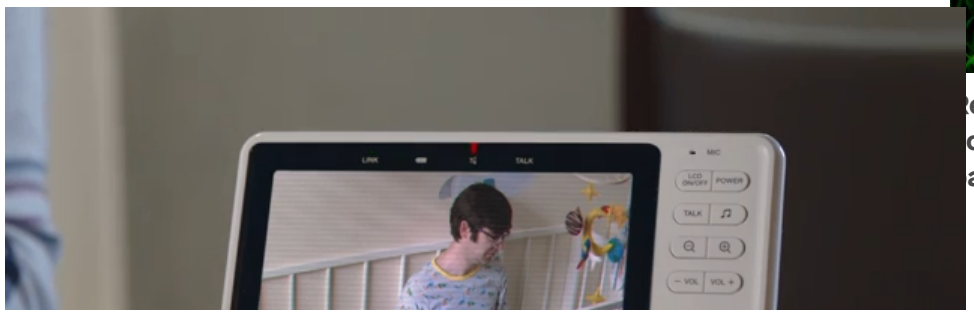


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America's Golf Courses Are Burning

More than 800 golf courses have closed over a decade. Now clubhouses are going up in flames.

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Illustration: Stephanie Davidson for Bloomberg

By **Patrick Clark**

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Wilson Gee, a California businessman, shuttered the golf course, erected barbed-wire fences, and began looking for a buyer, telling reporters the land would never be a working golf course again. Homeowners, complaining he was turning the course into an eyesore in order to win approval to redevelop it into single-family homes, sued to reopen it. Gee shanked his first attempt to sell it in 2014, when one homebuilder walked away from a deal, but last year found a buyer in a Denver-based developer.

Then one night in February, the dark clouds turned to smoke, and a fire caved in the clubhouse roof.

It's a local story, defined by conditions peculiar to Ahwatukee, a community of about 80,000 separated from downtown Phoenix by a collection of 2,500-foot peaks known as South Mountain. But the dynamics that bred the deadlock between the struggling golf course's owner and its aggrieved neighbors are mirrored in communities across the country.

More than 800 golf courses have closed nationwide in the last decade, as operators grapple with declining interest in the sport and a glut of competition. Many of those shuttered courses were built on land proscribed from redevelopment by local zoning codes seeking to preserve open space—or, as with Ahwatukee, by deed restrictions intended to protect homeowners who had paid a premium to live near a golf course.



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The community of Ahwatukee in Phoenix.

Source: Terra Server/Digital Globe

That leaves some golf course owners with the real estate equivalent of an unplayable lie: They can't make money running the course, and they can't recoup their investment by selling it.

"If you open a restaurant in a strip mall and you fail, you close shop and move on," said Jay Karen, chief executive officer of the National Golf Course Owners Association. But for golf course owners, it's much harder to pull the plug on a failing business; as courses fall into disuse, they become suburban zombies–not quite dead, yet far from alive.

"Nobody's tracking what's happening to the land," Karen said.

In April, fire ripped through the clubhouse at a shuttered western Kentucky golf course that had been the center of a lawsuit, burning through the afternoon until the roof collapsed over smoldering beams. On New Year's Day, a former volunteer firefighter lit a small fire outside the vacant clubhouse of a closed 9-hole course outside Orlando, then returned three days later to

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homeowner association to pay an additional $28 a month for course upkeep, Rhoads said. The homeowners demurred, the course was shuttered, and the clubhouse became a magnet for vandals, who posted graffiti on its stucco walls and eventually burned it down. Now Rhoads worries that the owner is making an end run around the homeowner association to convert half of the course into new homes and a winery.

"This used to be one of the nicest golf courses in Reno-Sparks," he said. Now? “Our property values are already down $25,000 a home."

To some extent, all those course closures are simply a market correction: The golf industry went through a building boom in the 1990s and early 2000s, driven by developers who used golf courses as amenities to help sell homes. But the closures also reflect changing preferences for leisure activities. Participation in the sport is down 20 percent since 2003, according to data from the National Golf Foundation, and homebuilders have moved on to new types of recreational amenities, including manmade lakes and agricultural communities. Lately, the equipment business has been feeling the sting, with Nike Inc. announcing that it would stop making golf clubs and retailer Golfsmith International Holdings Inc. considering bankruptcy.



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Ahwatukee Lakes Golf Course in Phoenix.

Photograph: Courtesy Richard Strange

In the face of declining interest and competition driven by oversupply, course owners have gone searching for ways out. Some have donated golf course land to nature trusts and local parks, taking a tax break in return for preserving the open space. Others have inked deals with homebuilders—though those deals are often contingent on winning approval from homeowner associations or local governments.

“I’m hard-pressed to think of many cases where there isn’t a higher or better use than a golf course for the site,” said Jeff Woolson, managing director of the golf and resort group at CBRE Group. “The only clear exception would be Augusta, Ga.”—the hallowed, Bobby Jones-designed course that hosts the Masters tournament each year.

Lately, the fight in Ahwatukee has reached a new pitch. In July, a Maricopa County judge declared that deed restrictions required the "operation of a golf course" on the property. Then a local television station reported last month, citing unnamed fire department sources, that the

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Ahwatukee Lakes Golf Course in Phoenix.

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David Sabow, managing director at True Life Companies, said the lawsuit will be moot if the developer can win over the homeowners, but if need be, it's prepared to litigate for years.

"We spent a lot of time and effort to come up with a plan that the community would welcome," he said. "As far as I'm concerned, the property will never be a golf course again."

Gee, for his part, is glad to have washed his hands of it.

"People don't like change," he said. "But the golf industry is in even worse shape today than it was in 2013 when I closed the course."

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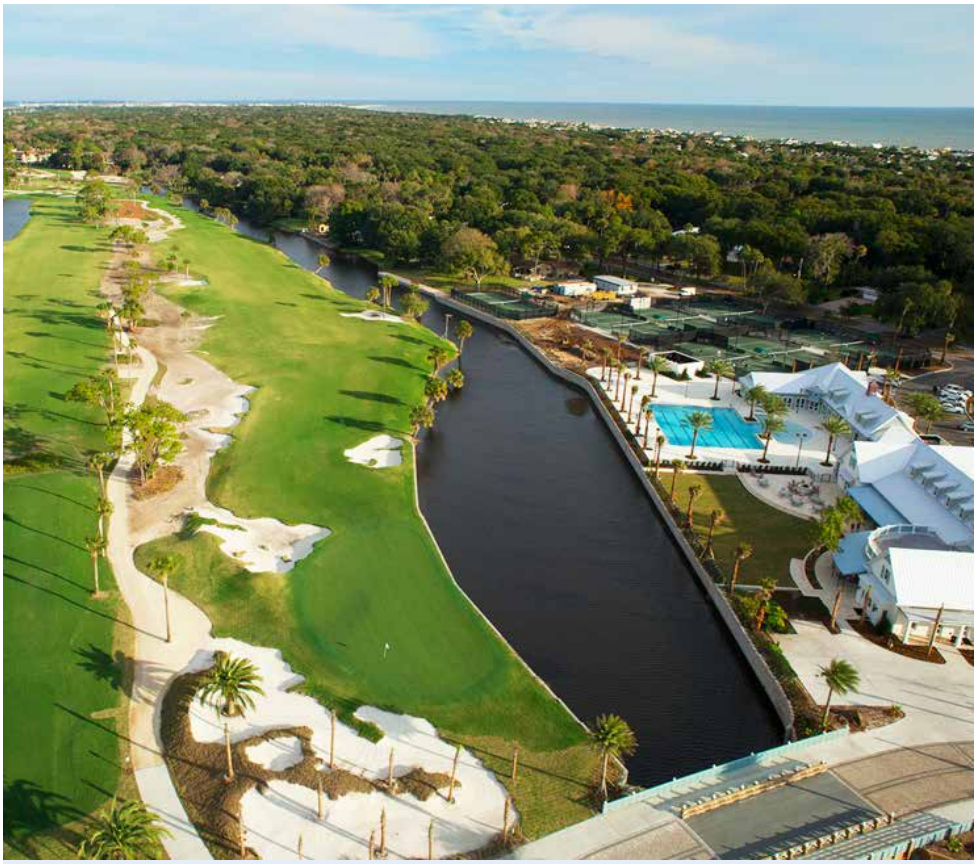
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Atlantic Beach Country Club



ATLANTIC BEACH PARTNERS

The Atlantic Beach Country Club sits a few blocks west of the Atlantic Ocean, just east of Jacksonville. On the right, Sherman Creek separates the new clubhouse, swim, tennis, and fitness facilities from the rebuilt golf course and new residences.

PROJECT SUMMARY

The Atlantic Beach Country Club rejuvenated what had been a faded 18-hole golf course in the small town of Atlantic Beach, Florida, adjacent to Jacksonville. Adding 178 new single-family houses on 50 acres in the center of the 170-acre property financed entirely new facilities for the country club, reviving the club's flagging membership. The new country club includes a redesigned 18-hole golf course and an expanded clubhouse with additional amenities. The new houses, ranging from 2,000 to 4,000 square feet, were built by both production and custom builders in a mix of regional architectural styles. The town supplied reclaimed water for irrigation in exchange for an open-space easement over the golf course.

QUICK FACTS

Location
Atlantic Beach, Florida

Project type
Single-family

Site size
170 acres

Land uses
Golf Course, Single-Family Detached Housing, Single-Family For-Sale Housing, Water Uses/ Amenities

Keywords
Country club, Golf course community, Water-efficient landscaping, Water recycling

Location type
Inner suburban

Website
www.atlanticbeachcountryclub.com

Address
1600 Selva Marina Drive
Atlantic Beach, FL 32233

Developers
Silverfield Group
Wood Development Company
W.R. Howell Company

Owners
Atlantic Beach Partners LLC

Landscape architecture and planning
Euthentics LLC

Golf course design
LarsenGolf Inc.

Construction
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Introduction

For decades, wrapping quarter-acre lots around a golf course was a surefire recipe for success in the suburbs. Since 2005, though, golf's fortunes have changed: the number of American golfers has shrunk by 20 percent, with an especially sharp decline among young adults. Spending four hours to play a single game—and years to master the sport—seems less enticing in an era of more fleeting pleasures. Golf's core devotees are just as enthusiastic as ever, but many country clubs are seeking broader membership bases and revenue streams to deal with rising facility maintenance costs—especially for properties that may now be 40 or 50 years old.

At many golf courses, the response has been to close the doors: 800 courses have closed nationwide since the mid-2000s. Yet redevelopment of those courses has often proved contentious; many neighbors strongly value having open space nearby, even if they are not paying for its upkeep.

Not far from the World Golf Hall of Fame, a redevelopment in Atlantic Beach, Florida, shows a different way forward. The Atlantic Beach Country Club (ABCC) shows how careful infill development can retain open space and habitat, improve the golf experience, infuse new life into country clubs, and improve local water quality, all while delivering new homes within a growing metropolitan area.



ATLANTIC BEACH COUNTRY CLUB

The front nine holes wrap around the houses. In the few areas where houses are close to the course, trees and water provide a visual and physical buffer.



ATLANTIC BEACH COUNTRY CLUB

The famed 18th hole is part of the back nine, along Sherman Creek, which has expansive views and houses on only one side.

Site and Context

In the 1960s, the Selva Marina Country Club (SMCC) was the toast of Jacksonville. The country club was built just west of Selva Marina, a subdivision of rambling ranch houses on spacious lots a few blocks behind the dunes in the sleepy seaside city of Atlantic Beach. Just beyond the SMCC's western fence were used-car lots along busy Mayport Road, but on its eastern edge only Sherman Creek and a few blocks of houses stood between it and the ocean. Within the club, members from nearby and across the growing metropolis enjoyed golf, tennis, swimming, and dining.

The Jacksonville area already had a reputation as a golf destination, but the SMCC drew curiosity seekers because it was only the second course built near the beach. Thousands of spectators turned out for an exhibition "dogfight" between Arnold Palmer and Sam Snead in 1962, for the first Greater Jacksonville Open (GJO) in 1965, and for the following GJO—when Jack Nicklaus hit the first double eagle in a televised tournament, taking the par-five 18th hole in just two strokes.

As both the Jacksonville area and the game of golf grew, attention drifted to still-greener pastures farther south. The GJO became The Players Championship and moved five miles south to Ponte Vedra Beach, while metro Jacksonville sprawled far to the southeast toward St. Augustine. The SMCC became just one of 70 golf courses scattered around northeastern Florida.

Although the SMCC may no longer have drawn crowds of spectators, it still had an enviable location for locals. Atlantic Beach sits at the northern end of the Jacksonville beaches, a trio of communities first settled as resorts by Florida's railroad magnate Henry Flagler at the turn of the 20th century. As cars supplanted trains, tourism shifted to areas along the main highways—and because Naval Station Mayport guards the mouth of the St. Johns River to the north, Florida's busy coastal highway (Route A1A) detours inland of Atlantic Beach. As a result, the city is a quiet cul-de-sac at the edge of Jacksonville, its three miles of coastline and quaint town center unburdened by through-traffic.

Unlike more commercialized areas to its south that cashed in on tourists and retirees, Atlantic Beach maintained a laid-back beach-town vibe



ERIK LARSEN

The Selva Marina Country Club before rejuvenation. Brackish irrigation water had poisoned the grass, and the flat landscape drained poorly.

and a family-friendly character. Its status as one of the few incorporated suburbs of Jacksonville (which consolidated with its county in 1968) gave it a degree of self-control unusual in the area. Also unusual was its scale: in a region where everything seems a half-hour drive away, Selva Marina residents "can ride bikes or golf carts down to the beach" or to the town center in just a few minutes, says Leed Silverfield, president of the Silverfield Group, one of the project's developers.

Atlantic Beach instead evolved into a bedroom community, 15 miles east of downtown Jacksonville and even closer to the new job centers in Jacksonville's southeast. As industries like banking, insurance, and health care grew to complement the region's core industries of logistics and defense, Atlantic Beach found new fans as investment bankers and surgeons moved to the area. Yet because the city was largely built out by the 1980s, the local housing stock was not keeping up with changing tastes.

The SMCC golf course, though, was literally dying from within. The irrigation water that the course drew from Sherman Creek, which cuts diagonally across the property, grew more brackish and gradually poisoned the grass. Even freshwater was more curse than blessing: the flat, featureless plain drained so poorly that "a one-inch rain closed the course for the next day," recalls Erik Larsen, a longtime member of the SMCC and designer of the new golf course. Prospective new members were drawn to the mushrooming competition, and existing members drifted away. "The club was in a slow downward spiral; membership dropped and maintenance was deferred, until the club was on the verge of bankruptcy," notes Larsen.

The Idea

Developers had long coveted the SMCC site because it was "one of the very few large open tracts in the beach communities," Larsen says. Silverfield calls the site "a once-in-a-generation opportunity. Atlantic Beach is a highly desirable area, but it's entirely built out." The city of Atlantic Beach also saw tremendous value in maintaining an open-space buffer at its northwestern flank and even once considered purchasing the club for a new park—but the capital investment needed for repairs proved too daunting. By a quirk of geography, most of the golf course sat beyond the city's boundaries and had been zoned by Jacksonville for multifamily development.

Yet the country club's tight-knit leadership was reticent about selling the land and disbanding the club. Its member-owners were in charge of its fate and wanted to see the club survive—but they needed money, both up front to reinvent the club in the short term and over the long term to sustain the club's finances for future generations of members. Doing so would require not just a reborn golf course but additional amenities to broaden the club's appeal: a larger clubhouse, more dining options, more fitness options, a better swimming pool, and more golf practice and training areas.

Even beyond its sentimental value, the country club still had a compelling market in Atlantic Beach. The area's continued population



ATLANTIC BEACH PARTNERS

An aerial view of the residential area, under construction. About half the houses are within a core area, and half are on culs-de-sac reaching into the course.

growth and strong golf-tourism market ensured that a rejuvenated golf course could hold its own—provided that it was part of a club that could draw on a broader market with a more diversified revenue base.

A partial land sale was another option that could split the difference and provide each of the parties with what they wanted: the club could get all-new facilities without any upfront investment, the city could retain an open-space buffer, and a developer would have country club homesites to sell. To pull such a deal together would require finding a compatible developer who understood the value that a new club would create all around. A deal came together in 2006 to develop the land as the Cove, a tight grid of formal neotraditional houses clustered on small lots at the southeast corner of the site, with a nine-hole golf course on the remainder of the site. That plan even made it through rezoning, but it collapsed amid the economic turmoil that soon followed.

Yet Atlantic Beach's intrinsic appeal meant that its housing market proved resilient in the aftermath of the 2008 recession. Prices not only rebounded, but per-square-foot prices soon rose back above replacement cost, and teardown activity resumed.

Larsen raised the idea again with Pete Rodrigues, a club leader who shepherded the process through the board. The board put out a request for proposal and began reviewing the responses. Mike Carlin, then president of the SMCC, recalls: "We had been working with several groups, and even had a draft contract prepared. Then we got a call from a member with a referral, determined that they were real, and got good references. Even though we were about to sign the deal in the next couple of days, we decided to meet—and they knocked our collective socks off with their proposal."

The dark-horse bidder was a trio of local developers who joined as Atlantic Beach Partners LLC (ABP): Silverfield Group, Wood Development Company, and W.R. Howell Company. This group's key advantage was that it shared the SMCC's vision of bringing a best-in-class country club facility to Atlantic Beach—not just to pamper the SMCC's members but also to maximize value. Silverfield says, "Other developers came up with plans that worked best for their pro forma, but we had a plan that worked for what the club wanted." According to Carlin, ABP's approach "was very unusual—they had already cut the deal and came back and asked about expanding the clubhouse. They treated it like a partnership; we both wanted this to have a certain character, to realize a vision for what this could become."

Development Team and Finance

The three firms in ABP had collectively developed over 15,000 residential lots in the market, but few with such a large upfront capital investment. They began moving quickly, moving from contract to closing in one year and to grand opening just ten months later. ABP brought Larsen on board soon after landing the contract, knowing his familiarity with the site.

Financing the construction proved to be a key sticking point. "We had a solid group of local developers with decent equity and an experienced team," recalls Silverfield, "but lenders were cagey. Especially for groups from out of town, 'golf course' was like a four-letter word—a hard sell. It didn't matter that we were tearing up the old course and putting in a new course, rather than adding to the supply. They were just concerned that golf was overbuilt." Community banks could see the appeal of an infill site close to the beach in a prime submarket, he continues, "but the dollar amount was too big. . . . National banks weren't willing to take that big a risk in a down market."

That left private debt. "We found a local group that we had connections to, a collaboration between two entrepreneurial real estate investors with opportunistic funds," notes Silverfield. "Having a local lender who knew

SITE PLAN



EUTHENICS

the demand really helped." Even then, the underwriting was rigorous: an $18.75 million loan with a 60 percent loan-to-cost ratio, a 50 percent presale requirement, and a "last dollars in" rider so that the funds disbursed only after equity and presale revenue. The lender was paid a base interest rate and a cut of each lot sold.

"It would have been nice to have all custom homes, but we needed at least one merchant builder to take down those lots quickly" and to meet the presale requirement, says Silverfield. That merchant was Toll Brothers, which purchased 90 lots; they were a "natural fit given their luxury profile—but with the purchasing power and credit of a merchant." Stacia Moore, senior project manager at Toll Brothers, echoes the sentiment: "This neighborhood is exactly Toll's brand," given its amenities and pricing. Toll's recent work was in more distant suburbs, and the firm initially had reservations about whether luxury buyers would opt for Duval County public schools. Steve Merten, division senior vice president for Toll Brothers, says that detailed research on the local buyer pool put those concerns to rest: "When we studied the whole area, we saw higher income levels due to the proximity to Jacksonville—and the beach lifestyle" was unmatched.

Another 30 lots were sold to Riverside Homes, an upstart local firm that "knew this would really launch their growth." That left 58 lots to sell at retail; some were sold to local builders for spec homes, and others were sold individually through a local brokerage.

"There was enough to do that everyone was actively involved, even without a set division of responsibilities," says Silverfield. In addition to paying the SMCC for the land, the developers spent $11.5 million to build the golf course and clubhouse.

Planning and Design

Atlantic Beach Country Club's site plan creates clusters for four distinct uses. The clubhouse, swimming pool, tennis courts, and fitness center greet visitors at the site's principal entrance from the east. Beyond a bridge over Sherman Creek, the new residences divide the golf course in two. Larsen points out that the practice area and "front nine holes wrap around the development in parallel," along the southern and western edges of the site, whereas "the back nine is a core layout, uninterrupted by roads or housing" along the creek at the eastern edge of the site. Larsen says that by clustering like uses, "the quality and value of each place goes up."

Whereas an earlier generation of country club developments sought to maximize the number of golf-frontage lots by double-loading fairways with houses on both sides, Larsen says that technique "banished the golf experience" by giving golfers an alleyscape of rooftops rather than broad views. Even where the ABCC has single-loaded fairways, Larsen continues, the course is designed so that views are "straight down the golf hole," with trees that soften the edge "and also help to pick up errant golf balls."

The layout was designed to maximize the golf experience with "varied shots, angles, tex-



ERIK LARSEN

Mature stands of trees were left on site, framing both the golf course and the new houses.

tures, and color" for golfers, Larsen says—both fun for casual or new golfers and "validat[ion] as challenging by area PGA Tour professionals." Not everything about the SMCC was discarded: the 18th hole was left intact, as an homage to Nicklaus's double eagle. Yet most of Selva's flat expanse was upended to vary the site's topography, taking a cue from the nearby sand dunes. Luckily, a vein of sand was hidden in the northwest corner of the site and could be mined for this purpose.

The new topography also helps with drainage—a critical issue since half the site was in a floodplain, and the flood storage volume had to be maintained. By "lifting the irrigated fairways, tees, and greens, we can carve out drainage channels between them," Larsen says, both as wet ponds and "dry drainage basins in the unirrigated rough areas between golf holes." The basins have standpipes and native plants that keep water from flooding the greens. Silverfield reports that the approach "did its job during the last hurricane."

The roughs were planted with 10,000 native plants—"sturdy vegetation that offers a great palette for the club's character," Larsen says, which also manages its water use, as it "took a bunch of the course out of irrigation." Wild grasses like muhly grass, cordgrass, and bahiagrass in the rough areas bleed directly into mulched or sandy areas.

Hundreds of existing trees already on the site were identified before grading and were retained or moved to new locations, creating a priceless instant tree canopy along the golf course with sabal palms, live oaks, coast oaks, longleaf pines, and saw palmettos. Landscape architect Kelly Elmore notes that the palms on the site "were acclimated to the soils, don't blow over, and are tolerant of high water" and were somewhat easily moved with a 90-inch spade. The site plan left other large trees standing, like a grove of maritime oaks that is now a centerpiece of the residential area, and relocated an osprey nest.

The oak grove and two ponds anchor the development's core, a compact area that accounts for half the house lots. The other half of the lots are along three culs-de-sac that branch north into the course for greater privacy. All but six of the lots back up to either a lake or the golf course.

Residential

Elmore took architectural inspiration from Atlantic Beach's charming older neighborhoods, whose durable and "timeless architectural continuity" evolved over several decades of construction. "We studied the old core and saw that we had to mix the lot sizes up." Five different lot sizes are interspersed at the ABCC, with lots ranging from 0.1 to 0.4 acres.

Considerable effort went into ensuring architectural quality and variety—including writing a pattern book that delineates four regionally appropriate styles—and making sure that every facade passes muster by an architectural review board. Merten notes that "the element of detail is unique at this small scale. Every little detail is reviewed—and then some." Builders were restrained from repeating the same elevation or plan too close together to avoid a cookie-cutter appearance.

The lots and streets are somewhat narrower than many of the local crews were used to; the streets have 50-foot rights-of-way and have to accommodate two additional utility pipes (for reclaimed water and natural gas). Planting street



PAYTON CHUNG

A "back porch" behind the clubhouse is a favorite informal gathering space for families.



ATLANTIC BEACH PARTNERS

The golf course was extensively regraded to vary its topography, lifting fairways and greens and creating flood storage areas in the rough or sandy areas to the side.

trees proved impossible in that context, so instead the architectural guideline requires one shade tree in each frontyard.

Clubhouse

"To keep the club viable way out in the future, we built amenities that both the homebuyers and the [current] members will want," says Carlin, with new attractions and membership categories for nongolfers. The amenities included a zero-entry swimming pool, fitness center, and both formal and informal restaurants. As the project progressed, the scope of the clubhouse crept upward as both the club and developer agreed that expanding the club's offerings had value: from 5,000 square feet in the initial request for proposal to 12,000 square feet, and finally to 16,000 square feet. One unexpectedly popular area is a grassy, fenced-in "backyard" between the clubhouse's grille and pool deck, which has become a favorite gathering spot for neighborhood children.

Elmore recalls that "propitious timing" also allowed the clubhouse to expand. "The three-quarter-acre residential lot next to the clubhouse came up for sale. We did a third-party sale, since the owner would never sell to the club." The additional land on the east side of Sherman Creek allows the larger clubhouse, tennis courts, pool, and parking lot to all fit east of the creek.

Approvals

The site had been rezoned in 2007 with a cross-jurisdictional planned unit development (PUD) adopted by both Jacksonville and Atlantic Beach. This time around, Atlantic Beach took the lead on rezoning the entire site. The previous PUD permitted 180 houses, and the new Special Planned Area permits 200—178 were built, but another 22 could be built where the driving range sits. An impervious site coverage limit of 65 percent and a 35-foot height limit apply across the site. Elmore says that "there was good cooperation with the city," in part because the proposed plan was superior in many respects to the existing entitlements.

The golf course's secondary entrance, leading toward Mayport Road, was built with a gate at the city's request. The gate keeps cut-through traffic on the highway.

Water

The new golf course would have been impossible without a new source of freshwater—an increasingly rare resource in Florida, where groundwater supplies are strained and saltwater



ATLANTIC BEACH COUNTRY CLUB

Three "cottage courts" are among the 178 houses on site. These four-house courts sit on half-acre parcels.

intrusion threatens surface waters. According to Silverfield, "It was in the city's best interest, the club's, and ours to make the water work."

Atlantic Beach offered to extend its water supply, in exchange for a permanent recreation and green-space easement over the golf course (the driving range excepted), and cooperation with annexing the entire site to the city. Silverfield says that the easement helped both parties: "So long as the city delivers water, the course can't be used for anything other than recreation. . . . The green-space easement gave our buyers a lot of peace of mind."

For Atlantic Beach, the golf course was also a water management opportunity. The city was already obligated to upgrade tertiary treatment at its wastewater treatment plant (WWTP), just 350 feet south of the golf course's southern boundary—resulting in reclaimed freshwater suitable for irrigation. Water reclamation would keep thousands of pounds of nitrogen and phosphorus pollution out of the St. Johns River.

Yet the opportunity had three wrinkles: (a) the new treatment facility had to be squeezed into the northern margin of the WWTP site, between the existing outfall and the golf course; (b) it had to be completed very quickly (the contract was approved in May 2013, and water had to be delivered in March 2014); and (c) although the average daily volume of water would be 0.4 million gallons per day, the course would need 1 million gallons per day for the grow-in period.

The solution was to reuse existing water tanks as a temporary disinfection facility for the first eight months while new chlorination and pumping facilities were built. An unused water main already ran from the WWTP along the golf course's western edge and would deliver the reclaimed water to a new 2.5 million-gallon, clay-lined storage pond. The city spent $1.4 million in total, including a $442,000 grant from the regional water management district.

Construction

With less than one year from ground breaking to opening, the sheer scope of regrading necessary to overhaul the site required a tremendous effort. "At one point, we had the site contractor working double crews here," recalls Silverfield. Luckily, he continues, the effort paid off: "We were able to plat the first few lots before we were finished with grading and start the model homes six months before everything else was in. . . . By the time we had roads open, we already had a ton of momentum" on home sales. Elmore also credits weekly staff meetings with quick resolution of issues as they arose.

Performance, Marketing, and Management

The residential lots sold out ahead of schedule, in about 18 months, at prices above pro forma—with the final lots selling for $370,000. The homebuilders also began building out their final tranche of lots ahead of schedule.

Equally important, the country club is now thriving. From 2013 to 2015, it swung from just barely breaking even to running a first-quarter operating surplus of over $360,000, thanks to a doubling of recurring revenue. Membership has grown from fewer than 200 to nearly 800, and the formerly sleepy clubhouse is now



ATLANTIC BEACH COUNTRY CLUB

The new clubhouse draws architectural cues from buildings in historic parts of Atlantic Beach.

abuzz day and night. Furthermore, 80 percent of the SMCC's members carried over to the new club—even paying half-rate "construction dues" for an entire year without having home facilities—and an influx of new homeowners has filled the new nongolf membership categories. The club now boasts the youngest average member age among its peers.

The redesigned golf course has garnered national attention: in 2014, it was named one of the Best New Courses by *Golf Digest* and a Renovation of the Year by *Golf Inc*. In 2017, the PGA's Web.com Tour Championship will again bring crowds of spectators and live TV cameras to the SMCC's famed 18th hole.

Marketing efforts began the moment "our plans were approved and we had zoning," says Silverfield; with a tailor-made list of potential customers—"we had a member special preview event at the old clubhouse, and club members had the first shot at reserving lots." Word of mouth has continued to grow, adds Moore. "As the community comes to life, it's starting to sell itself." Elmore estimates that about half of the buyers are new to the area, and one-fifth are neighborhood residents who want a newer, lower-maintenance house. One quirk that those who relocated appreciate is that the site, unusually for Florida, has natural gas; thus, homes can have fireplaces, gas cooktops, and instant water heaters.

East-facing lots were among the first to sell, both for the view over the back nine and for the ocean breezes. Lots facing the ponds and woods were also popular, says Elmore. "Many people didn't want to be directly on the golf course but wanted open views."

Homeowners are obligated by covenant to be members of both the country club and a homeowners association. Cost-sharing agreements are in place between the club and HOA for shared elements on the property that are not owned by the club, such as the entrances, and the HOA maintains spaces like the mail kiosks.

Observations and Lessons Learned

Larsen is optimistic that the precedent set at the ABCC can be "a solution to revive hundreds, even thousands, of failing golf communities" across the country. Developing only a fraction of the land meant "the country club realized capital from the land sale, receives mandatory dues and use revenue from the new neighbors, and got an entirely rebuilt facility, all in two years—legitimately a win-win situation."

An earlier generation of golf courses were not designed with land efficiency in mind, so it is not difficult to carve anywhere from 5 to 50 acres from the interior of a course—however much land is needed for a functional development parcel. "By moving a golf hole, I can probably also make it a better, safer, and more functional" golf course, says Larsen. "This model is good for golf," he continues, since it

OTHER PARTICIPANTS

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ValleyCrest Landscaping
Maier Development Solutions
Taylor & White
Ward Koutnik
Peacock Consulting Group
Golder Associates
Rogers Towers
Gunster
Richard Miller & Associates
Greene Hazel Insurance Group

Interviewees

Leed Silverfield, president, Silverfield Group

Stacia Moore, senior project manager, Toll Brothers

Steve Merten, division senior vice president, Toll Brothers

Kelly Elmore, Euthentics LLC

Mike Carlin, board member, Atlantic Beach Country Club

keeps golf courses in operation "without changing ownership and without changing use . . . and can rejuvenate a club with recurring revenue and social activity." The best candidates for a partial-infill approach would be those with high land values, strong underlying markets for golf and residential, and a parklike layout with few double-loaded fairways.

At the ABCC, the lack of adequate freshwater was a key factor that led the club to choose redevelopment. Nationwide, increasingly scarce water will require more collaboration between developers, municipalities, and major water users like golf courses. Reclaimed water (also called recycled water) particularly is growing in popularity; according to the U.S. Golf Association, it accounts for over one-fourth of all golf course water use. Recycling is also becoming more common for potable water; San Diego plans for recycled water to account for one-third of its water supply by 2035.

Silverfield credits the partial-infill approach for smoothing the development process. Keeping the club meant that "the interests were aligned between the club and developer" and contributed to "a strong relationship with the city and neighbors—so you're not swimming against the current, but with it." He continues, "The faster we sell those houses, the faster those people become members of the club—it's a symbiotic relationship." Yet finding the right balance at the ABCC took several tries: "It doesn't matter how fantastic the golf course is, if it doesn't work from a real estate standpoint. I want a neighborhood and a golf course that work together well."

PROJECT INFORMATION

Development timeline

Selva Marina Country Club built	1958
Planning started	November 2012
Land contract signed	January 2013
City approved water engineering contract	November 2013
Land acquisition closed	January 2014
Construction started	January 2014
Development opened	December 2014
Country club grand opening	January 2015

Financial information

Equity	$12,400,000
Debt: Capital Solutions IV	$18,750,000
Total	**$31,150,000**

Development cost information

Site acquisition cost	$4,875,000
Hard costs	$18,829,000
Soft costs	$7,446,000
Total development cost at completion	**$31,150,000**

Land use plan

	Acres
Golf	111.61
Residential	39.49
Clubhouse	6.74
Streets	11.88
Total	**169.72**

Residential information

Number of units	178
Price range	$619,000–$1,500,000
Unit size range	2,313–3,964 square feet
Cottages (80- by 90-foot lots)	12
55 feet wide	50
60 feet wide	64
70 feet wide	34
80 feet wide	18

Country club amenities

18-hole, 6,815-yard, par 71 golf course
350-yard practice range
Putting green
Chipping green
Cart barn
16,000-square-foot clubhouse with two dining rooms, tennis and golf pro shops
Fitness center
25-yard, 6-lane swimming pool
7 clay tennis courts

Country club membership categories

	Members	Capacity
Golf	307	325
Sports	150	160
Social	250	250
Homeowner social	60	N/A
PGA Tour ambassador	7	8
Senior	12	12
Total	**786**	**N/A**

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Patrick L. Phillips, Global Chief Executive Officer

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Closed Courses Spur Development Frenzy in South Florida

By Joe Barks | October 28, 2019

Shuttered golf course properties have become "the latest construction frontier," as developers look for available greenspace in a region where land scarcity has led to rising acreage costs. "If golf had stayed wildly popular, it would make it even more difficult to solve the housing problems we have in Southeast Florida," said one expert.

Construction crews soon will pour concrete over the greens and sand traps at the long-closed Oak Tree Golf Course in Oakland Park, Fla., to make way for 405 single-family homes and townhouses, ***Law.com*** reported.

The development follows the fate of the Hillcrest Golf Course in Hollywood, Fla., which is now home to over 300 residences, with more to come, ***Law.com*** reported. The story is the same at Boca Lago Country Club in Boca Raton, Fla., where one of two courses will be built on (https://clubandresortbusiness.com/developer-purchases-portion-boca-lago-cc-8-3m/).

South Florida golf courses are the latest construction frontier as developers home in on financially strained greenspace, ***Law.com*** reported. The courses are welcomed by builders facing land scarcity.

"It's probably a combination of the struggle of the golf industry, where there's just too many golf courses in South Florida, combined with the lack of developable land in South Florida, because you have natural constraints with the ocean and the Everglades," Brent Baker, who leads the Southeast Florida division of homebuilder PulteGroup Inc., told ***Law.com***.

"There's a lot of natural constraints," Baker added. "There's not a lot of land. Some of these closed golf courses become sites that developers like ourselves want to look at, to see if there's any viability in converting [them] from golf course to residential." As South Florida courses began to close, developers like Pulte started taking a hard look at them in 2015, Baker told ***Law.com***.

The former Hillcrest course near Memorial Regional Hospital South is set to become the Parkview at Hillcrest, *Law.com* reported. A total of 643 single-family homes ranging from three to six bedrooms will be built, with half already completed.

Pulte also is building the 130-home Boca Flores, a 55-and-older community on an 18-hole course at Boca Lago Country Club, *Law.com* reported. The country club kept its other18-hole golf course.

Similarly, the 152-home Enclaves at Woodmont, another Pulte project, is rising on part of the Woodmont Country Club in Tamarac, Fla., with about 20 homes, varying from two to six bedrooms, now completed. Woodmont closed nine holes where Pulte is building the homes, and kept a 27-hole course open.

Another target, *Law.com* reported, may be the 36-hole Inverrary Country Club in Lauderhill, Fla., which has said it will close next June after opening in 1970 (https://clubandresortbusiness.com/inverrary-cc-announces-shutdown-date/).

"After many years of operational losses where revenues have not been sufficient to cover the expenses, the club ownership has determined that golf course operations are no longer viable at Inverrary," said David Husman, a partner at Inverrary owner Victorville West LP. "It is time to redevelop the entire property to other permitted uses."

At the same time the course closures have accelerated due to the golf market stabilizing after its boom era in the late 1990s and early 2000s, *Law.com* reported, the land has taken on higher value as a development site.

"When courses close whether in South Florida or elsewhere, it's typically because there's enough existing supply in the area. Often, it is also tied to the value of the land itself," Eric Matuszewski of the National Golf Foundation told *Law.com*. "Many owners sell as part of a planned exit strategy, and that valuable land is then used for higher and better uses, whether that's development or open space.

Pulte paid $10.2 million for 44 acres at Woodmont, or $231,818 per acre, and $25 million for the 150-acre Hillcrest property, or $166,667 per acre, *Law.com* reported. The price is not necessarily cheaper than other land deals that don't involve golf course properties, and the houses that are built on the courses sell at market rates.

Still, golf courses making way for new housing could be good news for the affordable housing crisis by expanding the housing stock, *Law.com* reported.

Ken Johnson, a professor at Florida Atlantic University, said golf course redevelopment, although often opposed by neighbors, is generally good news for nearby property owners and public coffers.

"If you are on a course that's been poorly maintained or it's vacant, it's not helping your land value," Johnson said. "To have new housing developed around you is probably positive, as long as its quality and style is similar to what's around the golf course."

But it won't be seen as good news for existing homeowners of manicured $750,000 homes to get a next-door condominium development at $250,000 per unit, *Law.com* noted.

"Golf courses in general are a net positive to the supply of land to develop property. Without them, things would be worse than they are," Johnson said. "If golf had stayed wildly popular, then it would make it even more difficult to solve the housing problems we have in Southeast Florida."



Joe Barks

Joe Barks is the Editor of Club & Resort Business magazine, working out of Wayne, Pa. (suburban Philadelphia). He has been covering the club and resort industry since the launch of C&RB in April 2005 and during that time has written cover-story profiles of over 150 club and resort properties, as well as many additional articles about specific aspects of club management and profiles of leading club managers. Barks has been a writer and editor for specialized business publications for over 40 years, covering a wide variety of industries and professional disciplines over the course of his career. He is a four-time winner of Jesse H. Neal Awards from the American Business Press, known as the "Pulitzer Prizes" for industry trade publications. He has also been a freelance contributor to many leading national consumer and business publications, and served as Marketing Manager for the Hay Group, a leading worldwide management consulting firm. He is a graduate of the University of Pennsylvania.

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Golf Course Communities' Double Bogey

Advertisement

Demand for Country Club Lifestyle Dries Up in Overbuilt Washington Suburbs

By Anita Huslin
Washington Post Staff Writer
Monday, August 11, 2008

It wasn't long ago that real estate developers could build a golf course community and collect a $30,000 premium from customers who might not have even played golf, but aspired to the country club lifestyle.

Not anymore. Projects have been put on hold or canceled because potential buyers are no longer willing to pay extra, can't qualify for a mortgage or can't sell their homes to trade up. Courses that were too far along to stop are struggling to find customers.

"People just can't afford the luxury of a country club. It's become much more aspirational," said Marc Montgomery, a developer who opened his third Washington area golf course community this summer. Like the other two, River Creek in Virginia and Cross Creek in suburban Maryland, his latest, Oak Creek, is the centerpiece of an exclusive luxury community. He has brought in a company from Pennsylvania to manage the golf operations but, he said, "it's hard to spend $12 million [on a course] and make it back at $50 to $100 a round."

"If you don't have enough people buying houses fast enough, it's never going to work," Montgomery said.

Sixty to 80 percent of people who live in golf communities don't play the sport, said Edward T. McMahon, a senior resident fellow at the Urban Land Institute in the District. Now that mortgage lending has tightened up and potential buyers are more price-conscious, "all of a sudden, the whole math changes," he said.

Eighteen months ago, buyers would gladly have paid a $25,000 premium for a lot on a fairway at the new Lake Presidential Golf Course, said Aref Hinedi, vice president of marketing for Texas-based Ryko Development. The course opened in May five miles from Oak Creek in Upper Marlboro. "It was simply a question of the bank giving them money," he said. "It was easy. Now the market is not there any more."

Developers are also seeing the residual shakeout of a nationwide golf construction binge that created an "unsustainable and unrealistic" number of courses at its height about eight years ago, said Joe Beditz, president of the National Golf Foundation.

In 1999, 509 new golf courses opened in the United States, compared with 113 in 2007, foundation data show. Industry officials project fewer than 50 will open this year. In addition, more golf courses have closed in the past two years than have opened, according to the NGF. "Rationality has returned to the marketplace," Beditz said.

Henry DeLozier of Global Golf Advisors, a consultancy to golf course developers and operators, said the Washington area was more overbuilt than other major metropolitan areas. About 15 courses in the planning stages at the end of 2006 have been deferred or dropped, he said.

Rounds of golf have also decreased, according to NGF data. Maryland courses reported 3.5 percent fewer rounds, and Virginia reported a 1 percent decline.

Since Lake Presidential opened in the Beechtree community in May, it has launched a variety of promotions, including senior discounts on Tuesdays, a Wednesday night women's league and a junior golf program, and hosted several fundraisers. For early joiners, there are no golf cart or range practice fees and no minimum spending requirements in the pro shop or dining room. The course bills itself as an upscale public course, with dramatic black sand bunkers, an old tobacco barn and two man-made lakes, and offers annual membership for $4,200 or daily walk-on fees of up to $95.

Membership development is coming along slowly. After more than three months, according to general manager Nathan Presnal, the club has signed about 50 members. Eventually, it hopes to have about 125.

John Shields, a past president of the National Golf Course Owners Association and current president of the Glenn Dale Golf Club in Glenn Dale, says his business is off 10 percent this year. He drives to competing golf courses from time to time, counting the number of cars in their parking lots. His club, he said, is on the losing end. He is trying to sell his property to a developer.

"My family and I have owned it for 50 years," said Shields, who said operating costs -- labor, fertilizer, irrigation, fuel for lawnmowers -- have been rising, along with competition. "It's just too difficult to earn a dollar."

He is not alone. By year's end, the owners of Beechtree Golf Course in Aberdeen plan to close it and redevelop it as a community of 735 new homes. At Hillendale Country Club in Baltimore County, members worried about the slowing economy put off a $2.7 million upgrade last year. There are no current conversations about when that might happen, club officials said.

And last summer, two pension funds bought the Leesburg-area Beacon Hill golf course at auction. They would like to sell it for redevelopment by the end of the year, according to Joseph Mayes, an attorney for the funds. But, he said, "we recognize that it's not a particularly good market at this point."

The appetite for land used by golf courses has decreased, said Global Golf Advisors' DeLozier.

"Most of the golf courses being closed and repurposed were being acquired by developers or large-volume home builders," DeLozier said. "Clearly, those folks are now on the sideline. So the elimination of golf courses we saw in 2005-6-7 has slowed because the capital market does not have an appetite."

Jack Kay, whose family has owned, developed and operated golf courses in the Washington region since 1938, closed the last one, Indian Springs in Silver Spring, two years ago, and is in the process of selling it to a developer.

"I wouldn't want to be opening up a new golf course right now," he said, noting that home builders' troubles are making life even more difficult for developers. Developers generally map out a project, sell lots to a builder, construct the golf course and then either sell it to a company that operates courses or turn it over to homeowners. That generally doesn't happen, however, until a development is well underway or completed, industry officials said.

Last Monday, one of Oak Creek's builders, Carl C. Icahn's WCI Communities, filed for Chapter 11 bankruptcy protection. It had completed several houses and a model home in Oak Creek but had not sold them all. Montgomery said he will find another builder to replace WCI, which did not return phone calls seeking comment.

"We have enough sales to offset our debt and make a little bit of profit," said Montgomery, who said that about 350 of 1,200 homes have been sold. About 50 of 400 or so club memberships have been sold, and the pace has been slower than Montgomery says he would like. "It isn't like it's coming to an end; it's just not a very good market," he said.

Golf Courses Emerge as a Fix for L.A.'s Affordable Housing Crisis

A Los Angeles architect argues that the solution to the city's housing woes might lie on the 18th green. Urban golfers don't agree.

Anthony DiMauro
September 11, 2020, 7:00 AM EDT
Corrected September 15, 2020, 9:32 AM EDT



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Housing-starved Los Angeles maintains the largest municipal golf system in the United States. Should some of that land be used for something else? *Photographer: Patrick T. Fallon/Bloomberg*

The Rancho Park Golf Course is an 18-hole, par 71 municipal course in the affluent West L.A. neighborhood of Cheviot Hills, near Century City. The greens used to be the domain of a private club, but became part of a Los Angeles city park after World War II. It's the former home of the PGA's Los Angeles Open, and site of a handful of memorable golf milestones, including, in 1969, the second tour victory for Charlie Sifford, the first African-American pro to play on the PGA tour.

"It's a really pretty park," says Dermot Connell, an L.A. golfer who is very involved in the city's municipal circuit and serves as a Rancho Park board member. "From almost every point at Rancho, you can get a perspective of the city. It's unique in the sense that you're in the middle of a major metropolitan area – yet there you are, walking along a tree line in a little oasis of solitude."

ADVERTISING

Replay

However, the course looks a little different to Daniel Dunham, a designer at the Santa Monica-based Koning Eizenberg Architecture firm. To him, Rancho Park would be an ideal spot to build affordable housing.

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Dunham estimates that one could fit 15,000 units – homes for about 50,000 people – on the 200-acre site, which is also within walking distance of both an upcoming Purple Line extension and a station on the Expo subway line. And Rancho is just one of the 19 courses available to L.A. duffers – the city operates the largest public golf system in the United States.

"It's just such a huge use of land that I find it's pretty inexcusable in dense urban areas," Dunham says.

He runs a few numbers: Urban golf courses take up about 120 acres of land each, on average. That's about 2,300 acres of land occupied by courses within the city of L.A. alone. But there are another 68 golf courses – 12 public, 20 private, and 36 municipal – within 20 miles of Los Angeles, the course directory Golf Link says, bringing the total courses in the area to 87. Tally it all up and Greater L.A. is devoting more than 10,000 acres to the game of golf.

"If you can get something like 15,000 units in one place, then it opens up a lot of opportunities for

innovation and efficiency."

Dunham assembled this back-of-the-napkin estimate to illustrate just how much real estate is locked up in the game, even as Los Angeles continues to struggle with an affordable housing crisis. Current L.A. housing prices are averaged at 7.3 times higher than the median income, and racial disparities mean that nearly 40% of Black residents spend half their income on rent. The coronavirus is exacerbating the crisis further: In May, economists were warning of a 20% homelessness spike in L.A. alone.

But in Los Angeles, as in so many other cities, efforts to build more housing often face community resistance – a phenomenon that Dunham often sees from his perspective as a designer of multifamily housing projects. Back in 2017, Dunham worked on a five-story affordable housing development in Santa Monica that faced community backlash and concerns from residents about low-income renters bringing crime to the neighborhood. Still, the development has been in operation since 2018, housing people with an income between 30% and 60% of the area median income.

"People tend to be very supportive of affordable housing policy in L.A., but the thing that people tend to oppose is the project itself," says Dunham. "Once they see the proposal and that it's a big building in their neighborhood, then suddenly it's not good enough or not right for the neighborhood."

Efforts to build thousands of units of new housing for the city's soaring homeless population – a goal of the 2016 bond measure Proposition HHH – have fallen far short, in part because of community resistance, litigation delays, and stratospheric construction costs. The latest audit from the city controller revealed that the average cost to build a single unit stood at $531,000, as the *Los Angeles Times* recently reported, and only a small fraction of the anticipated projects have been completed.

The clear solution, according to Dunham, is to tap L.A.'s vast reservoir of municipal golf courses. He picked Rancho Park because of its strategic location and size. "The site is so huge, you could build a factory there, build the units on site, and crane them into place," he says. "If you can get

something like 15,000 units in one place, then it opens up a lot of opportunities for innovation and efficiency."

Just playing the Dunham's numbers game, a residential development in Rancho Park could accommodate most of L.A.'s nearly 60,000 homeless.



With its central location and good transit access, Rancho Park Golf Course in West L.A. might be a good candidate for housing-focused redevelopment. But the course's players don't agree. *Photographer: Bryan Chan/Los Angeles Times via Getty Images*

The idea isn't new. As the popularity of the sport fades (between 2002 and 2016, the number of players in the U.S. dropped by about 10 million people), proposals to redevelop the hundreds of shuttered and underutilized links are multiplying nationwide, and around the world. More than 200 golf courses closed in 2017 alone, according to the National Golf Foundation – a trend that some environmentalists celebrate, and that developers have tried to capitalize upon. Denver wrestled with a 2017 proposal to turn a 155-acre golf course into affordable housing units. In Kansas City, the local planning commission voted to approve a $105 million development on a vacant municipal course. New Jersey's Joint Planning Board approved 249 new dwellings on a portion of a 160-acre suburban course. And in Pennsylvania, a housing developer attempted to build 336 new family townhouses on part of a failing course's plot of land.

In all of these cases, however, the proposals were met with fierce resistance, as residents objected to potential traffic increases and loss of green space. Should Los Angeles try to repurpose any of its public courses, the opposition would be no less engaged, local players say.

Connell, for example, is not thrilled by Dunham's idea to build affordable housing units on the land now occupied by Rancho Park. "While recognizing that the homeless issue is real and that it's a very big burden on the city of Los

Angeles, I'd be personally very disappointed if they somehow managed to build on Rancho Park, or any of the city courses I play, for that matter," he says. Losing the course would remove a valuable community social center, and he predicted that nearby residents would wrap any such plan up in years-long fights for approval.

"I'm glad that people are thinking about ways to solve that problem," Connell says. "I would love it if they came up with other solutions other than knocking down Rancho Park. I just don't think it's practical."

Marc Dauber, another club member, also reacted strongly to the idea of redeveloping his local greens. Municipal courses like Rancho Park represent an affordable option for less-affluent golfers. "In order to join a private club in West Los Angeles, the cost is no less than an initiation fee of $225,000 with monthly dues of probably $1,500 a month." he says. "That obviously prices out a few people."

In comparison, a weekend round at Rancho is $45.50, although Dauber admits that it's not as well kept as some of the private clubs.

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Cost isn't the only difference between country clubs and municipal golf. In this predominantly white sport, public city courses tend to be enclaves of relative racial and gender diversity, as a member of the City Park Players Club in Denver told the *Denver Post* in 2015. And they gained new value as safe sites for outdoor recreation during the coronavirus pandemic, which has at least temporarily delivered a surge of popularity to the pastime.

When Dunham's housing unit estimate was brought up to Dauber, he told me his instant reaction was to present his middle finger, and then suggested finding other solutions.

"I would use the course acreage as a last resort," he says. "I think there are other opportunities where they could find space. I'd also say that the land is worth so much, that I just

can’t see that being used for affordable housing. I’d rather see them go higher density in different places.”

But Dunham points to the fact that building housing just anywhere won’t solve the problem. “You know, L.A. has a lot of low-density areas that are really close to these trains,” he says. “We’re building these new lines that are hideously expensive, so you should want to be efficient with that money. It’s counterproductive not to put housing and offices adjacent to those lines.”

Dunham is not suggesting that redeveloping a golf course is going to be easy, even in a city that has 19 of them. But to him, the objections that the golfing community raised sound all too familiar.

“Sure, neighbors will sue. They’re going to say that it changes traffic, that it affects property value. They’ll do whatever they can,” he says. “And these kinds of people are very good at appropriating language of social justice movements, and they’ll claim that this is gentrification, or that this is displacement, which are real problems – just not so much in Cheviot Hills.”

(Corrects spelling of Charlie Sifford in first paragraph)

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Conceptual Master Plan for the potential phased redevelopment of 107 acres of golf course property withi

MANDATE

The Oaks of Kissimmee is a thriving master-planned residential community of 900-plus acres that was developed in the late 1980s around the Oaks National Golf Course. The property is located in unincorporated Osceola County, about 15 miles southeast of Walt Disney World Resort and on the northwestern shore of Lake Tohopekaliga.

Location

Kissimmee, Florida, United States

Services

Master Planning

During Florida's golf course development boom of the 1990s, 60 percent of courses built were tied to community developments. Developers saw golf courses as a major amenity that increased land values and sales turnover for single-family homes.

While it made business sense to subsidize the operating costs of a golf course to maximize the sales prices of lots within these communities, most developers' primary interest was in selling real estate and not in operating golf courses. As a result, many courses were not economically viable, and the golf industry was left with an oversupply that were not sustainable.

In response to the current state of the golf market, the Oaks National Golf Course owner engaged NAK Design Strategies to master plan for redevelopment options on 107 acres of golf course greens, fairways and driving range area.

Planning services by NAK's Orlando office have included amending the existing Planned Development (PD) zoning to include new Multifamily, Single-Family Residential and Commercial uses on the current golf course tracts. These uses are in line with a future land use designation of Low-Density Residential. NAK is also leading a recission of the property's DRI (Development of Regional Impact), which has become obsolete.

DESIGN INTENT

NAK and the client have taken a thoughtful approach on how to redevelop portions of golf course, without adversely impacting the comfort and property values of existing residents.

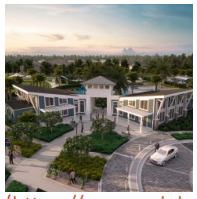
Of the 107 acres of underutilized golf course to be modified, 47 percent (51.2 acres) would be converted into new public green space, stormwater ponds and a new recreation facility for homeowners.

New playgrounds, fitness stations, playing fields, dog parks and an interconnected trail system would be introduced to the community through this redevelopment program.

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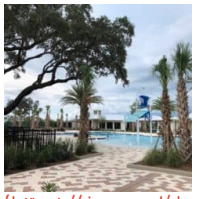
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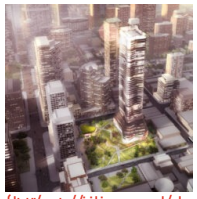
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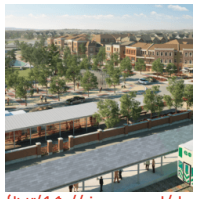
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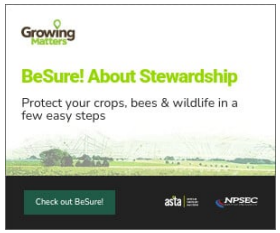
Study: Golf courses enhance communities in the same way as parks and other green spaces

USGA-funded Community Values of Golf Courses project quantifies environmental benefits of 135 golf courses in the Twin Cities.

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October 15, 2020
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Through funding provided by the United States Golf Association, researchers at the University of Minnesota and Michigan State University have reached a key milestone in the most comprehensive study ever conducted on the environmental impact that golf courses have on their communities.

The Community Values of Golf Courses project quantified the environmental benefits of 135 golf courses in the Twin Cities metropolitan area as compared with five other land uses: natural areas, city parks, suburban residential zones, urban residential zones and industrial parks.

The researchers demonstrated that properly managed golf courses provide the greatest amount of cooling among land uses, are more supportive of pollinators than urban residential or industrial areas, and retain more nutrients from stormwater runoff than suburban or urban residential areas. In general, this demonstrates that golf courses enhance surrounding communities in much the same way as city parks or open green spaces.

Correspondingly, the conversion of golf courses to residential or industrial use would sacrifice associated environmental value afforded to communities and could result in reduced biodiversity and increased temperatures and nutrient transport to surface and ground water.

A summary of preliminary conclusions from the ongoing project can be found in the **Sept. 4 edition of the Green Section Record** (https://www.usga.org/content/usga/home-page/course-care/green-section-record/58/17/ecosystem-services-provided-by-golf-courses.html), the USGA's digital magazine that offers the latest information on turfgrass culture, environmental issues, economic sustainability and research.

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The research is part of the global Natural Capital Project composed of groups that have developed a systematic approach that places a value on nature and the benefits it provides to people and their communities. Formed in 2006, key collaborators include the Nature Conservancy, World Wildlife Fund, Stanford University, and the University of Minnesota's Institute on the Environment, among other leading sustainability organizations.

"This research marks a significant moment for public golf as courses around the country face the continued threat of redevelopment for residential and commercial use," USGA CEO Mike Davis said. "It is critical to the health of our communities, particularly in urban areas, that golf courses are viewed through the same lens as a city park or other similar green space, and value is placed on their environmental benefits as well as their balance sheets."

The models and methods used for the initial set of Midwest courses quantified their "natural capital" by applying globally accepted principles that quantify the value of golf courses in terms that land planners commonly employ when determining land use. The project is now being expanded to include more cities in order to document a set of community benefits of golf courses that will be applicable to most major urban areas in the country.

"As the world transitions to a more urban lifestyle, it is critical that we understand the consequences of development decisions on urban green spaces," said the University of Minnesota's Natural Capital Project program director Dr. Eric Lonsdorf.

"Examining the environmental and societal impact of changing a golf course's land footprint to a different land cover or management type can help us understand the implications of that decision on the ecosystem services provided by green spaces to the surrounding community," added Dr. Brian Horgan, a professor and the chairperson from Michigan State University's Department of Plant, Soil, and Microbial Sciences.

The work for the USGA will help golf courses – especially those owned or managed by municipalities, cities and counties – make decisions that account for the outdoor recreation they provide, the biodiversity and the habitats they offer for wildlife and food



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pollinators, and the environmental benefits they deliver, including stormwater runoff mitigation, urban cooling and carbon sequestration.

The USGA signed a five-year master research agreement with the University of Minnesota in 2015 in an effort to develop solutions to golf's present and future challenges. The work was conducted by Lonsdorf, Horgan, Dr. Ben Jenke and Chris Nootenboom.

The USGA has invested nearly $400,000 into the Community Values of Golf Courses project over a three-year period as part of its annual investment in the Turfgrass and Environmental Research Program (TERP), the largest private research effort in the history of golf. Since the program's inception, the USGA has invested more than $41 million to advance golf by using science and innovation as the foundation to impact thousands of courses and millions of golfers.

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Green Start Academy zooms into new era

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Geared for outstanding assistant superintendents, the program opens its 15th edition with an online keynote.

October 15, 2020

Matt LaWell (/author/5239)

Career (/news/category/career)

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After 14 years filled with live events and lots of networking, Green Start Academy teed off its Zoom Era on Wednesday afternoon.

Professional keynoter Jeff Havens delivered his signature blend of comedy and common sense, adapting his “Us vs. Them” presentation for a turfhead audience of assistant superintendents, alumni attendees, recognizable industry names, and representatives of sponsors Bayer and John Deere.

Havens delivered plenty of one-liners. He delivered plenty of practical advice, too, especially for folks working with those much younger — or much older — than themselves.

What can young people do, for instance, to meet old(er) people halfway? Appreciate that advancement is a process, for starters. Recognize and respect their experience. Talk with them to learn their strategies for success. Understand that your practices and processes exist for a good reason. Oh, and realize that not all new ideas are good ideas.

Likewise, what can old people can do to meet young(er) people halfway? Remember that loyalty should not be earned, not assumed. Appreciate that the world *seems* to be changing father for you than it does for younger workers. Realize that not all new ideas are bad ideas — and that some of those new ideas will be our best practices in three or five years, and there’s no way to predict that, so everybody needs to be a part of the conversation).

Advancement is a process that never stops. Sound advice for assistants on their way up the ladder, and sound advice for the folks closer to the end of their career than the beginning. “Nobody wants to feel like their 40 years of effort will disappear when they’re gone,” Havens said. “Old folks are looking for somebody to mentor, somebody to pass the torch to.”

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Bayer Golf customer marketing manager Mike Hirvela acknowledged that Bayer and John Deere wanted to meet attendees where they are — hard at work on the course and in the maintenance facility — to continue developing turf leaders through the Green Start Academy program.

"I know this is not how you anticipated this year going," Havens said. "I know it's not quite the same as an in-person event, but there are positives. For example, am I wearing pants right now? You don't know! I don't even have to! Maybe I am, maybe I'm not. It's so freeing and relaxing."

Green Start Academy is scheduled to continue each of the next three Wednesday afternoons and feature Carlos Arraya, assistant general manager at Bellerive Country Club in St. Louis, and veteran conference speaker Carol Rau. Other superintendent panelists include Bob Farren, of Pinehurst Resort, Lukus Harvey of Atlanta Athletic Club, Dan Meersman of Philadelphia Cricket Club, Grant Murphy, Barrie (Ontario) Country Club and PJ Salter of Riviera Country Club.

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REAL ESTATE

When suburban golf courses close, residents and cities often clash over what to do with the land. Some manage to avoid the drama.

By JOANNE CLEAVER
CHICAGO TRIBUNE | AUG 13, 2019 AT 5:17 AM



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As the Highland Park Country Club golf course is converted to a more natural landscape, the Park District is taking pains to "frame" new types of grass and flowers with clear-cut margins, for both aesthetics and safety. (Park District of Highland Park)

Wildflowers spread across the Highland Park Country Club golf course in the northern suburb. Kids are welcome to run on the grass. Neighbors are invited to stroll through the park that now occupies the land, on their way to and from the city's downtown.

Golf courses are not just for golf anymore — not in communities that have figured out what to do with acreage abandoned by a shrinking sport.

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With the sport of golf in a sand trap, some municipalities need to figure out what they want from foundering courses and brace for a rousing, if not bruising, community tug-of-war over what to do with the suddenly available land. A few communities, including Highland Park, played land-acquisition chess adroitly. Others are embroiled in neighbor vs. landowner controversies.

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Converting golf courses to any other use is not as easy as it might seem. Regardless of the aspirations of the property owner and the ambitions of local residents, many courses are invisibly hemmed in by long-standing zoning and land-use restrictions. Protections that initially guaranteed course owners and adjacent homeowners mutually assured green space now complicate efforts to build on the land and can even undermine attempts to transform courses to parks.

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He has lived adjacent to the course for 20 years and, it's true, he said, that his initial concern about the dense residential subdivision proposed for the course was driven by worry about his own home value. In 2017, K. Hovnanian Enterprises Inc., a Matawan, New Jersey, homebuilder, introduced a plan that the shuttered course be rezoned to allow for residential development.



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But McGuire and like-minded residents quickly realized that keeping open space in their own backyards would take more than their self-interested voices. They created an advocacy group, **Concerned Citizens of Bloomingdale**, to rally other village residents around the cause of keeping the 250 acres open. After all, argue McGuire and his compatriots, the golf course was originally allowed as a package deal with adjacent development.

"That land is specifically zoned for open space. The housing that was built around it was built around an open tract," McGuire said. "It's in the comprehensive land-use plan of Bloomingdale that it stay open."

The controversy is at a stalemate. The resident-advocates don't have a recommendation as to what should happen with the former course, other than it remain open and that its current zoning remain in place, McGuire said.

Neither Bloomingdale village officials nor Hovnanian officials responded to repeated requests for comment.

In the southwest suburb of Homewood, residents and the village are debating the fate of the Calumet Country Club. Its owners want to disconnect the club and its 130-acre golf course

from the village to smooth the way for commercial and recreational development. Local residents want the course to remain open space, as reported by the Tribune in July.

Jealous golfers wanted Lisa Simpson to quit because she kept winning Park Ridge Country Club championships. Mike Ditka told her to 'keep beating their ass.' »

"We're not in favor of what they want to develop there and would not approve the zoning," said Homewood Village Manager Jim Marino. "Our expectation is that they would attempt to annex to Hazel Crest and then approach Hazel Crest about the development."

Citizens determined to prevent courses from being developed are up against formidable

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more relevant facilities, he said. That new uses for many courses are dampened by decades-old land-use covenants is evidence that communities should infuse plans with more flexibility, not less, Farren said.

“The conversation should be larger than: ‘What should we do with this particular piece of property that’s now coming on the market?’ It should provoke the broader conversation of how do we zone and restrict usage of property throughout the entire municipality?” he said. “It could be a chance to rethink other big parcels. “



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Now, the former golf course is on its way to being a largely self-maintaining landscape that incorporates both grass lawn and perennials. (Park District of Highland Park)

Re-use potential is complicated even more when municipalities layer on economic development incentives and aspirations for gaining tax revenue, added Nathan Jensen, a professor of government at the University of Texas in Austin.

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including affordable housing, open space, infrastructure and land for public uses, such as schools, he said. But all of that negotiation is secondary to the first and biggest one: rezoning.

“A lot of these courses are selling for $2 million or even $1 million, and the owners try to make a go of it as a business, with development as a fallback,” said Chris Charnas, a Winnetka-based commercial real estate broker who specializes in golf courses nationally.

There’s only one problem: “A lot of these courses, though they look like they are developable, are not.”

Golf courses are often where they are because the land is not suitable for residential development, according to Charnas. The parcel could be a natural or engineered wetland that helps keep adjacent houses dry. The underpinnings of the topography might not be easy to build on. And often the course narrows and widens in a layout interesting for golfers but impossible for builders, he said. “There’s often not space to put roads and houses where fairways are,” he said.

These factors plus long-ago political horse trading are why open-space zoning for golf

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In 2016, he bought Turnberry, a 176-acre golf course that is one of four located in northwest suburban Lakewood, and he has been struggling ever since to turn a profit on it. A recent surge in golfers eager to get to the links after a soggy spring is a welcome respite and could signal a financial turnaround, finally, but he'd be happy to sell the course, he said.

Is Tiger Woods coming to Chicago for the BMW Championship? He has lots of golf and non-golf reasons to make the trip. »

Meanwhile, he can't give away **Chicago Golf and Tiki Tees**, the DeKalb facility he bought when adjacent homeowners couldn't muster the resources to purchase and preserve the course.

To his chagrin, the DeKalb course is zoned only to be a golf course, so "there's nothing else I can do with it," Oberoi said. "Before we shut it down, we approached the Park District to give it to them for free, but they already have two golf courses and they don't want it." Neither did the city and neither did the local forest preserve.

Oberoi continues to pay $16,000 annually in property taxes for the DeKalb course (half of what Turnberry yields to local taxing bodies), even though "that beautiful golf course has turned into a weed farm."

The city of Highland Park sidestepped many of these tripping points by acquiring its in-town golf course years ago and sharing responsibility for it with the city Park District.

Still, even municipal guardianship could not withstand the undertow of the eroding golf popularity.

Now in his third term as president of the Highland Park Park District, resident and attorney Brian Kaplan said he saw the demise of the municipally owned and operated Highland Park Country Club early on. With the equally popular municipal Sunset Valley course competing a

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In 2018, the city and Park District hammered out a deal to upgrade Sunset Valley, sell Highland Park to the Park District, and convert that course to a park.

Collaborating with adjacent homeowners who were worried that their manicured views would be overrun by raucous ballgames, the Park District focused on infusing the greens with both nature and recreational areas, said Rebecca Grill, natural areas manager with the Highland Park Park District. The three-year "back to nature" project will cost $1.4 million.

"We call it 'nature with parking,' " she said. "The desire of the majority of residents in most communities is walking. This property offers vistas for walking and for bike riding. It's an amazing opportunity to start from scratch."

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Joanne Cleaver is a freelance reporter.

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CONTACT

Joanne Cleaver is a freelance writer who specializes in personal finance, homeownership, careers, economic development and entrepreneurship, women's issues, and travel, since 1981.

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Desert Sun.

REAL ESTATE

Will Palm Springs area homebuyers pick parks over golf courses? Developers are betting on it

Rosalie Murphy The Desert Sun

Published 11:13 a.m. PT Mar. 23, 2017

Two pre-recession developments in the Coachella Valley were re-introduced in 2016, each with one key change: Designers had removed planned golf courses, but preserved open space.

Virada, a master-planned community in Indio with about 1,300 homes, was previously proposed as a tract with a 27-hole golf course. The updated proposal, from Palm Desert-based Family Development, arranges neighborhoods along a public park instead.

Miralon in Palm Springs is a 1,150-home development from Boston-based Freehold Communities. It replaces a pre-recession project called Avalon, where builders actually installed an 18-hole golf course a decade ago. The course never opened, and a decade of desert winds destroyed it. Miralon's developers plan to plant olive groves on the former fairways.

After all, developers and planners said, that's what buyers liked most about living on golf courses — the open space, not necessarily the game itself.

"We have been working on several (large-scale) projects as things start to come back alive again. None of them have golf course amenities," said Ron Gregory, president and founder of Palm Desert-based RGA Landscape Architects. "But instead we're developing trail systems, exercise areas, places where people might walk on some attractively designed natural-style trail to go to yoga class... what we're offering is an outdoor lifestyle, with several means of achieving that, but it's not based on the game of golf."

READ MORE: Tension rising as HOAs, golf courses look to future

Many of the desert's approximately 120 golf courses were built as real estate amenities first and courses second, National Golf Foundation chief business officer Greg Nathan said. Buyers would pay premiums for homes with fairway views, even if they didn't golf.

In the Coachella Valley, "golf was a vital amenity that helped developers sell lots and homes while also giving the property some unique identity," Nathan said in an email. "Of course not all golf courses built during the boom were related to real estate developments, but the percentage was disproportionately high."

Normally, designing open space is an expensive choice for developers — it's land that could be used for homes, after all — but golf courses also generated revenue.

Today, however, courses are no longer surefire investments. Andy Vossler, president and CEO of Landmark Golf, estimated that a new 18-hole course would cost at least $6 million to build, not counting hundreds of thousands of dollars in annual maintenance costs. Further, many courses have faced shrinking memberships and declining revenues since the Great Recession began.

"We enjoyed a 30-year, 40-year window of time where open space was being supported by golf," Vossler said. "The cost associated with golf, everything from land acquisition to operating the golf course, have reached a point that, except for unique situations, financially, golf courses can't be sustained."

READ MORE: Golf clubs turn to sports, fitness and drive-in theaters to grow membership

Vossler estimated that 33 percent to 50 percent of residents in most golf course communities actually have memberships in their clubs.

Ed McMahon, senior resident fellow at the Urban Land Insitute, a think tank focused on land use and planning, offered a slightly lower estimate — 20 percent to 40 percent. He too believes many of those buyers purchased golf course homes because they wanted to live near protected open space.

And he believes buyers are still willing to pay a premium for those lots, even if their windows overlook parks or orchards instead of tee boxes.

"When people realized you could also sell a house for a premium without designing a golf course, that really started to change the thinking," McMahon said. "A number of developers, starting even before the recession, started to realize, 'hey, I can provide something that many more people want and I can do it at much less cost.' "

Today, McMahon said, developers are exploring what that open space can look like. Many are designing parks with networks of walking trails. Others are building what McMahon called 'agri-hoods' — housing around agricultural land. The forthcoming Miralon project in Palm Springs will surround cultivated olive groves, and though developers said it won't function as a commercial farm, the homeowners association may produce olive oil for residents.

"We wanted to install a more resource-efficient land use in that open space, and two, we wanted to create something that was broadly appealing to our likely homebuyers — which is not to say that golf doesn't have broad appeal, it's just that there are golfers and non-golfers," said Brad Shuckhart, Freehold Communities' Division President for California. "Everyone we surveyed enjoys open space, particularly active open space, that they can walk in, hike in, bike in, gather socially in."

READ MORE: Bermuda Dunes considers mandatory golf club membership for homeowners

Vincent J. Barbato, principal at Family Development, said he and his colleagues made a "pretty immediate" decision to remove the planned golf course at Virada after they acquired the development. He doubted officials would have approved construction of a golf course, and if they had, it would've been an unpopular proposal mid-drought. Further, Barbato said, to make a course substantially different or better from the desert's dozens of others would have been exorbitantly expensive.

"You can make it more meaningful to more homeowners, and you can certainly make it less taxing on resources," Barbato said. "I think what's going to happen is, as leaders in this industry build communities without golf courses... the trend will shift."

Shuckhart said builders are currently repairing Miralon's infrastructure, but hope to offer Miralon lots for sale in the next few months and homes by the end of the year.

Barbato said Virada's homes will not be available this year.

Rosalie Murphy covers real estate and business at The Desert Sun. Reach her at rosalie.murphy@desertsun.com or on Twitter @rozmurph.

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MEMORANDUM

To: **City of Ormond Beach Planning Board Memo**

From: **Mark Karet, AICP**
Director of Planning and Landscape Architecture

Date: **July 13, 2023**

Re: **Review of Staff Report for Tomoka Reserve**

I have been request by the landowner to review the City's staff report dated July 13, 2023, for the Tomoka Reserve PRD. I have focused on two issues: conformance with LDC standards and consistency with the comp plan.

The primary criteria for conformance with the LDC are contained in section 1–15(e) of the City's LDC and it reads as follows:

> "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 zoning district or adversely affect the public health, safety or welfare."

The report states that the applicant has provided all the required information in terms of "lot size and layout, street locations, buffer requirements, traffic impacts, stormwater planning, and the PRD requirements. Staff correctly point out that "The application exceeds the requirements of site-buffering, recreational amenities, and common open space."

After this statement, the staff reports immediately moves to Section 2-35 (b) of LDC which addresses residential permitted use in PRDs and reads as follows:

> "More intense uses (i.e. townhouses in single family district, or apartments in a townhouse district) may be allowed provided that their visual and functional impact on neighboring districts is minimized by providing adequate buffering and screening and all the requirements of this section are met."

The staff report uses this section to justify the SPRC conclusion that modifications to the lot sizes, buffer material, traffic mitigation and revised setbacks are needed to gain staff's recommendation of approval.

The problem with relying on Section 2-35(b) is that section address the introduction of more intense uses i.e., townhomes in single family districts or apartments or townhomes in districts and this is not applicable to the Tomoka Reserve PRD which features the exact same use – single family detached housing.

The staff report goes on to recommend a standard "Type 6" buffer which is the same buffer that would be used for "Heavy Commercial" or "Industrial" uses next to single family homes. I could find nothing in the City's LDC that would indicate that single family homes next to single family homes no matter how different the lot sizes should be treated like industrial or heavy commercial next to SFR. The required buffer for single family homes next to single family is a 6 foot "Type 1" buffer.

Looking beyond the City's land development code there isn't any basis for it in modern planning practice either. Large developments are a legacy of the past when the population was younger, family sizes were larger and there was a lot more development without central utilities. There are a great many of these older large lot developments in existence and communities across the country are dealing with infill compatibility issues.

The vast majority of planning practice in this space, for well over the last decade, has been about the densification of infill development – i.e. how do you put denser development next to low density residential. In fact, a growing number of communities are eliminating zoning districts that are exclusively single family.

Section 1-15(e) also mentions overcrowding – no undue overcrowding beyond the permitted conditions. The density of the proposed PRD is less than ½ of what is permitted under the FLU designation and as a result does not constitute overcrowding beyond what is permitted the LDC. Moreover, the density of the proposed PRD is less than the density of the adjacent neighborhood. The proposed open space and buffers will create a limit on crowding by devoting more than 50% of the site to open space as shown in our exhibits and acknowledged in the staff report.

Turning to consistency with the Ormond Beach Comprehensive Plan. The staff report identifies two policies in the FLUE Policy 1.1.15 and Policy 1.1.16 that the Planning Board could rely on for a finding of consistency. It should be noted that the proposed development is supported by at least 8 goals and policies of the comprehensive plan as noted in the applicant's project narrative.

The property is located within the low density residential future land use designation. The intent of the LDR classification is to "protect and encourage the continued development of typical single-family residential area and stabilize and protect the character of such neighborhoods." The applicant is proposing singe family development well below the LDR density limit.

The City of Ormond Beach has land use classifications that if applied to this site would support an argument that this site was not intended for residential development – such as Recreation/Open Space (ROS) which would permit a golf course facility but not allow residential development.

This land use designation is seen throughout the developed areas of the City. This supports a finding that the City believed this site was appropriate for residential development under their long-term planning strategy since it was not applied to the applicant's property.

The policies that support the application include provisions regarding promoting residential uses with on-site common open space and recreation promoting infill development where urban services are available to provide for continued growth and limited urban sprawl.

Staff identified one policy – Policy 1.1.3 of the Future Land Use Element – that could be used to deny the request which reads as follows:

> "Preserve the character of existing neighborhoods by not allowing intrusion of land uses that would threaten to alter the neighborhood character and by encouraging voluntary rehabilitation and sound maintenance programs in viable neighborhoods which are capable of self-renewal and establishing code enforcement or public redevelopment continues in areas not capable of self-renewal."

The policy guidance in Policy 1.1.13 operates at the land use level of decision-making. The use is allowed or its prohibited. Policy 1.1.13 cannot be used to prohibit a land use that is specifically applied to the applicant's property by City's future land use map.

MK/ns

ATTACHMENT 9

Applicant provided information

Section C

Original applicant provided information (former attachment 10)

- Project Narrative, dated June 7, 2023 (has been updated)
- Tomoka Reserve Buffer Planting and Maintenance Plan, dated June 6, 2023 (has been updated)
- Tomoka Reserve density study
- Bicycle & Pedestrian Analysis, dated December 19, 2022
- Holding Analysis, December 19, 2022
- Biological Assessment and Environmental Site Assessment, dated August 12, 2021

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June 7, 2023

VIA ELECTRONIC DELIVERY

Steven Spraker, AICP
Planning Director
City of Ormond Beach
22 South Beach Street, Room 104
Ormond Beach, FL 32174

Re: Tomoka Reserve Redevelopment - Rezoning/Planned Residential Development – Project Narrative

Dear Steven:

As you know, it is the Firm's pleasure to represent Triumph Oaks of Ormond Beach I, LLC (the "Applicant") with respect to the redevelopment and rezoning to Planned Residential Development of the property comprising the former Tomoka Oaks Golf Course. The proposed redevelopment of the site will rejuvenate the vacant golf course into residential homes that will complement the caliber of existing homes in the vicinity of the former golf course and provide additional housing opportunities to residents.

This project aims to redevelop the underutilized property, which was formerly a failed golf course, by providing a residential development that will promote growth and economic investment within the area. In designing the proposed redevelopment plan, the Applicant took great measures to ensure that project would complement the surrounding area and integrate with the surrounding residential neighborhood. The proposed development plan is comprised of a maximum of 276 residential units contained within the approximately 147 acres of land. The proposed unit count equates to a maximum density of 1.87 units/acre. The existing Tomoka Oaks neighborhood is comprised of 546 single family residential units across approximately 260 inclusive acres, for an average density of 2.09 units/acre. If the existing Escondido Condominiums are also included, comprising 40 units over 4.01 acres, the density of the existing neighborhood has a density of 2.21 units/acre. The proposed residential development was intentionally limited to ensure compatibility with the existing home sites surrounding the property. The proposed density is also well beneath the maximum density set forth in the City's Comprehensive Plan for Low Density Residential land uses, which provides for up to 4.3 units/acre, which would translate to 632 dwelling units.

The Applicant also understands the importance of both preserving landscaping within the site and providing adequate buffering between the proposed and existing residential uses. The Applicant has made all efforts possible to preserve the 16 historic trees within the property. The conceptual plan provided to the City illustrates a development pattern that will preserve all historic trees within the site, and meet all City requirements for preservation and mitigation of specimen trees. In the areas of the site abutting existing residential homes, the City's LDC provisions would require a six (6) foot landscaped area between uses. The Applicant has suggested that a minimum buffer of fifty (50) feet, planted to a Type 4 buffer under the City's LDC, is appropriate between the two residential developments. The current conceptual layout includes the provision of a minimum fifty (50) foot, and average one hundred twenty-nine (129) foot green area abutting existing residential uses. The project exceeds the required natural preservation area required by the City.

Design of the project is intended to promote a residential neighborhood featuring a variety of aesthetically pleasing home types and designs, in order to promote a diverse, architecturally rich neighborhood that will complement the existing variety demonstrated in the Tomoka Oaks neighborhood. The proposed development, located centrally to existing homes, is intended to promote pedestrian pathways throughout the neighborhood's sidewalk network that will provide additional opportunities for residents to walk and bike through the neighborhood, including the voluntary installation of a sidewalk network along one side of public roadways within the project that will provide a safe area for walking, exercise, and biking. The project will also include amenity areas for residents and pocket parks located throughout the property to ensure adequate recreational areas and green space. The project design also includes the extension of the sidewalk network out to Nova Road, and accommodation of space within the site to accommodate City reuse needs.

The property does not contain any wetland systems, and will be benefitted through the addition of stormwater treatment features, as outlined herein. Development of the property includes the design and use of modern stormwater treatment systems, which will facilitate the removal of phosphorus and nitrogen travelling into the Tomoka River, which is an impaired water body. Redeveloping the site through the use of dry ponds with existing vegetation will help promote the intake and filtration of stormwater and runoff from the property by retaining the water for treatment prior to its outflow into the river. The site is currently designed to store all water from a 25 year, 24-hour storm event without discharge, exceeding state and local requirements.

Redevelopment of the site for residential uses will also remediate environmental impacts from the property's former use as a golf course, which can result in impacts to soil from the abundant application of pesticides and fertilizers. Redevelopment of the site will be in accordance with a Soil Management Plan reviewed and approved by the Florida Department of Environmental Protection.

In addition to these benefits, the proposed project also promotes the following goals and objectives of the City's Comprehensive Plan:

POLICY 1.1.2. Continue to promote sound planning for the location and design of new residential developments including on-site common open space and recreation facilities.

Response: The proposed development will include the provision of a pedestrian sidewalk network throughout the project, including the installation of an eight (8) foot wide trail, as shown on the conceptual plan along one side of public roadway within the project, that may be used by residents for walking, exercising, and biking. The proposed development also includes a central amenity area, designed to include a playground, adult recreational facilities such as pickle ball courts and exercise equipment, and outdoor seating areas.

POLICY 1.1.6. Provide the opportunity, through zoning and other land use controls, for the development of a variety of housing types (i.e., single-family, duplex, townhouse, multi-family) in both conventional, planned unit and cluster type developments, that will meet the varied needs of the citizens of Ormond Beach.

Response: The proposed development is an infill project designed to create additional housing opportunities for residents in an area where urban services are readily available. The conceptual development plan includes the provision of a mix of both lot sizes and unit types to promote compatibility with surrounding home sites on the exterior of the property and allow for a mixture of housing opportunities throughout the core of the property.

POLICY 1.1.7. Continuously review and modify development and building regulations to provide for sound residential communities and quality housing.

Response: The proposed development will be designed and constructed in accordance with the latest development and building regulations at the local and state level, to ensure that the development is comprised of residential homes of a quality and character that will promote a long-lasting, aesthetically pleasing residential neighborhood in one of the City's core areas, with a community association that will ensure continued protection of the values and aesthetics of the existing and proposed homes.

POLICY 1.1.14. Enhance community livability in the central core and older sections of the City by encouraging infill as appropriate, transit oriented development and walkable residential areas.

Response: The proposed residential development is a residential infill project that repurposes a former golf course property into a walkable, compatible residential neighborhood that complements surrounding single family homes. The proposed mulituse path within the property will promote walkability and cluster residential uses in near proximity to existing urban services. The development project includes a range of lot sizes to promote infill opportunities – as we know, the County has recently discussed the importance of flexible lot sizes to encourage infill design, and has even removed minimum lot sizes entirely within their Planned Development process.

POLICY 2.2.1. The City shall limit urban sprawl by directing urban growth to those areas where public facilities and services are available.

Response: As noted herein, the proposed project is located in an area where existing services are in place to support the development.

POLICY 2.2.5. In order to protect natural resources, new development and redevelopment shall be encouraged to infill existing developed areas

Response: The proposed residential development is a residential infill project that repurposes a former golf course property into a walkable, compatible residential neighborhood that complements surrounding single family homes. The proposed pedestrian path within the property will promote walkability and cluster residential uses in near proximity to existing urban services.

POLICY 2.4.7. Encourage cluster development which promotes the efficient use of open space and reduces development costs, in areas were services and facilities exist or are planned.

Response: The conceptual development plan includes the provision of a mix of both lot sizes and unit types to promote compatibility with surrounding home sites on the exterior of the property and allow for a mixture of housing opportunities throughout the core of the property. The clustered residential uses will allow for additional open space through the planned amenity center illustrated on the conceptual plan for the site.

POLICY 2.4.10. Direct development towards existing residential communities and planned growth areas already served by infrastructure, to utilize resources that existing neighborhoods offer, thereby conserving open space and natural resources on the urban fringe.

Response: The proposed residential development is a residential infill project that repurposes a former golf course property into a walkable, compatible residential neighborhood that complements surrounding single family homes. The proposed pedestrian path within the property will promote walkability and cluster residential uses in near proximity to existing urban services.

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

Development Standards

Existing development on the property does not have an underlying zoning designation for comparison, as the former Development Agreement for the property is no longer applicable. As such, for narrative purposes, the Applicant has provided an overview of the requested development criteria in comparison to the R-2 zoning district, which makes up the zoning for the existing single

family homes in the vicinity of the property. The Applicant is modifying the development standards from the R-2 zoning district as follows:

1. Lot width: conceptual development of the property includes the provision of a minimum of 80' rear lot lines where single family homes are located directly adjacent to the proposed 50' landscape buffer, as illustrated on the conceptual plan. The Applicant is requesting the ability to provide a minimum lot width of 50' for the residential homes types located within the core areas of the property.

    a. The proposed development includes the provision of a variety of unit types to provide for a wider range of housing options with the project. The conceptual plan is set up to ensure compatibility between use types so that existing residential homes are abutting residential unit types with larger lot widths or preserved green/open areas. The smaller lot widths are intended to be located centrally to the project, in the area comprising and surrounding the former clubhouse building, where they are appropriately screened from existing residences. This approach allows the provision of housing at different size and price points to support a diversity of housing options within Ormond Beach and allows for clustering of space to allow additional green space for buffering between the existing and proposed development, and the preservation of historic trees on site.

    b. The proposed development plan has a proposed minimum lot width of 80', with lot areas that are directly equivalent to the minimum required lot size within the existing neighborhood. The proposed design creates a small transitional area between the proposed homes along the perimeter of the site and the smaller lot footprint on the interior, which is proposed at a minimum of 50'. This transitional lot width will be of a lesser impact than pre-existing neighboring uses and intensities.

    c. Included with these materials is an exhibit showing the average setbacks included between lots – the exhibit illustrates that a layout of 80' lot widths along the perimeter creates the same amount of open space, or visibility corridor, as a 100' lot width would provide, which was a concern raised by the residents. Taking into account the voluntary landscaping buffer being provided by the Applicant, the visual impact of the site, when compared between 80' and 100' lots, should not result in any decrease of open space (i.e., the proposed 80' lot width will not result in an increase in visibility of linear feet of structure, when viewed from the existing neighborhood).

2. Lot coverage: the Applicant is requesting building coverage equal to 50% of the lot area. The shift to larger indoor living areas has become the market standard as individuals spend more time within their homes, from remote working to social activities. The impervious surface area for the site remains in line with general requirements.

3. Setbacks: the Applicant has provided a custom setback table that provides details on the requested setbacks depending on the lot size and unit type to be constructed. Typical lot details are also included for review. The proposed setback matrix is intended to provide the ability to design pedestrian friendly neighborhoods utilizing front porches and other design features that enhance social wellbeing and provide for a community feeling throughout the site. Included with these materials are examples of other areas within Ormond Beach that have utilized elements of a New Urbanism design standard to create walkable, livable front yard areas while ensuring compatibility with surrounding homes.

Indoor Recreation

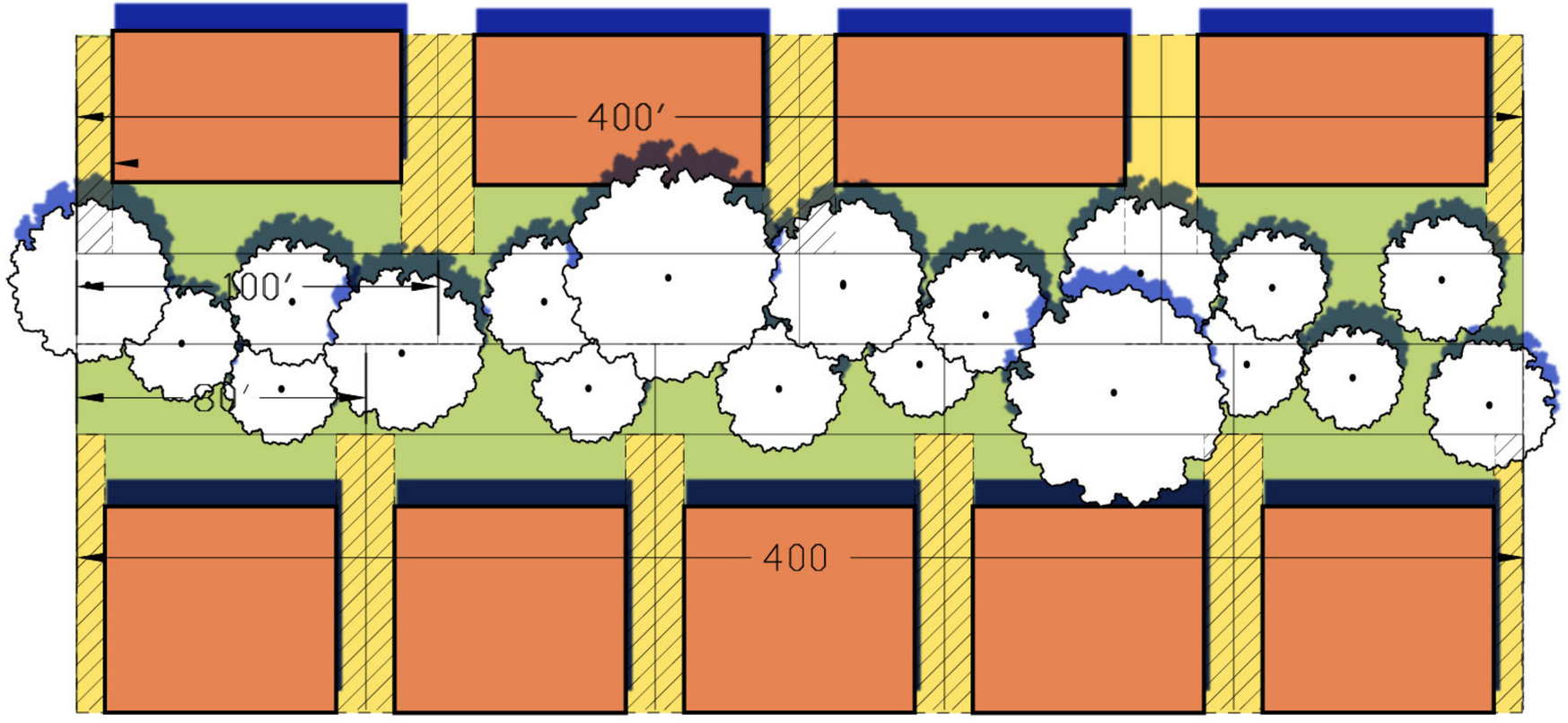
The Applicant is requesting a waiver from the requirement that indoor recreation be provided on site, so long as the square footage requirements for indoor recreation are met through additional outdoor recreational activities. Provided outdoor recreational facilities, which will comprise over 8 acres within the site, will allow for additional open space within the development and will allow for greater use of amenity areas by the existing and proposed residents.

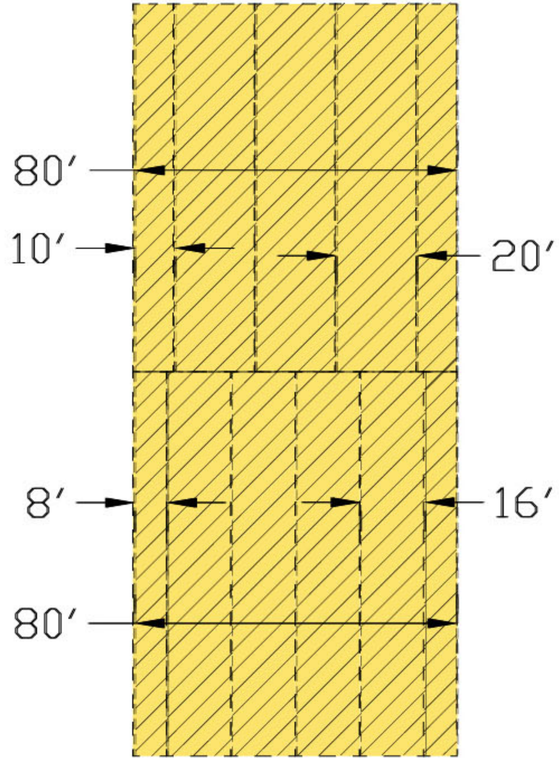
Landscaping – Voluntary Benefit

Section 3-06 of the LDC provides for an installation of a six (6) foot buffer between the existing and proposed residential uses. The Applicant is voluntarily committing to a minimum fifty (50) foot buffer between the proposed use and the existing single family homes. The Applicant is committing to the provision of a minimum of the planting requirements set forth for the Level 4 buffer type, as detailed in LDC Section 3-06(d). The Applicant is requesting that bermed areas are permitted within the landscape buffer in order to preserve existing vegetation. Due to the high permeability of the soils on site, we do not expect the runoff to remain in the proposed bermed areas for a large period of time. We are proposing a native planting regimen equivalent to a Type 4 buffer, utilizing temporary irrigation as recommended by the USGBC. The proposed natural buffer system will provide a more natural screening area between the proposed and existing residences that is intended to be left in its natural state. An overview of the landscaping proposed for the site, along with implementation, maintenance, and monitoring procedures, is included herein.

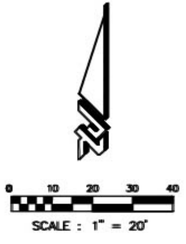
Sincerely,

Robert A. Merrell III
Direct Dial (386) 323-9263
Email Rob.Merrell@CobbCole.com
Fax (386) 323-9206





PER 400'
100' LOTS: 4 LOTS X 20' SETBACK = 80'
80' LOTS: 5 LOTS X 16' SETBACK = 80'



Tomoka Reserve Buffer Planting and Maintenance Plan

Ormond Beach, FL. 32174

Prepared for:

Triumph Oaks of Ormond Beach 1, LLC

June 6, 2023

Tomoka Reserve Buffer Planting & Maintenance Plan

Ormond Beach, FL.

This report was prepared by:

Don Spence, Ph.D.
Landscape Designer/Ecologist

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Ayres Project No. 51-0588.01

Contents

Page No.

I. Project Objectives 1
A. Title of Proposal 1
B. Location 1
C. Buffer Planting Plan and Maintenance Plan objectives 1
1. Description 1
2. Purpose and Need 1
II. Existing Conditions 1
A. Physical 1
B. Existing biotic conditions 2
III. Buffer Planting Plan 2
A. Planting plan description and design 2
B. Plant spacing 2
IV. Buffer Maintenance 3
A. Watering Schedule 3
B. Vegetation Maintenance 4

List of Appendices

Appendix A Typical Planting Layout ~ High density planting - no plants occur in front of homes ~
Appendix B Typical Planting Layout ~ Medium density planting where some buffer trees are missing ~
Appendix C Intact Buffer Enhancement ~ Shrub & bunch grass plantings where shrubs are absent ~
Appendix D Tree Planting Detail
Appendix E Shrub & Bunch Grass Planting Detail
Appendix F Native Plant List
Appendix G Soils Map

I. Project Objectives

A. Title of Proposal

Tomoka Reserve Buffer Planting and Maintenance Plan

B. Location

Tomoka Oaks Blvd., Ormond Beach, FL.

C. Buffer Planting Plan and Maintenance Plan objectives

1. Description

Tomoka Reserve is a 147.94-acre site with an approximate perimeter of 3.3 miles. As proposed, there is a 50-foot-wide vegetative buffer between the existing subdivisions and the perimeter lots in Tomoka Reserve that will be managed by the Tomoka Reserve's Homeowners Association. Today, much of the buffer contains trees and shrubs that provide screening between the existing homes and the proposed development. In areas where the buffer is sparce or where no vegetation is present, native trees, shrubs, bunch grasses, and wildflowers will be planted to enhance the native buffer.

2. Purpose and Need

The purpose of the Buffer Planting and Maintenance Plan is to describe how the buffer plants will be installed and maintained to maximize survivability. The overall objective of the buffer plantings will be to create a screen such that the existing homes and the new homes will have some level of visual screening so that each resident will have an obstructive view of the other.

The Tomoka Reserve development team is committed to keeping the ecology of the current buffer in place and increasing its integrity and diversity by using native vegetation. The existing and enhanced vegetative screen will also function as a resident and migratory bird refuge and provide habitat for small mammals and turtles. With our commitment to using a wide variety of native species, we will be increasing the biodiversity of this already important plant community.

Another important aspect of using native plants is their ability to tolerate drought once they are established. By using regionally appropriate species, we will also be removing the need for an in-ground irrigation system that would draw large volumes of water out of the aquifer. Using drought tolerant species also allows us to avoid digging irrigation trenches through the site, which would further damage the ecology of the buffer and potentially have negatively impact on nesting birds, damage gopher tortoise burrows, and disrupt small mammal habitat.

II. Existing Conditions

A. Physical

The physical ecology of this area is dominated by well drained soils, Appendix G. The entirety of the site, including the 50-foot buffer, is comprised of well-draining sandy soils such that there will be no long-term standing water. The topography of the site has gentile slopes where the eastern portion of the site is higher than the north, south, and western areas. There are no physical barriers present that would prohibit us from enhancing that existing vegetative buffer.

B. Existing biotic conditions

A tree survey was conducted in 2021 that determined that there are 1,971 trees on site that are made up of 21 species of trees. The site is also home to a wide variety of insects, reptiles, amphibians, and small mammals, all of which will benefit from the installation of more native trees, shrubs, grasses, and wildflowers. Around the entire site, approximately 70% of the 50-foot buffer has trees and shrubs that act as a visual screen. However, in many places beneath the canopy there are gaps in the understory that lack shrub screening.

III. Buffer Planting Plan

A. Planting plan description and design

In areas where we will plant trees and shrubs, we will follow the best management practices out lined in the American National Standards Institute (ANSI) 300 part 6 and Z60.1, and where the planting will follow the directions provided in Appendices D & E, Tree and Shrub Planting Details. The buffer design was created by a landscape designer that specialized in native plants (Appendix F) and approved by a landscape architect. For large trees, we will use plant material that has a minimum caliper of 2.5 inches and are between ten and twelve feet tall. Medium trees will be between six and eight feet tall and shrubs will range from one and a half to two feet tall.

In areas where there are no trees in the buffer, L-101 illustrates what the High Density buffer planting (Appendix A) will look like. Seven native trees will be placed 15 feet apart in a 20-foot wide strip that will be located in the center of the buffer. For the High Density areas, we will plant 3 large and 4 medium sized trees for each 100 linear foot area. The High Density area will also contain 30 shrubs and bunch grasses that will be evenly placed in front of the trees such they receive enough sunlight. Shrubs and bunch grasses will be spaced 3 feet apart.

Where there are vegetative gaps in the buffer, we have designed a Medium Density planting (Appendix B) arrangement that can be found on L-102. Where there are vegetative gaps, combinations of trees and shrubs will be used which will be determined by the size of the vegetative gap. For each 20-foot gap, we will use one large and one medium sized tree along with 10 shrubs and bunch grasses.

In areas where the tree line in the buffer is intact, we will target areas where the understory shrubs are absent and then add a mixture of shrubs and bunch grasses that will be planted three feet apart in the buffer gap, L-103 illustrates what the planting will resemble.

To install the trees, we will cut out a 4-foot diameter circle for each tree and we will remove a 2-foot diameter circle for each shrub and bunch grass. Once the plants are installed and watered, a ring of mulch will be placed around each tree, shrub, and bunch grass to aid in water-holding capacity of the soil. In addition, we will broadcast wildflower seeds in select areas associated with the buffer plantings. This will be a passive approach to increasing biodiversity with the intent of having native wildflowers eventually re-seed themselves each year.

B. Plant spacing

Trees and shrubs will be installed following the best management practices out lined in the American National Standards Institute (ANSI) 300 part 6 and Z60.1, Appendix D. Trees will be installed no closer than 15 feet on-center. Shrubs and bunch grasses will be spaced no closer than 3-feet on center, see Appendix E.

IV. Buffer Maintenance

Plants will be monitored and watered on a regular schedule, which is being developed by Don Spence, Ph.D., Board Certified Master Arborist. Over the short term, we anticipate a regular watering schedule that will require plants to be watered multiple times over a seven-day period. Over the long term, we have developed a watering plant that will span 26 weeks. Based on the recommendations from the arborist, we will extend watering if he determines it is needed for the plants to survive. Watering will be accomplished with a large water tank on a truck such that each plant will receive water by a person that will be able to confirm that enough water is provided. Since there are many species of wildlife that live in the buffer, we will not be installing above or below ground irrigation since the process of digging and trenching could displace, or harm protected species/existing flora.

Trees and shrubs will be inspected at a regular interval to assess their health and level of establishment. If trees or shrubs die during the watering period, they will be replaced following the guidelines in III.A. A key component to the success of the plantings will be to maintain soil moisture. To achieve maximum soil moisture, we will not remove large swaths of turfgrass; we will only remove enough grass to install the plant material and space to place a ring of mulch around the base of the trees, shrubs, and bunch grasses. If we were to remove all the grass in a planting area, the heat of the day will evaporate the latent moisture in the soil, further stressing the new plant material. We will only use native plants that are indigenous to east central Florida and are commonly found in Ormond Beach, Appendix F.

A. Watering Schedule

A watering schedule has been developed and provided below. Each watering event will be accomplished through the use of a truck and hand watering to ensure that each plant receives adequate water. If heavy rain events occur, the watering schedule will be modified so we are not over-watering or wasting water. The objective of each watering event will be to provide approximately 3 gallons of water to each tree through Phase II and then 2 gallons during Phase III. Shrubs and bunch grasses will be given approximately 2 gallons of water through Phase II and 1 gallon of water during Phase III.

Buffer Tree, Shrub, and Bunch Grass Watering Schedule

Plant Material Watering will span six-months (26 weeks)

Phase I – Water 5 times per week, once a day for **five weeks** if plants are installed in the fall and winter (water twice a day if plants are installed between May and September) and monitor plant establishment.
– Monday, Tuesday, Wednesday, Friday, & Saturday

Phase II – Water 3 times per week for **ten weeks** and monitor plant establishment.
– Monday, Wednesday, & Friday

Phase III – Water 2 times per week for **11 weeks** and monitor plant establishment.
– Monday & Thursday

* Watering frequency and volume of water may be adjusted depending on how well plants are becoming established, which will be determined by the arborist.

B. Vegetation Maintenance

The most important aspect of maintaining the newly installed trees, shrubs, and bunch grasses will be managing grass and weeds around the plants. Most of the buffer has an intact tree canopy and sparce ground cover due to the shade. Maintenance in areas where there is shade, maintenance will be less intense and will revolve around removing grass and weeds that are outcompeting the new plants. Most of the maintenance work will be accomplished through hand-pulling weeds and spraying the weeds with a mixture of vinegar, salt, soap, and water.

In areas where the buffer is largely absent, grass and weeds are prevalent. Due to the spacing between trees, shrubs, and bunch grasses, we will use a lawn mower to suppress the grass and weeds to limit competition. When necessary, we will use the vinegar solution to kill grasses and weeds that are encroaching into the plant material along with hand-pulling when necessary.

Appendix A

Typical Planting Layout

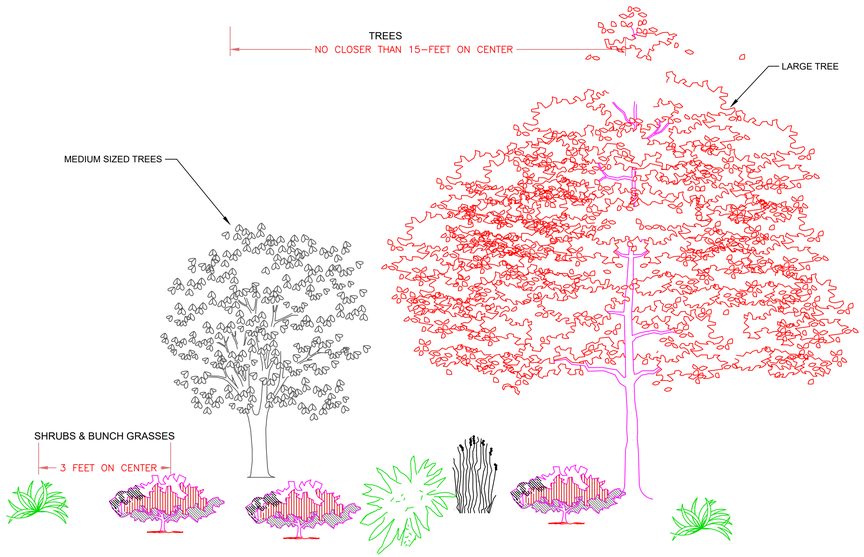
~ High density planting - no plants occur in front of homes ~

HIGH DENSITY BUFFER PLANTING - NO TREES PRESENT IN THE BUFFER

7 TREES AND 30 SHRUBS & GRASSES PER 100 LINEAR FEET. **HIGH DENSITY PLANTINGS** WILL OCCUR WHERE THERE IS LESS THAN 10% VEGETATIVE COVER IN FRONT PRIVATE PROPERTY.

- WITHIN THE 100-FOOT AREA, TREES WILL BE PLACED APPROXIMATELY 15-FEET APART WHILE SHRUBS AND BUNCH GRASS WILL BE PLACED APPROXIMATELY 3-FEET APART.
- FOR EACH 100-FOOT PLANTING AREA, THE PLANTING PATTERN WILL BE AS FOLLOWS:

  MED TREE - LG TREE - MED TREE - LG TREE - MED TREE - LG TREE - MED TREE
- FOR EACH 100-FOOT PLANTING AREA, SHRUBS & GRASSES WILL BE EVENLY SPACED.

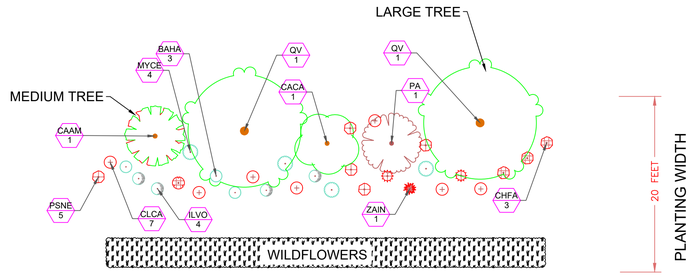


ELEVATION (FRONT) VIEW OF PLANTING - MEDIUM DENSITY PLANTING

TREE, SHRUB, AND GROUND COVER SPECIES WILL CONSIST OF A MIXTURE OF SPECIES TO INCREASE BIODIVERSITY. FOR TREES, EACH PLANTING AREA WILL CONSIST OF THREE DIFFERENT SPECIES. FOR SHRUB AND GROUND COVER AREAS, NO MORE THAN 20% OF THE TOTAL PLANTS FOR THAT BUFFER PLANTING WILL BE THE SAME SPECIES.

POTENTIAL MEDIUM DENSITY PLANTING ARRANGEMENT

TREE AND SHRUB PLANTINGS WILL BE CONCENTRATED ON THE AREAS WHERE EXISTING NATURAL VEGETATION DOES NOT EXIST.



PLAN VIEW - HIGH DENSITY PLANTING, NO TREES IN THE BUFFER

100-FEET



CLIENT:

Tomoka Reserve

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

PROJECT:

Buffer Planting plan

LOCATION:

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

CONSULTANT:

AYRES
PLANNING AND DEVELOPMENT

Tampa Office
8875 Hidden River Pkwy, Suite 200
Tampa, Florida, 33637-1035 (813) 978-8688

Eau Claire Office
3433 Oakwood Hills Pkwy
Eau Claire, Wisconsin, 54701 (715) 884-3161

REVISIONS	DATE

DESIGNED BY: Don Spence, Ph.D.
DRAWN BY: Don Spence, Ph.D.
DATE: 09-16-2022

PROJECT NUMBER:

SHEET TITLE:

HIGH DENSITY BUFFER LAYOUT ELEVATION VIEW

SHEET NUMBER:

L-101

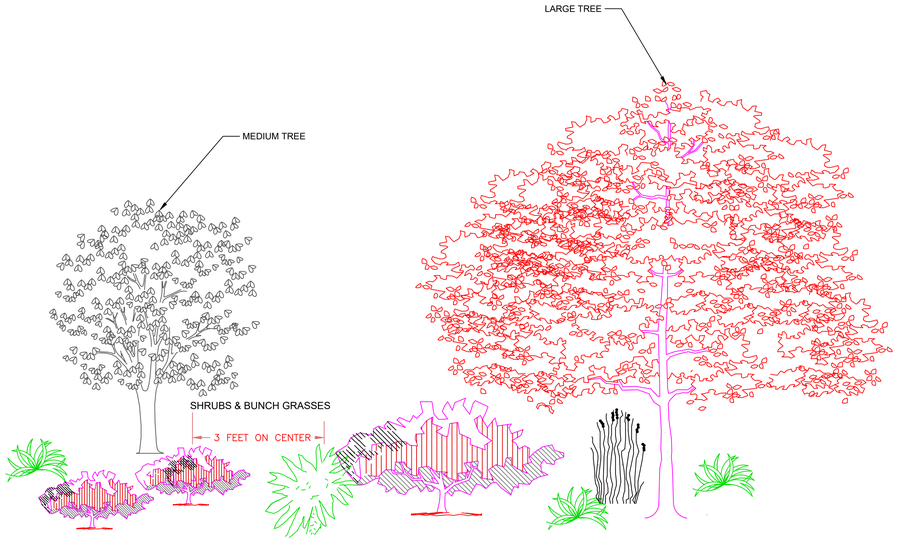
Appendix B

Typical Planting Layout

~ Medium density planting where some buffer trees are missing ~

MEDIUM DENSITY BUFFER PLANTING - TREES ARE PRESENT IN THE BUFFER

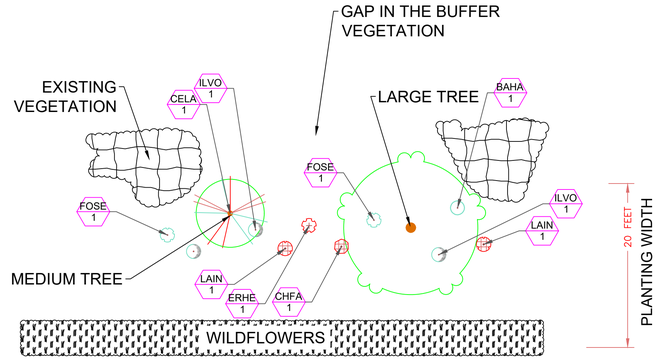
WITHIN THE TREE/BUFFER GAPS, TREES, SHRUBS, AND BUNCH GRASSES WILL BE USED IN GROUPINGS OF ONE LARGE TREE, ONE MEDIUM TREE, AND TEN SHRUBS FOR EACH 20-FOOT GAP, OR FRACTION THEREOF FOR EVERY 100-FOOT SECTION.



TREE, SHRUB, AND GROUND COVER SPECIES WILL CONSIST OF A MIXTURE OF SPECIES TO INCREASE BIODIVERSITY. FOR TREES, EACH PLANTING AREA WILL CONSIST OF THREE DIFFERENT SPECIES. FOR SHRUB AND GROUND COVER AREAS, NO MORE THAN 20% OF THE TOTAL PLANTS FOR THAT BUFFER PLANTING WILL BE THE SAME SPECIES.

POTENTIAL MEDIUM DENSITY PLANTING ARRANGEMENT

TREE AND SHRUB PLANTINGS WILL BE CONCENTRATED ON THE AREAS WHERE EXISTING NATURAL VEGETATION DOES NOT EXIST.



PLAN VIEW - MEDIUM / LOW DENSITY PLANTING, WHERE GAPS OCCUR IN THE BUFFER

ELEVATION (FRONT) VIEW OF PLANTING - MEDIUM DENSITY PLANTING



CLIENT:

Tomoka Reserve

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

PROJECT:

Buffer Planting plan

LOCATION:

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

CONSULTANT:

AYRES
PLANNING AND DEVELOPMENT

Tampa Office
8875 Hidden River Pkwy, Suite 200
Tampa, Florida, 33637-1035 (813) 978-8688

Eau Claire Office
3433 Oakwood Hills Pkwy
Eau Claire, Wisconsin, 54701 (715) 884-3161

REVISIONS DATE

DESIGNED BY: Don Spence, Ph.D.

DRAWN BY: Don Spence, Ph.D.

DATE: 09-16-2022

PROJECT NUMBER:

SHEET TITLE:

MEDIUM/LOW DENSITY BUFFER LAYOUT

SHEET NUMBER:

L-102

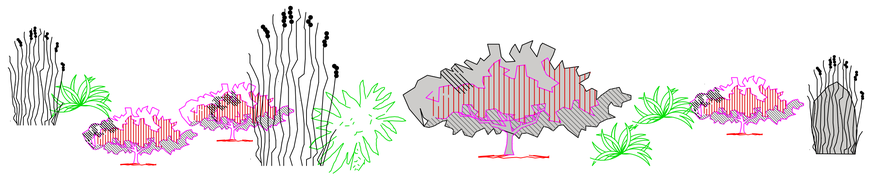
Appendix C

Intact Buffer Enhancement

~ Shrub & bunch grass plantings where shrubs are absent ~

BUFFER PLANTING WHEN TREES ARE PRESENT IN THE BUFFER - UNDERSTORY GAPS

WHEN 7 OR MORE TREES EXIST IN A CONTINUOUS LIINE OVER A 100 FOOT SECTION, ONLY SHRUBS, AND BUNCH GRASSES WILL BE USED WHEN UNDERSTORY GAPS OCCUR.

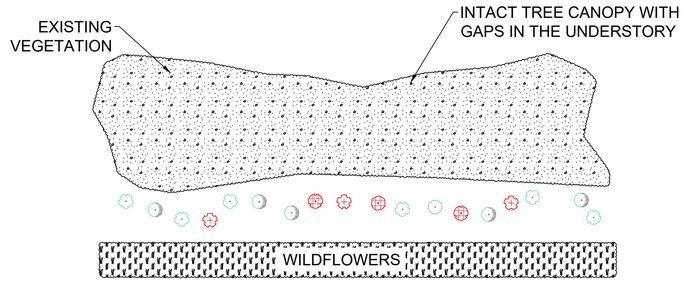


ELEVATION (FRONT) VIEW OF PLANTING - SHRUBS & GRASSES PLANTING

TREE, SHRUB, AND GROUND COVER SPECIES WILL CONSIST OF A MIXTURE OF SPECIES TO INCREASE BIODIVERSITY. FOR TREES, EACH PLANTING AREA WILL CONSIST OF THREE DIFFERENT SPECIES. FOR SHRUB AND GROUND COVER AREAS, NO MORE THAN 20% OF THE TOTAL PLANTS FOR THAT BUFFER PLANTING WILL BE THE SAME SPECIES.

POTENTIAL MEDIUM DENSITY PLANTING ARRANGEMENT

TREE AND SHRUB PLANTINGS WILL BE CONCENTRATED ON THE AREAS WHERE EXISTING NATURAL VEGETATION DOES NOT EXIST.



100-FEET



CLIENT:

Tomoka Reserve

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

PROJECT:

Buffer Planting plan

LOCATION:

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

CONSULTANT:

AYRES
PLANNING AND DEVELOPMENT

Tampa Office
8875 Hidden River Pkwy, Suite 200
Tampa, Florida, 33637-1035 (813) 978-8688

Eau Claire Office
3433 Oakwood Hills Pkwy
Eau Claire, Wisconsin, 54701 (715) 884-3161

REVISIONS DATE

DESIGNED BY: Don Spence, Ph.D.

DRAWN BY: Don Spence, Ph.D.

DATE: 09-16-2022

PROJECT NUMBER:

SHEET TITLE:

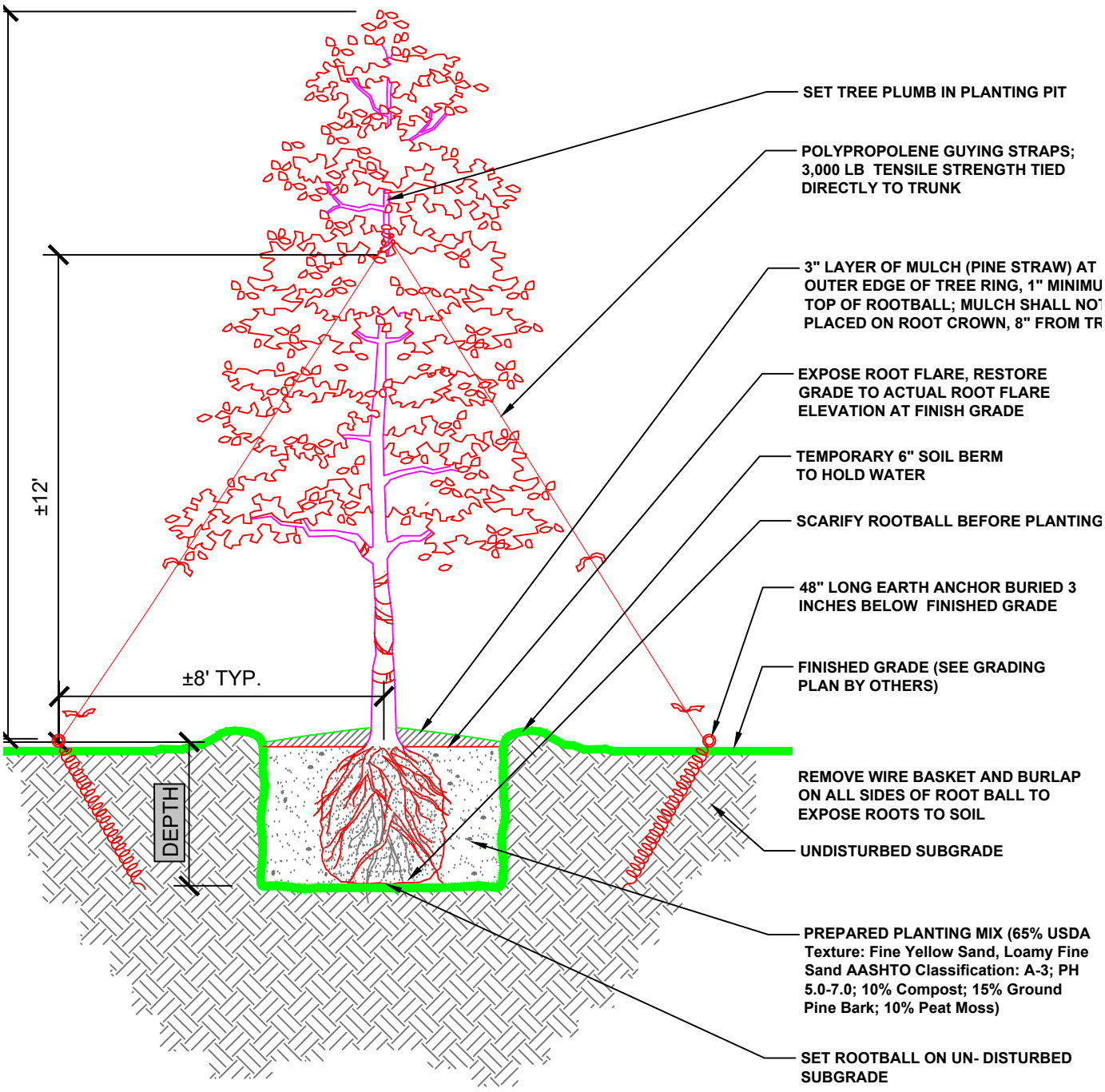
INTACT BUFFER ENHANCEMENT LAYOUT

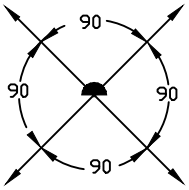
SHEET NUMBER:

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Appendix D

Tree Planting Detail





STAKING DIAGRAM
PLAN VIEW

NOTES:

1. ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION. SEE LANDSCAPE NOTES ON SEPARATE SHEET.
2. WATERING REQUIREMENTS ARE DIFFERRENT FOR EACH TREE SPECIES AND SOIL CONDITION. CONSULT AN ARBORIST AS TO THE APPROPRIATE WATER REGIMEN.
3. DISCARD SUBGRADE REMOVED FROM PLANTING PIT AND REPLACE WITH PREPARED SOIL MIX, PER SPECIFICATIONS. PLACE NEW SOIL MIX AROUND ROOTBALL IN SIX-INCH LAYERS, FIRMLY TAMPING AND WATERING EACH LAYER UNTIL THE PLANTING PIT IS FILLED TO FINISHED GRADE LEVEL.
4. TREES UNDER 3 INCH CALIPER DO NOT REQUIRE TO BE GUYED; HOWEVER CONTRACTOR IS RESPONSIBLE TO ENSURE TREES DO NOT BLOW OVER DURING MAINTENANCE PERIOD.

NOTES FOR ALL PLANTINGS:

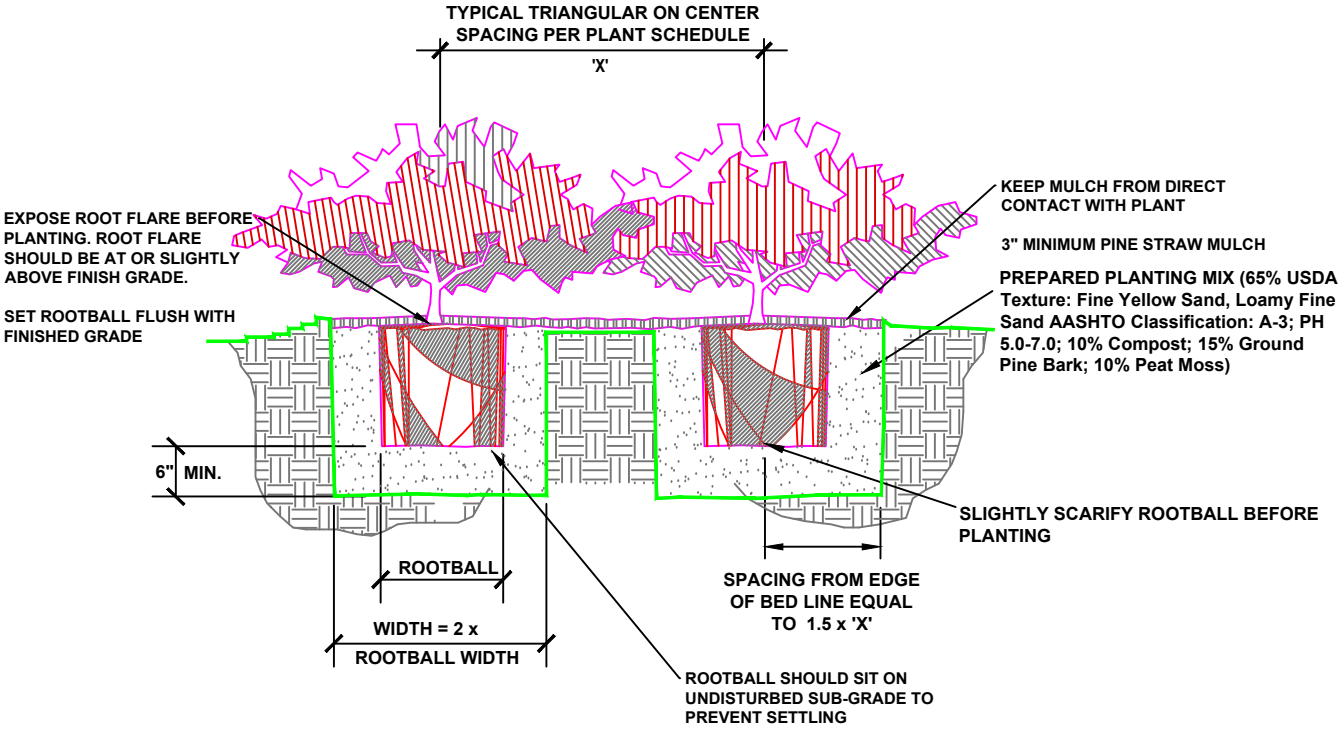
1. DO NOT MOUND OR INSTALL MULCH AGAINST THE TRUNK OR STEM OF TREES AND SHRUBS OR THE CROWN OF PERENNIALS AND GROUNDCOVERS. THERE SHOULD BE FREE AND OPEN AIR CIRCULATION AROUND THE TRUNK OF THE PLANT AND THE GROUND IN THE IMMEDIATE AREA AT THE BASE OF THE TRUNK.
2. CONTRACTOR TO REMOVE ALL WIRE BASKETS AND BURLAP FROM B&B PLANTS LEAVING ONLY THE FABRIC AND WIRE ON THE VERY BOTTOM OF BALL IF IMPOSSIBLE TO REMOVE.

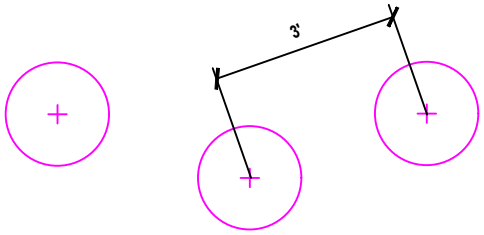
LARGE TREE PLANTING & GUYING DETAIL

N.T.S.

Appendix E

Shrub & Bunch Grass Planting Detail





NOTES:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS / PITS PRIOR TO INSTALLATION.
2. PLACE A 6 INCH SOIL BERM TO HOLD WATER.

ALL SHRUBS & GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED. REFER TO PLANT SCHEDULE FOR INDIVIDUAL PLANT SPACING FOR A MINIMUM DISTANCE OF 24-INCHES.

TYPICAL SHRUB SPACING DETAIL

N.T.S.

Appendix F

Native Plant List

Tomoka Reserve Buffer Planting List

TREES			
Scientific name	Common name	Growth habit (height & width) ft	Comments Habit & Size
Cartrema americana	American olive	25’ x 15’	Evergreen – Medium
Carpinus caroliniana	American hornbeam	25’ x 15’	Evergreen – Medium
Carya glabra	Hickory	80’ x 35’	Deciduous – Large
Celtis laevigata	Hackberry/sugarberry	60’ x 50’	Deciduous – Large
Cercis canadensis	Redbud	30’ x 30’	Deciduous – Medium
Ilex x attenuata	Savannah holly	30’ x 15’	Evergreen – Medium
Ilex opaca	American holly	10’ x 15’	Evergreen – Medium
Magnolia grandiflora	Southern magnolia	80’ x 40’	Evergreen – Large
Juniperus virginiana	Red cedar	60’ x 30’	Evergreen – Large
Prunus angustifolia	Chickasaw plum	20’ x 20’	Deciduous – Medium
Quercus austrina	Bluff oak	40’ x 30’	Deciduous – Medium
Quercus geminate	Sand live oak	40’ x 80’	Evergreen – Large
Quercus chapmanii	Chapman’s oak	10’ x 10’	Evergreen – Medium
Quercus virginiana	Live oak	80’ x 150’	Evergreen – Large
SHRUBS			
Forestiera segregata	Florida privet	15’ x 8’	Evergreen
Ilex vomitoria	Yaupon holly	15’ x 10’	Evergreen
Lantana involucrata	Buttonsage	2.5’ x 4’	Evergreen
Myrcianthes fragrans	Simpson’s stopper	20’ x 10’	Evergreen
Myrica cerifera	Wax myrtle	20’ x 20’	Evergreen
Psychotria nervosa	Wild coffee	3’ x 4’	Evergreen
Serenoa repens	Saw palmetto	20’ x 10’	Evergreen
GRASSES			
Muhlenbergia capillaris	Muhly grass	3’ x 3’	Evergreen
Spartina bakeri	Smooth cordgrass	3’ x 4’	Evergreen
Tripsacum dactyloides	Fakahatchee grass	5’ x 6’	Evergreen
WILDFLOWERS			
Baptisia albescens	Spiked wild indigo		Perennial
Coreopsis lanceolarta	Tickseed		Perennial
Coreopsis tinctoria	Plains coreopsis		Perennial
Galliardia pulchella	Blanket flower		Annual
Helianthus debilis	Beach sunflower		Biennial
Salvia coccinea	Scarlet Sage		Perennial
Solidago altissima	Tall goldenrod		Perennial
Solidago sempervirens	Seaside goldenrod		Perennial

All plants listed are species native to Florida and commonly found in Voluisa County.

Appendix G

Soils Map



Map Scale: 1:8,890 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 100 200 400 600

Feet
0 400 800 1600 2400

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Arents	5.5	1.3%
4	Astatula fine sand, 0 to 8 percent slopes	15.7	3.7%
11	Bulow sand, 0 to 5 percent slopes	46.8	11.1%
22	Electra fine sand, 0 to 5 percent slopes	6.8	1.6%
42	Paola fine sand, 0 to 8 percent slopes	56.1	13.3%
47	Pits	1.4	0.3%
54	Quartzipsamments, gently sloping	262.8	62.3%
65	Terra Ceia muck, frequently ponded, 0 to 1 percent slopes	4.9	1.2%
67	Turnbull muck	10.4	2.5%
69	Tuscawilla fine sand, 0 to 2 percent slopes	3.0	0.7%
99	Water	8.9	2.1%
Totals for Area of Interest		**422.2**	**100.0%**

ZONING SCHEDULE

SYMBOL	NOTES	ACRES
	Pocket Park	0.81
	Existing Roadway	46.28

SYMBOL	NOTES	ACRES
	Existing Lot	212.98
	Escondido at Tomoka Condo	4.01
	Open Space/ Conservation	172.66



TOMOKA OAKS DENSITY STUDY

RESIDENTIAL DEVELOPMENT	NUMBER OF UNITS	AREA	DU
SINGLE FAMILY	546	260.0700	2.0900
MULTI-FAMILY	40	4.0100	9.9700
TOTAL	586	264.0800	2.2100

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

(EB 4516) (LC 62)

21067 3-16-2023

TOMOKA RESERVE DENSITY STUDY

CITY OF ORMOND BEACH VOLUSIA COUNTY

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

ZEVCOHEN & ASSOCIATES INC
300 Interchange Blvd., Suite C
Ormond Beach, FL 32174
386-677-2482 • Fax: 386-677-2505
www.ZevCohen.com

To: Steven Spraker, AICP
Planning Director

From: Mark P, Karet, AICP
Direct of Planning and Landscape Architecture

Date: 12-19-22

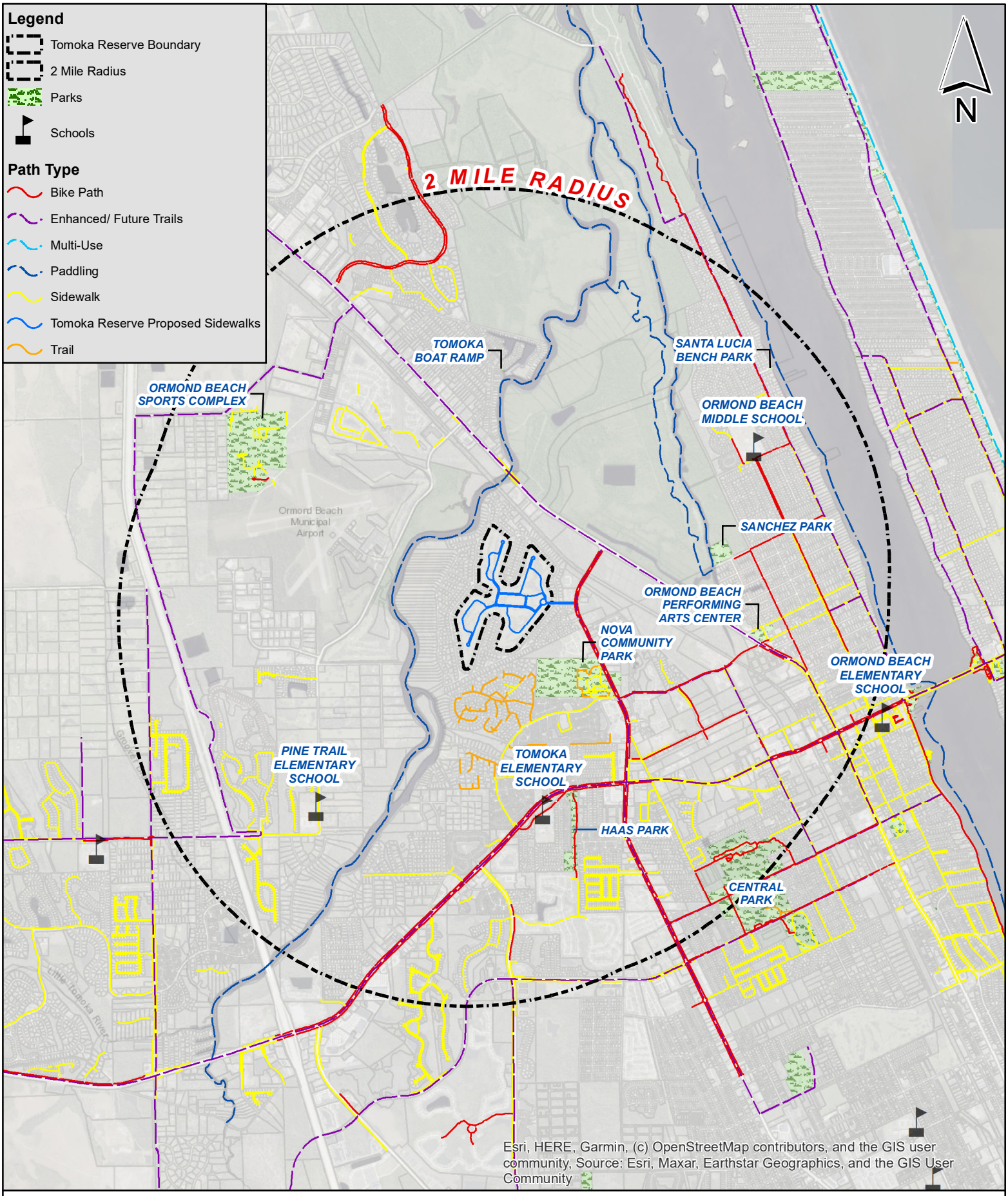
Subject: Bicycle & Pedestrian Analysis
Tomoka Reserve ZCA 21067

Tomoka Reserve is located west of the Nova Road/Tomoka Oaks Boulevard intersection in Ormond Beach. The proposed project consists of 300 single-family residences on the former site of the now closed Tomoka Oaks Golf Course. This one of the few remaining locations within the heart of Ormond Beach that can provide new residents with easy access to active transportation modes.

As new infill development within the Tomoka Oaks County Club Estates, Tomoka Reserve will feature sidewalks on both sides of its internal streets. The developer will install sidewalks along Tomoka Oaks Boulevard for the first time that will connect Tomoka Reserve to the existing sidewalks in Nova Road. Once on Nova Road pedestrians have easy access to a pedestrian network that has many connections and direct and convenient routing to public parks and commercial uses with few physical barriers.

Tomoka Reserve's bicyclists will have access to the project's newly constructed slow speed surface streets and the existing ones in Tomoka Oaks. Tomoka Oaks Blvd allows bicyclists a direct connection to Nova Road. Nova Road features shared lanes with no separate areas for bicycle traffic. However to the north Nova Road connects to US 1 which has a designated bike lane. To the south, Nova Road connects to Granada Blvd which has a designated bike lane as well. Once on these two roads there is connectivity to a well-developed bicycle network that provides safe access to community parks, community centers, schools and shopping.

The attached exhibit depicting active transportation facilities and the community amenities and resources located within a 2-mile radius of Tomoka Reserve was developed using data from the City's and Volusia County's geographic information system and the City's 2016-20216 Bicycle Master Plan. The exhibit illustrates that Tomoka Reserve's location allows it to leverage connections to the City's existing and planned pedestrian and bicycle network to serve its future residents active transportation needs.



Info:
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Tomoka Reserve Connectivity Map Ormond Beach, FL

ZEVCOHEN & ASSOCIATES INC
300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482

Biological Assessment
And Environmental Site Assessment

Prepared for
Triumph Oaks of Ormond Beach LLC

Prepared by
Ray and Associates
Planning and Environmental
William (Bill) A. Ray, AICP & Environmental Specialist
352-425-8881

wrayassoc@aol.com

William A. Ray, AICP, Senior Environmental Specialist

July 2nd, 2021
Update: August 12, 2021

Table of Contents

I. Project Description

II. Site Description

- **A. Soils**
- **B. Topography**
- **C. Plant Communities and Florida Land Use, Cover and Forms Classification**
- **D. Wetlands**
- **E. Threatened & Endangered Species**

III. Conclusion and Recommendation

EXHIBITS

1. **Location**
2. **Site Aerial**
3. **Site Photos**
4. **Survey Transects**
5. **FLUCFCS**
6. **Soils**
7. **Topo**
8. **Wetlands**
9. **Bald Eagle Nest Locations**
10. **Volusia County Scrub Jay Habitat Maps**
11. **USFWS Concurrance: No Habitat / No Effect**

I. Project Description

The subject 146.8$^{+/-}$ Acre Site is located in easter Volusia county in the City of Ormond Beach. The subject property is located in Section 42, Township 13 South, Range 32 East. The subject site is further identified by the Volusia County Property Appraiser as;

Parcel Number	Alt Key #	Acreage$^{+/-}$
324207000010	2998504	146.8
Total		**146.8$^{+/-}$**

(See Exhibit 1-Location Map and Exhibit 2-Site Aerial Map).

The total site area project consists of approximately 146.8$^{+/-}$ Acres. Starting in the early 1960s the lands was developed as a Golf course and country Club with surrounding residential development. The subject site is currently maintained as an inactive golf course. The area is continuing to develop in a Suburban manner.

The Landowner/Developer is currently maintaining the land as vacant urban land in accordance local regulations. The site has been altered extensively in the past. The owner is pursing development of the site for residential use.

Land Use surrounding and adjacent the project area is identified by FDEP as Medium density, 2>5 dwelling units per aces. The are no native or natural Land uses adjacent to the subject site. The project obtains primary access North Nova Road.

A "*Phase I Environmental Site Assessment"* may be completed by others. This report does not address CERCLA compliance or associated requirements.

Survey Methodology

Pedestrian Surveys were conducted based upon Transects parallel to the existing Fairways generally following a north-south orientation. Pedestrian Surveys were conducted on April 5th, 2021.

Surveys began on site in the early morning and continued to 4:00 PM. Temperature ranged from approximately 62° F to 78° F and in an acceptable range for wildlife observations. Skies were mostly clear.

The approximate location of the Pedestrian Transects can be seen on Exhibit 4.

Current photos of the Site and existing use can be seen on Exhibit 3.

II. Site Description

A. SOILS

Soil identified on site are per Volusia County Soils Report by the NRCS:

55 - Quartzipsamments, gently sloping
For a detailed report and description of these soils see Exhibit 6

B. PLANT COMMUNITETIES and FLORIDA LAND USE, COVER and FORMS CLASSIFICATION

Land use types located within the proposed Project Site were identified through a review of color aerials and site investigations. The on-site land use forms were classified using the Florida Land Use, Cover and Forms Classification System (FLUCFCS)) as defined by the Florida Department of Transportation (FDOT, 1999) and the Florida Land Use Cover Classification System (FLUCCS) as defined by the Florida Department of Environmental Protection (FDEP 2004-2011), see Exhibit 6 – FLUCCS Map.

General:
Site conditions are typical of those found in this region of Volusia County. The site was historically cleared, improved and developed as a Golf Course-Country Club. Through the process of normal Golf course maintenance various trees, shrubs and herbaceous vegetation have become established along the "rough", between fairways and property lines adjacent to neighboring residential lots.

The site is surrounded on the

East:	Medium density, 2>5 dwelling units per acre
South:	Medium density, 2>5 dwelling units per acre
West:	Medium density, 2>5 dwelling units per acre
North:	Medium density, 2>5 dwelling units per acre

The region is continuing to develop in a suburban/urban manner. There is One (1) Land Uses Cover identified on the subject site.

Based on information obtained from FDEP, field observations and aerial interpretation, the following land use classifications (FLUCCS) best describe the vegetative communities present on-site and adjacent to the subject site:

Subject site:

1. **FLUCCS – 1820, Golf course**
   Recreational areas are those areas whose physical structure indicates that active user-oriented recreation is or could be occurring within the given physical area. This category would include golf courses, parks, swimming beaches and shores, marinas, fairgrounds, etc. (Note: Swimming beaches are identifiable by such features as bath houses, picnic areas, service stands and large parking lots adjacent to the beach areas.) In order to make this recreational determination, supplemental information may often be required**.**

Surrounding and Adjacent Land Use:

1. FLUCCS – 1200: Medium density, 2>5 dwelling units per acre
This land use surrounds the subject site.

The site is located in a urbanized area of Volusia County. The biggest threat to the development of any high-quality wildlife habitat or sustainable natural ecosystem is primarily caused by fire exclusion. Vacant or Open lands become progressively less suitable for wildlife habitat as more non-fire resistant plants have established dominance over with time. In addition, the soil has been historically altered and compacted over time through management and normal site maintenance.

The subject has been uniformly established and maintained as a Golf course Bahia Grass and hybridized Bermuda grass are the dominant ground covers. Along fairway edges land external boundary occasional Oaks with limited shrubs and other vegetation typical of developed golf courses exhibit scatted dominance of the ca. The permitter property lines are well maintained and established.

Trees & Shrubs:

Trees and Shrubs comprise only 3.5 Acres or 1.7% of the Site

Live Oak	*(Q. virginiana)*,
Laurel Oak	*(Q. laurifolia)*
Red Oak	*(Q. falacata)*
Longleaf Pine	*(Pinis palustris)*
Slash Pine	*(Pinus elliottii)*
Carolina Laurel Cherry	*(Prunus caroliniana)*
Hercules Club	*(Zanthoxylum clava-herculis)*
Common Persimmon	(*Diospyros virginiana*)
Lantana	(*Lantana camara*),
Beautyberry	*(Callicarapa americana)*
Saw Palmetto	*(Serenoa repens)*

Groundcover:

A groundcover of improved golf course grasses covers the majority of the site;

Bahiagrass	(*Paspalum sp*.),
Bermudagrass	*(Cynodon sp.)*

<u>Common pasture weeds and fencelines;</u>

Centipedegrass	*(Eremochloa ophiuroides)*
Eastern Prickly Pear Cactus	*(Opuntia humifusa)*
Tickseeds	(*Coreopsis spp.*)
Smutgrass	*(Sporobolus indicus)*
Broomsedge	*(Andropogon virginicus)*
Greenbrier	(*Smilax* sp.)
Grapevine	(*Vitis* sp.),

Goldenrod	(*Solidago* sp.)
Bluestem	(*Schizachyrium sp*),
Blackberry	(*Rubus* spp.)
Dogfennel	(*Eupatorium capillifolium*)
Variable witchgrass	*(Dichanthelium commutatum),*
Hairy Indigo	(*Indigofera hirsute*)
Pusley	(*Richardia scabra* L.)
Poaceae	*(Saccharum alopecuroides*)

Non-Native / Invasive

Tropical Soda Apple	*(Solarum viarum)*
Chinaberry	(*Melia azedarach)*
Camphor	(*Cinnamomum camphora)*

This is not intended to be a 100% vegetative survey but rather provide a general acknowledgement of existing vegetation sufficient to provide a understanding of the existing site conditions.

In the natural condition for Florida, periodic fire is important in setting back plant succession and maintaining viable ecosystems. There was no evidence observed on site to indicate any periodic or previous fires.

The subject site is surrounded by existing development. The site is located in a urban area of Volusia County. The continual and consistent site management of the site and absence of periodic fires has prevented the establishment of native or natural ecosystems. The site contains no native habitat or scrub/shrub xeric plant communities.

Due to the Golf Course management of the site together with the adjacent residential lands and the fact that it is isolated from any other upland habitats, and not part of and regional upland wildlife corridor or ecosystem there is minimal ecological habitat value provided by the subject site. There are no other Land Uses associated with the subject site. The existing Land Cover is not Rare, Endangered or ecological unique to Central Florida or the Region.

C. TOPOPGRAPGY

The Topography of the subject site can be seen on Exhibit 7. Elevation on site is generally uniform sloping from the central eastern portion of the west and northwest. Information obtained from FDEP and Volusia County GIS indicates elevations between $40^{+/-}$ in the central southeast area to an elevation of approximately $15'^{+/-}$ in the northwest portion of the site.

D. WETLANDS

The subject site was evaluated for the presence of jurisdictional wetlands. General methodology detailed in Chapter 62-340 of the Florida Administrative Code and the 1987 US Army Corps of Engineers Wetland Delineation Manual was followed. Soils, Flood

Planes, Vegetation and other historical information was researched and analyzed during the site investigation.

A review FDEP and the National Wetlands Inventory (NWI) together with Volusia County's GIS data base do not indicate the presence of jurisdictional wetlands on the subject site. There are no hydric Soils identified on the subject site.
Site investigation and field evaluation identified two artificially created surface water features from upland soils, surrounded by uplands, each less than 0.5 acre and are associated with the Irrigation of the Golf course.

See Exhibit 8 for the general location of the jurisdictional wetlands within the region based upon NWI mapping.

E. THREANTEND and ENDANGERED SPECIES

A literature review as well as professional experience and knowledge of the region was utilized to identify federally, or state listed species most likely to be found within Volusia County, Florida. The Project Site was then evaluated for the presence of those listed species identified by the United States Fish and Wildlife Service (USFWS) and/or the Florida Fish and Wildlife Conservation Commission (FWC). Site reviews were conducted by a Ray and Associates biologist on April 5th to evaluate the property for potential presence of wildlife listed for protection.

The USFWS identifies the subject site as a Tier 5 Habitat. Tier 5 Habitats are those where we may have a measurable workload and little resource payoff. In the regulatory arena, these could be considered personnel "sinks". However, they may also present restoration opportunities to higher value habitats. These include:

- Agriculture
- Canal/Ditch
- Disturbed Transitional
- Urban/Developed

Based upon existing site conditions and observations the subject project does not propose development of any identified "higher value habitats" by the Florida Natural Area Inventory (FNAI) or Strategic Habitat Conservation Areas as identified by FDEP.

The observation of potential habitat for Three (3) species listed for protection, or their habitat, was identified on the subject site. These species and the results of regulatory analysis are found below.

Gopher Tortoise, *Gopherus polyphemus*

Active, Potentially Occupied and Abandoned, Gopher Tortoise burrows were observed on the project site. Gopher tortoises are a threatened wildlife species by the Florida Fish and Wildlife Conservation Commission (FWC) and are protected by state law, Chapter 68A–27, Florida Administrative Code. In accordance with the requirements of Rules

68A-25.002 and 68A-27.004 (F.A.C.), a permit for a gopher tortoise capture/relocation/release activity must be secured from FWC before initiating any relocation work. Gopher tortoises must be relocated or impacts to their burrows avoided in accordance with FWC Guidelines before any land clearing for development takes place. Property owners must obtain permits from the Florida Fish and Wildlife Conservation Commission before they can move or relocate any Gopher Tortoises.

It is recommended that 90 days prior to site development a physical survey for the Presence/Absence of Active, Inactive/Potential Occupied, or Abandoned Gopher Tortoise Borrows be completed in accordance with FWC Gopher Tortoise Guidelines. If Active or Potentially Active Gopher Tortoise Burrows are identified FWC regulations governing Gopher Tortoise protection, burrow excavation, relocation and mitigation are to be complied with.

USFWS CONSULTATION AREAS

The U.S. Fish and Wildlife Service establishes “consultation areas” for certain species listed for protection. As a general guideline consultation area only become an issue if USFWS consultation is required, which is typically associated with permitting through the U.S. Army Corps of Engineers. The is recognized that species presence and need for additional review may often determine to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination.

Consultation areas are typically regional in size, typically covering multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule-out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS.

Florida Scrub-Jay (Aphelocoma coerulescens)

Currently the Florida Scrub-Jay is listed as threatened by the USFWS. The Florida scrub-jay has extremely specific habitat requirements. Florida Scrub Jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They avoid wetlands and forests, including canopied sand pine stands. Optimal Scrub-Jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50% to 90 % of the area; bare ground or sparse vegetation less than 15 cm (6 in) tall covering 10% to 50% of the area; and scattered trees with no more than 20% canopy cover (Fitzpatrick et al. 1991).

No Scrub Jays were observed during the wildlife survey conducted by Ray and Associates. No suitable habitat was observed on the subject site. Uplands found on site contains a mixture of Oaks and Pines which of a size, height and density to not provide suitable habitat. The subject site is not mapped, or adjacent to areas mapped, by Volusia County as habitat potentially occupied by Shrub Jays. See Exhibit 10

As the site is in the Scrub Jay Consultation Area, a formal Scrub-Jay survey may be required by the USFWS to determine if Scrub Jays exist on the subject property. Formal surveys may be conducted between March 1 through October 31 and be conducted for five (5) consecutive days on calm, clear days about one hour after sunrise, and should terminate before midday heat or wind. Transects may be driven or walked and a broadcast of calls is required at each station for at least 1 minute in all four directions, emphasizing any direction in which low growing oak scrub is the predominant vegetation. A formal survey would also include a report detailing development implications and mitigation that will be required, in the event a presence was confirmed on the subject property.

Florida Bald Eagle, *Haliaeetus leucocephalus*

Information and data obtained by FWC was used to locate documented bald eagle nesting territories and to view their locations in map form.
(http://www.myfwc.com/eagle/eaglenests/nestlocator.aspx#search

No Bald Eagle Nest have been previously identified or documented by FWC within 1 mile of the subject site. During recent site investigations and ecological surveys, no Bald Eagle Nests were observed on or near the subject site.

The information contained within this database is current through the 2012-2013 nesting season; nests were surveyed by FWC from November 2012 to April 2013. Accuracy of the nest locations is estimated to be within 0.1 miles of the true location. Not all eagle nests in Florida have been documented by FWC. Non-documented nests receive the same level of protections as FWC documented nests. See Exhibit 9.

Additional protected species investigated for possible impact.

No other protected animal species were observed or identified on the subject site.

Florida Sandhill Crane	*Grus canadensis pratensis*	ST
Burrowing Owl	*Athene cuniculari*	ST
Little Blue Heron	*Egretta caerulea*	ST
Tricolored Heron	*Egretta tricolor*	ST
Wood Stork	*Mycteria americana*	FT/ST
Everglades Snail Kite	*Rostrhamus sociabilis plumbeus*	FE
Southeastern American	Kestrel *Falco sparverius Paulus*	ST
Florida mouse	*Peromyscus floridanus*	SSC
Sand Skink	*Neoseps reynoldsi*	FT

Eastern Indigo Snake	*Drymarchon corais couperi*	FT
Short-tailed snake	*Stilosome extenuatum*	ST
Florida Pine snake	*Pituophis melanoleucus mugitus*	SSC
Red Rat snake	*Elaphe guttata*	SSC
Red-cockaded woodpecker	*Picoides borealis*	FE

Plants

Britton's beargrass	*(Nolina brittoniana)*	FE
Florida bonamia	(Bonamia grandiflora)	FT
Lewton's polygala	(Polygala lewtonii)	FE
Papery whitlow-wort	(Paronychia chartacea)	FT
Pigeon Wings	(Ciltoria frangrans)	FE
Pygmy Fringe-tree	(Chionanthus pygmaeus)	FE
Scrub buckwheat	(Eriogonum longifolium var. gnaphalifolium)	FT
Scrub plum	(Prunus geniculata)	FE
Wide-leaf warea	(Warea amplexifolia)	FE

The location of Pedestrian Transects can be found on Exhibit 4

III. Conclusions and Recommendations

The Project Site is surrounded by existing Medium Density Single Family Residential development. The site was developed and mongered for over 55 years as a Golf course and Country Club. The golf course is continually maintained as open urban land in the City of Ormond Beach.

There are no areas of naturally occurring Native, Long leaf Pine Ecosystems, Scrub or Xeric plant communities, located on the subject site. There is no evidence of prescribed burning. Based upon the proximity of the surrounding residential development and the that the site is with an existing urban area of the City of Ormond Beach it is unlikely that Prescribed Burning will become an acceptable site management tool. There are no naturally occurring open sandy areas identified or observed on site. Open areas of disturbed soil are the remnants of Golf Corse sand traps and are becoming grassed over. Very minimal natural re-vegetation is occurring on site.

Potentially Occupied Gopher Tortoise burrows were observed on the subject site.

Due to the fact that Gopher Tortoises frequently move and occupy new habitat it is recommended that 90 days prior to site development a Gopher Tortoise Survey, Excavation, Capture and Relocation be completed in accordance with FWC regulations. All Active and Potentially Active Gopher tortoise burrows located in areas proposed for development should be excavated and all captured Gopher Tortoises be relocated in accordance with FWC guidelines.

The subject site is within the USFWS Scrub Jay consultation area which includes most all counties of peninsular Florida. Pre-Consultation is occurring with USFWS.

No Florida Scrub Jays were observed on the subject property.
No evidence of Florida Scrub Jays was observed.
No sustainable of higher quality Scrub Jay Habitat as observed on the subject site.
No evidence was obtained that would suggest sustainable Scrub Jay Habitat would develop in the future.

The absence of Florida scrub Jays could be due to;

- Complete lack of any site management involving Prescribed/Managed burning.
- Lack of Florida Scrub Jay's specific habitat requirements
- Site's location in an Urban/Sub-Urban Area surrounded by Single Family residential development it is highly unlikely that Prescribed-Managed Burning will be an allowed site management tool,
- Site was previously developed and managed as a Golf course-Country Club for approximately 50 years,
- Open Raptor Prey Areas and presence of Raptors, and competition with other bird species.

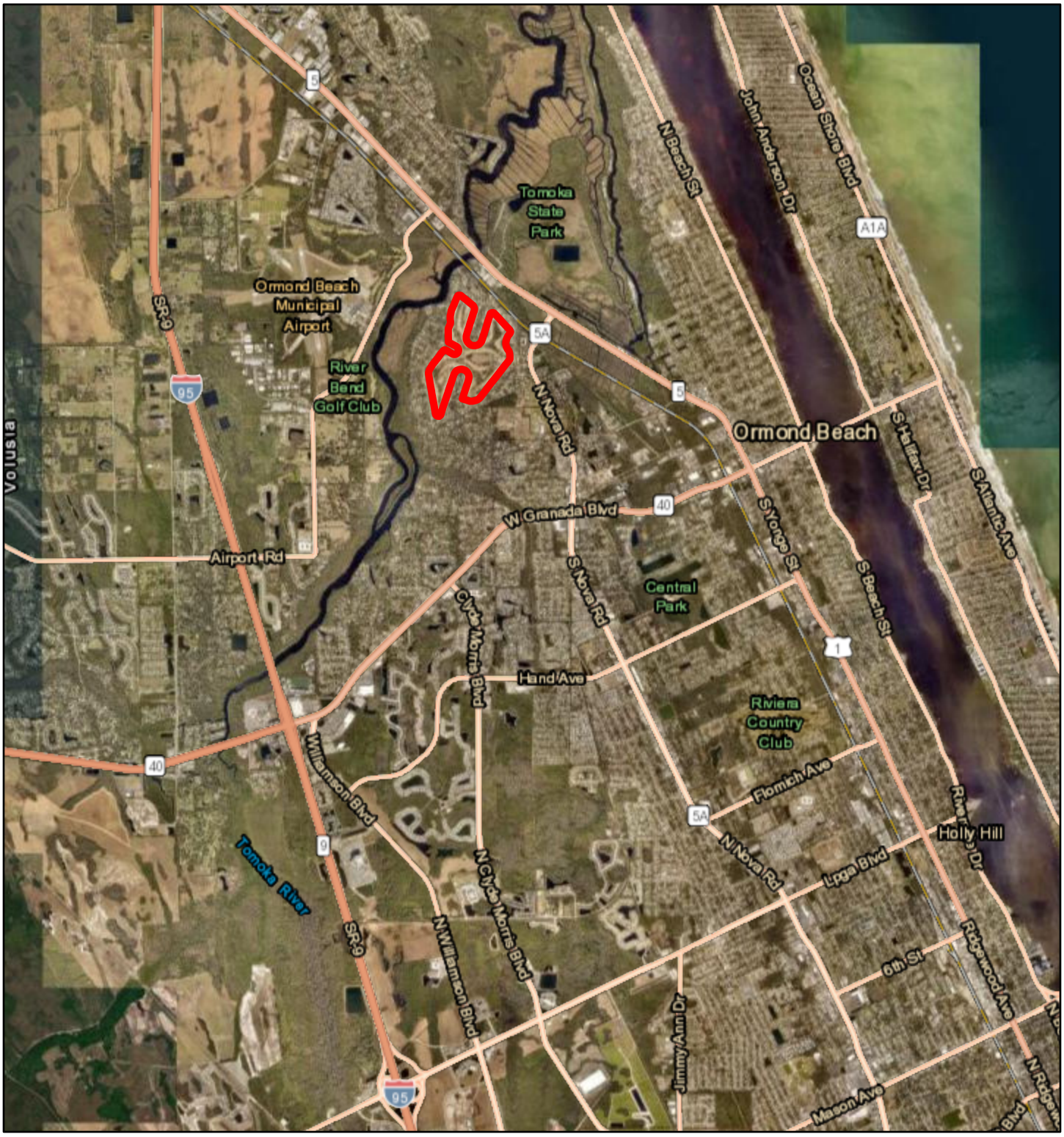
Updated: See Exhibit 11. On August 12th, 2021 USFWS Fish and Wildlife Biologist, Erin Gawera stated after review that the Service agrees with this Biological Assessment and Environmental Site Assessment that this site is not suitable habitat for scrub-jays and therefore scrub-jays will not be impacted by development of the site. The Service has no objection to development of the project area.

The subject site is not mapped by Volusia County as "Landcovers with Florida Scrub-jays and within Scrub Natural Communities. It is recommended that USFWS concur with the findings of this report that the site does not contain Scrub Jay Habitat and no further surveys are required.

The subject site development does not propose impact to or contain any unique or ecologically significant area of vegetation or habitat. No other protected species were observed or identified on the subject site.

It is the recommendation of Ray and Associates that the subject property prepared by be approved for development as proposed provided there is demonstration of compliance with Local, State and Federal regulations.

Exhibit 1: Location



May 31, 2021

1:72,224

0 0.5 1 2 mi

0 0.75 1.5 3 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Map created by Map Direct, powered by ESRI.

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Exhibit 2: Aerial



May 31, 2021

1:9,028

Cadastral 2020 (Property Appraiser Parcels) - Public View

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, FDEP

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Golf Club infrastructure; Typical



Fairway Edge Typical



View towards Club house: Typical



Typical internal Wooded Area adjacent between Fairways

Ray and Associates
Planning & Environmental
2712 SE 29th ST, Ocala, Florida 34471
352-425-8881
wrayassoc@aol.com

Exhibit 3: Site Photos 4.3.2021
Parcel ID#: 3242070010 / AltKey# 2998504
Tomoka Oaks Golf Course / 146.8+/- Acres / Sec 42, Tw 13S, Rng 32E
Volusia County, Florida.



West view: Typical



Northern Site Maintained Fairway: Typical



East Central Area: West View:Typical



Site Typical: Trees at edge of fairways



Central East: Trees and Maintained Golf Course area: Typical



Site Typical; Residences adjacent to Fairways

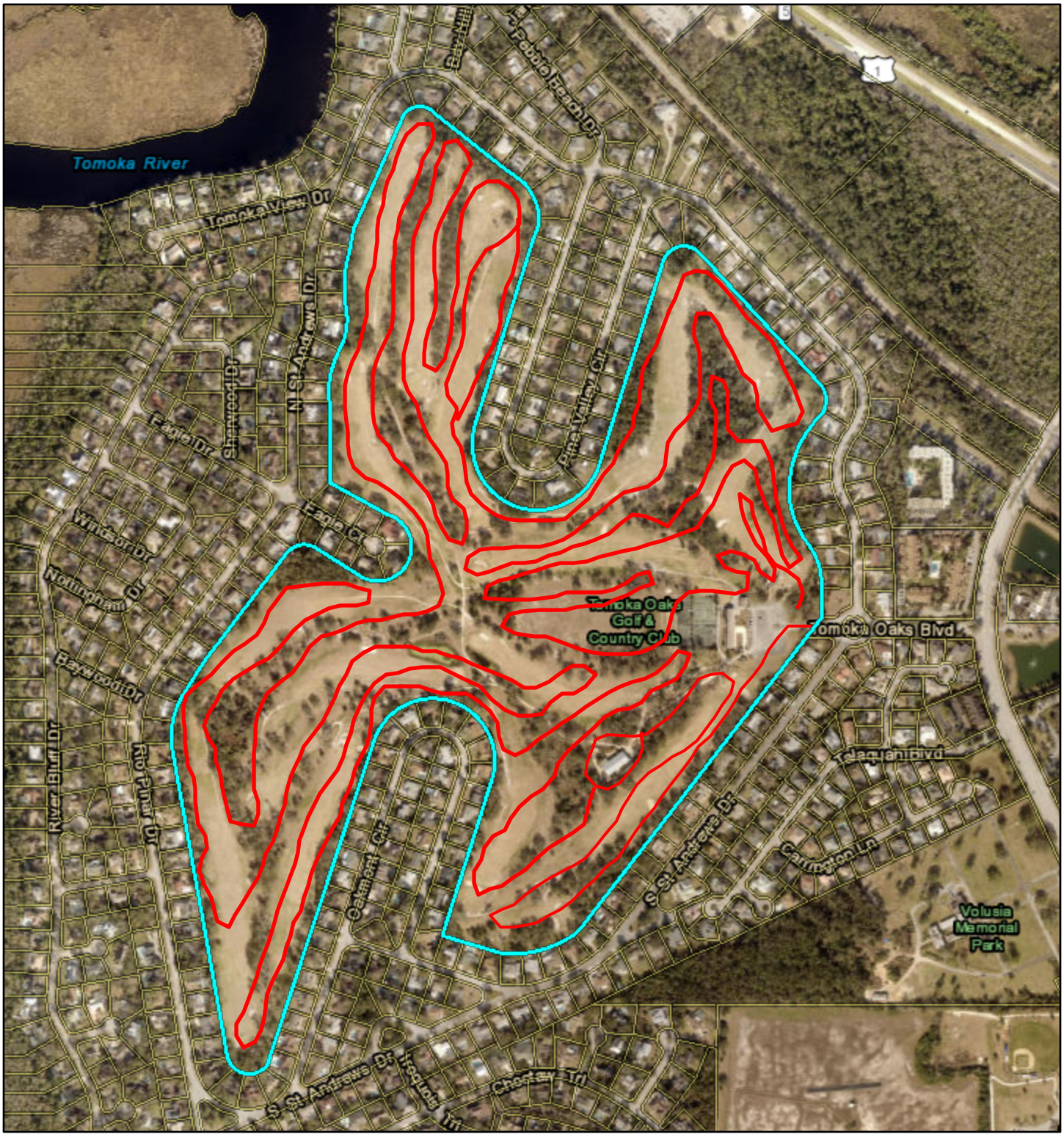


Site Typical



Typical Site: Prior use: Typical

Exhibit 4: Transects



May 31, 2021

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, FDEP

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Exhibit 5 FLUCFCS



July 18, 2021

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Cadastral 2020 (Property Appraiser Parcels) - Public View

Statewide Land Use Land Cover

Residential Medium Density

Residential High Density

Commercial and Services

Recreational

Herbaceous

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, SRWMD, SJRWMD, SFWMD, SWFWMD, NWFWMD, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, FDEP

Map created by Map Direct, powered by ESRI. undefined

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United States Department of Agriculture

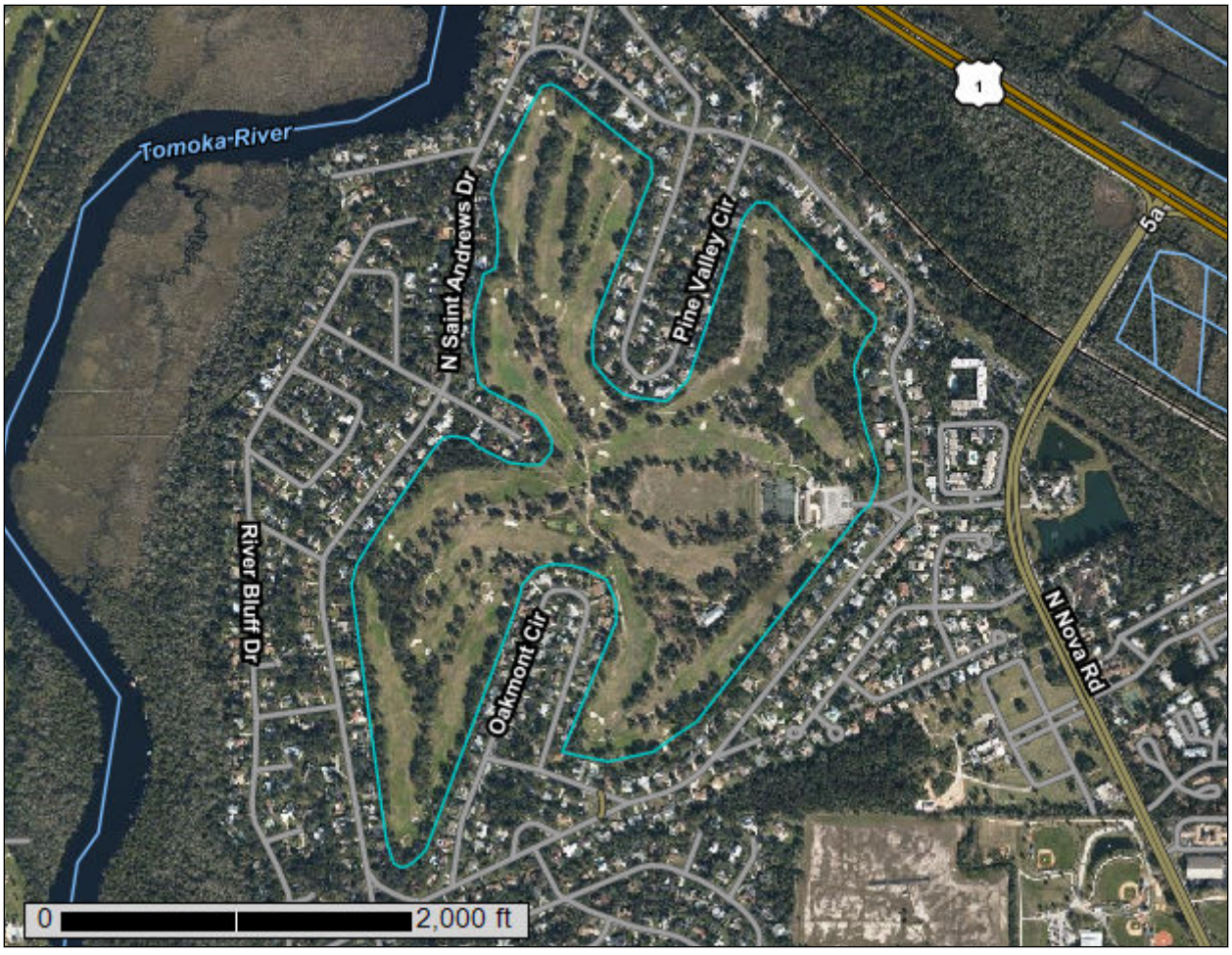
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Volusia County, Florida

Ray and Associates: Exhibit 6: Soils



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
Volusia County, Florida.....13
54—Quartzipsamments, gently sloping.....13
References.....14

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:7,940 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 350 700 1400 2100

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Volusia County, Florida
Survey Area Data: Version 19, Jun 10, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2019—Feb 25, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
54	Quartzipsamments, gently sloping	146.8	100.0%
Totals for Area of Interest		**146.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Volusia County, Florida

54—Quartzipsamments, gently sloping

Map Unit Setting

National map unit symbol: 1nttk
Elevation: 0 to 100 feet
Mean annual precipitation: 53 to 61 inches
Mean annual air temperature: 66 to 73 degrees F
Frost-free period: 285 to 315 days
Farmland classification: Not prime farmland

Map Unit Composition

Quartzipsamments and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Quartzipsamments

Setting

Landform: Rises on marine terraces
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Typical profile

C - 0 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: No

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United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

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Exhibit 7: Topography



May 31, 2021

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Cadastral 2020 (Property Appraiser Parcels) - Public View

Elevation Contours and Depressions

- 0 - 10
- 10 - 20
- 20 - 30
- 30 - 40

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, FDEP, U.S. Geological Survey U.S. Geological Survey Sioux Falls, SD. QA and

Map created by Map Direct, powered by ESRI.

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Exhibit 8: Wetlands - FDEP/NWI Data Base



May 31, 2021

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

National Wetlands Inventory (areas)

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, FDEP

Map created by Map Direct, powered by ESRI.
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Exhibit 9: FWC Bald Eagle Nest Data Base



May 31, 2021

1:36,112

FWC Eagle Nests - 660 Foot Buffer

0 0.25 0.5 1 mi

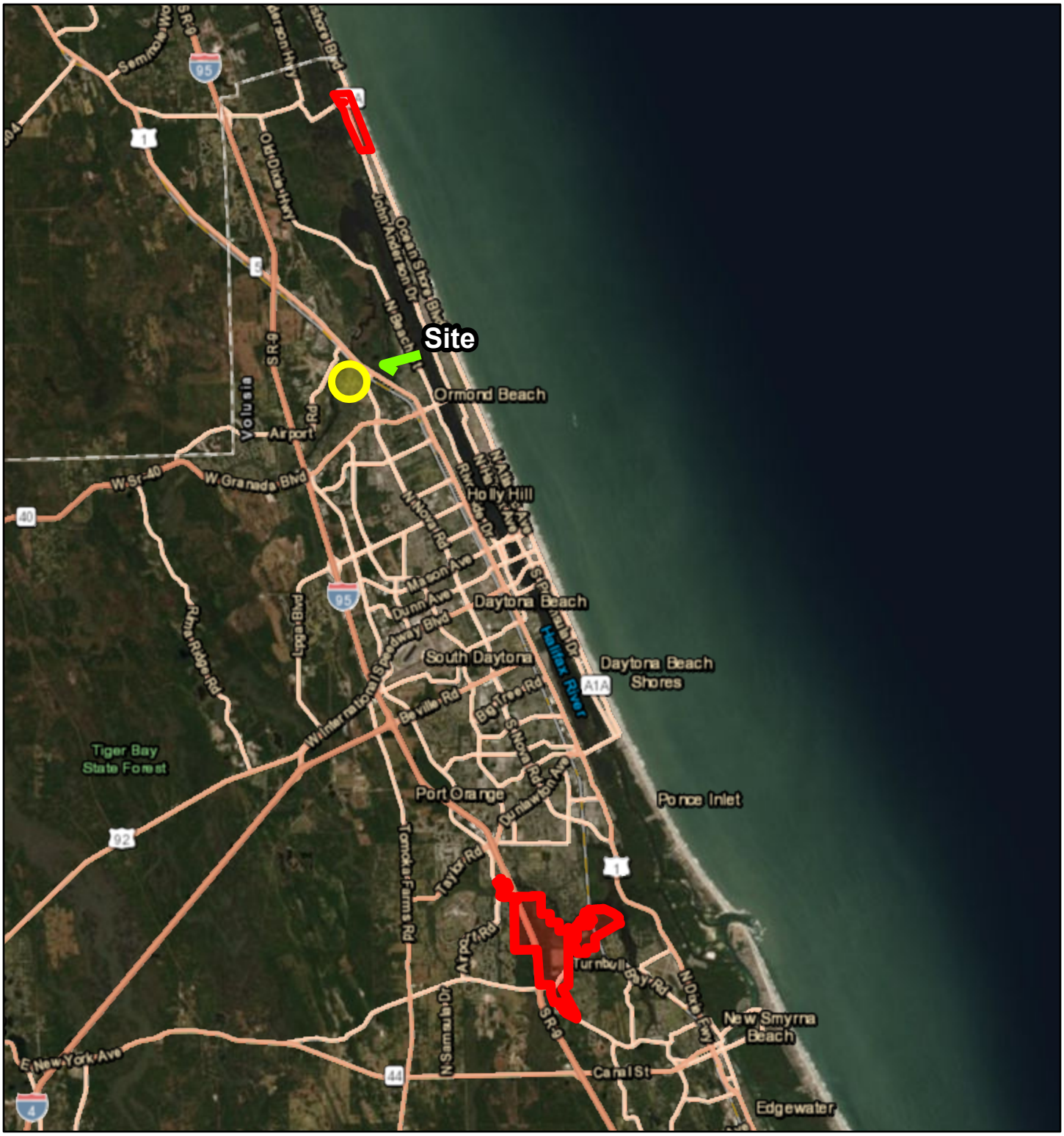
0 0.42 0.85 1.7 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, FDEP

Map created by Map Direct, powered by ESRI.

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Exhibit 10: Volusia County Scrub Jay Habitat Map



May 31, 2021

1:288,895

0 2 4 8 mi

0 3.5 7 14 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Map created by Map Direct, powered by ESRI.

Florida Department of Environmental Protection makes no warranty,expressed or implied,or assumes any legal liability or responsibility for the accuracy,completeness,or usefulness of any

From: erin_gawera@fws.gov,
To: wrayassoc@aol.com,
Subject: Re: [EXTERNAL] Tomoka Oaks Golf Course Scrub Jay Pre-Consultation
Date: Thu, Aug 12, 2021 1:24 pm

Hi Bill,

The Service agrees with your assessment that this site is not suitable habitat for scrub-jays and therefore scrub-jays will not be impacted by development of the site. The Service has no objection to development of the project area.

Have a great week!

Erin

log #04EF1000-2021-TA-1418 Tomoka Oaks_Volusia

****

Erin M. Gawera, Fish and Wildlife Biologist
US Fish and Wildlife Service
Email: erin_gawera@fws.gov
http://www.fws.gov/northflorida
Florida Ecological Services Field Office
7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517
904/731-3121 (direct)
904/731-3336 (main)
Fax: 904/731-3045 or 3048

From: Bill Ray <wrayassoc@aol.com>
Sent: Tuesday, July 20, 2021 9:59 AM
To: Gawera, Erin <erin_gawera@fws.gov>
Subject: [EXTERNAL] Tomoka Oaks Golf Course Scrub Jay Pre-Consultation

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Erin, attached please find the Biological / Environmental Site Assessment for the former 146.8 Acre - Tomoka Oaks Golf Course and Country Club in the City of Ormond Beach Volusia County.
This information is provided for Scrub Jay Pre-Consultation.

The total site area project consists of approximately $146.8^{+/-}$ Acres. Starting in the early 1960s the lands were developed as a Golf Course and Country Club with surrounding residential development. The subject site is currently maintained as an inactive golf course. The area is continuing to develop in an Urban manner.

The subject site is within the USFWS Scrub Jay consultation area which includes most all counties of peninsular Florida. The subject site is **not** mapped by Volusia County as “Landcovers with Florida Scrub-Jays and within Scrub Natural Communities".

No Florida Scrub Jays were observed on the subject property.

No evidence of Florida Scrub Jays was observed.
No sustainable of higher quality Scrub Jay Habitat as observed on the subject site.
No evidence was obtained that would suggest sustainable Scrub Jay Habitat would develop in the future.

The absence of Florida scrub Jays could be due to;

- Complete lack of any site management involving Prescribed/Managed burning.
- Lack of Florida Scrub Jay's specific habitat requirements
- Site's location in an Urban/Sub-Urban Area surrounded by Single Family residential development it is highly unlikely that Prescribed-Managed Burning will be an allowed site management tool,
- Site was previously developed and managed as a Golf course-Country Club for approximately 50 years,
- Open Raptor Prey Areas and presence of Raptors,

and competition with other bird species.

It is recommended that USFWS concur with the findings of this report that the site does not contain Scrub Jay Habitat and no further surveys are required.

Do not hesitate to contact me if you have any questions or require additional information.
Thank you for your help and assistance.

Bill

William (Bill) A. Ray, AICP
Ray and Associates
Planning and Environmental Services
2712 SE 29th Street,
Ocala, FL 34471
Office & Cell; 352-425-8881
Email: wrayassoc@aol.com

ZEV COHEN & ASSOCIATES INC
300 Interchange Blvd., Suite C
Ormond Beach, FL 32174
386-677-2482 • Fax: 386-677-2505
www.ZevCohen.com

TOMOKA RESERVE

HOLDING ANALYSIS

DECEMBER 19, 2022

ZEV COHEN & ASSOCIATES
21067

ZEVCOHEN & ASSOCIATES INC
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Ormond Beach, FL 32174
386-677-2482 • Fax: 386-677-2505
www.ZevCohen.com

TABLE OF CONTENTS

A. SUMMERY
B. HOLDING ANALYSIS SPREADSHEET
C. FLOOD MAP
D. SOILS MAP
E. CITY OF ORMOND BEACH LDC SECTION 2-35.C.4.

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Summary of Subdivision Density

1. Holding capacity based on soils, flood plain and utilities (see information contained within the Report):
   Maximum number of units: 887.64
   Units per acre (147.94 total acres): 6

2. Gross density based on the number of project acres divided by the proposed number of lots:
   Maximum number of units: 300
   Units per acre (147.94 total acres): 2.02

3. Proposed Gross Density is 2.02 units per acre

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SOIL TYPE	AREA IN 100 YR FLOODPLAIN		AREA OUT OF 100 YEAR FLOODPLAIN		DEVELOPMENT POTENTIAL	DENSITY FACTOR W/IN FLOOD PLAIN	DENSITY FACTOR OUTSIDE FLOOD PLAIN	ALLOWABLE DENSITY (UNITS)	HIGH WATER TABLE ELEV. (IN. BELOW GROUND)
	SQ FT	ACRES	SQ FT	ACRES					
54	0	0	6,459,082.23	147.94	HIGH	0	6	887.64	24-42
Total:								**887.64**	



Info:

Date Saved: 5/25/2022 Created by: jdurant
Path: Z:\PROJECTS\2021\21067\FEMA Flood Map.mxd

550 275 0 550 Feet

FEMA Flood Map
Tomoka Oaks
Ormond Beach, FL

ZEVCOHEN & ASSOCIATES INC
300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482



Info:

Date Saved: 5/25/2022 Created by: jdurant
Path: Z:\PROJECTS\2021\21067\Soils Map.mxd

550 275 0 550 Feet

Soils Map
Tomoka Oaks
Ormond Beach, FL

ZEVCOHEN & ASSOCIATES INC
300 Interchange Blvd
Ormond Beach, FL 32174
ph 386-677-2482

Holding capacity*; density.* Density determined in subsection (c)(1) of this section is for gross density purposes only. A more refined methodology for determining the holding capacity of a particular site proposed for development is derived from a three-tiered system based on soil characteristics related to the high seasonal groundwater tables (as derived from the SCS soil classification study); flooding potential as noted on the FEMA, FIRM maps; and the availability of central water and/or central sewer facilities. Table 2 illustrates the relationship between environmental constraints and water and sewer availability when calculating density. This table lists the coefficients for determining density in a matrix.

The procedure for determining holding capacity is as follows:

Step 1: Applicant prepares environmental constraints map for the parcel proposed for development;

Step 2: Calculate the acreage of property within each particular environmental constraints category;

Step 3: Multiply the acreage in each category by a coefficient determined by site-specific environmental constraints and availability of water and sewer as noted in table 2.

Step 4: Sum the totals for each category to achieve the holding capacity for the parcel in terms of maximum potential density.

Once the holding capacity is determined, the developer must prepare plans that are consistent with the holding capacity and environmental constraints of the subject property.

Five (5) distinct environmental constraint categories have been identified and are described below, together with their density allocations.

a.

Very Low. Areas that lie within the 100-year floodplain and where the seasonal high water table is at or above the surface or areas outside of the 100-year floodplain where the seasonal high water table is six inches (6") or more above the surface. Here, the constraints are seen as being severe, with associated environmental impacts too damaging for community development. Areas in this category are, for the most part, the riverine wetlands and cypress swamps interspersed among the pine flatwoods. Representative soils include the various mucks associated with the wetlands and more established cypress systems. A nominal standard of 0.2 units to the acre (one (1) unit per five (5) acres) is assigned as the maximum achievable density for this category, regardless of the availability of central utilities (facilities are not planned for these areas). In some cases, it is conceivable that a single development site could be located within a five-acre parcel classified entirely as "very low." However, a more likely scenario, particularly for larger parcels, would be the transfer of the density allocation to the more buildable areas of the site.

b.

Low. Includes soil types with a seasonally high water table that, at times, will reach and exceed the surface. This category includes land that falls within designated 100-year

floodprone areas and has a seasonal high water table that does not reach the surface and is not greater than six inches (6") below the surface, or lands where the water table will occasionally be at or above the surface (zero (0) to six inches (6") above) but, for various reasons, is not designated as a 100-year floodprone area. The low category encompasses the more subtle depressional features among the flatwoods. The pine/cypress vegetative community and the depressional variety of the Pomona, Immokalee, and Myakka soil series commonly occur in this category. These lands can tolerate a certain amount of mitigated modification without irreversible environmental damage. The maximum density value for this category is 0.5 units per acre (one (1) unit per two (2) acres) regardless of the availability of utilities. As with the very low category, these levels of development can be achieved only under the ideal circumstances consistent with the criteria for protection of wetlands that typically occur within this soil category. Therefore, development is not likely to occur at assigned densities within these areas but will probably be transferred to other more suitable on-site uplands.

c.

Medium Low. These are areas that are within the 100-year floodplain and the seasonal high water table is greater than six inches (6") to twenty-four inches (24") below the surface or those areas that are outside of the floodplain and the seasonal high water table does not reach the surface and is not greater than six inches (6") below the surface. Density ranges in this category are one (1) unit per two (2) acres without infrastructure; one (1) unit per acre with central water only; and three (3) units per acre with both central water and sewer. Depending upon actual vegetative system conditions, these areas may be suitable for limited development or for open space uses with on-site density transfer to more suitable areas.

d.

Medium. The criteria for designating lands in the medium category is the seasonal high water table greater than six inches (6") below the surface to twenty-four inches (24") below and outside of floodprone areas or is twenty-four inches (24") or greater below surface if in floodprone area. Extensive areas in the western and southern portion of the Pamlico Terrace are in this category. Due to the nearly level terrain in those areas within the floodplain, the water table hovers near the surface for two (2) to three (3) months a year. However, with proper drainage design and adequate infrastructure, development potential can reach up to four (4) units per acre with central water and sewer; one (1) unit per two (2) acres with no central utilities; and two (2) units per acre with central water only. Planned unit developments, with net densities in excess of one (1) unit per acre utilizing either well or septic or one (1) unit per two (2) acres utilizing well and septic may be allowed provided that minimum lot size requirements are not reduced, to achieve maximum potential density. Instead, transfer of density to a portion of the site serviced by a central system will be allowed, provided the proposed development is consistent with the zoning district requirements, level-of-service standards, and compatible with the natural resources.

e.

High. This category includes lands that are not within a floodprone area and have a water table deeper than twenty-four inches (24") below the surface. These lands generally consist of deep sandy soils and are the most suited for community development. They are in relatively short supply due to the prevailing high water tables and floodprone conditions

in the undeveloped perimeter areas of the city and the early development of the deep, sandy ridge areas. Representative soils of this category include the Tavares, Daytona, and DeLand series. Up to six (6) units to the acre (roughly the equivalent of duplex or zero-lot-line development on five thousand (5,000) square foot lots) is achievable with central utilities. With central water only, the maximum density would be three (3) units per acre if that could be achieved under health department septic standards. The location of package plants is acceptable in the medium and high categories for planned unit developments at the higher densities (e.g., greater than one (1) unit per acre) on an interim basis only where it is not economically feasible (due to and/or sewer service at the time of development. In these cases, the development shall be dry-lined and impact fees paid in advance or bonded for. Without central sewer or water, the maximum density is one (1) unit per two (2) acres (project size in relation to line extension distances) to connect to central water.

Table 1. Density Determinations

EXPAND

Development Potential	None	Water Only*	Water and Sewer
Very Low	0.2	0.2	0.2
Low	0.5	0.5	0.5
Medium Low	0.5	1.0	3.0
Medium	0.5	1.0	4.0
High	0.5	1.0	6.0

* For purposes of computing maximum potential density only; a minimum lot size of 1 acre is required for any development utilizing septic tanks. Connection to central sewer will be required whenever line extensions and appurtenances thereto are deemed economically feasible.

Table 2. Characteristics of Environmental Constraint Categories

EXPAND

Environmental Constraints	100-Year Floodplain	Seasonal High Water Table
Very Low	N/A	At or above the surface
Low	IN	0.1" to 6" below surface
Medium Low	IN	6" to 24" below surface

Environmental Constraints	100-Year Floodplain	Seasonal High Water Table
	OUT	0.01" to 6" below surface
Medium	IN	24"+ below surface
	OUT	6" to 24" below surface
High	OUT	24" + below surface

ATTACHMENT 10

Site plans submitted
September 6, 2023

Other notes:

Original applicant provided information – former Attachment 11 – located in Attachment 13, Section D

Former Attachment 17: Additional Information provided by the applicant on August 16, 2023 – located in Attachment 13, Section E

TOMOKA RESERVE

CITY OF ORMOND BEACH - VOLUSIA COUNTY, FL

PLANNED DEVELOPMENT

OWNER:
TRIUMPH OAKS OF ORMOND BEACH I, LLC
7765 LAKE WORTH ROAD, BOX 320
LAKE WORTH, FL 33467
PHONE NUMBER: (561) 704-1959
FAX NUMBER
CONTACT PERSON: SHELDON RUBIN
e-mail: sheldonwrubin@gmail.com

CIVIL ENGINEER:
ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD, SUITE C
ORMOND BEACH, FL 32174
PHONE NUMBER: (386) 677-2482
FAX NUMBER: (386) 677-2505
CONTACT PERSON: KRIS ROWLEY, P.E.
e-mail: krowley@zevcohen.com

SURVEYOR:
SLIGER & ASSOCIATES, INC.
3921 NOVA ROAD
PORT ORANGE, FL 32127
PHONE NUMBER: (386) 761-5385
FAX NUMBER
CONTACT PERSON: JOE ZAPERT
e-mail: Jzapert@sligerassociates.com

GEOTECHNICAL ENGINEER:
UNIVERSAL ENGINEERING SCIENCES
911 BEVILLE RD
SOUTH DAYTONA, FL 32119
PHONE NUMBER: (386) 756-1105
FAX NUMBER: (386) 760-4067
CONTACT PERSON: BRIAN POHL
e-mail: Bpohl@universalengineering.com

LANDSCAPE ARCHITECT:
ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD, SUITE C
ORMOND BEACH, FL 32174
PHONE NUMBER: (386) 677-2482
FAX NUMBER: (386) 677-2505
CONTACT PERSON: JAKE STEHR, R.L.A.
e-mail: jstehr@zevcohen.com

ATTORNEY:
COBB COLE
149 S. RIDGEWOOD AVENUE, SUITE 700
DAYTONA BEACH, FL 32114
PHONE NUMBER: (386) 255-1811
FAX NUMBER: (386) 253-1746
CONTACT PERSON: ROB MERRELL
e-mail: rob.merrell@cobbcole.com

PROJECT DESCRIPTION:

ISSUANCE OF A DEVELOPMENT ORDER TO ALLOW 272 SINGLE-FAMILY LOTS AND ASSOCIATED SITE IMPROVEMENTS.

SITE INFORMATION:	
SITE ADDRESS:	20 TOMOKA OAKS BLVD., ORMOND BEACH, FL 32174
PROJECT AREA:	147.94 ACRES
TAX PARCEL I.D. #:	324207000010
ADJACENT ZONING	R2
EXISTING ZONING:	PRD-EXPIRED
PROPOSED ZONING:	PRD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL FAMILY
EXISTING FUTURE LAND USE:	LDR
MAXIMUM UNIT/LOT COUNT:	272
MAXIMUM MODEL HOME COUNT:	16
UNIT/LOT DENSITY:	1.83 PER ACRE
LOT TYPE	VARIES
REQUIRED LANDSCAPE BUFFER(S):	50 FT. MINIMUM
MINIMUM LOT DEPTH:	120 FT.
MINIMUM LOT WIDTH:	60 FT.
MAXIMUM BUILDING HEIGHT	35 FT.
UTILITIES:	PROVIDED BY CITY OF ORMOND BEACH

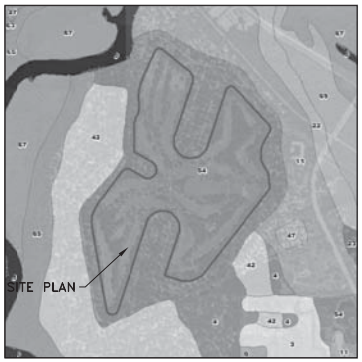
NOTES:
1. PROJECT MAY BE PHASED. PHASING PLAN WILL BE PROVIDED AT SITE PLAN APPROVAL.
2. ALL CONSTRUCTION TRAFFIC SHALL UTILIZE TOMOKA BLVD. AND NOVA ROAD ONLY.
3. CONSTRUCTION ACTIVITIES SHALL ONLY BE ALLOWED ON MONDAY THROUGH SATURDAY BETWEEN THE HOURS OF 7:00 A.M. TO 7:00 P.M.
4. PEDESTRIAN ACCESS THROUGH THE SECONDARY ACCESS MAY BE PROVIDED BUT SHALL NOT BE REQUIRED. FINAL DESIGN AND LAYOUT TO BE COORDINATED DURING SUBDIVISION REVIEW
5. THE PERIMETER BUILDING SETBACK SHALL BE NO LESS THAN 50' FROM THE PROJECT BOUNDARY PER L.D.C.
6. MODEL HOMES INCLUDED IN 272 TOTAL PROPOSED UNITS
7. TYPE 6 BUFFER AS MODIFIED PER TOMOKA RESERVE BUFFER PLANTING AND MAINTENANCE PLAN SEP. 6, 2023.
8. EXISTING VEGETATION NATURAL VEGETATION WITHIN THE BUFFER WILL BE UTILIZED TO MEET THE MINIMUM STANDARDS. AT TIME OF CONSTRUCTION IF EXISTING NATURALLY OCCURRING LANDSCAPE IS INSUFFICIENT (BY CITY OF ORMOND BEACH LANDSCAPE ARCHITECT) SUPPLEMENTAL PLANTINGS WILL BE PROVIDED.
9. PROPOSED ENTRANCE WILL BE GATED TO VEHICULAR ACCESS. PEDESTRIAN ACCESS IS STILL PROVIDED THROUGH MAIN ENTRANCE AND EMERGENCY ACCESS.



VICINITY MAP
SCALE: 1" = 2000'



ZONING MAP
SCALE: 1" = 1000'
CURRENT ZONING FOR THIS SITE IS: PRD



SOILS MAP
SCALE: 1" = 1000'

THE SITE LIES WITHIN THE FOLLOWING VOLUSIA COUNTY SOIL CLASSIFICATIONS: 0-WATER; 3-ARENTS; 4-ASTATULA FINE SAND, 0 TO 8 PERCENT SLOPES;11-BULOW SAND, 0 TO 5 PERCENT SLOPES; 22-ELECTRA FINE SAND, 0 TO 5 PERCENT SLOPES; 23-FARMTON FINE SAND;37-ORSINO FINE SAND, 0 TO 5 PERCENT SLOPES; 42-PAOLA FINE SAND, 0 TO 8 PERCENT SLOPES; 47-PITS; 54-QUARTZIPSAMMENTS, GENTLY SLOPING; 63-TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES; 65-TERRA CEIA MUCK; 67-TURNBULL MUCK; 69-TUSCAWILLA FINE SAND



FLOOD ZONE MAP
SCALE: 1" = 1000'

THE PROPERTY LIES IN:
FLOOD ZONE AE PER FEMA MAPS 12127C0211K AND 12127C0212K FEE 9/29/2017

SHEET INDEX:

PD1	COVER SHEET
PD2	OVERALL DEVELOPMENT
PD3	OPEN SPACE PLAN
PD4	SIGN PLAN
PD5/PD6	NATURAL PRESERVATION + BUFFER PLAN
PD7	TYPICAL LOT LAYOUT
PD8	ARCHITECTURAL EXHIBIT
PD9	STORMWATER AND UTILITY PLAN
PD10	AMENITY PLAN
VT1	VEHICLE TURN PLAN

LEGAL DESCRIPTION:

SAN SNEAD GOLF AND COUNTRY CLUB, A PART OF THE THOMAS FITCH GRANT, LYING WESTERLY OF THE FLORIDA EAST COAST RAILWAY, SECTION 39, TOWNSHIP 14 SOUTH, RANGE 32 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 41, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

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

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS / REVISIONS

TOMOKA RESERVE
FINAL ENGINEERING PLANS
COVER SHEET

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067 PD
DESIGNED BY: KTR
DRAFTED BY: MRM
CHECKED BY: KTR
DRAWING FILE: PD1_21067.COV

KRISTOPHER T. ROWLEY, P.E. NO. 84263
NOT VALID WITHOUT SEAL

SHEET: PD1 OF 10



LOT LEGEND (272 LOTS)

SYMBOL	MINIMUM LOT SIZES:	LOTS	LOT %
	60' X 120'	115	(42%)
	80' X 125'	157	(58%)

LAND USE LEGEND (147.94 ACRES)

SYMBOL	NOTES	ACRES	PERCENTAGE
	50' LANDSCAPE BUFFER	19.90	(13.45%)
	OPEN SPACE	23.04	(15.58%)
	DRAINAGE/HABITAT	15.56	(10.52%)
	OUTDOOR RECREATION/ COMMON OPEN SPACE	9.34	(6.31%)
	LOTS	62.46	(42.22%)
	ROW	17.64	(11.92%)

CONCEPT LEGEND

EMERGENCY ACCESS THRESHOLD

NOTE: THE LOT SIZES SHOWN WITHIN THIS PLAN ARE CONCEPTUAL AND WILL COMPLY TO THE WIDTH RANGES PROVIDED WITHIN LEGEND. THE MAXIMUM LOT COUNT SHALL NOT EXCEED 272 UNITS. THE LOT WIDTHS CAN DEVIATE FROM THE PROVIDED RANGES IF THEY INCREASE IN SIZE AND DEPTH.
NOTE: ADDITIONAL PEDESTRIAN ACCESS MAY BE PROVIDED TO TOMOKA OAKS LOTS WITH AN EASEMENT APPROVED BY THE INDIVIDUAL TOMOKA OAKS PROPERTY OWNER.
NOTE: TURN LANE SIZES SHALL BE DETERMINED AT THE TIME OF PERMITTING.
NOTE: SIDEWALK LOCATION IS SHOWN AS CONCEPTUAL, ACTUAL LOCATION TO BE DETERMINED AT SITE PLAN PERMTTING.

0 100 200 300 400
SCALE : 1" = 200'

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LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
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NO.	DATE	BY	SUBMITTALS / REVISIONS

TOMOKA RESERVE
PLANNED DEVELOPMENT
OVERALL DEVELOPMENT

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: JS/MM
CHECKED BY: JS
DRAWING FILE: PD2-PDR_21067 ODP
XREFS: 21067_BASE.DWG
XREFS: 21067_SURV.DWG

KRISTOPHER T. ROWLEY, P.E. FL# 84063
NOT VALID WITHOUT SEAL

SHEET: PD2 OF 10

LAND USE LEGEND (147.94 ACRES)

SYMBOL	NOTES	ACRES	PERCENTAGE
	50' LANDSCAPE BUFFER	19.90	(13.45%)
	OPEN SPACE	23.04	(15.56%)
	DRAINAGE/HABITAT	15.56	(10.52%)
	OUTDOOR RECREATION/ COMMON OPEN SPACE	9.34	(6.31%)



MINIMUM ON SITE RECREATION FACILITIES

	REQUIRED	PROVIDED
RESIDENTIAL UNITS	272	272
MINIMUM ACTIVE OUTDOOR RECREATION REQUIRED CALCULATION: 90 S.F. * 272 UNITS = 24,480	24,480 SQFT	140,000 SQFT MIN.
MINIMUM COMMON ACCESSIBLE OPEN SPACE CALCULATION: 30 S.F. * 272 UNITS = 8,160	8,160 SQFT	266,850 SQFT MIN.

Ⓐ 5'-0" WIDE PEDESTRIAN SIDEWALK. 4" THICK 2500 P.S.I. 6" THICK AT DRIVEWAY

Ⓑ 6" ABOVE CENTERLINE ROAD GRADE

Ⓒ SOD (# SEED AND MULCH PER F.D.O.T. STANDARD SPECIFICATION SECTION 570). 1' SOD STRIP REQUIRED ADJACENT TO CURB AND AROUND DRAINAGE STRUCTURES.

Ⓓ 4' WIDE AREA WITH MAX. SLOPE OF 1"/4 FEET

Ⓔ CONCRETE MIAMI CURB, 2500 P.S.I.

Ⓕ ASPHALT PAVEMENT: 1-1/2" ASPHALTIC BITUMINOUS CONCRETE SP-9.5 OR SP-12.5, MINIMUM MARSHALL FIELD STABILITY 1500.

Ⓖ BASE: 6" LIMEROCK LBR 100 COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST. OR 6" CRUSHED CONCRETE LBR 100 COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST

Ⓗ SUB BASE: 6" SUB BASE COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST WITH MINIMUM LBR 40.

Ⓘ PROPOSED STREET TREE. SPACING TO BE COORDINATED WITH DRIVEWAY AND UTILITY LOCATIONS. TO COMPLY WITH CITY OF ORMOND BEACH SECTION 3-05(X)(5)(B)(19).

Ⓐ TYPICAL ROADWAY SECTION

N.T.S. NOTES: FINAL PAVEMENT SECTION TO BE DETERMINED AT TIME OF CONSTRUCTION PLAN SUBMITTAL.

0 75 150 225 300

SCALE : 1" = 150'

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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS REVISIONS

TOMOKA RESERVE PLANNED DEVELOPMENT OPEN SPACE PLAN

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067

DESIGNED BY: KR

DRAFTED BY: JS/MM

CHECKED BY: JS

DRAWING FILE: PD2-PDR_21067 ODP
XREFS: 21067_BASE.DWG
XREFS: 21067_SURV.DWG

KRISTOPHER T. ROWLEY, P.E. FL# 66063
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SHEET: PD3 OF 10





A CONCEPTUAL ENTRANCE ELEVATION

NOTE: CONCEPT IS SHOWN TO DEPICT MINIMUM STANDARDS FINAL SIGN DESIGN WILL BE PROVIDED AT SITE PLAN.

DETAIL-FILE

0 100 200 300 400

SCALE : 1" = 200'

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ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS REVISIONS

TOMOKA RESERVE
PLANNED DEVELOPMENT
SIGN PLAN

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: JS/MM
CHECKED BY: JS
DRAWING FILE: PD2-PDR_21067 ODP
XREFS: 21067_BASE.DWG
XREFS: 21067_SURV.DWG

KRISTOPHER T. KOVALEY, P.E. #FL#63063
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SHEET: PD4 OF 10

BUFFER LEGEND

SYMBOL	NOTES
	EXISTING SPECIMEN TREE
	EXISTING HISTORIC TREE
	DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN

20% NATURAL PRESERVATION

TOTAL SITE AREA	147.94 AC.
MINIMUM TREE COVERAGE AREA REQUIRED (CALCULATION: 147.94 AC. x 20%=29.6 AC.	29.6 AC.
TOTAL MINIMUM TREE COVERAGE PROVIDED	34 AC.

NOTE: APPLICANT MUST PROVIDE A NOTE ON THE SITE PLANS THAT ANY TREE NEEDED TO BE REMOVED DURING CONSTRUCTION, BEYOND WHAT CAN BE AUTOMATICALLY REMOVED BASED ON MINIMUMS CAN BE REPLACED AS FOLLOWS, WILL REQUIRE A ONE FOR ONE REPLACEMENT PENALTY; PROTECTED TREES WILL REQUIRE ONE 2.5" CALIPER VARIETY AND SPECIMEN TREES WILL REQUIRE ONE 4.5" CALIPER VARIETY TO SUIT ITS PLANTING LOCATION; REPLACEMENT TREES NEED TO BE FLORIDA #1 AT A MINIMUM HEIGHT OF TEN FEET (10').



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NO.	DATE	BY	SUBMITTALS/REVISIONS

TOMOKA RESERVE
PLANNED DEVELOPMENT
NATURAL PRESERVATION & BUFFER PLAN

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: --
CHECKED BY: RH
DRAWING FILE: PD2+PD5_21067 ODP
XREFS: 21067_BASE.DWG
XREFS: 21067_SURV.DWG

CHRISTOPHER T. ASHLEY, P.E. #54069
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SHEET: PD5 OF 10

BUFFER LEGEND

SYMBOL	NOTES
	EXISTING SPECIMEN TREE
	EXISTING HISTORIC TREE
	DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN

20% NATURAL PRESERVATION

TOTAL SITE AREA	147.94 AC.
MINIMUM TREE COVERAGE AREA REQUIRED (CALCULATION: 147.94 AC. x 20%=29.6 AC.	29.6 AC.
TOTAL MINIMUM TREE COVERAGE PROVIDED	34 AC.

LOT SEPARATION TABLE

COLOR	WIDTH	HOMES	%
	50'	10	6
	+50'-75'	74	43
	+75'-125'	27	16
	125'	61	35
	TOTAL	172	100

NOTE: THE LOT SEPARATION WIDTH SHOWN ON THIS SHEET MAY BE SUBJECT TO CHANGE AT THE TIME OF PERMITTING. THE REPRESENTED DISTANCES ARE FROM EXISTING RESIDENTIAL LOTS IN TOMOKA OAKS NEIGHBORHOOD AND PROPOSED LOTS WITHIN TOMOKA RESERVE.

NOTE: THE 50' BUFFER ABUTTING THE TOMOKA OAKS EXISTING RESIDENTIAL LOTS AND AREAS CALLED OUT AS NATURAL PRESERVATION SHALL NOT BE MODIFIED AND SHALL ALWAYS BE VEGETATIVE AREAS.



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TOMOKA RESERVE
PLANNED DEVELOPMENT
NATURAL PRESERVATION & BUFFER PLAN
CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

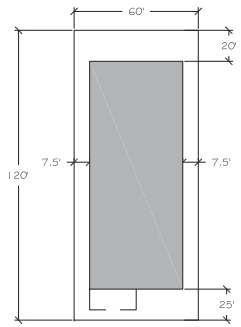
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DESIGNED BY: KR
DRAWN BY: MM
CHECKED BY: XX
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XREFS: 21067_SURV.DWG

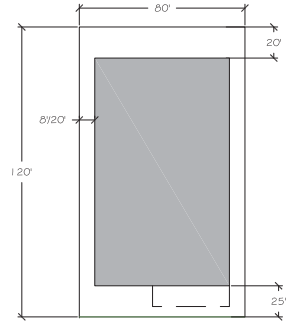
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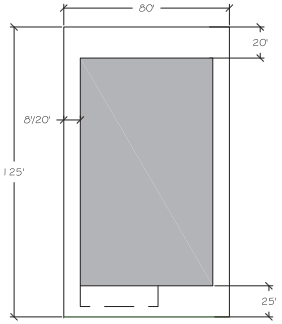
SHEET: PD6 OF 10

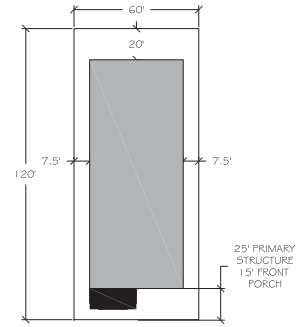
PUD Development Standards

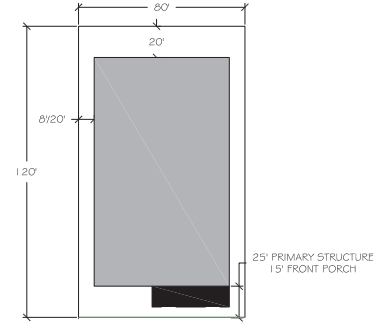
Lot Type	Minimum Lot Width or Range	Minimum Lot Depth	Minimum Square Foot Range	Required Parking Spaces	% Impervious	Maximum Height	Max Building coverage	Minimum Primary Structure Setbacks				Minimum Front Porch Setbacks			Minimum Garage Setbacks		
								Front	Rear	Side	Side Street	Front	Side	Rear	Front s	Side	Rear
Park House	60	120	1700	2	75%	35'	50%	25'	20'	7.5'	15'	15'	7.5'	20'	25'	7.5'	20'
Estate House	80	120	2000	2	75%	35'	50%	25'	20'	8'/20'	20'	15'	8'/20'	20'	25'	8'/20'	20'
Custom House	80	125	2200	2	75%	35'	50%	25'	20'	8'/20'	20'	15'	8'/20'	20'	25'	8'/20'	20'

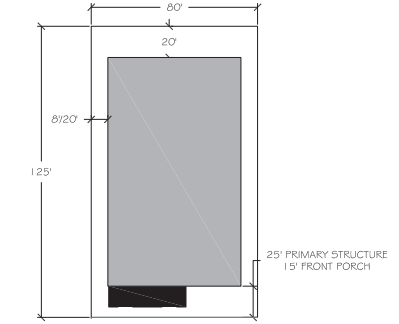


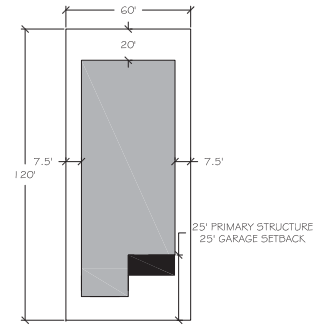




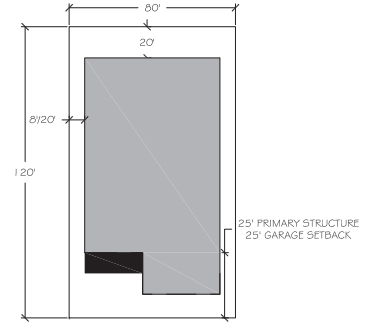




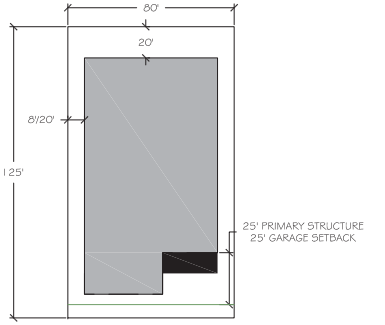




Ⓐ PARK HOUSE (60'x120')
N.T.S.



Ⓑ ESTATE HOUSE (80'x120')
N.T.S.
NOTE: ESTATE HOUSE LOTS MAY BE UTILIZED INTERNAL TO THE PERIMETER LOTS



Ⓒ CUSTOM HOUSE (80'x125')
N.T.S.

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NO.	DATE	BY	SUBMITTALS REVISIONS

TOMOKA RESERVE
PLANNED DEVELOPMENT
TYPICAL LOT LAYOUT

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAWN BY: --
CHECKED BY: RH
DRAWING FILE: PD2=PDR_21067 ODP
XREFS: 21067_BASE.DWG
XREFS: 21067_SURV.DWG

KRISTOPHER T. KOVALEY, P.E. #0 46063
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SHEET: PD7 OF 10

Tomoka Reserve Architectural Standards

I. PREFERRED ARCHITECTURAL THEMES

A. The overall architectural vision for Tomoka Reserve has been established to create a community embodying a "timeless" quality. Such a vision will be realized through a variety of classical and regional architectural styles, combined with authentic detailing and use of high-quality materials.

B. Permitted architectural styles include but are not limited to contemporary, Modern, Postmodern, coastal themed styles, Mediterranean, Mission, Cracker, Craftsman, Ranch and Tuscan styles.

II. PROHIBITED ARCHITECTURAL STYLES

A. While diversity and creativity in the design of the homes at Tomoka Reserve is encouraged, certain architectural styles are not considered appropriate. These include, but are not limited to Art Deco, A-frame, Adobe, Cabin design style, Gothic, or Southwestern/Pueblo. Buildings and their accessory structures shall be consistent with a common architectural theme.

B. The architectural theme shall be established by harmoniously coordinating the general appearance of all buildings and related structures.

III. EXTERIOR MATERIALS/ELEVATIONS

A. Architectural variation and variety of housing types and designs within the neighborhood is encouraged. To facilitate this diversity the adjacent homes (the 2 adjacent homes on the same side of the street as well as the house across the street and its two adjacent homes) have to have a minimum of three different design elements of the following 10 elements

1. Roof color/materials
2. Roof pitch roof type (cable vs hip)
3. Skin/exterior finish materials
4. Color
5. Garage orientation/size
6. Porch size/location
7. Number of stories
8. Window sizes/shapes
9. Window locations
10. Decorative elements

B. The front facade should include four to six individual design elements and blank walls shall be discouraged unless adequately landscaped. Front elevation walls cannot be all one material and/or all one color.

C. A mixture of one-story and two-story homes will be encouraged to vary the streetscapes.

D. PERMITTED EXTERIOR MATERIALS INCLUDE:

1. Stucco (cement-based or synthetic) -smooth or textured finished (including tabby finish)
2. masonry-stone, brick, split rock and a ceramic concrete block is permitted but must be finished with material that covers the concrete block and grout lines with a minimum of 3/8" thick material; Stone can be Manufactured, Natural, or Cast
3. Wood/fiber cement-timbers, boards, board and batten, tongue and groove solid wood siding and rough sawn lumber; Hardie board or other similar fiber cement products emulating wood finishes
4. Other textures and materials will be evaluated on their own merit by the ARB. Artificial, simulated or imitation materials (e.g. aluminum siding, simulated brick from stucco, Masonite or composite board, etc.) are NOT permitted on the exteriors of a residence.

IV. ROOF

A. Acceptable roof materials for consideration include, heavy weight (30 year) composition shingles with significant dimensional texture, flat tile, "S" tile, slate tile, cedar wood shake, solar shingles and a high-quality standing seam metal roof. Copper and other metal roof products acceptable to the ARB are permitted for limited applications such as bay windows, process, cupolas, and dormers, or in accordance with specific architectural styles. Thermoplastic Polyolefin, PVC membrane or other similar roofing materials/roofing systems will be considered by the ARB on a case-by-case basis for properties developed with ultramodern or contemporary homes that incorporate a flat roof.

B. Roof lines will be variable using varied roof styles, pitches, projections, gables, and hips. Roof pitches shall be between 0 to 6:12. Dormers may have a roof pitch outside the above range. Flat roofs or flat roof with a parapet may be approved if it is a part of an integral design element such as with ultra-modern or contemporary designs. The roof pitch for primary structures should reflect the selected architectural style for the home.

C. Roof structures may be conventionally framed or constructed of prefabricated trusses.

V. WALL PLATES

A. The minimum wall plate heights shall be 9'-0" in main living areas on the first floor. The second-floor wall plate height must be no less than 9'-0" above the first-floor wall plate. Garages must have a minimum plate height of 8'-0".

VI. DRIVEWAYS

A. Driveways shall be stone, paver style materials, or concrete. Asphalt is NOT permitted.

VII. GARAGES

A. Three types of garages are permitted: front-entry, side entry, and accessory garage buildings.

VIII. FENCES

A. The following fence materials are permitted: wood, black wrought iron, high-quality aluminum, and white PVC. Perimeter fencing along rear or side (from front of house to rear property line shall be a maximum height of 6 feet. Fencing along the front property line or side property lines from the front of the house to the front property line shall have a maximum height of 4 feet. This "front yard" fencing must be decorative (no solid fences) and if a wood fence is utilized it must be painted.

IX. LANDSCAPE

A. All disturbed areas on the lot must be irrigated (unless xeric plantings are utilized), and landscaped with either trees, plants or sod including to the back of curb along the street and to the edge of clearing for natural areas and the water's edge for lots along pond banks. All landscaped beds shall be mulched.

X. MODIFICATIONS

A. All modifications to the above shall be submitted to the ARB for consideration of approval. The above are general guidelines. Tomoka Reserve development will have an enhanced focus on the environment, climate change and sustainability, along with protecting and enhancing future values.





A MODERN ARCHITECTURAL ELEVATIONS







B FARMHOUSE ARCHITECTURAL ELEVATIONS









C MEDITERRANEAN ARCHITECTURAL ELEVATIONS

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NO.	DATE	BY	SUBMITTALS / REVISIONS

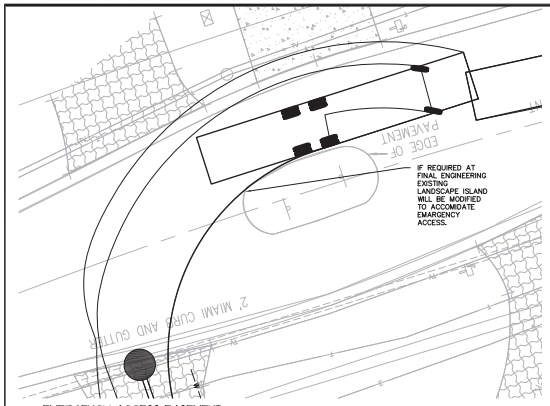
TOMOKA RESERVE
PLANNED DEVELOPMENT
ARCHITECTURAL EXHIBIT

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: --
CHECKED BY: RH
DRAWING FILE: PD2-PDR_21067.ODP
XREFS: 21067_BASE.DWG
XREFS: 21067_SURV.DWG

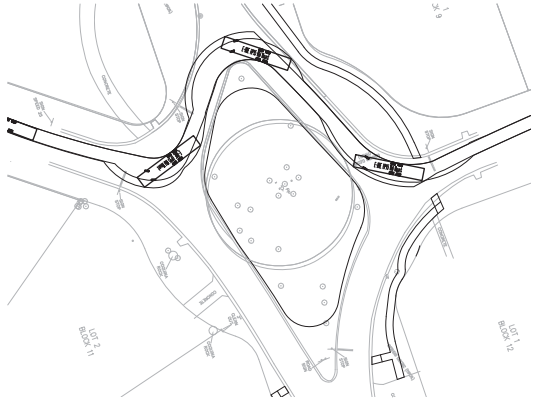
KRISTOPHER T. KOVALEY, P.E. #53463
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SHEET: PD8 OF 10



E EMERGENCY ACCESS EASEMENT

0 5 10 15 20
SCALE : 1" = 10'



E ENTRANCE ENLARGEMENT

0 15 30 45 60
SCALE : 1" = 30'



E-ONE HP95 Mid Mount	
Overall Length	47.750ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

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HOMEPAGE: WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
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TRANSPORTATION

NO.	DATE	BY	SUBMITTALS REVISIONS

TOMOKA RESERVE
PLANNED DEVELOPMENT
VEHICLE TURN PLAN

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: MM
CHECKED BY: RH
DRAWING FILE: P:\ZC+PDP_21067 ODP
XREFS: XXXXX.DWG
XREFS: XXXXX.DWG

CHRISTOPHER T. ROWLEY, P.E. FL# 63063
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SHEET: VT1 OF 1

TOMOKA RESERVE
PLANNED DEVELOPMENT
VEHICLE TURN PLAN

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

PROJECT NO: 22.21067
DESIGNED BY: KR
DRAFTED BY: RM
CHECKED BY: RH
DRAWING FILES: PSDP04_21067.DGP
XREFS: XXXXX.DWG
XREFS: XXXXX.DWG

SHEET: VT2 OF 2

NO.	DATE	BY	SUBMITTALS / REMARKS

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
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ZEV COHEN & ASSOCIATES, INC.
300 INTRACOASTAL BLVD., STE. C
ORMOND BEACH, FL 32174
WWW.ZEVCOHEN.COM

SCALE : 1" = 200'

5-ONE HP95 Mid Mount
Overall Length 47.750ft
Overall Width 8.333ft
Overall Body Height 11.000ft
Minimum Ground Clearance 1.250ft
Track Width 8.333ft
Lock-to-lock time 6.0s
Max Wheel Angle 45.0°

PINE VALLEY CIRCLE
N.S.R. ANDREWS DRIVE
EAGLE CT.
ROTUNDA DR.
OAKMONT CIRCLE
S. ST. ANDREWS DRIVE
TALAQUIN BLVD.
TOMOKA OAKS BLVD.

TOMOKA RESERVE
PLANNED DEVELOPMENT
VEHICLE TURN PLAN

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

PROJECT NO: 22.21067
DESIGNED BY: KR
DRAFTED BY: MM
CHECKED BY: RH
DRAWING FILE: PROPOSAL_21067.DGP
XREFS: XXXXX.DWG
XREFS: XXXXX.DWG

SHEET: VT3 OF 3

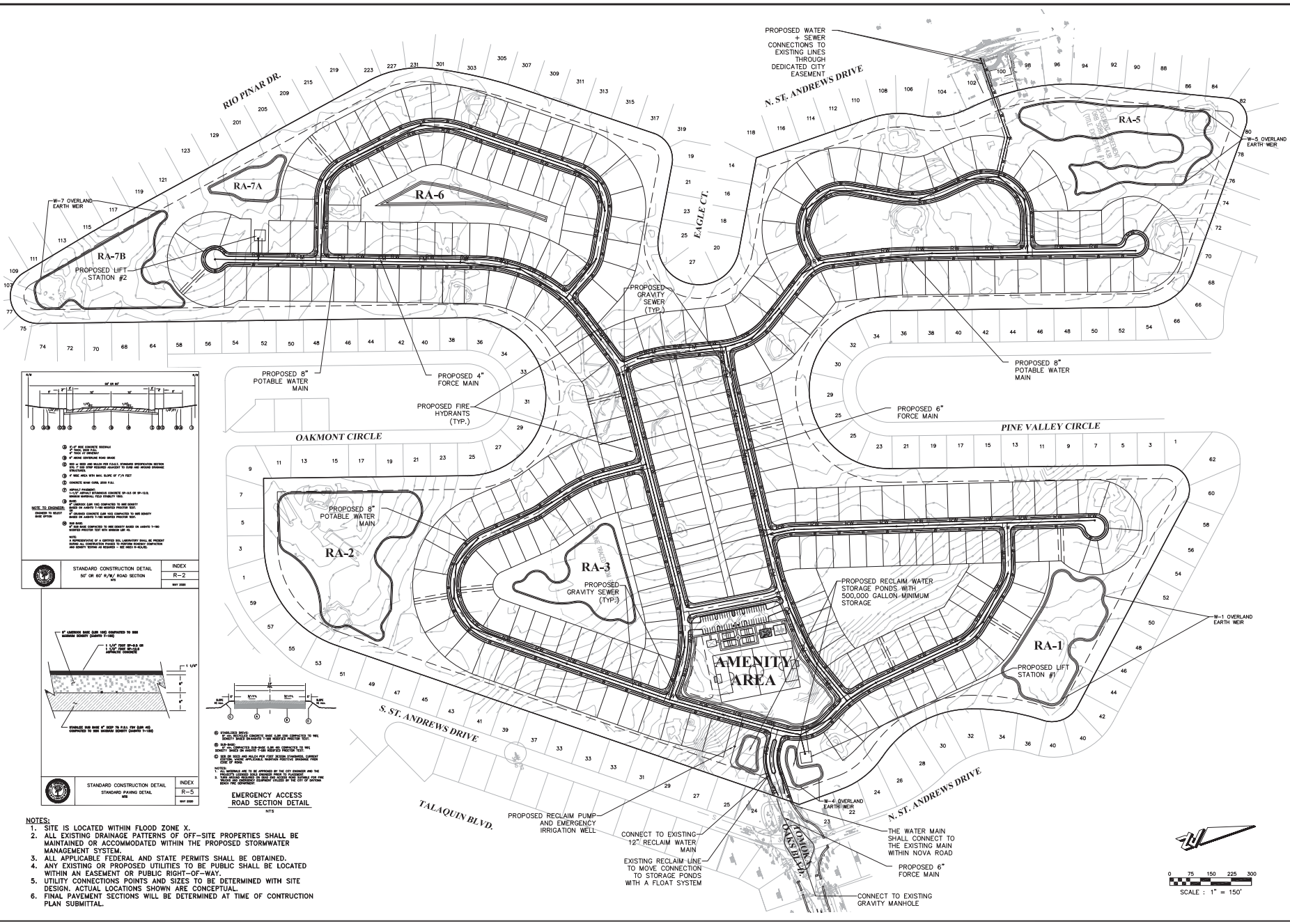
NO.	DATE	BY	SUBMITTALS / REMARKS

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
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ZEV COHEN & ASSOCIATES, INC.
300 INTRACOASTAL BLVD., STE. C
ORMOND BEACH, FL 32174
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SCALE : 1" = 20'

5 - DNE HP95 Mid Mount
Overall Length 47.750ft
Overall Width 8.333ft
Overall Body Height 11.000ft
Body Ground Clearance 1.583ft
Track Width 8.333ft
Lock to lock time 6.00s
Max Wheel Angle 45.00°



STANDARD CONSTRUCTION DETAIL — 50' OR 60' R/W ROAD SECTION — INDEX R-2 — MAY 2020

STANDARD CONSTRUCTION DETAIL — STANDARD PAVING DETAIL — INDEX R-5 — MAY 2020

EMERGENCY ACCESS ROAD SECTION DETAIL
NTS

NOTES:
1. SITE IS LOCATED WITHIN FLOOD ZONE X.
2. ALL EXISTING DRAINAGE PATTERNS OF OFF-SITE PROPERTIES SHALL BE MAINTAINED OR ACCOMMODATED WITHIN THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
3. ALL APPLICABLE FEDERAL AND STATE PERMITS SHALL BE OBTAINED.
4. ANY EXISTING OR PROPOSED UTILITIES TO BE PUBLIC SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT-OF-WAY.
5. UTILITY CONNECTIONS POINTS AND SIZES TO BE DETERMINED WITH SITE DESIGN. ACTUAL LOCATIONS SHOWN ARE CONCEPTUAL.
6. FINAL PAVEMENT SECTIONS WILL BE DETERMINED AT TIME OF CONTRUCTION PLAN SUBMITTAL.

ZEV COHEN & ASSOCIATES, INC.
301 NORTH MAGNOLIA AVE., STE. C
ORLANDO, FLORIDA 32801
(407) 839-0855
WWW.ZEVCOHEN.COM

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LANDSCAPE ARCHITECTURE
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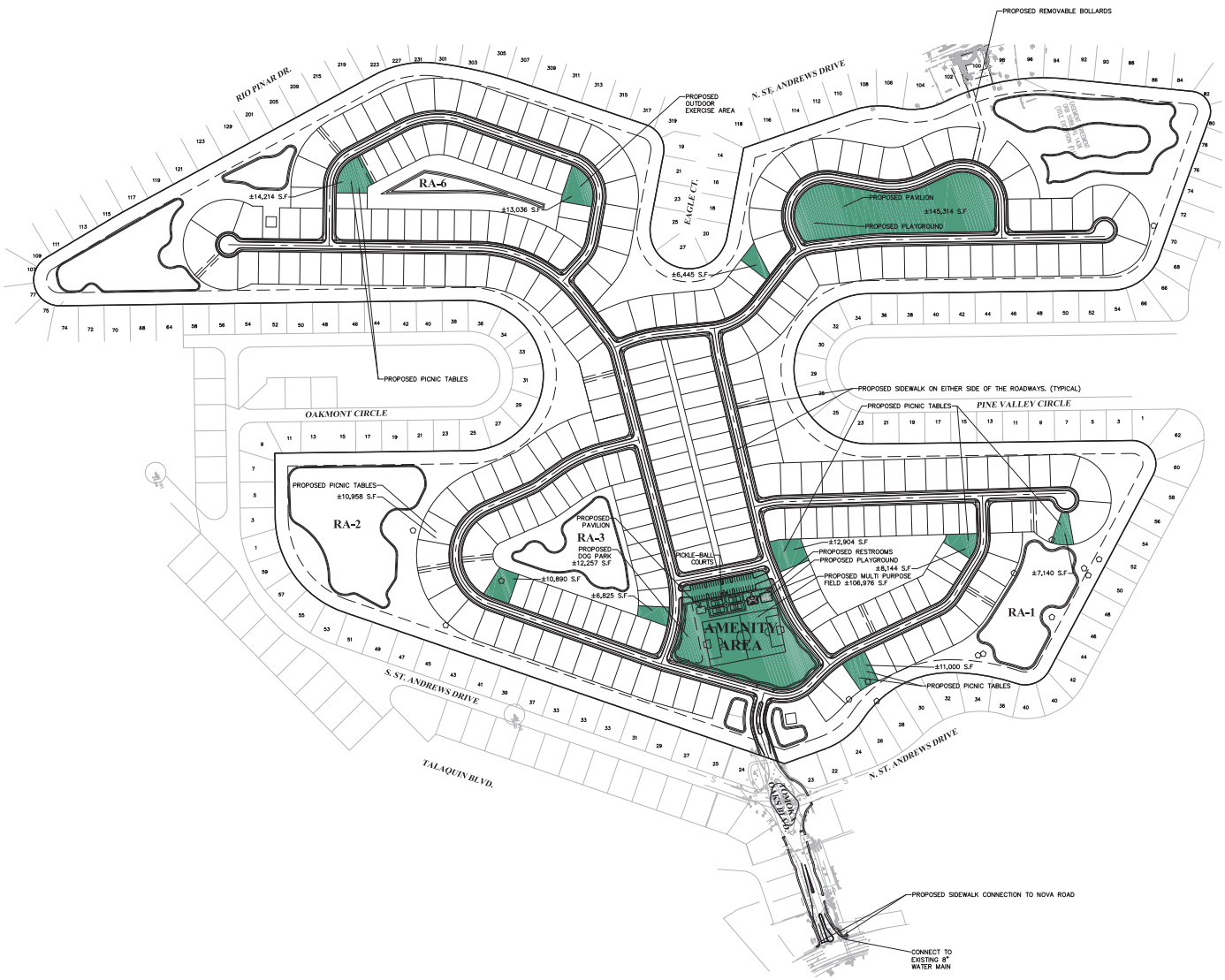
TOMOKA RESERVE
PLANNED DEVELOPMENT
STORM WATER AND UTILITY PLAN

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: JS/MM
CHECKED BY: JS
DRAWING FILE: P:\21-PDS_21067 UTL
XREFS: XXXXX.DWG
XREFS: XXXXX.DWG

KRISTOPHER T. KOVALEV, P.E. #0048069
NOT VALID WITHOUT SEAL

SHEET: PD9 OF 10



NOTES:
1. THE AMENITY TYPES AND LOCATIONS SHOWN ARE CONCEPTUAL AND CAN BE REVISED TO SIMILAR QUALITY AS LONG AS THE AMENITY MINIMUM SQUARE FOOTAGES AND AREAS ARE MET

0 100 200 300 400
SCALE : 1" = 200'

ZEV COHEN & ASSOCIATES, INC.
301 NORTH MAIN, SUITE 175
PONTE VEDRA, FL 32082
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS REVISIONS

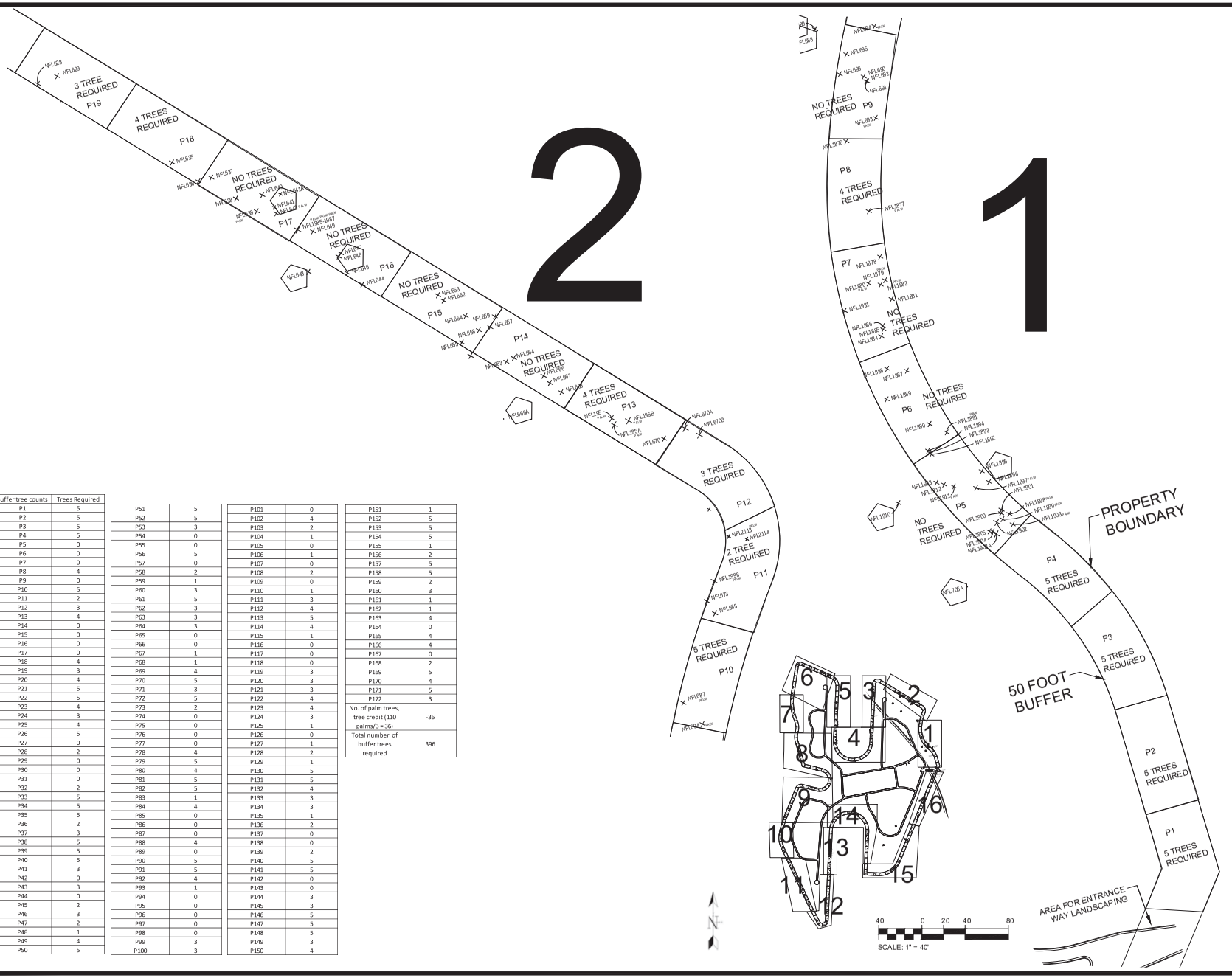
TOMOKA RESERVE
PLANNED DEVELOPMENT
AMENITY PLAN

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: --
CHECKED BY: RH
DRAWING FILE: PD7-PD8_21067 UTL
XREFS: XXXXX.DWG
XREFS: XXXXX.DWG

CHRISTOPHER T. ROWLEY, P.E. #53403
NOT VALID WITHOUT SEAL

SHEET: PD10 OF 10



Buffer tree counts	Trees Required
P1	5
P2	5
P3	5
P4	5
P5	0
P6	0
P7	0
P8	4
P9	0
P10	5
P11	2
P12	3
P13	4
P14	0
P15	0
P16	0
P17	0
P18	4
P19	3
P20	4
P21	5
P22	5
P23	4
P24	3
P25	4
P26	5
P27	0
P28	2
P29	0
P30	0
P31	0
P32	2
P33	5
P34	5
P35	5
P36	2
P37	3
P38	5
P39	5
P40	5
P41	3
P42	0
P43	3
P44	0
P45	2
P46	3
P47	2
P48	1
P49	4
P50	5

P51	5
P52	5
P53	3
P54	0
P55	0
P56	5
P57	0
P58	2
P59	1
P60	3
P61	5
P62	3
P63	3
P64	3
P65	0
P66	0
P67	1
P68	1
P69	4
P70	5
P71	3
P72	5
P73	2
P74	0
P75	0
P76	0
P77	0
P78	4
P79	5
P80	4
P81	5
P82	5
P83	1
P84	4
P85	0
P86	0
P87	0
P88	4
P89	0
P90	5
P91	5
P92	4
P93	1
P94	0
P95	0
P96	0
P97	0
P98	0
P99	3
P100	3

P101	0
P102	4
P103	2
P104	1
P105	0
P106	1
P107	0
P108	2
P109	0
P110	1
P111	3
P112	4
P113	5
P114	4
P115	1
P116	0
P117	0
P118	0
P119	3
P120	3
P121	3
P122	4
P123	4
P124	3
P125	1
P126	0
P127	1
P128	2
P129	1
P130	5
P131	5
P132	4
P133	3
P134	3
P135	1
P136	2
P137	0
P138	0
P139	2
P140	5
P141	5
P142	0
P143	0
P144	3
P145	3
P146	5
P147	5
P148	5
P149	3
P150	4

P151	1
P152	5
P153	5
P154	5
P155	1
P156	2
P157	5
P158	5
P159	2
P160	3
P161	1
P162	1
P163	4
P164	0
P165	4
P166	4
P167	0
P168	2
P169	5
P170	4
P171	5
P172	3
No. of palm trees, tree credit (110 palms/3 = 36)	-36
Total number of buffer trees required	396

CLIENT:

Tomoka Reserve

30 Tomoka Oaks Blvd. Ormond Beach, FL.

PROJECT:

Buffer Planting plan

LOCATION:

30 Tomoka Oaks Blvd. Ormond Beach, FL.

CONSULTANT:

Native Florida Landscapes, LLC

P.O. Box 2905
Ormond Beach, FL 32175
386.235.0404

REVISIONS	DATE

DESIGNED BY: Don Spence, Ph.D.

DRAWN BY: Don Spence, Ph.D.

DATE: 09-01-2023

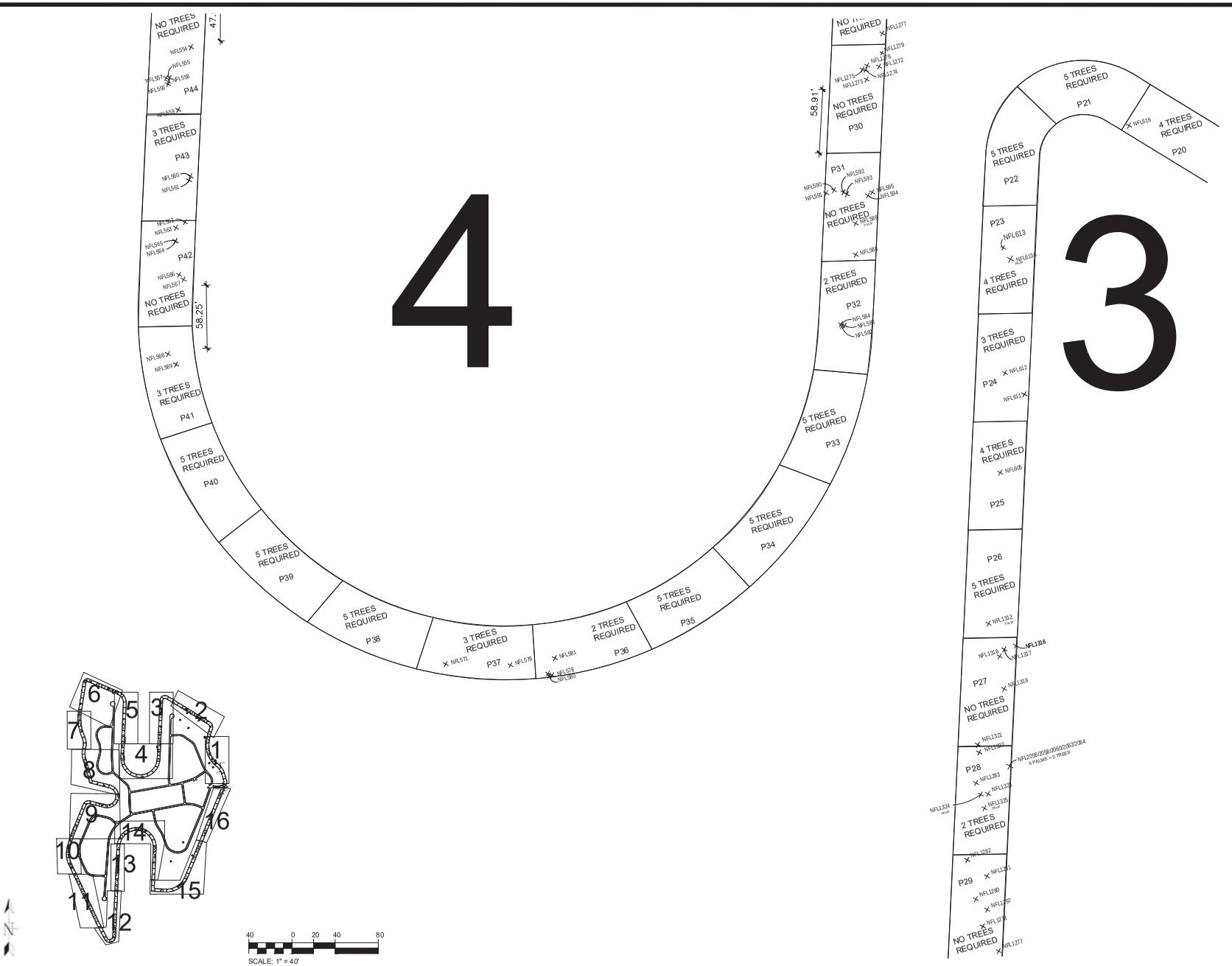
PROJECT NUMBER:

SHEET TITLE:

BUFFER TREE INSTALLATION LOCATIONS

SHEET NUMBER:

BT-100



CLIENT:

Tomoka Reserve

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

PROJECT:

Buffer Planting plan

LOCATION:

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

CONSULTANT:

Native Florida Landscapes, LLC

P.O. Box 2905
Ormond Beach, FL 32175
386.235.0404

REVISIONS	DATE

DESIGNED BY: Don Spence, Ph.D.

DRAWN BY: Don Spence, Ph.D.

DATE: 09-01-2023

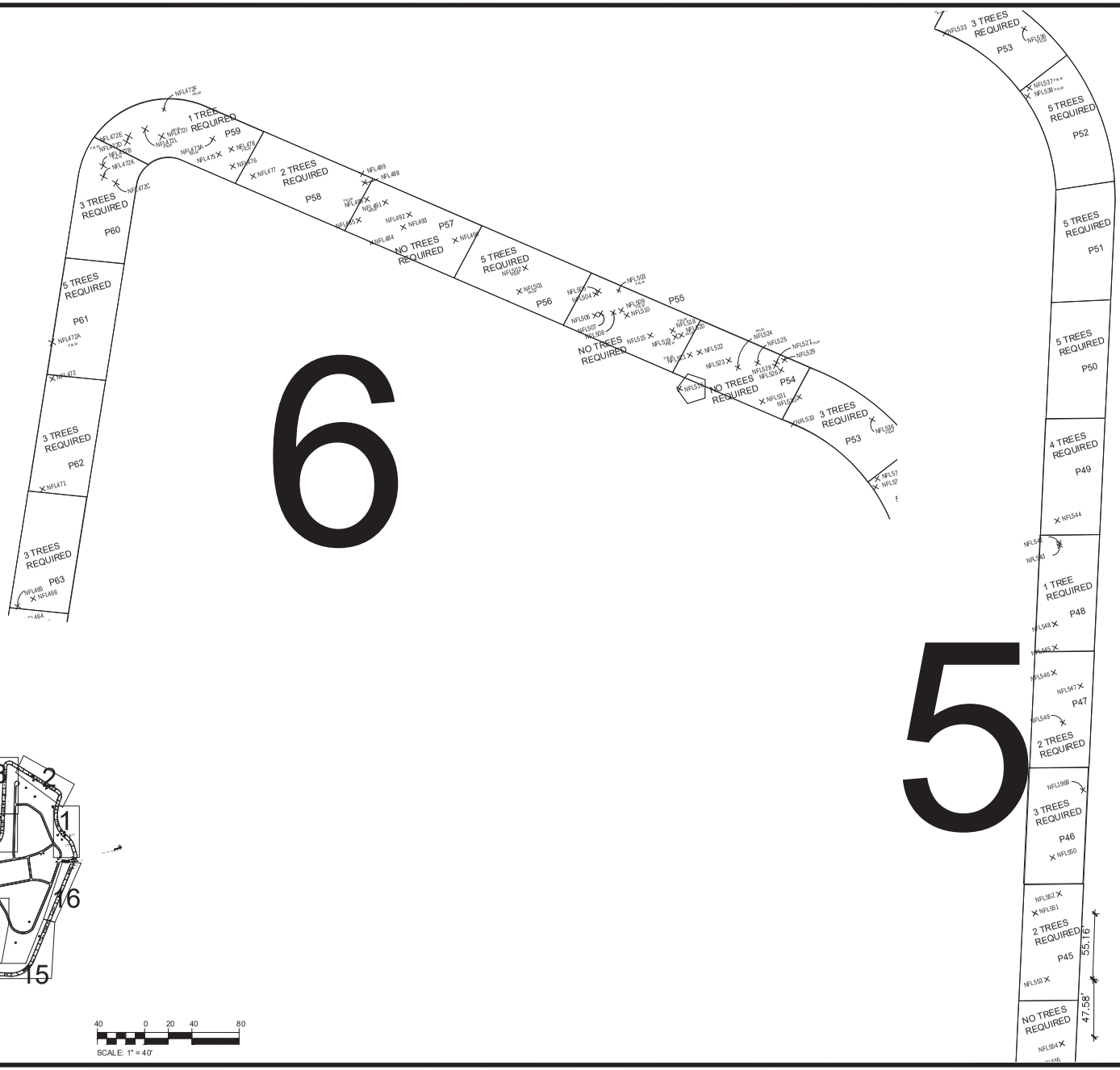
PROJECT NUMBER:

SHEET TITLE:

BUFFER TREE INSTALLATION LOCATIONS

SHEET NUMBER:

BT-101



CLIENT:

Tomoka Reserve

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

PROJECT:

Buffer Planting plan

LOCATION:

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

CONSULTANT:

Native Florida Landscapes, LLC

P.O. Box 2905
Ormond Beach, FL 32175
386.235.0404

REVISIONS	DATE

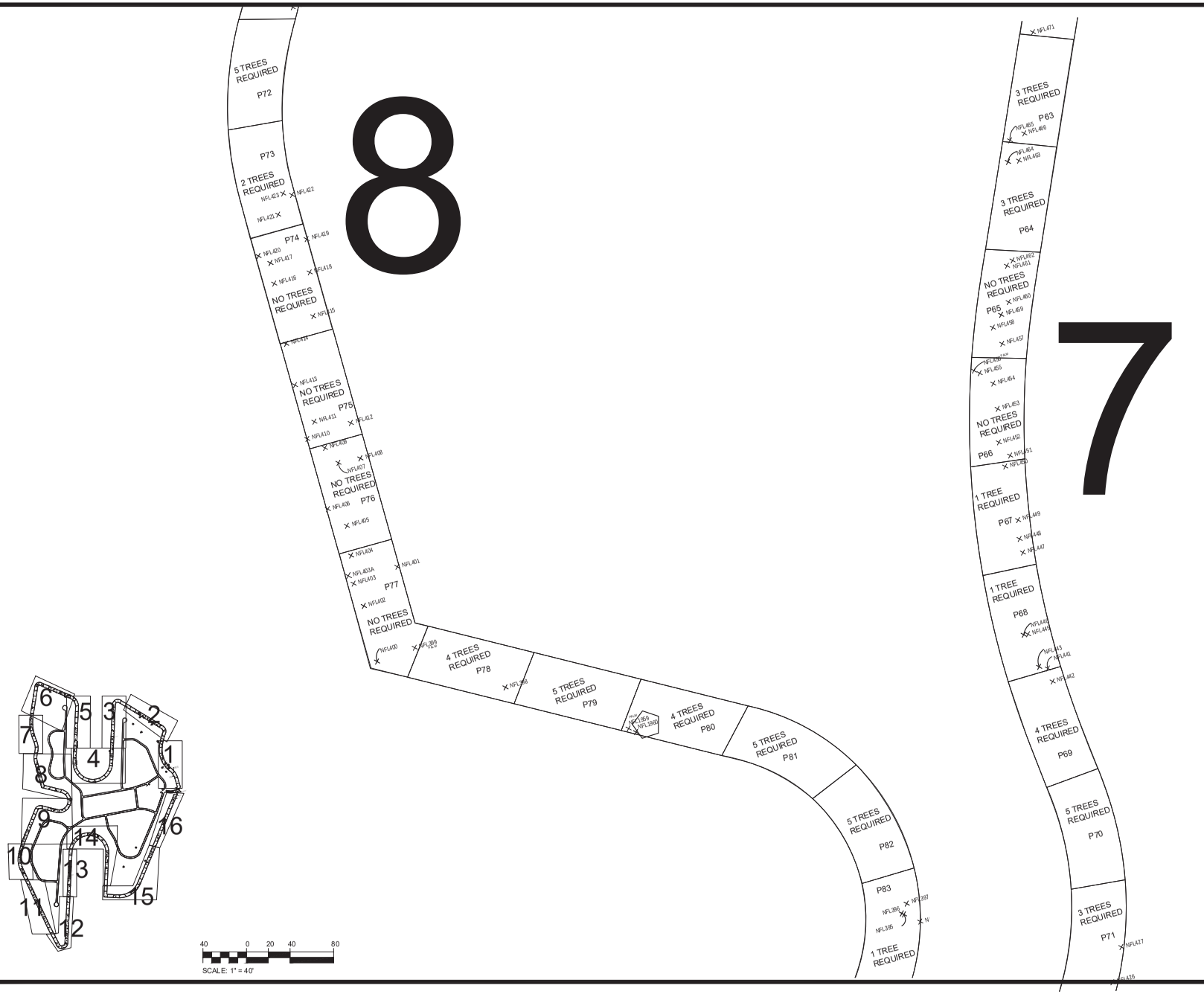
DESIGNED BY: Don Spence, Ph.D.
DRAWN BY: Don Spence, Ph.D.
DATE: 09-01-2023
PROJECT NUMBER:

SHEET TITLE:

BUFFER TREE REQUIREMENTS

SHEET NUMBER:

BT-102



CLIENT:

Tomoka Reserve

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

PROJECT:

Buffer Planting plan

LOCATION:

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

CONSULTANT:

Native Florida Landscapes, LLC

P.O. Box 2905
Ormond Beach, FL 32175
386.235.0404

REVISIONS DATE

DESIGNED BY: Don Spence, Ph.D.
DRAWN BY: Don Spence, Ph.D.
DATE: 09-01-2023

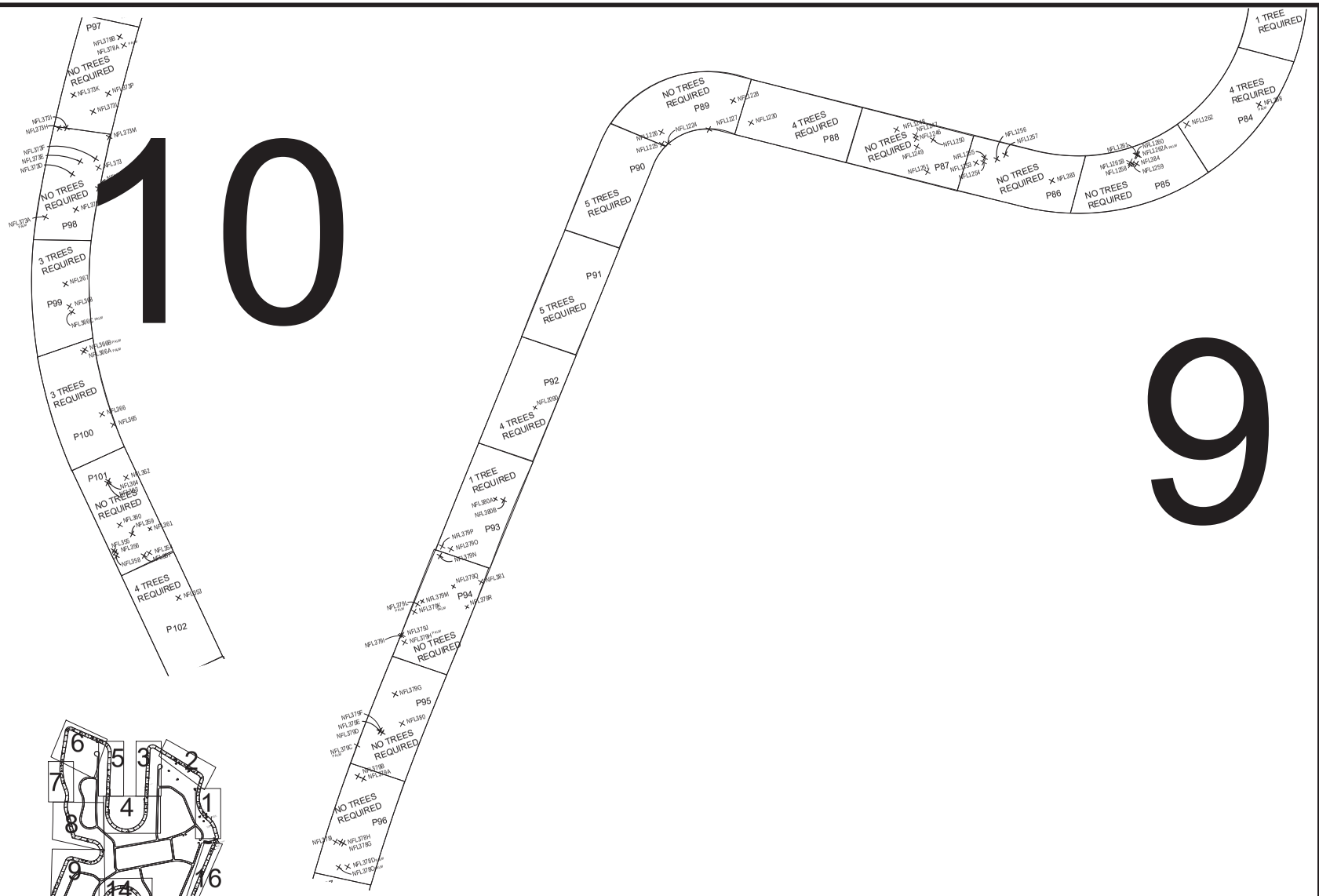
PROJECT NUMBER:

SHEET TITLE:

BUFFER TREE INSTALLATION LOCATIONS

SHEET NUMBER:

BT-103



CLIENT:

Tomoka Reserve

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

PROJECT:

Buffer Planting plan

LOCATION:

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

CONSULTANT:

Native Florida Landscapes, LLC

P.O. Box 2905
Ormond Beach, FL 32175
386.235.0404

REVISIONS	DATE

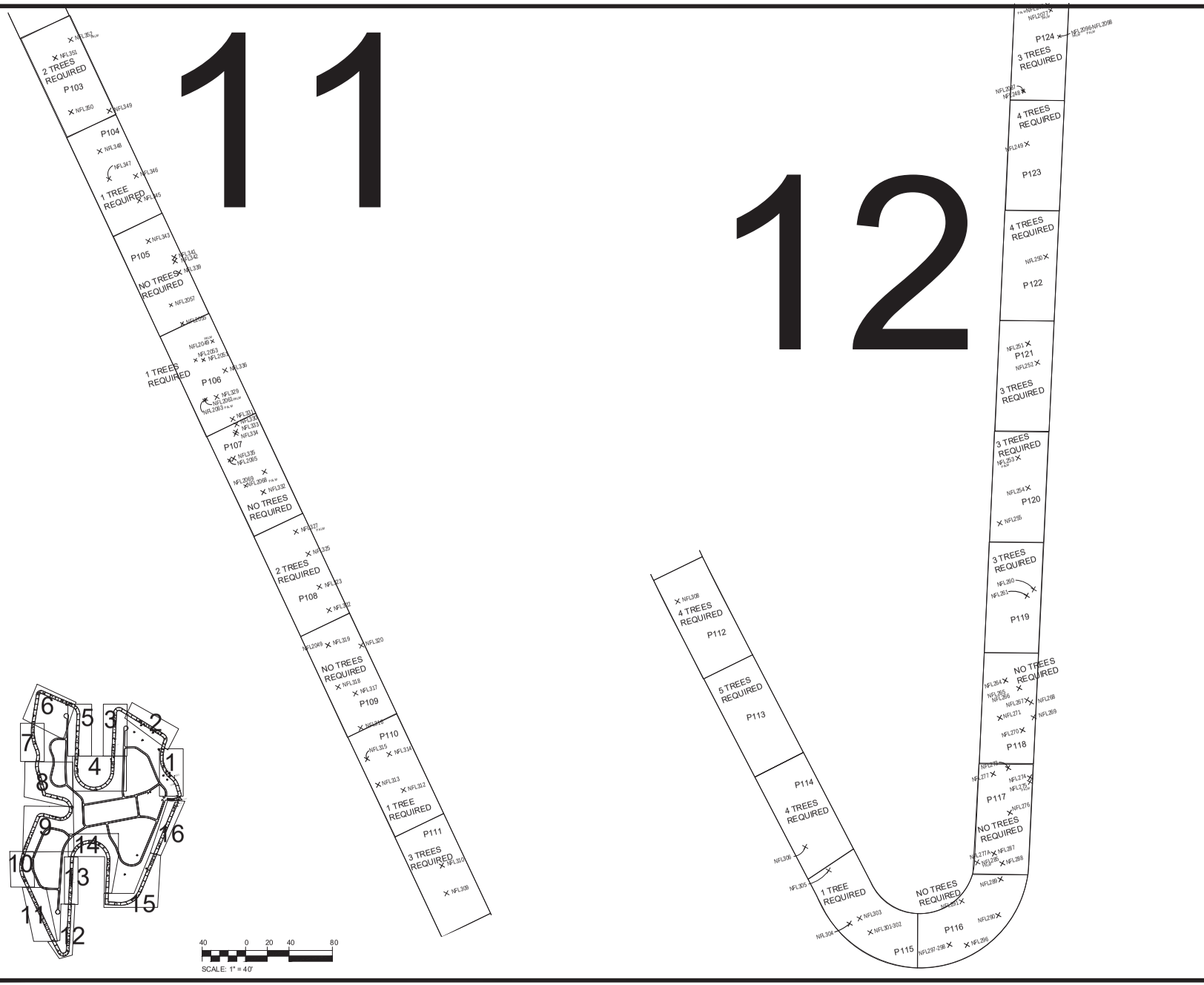
DESIGNED BY: Don Spence, Ph.D.
DRAWN BY: Don Spence, Ph.D.
DATE: 09-01-2023
PROJECT NUMBER:

SHEET TITLE:

BUFFER TREE INSTALLATION LOCATIONS

SHEET NUMBER:

BT-104



CLIENT:

Tomoka Reserve

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

PROJECT:

Buffer Planting plan

LOCATION:

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

CONSULTANT:

Native Florida Landscapes, LLC

P.O. Box 2905
Ormond Beach, FL 32175
386.235.0404

REVISIONS DATE

DESIGNED BY: Don Spence, Ph.D.

DRAWN BY: Don Spence, Ph.D.

DATE: 09-01-2023

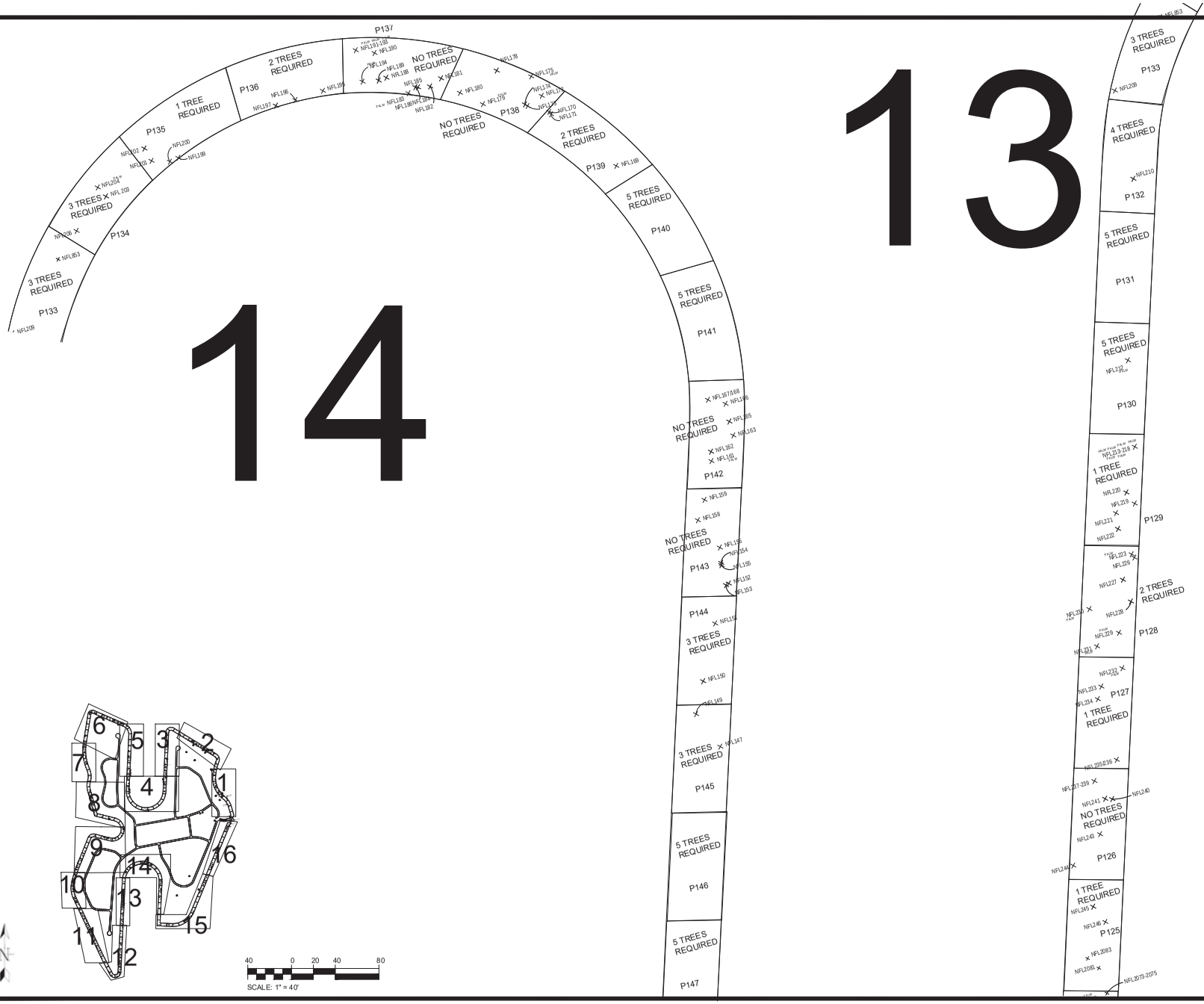
PROJECT NUMBER:

SHEET TITLE:

BUFFER TREE INSTALLATION LOCATIONS

SHEET NUMBER:

BT-105



CLIENT:

Tomoka Reserve

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

PROJECT:

Buffer Planting plan

LOCATION:

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

CONSULTANT:

Native Florida Landscapes, LLC

P.O. Box 2905
Ormond Beach, FL 32175
386.235.0404

REVISIONS	DATE

DESIGNED BY: Don Spence, Ph.D.

DRAWN BY: Don Spence, Ph.D.

DATE: 09-01-2023

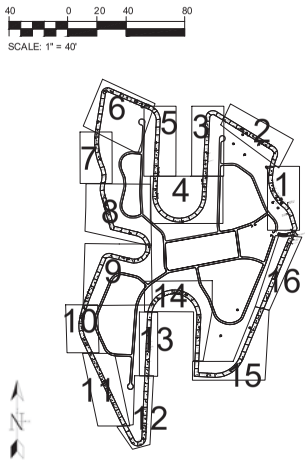
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SHEET TITLE:

BUFFER TREE INSTALLATION LOCATIONS

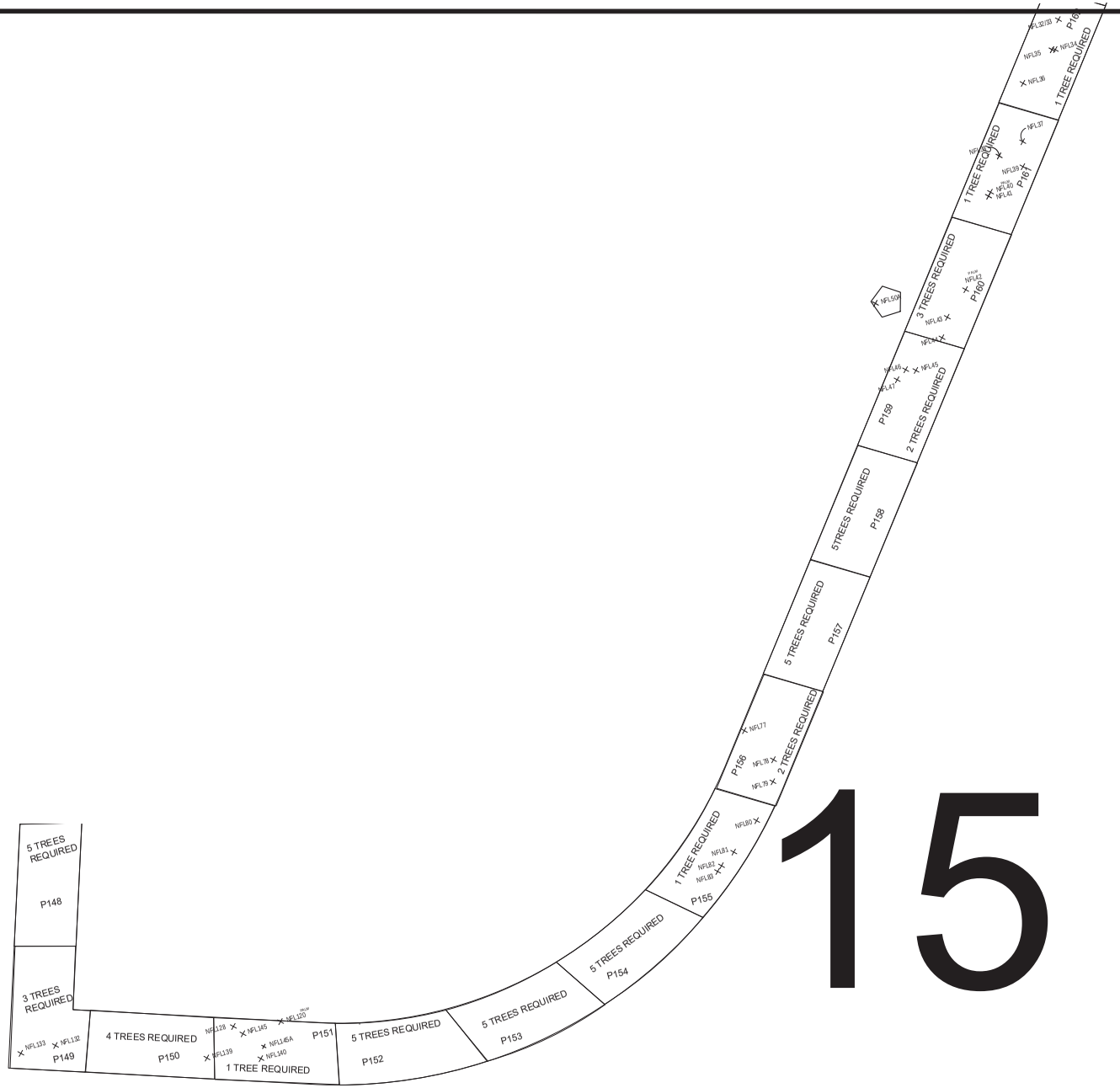
SHEET NUMBER:

BT-106



40 0 20 40 80

SCALE: 1" = 40'



15

CLIENT:

Tomoka Reserve

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

PROJECT:

Buffer Planting plan

LOCATION:

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

CONSULTANT:

Native Florida Landscapes, LLC

P.O. Box 2905
Ormond Beach, FL 32175
386.235.0404

REVISIONS DATE

DESIGNED BY: Don Spence, Ph.D.

DRAWN BY: Don Spence, Ph.D.

DATE: 09-01-2023

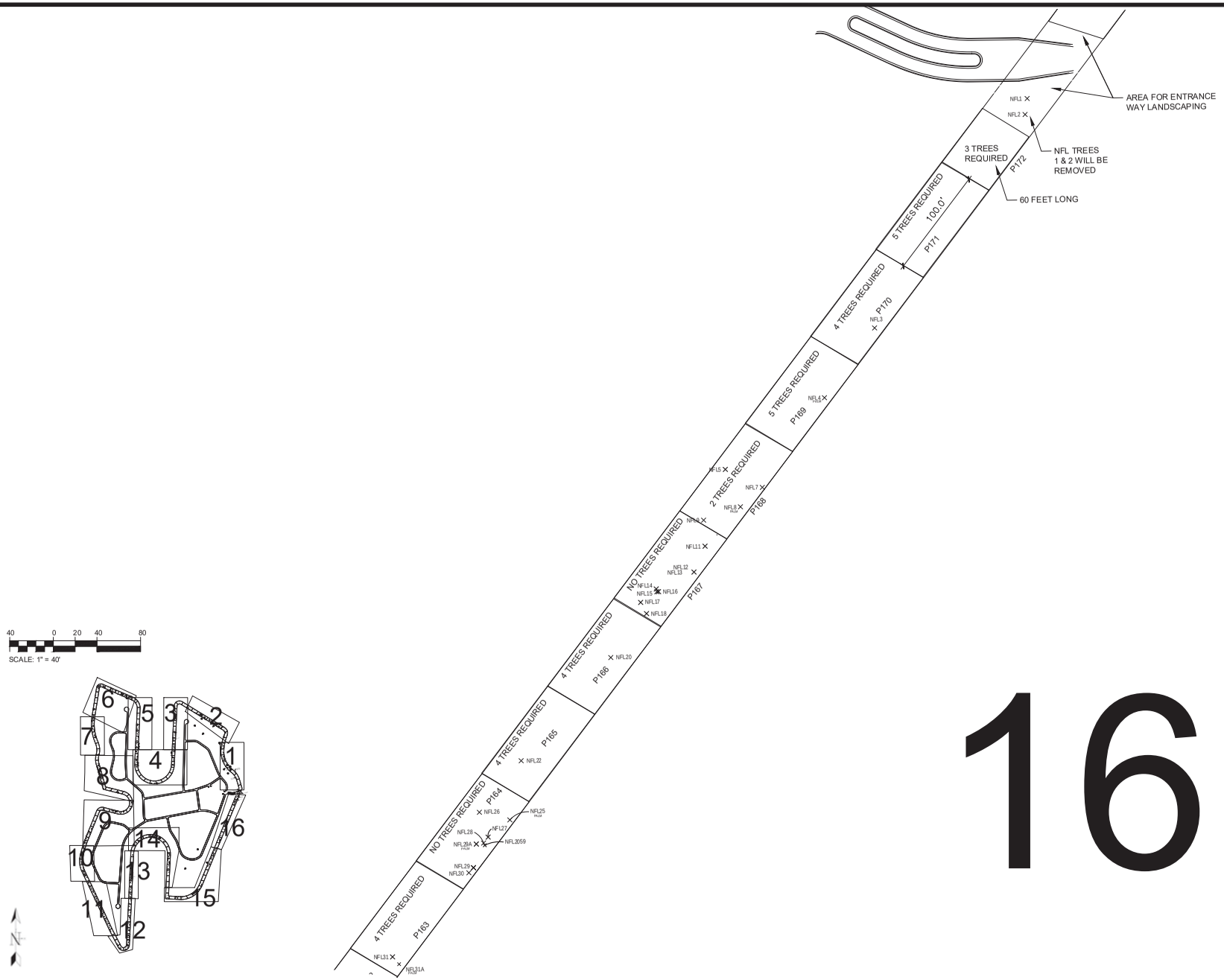
PROJECT NUMBER:

SHEET TITLE:

BUFFER TREE INSTALLATION LOCATIONS

SHEET NUMBER:

BT-107



16

CLIENT:

Tomoka Reserve

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

PROJECT:

Buffer Planting plan

LOCATION:

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

CONSULTANT:

Native Florida Landscapes, LLC

P.O. Box 2905
Ormond Beach, FL 32175
386.235.0404

REVISIONS	DATE

DESIGNED BY: Don Spence, Ph.D.
DRAWN BY: Don Spence, Ph.D.
DATE: 09-01-2023

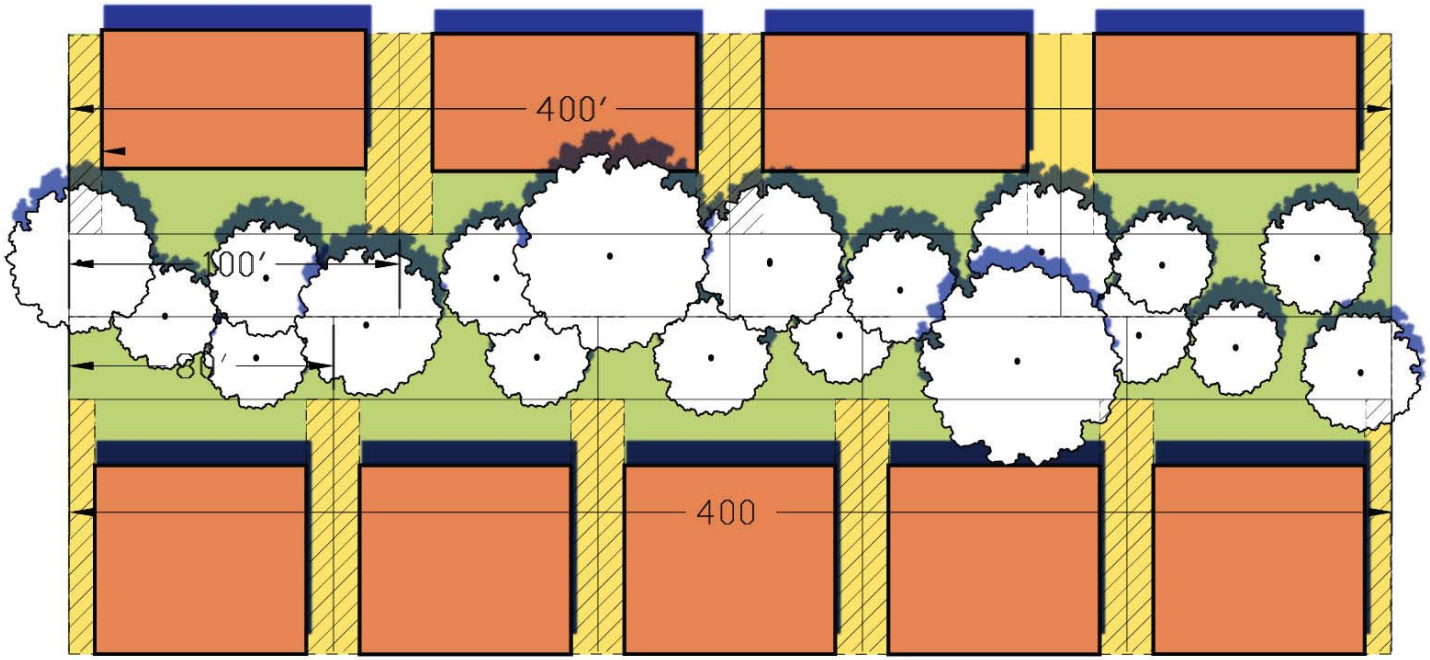
PROJECT NUMBER:

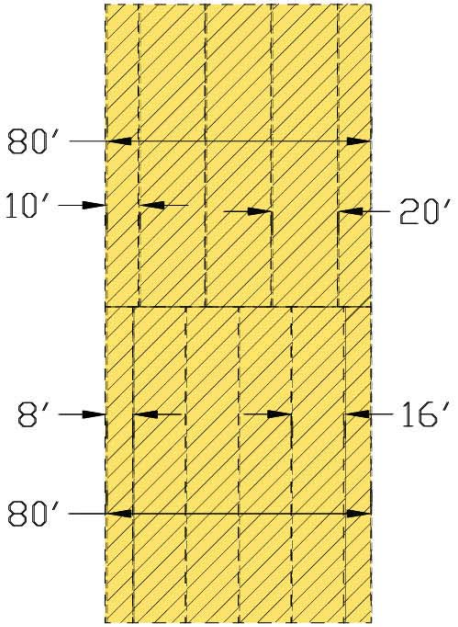
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BUFFER TREE INSTALLATION LOCATIONS

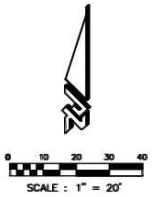
SHEET NUMBER:

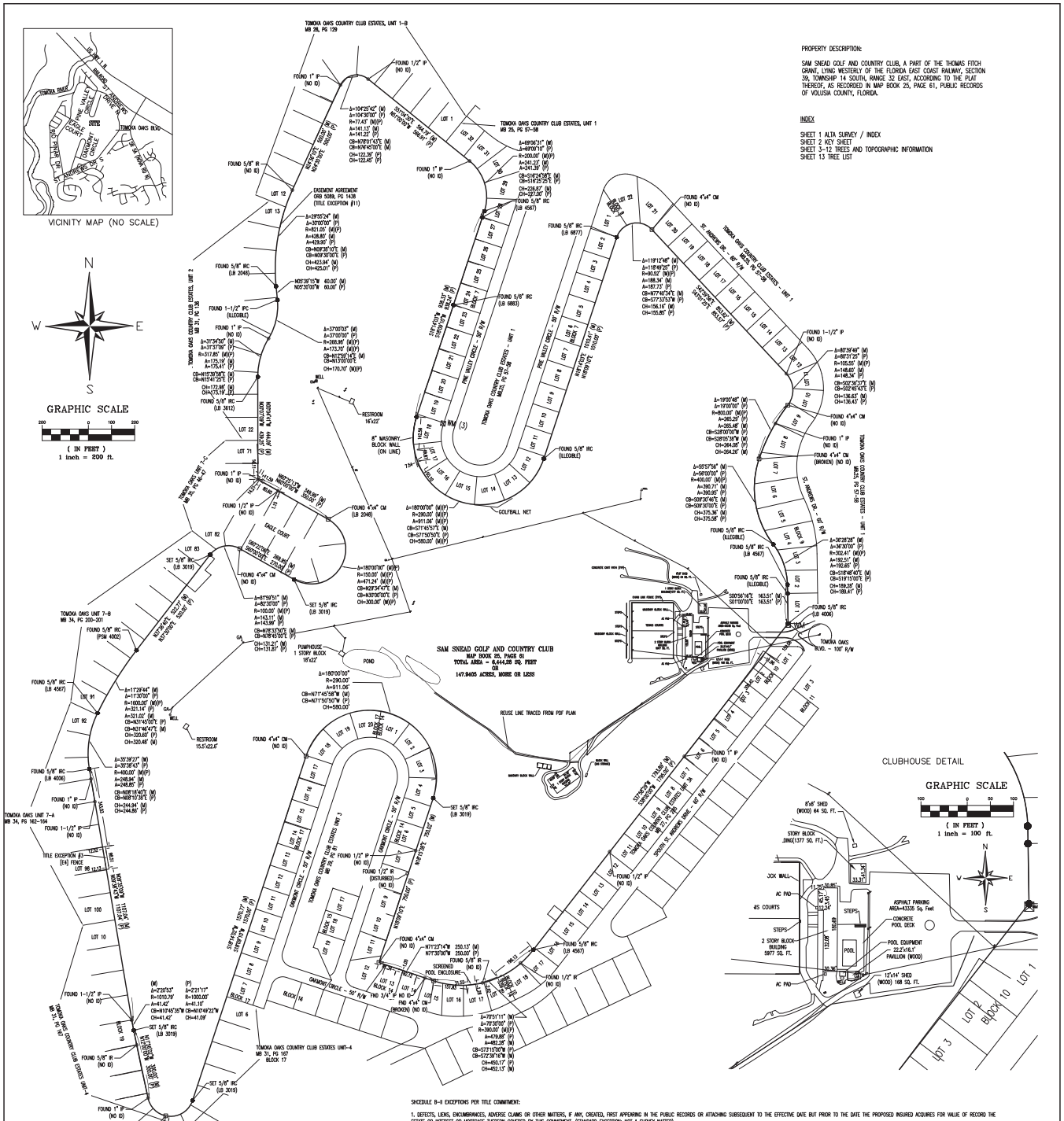
BT-108





PER 400'
100' LOTS: 4 LOTS X 20' SETBACK = 80'
80' LOTS: 5 LOTS X 16' SETBACK = 80'





PROPERTY DESCRIPTION:

SAM SNEAD GOLF AND COUNTRY CLUB, A PART OF THE THOMAS FITCH GRANT, LYING WESTERLY OF THE FLORIDA EAST COAST RAILWAY, SECTION 39, TOWNSHIP 14 SOUTH, RANGE 32 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 61, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

INDEX

SHEET 1 ALTA SURVEY / INDEX
SHEET 2 KEY SHEET
SHEET 3-12 TREES AND TOPOGRAPHIC INFORMATION
SHEET 13 TREE LIST

SURVEYORS NOTES

1. NOTICE: THIS SURVEY WAS PREPARED WITH BENEFIT OF ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER FILE NO. 12071-2664415 WITH AN EFFECTIVE DATE OF DECEMBER 30, 2020 AT 8:00 A.M. AS UPDATED AND REVISED ON JANUARY 12, 2021. (ISSUING OFFICE REGISTRY ID: 1141339);

2. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

3. BEARING STRUCTURE BASED ON NAD 83, FLORIDA STATE PLANE, EAST ZONE, U.S. SURVEY FOOT WITH THE BEARING ON THE WESTERLY LINE OF TOMOKA OAKS COUNTRY CLUB ESTATES UNIT 3A BEING S37°58'29"W.

4. UNDERGROUND FOUNDATIONS, IF ANY, NOT LOCATED.

5. THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X", THIS LOCATION IS DETERMINED BY SCALING FROM F.I.R.M. COMMUNITY PANEL 12127C0211 & 12127C0212, MAP EFFECTIVE DATE SEPTEMBER 29, 2017, APPROXIMATE SCALE 1"=500 FEET.

6. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

7. "THE PROPERTY DESCRIBED HEREIN, CONTAINS NO GAPS OR GORES AND TAKEN AS A TRACT, CONSTITUTES ONE CONTIGUOUS PARCEL OF LAND".

8. THE LEGAL DESCRIPTION OF THE PROPERTY AS DESCRIBED IN SCHEDULE A AND ON THE SURVEY ARE IN FACT ONE AND THE SAME PARCEL OF LAND IRRESPECTIVE OF THE MINOR DISCREPANCIES IN THE COURSES AND/OR DISTANCES.

SHCEDULE B-II EXCEPTIONS PER TITLE COMMITMENT:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (STANDARD EXCEPTION; NOT A SURVEY MATTER)

2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. (STANDARD EXCEPTION; NOT A SURVEY MATTER)

3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (AFFECTS SUBJECT PROPERTY AND SHOWN HEREON) [FENCES LABELED E1, E2, E3, E4, E5, E7, E8, E9]; [SCREENED POOL ENCLOSURE LABELED E6]

4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. (STANDARD EXCEPTION; NOT A SURVEY MATTER)

5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. (STANDARD EXCEPTION; NOT A SURVEY MATTER)

6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. (STANDARD EXCEPTION; NOT A SURVEY MATTER)

7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. (STANDARD EXCEPTION; NOT A SURVEY MATTER)

8. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. (STANDARD EXCEPTION; NOT A SURVEY MATTER)

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SAM SNEAD GOLF & COUNTRY CLUB, AS RECORDED IN PLAT BOOK 25, PAGE(S) 61, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS SUBJECT PARCEL, CANNOT BE GRAPHICALLY DEPICTED)

10. DEVELOPMENT ORDER ISSUED BY CITY OF ORMOND BEACH RECORDED IN OFFICIAL RECORDS BOOK 5944, PAGE 2183. (AFFECTS SUBJECT PARCEL, CANNOT BE GRAPHICALLY DEPICTED)

11. EASEMENT AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 5089, PAGE 1438. (AFFECTS SUBJECT PROPERTY AND SHOWN HEREON)

12. PROVISIONS CONTAINED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 2052, PAGE 1019, INCLUDING RIGHTS OF LIFE TIME MEMBERS. (AFFECTS SUBJECT PARCEL, CANNOT BE GRAPHICALLY DEPICTED)

13. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). (STANDARD EXCEPTION; NOT A SURVEY MATTER)

14. ANY MAP OR DIAGRAM NOW OR PREVIOUSLY PROVIDED IS FOR REFERENCE AND INFORMATIONAL PURPOSES ONLY. THE COMPANY AND ITS AGENTS EXPRESSLY DISCLAIM ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON SUCH MAP(S) OR DIAGRAM(S). THE FOREGOING DOES NOT LIMIT ANY EXPRESS COVERAGES PROVIDED BY THE TERMS AND PROVISIONS OF ANY TITLE INSURANCE POLICY FOR MATTERS WHICH MIGHT BE REVEALED BY A SURVEY PREPARED AND CERTIFIED IN ACCORD WITH FLORIDA STATUTES SECTION 472.027.

LEGEND

ESMH	ELECTRIC SERVICE	TSB	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	CO	CLEAN OUT
— SGN	SIGN	□	CONCRETE MONUMENT (CM)
TREE		■	PERMANENT REFERENCE MONUMENT (PRM)
FH	FIRE HYDRANT	△	PERMANENT CONTROL POINT (PCP)
WM	WATER METER	(R)	RADIAL LINE
GA	GUY ANCHOR	(NR)	NON-RADIAL LINE
UP	UTILITY POLE	WV	WATER VALVE
ID	IRON ROD/PRC WITH CAP (RK/PRC)		
○	IRON ROD/PIPE NO ID (R/P)	0.00	EXISTING ELEVATION
TB	TELEPHONE BOX	CTV	CABLE TELEVISION BOX

ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION
TOE	TOE OF SLOPE	FH	FIRE HYDRANT	L	ARC LENGTH	TWP	TOWNSHIP
CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE
SAN	SANITARY	GA	GUY ANCHOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	EL	ELEVATION
ES	ELECTRIC SERVICE	OPP	CONCRETE POWER POLE	USC & GS	UNITED STATES COAST AND GEODETIC SURVEY	(NR)	NON RADIAL
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE			(P)	PLAT
VCP	VITREOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE			(M)	MEASURED
INV	INVERT	CONC	CONCRETE				

—FO—	BURIED FIBER OPTIC CABLE	MES	MITERED END SECTION
— T —	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
— W —	BURIED WATER LINE	CMP	CORRUGATED METAL PIPE
— E —	BURIED ELECTRIC LINE	MH	MANHOLE
— G —	BURIED GAS LINE	MB	MAP BOOK
—TV—	BURIED TELEVISION LINE	BK	BOOK
—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
— • —	AERIAL UTILITY LINE	PG	PAGE
(R)	RADIAL	ID	IDENTIFICATION
(D)	DEED	(TYP)	TYPICAL
(DESC)	DESCRIPTION	MH	MANHOLE

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB 20 TOMOKA OAKS BOULEVARD ORMOND BEACH, FLORIDA 32174

FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC

SCALE: 1"=200' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 1 OF 13

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	–	–	–	–	–
BOUNDARY SURVEY	4-13-2021	21-0493	J PENFIELD	D HITCHCOCK	J ZAPERT
TOPOGRAPHIC SURVEY	4-13-2021	21-1257	K HELMICK	J MOLLER	J ZAPERT
FOUNDATION SURVEY	–	–	–	–	–
FINAL SURVEY	–	–	–	–	–
RECERTIFICATION SURVEY	–	–	–	–	–

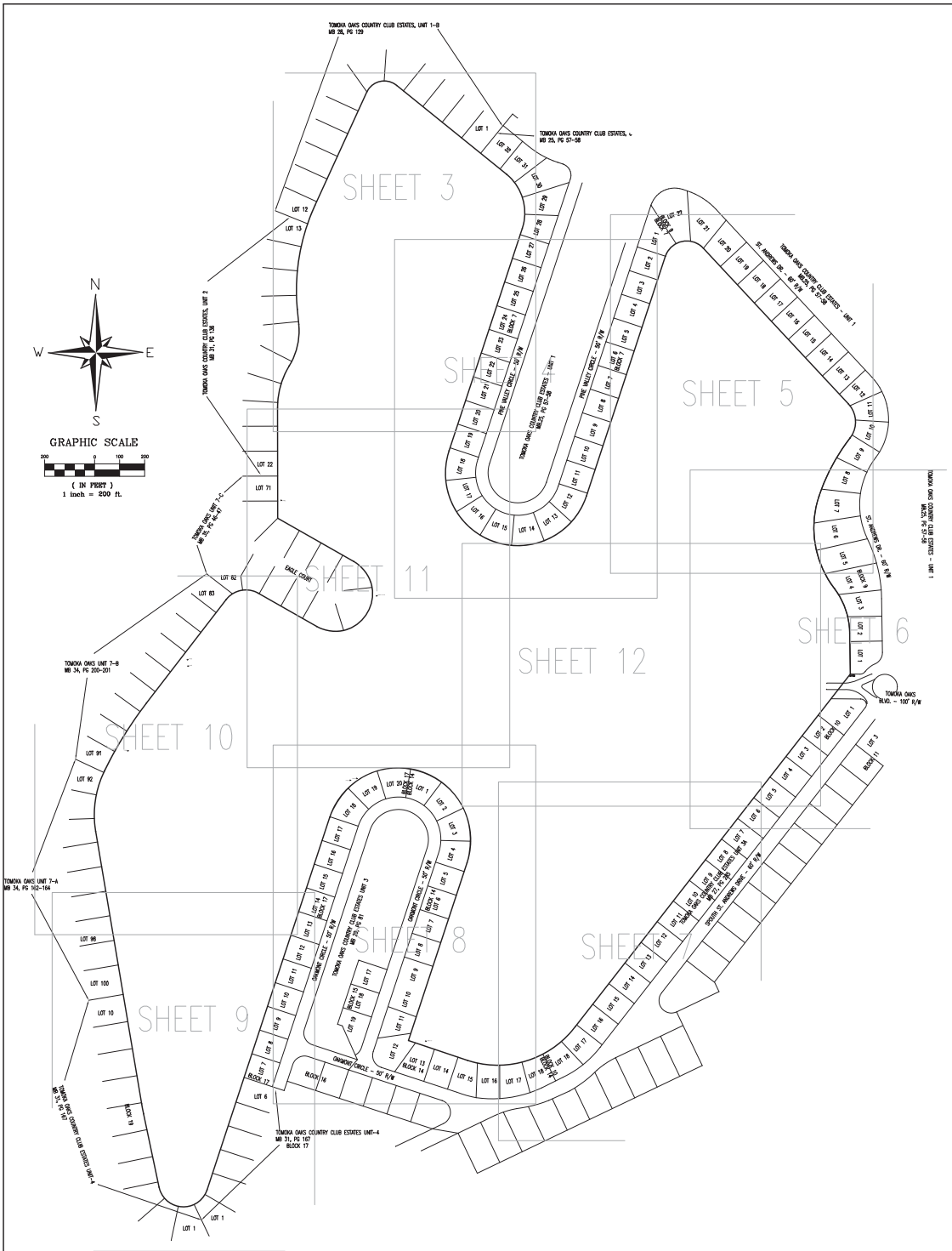
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PROFESSIONAL LAND SURVEYORS
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PORT ORANGE, FL. 32127
(386) 761-5385
LICENSED BUSINESS CERTIFICATION NUMBER 3019

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TO: EJTS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; TRIUMPH OAKS OF ORMOND BEACH 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 7, 7(B)(1), 7(B)(2), 8, 11(B), 14, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 13, 2021. DATE OF PLAT OR MAP: APRIL 15, 2021

J.E. ZAPERT P.L.S. NO. 4046 SEAL



LEGEND

⊟	ELECTRIC SERVICE	TSB	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	CO	CLEAN OUT
	SIGN		CONCRETE MONUMENT (CM)
	TREE		PERMANENT REFERENCE MONUMENT (PRM)
FH	FIRE HYDRANT		PERMANENT CONTROL POINT (PCP)
WM	WATER METER	(R)	RADIAL LINE
GA	GUY ANCHOR	(NR)	NON-RADIAL LINE
	UTILITY POLE	WV	WATER VALVE
	IRON ROD/PIPE WITH CAP (RIC/RPC)		EXISTING ELEVATION
	IRON ROD/PIPE NO ID (IR/IP)	TV	CABLE TELEVISION BOX
TB	TELEPHONE BOX		

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=200' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 2 OF 13

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE					
BOUNDARY SURVEY	4-13-2021	21-0493	J PENFIELD	D HITCHCOCK	J ZAPERT
TOPOGRAPHIC SURVEY	4-13-2021	21-1257	K HELMICK	J MOLLER	J ZAPERT
FOUNDATION SURVEY					
FINAL SURVEY					
RECERTIFICATION SURVEY					

ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FO—	BURIED FIBER OPTIC CABLE	MES	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	— T —	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
TOE	TOE OF SLOPE	FH	FIRE HYDRANT	L	ARC LENGTH	TWP	TOWNSHIP	— W —	BURIED WATER LINE	CMP	CORRUGATED METAL PIPE
CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE	— E —	BURIED ELECTRIC LINE	MH	MANHOLE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	— G —	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
SAN	SANITARY	GA	GUY ANCHOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
ES	ELECTRIC SERVICE	OPP	CONCRETE POWER POLE	USC & GS	UNITED STATES COAST AND GEODETIC SURVEY	(NR)	NON RADIAL	— • —	AERIAL UTILITY LINE	PG	PAGE
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE		CENTERLINE	(P)	PLAT	(R)	RADIAL	ID	IDENTIFICATION
VCP	VITREOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE			(M)	MEASURED	(D)	DEED	(TYP)	TYPICAL
INV	INVERT	CONC	CONCRETE					(DESC)	DESCRIPTION	MH	MANHOLE

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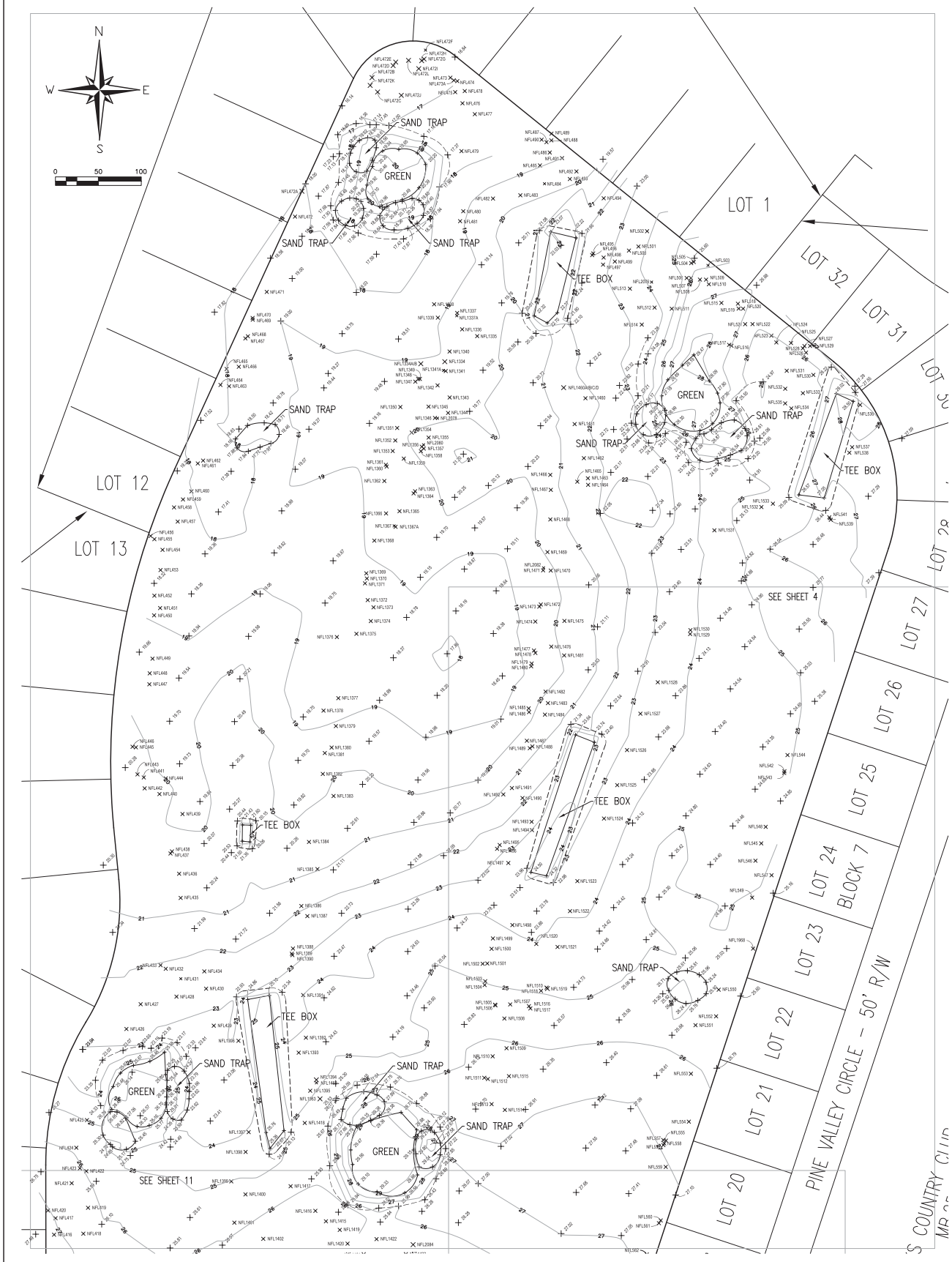
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J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1
FOR CERTIFICATIONS



LEGEND

⊠	ELECTRIC SERVICE	⊞	TRAFFIC SIGNAL BOX
(CMB)	MAIL BOX	⊙ CO	CLEAN OUT
—	SIGN	□	CONCRETE MONUMENT (CM)
	TREE	■	PERMANENT REFERENCE MONUMENT (PRM)
FH	FIRE HYDRANT	△	PERMANENT CONTROL POINT (PCP)
WM	WATER METER	(R)	RADIAL LINE
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UP	UTILITY POLE	WV	WATER VALVE
ID	IRON ROD/PIPE WITH CAP (RIC/RPC)		
○	IRON ROD/PIPE NO ID (IR/IP)	100 ×	EXISTING ELEVATION
TB	TELEPHONE BOX	TV	CABLE TELEVISION BOX

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=50' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 3 OF 13

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	–	–	–	–	–
BOUNDARY SURVEY	4-13-2021	21-0493	J PENFIELD	D HITCHCOCK	J ZAPERT
TOPOGRAPHIC SURVEY	4-13-2021	21-1257	K HELMICK	J MOLLER	J ZAPERT
FOUNDATION SURVEY	–	–	–	–	–
FINAL SURVEY	–	–	–	–	–
RECERTIFICATION SURVEY	–	–	–	–	–

ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FC—	BURIED FIBER OPTIC CABLE	MES	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	— T —	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
TOE	TOE OF SLOPE	FH	FIRE HYDRANT	L	ARC LENGTH	TWP	TOWNSHIP	— W —	BURIED WATER LINE	CMP	CORRUGATED METAL PIPE
CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE	— E —	BURIED ELECTRIC LINE	MH	MANHOLE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	— G —	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
SAN	SANITARY	GA	GUY ANCHOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
ES	ELECTRIC SERVICE	CPP	CONCRETE POWER POLE	USC & GS	UNITED STATES COAST AND GEODETIC SURVEY	(NR)	NON RADIAL	— • —	AERIAL UTILITY LINE	PG	PAGE
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE			(P)	PLAT	(R)	RADIAL	ID	IDENTIFICATION
VCP	VITREOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE			(M)	MEASURED	(S)	SIED	(TYP)	TYPICAL
INV	INVERT	CONC	CONCRETE	℄	CENTERLINE			(DESC)	DESCRIPTION	MH	MANHOLE

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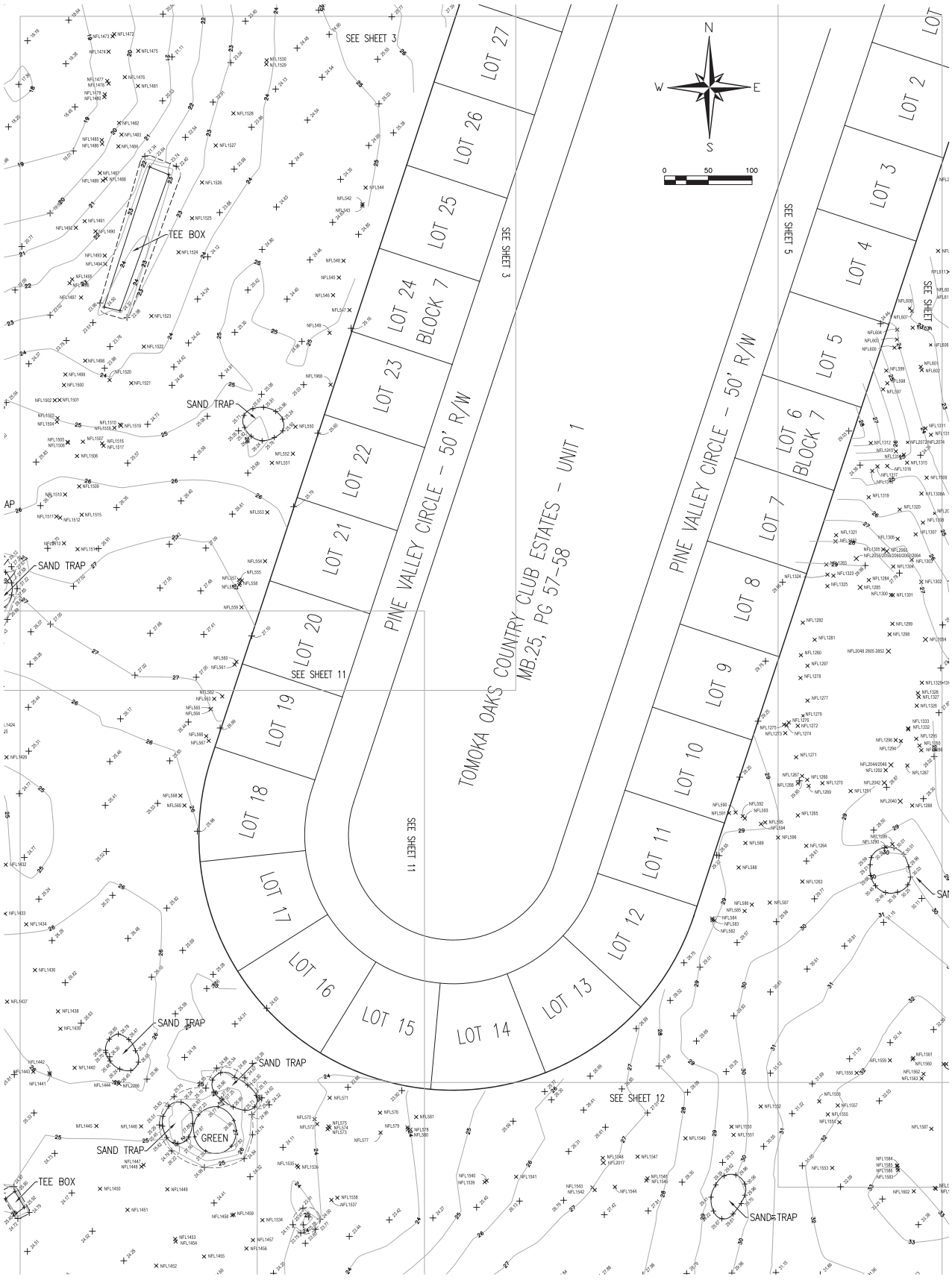
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J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1
FOR CERTIFICATIONS



LEGEND

⊠	ELECTRIC SERVICE	⊠	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	⊙ CO	CLEAN OUT
—	SIGN	□	CONCRETE MONUMENT (CM)
○	TREE	■	PERMANENT REFERENCE MONUMENT (PRM)
FH	FIRE HYDRANT	△	PERMANENT CONTROL POINT (PCP)
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UP	UTILITY POLE	WV	WATER VALVE
⊙	IRON ROD/PIPE WITH CAP (RIC/PIC)	×EG	EXISTING ELEVATION
○	IRON ROD/PIPE NO ID (R/P)	TV	CABLE TELEVISION BOX
TB	TELEPHONE BOX		

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=50' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 4 OF 13

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	–	–	–	–	–
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FOUNDATION SURVEY	–	–	–	–	–
FINAL SURVEY	–	–	–	–	–
RECERTIFICATION SURVEY	–	–	–	–	–

ABBREVIATIONS

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CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	— G —	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
SAN	SANITARY	GA	GUY ANCHOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
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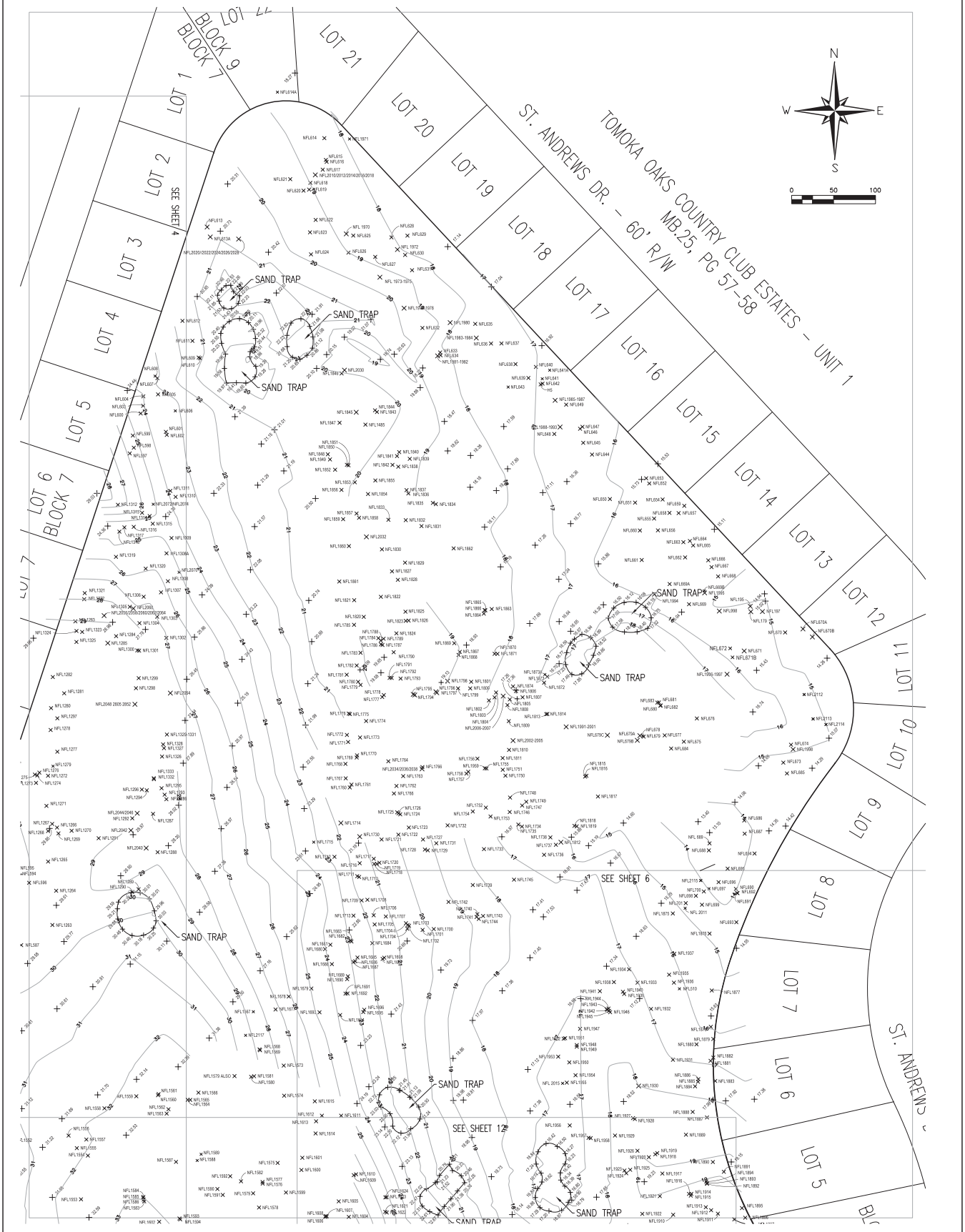
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J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1
FOR CERTIFICATIONS



LEGEND

⊠	ELECTRIC SERVICE	⊠	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	⊡ CO	CLEAN OUT
—	SIGN	□	CONCRETE MONUMENT (CM)
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ID	IRON ROD/PIPE WITH CAP (RIC/RP)		
○	IRON ROD/PIPE NO ID (R/P)	EX	EXISTING ELEVATION
TB	TELEPHONE BOX	TV	CABLE TELEVISION BOX

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=50' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 5 OF 13

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	–	–	–	–	–
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FINAL SURVEY	–	–	–	–	–
RECERTIFICATION SURVEY	–	–	–	–	–

ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FO—	BURIED FIBER OPTIC CABLE
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	— T —	BURIED TELEPHONE LINE
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CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	— G —	BURIED GAS LINE
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SAN	SANITARY	GA	GUY ANCHOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	EL	ELEVATION	—FM—	BURIED FORCE MAIN
ES	ELECTRIC SERVICE	CPP	CONCRETE POWER POLE	USC & GS	UNITED STATES COAST AND GEODETIC SURVEY	(NR)	NON RADIAL	— • —	AERIAL UTILITY LINE
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE		CENTERLINE	(P)	PLAT	(R)	RADIAL
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INV	INVERT	CONC	CONCRETE					(DESC)	DESCRIPTION

MES	MITERED END SECTION	CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE	MH	MANHOLE
		MB	MAP BOOK
		BK	BOOK
		OR	OFFICIAL RECORDS BOOK
		PG	PAGE
		ID	IDENTIFICATION
		(TYP)	TYPICAL
		MH	MANHOLE

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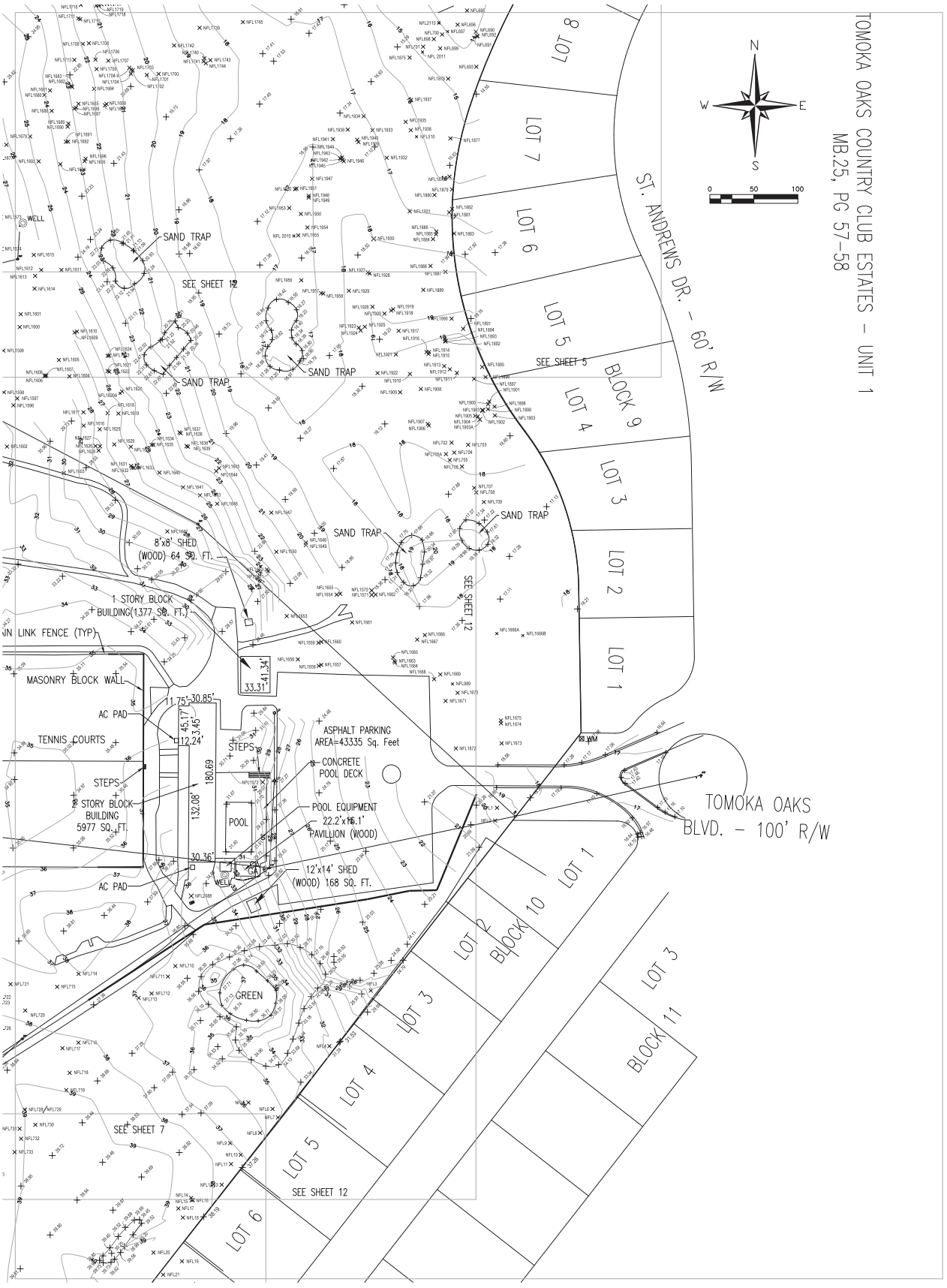
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LEGEND

ABBREVIATIONS

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INV	INVERT	CONC	CONCRETE					(DESC)	DESCRIPTION	MH	MANHOLE

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FOUNDATION SURVEY					
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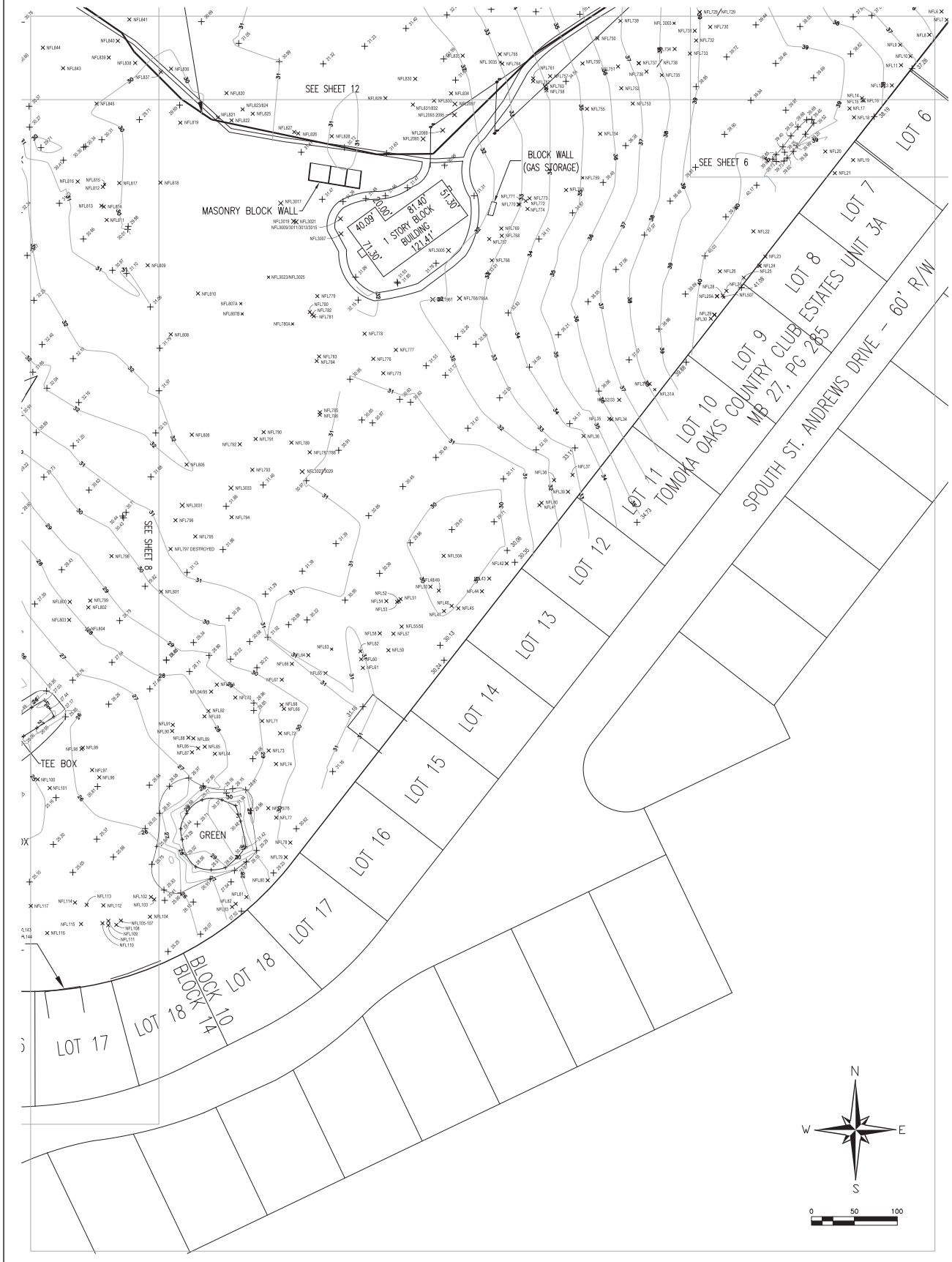
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LEGEND

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(CMB)	MAIL BOX	⊙ CO	CLEAN OUT
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○	TREE	■	PERMANENT REFERENCE MONUMENT (PRM)
FH	FIRE HYDRANT	△	PERMANENT CONTROL POINT (PCP)
WM	WATER METER	(R)	RADIAL LINE
GA	GUY ANCHOR	(NR)	NON-RADIAL LINE
UP	UTILITY POLE	WV	WATER VALVE
⊙	IRON ROD/PIPE WITH CAP (RK/PK)	⊙	EXISTING ELEVATION
○	IRON ROD/PIPE NO ID (RI/PI)	TV	CABLE TELEVISION BOX
TB	TELEPHONE BOX		

ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FC—	BURIED FIBER OPTIC CABLE	MCS	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	—T—	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
TOE	TOE OF SLOPE	FH	FIRE HYDRANT	L	ARC LENGTH	TWP	TOWNSHIP	—W—	BURIED WATER LINE	CMP	CORRUGATED METAL PIPE
CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE	—E—	BURIED ELECTRIC LINE	MH	MANHOLE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	—G—	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
SAN	SANITARY	GA	GUY ANCHOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
ES	ELECTRIC SERVICE	OPP	CONCRETE POWER POLE	USC & GS	UNITED STATES COAST AND GEODETIC SURVEY	(NR)	NON RADIAL	— • —	AERIAL UTILITY LINE	PG	PAGE
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE		CENTERLINE	(P)	PLAT	(R)	RADIAL	ID	IDENTIFICATION
VCP	VITREOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE	℄		(M)	MEASURED	(D)	DEED	(TYP)	TYPICAL
INV	INVERT	CONC	CONCRETE					(DESC)	DESCRIPTION	MH	MANHOLE

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=50' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 7 OF 13

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE					
BOUNDARY SURVEY	4-13-2021	21-0493	J PENFIELD	D HITCHCOCK	J ZAPERT
TOPOGRAPHIC SURVEY	4-13-2021	21-1257	K HELMICK	J MOLLER	J ZAPERT
FOUNDATION SURVEY					
FINAL SURVEY					
RECERTIFICATION SURVEY					

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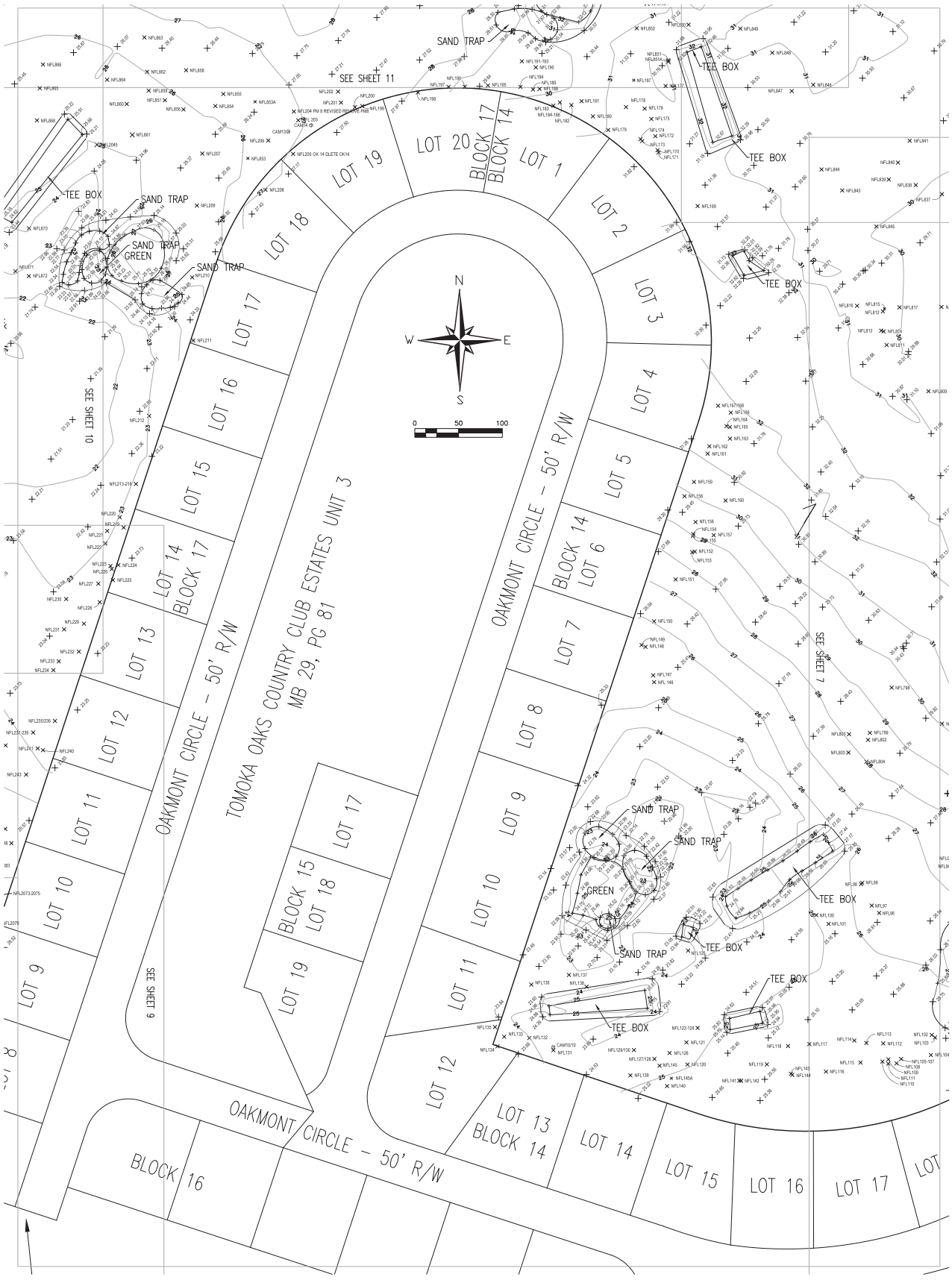
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TO: EJTS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; TRIUMPH OAKS OF ORMOND BEACH 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 7, 7(B)(1), 7(B)(2), 8, 11(B), 14, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 13, 2021. DATE OF PLAT OR MAP: APRIL 15, 2021

J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1 FOR CERTIFICATIONS



LEGEND

⊠	ELECTRIC SERVICE	⊞	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	⊡ CO	CLEAN OUT
— SIGN		▣	CONCRETE MONUMENT (CM)
○ TREE		■	PERMANENT REFERENCE MONUMENT (PRM)
FH	FIRE HYDRANT	△	PERMANENT CONTROL POINT (PCP)
WM	WATER METER	(R)	RADIAL LINE
GA	GUY ANCHOR	(NR)	NON-RADIAL LINE
UP	UTILITY POLE	WV	WATER VALVE
ID	IRON ROD/PIPE WITH CAP (RC/PC)	EX	EXISTING ELEVATION
○	IRON ROD/PIPE NO ID (R/P)	CATV	CABLE TELEVISION BOX
TB	TELEPHONE BOX		

ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FC—	BURIED FIBER OPTIC CABLE	MES	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	— T —	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
TOE	TOE OF SLOPE	FH	FIRE HYDRANT	L	ARC LENGTH	TWP	TOWNSHIP	— W —	BURIED WATER LINE	CMP	CORRUGATED METAL PIPE
CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE	— E —	BURIED ELECTRIC LINE	MH	MANHOLE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	— G —	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
SAN	SANITARY	GA	GUY ANCHOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
ES	ELECTRIC SERVICE	CPP	CONCRETE POWER POLE	USC & GS	UNITED STATES COAST AND GEODETIC SURVEY	(NR)	NON RADIAL	— • —	AERIAL UTILITY LINE	PG	PAGE
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE	℄	CENTERLINE	(P)	PLAT	(R)	RADIAL	ID	IDENTIFICATION
VCP	VITRIOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE			(M)	MEASURED	(D)	DEED	(TYP)	TYPICAL
INV	INVERT	CONC	CONCRETE					(DESC)	DESCRIPTION	MH	MANHOLE

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=50' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 8 OF 13

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	–	–	–	–	–
BOUNDARY SURVEY	4-13-2021	21-0493	J PENFIELD	D HITCHCOCK	J ZAPERT
TOPOGRAPHIC SURVEY	4-13-2021	21-1257	K HELMICK	J MOLLER	J ZAPERT
FOUNDATION SURVEY	–	–	–	–	–
FINAL SURVEY	–	–	–	–	–
RECERTIFICATION SURVEY	–	–	–	–	–

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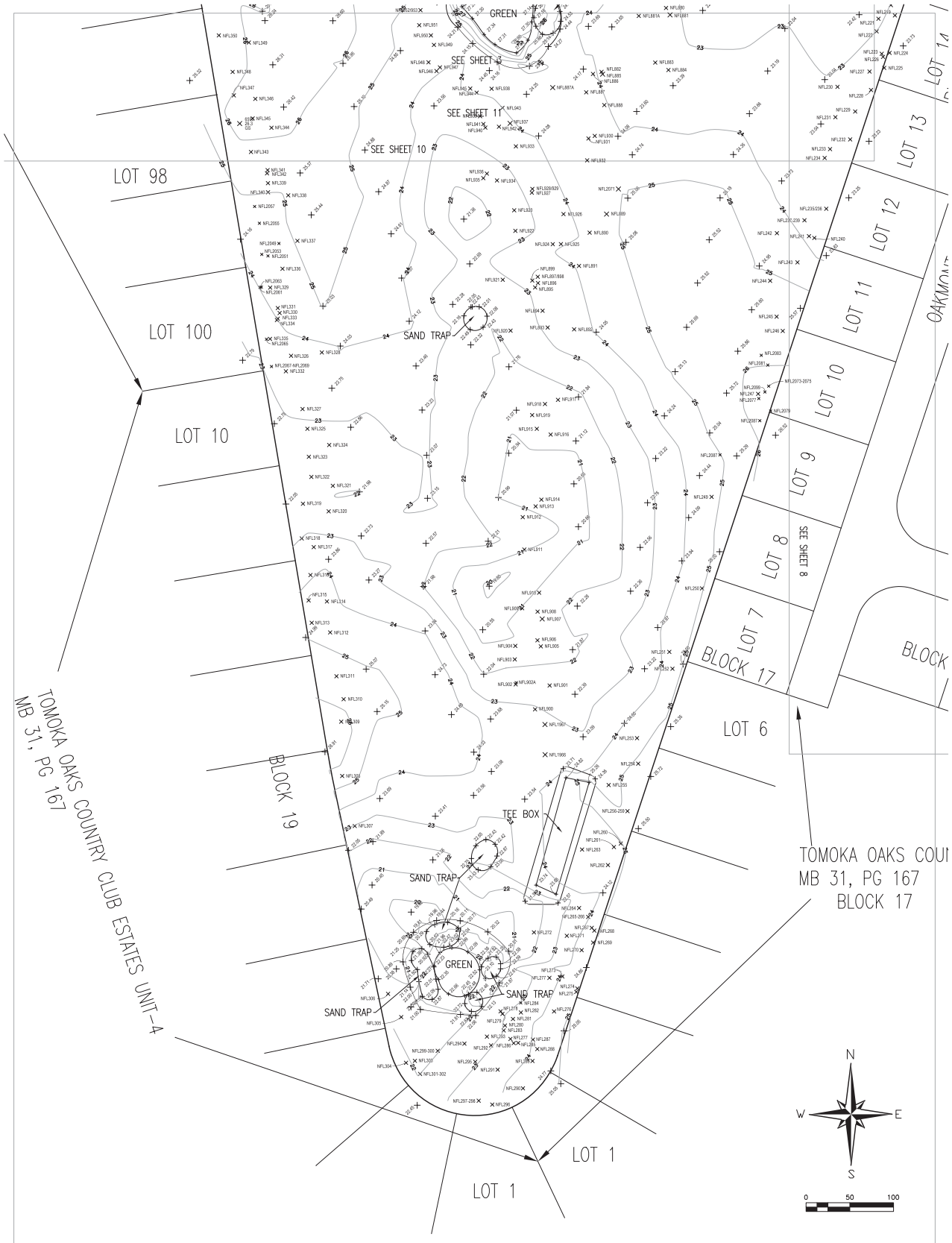
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J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1
FOR CERTIFICATIONS



LEGEND

ES	ELECTRIC SERVICE	TSB	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	CO	CLEAN OUT
	SIGN		CONCRETE MONUMENT (CM)
	TREE		PERMANENT REFERENCE MONUMENT (PRM)
FH	FIRE HYDRANT		PERMANENT CONTROL POINT (PCP)
WM	WATER METER	(R)	RADIAL LINE
GA	GUY ANCHOR	(NR)	NON-RADIAL LINE
UP	UTILITY POLE	WV	WATER VALVE
	IRON ROD/PIPE WITH CAP (RIC/PC)		
	IRON ROD/PIPE NO ID (IR/P)		EXISTING ELEVATION
TB	TELEPHONE BOX	TV	CABLE TELEVISION BOX

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=50' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 9 OF 13

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	:	–	–	–	–
BOUNDARY SURVEY	: 4-13-2021	– 21-0493	– J PENFIELD	– D HITCHCOCK	– J ZAPERT
TOPOGRAPHIC SURVEY	: 4-13-2021	– 21-1257	– K HELMICK	– J MOLLER	– J ZAPERT
FOUNDATION SURVEY	:	–	–	–	–
FINAL SURVEY	:	–	–	–	–
RECERTIFICATION SURVEY	:	–	–	–	–

ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FC—	BURIED FIBER OPTIC CABLE	MES	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	— T —	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
TOE	TOE OF SLOPE	FH	FIRE HYDRANT	L	ARC LENGTH	TWP	TOWNSHIP	— W —	BURIED WATER LINE	CMP	CORRUGATED METAL PIPE
CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE	— E —	BURIED ELECTRIC LINE	MH	MANHOLE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	— G —	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
SAN	SANITARY	GA	GUY ANCHOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
ES	ELECTRIC SERVICE	CPP	CONCRETE POWER POLE	USC & GS	UNITED STATES COAST AND GEODETIC SURVEY	(NR)	NON RADIAL	— • —	AERIAL UTILITY LINE	PG	PAGE
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE			(P)	PLAT	(R)	RADIAL	ID	IDENTIFICATION
VCP	VITREOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE			(M)	MEASURED	(D)	DEED	(TYP)	TYPICAL
INV	INVERT	CONC	CONCRETE					(DESC)	DESCRIPTION	MH	MANHOLE

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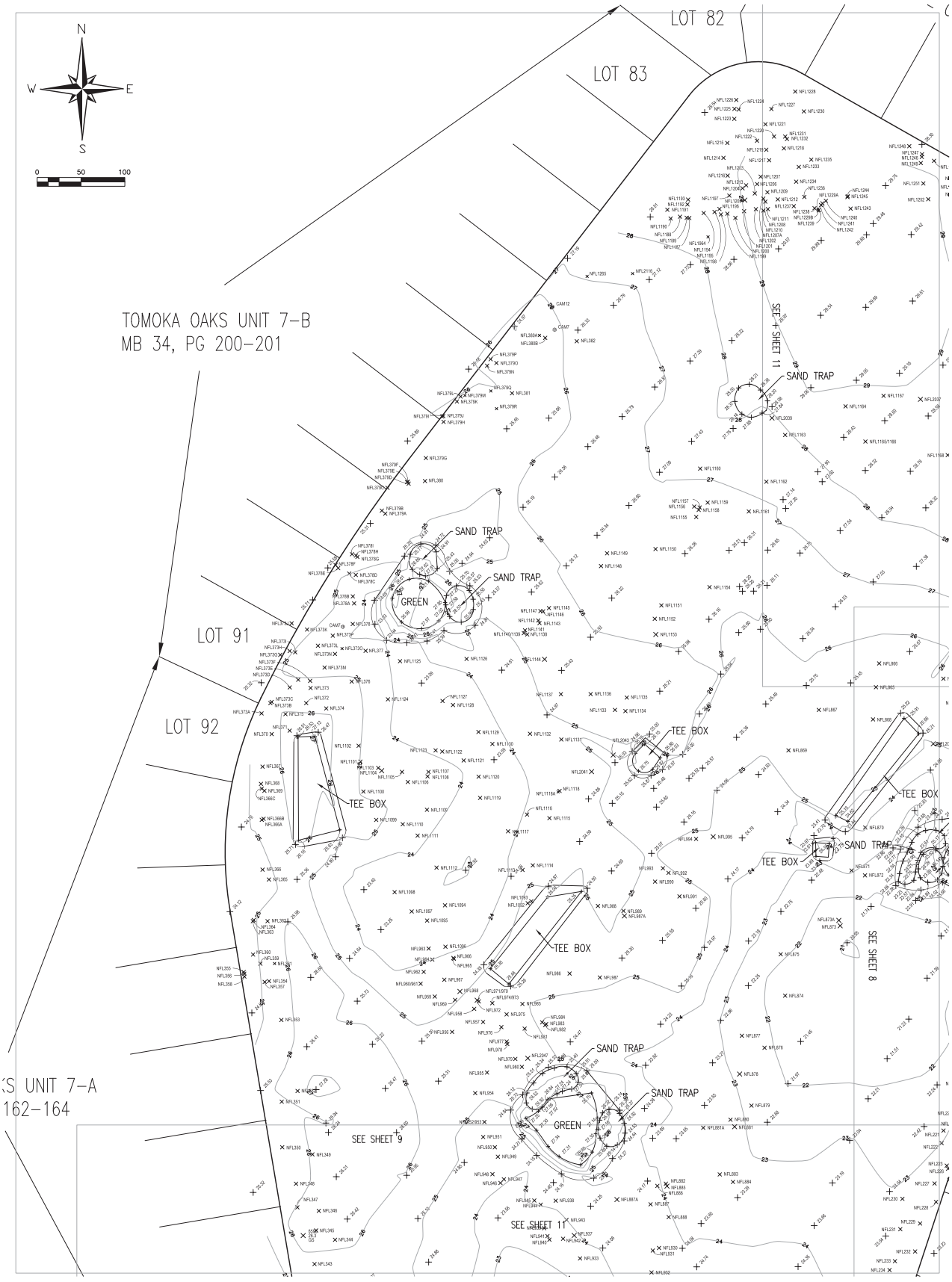
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J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1 FOR CERTIFICATIONS



LEGEND

ELECTRIC SERVICE		TRAFFIC SIGNAL BOX	
MAIL BOX		CLEAN OUT	
SIGN		CONCRETE MONUMENT (CM)	
TREE		PERMANENT REFERENCE MONUMENT (PRM)	
FIRE HYDRANT		PERMANENT CONTROL POINT (PCP)	
WATER METER		RADIAL LINE	
GUY ANCHOR		NON-RADIAL LINE	
UTILITY POLE		WATER VALVE	
IRON ROD/PIPE WITH CAP (RIC/RPC)		EXISTING ELEVATION	
IRON ROD/PIPE NO ID (IR/IP)		CABLE TELEVISION BOX	
TELEPHONE BOX			

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=50' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 10 OF 13

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	–	–	–	–	–
BOUNDARY SURVEY	4-13-2021	21-0493	J PENFIELD	D HITCHCOCK	J ZAPERT
TOPOGRAPHIC SURVEY	4-13-2021	21-1257	K HELMICK	J MOLLER	J ZAPERT
FOUNDATION SURVEY	–	–	–	–	–
FINAL SURVEY	–	–	–	–	–
RECERTIFICATION SURVEY	–	–	–	–	–

ABBREVIATIONS

CM CONCRETE MONUMENT	WV WATER VALVE	D CENTRAL ANGLE	INV INVERT	—FC— BURIED FIBER OPTIC CABLE	MES MITERED END SECTION
TOB TOP OF BANK	TSB TRAFFIC SIGNAL BOX	R RADIUS	SEC SECTION	— T — BURIED TELEPHONE LINE	RCP REINFORCED CONCRETE PIPE
TOE TOE OF SLOPE	FH FIRE HYDRANT	L ARC LENGTH	TWP TOWNSHIP	— W — BURIED WATER LINE	CMP CORRUGATED METAL PIPE
CLS CENTERLINE OF SWALE	WM WATER METER	CB CHORD BEARING	RGE RANGE	— E — BURIED ELECTRIC LINE	MH MANHOLE
CLD CENTERLINE OF DITCH	LP LIGHT POLE	CH CHORD DISTANCE	R/W RIGHT OF WAY	— G — BURIED GAS LINE	MB MAP BOOK
CO CLEANOUT	PP POWER POLE/UTILITY POLE	FP&L CO FLORIDA POWER & LIGHT COMPANY	CONC CONCRETE	—TV— BURIED TELEVISION LINE	BK BOOK
SAN SANITARY	GA GUY ANCHOR	NGVD NATIONAL GEODETIC VERTICAL DATUM	EL ELEVATION	—FM— BURIED FORCE MAIN	OR OFFICIAL RECORDS BOOK
ES ELECTRIC SERVICE	CPP CONCRETE POWER POLE	USC & GS UNITED STATES COAST AND GEODETIC SURVEY	(NR) NON RADIAL	— • — AERIAL UTILITY LINE	PG PAGE
RCP REINFORCED CONCRETE PIPE	WPP WOOD POWER POLE		(P) PLAT	(R) RADIAL	ID IDENTIFICATION
VCP VITRIOUS CLAY PIPE	PVC POLYVINYL CHLORIDE		(M) MEASURED	(D) DEED	(TYP) TYPICAL
INV INVERT	CONC CONCRETE	℄ CENTERLINE		(DESC) DESCRIPTION	MH MANHOLE

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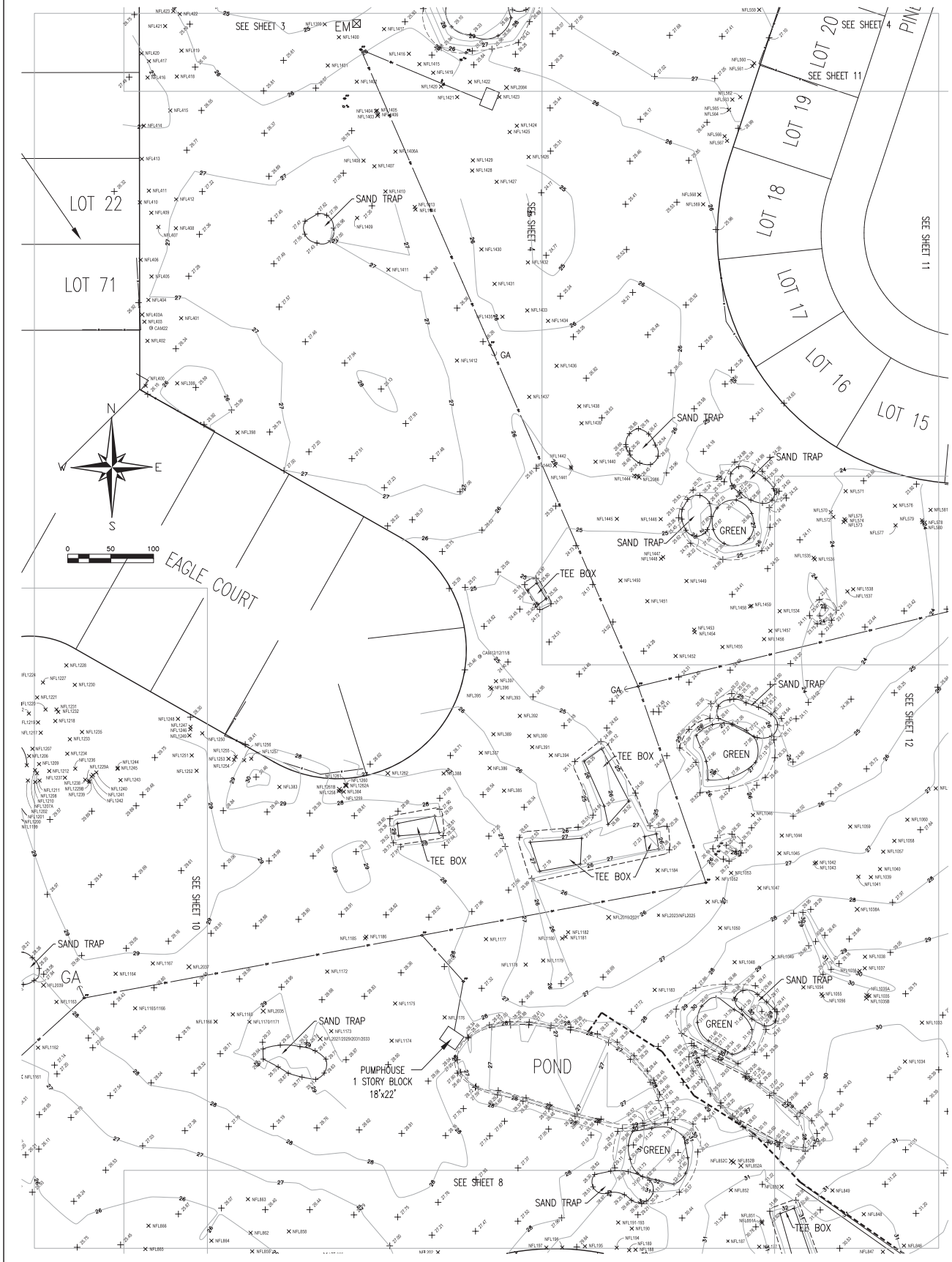
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J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1
FOR CERTIFICATIONS



LEGEND

ELEC	ELECTRIC SERVICE	TS	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	CO	CLEAN OUT
— SIGN		▣	CONCRETE MONUMENT (CM)
TREE		■	PERMANENT REFERENCE MONUMENT (PRM)
FH	FIRE HYDRANT	△	PERMANENT CONTROL POINT (PCP)
WM	WATER METER	(R)	RADIAL LINE
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IR	IRON ROD/PIPE WITH CAP (RIC/RPC)	○	EXISTING ELEVATION
○ IRD	IRON ROD/PIPE NO ID (R/P)	TV	CABLE TELEVISION BOX
TB	TELEPHONE BOX		

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
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SCALE: 1"=50' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 11 OF 13

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	:	–	–	–	–
BOUNDARY SURVEY	: 4-13-2021	– 21-0493	– J PENFIELD	– D HITCHCOCK	– J ZAPERT
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FOUNDATION SURVEY	:	–	–	–	–
FINAL SURVEY	:	–	–	–	–
RECERTIFICATION SURVEY	:	–	–	–	–

ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FC—	BURIED FIBER OPTIC CABLE	MES	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	— T —	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
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CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE	— E —	BURIED ELECTRIC LINE	MH	MANHOLE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	— G —	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
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VCP	VITRIOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE			(M)	MEASURED	(D)	DEED	(TYP)	TYPICAL
INV	INVERT	CONC	CONCRETE					(DESC)	DESCRIPTION	MH	MANHOLE

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CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE	—E—	BURIED ELECTRIC LINE	MH	MANHOLE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	—G—	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
SAN	SANITARY	GA	GUY ANCHOR			EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
ES	ELECTRIC SERVICE	OPP	CONCRETE POWER POLE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	(NR)	NON RADIAL	— · —	AERIAL UTILITY LINE	PG	PAGE
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VCP	VITREOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE			(M)	MEASURED	(D)	DEED	(TYP)	TYPICAL
INV	INVERT	CONC	CONCRETE	℄	CENTERLINE			(DESC)	DESCRIPTION	MH	MANHOLE

LEGEND

ES	ELECTRIC SERVICE	TSB	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	CO	CLEAN OUT
	SIGN		CONCRETE MONUMENT (CM)
	TREE		PERMANENT REFERENCE MONUMENT (PRM)
FH	FIRE HYDRANT	△	PERMANENT CONTROL POINT (PCP)
WM	WATER METER	(R)	RADIAL LINE
GA	GUY ANCHOR	(NR)	NON-RADIAL LINE
PP	UTILITY POLE	WV	WATER VALVE
	IRON ROD/PIPE WITH CAP (RR/PK)		
	IRON ROD/PIPE NO ID (R/P)	EV	EXISTING ELEVATION
ETB	TELEPHONE BOX	CTV	CABLE TELEVISION BOX

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

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

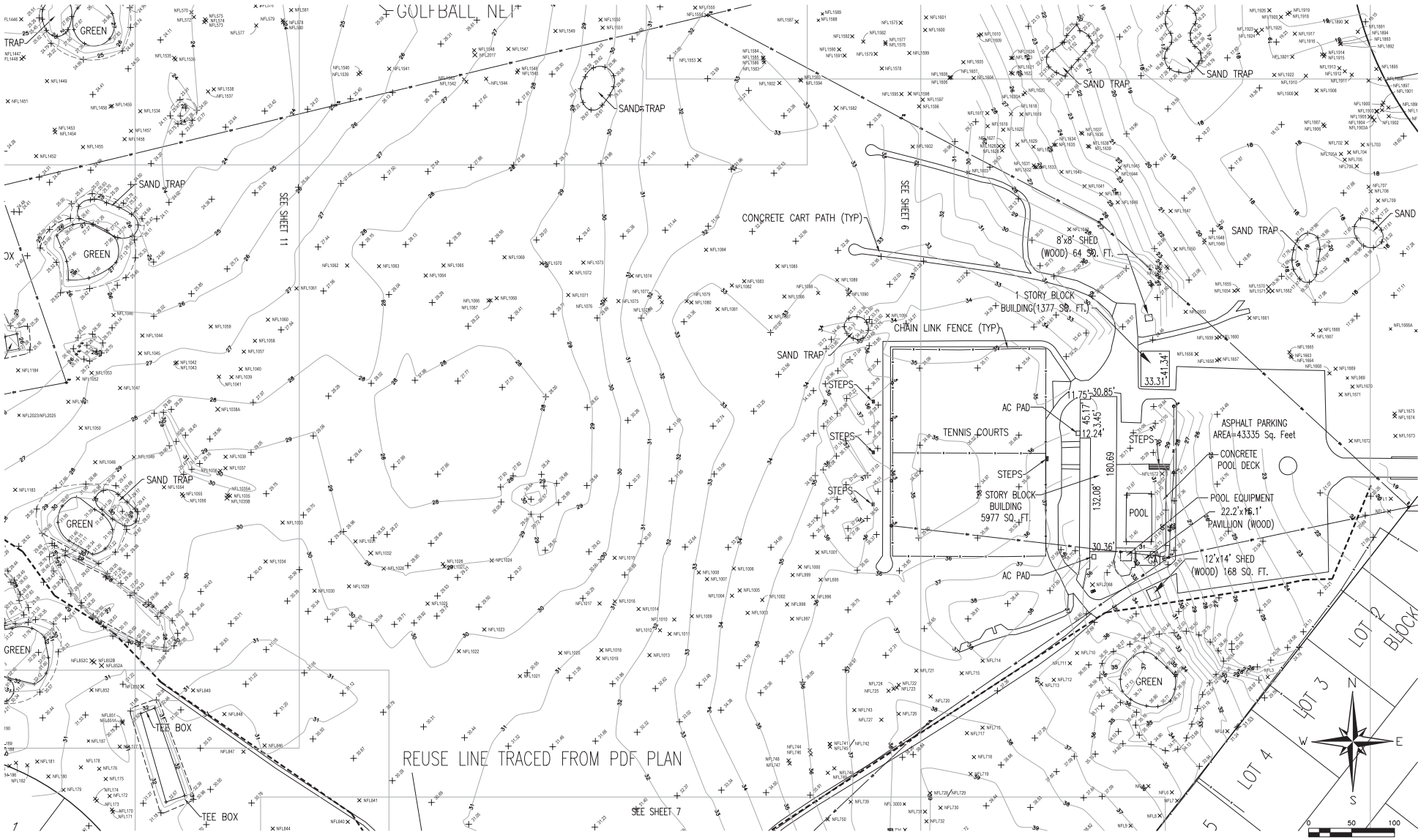
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TO: EJTS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; TRIUMPH OAKS OF ORMOND BEACH 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 7, 7(b)(1), 7(b)(2), 8, 11(b), 14, 15, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 13, 2021. DATE OF PLAT OR MAP: APRIL 15, 2021

J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1
FOR CERTIFICATIONS



SCALE: 1"=50'

SHEET 12 OF 13

ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FC—	BURIED FIBER OPTIC CABLE	WES	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	—T—	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
TOE	TOE OF SLOPE	FH	FIRE HYDRANT	L	ARC LENGTH	TWP	TOWNSHIP	—W—	BURIED WATER LINE	CMP	CORRUGATED METAL PIPE
CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE	—E—	BURIED ELECTRIC LINE	MH	MANHOLE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	—G—	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
SAN	SANITARY	GA	GUY ANCHOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
ES	ELECTRIC SERVICE	CPP	CONCRETE POWER POLE			(NR)	NON RADIAL	— · —	AERIAL UTILITY LINE	PG	PAGE
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE	USC & GS	UNITED STATES COAST AND GEODETIC SURVEY	(P)	PLAT	(R)	RADIAL	ID	IDENTIFICATION
VCP	VITREOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE			(M)	MEASURED	(D)	DEED	(TYP)	TYPICAL
INV	INVERT	CONC	CONCRETE	℄	CENTERLINE			(DESC)	DESCRIPTION	MH	MANHOLE

LEGEND

ES	ELECTRIC SERVICE	TSB	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	CO	CLEAN OUT
	SIGN		CONCRETE MONUMENT (CM)
	TREE		PERMANENT REFERENCE MONUMENT (PRM)
FH	FIRE HYDRANT		PERMANENT CONTROL POINT (PCP)
WM	WATER METER	(R)	RADIAL LINE
GA	GUY ANCHOR	(NR)	NON-RADIAL LINE
PP	UTILITY POLE	WV	WATER VALVE
	IRON ROD/PIPE WITH CAP (RR/PKS)		
	IRON ROD/PIPE NO ID (R/P)	EV	EXISTING ELEVATION
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J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1
FOR CERTIFICATIONS

ATTACHMENT 11

Planning Board Minutes

Section A: July 13, 2023

Section B: August 21, 2023

ATTACHMENT 11

Planning Board minutes

Section A

July 13, 2023

M I N U T E S

ORMOND BEACH PLANNING BOARD

Regular Meeting

July 13, 2023 6:00 PM

Calvary Christian Center
1687 West Granada Boulevard
Ormond Beach, FL 32174

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, SAID PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PERSONS WITH A DISABILITY, SUCH AS A VISION, HEARING OR SPEECH IMPAIRMENT, OR PERSONS NEEDING OTHER TYPES OF ASSISTANCE, AND WHO WISH TO ATTEND CITY COMMISSION MEETINGS OR ANY OTHER BOARD OR COMMITTEE MEETING MAY CONTACT THE CITY CLERK IN WRITING, OR MAY CALL 677-0311 FOR INFORMATION REGARDING AVAILABLE AIDS AND SERVICES.

I. ROLL CALL

Members Present	Staff Present
Angie Shull, Vice Chair	Claire Whitley, Assistant City Manager
G.G. Galloway	Steven Spraker, Planning Director
Al Jorczak	Becky Weedo, Senior Planner
Mike Scudiero	David Allen, Planning Civil Engineer
Barry du Moulin	Cara Culliver, Landscape Architect
Troy Railsback (Absent)	Robin Gawel, Senior Planner
Doug Thomas, Chair	Sarah Cushing, Senior Planner
	Marcella Miller, Recording Technician
	Randy Hayes, City Attorney

II. INVOCATION

Chairman Thomas led the invocation.

III. PLEDGE OF ALLEGIANCE

IV. NOTICE REGARDING ADJOURNMENT

NEW ITEMS WILL NOT BE HEARD BY THE PLANNING BOARD AFTER 9:00 PM UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT. ITEMS WHICH HAVE NOT BEEN HEARD BEFORE 9:00 PM MAY BE CONTINUED TO THE FOLLOWING THURSDAY OR TO THE NEXT REGULAR MEETING, AS DETERMINED BY AFFIRMATIVE VOTE OF THE MAJORITY OF THE BOARD MEMBERS PRESENT (PER PLANNING BOARD RULES OF PROCEDURE, SECTION 2.7).

Mr. Randy Hayes, City Attorney, explained the process for the public hearing. Attorney Hayes recommended that those individuals who sought to give testimony on the application be sworn in by the Board Secretary and to affirm if they took the Oath when they speak.

Attorney Hayes reviewed an outline of procedural and evidentiary matters regarding Quasi-Judicial proceedings regarding the roles of the City Attorney, Planning Board and explanation of a Quasi-Judicial hearing, competent substantial evidence, Burden of Proof, witness testimonies, and the decision making process of the Planning Board. He added that there are two stipulations that the Planning Board members must vote on to: (1) agree to stipulate that the professionals who will testify on behalf of the parties are qualified to do so, and (2) allow Tomoka Oaks HOA to participate in the proceeding as a "party-intervenor".

Attorney Hayes advised the Board that once moving into the public hearing they must vote on the two stipulations aforementioned.

Chairman Thomas stated that the Planning Board members are their neighbors and are volunteers. He continued that the Board tries to do what is best for them and the City of Ormond Beach, and have no special interest.

Chairman Thomas opened the Public Hearing.

V. PUBLIC HEARINGS

A. PRD 2022-043, Tomoka Reserve – Issuance of a Development Order

Chairman Thomas asked Ms. Miller, Recording Technician, to read the Oath. Ms. Miller read the Oath:

"Do you swear that the testimony you are about to give is the truth, the whole truth and nothing but the truth?"

Mr. Galloway motioned to approve of and accept the following stipulations: (1) the parties agree to stipulate that the professionals who will testify on behalf of the parties are qualified to do so; and (2) allow Tomoka Oaks HOA to participate in the proceeding as a "party-intervenor". Mr. Jorczak seconded it. Vote was called, and the motion was approved (6-0).

Mr. Steven Spraker, Planning Director, explained the application for the issuance of a development order for the Tomoka Reserve subdivision. The application seeks to allow the issuance of a development order for 276 single-family lots on approximately 147.94 acres under certain conditions and associated subdivision improvements. The subject property is currently zoned as Planned Residential Development (PRD), and is located at 20 Tomoka Oaks Boulevard.

Mr. Spraker stated that the property has an existing land use of "Low Density Residential" (LDR) which allows a density of up to 4.3 units per acre. He continued that the purpose of the land use is to protect and encourage the continued development of typical single-family residential areas and stabilize and protect the character of

such neighborhoods. Mr. Spraker added that institutional uses may be permitted in accordance with the maximum floor area ratio.

Mr. Spraker continued with the explanation of the existing zoning of Planned Residential Development (PRD). In 2006, there was a zoning map amendment that went from R-2, Single-Family Low Density to PRD, Planned Residential Development. A site specific development order was approved for 122 residential units and the reconfiguration of the golf course. Mr. Spraker stated that one of the conditions of approval was to provide the covenant and restrictions on the golf course because in 2006 it was determined that there was no covenant and restrictions. The development order expired. He explained the process for the issuance of a development order began with a neighborhood meeting, in which the property went through two, then Site Plan Review Committee (SPRC), Planning Board and City Commission. Mr. Spraker explained that the development order is a zoning document that provides the number of lots, landscape buffer, and recreational areas. If approved, the next step is the construction plans as preliminary plat, with detailed engineering, landscape buffers, and roadways, which also goes through the process with the SPRC, neighborhood meeting, back to the Planning Board and then on to the City Commission.

Mr. Spraker reviewed the Tomoka Reserve Site Plan. He continued that the project is approximately 148 acres, with 276 proposed units and a density of 1.87 units per acre. He stated that the project seeks to allow a gated vehicular access while allowing pedestrians to still access the project through sidewalks. Mr. Spraker stated that there is an emergency access easement noted on the plan. The project is not in a designated floodplain, and there are no wetlands on the property. He added that an environmental assessment was provided with the project. Mr. Spraker remarked that the site plan is preserving 34 acres and an additional 9 acres for recreation. A key issue expressed through the process is size of the lots, with the proposal of 80' lots in width, 60' lots in width, and 50' lots in width. He continued that there is a proposed 50' buffer around the perimeter of the site (3.3 miles). The project stormwater areas use berms around exiting vegetation which is a low impact development technique. He added that the historic trees on the property are being sought to be preserved and that they provided the required school concurrency and a Traffic Impact Analysis.

Mr. Spraker reviewed key issues included in the staff report, starting with issue 1, the development ability of the former golf course. Mr. Spraker stated the Planning Board packet included an analysis from Ms. Davis, including a letter from Mr. Brent Spain Esquire. Also included in the packet was an analysis from the City Attorney's office and from the applicant's law firm, Cobb Cole. Mr. Spraker explained the position of the city staff that there is no covenant and restrictions that would prevent the site from being used for residential purposes.

Mr. Spraker reviewed issue 2, the lot size compatibility. Mr. Spraker described the R-2 zoning district which was the original zoning on the property and the surrounding area. The R2 zoning district requires a 100'-wide lot width a 10,000 square-foot lot area size. He explained that part of the applicant's Planned Residential Development request is to provide additional buffers, recreation and open space in order to negotiate lot size. They are not increasing the overall density but reconfiguring it in order to provide additional natural preservation and additional buffer and recreation,

according to Mr. Spraker. Staff discussed its similarity to what happened with an area of west Ormond, where there were applications for subdivisions less than 80' in width. These applications were denied and the subdivisions were made to comply with the 80'-wide lots.

Mr. Spraker discussed issue 3, planting of the 50' natural buffer. The applicant is seeking to use the existing vegetation along the perimeter buffer and in the areas that do not have vegetation, they are seeking to do seven trees and 30 shrubs and grasses, per 100 linear feet, clustered in 20' spacing. The irrigation is proposed to be provided by a truck with a water tank and no permanent irrigation. Mr. Spraker continued that the position of the Site Plan Review Committee (SPRC) is that the type 6 buffer which requires seven trees, 70 shrubs and 70 ground covers per 100' linear feet with staggered planting, should be adopted by the Board as it has worked well in other applications. SPRC staff strongly objects to the use of non-permanent irrigation and believes that this will lead to future land use issues and the Homeowners' Association (HOA) would be tasked with doing the irrigation. Mr. Spraker stated the buffer should not be clustered in a 20-foot buffer depth but rather staggered over the 50-foot buffer area in order to allow for proper tree growth and spacing.

Mr. Spraker discussed issue 4, the setback plan. Mr. Spraker stated that the applicant proposed a setback plan and staff provided an analysis in the staff report. Mr. Spraker reviewed the setbacks proposed by the applicant and the recommendations of the SPRC. Staff does support the front porch setbacks, as they have been successful in Chelsea Place.

Mr. Spraker discussed issue 5, Sheet PD6 note on the lot separation. Mr. Spraker explained that the note allowed variation on the buffer width. Staff recommends that the note be amended to state that the 50' buffer abutting the Tomoka Oaks existing residential lots and areas called out as natural preservation shown on the site plan. The natural preservation area shall not be modified and shall always be vegetative areas (Option 24 in the staff report). Mr. Spraker stated the language within the development order becomes a contract and when they go to construction that is what needs to be presented in the preliminary plat.

Mr. Spraker discussed issue 6, the traffic. The applicant performed a detailed Traffic Impact Analysis (TIA). City staff had the TIA reviewed by the traffic consultants, Traffic Engineering Data Solutions (TEDS) employed by the city. After requests from citizens at the February neighborhood meeting, the applicant updated the TIA traffic counts to get current counts. The TIA concluded that 96 percent of the project trips used Tomoka Oaks Boulevard and 4 percent used Iroquois Trail for external access. He added that the traffic study found that a traffic signal is warranted at Tomoka Oaks Boulevard and Nova Road. Mr. Spraker stated that the TIA concluded that all local intersections operate at a Level of Service "A" or "B", where the adopted Level of Service is a "D". A proportionate fair share calculation was drafted, which is where state law allows them to contribute their fair share for whatever traffic impacts they have. Mr. Spraker referenced another traffic issue that is part of the SPRC review, the intersection of St. Andrews Drive and Tomoka Oaks Boulevard. The intersection is awkward and does not function well. Mr. Spraker stated staff believed that the applicant should bear some responsibility in the reconfiguration, perhaps through a joint partnership through the impact fee credits.

Mr. Spraker stated that comments were received from residents in that they desire sidewalks on both sides of Tomoka Oaks Boulevard, where the applicant only proposed a sidewalk on one side.

Mr. Spraker discussed issue 7, recreation areas. The development order seeks to provide all outdoor recreational areas with no indoor recreation provided. The project has proposed 9 acres of recreational areas, with final details to occur with the preliminary plat.

Mr. Spraker discussed issue 8, environmental analysis. Mr. Spraker states Ayden Environmental submitted site assessment reports and a Soils Management Plan to the Florida Department of Environmental Protection (FDEP), where all work will be managed by them with the oversight of the FDEP. The FDEP approved the site assessment reports and Soils Management Plan in a letter dated November 16, 2022. Mr. Spraker stated that there are no wetlands on the site and it is not in a designated floodplain, and added that any gopher tortoises onsite will be reviewed at the preliminary plat.

Mr. Spraker stated that the applicant has applied for a R-2 Zoning Map application, separate of the PRD, with the intent that if the PRD is not approved, it would be necessary to ensure that they have zoning. He reiterated that the R-2 zoning allows 100' wide lots with a 10,000 square-foot lot area minimum. The setbacks are 30' in the front yard, with the building coverage at 35 percent. Mr. Spraker stated Planned Developments have additional requirements on the natural preservation, requiring 20 percent whereas the Land Development Code (LDC) requires 15 percent. Mr. Spraker continued that the applicant is proposing a 50' buffer within the Planned Development, when only 6' is required under the R-2 zoning guidelines. Mr. Spraker detailed that the R-2 zoning district does not require a perimeter setback, where the Planned Development requires a 40' perimeter setback. The Planned Development site plan includes 9 acres of recreational area and there is no recreation requirement in R-2 zoning.

Mr. Spraker reviewed the correspondence received throughout the proposed project and advised that a city webpage is maintained that shows each project submittal site plan, in which the information and documents were also enclosed in the Planning Board packet. He explained that concerns received included the topics of lot sizes, lot compatibility, stormwater, buffer widths, impacts to the existing wildlife, and traffic. The correspondence received were included in the packet.

Mr. Spraker explained that when reviewing the PRD criteria, the Planning Board should take into consideration: (1) the application submittal, (2) staff report and SPRC comments, (3) written correspondence provided, (4) criteria of the LDC contained within the staff report, and (5) testimony provided at the Planning Board public hearing. He stated that staff recommends denial of the proposed site plan for the issuance of a development order. He continued that there are items that the applicant can do that would change the recommendation including larger lot sizes, adjusting the buffer in terms of the plantings and irrigation, revisions to the setback plan, participation in the diamond intersection with a diamond reconfiguration

requirement at the construction (preliminary plat) phase of the development, and sidewalk additions be on both sides of Tomoka Oaks Boulevard.

Mr. Spraker concluded with thanking Calvary Christian Center with allowing use of their facility for the public hearing, and reminded everyone that there were comment cards in the back for those wishing to speak on the item.

Board Discussion and Questions

Mr. Jorczak asked for clarification of the statement in the Board packet, specifying that denial of the application may lead to the movement of the R-2 Single-Family Low-Density Zoning Map Amendment to provide the property a zoning designation. Mr. Spraker replied that the property is required by state law to have a zoning. If unable to work through the Planned Residential Development (PRD) process, the property is required to have a zoning designation. Mr. Spraker states the applicant has submitted an application to amend to R-2 which allows single-family lots as an allowed use. Under the R-2 zoning, as long as the application meets the criteria in the LDC, there is nothing that the SPRC can do to deny the application. Mr. Spraker continued that they would be required to have 100' wide lots and 10,000 square feet lot sizes, and have to have stormwater and utilities, and 15 percent natural preservation.

Mr. Scudiero asked Mr. Spraker for clarification based on the 147 acres, what the number of single-family homes would be to fall under the second scenario. Mr. Spraker answered that a site plan is required to calculate the number. It has not been submitted to city staff.

Ms. Shull inquired about the 100' wide lots and if that would be throughout the entire proposed property under the R-2 zoning. Mr. Spraker confirmed yes, but commented that there are certain things that staff cannot require such as increased buffers and recreation. The entire basis of the application is the trade of the increased buffers and the natural area for smaller lots in size.

Chairman Thomas disclosed that he met with the attorney for the applicants, Mr. Rob Merrell, Esquire, Cobb Cole Attorneys at Law, at City Hall on July 12, 2023 to discuss the item.

Applicant's Presentation

Mr. Rob Merrell, Esquire, Cobb Cole Attorneys at Law, 2049 S. Ridgewood Avenue, Daytona Beach, and Representative of the developers, thanked the Planning Board and staff for their time. He reiterated the choices that are before the Board, adding the possibility of a custom choice option, if they so desire. He delivered a summary of the project and overview of the rezoning criteria in a PowerPoint presentation, including explanation of the experts testifying about the project and their qualifications.

Mr. Merrell stated that the applicants purchased the property approximately three years ago. Two neighborhood meetings were held as well as other smaller meetings with the HOA and others. He concluded that several revisions have been made to the plan in which Mr. Dwight Durant, Zev Cohen & Associates, will detail.

Mr. Dwight Durant, Zev Cohen & Associates, 300 Interchange Boulevard, stated that the overall plan is for 276 units on 147 acres, where the holding capacity density analysis allows 800 units. He reviewed the site plan and open space plan and explained the benefits of the design, including the water distribution system, versus the golf course fertilizer effects. Mr. Durant continued with details on emergency access. He added that the minimum size lot, surrounding the perimeter of the site is 80' wide by 120' long, which allows additional space between the homes. He continued with information on the lot range widths from 50' to 80', the maintenance plan for the 50' buffer, and the proposed density of 1.87 units per acre. Mr. Durant explained that the open space plan exceeds the LDC standards on preservation areas and that 53 percent of the site is dedicated to landscape buffers, open space, stormwater management systems, and recreation areas. Mr. Durant added that he took the Oath.

Mr. Merrell continued with his presentation and added that he did not take the Oath. He explained the architectural standards of the proposed project, commenting that the neighbors want quality and diversity, similar to what Tomoka Oaks currently has, and that is what is being proposed with the variety of architectural plans.

Mr. Jake Stehr, Zev Cohen & Associates, 300 Interchange Boulevard, began with advising the Board that he took the Oath. He stated that the proposed property 50' landscape buffer is approximately three miles in length. In reference to the buffers, he described the proposed landscape and irrigation plan and remarked that the project requires a six (6') foot landscape buffer which requires two shade trees, 20 shrubs and 20 ground cover per 100 linear feet, and the applicants are proposing seven (7) trees, 30 shrubs and 30 ground cover per 100 linear feet.

Mr. Donald Spence, President and Owner, Native Florida Landscapes, LLC, stated that he is also a Board Certified Master Arborist and Ph.D. of Plant Pathology, University of Florida. Dr. Spence explained that he assisted with performing the tree survey and with the proposed buffer layout design, keeping it as similar to the existing buffer as possible. The layout is designed for a native, drought-tolerant species, that will not need irrigation after establishment.

Mr. Durant reviewed the criteria met in the LDC standards and the compliance of them.

Mr. Mark Karet, Director of Planning and Landscape Architecture, Zev Cohen & Associates, 300 Interchange Boulevard, stated that he took the Oath. He added that he has 35 years of experience in both the public and private sectors, has his Master's Degree in Urban and Regional Planning from the University of Florida, and is also a member of the American Institute of Certified Planners (AICP). Mr. Karet spoke on the project's conformance with the LDC standards and consistency with the Comprehensive Plan. He commented that LDC, Section 2-35(b), deals with more intense uses, such as townhomes and apartment districts, versus what is being presented in the application. He referenced the concern of 'crowding' and noted that the density is less than one half of what is permitted under the Future Land Use designation. The open space and buffers create slight crowding, although more than 50 percent of the site is open space. Mr. Karet added that the property falls in the "Low Density Residential" Future Land Use designation and the proposal aligns with

the land use and LDC, and the application aligns with the goals, policies of the city, supports infill development, and adheres to the intended use of the property.

Mr. Durant explained that the last criteria is on trees and that Mr. Bill Ray, AICP, and Mr. Jeff Flairty, P.E., Environmental and Planning Consultant and Presidents, Ray and Associates, are in attendance for any questions. He concluded that there are no wetlands onsite, and that an Environmental Analysis was performed.

Mr. Michael Hotaling, MAI, Managing Partner, Moody Williams Appraisal Group, 1300 Riverplace Boulevard, Suite 640, Jacksonville, stated that he took the Oath. He continued that he was asked to analyze the home sales as to whether the golf course lots sold for more than the non-golf course lots. Mr. Hotaling advised that he looked through two sets of data from 2021 to current and 2016-2018, and found the only substantial price difference was in the size of the homes. Golf course fronting lots tend to have larger homes, according to Mr. Hotaling, and he found that the gross sales price tends to be higher, but the price per square foot turns out to be lower. He advised that he also analyzed the potential impact of the Planned Development on the existing homes and explained that there has been a paradigm shift in how subdivisions are developed in regulation and the local demand. Smaller lots are being sought after, with smaller yards to mow. The same size house is wanted but with less yard to maintain. More compact neighborhoods with walkability, underground utilities and community amenities are desired. Mr. Hotaling continued that essentially with golf courses, there is a stigma associated, and people pay less for the homes on the golf course because the golf course is closed.

Mr. Sans Lassiter, P.E., President, LTG Engineering and Planning, 1450 West Granada Boulevard, stated that he took the Oath. He stated that he has his Master's Degree in Transportation of Engineering from the University of Florida, and has 45 years of experience. Mr. Lassiter delivered explanation of the traffic analysis, including the warrant for a traffic signal at Tomoka Oaks Boulevard and Nova Road. The development will be going through the proportionate fair share process, with the stacking information and traffic access improvements presented.

Mr. Merrell continued with describing the 9th criteria regarding material and architectural features and standards, which is part of the negotiating process as part of the custom zoning, Planned Residential Development (PRD). He explained the difference from 'by the book' straight zoning. Mr. Merrell commented that the final, 10th criteria is happening now with the expert-testimonies.

Tomoka Oaks HOA Presentation

Mr. Dennis Bayer, Esquire, 109 6th Street, Flagler Beach, legal counsel of the Tomoka Oaks HOA, introduced himself with 35 years of experience in land use and zoning and resides in Ormond-by-the-Sea. He added that he has worked on golf course conversion cases. He stated that buffers, location of lot sizes, and compatibility with lot sizes requires flexibility. Mr. Bayer stated that he has met with the developers, consultants, and staff, and expressed his concerns with size of the significantly smaller lots, traffic and infrastructure. He commented that the HOA supports staff's recommendation.

Mr. Thomas Harowski, Certified Planner and Tomoka Oaks resident, 97 N. St. Andrews Drive, stated that he did take the Oath, and has a Master's Degree in City and Regional Planning, and is a member of the American Institute of Certified Planners (AICP), with 50 years' experience in the field. Mr. Harowski continued that he submitted an analysis of the proposed plan and spoke on compatibility between the proposed project and the neighborhood, traffic concerns, and residential design standards. He suggested the proposed project would be the first thing that people see when they go into the community and will be a defining element to the extent that the new homes will give a different impression of the neighborhood which will change Tomoka Oaks and the existing community. He reiterated the plan for bigger houses on smaller lots. The new houses will be more massive in appearance than the most exceptional in size in Tomoka Oaks now. Mr. Harowski expressed his concerns with the design of the proposed houses on the 50'-wide lot homes with the garages all protruding forward. He added that when going down the entrance street, you will see a continuous row of garages on both sides. He continued with 50'-wide lots on the project, they should be consistent. He explained that he has prepared quality alternative designs. Mr. Harowski noted that diversified design is the final element in the characteristic of Tomoka Oaks, and currently they have wood, brick, stucco and stone and the proposed neighborhood presents a more monolithic look, inconsistent with the current neighborhood. He commented on the design of the homes being repeated throughout the proposed development with 16 models throughout. Mr. Harowski referenced the traffic study and expressed his concern as well with the traffic that would come with the project, and stated that all agree a traffic signal is needed at Nova Road and Tomoka Oaks Boulevard, with an excess of 2,700 additional trips per day. He suggested that the applicant should be required to modify the study to reflect the upcoming changes to Nova Road proposed by the Florida Department of Transportation and an updated diamond intersection with an adequate turning radius. Mr. Harowski concluded with his concern about the sidewalks, with one sidewalk being proposed on only one side, commenting that there should be sidewalks for safety on both sides.

Mr. Spraker provided a reminder that anyone interested in speaking to the Planning Board would need to complete a comment card.

Chairman Thomas opened the public comments.

VI. PUBLIC COMMENTS

Each speaker is allowed three (3) minutes to address the Planning Board.

Audience Comments

Ms. Carolyn Davis, 46 Oakmont Circle, introduced herself as a resident of Tomoka Oaks and confirmed that she took the Oath. She commented that her name may be familiar from the staff report. She advised that she writes the Tomoka Oaks Times newsletter. Ms. Davis hired Attorney Brent Spain, Theriaque & Spain Law Firm, who submitted a letter of opinion citing case law, that a golf course property cannot be developed into residential homes. Ms Davis explained Mr. Spain's legal authority in that he received his J.D. from Florida State University (FSU), where he ranked #7 in his class of 214. She continued that his relevant areas of practice include land use and zoning law, land use litigation, and appellate advocacy. Ms. Davis clarified that her

prevention efforts are independent of the volunteer HOA mitigation efforts and expressed that she respects their efforts. She thanked *Jim, Dennis and Tom* for their presentations. Ms. Davis explained that she felt compelled to take a different path, based upon historical and legal records that would prevent development. She added that she noticed that the developers included their resumes and pictures, of ten professionals to lend credibility to their flawed application. She stated that it is important to let the Planning Board know that she has her own list of credible, seasoned professionals, a number higher than ten, it is the homeowners of Tomoka Oaks and the surrounding neighborhoods that purchased homes believing the golf course would always remain a green area within our neighborhood. She asked the homeowners to raise their hands until her speech was over. She stated that she wanted the Board to see the faces of her credible professionals. Ms. Davis advised that she will provide the City Commission hundreds of resumes and signed and return post cards of public opposition. She stated that Tomoka Oaks residents went to her house today as she was writing this speech to personally deliver their post cards. A realtor, Kathy, asked Ms. Davis to tell the Board that even she does not want the proposed project. Ms. Davis concluded that she agrees with the decision of the city staff and Mr. Spain that the Planning Board should recommend denial. Mr. Spain's opinion will continue to have significant relevance for the denying the R-2 application as well.

Ms. Stephanie A. Cox, 1526 Agatha Drive, Deltona, stated that she did not take the Oath but solemnly swears. She continued that she is a resident of Volusia County and is a licensed real estate broker for over 33 years. She explained that she plans to move to Ormond Beach to be closer to her 4-registered voting children. Ms. Cox expressed that she is tired of the growth, traffic, problems with the schools and infrastructure in the city, as well as the traffic that will come if this development is approved.

Mr. Len Gaspary, 7 Oakmont Circle, stated that he lives on the Tomoka Oaks golf course. He elaborated on his career as a home builder in Volusia County, including homes in Tomoka Oaks. He built four houses on the golf course, as well as four to five houses off of the golf course in Tomoka Oaks. Mr. Gaspary commented that when he was new to the neighborhood, the golf course lots were substantially more expensive then off of the golf course lots, and he chose to live at his home based on the fact that it was on the golf course. He added that 36 years ago, he paid a premium for the lot. Mr. Gaspary continued that at one time you had to get your home plans approved by an architectural review board and had to be administered by the people who developed the Trails subdivision to ensure it would fit in with the community. Mr. Gaspary expressed his feelings about if the golf course is closed, it will impact the value of the homes and lots. He feels that there must be a way to mitigate the loss and value of his house, as it changes the complete character of the community by adding 276 lots, which will add almost 800 people when all is said and done. He confirmed that he took the Oath.

Mr. Jeff Boyle, 614 N. Halifax Drive, stated that he is duly sworn and commented on the proposal having consistency issues. Comprehensive Land Use Planning, Goal 2, says that the development must be compatible with nearby homes, lot sizes and density. Policy 1.1.3. - prohibits altering the neighborhood character by squeezing a new subdivision inside an existing subdivision. Policy 2.1.1. - this project allows unsafe traffic flow, with more than 2,700 daily trips. Policy 2.4.6 - protects the environment from excessive tree removals, too much impervious surface and

stormwater that overflows into the Tomoka River. Policy 1.6.4. - states, preserve natural open space in urban areas, do not eliminate 148 acres of that open space. He continued, in the Land Development Code, Section 1-15, prohibits depreciation of adjacent property values and undue crowding. Section 2-35, requires a PRD to provide an indoor recreation amenity that is missing and substantial community benefits that justify code waivers and exemptions sought by the applicant. Mr. Boyle added that legal questions cloud this golf course conversion, early Tomoka Oaks documents promised a golf course "in perpetuity".

Mr. Boyle stated on October 3, 2006, the City Commission granted a 122-unit Tomoka development order with the condition to preserve the golf course. Everyone was unanimous on the decision, including the City Commission, including the current Mayor and two preceding Mayors, the Planning Board, the Planning Director, city staff, and the applicant's attorney all recognized that it implied unwritten golf course protection existed. He continued that in 2014, the United States Court of Appeals, 11th judicial circuit, upheld unwritten implied golf course protections. It does not have to be in writing. Mr. Boyle advised Chairman Thomas, in case law precedent and in city land use codes, we believe that the Board has solid legal grounds to deny this proposed rezoning.

Ms. Denise White, 9 Fox Run Trail, advised that she lives in the Trails subdivision and thanked the Board for their time and efforts and listening to the residents. She expressed her concern with the development is health and safety of everybody. She understands developers rights and knows why they purchased the land, but explained that thousands are impacted by the development by 450' single-road for residents to get in and out of the neighborhood, and takes issues with the traffic analysis stating that only four percent of residents will be going through the Trails. Ms. White stated that the Trails has small two-lane narrow roads that are laden with medians and that she walks the wider roads on Tomoka Oaks Boulevard. She continued that last year the question was raised by Trails residents about overflow traffic. She commented that it will affect all of them. She asked when looking at the map, at the 450' road, how it is reasonable to expect that it is not affecting everybody's lives and health and safety.

Ms. Ashley Dufrene, 118 N. St. Andrews Drive, stated that in Section 1-15, Article II, Administration Enforcement of the Ormond Beach Land Development Code, it is the Planning Board and City Commissioners' duty to ensure that the proposed use will not substantially or permanently depreciate the values of the surrounding property; create a nuisance; or deprive the adjoining properties of adequate light and air; create excessive noise, odor, glare, or visual impacts on the neighborhood on the adjoining properties. Ms. Dufrene advised the Board that the current plan in front of them does everything that a proposed use should not. She said that her and her husband purchased their home in 2015 with the vision of raising their family there as generations did before them. They were looking for peace and tranquility being that they lived in major cities (Orlando, Miami, Atlanta and Washington D.C.) prior to settling in Ormond Beach. Ms. Dufrene continued that they were done with big-city-living and fell in love with Tomoka Oaks as they drove down the road and complete strangers would wave 'hello'. She explained that she felt that they were 'home'. She described that as they walked into the open house they were greeted with windows aligning the back of the home to see what they imagined 'old Florida' looked like with beautiful live oak trees lining what was the second fairway of the Tomoka Oaks

Golf Course. It was beauty that they had not seen in so many years living in congested neighborhoods and concrete jungles for all of their lives. They chose to buy the house even at the top of their price-range. Ms. Dufrene stated that they looked at a house on Rio Pinar that was $50,000 less but knew that the Tomoka Oaks home's view of the golf course was worth the extra expense. She added that eight years later, what was once their peace and tranquility as they are expecting their first child, will be destroyed by a wall of homes lining the back of their house, fifty feet from the edge of their pool. She elaborated that the new homes will block their sunrise-view and be replaced with concrete walls that are everywhere you turn nowadays. The wall of homes will not be finalized for years to come, and for the next 5+ years there will be a construction zone surrounding the beautiful land including their sleeping baby. She commented that hammering, pounding, and dust will circulate as they try to enjoy their haven of peace and privacy. Ms. Dufrene concluded that the proposed use must "not create a nuisance; or deprive adjoining properties of adequate light and air; create excess noise, odor, glare, or visual impacts on the neighborhood and adjoining properties." She closed in saying that she hopes that she illustrated that the plan will do everything that it should not. Ms. Dufrene confirmed that she took the oath.

Ms. Michelle C. Zirkelbach, 328 River Bluff Drive, expressed that she cares deeply and passionately about the home as her and her husband built the home and raised their children there. She added that she cares about her neighbors and neighborhood and cares about the City of Ormond Beach. She continued that the proposed development affects everybody as every resident travels on one of the major thoroughfares in the city. Ms. Zirkelbach stated that Ormond has grown extensively since she moved here in 1989 and she realized that a guiding force in the development is the Comprehensive Plan. She continued that the Comprehensive Plan establishes a community's policies and priorities regarding future development while aiming to preserve the environmental features and community character. She remarked that community character is something that Tomoka Oaks has in spades. The compatibility with existing character is something the developer wants the residents to believe is true. She continued that combability is just a buzzword to her at this point. Ms. Zirkelbach stated that the neighborhood is full of individual architectural design an abundance of majestic trees and established homes. She continued expressing her confusion with the applicants' claims that the proposed 50' wide, 60' wide and the 80' wide lots were compatible with the existing 100'+ lots they currently enjoy throughout Tomoka Oaks. Ms. Zirkelbach stated that her and the other residents are confused about the traffic studies. She apprised the Board that she was a former math teacher and is aware that people can make numbers say whatever they want them to, resulting in all Ormond Beach residents suffering the consequences of the traffic. Ms. Zirkelbach commented that she has been reading and studying a lot about the matter at hand and is reminded of when she studied contracts when getting her real estate license in 2004. She remarked that she never had a buyer ask her to find them a house on a 50', 60' or 80'-wide lot. She continued that they are being faced with the developers maximizing profits per acre. Ms. Zirkelbach concluded that all of the residents that raised their hands signed a contract to buy a home in a golf course community or on a golf course. She expressed lack of care about the expert that said that the home values will go up, if her quality of life goes down.

Ms. Ellen L. Cook, 1 Tomoka Oaks Boulevard, Escondido Condominiums, expressed her concern with the traffic, with her condominium building facing Nova Road. She

stated that the only thing that will not prevent anything is if the proposed development will not be built. She elaborated on the traffic that is seen stacked up and said that it is due to the railroad. She said that it does not matter how many cars are coming or going, that everyone has to stop at the railroad track. Ms. Cook remarked that putting up another traffic signal on Tomoka Oaks Boulevard is not going to matter if the railroad is closed and nobody can pass and turn left onto Nova Road or from Nova Road on to Tomoka Oaks Boulevard as everything comes to a halt. A railroad signal will not be in sync with the traffic signal, she said, and added that there will be accidents. Ms. Cook concluded that only the residents in Escondido and Tomoka Oaks know what goes on there and suggested that they pay attention because it is going to be a big issue.

Ms. Adele Shaw, 1 Tomoka Oaks Boulevard, stated that she took the Oath and lives in the Escondido Condominiums and is also concerned about the traffic. She continued that when she sees the word Reserve in the words Tomoka Reserve, she thinks of nature. Ms. Shaw that the city could have purchased the former golf course. Ms. Shaw expressed her dissatisfaction with the project and lack of natural preservation and recreation in it.

Mr. Tom Fitzgibbon, 51 S. St. Andrews Drive, stated that he lives in Tomoka Oaks and is a member of their HOA Board. Mr. Fitzgibbon confirmed he took the Oath. He expressed his concern with the traffic, stating that the new houses will add 600 vehicles or more and more than 2,700 daily trips at a minimum. The development traffic will block Escondido going in. He continued that turning left from Tomoka Oaks Boulevard onto Nova Road is already dangerous, and commented that there will be twice the amount of cars and trucks will make it worse. Mr. Fitzgibbon remarked that the traffic light may take up to two years to install. He continued that the Granada Boulevard, Main Trail-intersection, where LTG is predicting that after the development is built there, that only 18 more cars in the AM peak hour will exit onto Granada Boulevard, and referenced the part of the report that detailed that there will be 600 more vehicles where many will exit through the Trails to Granada Boulevard to Walmart, Lowes and other locations. Taking the Trails route versus Nova Road is about the same travel time. Mr. Fitzgibbon stated that he takes the route through the Trails as it is a nicer route. He expressed his concern with the data and methodology of LTG traffic study. He stated that residents could not hire a traffic expert because no local traffic agencies approved of the development. Mr. Fitzgibbon explained that none of the narrow roads have sidewalks and puts the residents and kids in danger. The Public Works Department has promised to put in speed tables on Tomoka Oaks Boulevard based on a speeding problem that radars, signs and patrols cannot fix. He commented that four houses down from his house, a female pedestrian was killed by a driver. He stated that he saw a city inspector also almost get hit by a speeding car as well as large delivery trucks that speed blindly around cars, clipping overhead wires and trees. Mr. Fitzgibbon asked the Planning Board and City Commissioners to finish the street work before house construction and to plan the possible development correctly to limit injuries and deaths.

Ms. Denise Corley, 51 S. St. Andrews Drive, stated that she took the Oath, opposes the development and spoke on her topics of compatibility and soil. She continued that the 100'-wide lots create spacious feel along with 13 islands. She added that the proposal looks urbanized with 50', 60', 80'-wide lots covering 50 percent of the land and is incompatible. The proposal tells the fact that centrally located smaller homes

are appropriately screened from the existing neighborhood and she continued that it points to the fact that village-homes on 50'-wide lots are less compatible. Ms. Corley continued that the center cavity is not diverse and the area in the north corridor is spacious, larger and upscale, and expressed that the plans for diversity are sketchy. She asked if there are assurances that the houses will be private homes or if it is a corporate rental housing development, and asked if it would be good for Ormond Beach. Ms. Corley remarked that calling the golf course an infill makes it sound as though it is the ghetto in an urban city. She expressed concerns about the soil and asked the Board to take a close reading of the environmental report where it points to several remediation steps that need to be performed for the soil clean up target levels to be met with standards for residential housing. She asked if it can be trusted that the steps will be followed in accordance to the law and if the soil will continue with unacceptable levels of harmful chemicals, be removed offsite or mixed with the other soil. Ms. Corley suggested that the recommendation that the soil will be transported and piled on open space in amenity areas of the proposal is of no comfort to the existing residents. She expressed her concerns with the fertilizers, poisons, animal feces, petroleum products, rubbish in the drainage ponds as well as the airborne toxins released by moving soil as discomforting as well. She touched on the berms, and stormwater drainage ponds on the perimeter of the proposal and those abutting the 50' buffer of the Tomoka Oaks residents, and mentioned that she hopes the berm is not toxic soil piled up behind the homes. Ms. Corley continued that the swales, ditches and dry ponds proposed are known to be mosquito habitats and that Tomoka Oaks residents utilize ground stormwater pipes. She urged that the Board vote no on the proposal.

Ms. Jane Eddy, 306 River Bluff Drive, stated that she took the Oath and read a letter from another Tomoka Oaks resident, Ms. Julie Frebis, who was unable to attend. "I would like to utilize my time this evening to discuss the overall development occurring in the City of Ormond Beach and the lack of critical infrastructure our city currently has to accommodate the needs of its citizens. I recently had to take my mother to the emergency room. She was suffering with a heart condition that without timely treatment could have easily led to a stroke. We went into the ER around noon and waited five hours for a room. Once in the room, we waited another three hours before we saw a doctor. The doctor ordered medication and due to a lack of staff, she was not given the medication until I called a high-level contact at the hospital to get extra attention. Once I called my contact, she was given the medication about 45 minutes later or almost nine hours since arriving at the ER. This concerns me a great deal. What if her condition was worse and she had a stroke? What about our citizens that do not have someone to call? How many of our current citizens are suffering severe medical consequences due to the lack of critical care infrastructure? What about the families when they need care? This is not the hospital's fault. They are working at break-neck speed to expand their services. This is simply due to having too many people move to our town in too short of a time period. It is time to step on the brake pedals. I work as the employee benefits director for a large company in the area and am acutely aware of the lack of other medical providers in our community. You need to be aware that there is a critical shortage of primary care physicians in the area. Most in our community have to wait up to six months to book a new patient appointment with a primary care provider. Also to my knowledge we only have one provider in all of East Florida that serves the under privileged or maternity care. My question to you is what is more important? Additional tax revenue for the city, and

allowing developers to build to the maximum, or the well-being of the Ormond Beach current residents? The right answer is the well-being of our current residents."

Mr. Scott Ryals, 24 Tomoka Oaks Boulevard, stated that prior to his current address he lived at 66 N. St. Andrews Drive. He stated that he had a decision to make when he saw the problems back in 2006/2008. He commented that it was a very difficult decision to put in 122 units on a golf course he played since 1970. He added that he has been in the neighborhood for 50 years. Mr. Ryals said that he knows every chemical that was put on the golf course before and got his first job there. He elaborated on his familiarity with the golf course and club house. He stated if we let a piece of our city do what's happening, to me and my family, you won't think to highly of Ormond Beach. Mr. Ryals stated that he still lives in Tomoka Oaks and he loves it. Mr. Ryals stated that he knows how mitigation takes place with numbers, and how individual freedoms are taken away over time. He stated that he was the one who stated if anything was done to the golf course property that it would remain a golf course. Mr. Ryals commented that he beat his head night and day on how he can do it. He said that they could only put in 122 units with the 2006 development and did not want to make $150 million off the development. They did not want to impact the traffic. He concluded that he hopes his perspective is understood and that he enjoys Tomoka Oaks and plans on staying there. Chairman Thomas commented that Mr. Ryals had taken the Oath.

Mr. Peter Tupas, 332 River Bluff Drive, confirmed he took the Oath. He stated that he has been a resident of Tomoka Oaks for 27 years and has been a real estate broker for 30 years. He disagrees with comment made about the golf course depreciating the value of the homes on it. He added that a lot of people paid a lot of money because the houses are on the golf course. Mr. Tupas commented on the two-lane access on Nova Road and two-lane access going from Main Trail, and adding 600 cars with rush hour, people will be stacked up. Mr. Tupas stated in the real estate business, anything behind houses impacts there value. He remarked that the traffic light may assist getting people on the road but that the access through Tomoka Oaks will be jammed up getting to the traffic light.

Mr. Ned and Lauren Huhta, 30 Pine Valley Circle, introduced himself and his daughter, and stated that he took the Oath and is a second-generation resident. He explained that he lives in a custom built home and is like none other in the neighborhood. He added that he supports the city staff denial and encourages the Board to do so. Mr. Huhta commented on his support of the Tomoka Oaks residents and remarked that the high traffic levels will be a nuisance to all who travel through the area, and believes that it promotes a lower quality of life. He suggests the applicant provide all of the funding for the configuration of the entry area if approved. He requested that if reuse water for irrigation is provided to the project, then re-use water should be provided to existing Tomoka Oaks residents. Miss Huhta confirmed that they took the Oath.

Mr. Richard Goldhair, 21 Cherokee Trail, advised that he took the Oath. He stated he desired to talk about the construction traffic that will likely last three to five years, as well as weekends on Saturdays 7:00 a.m. to 7:00 p.m. He expressed his hope that the 18-wheelers will not be allowed. If they cannot use the Tomoka Oaks entrance, will there be overflow on the two Main Trail entrances, Nova Road and Granada Boulevard. Mr. Goldhair referenced traffic, including large delivery vehicles

contending with pedestrians, skateboarders and bicyclists at the choke point off of Nova Road with the public shopping center on one side and community center on the other side with the possibility of a catastrophic situation. He continued that trucks accessing Granada Boulevard that get to Rio Pinar and Iroquois to get to the new construction site, they will have to go over the Misners Branch bridge. He expressed concern if the bridge can take the excess weight of the construction trucks and increased traffic. He questioned how the proposed project will affect real estate values and insurance premiums.

Ms. Barbara Handsman Doliner, 108 S. St. Andrews Drive, stated that she took the Oath. She explained that her family has had a thumbprint in Volusia County for 83 years and she has been a resident of the Trails and Tomoka Oaks for 35 years. She added that she raised her children there and that they are all registered voters. Ms. Doliner stated that she has been a professional volunteer in the community for 35 years and expressed appreciation to the Planning Board for volunteering. She thanked the residents for working diligently to maintain the neighborhood. She commented that she does not understand why the proposed project and the people behind the project, are so resistant to what the community has to say. Ms. Doliner stated and repeated, that it does not fit the community. She suggested building it in Miami or elsewhere and not in Tomoka Oaks where they do not want 'cookie-cutter' homes. She added that they do not care if gates or sidewalks are included in the proposal, and concluded that the shoe does not fit and this Cinderella will never have the shoe fit, no matter what way it is packaged. It does not fit. Ms. Doliner reiterated the suggestion for 100'-wide lot executive homes with 120 units. At $700,000 per home, she asked if that was enough money to make, what is the issue here. Ms. Doliner concluded that no consideration was given to increasing police, EMTs and Firefighters. She understands the shortage of doctors, the overcrowded hospitals and the going rate of over 7 hours at the emergency department. The shoe simply doesn't fit.

Mr. James Cameron, 39 Laurel Oaks Circle, stated solemnly swore that all of his comments are true in nature. He stated that he in support of the application and has worked with a local pro-business group for a number of years and has worked with the Volusia County Association for Responsible Development. He expressed the importance of all finding a happy medium that everybody can agree to and said that he talked with Planning Board members as well as with people in opposition to the issue. Mr. Cameron pointed out that he has heard a lot of people say that they have a lot of confidence in Planning staff. He concluded that he hopes a custom zoning can be agreed upon between all parties.

Mr. Renny Herrero, 111 N. St. Andrews Drive, stated that he took the Oath. He stated that he has lived in the community his entire life and is part of six generations. His grandfather was born in New Smyrna in 1918 and installed a love for surfing and golf in him. Mr. Herrero continued that he and his wife married and were excited with the expectation of being near a golf course and has played golf in Tomoka Oaks since the 1980s. He commented that he has played almost every golf course around the community and referenced the statements about 21 different golf courses within 20 miles and another questionable comment on four municipal golf courses, and remarked he did not think that it was factual information. Mr. Herrero stated that he can think of about seven golf courses within 20 miles as well as two municipal golf courses and delivered additional information on the popularity of golf courses and

educational opportunities in reviving ones that are run down. He referenced one in Atlanta where businessmen put their ideas together and put together a plan for educational opportunities for a rebuild. Mr. Herrero commented that golf is still popular and there are 60-80 people out on the LPGA Golf Course swinging a club daily even in the summer heat. He remarked that it is outside and beautiful. He added that the idea to relaunch Tomoka Oaks as a standalone 18-hole course without financial support is not financially sound. Mr. Herrero suggested considering other proposals that would keep the golf course. He concluded that the community could be behind the concept of a use that included the golf course in the redevelopment. Mr. Herrero stated to approve this plan is to settle for lack of possibilities and ideas. We can do better.

Ms. Caroline Herrero, 111 N. St. Andrews Drive, stated that she took the Oath. She stated she lived and grew up in Tomoka Oaks, and enjoyed being outside there in its beauty, ran and rode her bike there. She added that now one of her favorite parts of her daily routine is sharing it with her grandmother when they go on their evening walks. She added that they have noticed the growth of Ormond Beach and how it has changed the experience of living here. Miss Herrero continued that the Developer's Economic Impact Study states that all traffic is engineered to go Nova Road via Tomoka Oaks Boulevard with it being said that there are other alternatives and that they are longer. She clarified that if you exit the neighborhood onto Nova Road to get to Granada Boulevard where the traffic light and Main Trail connect, which is the other exit, it measures approximately two miles even and if you take the short cut through the Trails it measures 1.9 miles to get to the same intersection. She commented that it is already tricky for pedestrians and cyclists on the streets and pleaded with the Board not to approve the proposed project with this density.

8:30 p.m. Chairman Thomas announced an 8-minute break.

Mr. Adam Kipi, 52 Pine Valley Circle, stated that he took the Oath. He stated that he does environmental remediation and litigation for a living and spoke on the environmental report and asked the question of if they are going to dig 2' and then fill it in with clean fill straight over the top with the problem of going 2' just straight over the fairways because it is only affecting the fairways. He suggested that there would be other drainage issues. Mr. Kipi commented on the proposed homes and retention areas, suggesting that there will still be sloping, topography and grading issues. He touched on the traffic light and remarked that it will be an issue. He added that unless the main entrance is widened to Nova Road that they will be backed up, even with a roundabout. Mr. Kipi referenced the applicants PRD and then the addition of a part two, and added that when he moved here in 2021 he noticed on google maps still had Tomoka Oaks displaying a golf course and noticed in pictures that it had been neglected for years and had the thought that if it were to come up for sale that the residents can buy it and make it a golf course again. He suggested commercially, to take it back to a golf course and sign a Rehabilitation Completion Order. He referenced Tomoka Oaks as being a community built around a golf course and to possibly sell it to the city, stating that nobody wants the proposal or houses to be right up to the back of their fences. He suggested to go build off of Airport Road in undeveloped land. He expressed that he feels that it is going to look ridiculous and that it is going to be a nightmare.

Mr. Tyler Brown, 90 N. St. Andrews Drive, stated that he took the Oath. He expressed concern with the compatibility with Tomoka Reserve and Tomoka Oaks. He stated the applicant states the density is 1.87 units per acre for the Tomoka Reserve project and 2.09 for the Tomoka Oaks subdivision. He stated he questions these numbers. Mr. Brown stated when looking at the Volusia County Property Appraiser's (VCPA) Website, there are 547 lots in Tomoka Oaks with a land area of 282.85 acres, which he calculated at 1.93 units per acre and not 2.09 units per acre,. He commented that the number does not include roads or the islands in Tomoka Oaks and he did not have access to that specific data on the VCPA website. Mr. Brown remarked that it is the addition of 148 acres of the golf course that Tomoka Oaks was built around that was the core of the neighborhood. The number for Tomoka Oaks drops to 1.27 units per acre, lower than their proposed development, according to Mr. Brown. He then referenced the newspaper article out this morning that stated the number is closer to 1.003 units per acre at 547 homes and 545 acres. Mr. Brown commended city staff for their observation of the project and concluded that with the concerns raised by residents, the city might want to clarify the units per acre issue, and more, prior to when the Planning Board reviews any recommendation one way or another.

Ms. Missy Herrero, 111 N. St. Andrews Drive, asked if Mr. Cameron, who expressed that he was in favor of the development, was a paid witness and if so, should he have identified himself as a paid consultant?

Attorney Hayes replied that there is no evidence of Ms. Herrero's inquiry.

Chairman Thomas added that there is no proof that he was a paid witness.

Ms. Herrero stated that she has been a resident of Ormond Beach for 30 years and is a native Floridian. She commented that she is not against development and understands that they cannot fight it but we do have the power to shape it. Ms. Herrero stated that she heard from the Planning Board before that Ormond Beach residents do not want to share their sand in the sandbox with people moving to Florida. She shared her personal story about her parents illnesses with COVID in January and how she and members of her family work in the hospital, serving the community for decades. Ms. Herrero explained that they went to the hospital and both the hospital and the emergency department were full with no beds. She advised that she took her 87-year old father there for needed fluids and how they waited for eight hours in the hallway. She added that it is not the hospital or the nurses or doctors faults and that they are doing the best they can. She said that they left at midnight and that her father returned the next day by ambulance and he waited another eight hours in the hallway again. Ms. Herrero stated that they left and he continued to deteriorate, and attended an appointment via tele med and then had to return to the hospital for a third time via ambulance and was then admitted. She continued that his health deteriorated to a point that the family decided to go home on Hospice-care. Ms. Herrero reported that they did not have a Hospice nurse for five days because there was a shortage and he died three days later. Ms. Herrero explained that there is no structure for the existing residents and that this is what people are doing that are living and dying in the community today. She concluded that she hopes that the Board does not have the same experience that she did of the real life experience-data presented, and that she took the Oath and recommends denial of the plan.

Mr. Paul Hughes, 4 Lauren Court, stated that he took the Oath and expressed his concern with the missing logic, delivering history on his experience in the community in that he moved back to family here 30 years ago and bought into Tomoka Oaks Country Club and Golf Course, the greenspace, what the neighborhood offered to the kids with the opportunity to ride bikes and enjoy life. He continued that he supports all of the efforts for the greenspace and quality of life the golf course would offer by stopping the proposed development. Mr. Hughes commented that when it was up for sale he was late and offered to write a check for the 150 acres so that it would stop. He added that he thinks that there are enough people there that could come up with the money or use the city's money or other appropriate resources, including the university what would be interested in involvement to bringing it back to a greenspace, golf course, and avoid this. Mr. Hughes suggested if going through with this project design, there will be five to seven years construction with trucks that will exceed 24 tons, attempt to go over the bridge, which will limit the number of entrances into the neighborhood. He spoke on his traffic concerns, expressing his recommendation of denial, stating that there is no physical way to put 30 pounds of potatoes in a five-pound croker sac. Mr. Hughes concluded that it is too much for this community and that they bought what they bought, for the green space and what it was and have paid dearly for it.

Ms. Janice Rose, 21 Eagle Court, stated that she took the Oath and has lived on the golf course for 32 years. She asked for a provision in the Planned Development order that the Tomoka Reserve HOA is required to preserve and maintain the trees and the buffer around the development now and in the future. She continued that if they do not, the residents of Tomoka Oaks should have the right to sue. Ms. Rose commented that she may not have 30 years to see mature trees behind the property.

Ms. Leah Washington, 12 Oakmont Circle, stated that she took the Oath and that her and her family moved to Tomoka Oaks in September of 2020. She added that her husband is off serving his last tour in the military and they decided to settle down in Tomoka Oaks with their kids. She commented that they are going to call it home forever, the purpose of them not going with her husband during his last tour so that their kids can settle down and call their place 'home' in their forever home, in a place where they can grow up with kids and know the kids for longer than three years at a time. Ms. Washington stated that they live in a community that was advertised as a golf course community. She expressed that they are finding as time goes on that the peaceful community is not there anymore and is not going to exist. She explained how difficult it has been to find a pediatrician in the community going through three different pediatricians offices to get care and stay with her health insurance. She continued that specialty care for pediatrics does not exist in the community as they have had to travel to Lake Nona, Lake Mary and Orlando frequently for care. She added that they have gone through four different dental offices as well due to having to circulate insurance companies and not being able to sustain the patient load. They drop certain insurance companies in order to sustain a better count in their practices. Ms. Washington stated that all of this is happening without the development and asked what she is supposed to tell her kids when they cannot get a pediatrician or sick child appointment for three weeks, then in turn having to sit in the Emergency Room (ER) for six hours. She commented that it is negligible of the community to consider the proposed development. Ms. Washington concluded that the Florida Department of Transportation (FDOT) issued their study recently and quoted statistics that started

in 2011 that came after the area was zoned Residential in 2006. She mentioned rezoning of a particular pod of land, she thinks that changes would have had to occurred within the geographic area around the property which prevents the use of the property under its current zoning. She concluded that it seems that the community has proven that it is not possible to continue the residential zoned area and suggests denying the project all together.

Mr. Logan Pigliacampi, 31 S. St. Andrews Drive, stated that he took the Oath. He stated he lives on the golf course and attended today's meeting to witness what has been ongoing for a few years. He stated that he was born and raised here and that the golf course has been critical to his way of life. He continued that he goes to the University of Florida and feels our fundamentals of living, how we want to expand and conquer everything around us, and want to make it industrialized and improve everything, and how in part of that, the beautiful scenery is ruined. Mr. Pigliacampi mentioned that he recently took a trip across the United States and drove through approximately 23 states and noticed how the levels of air pollution and industrialized trucking and fracking contribute to asthma. He explained an experience that he had when he just cleaned his white car and then when going through Georgia, through a town that experienced something like this proposal, noticed his car was pitch black. Mr. Pigliacampi stated that these things affect him and the Tomoka Oaks residents. He concluded that he has to live the next 60-80 years with this world and issued a warning, pleading about industrializing the area. He remarked that the community needs the trees and not just the limited number of required ground cover. Mr. Pigliacampi urged the Board to vote no and said to think about long term consequences, including the lives of area residents, the wildlife, and impacts of construction.

Ms. Darla Widnall, 7 Shawnee Trail, stated that people have been trying to fight the development for two years. She commented that she heads up the people in the Trails that do not want any residential development on the golf course. She continued that the city spent $125,000 for a two-year survey for Parks and Recreation, where they came up with 10 items, greenspace, parks, and a golf course in Ormond Beach, to name a few. Ms. Widnall commented that she is not a golfer but that the Tomoka Oaks Golf Course was a beautiful one and feels that it still could be. She attended the FDOT meeting where there were experts and she elaborated on the proposed 276 homes in the middle of Tomoka Oaks, and west of Interstate 95 on Granada Boulevard where there will be 10,000 homes. Ms. Widnall stated that she advised them to change whatever they are doing to Nova Road because by 2045 due to the possibility of the 10,000 additional homes. She concluded that she did not take the Oath but swears to tell the truth.

Ms. Debbie Gatz, 32 N. St. Andrews Drive, stated that she took the Oath. She has been in Tomoka Oaks for 27 years. She inquired about the Planned Development buffer and existing trees. She added that due to living in Florida with storms, a lot of their trees have gone down. Ms. Gatz expressed concern with her existing buffer left with all of the 80' vines taking over her landscape. She encouraged the Board to look at the Planned Development to see what is in place for their HOA to take care of those buffers that have existing trees. Ms. Gatz thanked her neighbors and elaborated on her history in the area, living in the Trails prior to Tomoka Oaks. Her family walks a lot and when walking with others, people always refer to the diversity of the homes.

Ms. Beth Rabitaille, 22 Rio Pinar Trail, stated that she has lived there for 30 years and commented that the road is busy with drivers that speed down it. She questions how accurate the traffic report is. She concluded that she did not take the Oath but swears to it.

Tomoka Oaks HOA Rebuttal/Summary

Mr. Dennis Bayer, Esquire, 109 6th Street, Flagler Beach, legal counsel of the Tomoka Oaks HOA, requested that the Planning Board reflect upon what they heard tonight. When the developers were making their initial application they described this as infill. He continued that this is not infill, but instead the filling of greenspace with a residential development. He further explained that infill is where rundown houses and rundown neighborhoods are taken out and replaced with new development. Mr. Bayer reviewed the history of the property as a golf course since 1963. He commented that it is not a golf course now and it they do not get what they want with a PRD, it will not go straight zoning. He suggested reviewing the staff report and criteria and the issues that the developer needs to answer. Mr. Bayer asked how the buffer will be maintained five years from now when the vines take over all of the trees. Mr. Bayer stated that Mr. Harowski provided design options for the smaller lots. Mr. Bayer acknowledged that the issue of medical care may not be in the Land Development Code for concurrency, but it is a factor should be considered for lower density. This development is building in the heart of the existing Tomoka Oaks subdivisions. He urged the Board to go along with the staff recommendations of denial based upon the lack of information that has been given by the developer.

Applicant's Rebuttal/Summary

Mr. Merrell stated their presentation and design professionals addressed many of the questions brought up tonight. The design professionals provided information on the lot widths and the buffer types. Mr. Merrell stated that they desire to hear from the Planning Board and provide responses as needed. What has been presented are options. At the root of this issue, this property has a residential density and land use, which is an entitlement. Mr. Merrell stated an entitlement is automatic. He continued it is not a choice between nothing and the application. It is up to the Planning Board to look at the list in the staff report and provide direction on the residential development of the property. Mr. Merrell stated that they are looking for direction on the options presented.

Chairman Thomas brought the discussion up to the Board.

Board Discussion and Questions

Ms. Shull asked for clarification about the R-2. Attorney Hayes explained the development application based on the PRD zoning before them today. The R-2 is a different issue and not before the Planning Board at this time, and should not form the basis of the Board decision based on a different issue. Attorney Hayes further explained that depending on the decision of the Board, the developer will have a decision to make whether submitting another application to rezone to R-2, come back before the Planning Board, or submit another application for a PRD development order.

Ms. Shull inquired about the irrigation on the buffer and where that water would be coming from. Mr. Spraker replied that irrigation is recommended by staff. There are two reuse ponds that they are seeking to use reuse water and suggested that a well will most likely be needed to supplement the reuse ponds. Mr. Spraker stated that the irrigation water supply would be part of the preliminary plat.

Ms. Shull asked about the self-amending mention. Mr. Spraker answered that the PD6 detailed the amendment of that language. He reiterated the lot layout language that the project can make the lots wider, for examples a 50' wide lot into a 60' wide lot. Staff has no objection to making lot widths wider and the project could not exceed the overall lot total of 276 units. Mr. Spraker commented that if the Board does not like the architectural standards or if they would like something else regarding the submittal, they can discuss and recommend to change. What has been provided is consistent with other Planned Developments.

Chairman Thomas asked for clarification about irrigation and if staff is seeking in ground irrigation. Mr. Spraker explained that in the landscape proposal it is to establish a natural vegetation that after a certain point, no longer requires water. A truck with water would be used to establish the landscaped areas temporarily. Mr. Spraker commented that the concern is if there is a drought, and the buffer dies, it puts the obligation on the HOA. Staff has never seen a buffer of this size utilizing temporary irrigation.

Mr. Scudiero stated that several speakers referenced putting in a traffic signal and asked for confirmation on if it has been approved. Mr. Spraker replied that the response comments stated that it was presented to the Department of Transportation (DOT) and it was verbally approved and Mr. Lassiter may have additional information.

Mr. du Moulin thanked the Tomoka Oaks HOA. He asked if there is a possibility of a win-win type situation, referencing greenspace solar panel farming that everyone can benefit from. It would be for something other than houses. He asked if housing does go in, if they can go in with increased lot size, such as the Broadwater subdivision for million dollar homes instead. Mr. du Moulin stated he is seeking a solution where everyone wins.

Mr. Galloway disclosed that he has friends on both sides of the equation and has spoken with a few Tomoka Oaks residents, as well as Mr. Durant and Mr. Merrell. He asked for the difference between the 80' wide lot from the proposed 100' wide lots. Mr. Durant explained that with the market of what people want to buy, they are interested in the smaller lot widths. Mr. Durant added that the greenspace is the same for both. Mr. Durant stated that they want this project to be successful He continued to be blunt, our future residents don't want to look into the back of the Tomoka Oaks houses. They desire for the buffer to be successful and believe that the proposed plan will be successful. Mr. DuRant stated there is an existing, non-irrigated buffer out on the property today that we are seeking to replicate. He suggested allowing them to put the buffer in as proposed and that if it does not work out, they will try something else. He reiterated that they do not want to irrigate or fertilize and do not want to have run-off. The project is seeking to replicate what the existing buffer is and if there is a need for security, the project can bond the improvements.

Mr. Galloway asked for additional information on the proposed plans inconsistency with the Comprehensive Plan. Mr. Spraker replied that in the staff report it is not one of the reasons why staff recommended denial. It was not said that the proposed plan is inconsistent with the Comprehensive plan. He clarified that the reason for recommending denial were criteria 1 and 4, consistency with the Land Development Code (LDC), as in section 2-35 is permissive and specifies that, *'you may'* do something. He further explained that the issuance of the development order is a negotiated zoning. The area surrounding the property has 100' wide lots. Mr. Spraker continued that it is understood, the design of the project is to provide the buffer in exchange for smaller lots, which would be fine in the interior of the project, but the perimeter should stay at 100'. He also referred to Mr. Durant's comment on the setbacks at 7.5' for a side yard setback, which is smaller than a typical lot. Mr. Spraker concluded that staff did not recommend denial based upon consistency with the Comprehensive Plan.

Attorney Hayes specified that the staff report identifies the criteria that the proposal before them today should be evaluated.

Mr. Mark Karet, referenced the question as to if the plans are consistent with the Comprehensive Plan. He stated that Ormond Beach has land use categories that clearly would have not allowed residential development on the former golf course property, such as the "Recreation & Open Space" land use designation. Mr. Karet continued that the "Low Density Residential" land use allows residential development. Mr. Karet stated that the staff report indicates a policy that could be used to deny the application based on inconsistency with the Comprehensive Plan. Mr. Karet stated, as detailed earlier, the cited policy cannot be used as a reason for denial. He remarked that in order to deny the use, one would need to determine that the residential use is inconsistent and read words which are not in the policy.

Mr. Galloway stated or require 100' wide lots? Mr. Karet replied that the policy only refers to use and does not address lot sizes. Single-family lots next to single-family lots, regardless of lot size, is the same land use.

Mr. Karet stated in the application of Section 2-35 of the Land Development Code, staff is reading words in the language. He stated that what is being said tonight is that compatibility means that it has to be the same thing and that is not what the modern practice of planning says. Mr. Karet commented that compatibility has to be sensitive to the character of the community. He reiterated that it is infill development which is encouraged throughout the Comprehensive Plan. Mr. Karet states that there are many communities that are eliminating single-family only zoning.

Mr. Galloway stated he understands what Mr. Karet is stating, but there are many individuals tonight and notes that state that either they do not want the project or they want 100' wide lots. Mr. Galloway stated that the application is asking for smaller lot sizes and there are questions about compatibility. Mr. Karet stated that staff is seeking 100' wide lots next to the Tomoka Oaks existing 100' wide lots. Additionally, staff is seeking a type 6 landscape buffer of a 50' width with certain plantings that is typically required with industrial development next to low density residential uses. Mr. Karet re-emphasized that city staff is asking for both the 100' lot width and an indusial size landscape planting plan. Mr. Karet stated as a professional planner, that does not stand up.

Mr. Jorczak spoke on the diversity of the housing in the existing Tomoka Oaks community from the size and type, describing them as impressive in comparison with the newer developments out there or a cookie cutter approach. He commented that the existing community has issues with some of the people that service the neighborhood, such as the landscapers and mail carriers, and does not feel is the safest to get through with the amount of traffic there and the vehicles parked on the street. Mr. Jorczak remarked that it is a phenomenal area that we should be looking for excellence in how the piece of property is developed. He suggested that it needs to be something that blends with the existing area that has a character and a flavor and is not going to be an enclave. Mr. Jorczak commended Mr. Harowski on his research for his presentation and suggested doing a little more in researching if the proposed development should or should not go in. He remarked that he appreciates the time, efforts and money spent on creating the Board packet and all that city staff has done to point out what can be done as far as development options.

Chairman Scudiero made a motion to hold a time-certain vote, no later than 10:55 p.m. Chairman Thomas explained that he does not want to put a time-constraint on this and that it is of his top-5 most important issues ever heard in all his years of being on the Board.

Mr. Merrell stated that they appreciate the comments and expressed that the applicants are taking notes and listening to all Board suggestions. Mr. Merrell stated they are okay with a time certain continuance of the application.

Mr. Galloway stated that he has more questions and cannot vote on the issue tonight. Mr. Merrell stated that the applicant team is not seeking to rush the item and are noting all the comments.

Mr. Galloway asked if the staff recommendation of increasing lots to 100' wide around the perimeter were implemented, what would be the density (the number of units) that would be applying. Mr. Merrell replied that the project has been reviewed for a design using the straight zoning classification with 100'-wide lots, R-2. He stated that the design yielded about the same number of units. Mr. Merrell stated getting rid of the 50' buffer, you gain a lot of real estate, but the product would not be as good. Mr. Merrell stated if the project is required to provide 100' wide lots and a 50' industrial type buffer, it is just not a fair trade. Mr. Galloway stated that the project is developing in the middle of an existing neighborhood and those concerns need to be addressed. Mr. Galloway pondered why the abutting property owners did not purchase the former golf course as a community development district.

Mr. Scudiero asked the applicant, if the Board agrees to adopt all of staff and SPRC's recommendations, what the number of houses would look like. Mr. Merrell stated that they have not done this exercise.

Chairman Thomas referenced the presentation of Mr. Harowski. He asked for the design plan for the 50' wide lots and if they included an alley. Mr. Karet replied that there is room for back loaded alley ways. Chairman Thomas replied that would be the only way that he would vote for 50' lots.

Chairman Thomas asked about the open space and recreation planned for the project. Mr. Stehr answered that there would be a sports field, pavilions, pickle-ball courts,

two playgrounds, pocket parks, and added that the plan has not yet been finalized and additional open space and recreation can be added or modified.

Chairman Thomas referenced the traffic direction in between the fields and the parking lot between the areas and expressed his concern for the children's safety. Mr. Stehr advised that they would take it into consideration.

Ms. Shull inquired about the gates. Mr. Stehr stated that they are requesting electronic access gates for vehicular access only. Pedestrians are able to go through on the proposed sidewalks.

Ms. Shull asked about the lot size and density. She stated that the Tomoka Reserve project appeared to have more homes than the Tomoka Oaks subdivisions. Mr. Stehr referenced the density breakdown based on the LDC that was included in the staff report. Ms. Shull said that she agrees with the 100' wide lots around the perimeter but is unsure about the 50' and 60' wide lots in the interior. Mr. Stehr stated that there are condos and apartments abutting the existing subdivision. Chairman Thomas questioned if these were in the neighborhood. Ms. Shull stated the project is a neighborhood inside of a neighborhood. She stated her goal was to be consistent with what is in the existing neighborhood.

Ms. Shull stated she did not believe that the 50' wide lots are consistent with the neighborhood. Mr. Stehr asked if the multifamily was consistent. Ms. Shull stated that she is providing her feedback on the project.

Ms. Shull discussed the setbacks and stated from her experience, they allow for short driveways, which means cars are parked out in the street. Mr. Stehr replied that it is a 25' setback allowing for two cars in the driveway, and two in the garage. Ms. Shull commented that it is too much house on the lot.

Mr. Durant stated that the existing Tomoka Oaks lots are suffering with not enough room in their backyard, therefore they are trying to give flexibility to be able to sacrifice some of the front. He continued that the setbacks would provide additional distances between subdivisions.

Ms. Shull asked if fencing would be allowed inside of the neighborhood, even for those houses backed up to the buffer. Mr. Stehr confirmed that they are.

Ms. Shull asked why it was mentioned prior that 100' wide lots would not work, but that 80' wide lots can. Mr. Merrell replied that 100' wide lots could work, but they are not as good for the developer, and the 80' wide lots work better for the project. There is a concern that there is not a market for 100' wide lots.

Ms. Shull stated, as a realtor, she believes that 100' wide lots would be very desirable.

Chairman Thomas commented that the 100' wide lots in Tomoka Oaks do not stay on the market very long.

Mr. Carl Velie, property owner, for the proposed Tomoka Reserve development, stated that the value of property that is based on building and the land. The land is 20 to 25 percent of the property value, depending on how urbanized that it is. He remarked the bigger the lot width, the higher the cost of the house will be, based on

the house size. Most of the houses in Tomoka Oaks are selling for $400,000 to $500,000 range, and are 40 to 50 years old. Mr. Velie, stated if the project built a new home on the same sized lots then it would likely be an $800,000 home. Mr. Velie added that proposed houses on a 100' lot with 10,000 square feet in lot size will be substantially higher than the typical house in Tomoka Oaks. He stated that they are trying to match the same value on a smaller lot width with similar lot square footage.

Mr. Velie continued that they think they can sell a few 100' lots but he is not sure if they can sell two hundred of them as quick, and may have to wait 15 years. That is not what the developer wants to do. Mr. Velie stated that he does not think people want to buy million-dollar houses unless they are on the river or ocean. He said the project seeks to create a product that will sell quickly, or as good or better than what is in the neighborhood. He stated that there is a difference compatible and comparable. This project will be compatible with a residential use abutting a residential use. Comparable is going different because these will be new homes with new amenities. Mr. Velie stated that the new construction will result in better built and stronger houses. He expressed concern with have a 100' wide house with a value of $800,000 next to a 60' wide house with a value of $500,000. Mr. Velie stated if they thought that they could sell 100' wide lots, they would be all for it. But they do not think that the project can sell 100' wide lots.

Mr. du Moulin stated that if it is designed correctly it could work. Mr. Velie detailed the constraints of the existing property layout. Mr. Velie suggested that there be a quadrant area or pod where the lots are smaller at 50' or 60' lots. He remarked that the studies the applicants have done show that there is not enough demand for the million dollar homes.

Ms. Shull asked why Mr. Velie believes that they cannot sell 100' wide lots. Mr. Velie responded that the study the project has done there is not enough demand for the million-dollar homes. The concern is that there are not 200 or 250 buyers who can purchase the million dollar homes. Ms. Shull commented that they will go a lot farther with the neighbors if there is a higher quality product in the area. Mr. Velie replied that the proposed homes are planned to sell higher than any in the area, other than the riverfront properties that are in Tomoka Oaks. Mr. Velie stated that the cost per square foot is $250 to $300. For a 2,000 square foot house, that would be $600,000. For a 3,000 square foot house, it will be a million dollars and we do not see that demand in the market. Mr. Velie explained his experience in the area and stated that he moved to Florida in 1954 and moved to Ormond Beach in 1964. He was an appraiser for 40 years and learned the life cycle of a neighborhood. Mr. Velie concluded that it is to their advantage to sell the most expensive house that they can sell. Mr. Velie stated that this development will be new and modern. The newer, more expensive homes would enhance the values in Tomoka Oaks.

Chairman Thomas restated that the public participation is closed.

Chairman Thomas inquired about the 80' wide lots and the comment people do not want to have homes next to smaller homes. He stated on the proposed site plan, there are 80' wide lots across the street from 50' and 60' wide lots. Mr. Velie responded that area is the main road. Mr. Stehr answered that after numerous meetings with the neighborhood, the applicants went back to 80'wide lots by 125', matching the R-2

square footage. The 80' wide lots allow relocation of the garage to the side or to the rear.

Mr. Sheldon Rubin, property owner, added that the setback on the 80' wide lot is 25 percent. He remarked that the 10,000 square foot lots with 80' wide lots on the perimeters plus the 50' and the open space, is quite accommodating. Mr. Rubin questioned that he is not sure why everyone is stuck on the 100' wide lot. Mr. Rubin stated that they will be modern, high-priced housing with benefits and a bigger buffer, in which they agreed to the plantings for. He expressed concern for the disconnect. Mr. Rubin stated through the process there has been a desire to lock down this site plan and show exactly what is desired. He reiterated that we did not have any flexibility with the rules. So, on the inside lots we show 50' wide lots. Mr. Rubin added that if they have to put an alley on some of the 50' wide lots, that they will do so if given the opportunity. There needs to be flexibility in the design. He concluded that it is a superb site plan.

Mr. Jorczak stated that increasing lot widths would decrease the lot total and also reduce the traffic impacts. He asked if there were a catastrophic event and in an emergency evacuation for the entire area, how long would it take to get the residents out with the current road situation, with a huge number of people in a short period of time with limited road structure to do it.

Mr. Lassiter replied that they did not analyze a mass evacuation situation. He confirmed that they did a standard peak hour evaluation. He continued that without a traffic signal it will take a long time. Mr. Lassiter replied that when doing beachside analysis they do have to look at hurricane evacuation times. He continued that there is plenty of advance warning. He confirmed that the traffic analysis showed that the proposed plan works. Mr. Lassiter referenced the traffic signal and advised that what they did to the traffic signal study, and that the Department of Transportation (DOT) approved it with the following two items, (1) peak hour analysis to show that it will not work with a two-way stop; and (2) intersection control evaluation.

Mr. Jorczak expressed concern with overall traffic impacts that the city has experienced. He stated that the options to address traffic are limited based on transportation costs and funding. Mr. Jorczak stated that the Hand Avenue extension has been discussed for many years to alleviate traffic on SR40 and there is no plan to anything soon. Mr. Jorczak stated he hoped that in the planning process some of the citywide traffic problems can be addressed.

Mr. Lassiter stated that beachside developments required to perform a hurricane evacuation analysis. He stated when the PM peak hour analysis shows that it is working well, this is criteria in the hurricane evacuation analysis. Mr. Lassiter stated that the project works in the PM peak hour. Mr. Lassiter referred back to the question on the traffic signal. He stated that a signal warrant analysis was performed and FDOT verbally agreed with the analysis and are requesting the peak hour analysis and an intersection control analysis.

Mr. Jorczak asked if the warrant analysis coordinated with the railroad. Mr. Lassiter stated that is required as part of the study. Mr. Lassiter detailed how traffic signals work with emergency vehicles and train horns.

Chairman Thomas asked Mr. Lassiter if a study was done of the Trails intersection on Route 40. Mr. Lassiter replied that a statement was made earlier that the distance is close but he stated the traffic time was not. The main entrance to Tomoka Reserve is very close to Nova Road and the travel speeds to get out the Main Trail going out to State Road 40 is much slower. Mr. Lassiter stated the distribution is based on the travel time.

Chairman Thomas expressed his concern with the project traffic when going to Tomoka Elementary School at the intersection of the Trails subdivision and SR40. Chairman Thomas detailed the route from the Tomoka Reserve project onto Nova Road and West Granada Boulevard. He stated the left hand turns onto Old Tomoka Road are problematic and do not have long stacking lanes.

Chairman Thomas detailed the issue with the intersection of Main Trail and SR40 and a single lane to go straight or make turning movements. He expressed concern about the increased traffic at this intersection. Chairman Thomas added that the only solution he sees is if the city to make a right-hand turn lane out of the Main Trail onto Granada Boulevard, a southbound right turn (west onto SR40).

Mr. Scudiero accepted that a majority of the traffic from Tomoka Reserve will go to Nova Road based on its proximity. One question has arisen is what would that do to the existing Tomoka Oaks population that now does not want to deal with the backup in the morning onto Nova Road Would residents on South St. Andrews and Rio Pinar, go out through the Trails to avoid the Nova Road backup. Mr. Lassiter explained that because of how the existing homes are built, around the two relative access points, whether Main Trail or Nova Road, 64 percent of all existing traffic that has access to Main Trail and Tomoka Oaks, use Main Trail and 36 percent use Nova Road access. Mr. Lassiter added that because of the location of the proposed project, its primary impact is going to be on Nova Road, a state road, and less impact on Main Trail to SR40.

Chairman Thomas stated that there are approximately 1,000 homes that are in the Trails, 500+ homes in Tomoka Oaks, and now proposing to add 276 more lots, totaling approximately 1,800 homes. Chairman Thomas stated that there would be approximately 1,800 homes with approximately 3,600 vehicles going out three exits through Tomoka Oaks and the Trails.

Mr. Lassiter stated that we counted them all. Mr. Lassiter explained that the traffic analysis process has gone through several rounds of review by the Department of Transportation (DOT), by the City and the City's consultant, as well as the County. He stated that they all agreed we came to the right conclusion based on how traffic studies are conducted.

Chairman Thomas stated he believed that the traffic counting is flawed. Mr. Lassiter stated that traffic counting now uses video which is not flawed and is more accurate.

Ms. Shull asked if the count was done during school times. Mr. Lassiter replied yes. Ms. Shull expressed uncertainty about how the traffic analysis is performed and stated in the manor in which people drive and at the speeds they drive, she does not feel comfortable about adding additional traffic and backups to the Tomoka Oaks and Trails neighborhood areas.

Chairman Thomas inquired about the current City of Ormond Beach population. Mr. Spraker answered approximately 44,000. Mr. Spraker added that the time was approaching to conclude this meeting.

Chairman Thomas asked the Board to share additional closing comments for the applicants.

Mr. Galloway stated what he is hearing are concerns with density. He referenced it as trying to put five pounds of sugar in a one-pound bag. He continued that unless the HOA is willing to come up with a Community Development Fund to buy the property from the property owners, that something will be built there. Mr. Galloway stated that he just does not feel like 276 units is what needs to be put in that donut hole. He stated that there are 500 homes that exist and they bought with the expectation of a golf course. He spoke on the American Dream, the ability to own a home, no matter how large or how much it costs. Mr. Galloway stated that there has to be a happy medium here. The homeowners have to realize that something will be built there or there needs to be a purchase of the property from the HOA and/or residents. Mr. Galloway stated that it should not be my tax dollars paying for a park. Mr. Galloway stated that he hoped that the applicant team is listening tonight.

Mr. Velie replied that when he and the other property owners first started the process, they originally had a different engineering firm that drew up a plan for units and they declined that route as they wanted something consistent with the subdivision. He explained that he took a 1.85 mile circle on Google Earth around the neighborhood over the Trails, from Misners Branch East, Tomoka Oaks Condo North, Escondido, Tahlequah, Tomoka Meadows and Harbor Oaks. He added that he took every plat and platted it out, and found that they have less density than the Trails residential section, not including the Villas, at 1.91 units per acre and Tomoka Oaks is 2.09 units per acre. He further detailed that Mallard's Reach is 2.23 units per acre and Tahlequah is 3.06 units per acre, and considering the entire Trails subdivision is 3.4 units per acre. Mr. Velie concluded that any other subdivision in the city has higher density than what is being proposed with Tomoka Reserve.

Mr. Galloway commented that he values Mr. Spraker and thinks the City of Ormond Beach has the best city Planning Director and believes that the applicants need to reassess and come back. He added that he has faith that something will increase the value of the homes there.

Mr. Jorczak agrees with the city's comments on the issues were appropriate. On some issues, he stated he may have gone further. He continued with remarks on the influx of people moving to the area, and how things are not going to get getter with the hospitals or traffic. He commented that Ormond Beach considers themselves to be a jewel on the east coast and is a special community, therefore should not be augmenting what has been done in other major cities, but should be looking for excellence. Mr. Jorczak concluded that he would like to see a better mix on the lot sizes. He stated the wider lot widths would reduce density and ensure a higher value of houses.

Mr. du Moulin concurred with Mr. Jorczak and stated he would like to see an increase in the lot sizes.

Ms. Shull concurred with Mr. Jorczak as well on the density and lot sizes. She remarked that the homeowners are compromising and know something is going to be built there, and advised the developers to compromise as well and work with them symbiotically. Ms. Shull concluded suggesting for the developers to take into consideration the unique piece of property that it is as well as the interconnected density and traffic.

Mr. Scudiero commented that he would like to see the golf course reopened, but that compromise between the applicants and the homeowners are necessary. He concluded for the applicants to find ways to make it more palatable for everyone. Mr. Scudiero stated a compromise is needed.

Chairman Thomas referenced earlier remarks on the irrigation for the plants and stated that if the applicants cannot abide by staff's suggestions, to at least do a bond so that the homeowners are not stuck with not having the vegetation buffer as promised. He spoke on the 50'-wide lot sizes, and said that he is opposed, but that if the Board agrees with them, he will support if there is an alley and a garage in the back. Chairman Thomas stated that in Venetian Bay, there is a section that is set off by itself and where they do not have garages in the front of the houses. He added that he would love to see 100'-wide lots. He commented that both the developers and the landowners have rights. Chairman Thomas stated that the residents also have rights. Chairman Thomas remarked that whatever goes in is going to be impacting the resident's lives. Chairman Thomas agreed with Mr. Galloway that something will be built and there needs to be compromise. He stated that he understood there are residents who are seeking no development, but he believes that something He concluded that when he moved to the city 50 years ago, the population was approximately 30,000. There has been a growth of 14,000 people, and commented that the traffic reflects more than that.

VII. OTHER BUSINESS

It was discussed that the item requires a continuation for the applicants to bring other ideas and options back for another public hearing in front of the Planning Board and for the Planning Board to have more time for the support decision-making process. It was determined, taking the availability of the Planning Board, staff, and applicants, that the continuation meeting will be held on Monday, August 21, 2023 at 6:00 p.m. (location is to be determined). Mr. Spraker explained that the Planning Board is scheduled to meet on August 10, 2023 for the monthly Planning Board meeting as planned as well.

City Attorney Hayes stated that when the Board resumes this meeting, the item would be where it is now with Board member comments and discussion. The applicant and HOA attorney should be provided an opportunity to provide any updates. City Attorney Hayes stated a motion and a second would be needed for the continuation.

Chairman Thomas entertained a motion for the continuation date.

Mr. Galloway motioned for a continuation of the meeting on August 21, 2023 at 6:00 p.m. with a location to be determined. Ms. Shull seconded it. Vote was called, and the motion was approved (6-0).

VIII. MEMBER COMMENTS

Mr. Jorczak thanked the citizens of Ormond Beach for their input and expressing their opinions.

Ms. Shull thanked the audience members and staff for their input.

Chairman Thomas commented that he is interested in the City of Ormond Beach having another hospital. He added if the zoning could be amended where a hospital could be built taller than seven stories. Mr. Spraker replied that it would be a charter amendment.

IX. ADJOURNMENT

The meeting was adjourned at 10:57 p.m.

Respectfully submitted,

Steven Spraker, Planning Director

ATTEST:

Doug Thomas, Chair

Minutes transcribed by Marcella Miller.

ATTACHMENT 11

Planning Board minutes

Section B

August 21, 2023

M I N U T E S

ORMOND BEACH PLANNING BOARD

Regular Meeting

August 10, 2023 6:00 PM

City Commission Chambers
22 South Beach Street
Ormond Beach, FL 32174

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, SAID PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PERSONS WITH A DISABILITY, SUCH AS A VISION, HEARING OR SPEECH IMPAIRMENT, OR PERSONS NEEDING OTHER TYPES OF ASSISTANCE, AND WHO WISH TO ATTEND CITY COMMISSION MEETINGS OR ANY OTHER BOARD OR COMMITTEE MEETING MAY CONTACT THE CITY CLERK IN WRITING, OR MAY CALL 677-0311 FOR INFORMATION REGARDING AVAILABLE AIDS AND SERVICES.

I. ROLL CALL

Members Present	Staff Present
Angie Shull, Vice Chair	Steven Spraker, Planning Director
G.G. Galloway	Randy Hayes, City Attorney
Al Jorczak	Marcella Miller, Recording Technician
Mike Scudiero	
Barry du Moulin	
Troy Railsback	
Doug Thomas, Chair (Excused)	

II. INVOCATION

Mr. Railsback led the invocation.

III. PLEDGE OF ALLEGIANCE

IV. NOTICE REGARDING ADJOURNMENT

NEW ITEMS WILL NOT BE HEARD BY THE PLANNING BOARD AFTER 9:00 PM UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT. ITEMS WHICH HAVE NOT BEEN HEARD BEFORE 9:00 PM MAY BE CONTINUED TO THE FOLLOWING THURSDAY OR TO THE NEXT REGULAR MEETING, AS DETERMINED BY AFFIRMATIVE VOTE OF THE MAJORITY OF THE BOARD MEMBERS PRESENT (PER PLANNING BOARD RULES OF PROCEDURE, SECTION 2.7).

DRAFT

V. APPROVAL OF MINUTES

June 08, 2023

Mr. Galloway moved to approve the June 08, 2023 Minutes. Mr. Jorczak seconded the motion. Vote was called, and the motion was approved (6-0).

VI. PLANNING DIRECTOR'S REPORT

Mr. Spraker, Planning Director, updated the Board on the August 21, 2023 continuation of the Tomoka Reserve meeting. Additional correspondence e-mails were received and included in the provided Board packets as well as the July 13, 2023 Planning Board meeting minutes. If any additional correspondence is received, it will be provided to the Board. The meeting will be held at Tomoka Christian Church, 1450 Hand Avenue.

Mr. Spraker advised the Board that Item F on today's agenda is being pulled per request from staff and will be presented at a future date.

VII. PUBLIC HEARINGS

A. PP 2023-042, Bradford Lakes, Preliminary Plat

Mr. Steven Spraker, Planning Director, stated that PP 2023-042 is a request from Ridge Land Holdings, LLC for a preliminary plat for the Bradford Lakes subdivision (a portion of Phase 4 of the Plantation Oaks Planned Residential Development) consisting of 80 single-family lots on 53.12 acres. The Bradford Lakes subdivision is located on the west side of Plantation Oaks Boulevard, north of the unopened Pennsylvania Avenue right-of-way (ROW). Mr. Spraker continued that the outparcels are being designed around. There is infrastructure for future development of the outparcels if those properties choose. He displayed overhead where the offsite lift station is located that will serve proposed Bradford Lakes and proposed Bradford Park.

Mr. Spraker explained the three-step platting process which begins with the zoning in the Planned Residential Development (PRD) where it gave the details of how the project was to be developed. The next step us the preliminary plat and construction level plans so that when they go to construction it will then go to a final plat, the legal document that allows the subdivision of land. He informed the Board that this is the middle of the process. Mr. Spraker concluded that the Site Plan Review Committee (SPRC) is recommending approval.

Vice Chair Shull opened it up to the Board for questions.

Board Discussion and Questions

Ms. Jorczak asked if there is a change in density. Mr. Spraker answered that there is not and it is consistent with the zoning development order.

Attorney Hayes explained the scope of the Boards review in that when the plats come before the Board, the criteria are whether they are consistent with the development order that was approved by the Planning Board and City Commission. It comes with

recommendation from the staff and comes before the Board for input. Attorney Hayes referenced Item F, which will be back before the Board at a later date, stating that there are revisions to the platting process and the Land Development Code (LDC) which will need to be amended first by bringing options back to the Board on it.

Ms. Shull asked what happens with the unresolved items. Mr. Spraker replied that it is part of the Site Plan Review Committee (SPRC) review. The comments stay in place and applicant would resubmit, addressing any unresolved comments before going to construction. The outstanding comments would not change the proposed site plan.

Mr. du Moulin asked to see the responses. Mr. Spraker advised him that staff could provide as responses are provided.

Ms. Shull inquired about the process after the tentative approval of this item. Mr. Spraker replied that the Preliminary Plat will go to City Commission for one reading, from there the applicant will seek to resolve the SPRC comments. The applicant will obtain a site engineering permit, for construction of the subdivision improvements. The project would come back before the Planning Board and then to the City Commission for the final plat.

Applicant's Presentation

Mr. Parker Mynchenberg, Parker Mynchenberg and Associates, 1729 Ridgewood Avenue, stated that this project should be under construction in two months and then the infrastructure will be put in. He explained that halfway through the infrastructure, prior to paving the road, a performance bond will be posted for the rest of the subdivision improvements. The plat will then be recorded at 100 percent completion. He confirmed that the site plans are in good shape for this project.

Board questions

Mr. Jorczak asked Mr. Spraker about the adopted level of service for concurrency standards for the school. He referenced a recent article in the Observer noting that the city is supposedly over capacity at most schools and how they are moving kids around. He asked how this development and the balance of the buildout impact the matter. His questions pertained to how the entire project has been approved for the existing school operation, and asked about any new schools being built to handle the over-capacity situation.

Mr. Spraker answered that at Ormond Beach Middle School they are 84 percent out of 115 percent capacity in the middle schools, which is not an issue. He further explained that Pine Trail Elementary is at 102 percent out of 115 percent adopted level of service and Seabreeze High School is at 107 percent. Mr. Spraker explained the history of the project, starting with it being a Planned Residential Development (PRD), and a Development of Regional Impact (DRI), and mitigation for schools was done then. This project site was a school site and the school decided that they did not want the site so the developer of the PRD gave them a school site in Daytona Beach. They already mitigated for their school impact. Mr. Spraker continued and explained that additionally there was to be a reduction in school impact fees and it was pulled back. Every lot will pay the full school impact fee.

Mr. Spraker stated it is required for the city to provide the schools with each and every residential development over 10 units and the schools responsibility is the concurrency and how they are going to plan it through the Interlocal Service Boundary Agreement (ISBA). Any issues with the capacity call for mitigation through land, money, improvement, or building a school or an expansion. Mr. Spraker added that since January 1, 2023, 10 single-family houses have been permitted in the City of Ormond Beach. He remarked that growth has not been significant in Ormond Beach proper, but on the periphery. He concluded that this project was planned and mitigated for.

Mr. du Moulin expressed his concern with the schools staffing storage and being stopped down the road that there is a major problem. Mr. Spraker replied that concurrency does not deal with operation but with public facilities, buildings and capacity. Their impact fee will be for public facilities; a school, new classroom, something increasing the capacity of a school. According to all growth management laws and city agreements with the school board it is to do this concurrency and for them to pay impact fees and ensure that they have mitigation requirements. The operational and staffing issues cannot be solved with a preliminary plat.

Mr. Mynchenberg added that whether Flagler County or Volusia County, whenever a residential development is in the works, at the rezoning stage there is a look at capacity before something is rezoned with a Capacity Availability Letter. Once it is time for the plat, or at a final site plan for an apartment, the process is to apply to the Volusia County School Board for a Concurrency Certificate. Mr. Mynchenberg stated that he has never heard Volusia County say that there is not enough capacity, although it has happened in Flagler County. He referenced the timing of the process in that right now is the preliminary plat and construction plan phase, then 8 to 9 months of infrastructure improvements phase, and then three to five months to get houses up, and then up to 15 months before the first school kid is in the first lot (all 80 lots are not sold in one day). Mr. Mynchenberg stated that Plantation Oaks was originally age-restricted in total and now the 427 lots in the manufactured home community, that he owns, agreed to pay $1,100.00 towards school impact fees per lot when doing the rezoning. He explained that credit will be received for the school site that now is Bradford Lakes. He and his partner, Mr. Bledsoe owned a piece of property next to Westside Elementary on Jimmy Ann Drive in Daytona Beach and since the school wanted that, they expanded Westside Elementary and he and Mr. Bledsoe paid $500,000.00 and got the school site back in, and how he was able to do the 80 lots. Mr. Mynchenberg reiterated Mr. Spraker's comment about this being part of a DRI and unlike other subdivisions that do not have one, and how it has been in agreement to give a school site in which they were to get credit against the $1,100.00 per lot impact fee. It was age-restricted, therefore there are no school kids and were exempt, but going through the rezoning process, was directed by Mr. Bruno to help the school kids out in which they did and have gone beyond what was required for the school concurrency.

Mr. Jorczak inquired if they would be able to come back and ask for more. Mr. Mynchenberg replied no, they are getting every building permit before they get a Certificate of Occupancy (CO) and have to pay the School Impact Fee in which Volusia County increased. It is a significant amount and when multiplying times, the number of units, it is a lot of money towards building another school.

Mr. Scudiero stated that he has yet to see a letter from the school district that did not say that they can accommodate in Volusia County and recently noticed in this Board that there have been multiple times where it states at the bottom that even though it is over 100 percent that they are going to be rezoning the school map, alleviating what looks like overcrowding at 105 to 107 percent.

Mr. Mynchenberg commented that he worked on a project at Spirit Elementary in Deltona approximately four years ago and how the school had a decline in the number of students. It is up to the school board.

Mr. Galloway remarked that a reason that they keep it at 115 percent is because the school district is at an all-time-high of home-schooling. He continued that a private school is being built on Granada Boulevard and two to three others private schools have major enrollments and are growing. When it is said that it is at-capacity, the 115 percent it is due to not being able to use the number of children in your community because they are not all enrolled in public school and some are being home-schooled. Mr. Galloway commented that this developer has paid their dues many years ago on this project.

Attorney Hayes refocused the meeting from the discussion on topics at hand. The purpose of the item is to determine if the preliminary plat is consistent with the zoning and the development order that was approved.

Ms. Shull asked about the setback from Interstate 95. Mr. Mynchenberg replied 60' and it in place now. He reviewed the landscaping requirements and added that they leave a natural heavily-wooded buffer. The city can still direct them to plant additional material in any gaps as well.

Mr. du Moulin asked if there will be drainage problems. Mr. Mynchenberg answered that Plantation Oaks is in Zone X, outside of the 100-year floodplain, and does not have flooding problems.

Audience Comments/Input

There were no individuals who spoke on this item.

Board Recommendation

Vice Chair Shull opened it up to the Board for a motion.

Mr. Galloway motioned to approve PP 2023-042, Bradford Lakes, Preliminary Plat. Mr. Jorczak seconded it. Vote was called, and the motion was approved (6-0).

B. FP 2023-047, Archer's Mill Phase 1, Final Plat

Mr. Steven Spraker, Planning Director, stated that FP 2023-047 is a request from Forestar USA Real Estate Group, Inc., for a final plat for a 94-lot single-family subdivision on approximately 42.38 acres. The Archer's Mill Phase 1 subdivision is part of Phase 3 of the Plantation Oaks Planned Residential Development (PRD), located on the east side of Plantation Oaks Boulevard.

Mr. Spraker stated that the final plat is the last step of the process and construction is ongoing today and is at approximately 50 percent complete. He added that there is a RV and boat parking area, clubhouse and amenities as part of the project. This will go on to City Commission for two readings. Mr. Spraker concluded that staff recommends approval.

Vice Chair Shull opened it up to the Board for questions.

Audience Comments/Input

There were no individuals who spoke on this item.

Board Recommendation

Vice Chair Shull opened it up to the Board for a motion.

Mr. Scudiero motioned to approve FP 2023-047, Archer's Mill Phase 1, Final Plat. Mr. Railsback seconded it. Vote was called, and the motion was approved (6-0).

C. PP 2023-059, Archer's Mill Phase 4, Preliminary Plat

Mr. Steven Spraker, Planning Director, stated that 2023-059 is a request from Forestar USA Real Estate Group, Inc., for a preliminary plat for the Archer's Mill Phase 4 subdivision (a portion of Phase 3 of the Plantation Oaks Planned Residential Development) consisting of 111 single-family lots on 51.56 acres. The Archer's Mill Phase 4 subdivision is located on the east side of Plantation Oaks Boulevard. Mr. Spraker added that the streets are private, with portions abutting the Village of Pine Run along the south and east portion. There is a public access through Archer's Mill, Phase 3, and a public lift station in the development. Eventually it will come back before the Board with a final plat. Mr. Spraker concluded that staff recommends approval.

Audience Comments/Input

There were no individuals who spoke on this item.

Vice Chair Shull opened it up to the Board for questions.

Board Recommendation

Vice Chair Shull opened it up to the Board for a motion.

Mr. Jorczak motioned to approve PP 2023-059, Archer's Mill Phase 4, Preliminary Plat. Mr. Scudiero seconded it. Vote was called, and the motion was approved (6-0).

DRAFT

D. PP 2023-060, Archer's Mill Phase 5, Preliminary Plat

Mr. Steven Spraker, Planning Director, stated that PP 2023-060 is a request from Forestar USA Real Estate Group, Inc. for a preliminary plat for the Archer's Mill Phase 5 subdivision (a portion of Phase 3 of the Plantation Oaks Planned Residential Development) consisting of 114 single-family lots on 92.71 acres. The Archer's Mill Phase 5 subdivision is located on the east side of Plantation Oaks Boulevard. He continued that the eastern portion of the project abuts the state park and will stay natural. Access is provided through Archer's Mill, Phases 2 and 3. Mr. Spraker added that there is an Ordinance showing their overall approval for Plantation Oaks. He concluded that staff recommends approval.

Board questions

Vice Chair Shull opened it up to the Board for questions.

Vice Chair Shull asked where the property is that the County purchased. Mr. Spraker replied that it is the approximate 36 acre-area between the FPL easement and Old Dixie Highway and that now a trail now goes through there. Ms. Shull asked if the greenery and the buffer in Phase 5 is natural. Mr. Spraker confirmed that it is natural and transitions into the state park.

Mr. Mynchenberg added that the property was originally owned by National Gardens (DRI). They donated over 2,000 acres. 500+ acres next to Halifax Plantation that they also owned was sold to the State. He explained that it connects Tomoka State Park to the Bulow State Park, now a continuous 10,000-acre park.

Mr. du Moulin referenced a flooding problem from 2018 with Pine Trails and inquired about the drainage. Mr. Mynchenberg replied that they dug an outfall canal that provides drainage from Interstate 95 to a ditch and then discharges to the outfall points in the Strickland Canal and Bulow Creek. He commented that flooding is not the problem that some of the areas are. Mr. Mychenberg concluded that he lives at the end of Pine Tree Drive and enjoys living next to a wetland but during high tide and the right moon, the road to Tomoka State Park is under water and occasionally Pine Tree will get water over it, but that Plantation Oaks Boulevard is always open.

Audience Comments/Input

There were no individuals who spoke on this item.

Board Recommendation

Vice Chair Shull opened it up to the Board for a motion.

Mr. Scudiero motioned to approve PP 2023-060, Archer's Mill Phase 5, Preliminary Plat. Mr. Railsback seconded it. Vote was called, and the motion was approved (6-0).

DRAFT

E. PP 2023-061, Archer's Mill Phase 6, Preliminary Plat

Mr. Steven Spraker, Planning Director, stated that PP 2023-061 is a request from Forestar USA Real Estate Group, Inc., for a preliminary plat for the Archer's Mill Phase 6 subdivision (a portion of Phase 3 of the Plantation Oaks Planned Residential Development) consisting of 78 single-family lots on 46.54 acres. The Archer's Mill Phase 6 subdivision is located on the east side of Plantation Oaks Boulevard. Mr. Spraker continued that the streets are private and the property abuts the state park on the eastern boundary. The project has an approved development order for the zoning per Ordinance 22-16. A final plat will be the next step in this projects process. Mr. Spraker concluded that staff recommends approval.

Vice Chair Shull opened it up to the Board for questions.

Audience Comments/Input

There were no individuals who spoke on this item.

Board Recommendation

Vice Chair Shull opened it up to the Board for a motion.

Mr. Railsback motioned to approve PP 2023-061, Archer's Mill Phase 6, Preliminary Plat. Mr. Jorczak seconded it. Vote was called, and the motion was approved (6-0).

F. LDC 2023-075, Preliminary and Final Plats, Land Development Code amendments – This item was pulled by city staff and not heard by the Planning Board.

G. LDC 2023-050, Certificate of Use, Land Development Code amendment

Mr. Steven Spraker, Planning Director, stated that LDC 2023-050 is an administrative request for amendments to Chapter 1, General Administration, Article II, Administration and Enforcement, Section 1-14, Development Orders to establish requirements for a Certificate of Use process. He added that this was presented before the Board May 2023 with the majority of the information going into the Code of Ordinances. Following discussion with the City Attorney's Office there was a decision to put most of the information from the Code of Ordinances into the Land Development Code (LDC), which is the reason it is before the Board again today. Mr. Spraker explained it is the same information and clarifies and creates a Business Tax Receipt, Certificate of Occupancy, and a Certificate of Use, and will help the business registration process and will flow into the new permitting system that will go live October 30, 2023. Mr. Spraker concluded that staff recommends approval.

Vice Chair Shull opened it up to the Board for questions.

Audience Comments/Input

There were no individuals who spoke on this item.

Board Recommendation

Vice Chair Shull opened it up to the Board for a motion.

Mr. Jorczak motioned to approve LDC 2023-050, Certificate of Use, Land Development Code amendment. Mr. Railsback seconded it. Vote was called, and the motion was approved (6-0).

VIII. PUBLIC COMMENTS

The opportunity was announced and it was determined that there was no one in attendance that wished to deliver any public comments.

IX. OTHER BUSINESS

None.

X. MEMBER COMMENTS

Mr. Galloway remarked that 477 homes were just approved over a two to three-year period and added that the community is in dire need of homes. There is not much land within the community. He continued that the city has only grown 1 percent per year.

Mr. Jorczak asked for the status on Nova Road. Mr. Galloway stated that he attended a meeting and heard that they are looking at two models and will be taking the 'suicide lane' out. Mr. Spraker added that the City Commission is seeking a workshop with the Department of Transportation (DOT) to discuss Nova Road and he will update on the information and timeline of the project.

Ms. Shull asked for an update on the apartments on U.S. Highway 1. Mr. Spraker replied that they were reviewed and approved on August 1, 2023, second reading, and there was discussion at City Commission about the roadways. No one from the public came for or against it and or the roads. No residents have contacted city staff. The next step would be a community meeting if there is interest from the residents.

XI. ADJOURNMENT

The meeting was adjourned at 6:41 p.m.

Respectfully submitted,

_____

Steven Spraker, Planning Director

DRAFT

ATTEST:

_____

Angeline Shull, Vice Chair

Minutes transcribed by Marcella Miller.

DRAFT

ATTACHMENT 12

Staff and Applicant PowerPoints

Section A: Staff PowerPoint for July 13, 2023 Planning Board meeting

Section B: Applicant PowerPoint for July 13, 2023 Planning Board meeting

Section C: Staff PowerPoint for August 21, 2023 Planning Board meeting

ATTACHMENT 12

Staff and Applicant PowerPoints

Section A

Staff PowerPoint for July 13, 2023 Planning Board meeting

City of Ormond Beach

Planning Board

July 13, 2023

Anyone wishing to speak on an item, please complete a comment card at the entrance of the Sanctuary.

City of Ormond Beach
Planning Board
July 13, 2023

I. **Roll Call**

III. **Invocation**

IV. **Pledge of Allegiance**

V. **Notice Regarding Adjournment**

Tomoka Reserve, Issuance of a Development Order



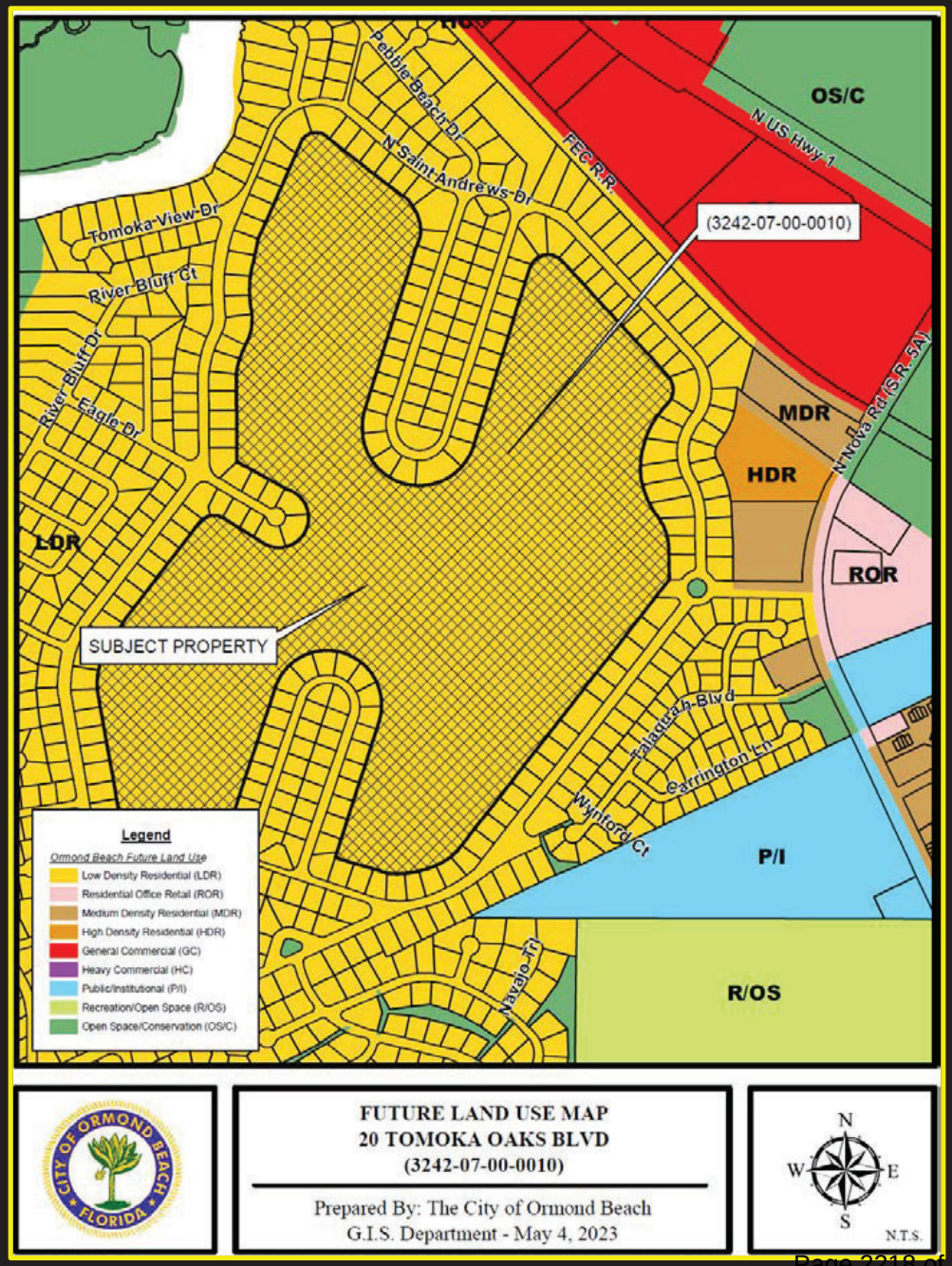
Existing Land Use

Low Density Residential (LDR)

Purpose: To protect and encourage the continued development of typical **single-family residential areas** and stabilize and protect the character of such neighborhoods. **Institutional uses** may be permitted in accordance with the maximum floor area ratio.

Density: up to 4.3 units per acre

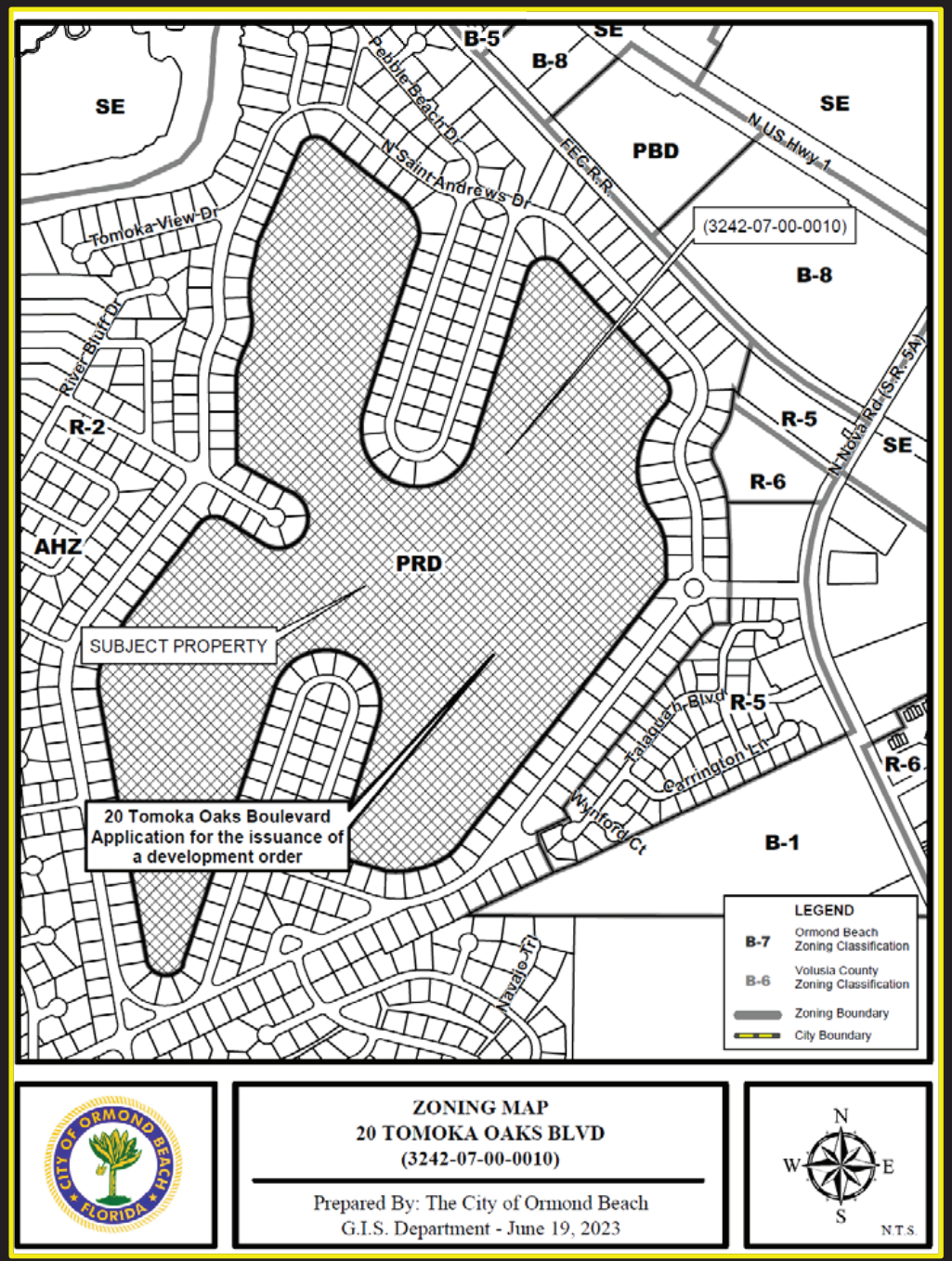
Maximum FAR: 0.2



Existing Zoning

- Ordinance 2006-17 – From **R-2, Single-Family Low Density** to PRD, Planned Residential Development.
- Approved Tomoka Oaks Golf Village development order.
- Development of **119 multi-family** units (townhomes and condominiums) and **3 single-family** homes, along with a re-designed golf course.
- The property owner **was to provide for covenants and restri**ctions that restrict the golf course to open space and golf course use with the development of the residential use.

Development Order expired



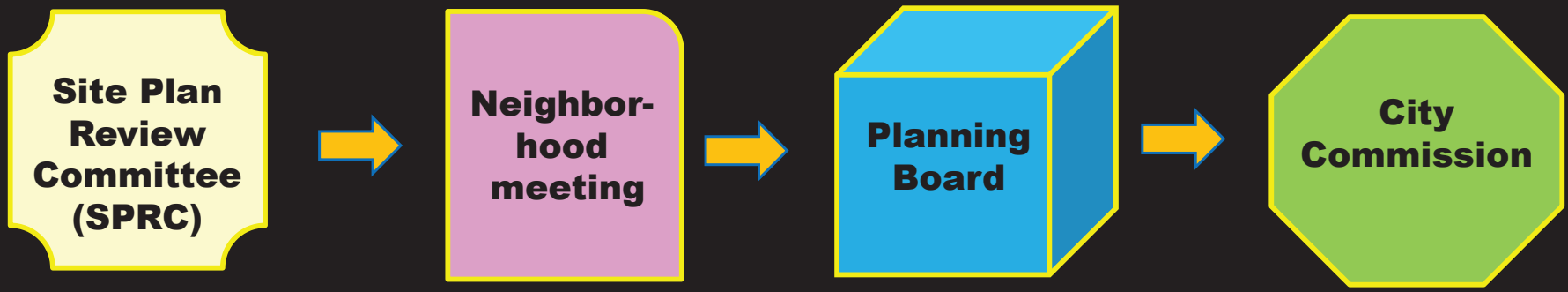
Issuance of a Development Order Review Process



Notes:

- A PRD is a **zoning document** that shows lots, landscape buffers, open areas, recreational areas, and architectural standards.
- Project is reviewed based on criteria within the Land Development Code.
- PRD does not require engineering construction plans that include stormwater and utilities.

IF Development Order approved THEN Preliminary Plat



Notes:

- Preliminary Plat are **CONSTRUCTION SITE PLANS**.
- Leads to a Final Plat
- Must be consistent with the Development Order.

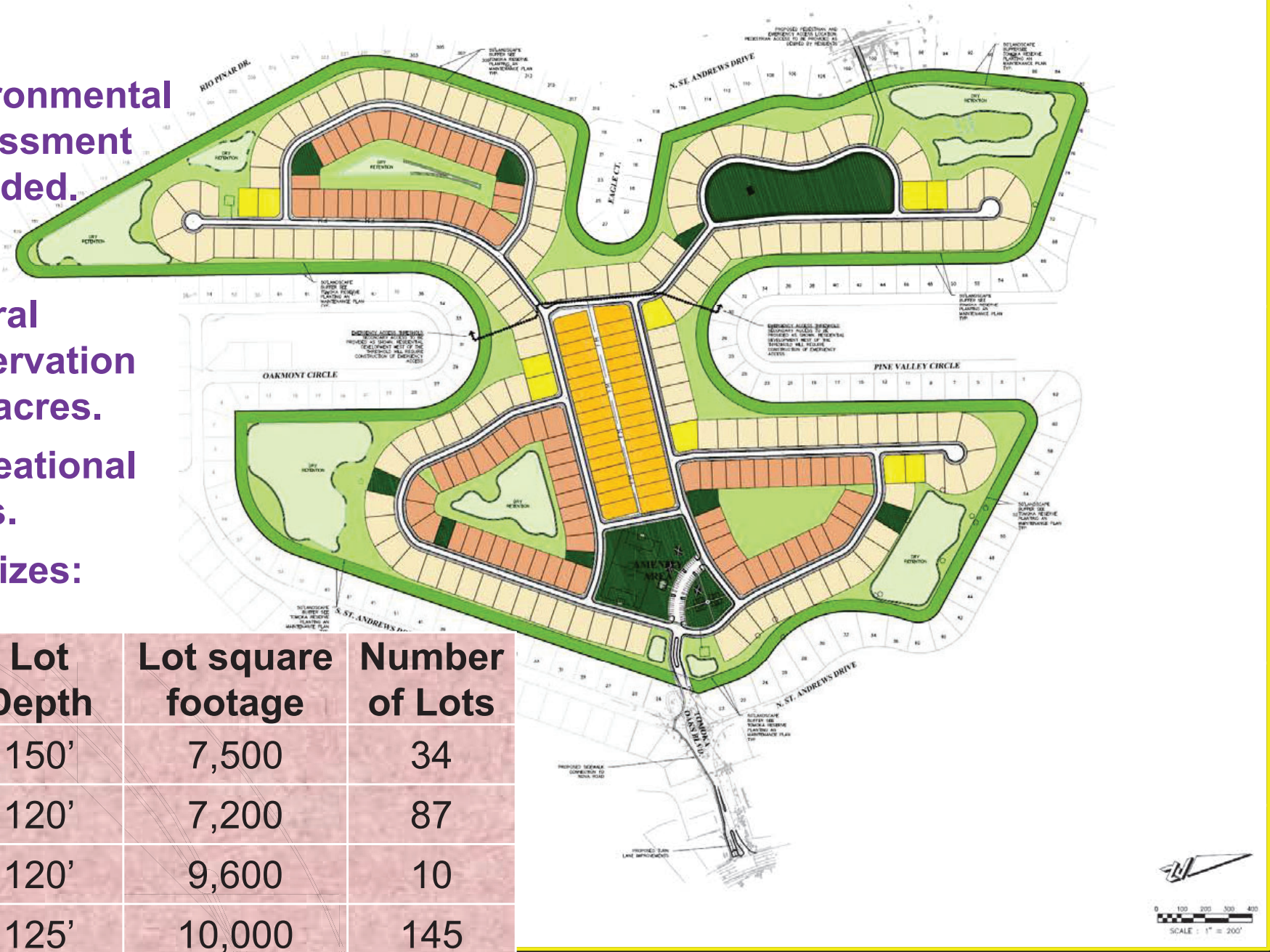
Tomoka Reserve Site Plan

1. 147.94 acres.
2. 276 units.
3. 1.87 units per acre.
4. Plans seek to allow gated vehicular access.
5. Emergency access connection.
6. No wetlands.
7. Not in the floodplain.



Tomoka Reserve Site Plan

8. Environmental Assessment provided.
9. Natural preservation – 34 acres.
10. Recreational areas.
11. Lot sizes:



Lot Width	Lot Depth	Lot square footage	Number of Lots
50’	150’	7,500	34
60’	120’	7,200	87
80’	120’	9,600	10
80’	125’	10,000	145

Tomoka Reserve Site Plan

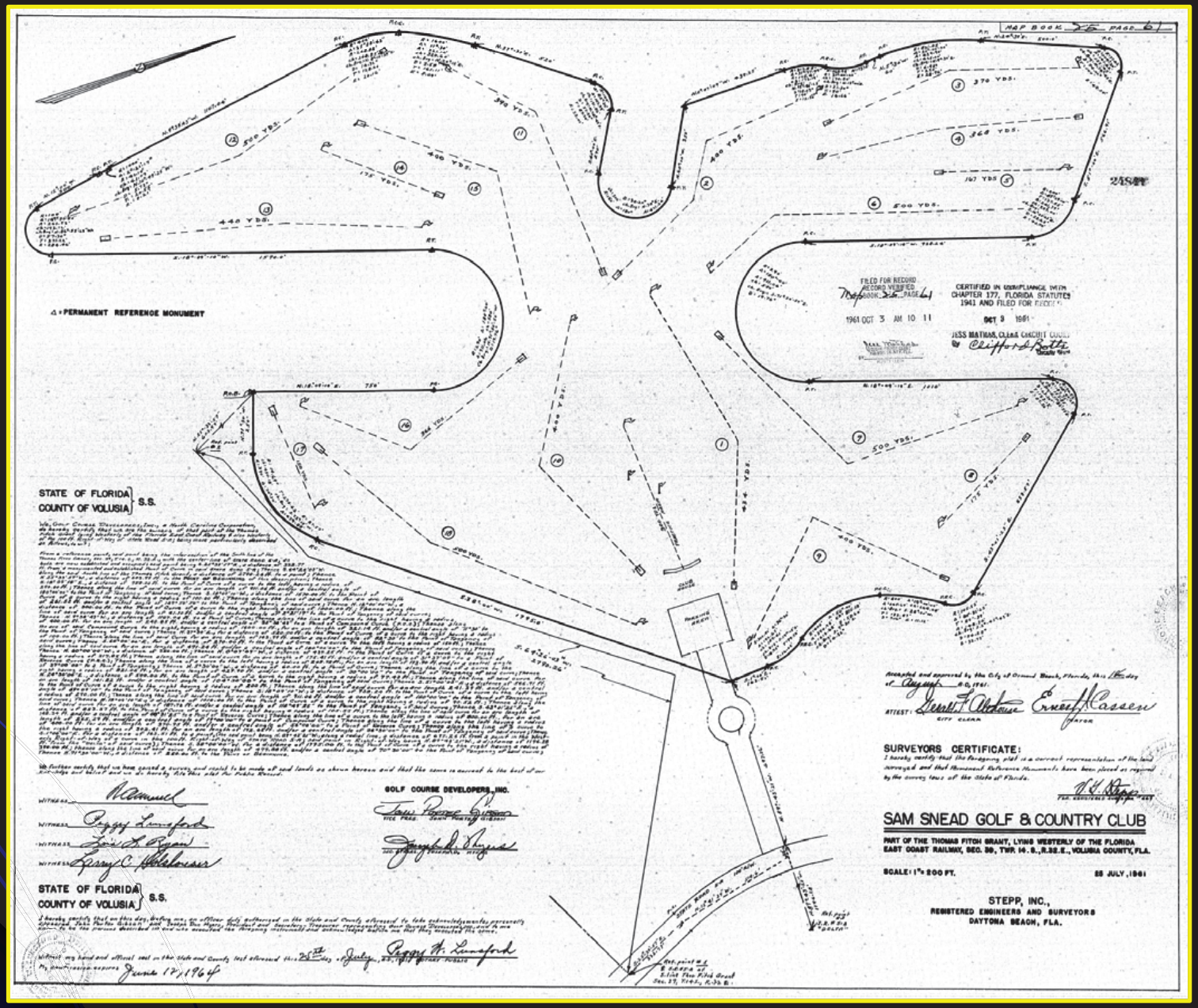
12. 50’ buffer.
13. Historic Trees preserved.
14. Stormwater areas.
15. School concurrency provided.
16. Traffic Impact Analysis provided.



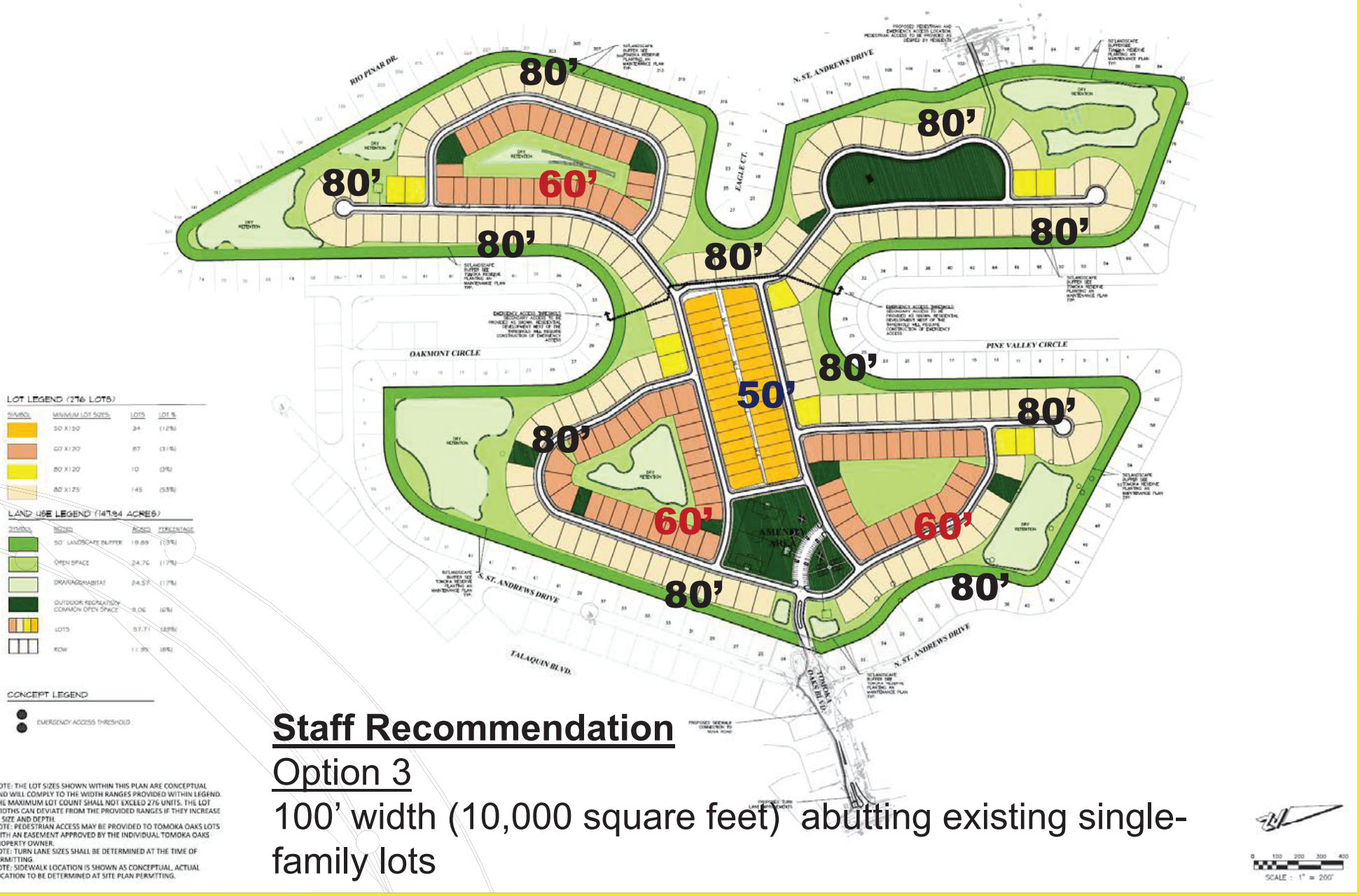
Key issue 1 – Development Ability of the former golf course

Planning Board packet includes:

1. Ms. Davis analysis. Mr. Spain's letter dated 07/12/2023.
2. City Attorney's analysis.
3. Cobb Cole analysis.



Key issue 2 – Lot size/density/compatibility



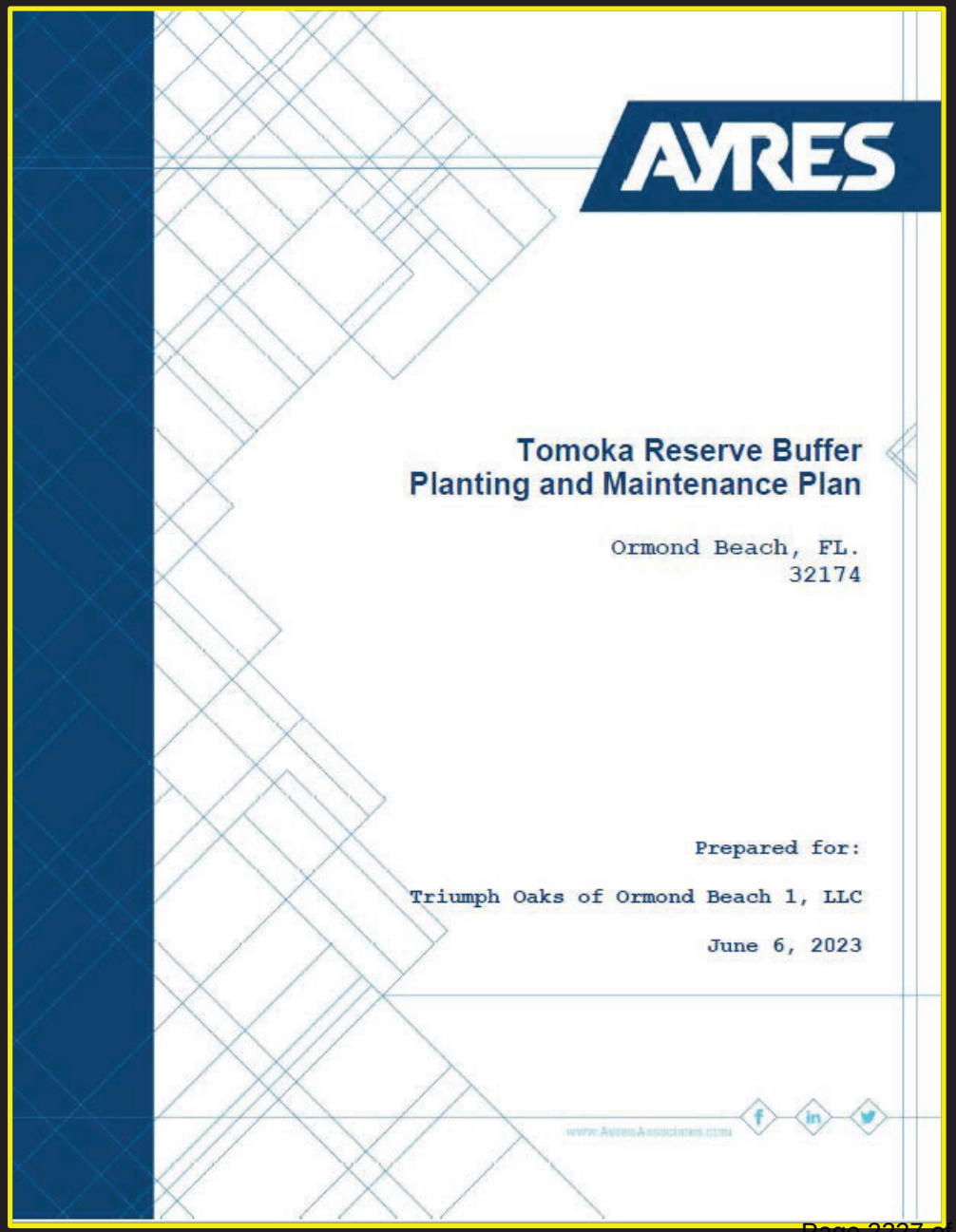
Staff Recommendation

Option 3

100’ width (10,000 square feet) abutting existing single-family lots

Key issue 3 – Planting of the 50’ natural buffer

- Use existing vegetation wherever possible.
- Where vegetation does not exist:
  1. 7 trees & 30 shrubs and grasses per 100 linear feet.
  2. Clustered in a 20 foot spacing
- Watering proposed with truck with a water tank – no permanent irrigation.



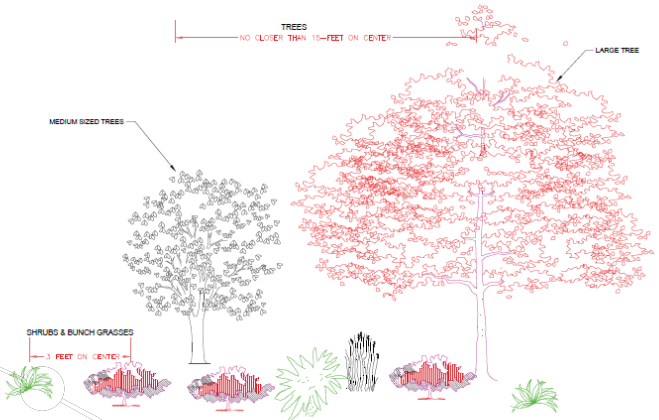
Key issue 3 – Planting of the 50’ natural buffer

HIGH DENSITY BUFFER PLANTING - NO TREES PRESENT IN THE BUFFER

7 TREES AND 30 SHRUBS & GRASSES PER 100 LINEAR FEET. **HIGH DENSITY PLANTINGS** WILL OCCUR WHERE THERE IS LESS THAN 10% VEGETATIVE COVER IN FRONT PRIVATE PROPERTY.

- WITHIN THE 100-FOOT AREA, TREES WILL BE PLACED APPROXIMATELY 15-FEET APART WHILE SHRUBS AND BUNCH GRASS WILL BE PLACED APPROXIMATELY 3-FEET APART.
- FOR EACH 100-FOOT PLANTING AREA, THE PLANTING PATTERN WILL BE AS FOLLOWS:

  MED TREE - LG TREE - MED TREE - LG TREE - MED TREE - LG TREE - MED TREE
- FOR EACH 100-FOOT PLANTING AREA, SHRUBS & GRASSES WILL BE EVENLY SPACED.

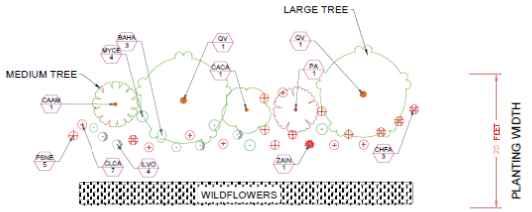


ELEVATION (FRONT) VIEW OF PLANTING - MEDIUM DENSITY PLANTING

TREE, SHRUB, AND GROUND COVER SPECIES WILL CONSIST OF A MIXTURE OF SPECIES TO INCREASE BIODIVERSITY. FOR TREES, EACH PLANTING AREA WILL CONSIST OF THREE DIFFERENT SPECIES. FOR SHRUB AND GROUND COVER AREAS, NO MORE THAN 20% OF THE TOTAL PLANTS FOR THAT BUFFER PLANTING WILL BE THE SAME SPECIES.

POTENTIAL MEDIUM DENSITY PLANTING ARRANGEMENT

TREE AND SHRUB PLANTINGS WILL BE CONCENTRATED ON THE AREAS WHERE EXISTING NATURAL VEGETATION DOES NOT EXIST.



PLAN VIEW - HIGH DENSITY PLANTING, NO TREES IN THE BUFFER

100—FEET



CLIENT:
Tomoka Reserve
30 Tomoka Oaks Blvd.
Ormond Beach, FL.

PROJECT:
Buffer Planting plan

LOCATION:
30 Tomoka Oaks Blvd.
Ormond Beach, FL.

CONSULTANT:
AYRES
PLANNING AND DEVELOPMENT
Tampa Office
5875 Hidden River Pkwy, Suite 200
Tampa, Florida, 33637-1035 (813) 978-9688
Eau Claire Office
3433 Oakwood Hills Pkwy
Eau Claire, Wisconsin, 54701 (715) 834-3161

REVISIONS DATE

DESIGNED BY: Don Spence, Ph.D.
DRAWN BY: Don Spence, Ph.D.
DATE: 09-16-2022
PROJECT NUMBER:

SHEET TITLE:
HIGH DENSITY BUFFER LAYOUT ELEVATION VIEW

SHEET NUMBER:
L-101

Key issue 3 – Planting of the 50’ natural buffer

Staff Recommendation:

Requirement of a type 6 buffer planting plan that requires seven (7) trees, 70 shrubs & 70 ground covers per 100' linear feet – Option 6

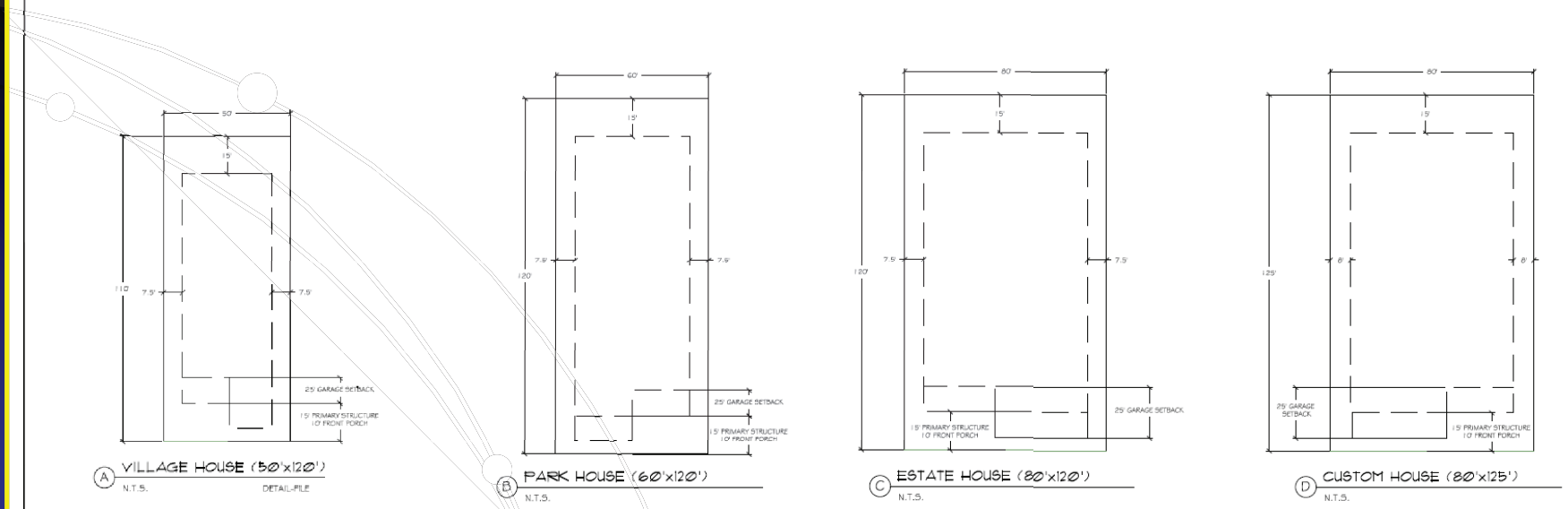
Key concerns:

- The landscape buffering requirements of the city have **worked well** to create buffers between uses.
- The amount of material needs to be as **voluminous as possible** to create buffers where no buffer exists today.
- **Staff strongly objects to the use of non-permanent irrigation** and believes that this would set into motion a source of constant issues along a 3.3-mile buffer. Staff believes hand watering would also create unnecessary obligations to a future HOA and potentially defer the cost of an irrigation system to future property owners. Section 3-05(e) of the Land Development Code requires an irrigation system.
- The planting plan as shown in Sheet L-101 shows the trees planted in a 15-foot separation in a tight 20’ planting depth (linear area). **The seven (7) trees need to be staggered within the 50’ buffer depth to allow the proper area to grow.**

Key issue 4 – Setback Plan

PUD Development Standards

Lot Type	Minimum Lot Width or Range	Minimum Lot Depth	Minimum Square Foot Range	Required Parking Spaces	% Impervious	Maximum Height	Max Building coverage	Minimum Primary Structure Setbacks				Minimum Front Porch Setbacks			Minimum Garage Setbacks 3		
								Front 2	Rear	Side	Side Street	Front	Side	Rear	Front 3	Side	Rear
Village House	50	110	1500	2	75%	35'	65%	15'	15'	7.5'	10'	10'	7.5'	15'	25'	7.5'	15'
Park House	60	120	1700	2	75%	35'	50%	15'	15'	7.5'	10'	10'	7.5'	15'	25'	7.5'	15'
Estate House	80	120	2000	2	75%	35'	54%	15'	15'	7.5'	10'	10'	7.5'	15'	25'	7.5'	15'
Custom House	80	125	2200	2	75%	35'	52%	15'	15'	8'	10'	10'	7.5'	15'	25'	8'	15'
1	The maximum building height shall be measured from the average of the existing grade at the four outmost corners of the building.																
2	The minimum front yard setback to the primary structure defined as load bearing airconditioned space .																
3	Garages can be front loaded or side loaded. Side Loaded Garages may have a mimum front setback of 15'.																



A VILLAGE HOUSE (50'x120')
N.T.S.

B PARK HOUSE (60'x120')
N.T.S.

C ESTATE HOUSE (80'x120')
N.T.S.

D CUSTOM HOUSE (80'x125')
N.T.S.

ZEV COHEN & ASSOCIATES, INC.
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO. | DATE | BY | COMMENTS / REVISIONS

TOMOKA RESERVE
PLANNED DEVELOPMENT
TYPICAL LOT LAYOUT

VOLUSIA COUNTY, FLORIDA
CITY OF ORMOND BEACH

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: —
CHECKED BY: RH
DRAWING FILES: PDD-PDE_21067.DGP
XREFS: 21067_BASE.DWG
XREFS: 21067_SURV.DWG

CHRISTOPHER T. ROWLEY, P.E., NO. 66283
NOT VALID WITHOUT SEAL

SHEET: PD7 OF 10

Key issue 4 – Setback Plan

Staff recommendations for Tomoka Reserve setbacks

PUD Development Standards

Lot Type	Minimum Lot Width or Range		Minimum Lot Depth		Minimum square foot Range		Required Parking Spaces		%Impervious		Maximum Height		Max Building Coverage		Minimum Primary Structure Setbacks								Minimum Front Porch Setbacks								Minimum Garage Setbacks[3]							
															Front[2]		Rear		Side		Side Street		Front		Side		Rear		Side Street		Front		Side		Rear		Side Street	
Village House	50′	50′	110′	SS	1500	SS	2	SS	75%	SS	35′	SS	65%	50%	15′	20′	15′	20′	7.5′	7.5′	10′	15′	10′	12′	7.5′	7.5′	15′	N/A	NP	15′	25′	20′	7.5′	SS	15′	20′	NP	15′
Park House	60′	60′	120′	SS	1700	SS	2	SS	75%	SS	35′	SS	50%	50%	15′	25′	15′	20′	7.5′	7.5′	10′	15′	10′	15′	7.5′	7.5′	15′	N/A	NP	15′	25′	25′	7.5′	SS	15′	20′	NP	15′
Estate House	80′	80′	120′	SS	2000	SS	2	SS	75%	SS	35′	SS	54%	50%	15′	25′	15′	20′	7.5′	8′, 20′ Total	10′	20′	10′	15′	7.5′	8′, 20 Total	15′	N/A	NP	20′	25′	25′	7.5′	8′, 20 Total	15′	20′	NP	20′
Custom House	80′	100′	125′	SS	2200	SS	2	SS	75%	SS	35′	SS	52%	50%	15′	25′	15′	20′	8′	8′, 20′ Total	10′	20′	10′	15′	7.5′	8′, 20 Total	15′	N/A	NP	20′	25′	25′	8′	8′, 20 Total	15′	20′	NP	20′

1.	The maximum building height shall be measure from the average of the existing grade at the four most corners of the building.
	Standard regulations exist in the Land Development Code. Staff recommends removal of this language
2.	The maximum front yard setback to the primary structure defined as load bearing air conditioned space.
	Staff has requested more detail in order to make a recommendation – there is no number 2 in the table. Please clarify if "iZi" in the table is intended to be number 2.
3.	Garages can be front loaded or side loaded. Side loaded garages may have a minimum front setback of 15′.
	Staff does not support this setback.

Staff Recommendations

NP = Not Provided

SS = Staff Supported

N/A = Not applicable – should not be listed

Key issue 4 – Setback Plan

C. Setback plan – lot width – 100' in width **(Option 8)**.

D. Setback plan – maximum building coverage – 50% across all housing types **(Option 10)**.

E. Setback plan - minimum primary structure setbacks – **(Option 13)**.

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50'	20'	20'	7.5'	15'
Park House	60'	25'	20'	7.5'	15'
Estate House	80'	25'	20'	8'/20'	20'
Custom House	80'	25'	20'	8'/20'	20'

F. Setback plan - minimum front porch setbacks – **(Option 16)**

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50'	12'	20'	7.5'	15'
Park House	60'	15'	20'	7.5'	15'
Estate House	80'	15'	20'	8'/20'	20'
Custom House	80'	15'	20'	8'/20'	20'

G. Setback plan - minimum garage setbacks – **(Option 19)**

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50'	20'	20'	7.5'	15'
Park House	60'	25'	20'	7.5'	15'
Estate House	80'	25'	20'	8'/20'	20'
Custom House	80'	25'	20'	8'/20'	20'

H. Setback plan – Notes – Delete the notes. Notes 1 and 2 are contained in the Land Development Code. Staff is not supportive of a 15' front yard garage setback **(Option 22)**.

Key issue 5: Sheet PD6 note on lot separation

BUFFER LEGEND

SYMBOL	NOTES
▲	EXISTING SPECIMEN TREE
⬟	EXISTING HISTORIC TREE
▨	DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN

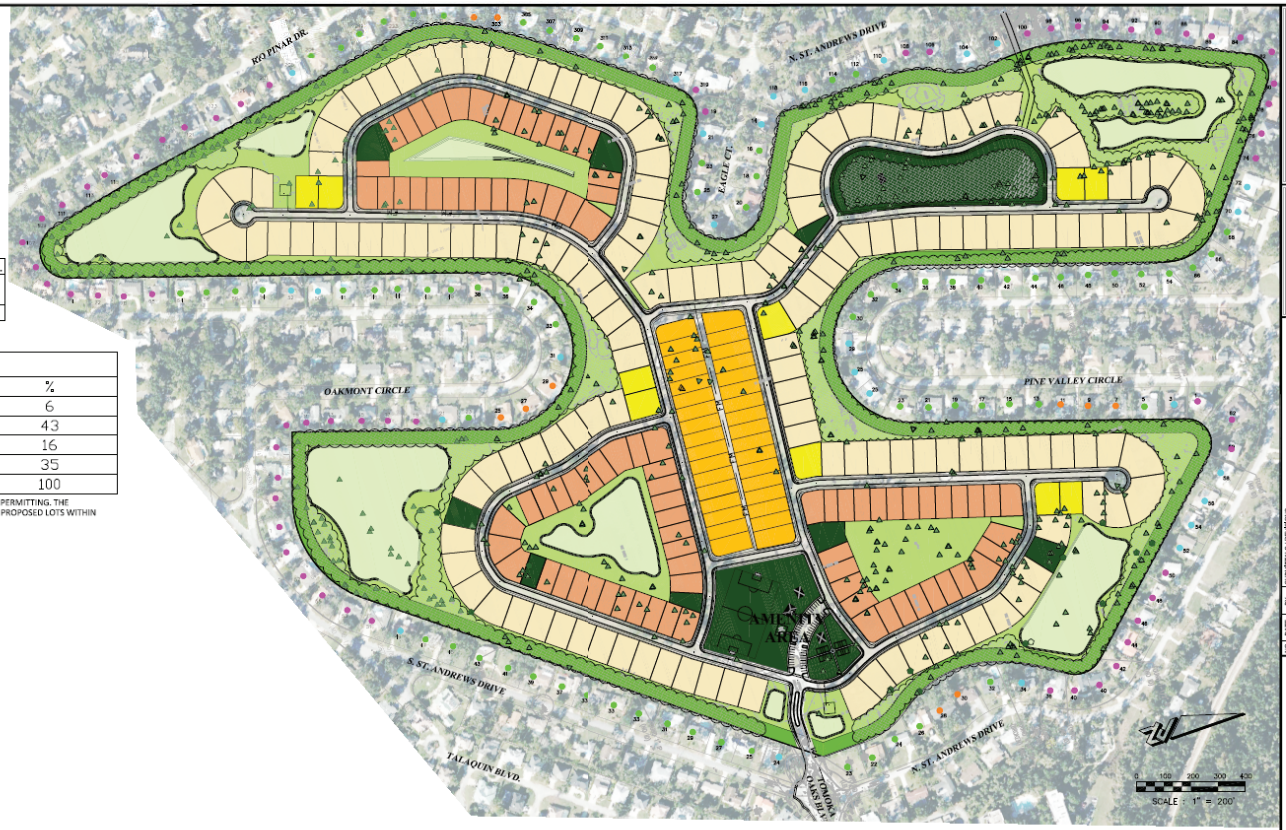
20% NATURAL PRESERVATION

TOTAL SITE AREA	147.94 AC.
MINIMUM TREE COVERAGE AREA REQUIRED (CALCULATION: 147.94 AC. x 20%=29.6 AC.	29.6 AC.
TOTAL MINIMUM TREE COVERAGE PROVIDED	34 AC.

LOT SEPARATION TABLE

COLOR	WIDTH	HOMES	%
●	50'	10	6
●	+50'-75'	74	43
●	+75'-125'	27	16
●	125'	61	35
	TOTAL	172	100

NOTE: THE LOT SEPARATION WIDTH SHOWN ON THIS SHEET MAY BE SUBJECT TO CHANGE AT THE TIME OF PERMITTING. THE REPRESENTED DISTANCES ARE FROM EXISTING RESIDENTIAL LOTS IN TOMOKA OAKS NEIGHBORHOOD AND PROPOSED LOTS WITHIN TOMOKA RESERVE.



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TRANSPORTATION

TOMOKA RESERVE
PLANNED DEVELOPMENT
NATURAL PRESERVATION & BUFFER PLAN
VOLUSIA COUNTY, FLORIDA
CITY OF ORMOND BEACH

PROJECT NO: ZC 21087
DESIGNED BY: KR
DRAFTED BY: MJR
CHECKED BY: BB

SHEET: PD6 OF 10

Key issue 5: Sheet PD6 note on lot separation

LOT SEPARATION TABLE			
COLOR	WIDTH	HOMES	%
	50′	10	6
	+50′-75′	74	43
	+75′-125′	27	16
	125′	61	35
	TOTAL	172	100

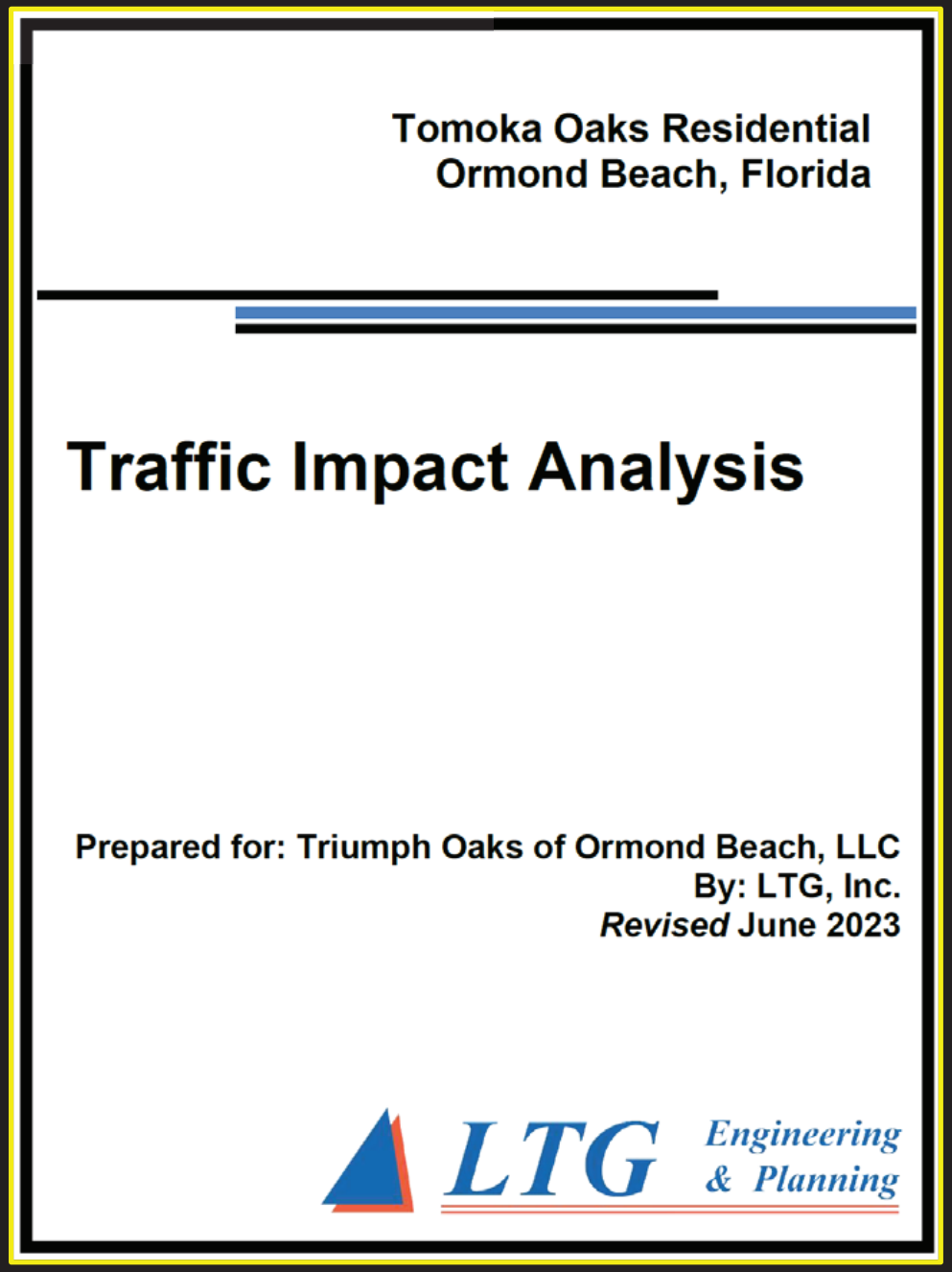
NOTE: THE LOT SEPARATION WIDTH SHOWN ON THIS SHEET MAY BE SUBJECT TO CHANGE AT THE TIME OF PERMITTING. THE REPRESENTED DISTANCES ARE FROM EXISTING RESIDENTIAL LOTS IN TOMOKA OAKS NEIGHBORHOOD AND PROPOSED LOTS WITHIN TOMOKA RESERVE.

Staff Recommendation:

Sheet PD6 note on lot separation - Amend note to state: The 50’ buffer abutting the Tomoka Oaks existing residential lots and areas called out as natural preservation shall not be modified and shall always be vegetative areas **(Option 24)**.

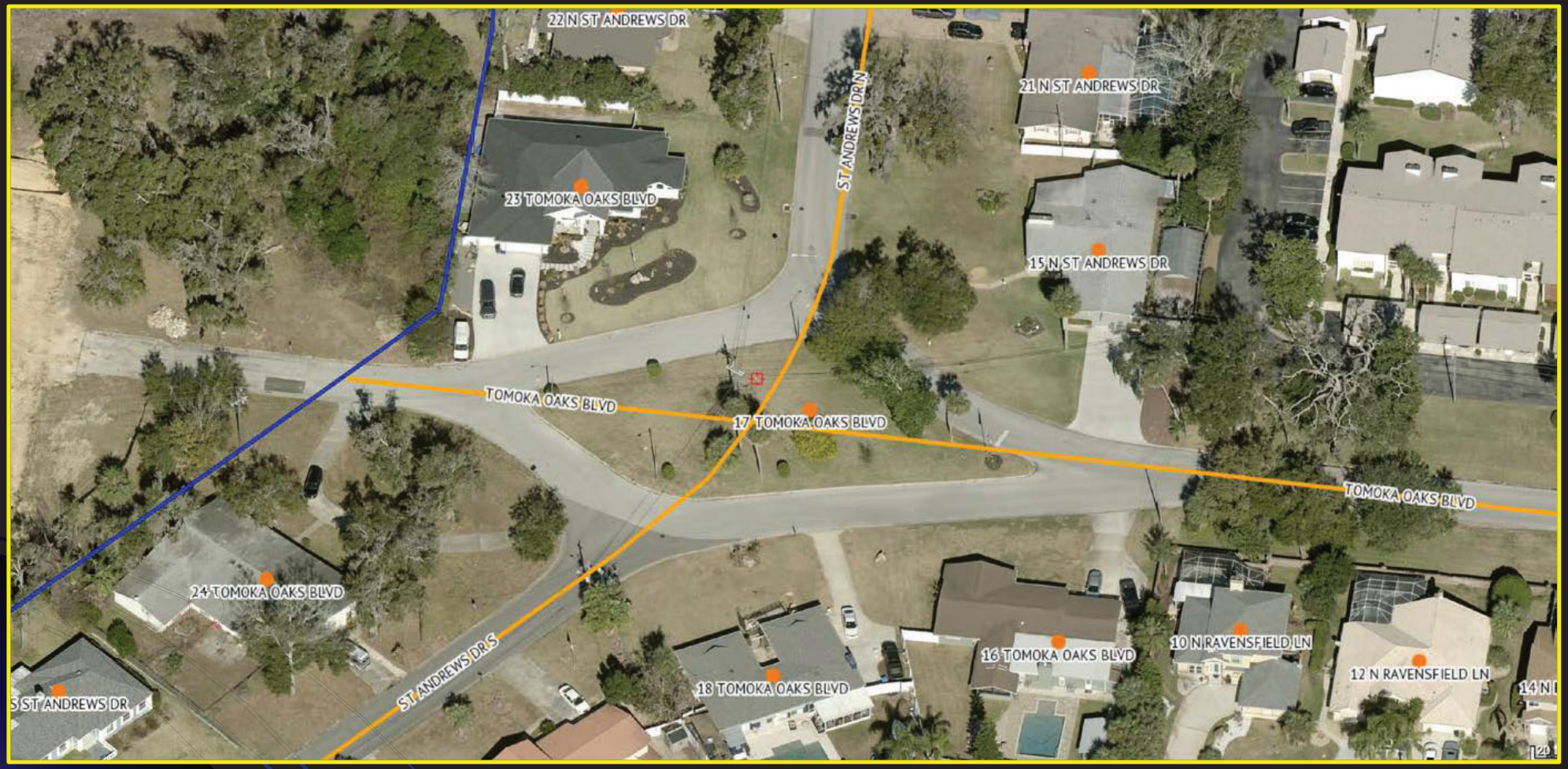
Key issue 6: Traffic

- Traffic counts update – March 2023
- The technical memorandum states, “Due to the proposed location of the project’s access, peak hour data and transportation model results, it is anticipated that **96% of the project trips will utilize Tomoka Oaks Boulevard** and **4% will use Iroquois Trail** for external access. 4% of traffic (111 total daily, 8 total AM and 11 total PM) are expected to use this route to access SR 40.”
- Traffic signal at Tomoka Oaks Boulevard and Nova Road warranted.
- **All local intersections operate at a Level of Service of “A” or “B”** where the adopted Level of Service is “D”.
- Draft proportionate share calculation provided.



Key issue 6: Traffic

St. Andrews Drive and Tomoka Oaks Boulevard diamond intersection



Staff Recommendation:

Staff recommends (Option 25) that the diamond intersection be required to be reconfigured at the construction (preliminary plat) phase of the development.

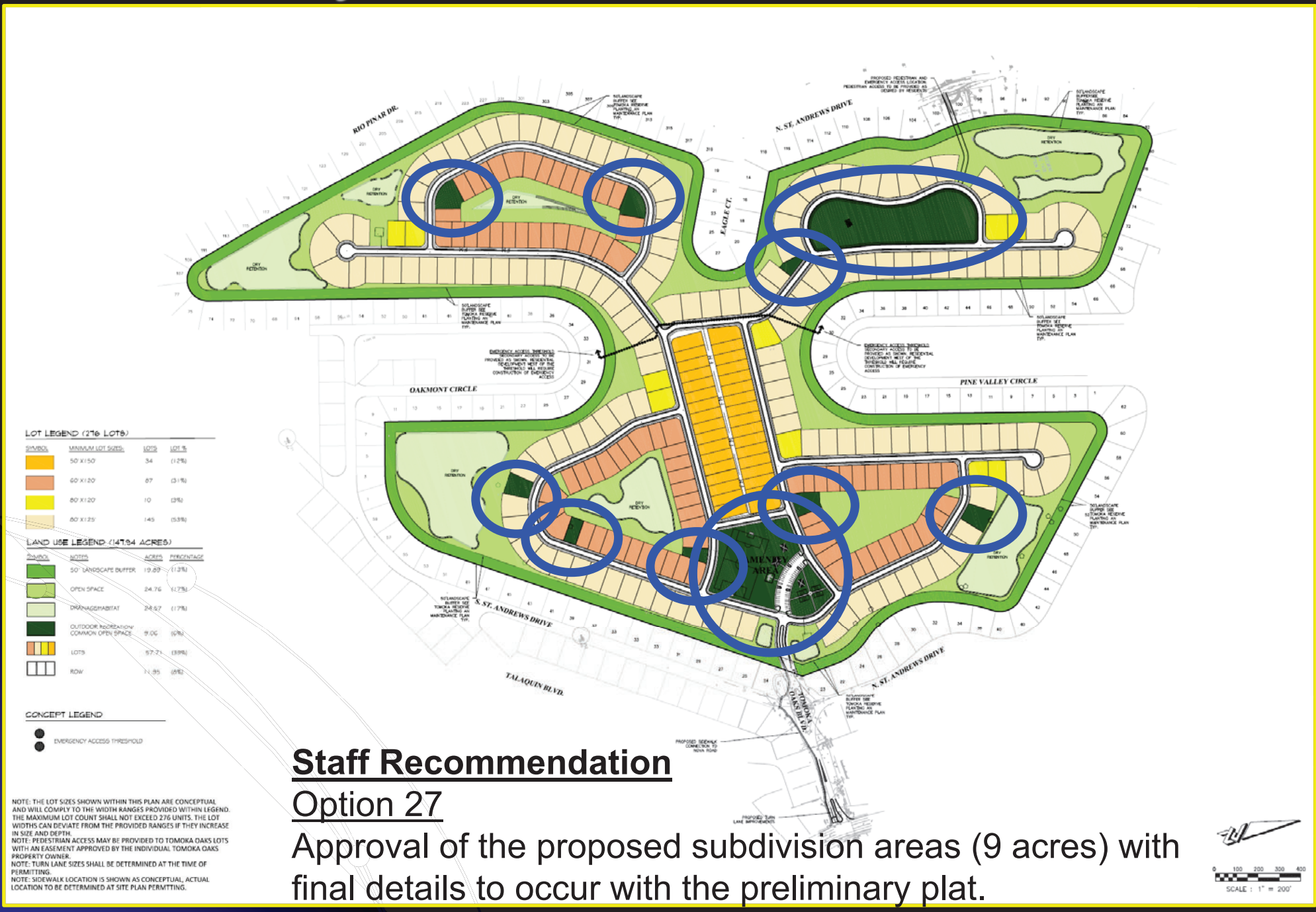
Key issue 6: Traffic

Sidewalks along Tomoka Oaks Boulevard



In comments received from residents, there has been a desire to see sidewalks on **both sides of Tomoka Oaks Boulevard** (***Option 26***). The applicant has proposed sidewalks on one side of Tomoka Oaks Boulevard.

Key issue 7: Recreation Area



Staff Recommendation

Option 27

Approval of the proposed subdivision areas (9 acres) with final details to occur with the preliminary plat.

Key issue 8: Environmental

A. Ayden Environmental submitted site assessment reports and a Soils Management Plan to the Florida Department of Environmental Protection.

B. All work will be managed by Ayden Environmental with Florida Department of Environmental Protection oversight. All work will be completed in accordance with Chapter 62-780 of the Florida Administrative Code.

C. The Florida Department of Environmental Protection approved the site assessment reports and Soils Management Plan in a letter dated November 16, 2022.



AYDEN Environmental

jeff@aydenenv.com
P: 954.707.2724

May 26, 2023

Steven Spraker, AICP
Planning Director
City of Ormond Beach
22 South Beach Street, Room 104
Ormond Beach, FL 32174

Re: Environmental Regulatory Process Summary
Tomoka Oaks Golf Course Redevelopment (the "Site")
Ormond Beach, Florida

Dear Steven:

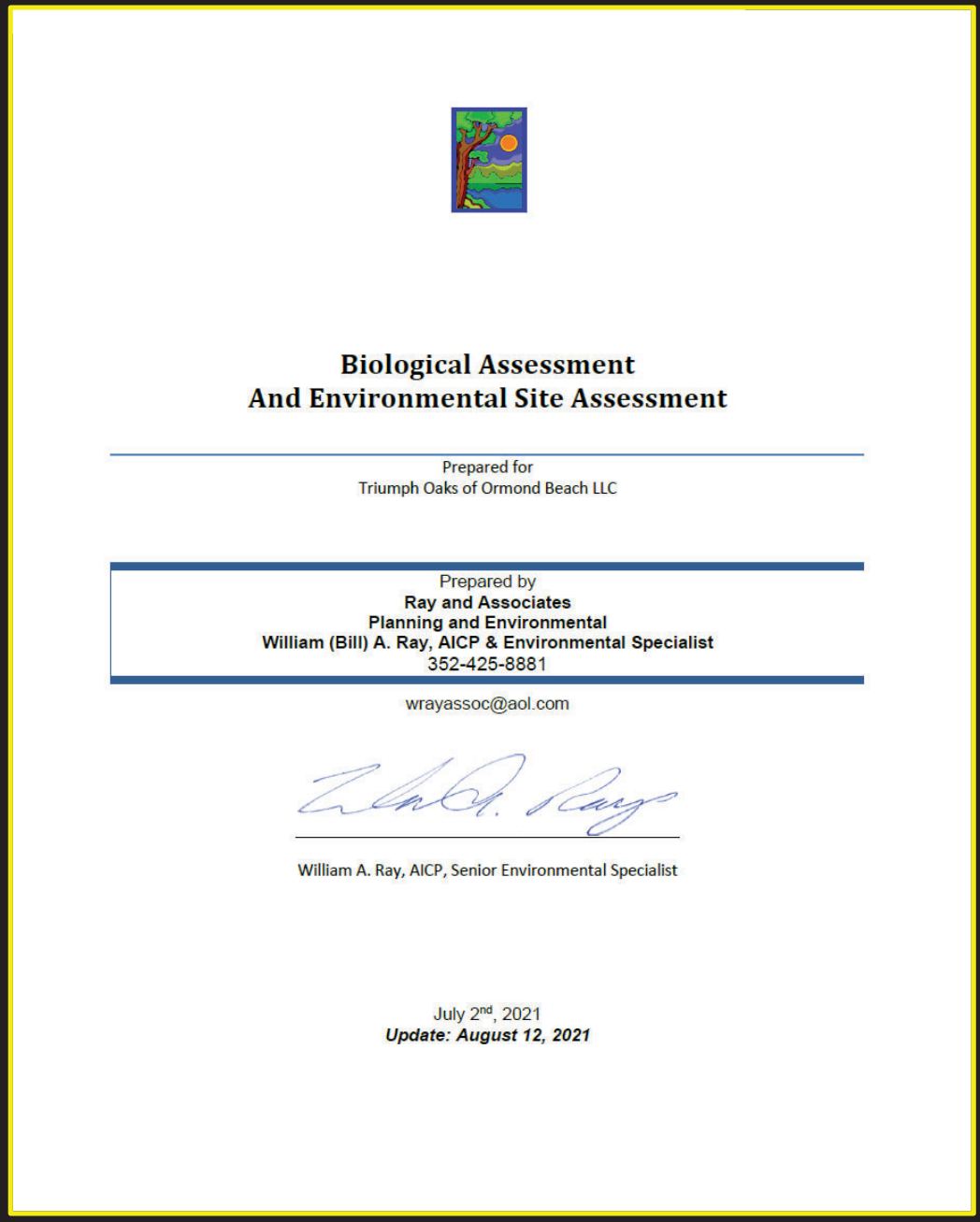
The environmental regulatory review and approval process for the former Tomoka Oaks Golf Course is being conducted by the Florida Department of Environmental Protection (FDEP) relating to its former use as a golf course and proposed redevelopment for residential uses. During the prior operation of the golf course, it is understood by FDEP that certain agrichemicals were lawfully applied to the golf course playing areas of the Site for the purposes of turf management. The Site owner contracted with a Florida-certified environmental engineer, Jeff Flairty, P.E. of Ayden Environmental LLC, to complete the required environmental assessment of the Site and develop a remedial plan to address to support the land use change from golf course to residential land uses.

In 2022, Ayden Environmental submitted site assessment reports (i.e., an initial report and a response to FDEP comments) and a Soil Management Plan (SMP) to FDEP. The site assessment reports document the extensive soil and groundwater testing performed by Ayden Environmental and the areas of the Site requiring further site rehabilitation. The SMP details the process for additional site assessment, remediation of impacted soil, and confirmatory sampling to ensure the Site can be redeveloped for residential uses. Implementation of the SMP is intended to run parallel with the proposed redevelopment of the Site and will be managed by Ayden Environmental with FDEP oversite. All work will be completed in accordance with Chapter 62-780 of the Florida Administrative Code, which is Florida's regulatory framework for environmental cleanup. FDEP completed a review of Ayden's regulatory submittals and approved the site assessment reports and SMP in a letter dated, November 16, 2022.

South Florida Region: 2441 NE 19th Terrace, Wilton Manors, FL 33305
Mailing Address: PO Box 350422, Fort Lauderdale, FL 33335
Regional Offices:
Mid-Atlantic Region 302.270.4514
Northern California Region 530.721.5059

Key issue 8: Environmental

- No wetlands on site
- Not in designated floodplain
- Gopher tortoise on-site – would be reviewed at Preliminary Plat



Biological Assessment
And Environmental Site Assessment

Prepared for
Triumph Oaks of Ormond Beach LLC

Prepared by
Ray and Associates
Planning and Environmental
William (Bill) A. Ray, AICP & Environmental Specialist
352-425-8881

wrayassoc@aol.com

William A. Ray, AICP, Senior Environmental Specialist

July 2nd, 2021
Update: August 12, 2021

Other issues – R-2 zoning application

Standard	PRD zoning	R-2 zoning
Lot size	Can request varying sizes	100’ lot width – 10,000 square feet lot area
Setbacks	Can request specific standards	Front yard setback of 30’, rear yard setback of 25’, side yards setbacks of a minimum of 8’ to total 20’ between both setbacks, and a side corner setback of 20’
Building Coverage	Can request specific standards	35%
Natural preservation	Additional provided – minimum 20%, project at 23%	15% required
Buffer area	50’ buffer proposed	6’ buffer required
Perimeter setback required	40’	None required.
Recreation	9.06 acres of recreation	None required.
Additional sidewalk from site to Nova Road along Tomoka Oaks Boulevard	One side provided.	Not required.

Correspondence received

- Proposed development is not compatible with the existing Tomoka Oaks, including the smaller lot sizes.
- Property values will be diminished with the loss of the golf course land area. The development would alter the character of the Tomoka Oaks subdivisions.
- Loss of quality of life.
- The golf course was designed as part of Tomoka Oaks and should be used in perpetuity as a golf and country club, golf course, and related uses.
- Concerns with the existing configuration of the diamond intersection at St. Andrews Drive and Tomoka Oaks Boulevard and no proposed improvements.
- Potential backups along Tomoka Oaks Boulevard impacting the Escondido condominiums.
- Construction traffic will have a negative impact on existing residents.
- Project traffic using the Trails subdivisions (Iroquois Trail and Rio Pinar Trail).

Correspondence received

- Design concerns with 50-foot wide lots.
- Only one sidewalk proposed on Tomoka Oaks Boulevard – should be on both sides of the street.
- The timing of the traffic light should be in place before the development project on the golf course starts. TMH Consulting, Inc. states: "The applicant should be required to submit the application to FDOT for installation of the signal concurrent with the first application for subdivision design and prohibit the issuance of any residential building permits until the signal is approved and installation initiated."
- Concerns over stormwater.
- Concerns over Tomoka Reserve HOA and the ability to manage common areas, including the 50' buffer.
- On PD6 (ATTACHMENT 11), buffer widths should not be able to be modified.
- Impacts on wildlife that exist on the golf course property.

Planning Board Review Criteria

- Application submittal;
- Staff report and Site Plan Review Committee comments;
- Written correspondence provided;
- Criteria of the Land Development Code contained within the staff report; and
- Testimony provided at the Planning Board public hearing.

Recommendation

SPRC Recommendation: Denial of the proposed site plan for the issuance of a development order



Recommended changes

SPRC recommended changes:

A. Require all lots on the project perimeter with the Tomoka Oaks subdivision to be 100' in lot depth and at least 10,000 square feet in lot area **(Option 3)**.

B. Requirement of a type 6 buffer planting plan that requires seven (7) trees, 70 shrubs & 70 ground covers per 100' lineal feet **(Option 6)**.

C. Setback plan – lot width – 100' in width **(Option 8)**.

D. Setback plan – maximum building coverage – 50% across all housing types **(Option 10)**.

E. Setback plan - minimum primary structure setbacks – **(Option 13)**.

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50'	20'	20'	7.5'	15'
Park House	60'	25'	20'	7.5'	15'
Estate House	80'	25'	20'	8'/20'	20'
Custom House	80'	25'	20'	8'/20'	20'

F. Setback plan - minimum front porch setbacks – **(Option 16)**

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50'	12'	20'	7.5'	15'
Park House	60'	15'	20'	7.5'	15'
Estate House	80'	15'	20'	8'/20'	20'
Custom House	80'	15'	20'	8'/20'	20'

Recommended changes

SPRC recommended changes:

G. Setback plan - minimum garage setbacks – **(Option 19)**

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50’	20’	20’	7.5’	15’
Park House	60’	25’	20’	7.5’	15’
Estate House	80’	25’	20’	8’/20’	20’
Custom House	80’	25’	20’	8’/20’	20’

H. Setback plan – Notes – Delete the notes. Notes 1 and 2 are contained in the Land Development Code. Staff is not supportive of a 15’ front yard garage setback **(Option 22)**.

I. Sheet PD6 note on lot separation - Amend note to state: The 50’ buffer abutting the Tomoka Oaks existing residential lots and areas called out as natural preservation shall not be modified and shall always be vegetative areas **(Option 24)**.

J. St. Andrews Drive and Tomoka Oaks Boulevard diamond - that a diamond reconfiguration be required at the construction (preliminary plat) phase of the development **(Option 25)**.

K. Sidewalks on both sides of Tomoka Oaks Boulevard – require sidewalks on both sides of Tomoka Oaks Boulevard **(Option 26)**.

L. The preliminary plat should require the conducting of a neighborhood meeting.

City of Ormond Beach
Planning Board
July 13, 2023

VII. Public Comments (not on the agenda)

IX Other Business

X. Member Comments

XI. Adjournment

ATTACHMENT 12

Staff and Applicant PowerPoints

Section B

Applicant PowerPoint for July 13, 2023 Planning Board meeting



Tomoka Reserve – Proposed Rezoning

July 13, 2023

Application No. 2022- PZ-22-043

Agenda

- Introduction of Project Team
- Timeline
- Summary of Proposed Development
- Overview of Rezoning Criteria
- Questions



Project Team



Ownership Team



COBB COLE LAW FIRM

Land Use Attorneys



ZEV COHEN & ASSOCIATES

Civil Engineering, Planning, and Landscape Architects



LTG, INC.

Traffic Engineering



DON SPENCE, PHD

Botanist



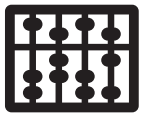
AYDEN ENVIRONMENTAL

Environmental Consultant



RAY AND ASSOCIATES

AICP and Environmental Consultant



MOODY WILLIAMS

Appraisal Group

The Road So Far

1 Golf Course Closure

2018

2 Purchase of Site

April 2021

3 Community Meetings

May 2021

July 2021

February 2023 - Formal

4 City Review

Initial Submittal April 2022

Resubmittal 1/11/23

Resubmittal 4/28/23

Resubmittal 6/7/23

5 Revisions

Reduction of Proposed Units

Increased Lot Sizes

Increased Buffer Plantings

Architectural Review



LOT LEGEND (276 LOTS)

SYMBOL	MINIMUM LOT SIZES:	LOTS	LOT %
	50' X 150'	34	(12%)
	60' X 120'	87	(31%)
	80' X 120'	10	(3%)
	80' X 125'	145	(53%)

LAND USE LEGEND (147.94 ACRES)

SYMBOL	NOTES	ACRES	PERCENTAGE
	50' LANDSCAPE BUFFER	19.89	(13%)
	OPEN SPACE	24.76	(17%)
	DRAINAGE/HABITAT	24.57	(17%)
	OUTDOOR RECREATION/ COMMON OPEN SPACE	9.06	(6%)
	LOTS	57.71	(39%)
	ROW	11.95	(8%)

CONCEPT LEGEND

EMERGENCY ACCESS THRESHOLD

NOTE: THE LOT SIZES SHOWN WITHIN THIS PLAN ARE CONCEPTUAL AND WILL COMPLY TO THE WIDTH RANGES PROVIDED WITHIN LEGEND. THE MAXIMUM LOT COUNT SHALL NOT EXCEED 276 UNITS. THE LOT WIDTHS CAN DEVIATE FROM THE PROVIDED RANGES IF THEY INCREASE IN SIZE AND DEPTH.
NOTE: PEDESTRIAN ACCESS MAY BE PROVIDED TO TOMOKA OAKS LOTS WITH AN EASEMENT APPROVED BY THE INDIVIDUAL TOMOKA OAKS PROPERTY OWNER.
NOTE: TURN LANE SIZES SHALL BE DETERMINED AT THE TIME OF PERMITTING.
NOTE: SIDEWALK LOCATION IS SHOWN AS CONCEPTUAL, ACTUAL LOCATION TO BE DETERMINED AT SITE PLAN PERMTTING.

0 100 200 300 400
SCALE : 1" = 200'

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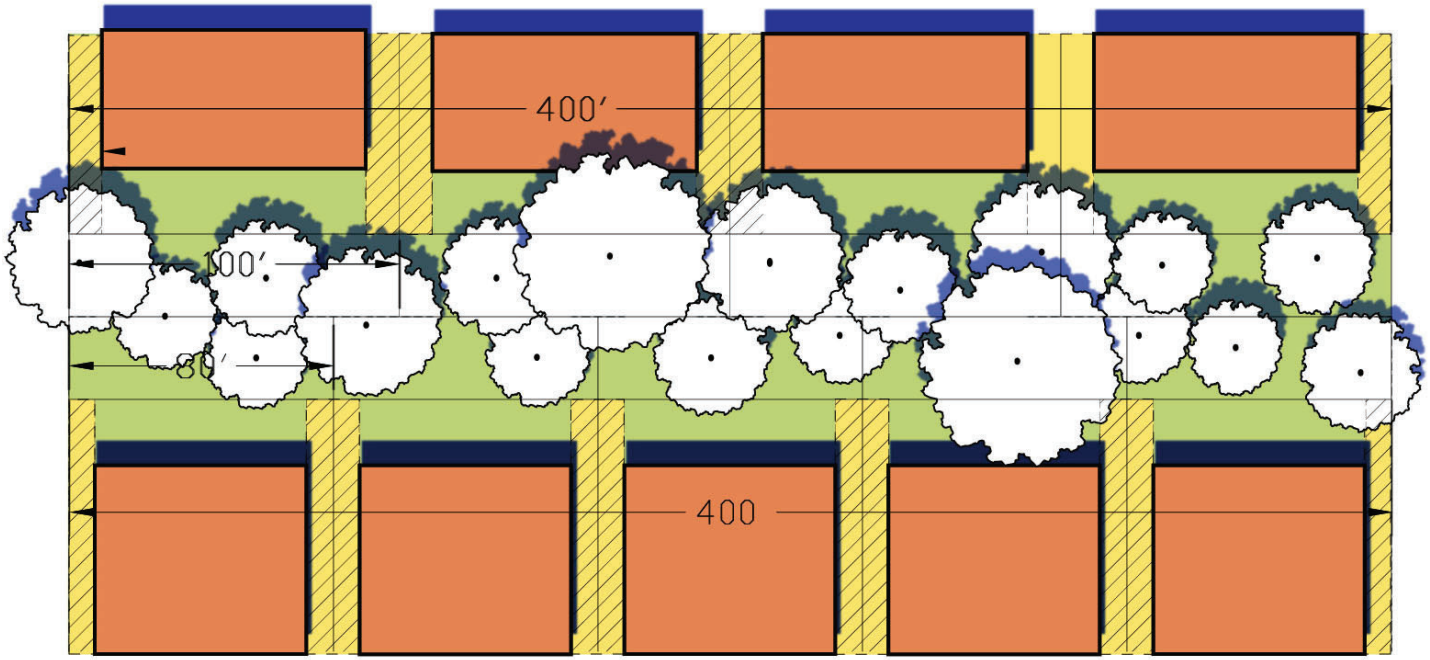
TOMOKA RESERVE
PLANNED DEVELOPMENT
OVERALL DEVELOPMENT

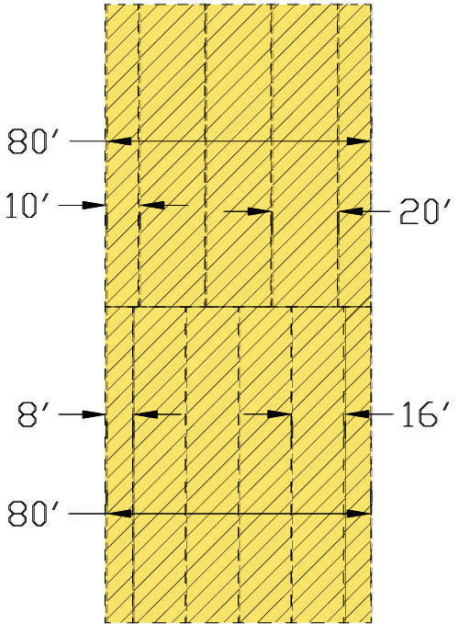
CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: JS/MM
CHECKED BY: JS
DRAWING FILE: PD2-PDR_21067 ODP
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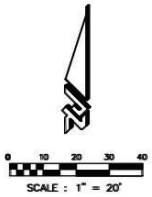
KRISTOPHER T. ROWLEY, P.E. #63063
NOT VALID WITHOUT SEAL

SHEET: PD2 OF 10





PER 400'
100' LOTS: 4 LOTS X 20' SETBACK = 80'
80' LOTS: 5 LOTS X 16' SETBACK = 80'







A CONCEPTUAL ENTRANCE ELEVATION

NOTE: CONCEPT IS SHOWN TO DEPICT MINIMUM STANDARDS FINAL SIGN DESIGN WILL BE PROVIDED AT SITE PLAN.

DETAIL-FILE

0 100 200 300 400

SCALE : 1" = 200'

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TOMOKA RESERVE
PLANNED DEVELOPMENT
SIGN PLAN

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

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KRISTOPHER T. KOVALY, FCQ, AICP #5363
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SHEET: PD4 OF 10



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301 NUTMEG ROAD SOUTH, STE. C
SOUTH DAYTONA, FL 32119
386.322.5386 FAX 386.322.5487
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TOMOKA RESERVE
PLANNED DEVELOPMENT
OPEN SPACE PLAN

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
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KRISTOPHER T. ROWLEY, P.E. #54093
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SHEET: PD3 OF 10



NOTES:
1. THE AMENITY TYPES AND LOCATIONS SHOWN ARE CONCEPTUAL AND CAN BE REVISED TO SIMILAR QUALITY AS LONG AS THE AMENITY MINIMUM SQUARE FOOTAGES AND AREAS ARE MET

0 100 200 300 400
SCALE : 1" = 200'

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ENVIRONMENTAL
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NO.	DATE	BY	SUBMITTALS/ REVISIONS

TOMOKA RESERVE
PLANNED DEVELOPMENT
AMENITY PLAN

VOLUSIA COUNTY, FLORIDA
CITY OF ORMOND BEACH

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CHECKED BY: RH
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KRISTOPHER T. BOWLEY, P.E. NO.84363
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SHEET: PD10 OF 10

PUD Development Standards

Lot Type	Minimum Lot Width or Range	Minimum Lot Depth	Minimum Square Foot Range	Required Parking Spaces	% Impervious	Maximum Height	Max Building coverage	Minimum Primary Structure Setbacks				Minimum Front Porch Setbacks			Minimum Garage Setbacks 3		
								Front z	Rear	Side	Side Street	Front	Side	Rear	Front s	Side	Rear
Village House	50	110	1500	2	75%	35'	65%	15'	15'	7.5'	10'	10'	7.5'	15'	25'	7.5'	15'
Park House	60	120	1700	2	75%	35'	50%	15'	15'	7.5'	10'	10'	7.5'	15'	25'	7.5'	15'
Estate House	80	120	2000	2	75%	35'	54%	15'	15'	7.5'	10'	10'	7.5'	15'	25'	7.5'	15'
Custom House	80	125	2200	2	75%	35'	52%	15'	15'	8'	10'	10'	7.5'	15'	25'	8'	15'

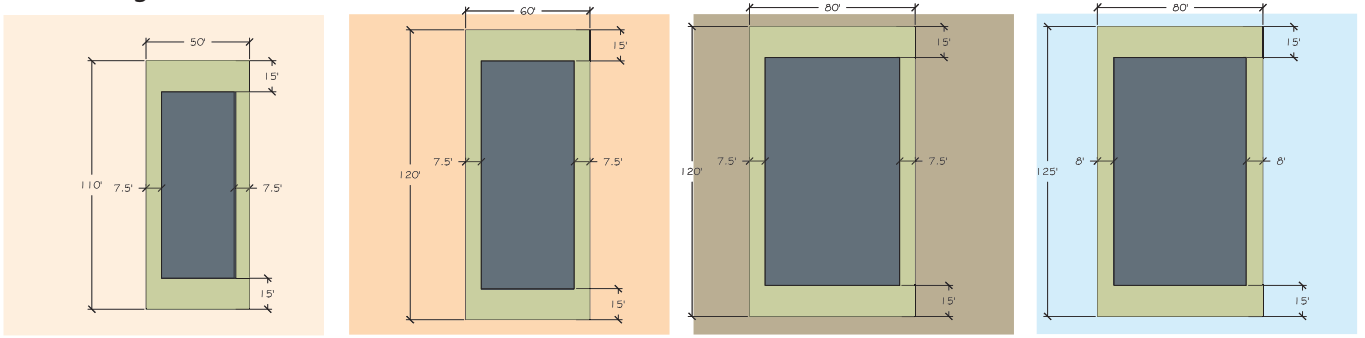
1 The maximum building height shall be measured from the average of the existing grade at the four outmost corners of the building.

2 The minimum front yard setback to the primary structure defined as load bearing airconditioned space .

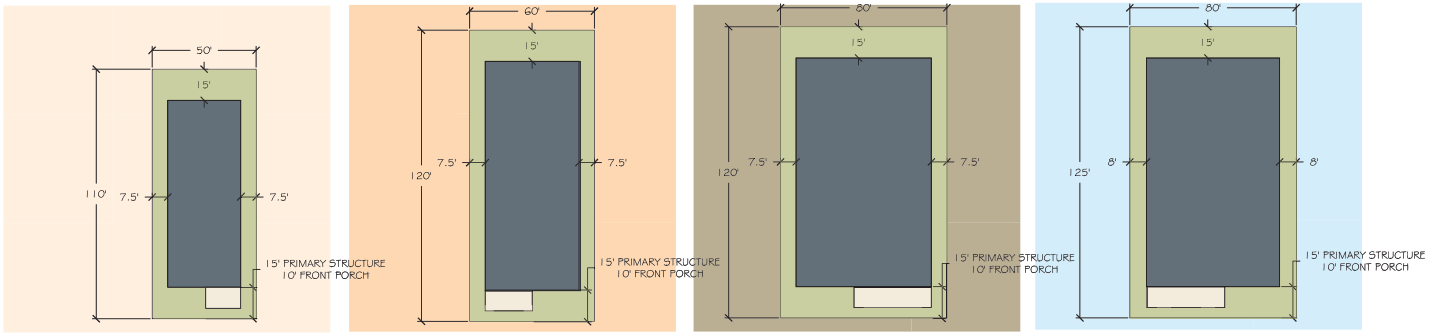
3 Garages can be front loaded or side loaded. Side Loaded Garages may have a mimum front setback of 15'.

Village House | Park House | Estate House | Custom House

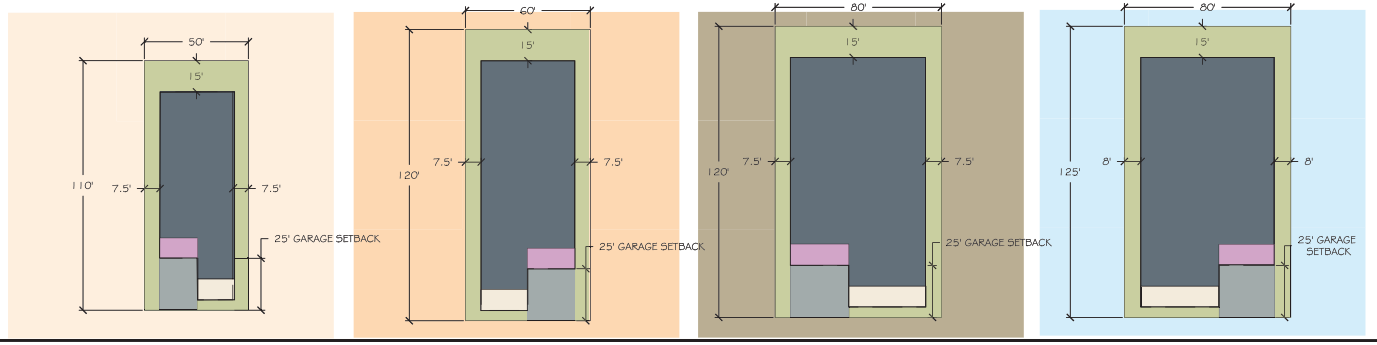
Minimum Primary Structure



Minimum Front Porch Setbacks



Minimum Garage Setbacks



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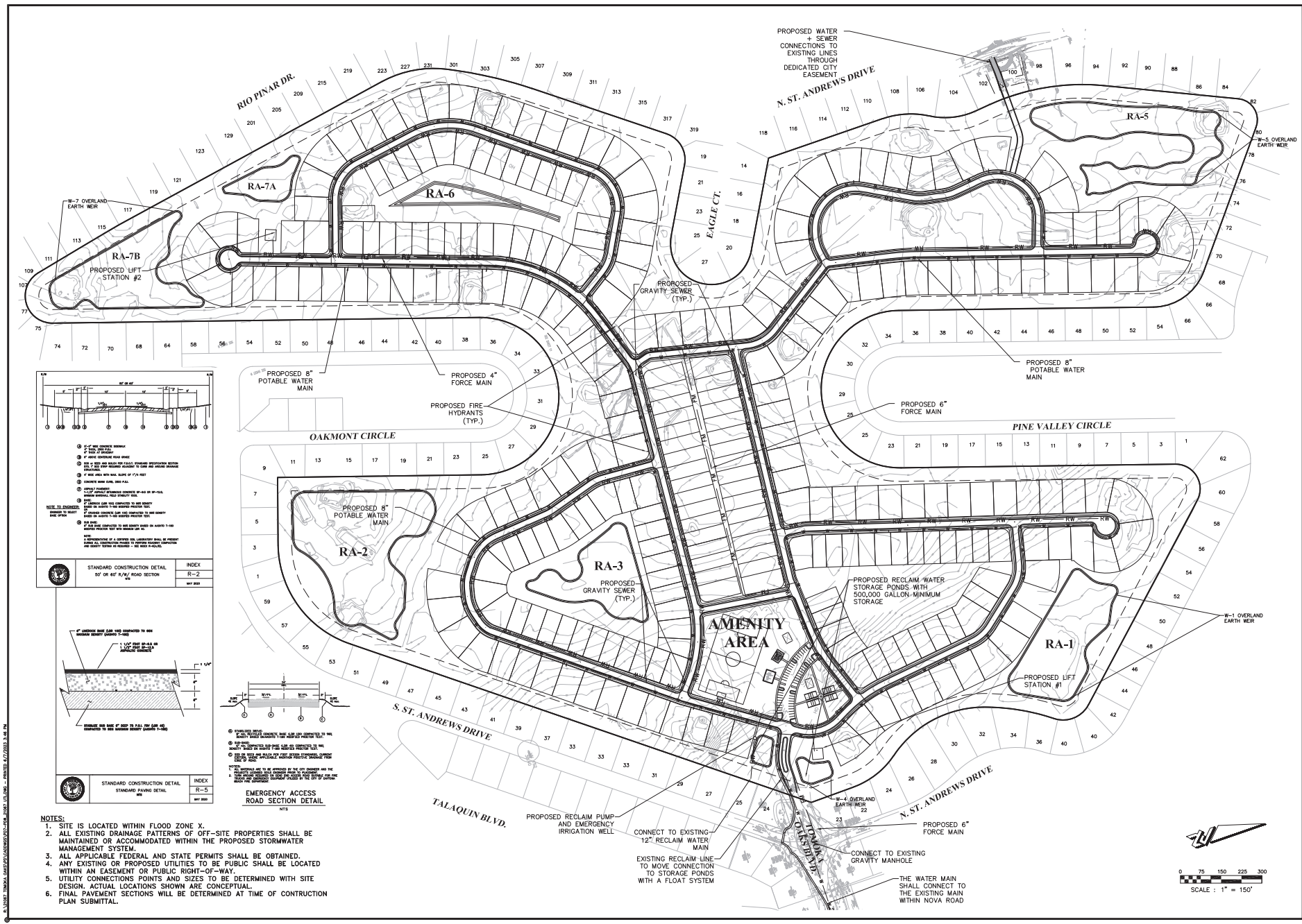
TOMOKA RESERVE
PLANNED DEVELOPMENT
TYPICAL LOT LAYOUT

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

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SHEET: PD7 OF 10



STANDARD CONSTRUCTION DETAIL
50' OR 60' R/W ROAD SECTION
INDEX R-2
MAY 2023

STANDARD CONSTRUCTION DETAIL
STANDARD PAVING DETAIL
INDEX R-5
MAY 2023

EMERGENCY ACCESS ROAD SECTION DETAIL
NTS

NOTES:

1. SITE IS LOCATED WITHIN FLOOD ZONE X.
2. ALL EXISTING DRAINAGE PATTERNS OF OFF-SITE PROPERTIES SHALL BE MAINTAINED OR ACCOMMODATED WITHIN THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
3. ALL APPLICABLE FEDERAL AND STATE PERMITS SHALL BE OBTAINED.
4. ANY EXISTING OR PROPOSED UTILITIES TO BE PUBLIC SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT-OF-WAY.
5. UTILITY CONNECTIONS POINTS AND SIZES TO BE DETERMINED WITH SITE DESIGN. ACTUAL LOCATIONS SHOWN ARE CONCEPTUAL.
6. FINAL PAVEMENT SECTIONS WILL BE DETERMINED AT TIME OF CONTRUCTION PLAN SUBMITTAL.

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TOMOKA RESERVE PLANNED DEVELOPMENT STORM WATER AND UTILITY PLAN

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

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KRISTOPHER T. ROWLEY, P.E., NO.84263
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SHEET: PD9 OF 10

Architectural Standards

- Sheet PD10 includes full standards on roof construction, wall plates, driveways, etc.
- **PREFERRED ARCHITECTURAL THEMES**
  - The overall architectural vision for Tomoka Reserve has been established to create a community embodying a “timeless” quality. Such a vision will be realized through a variety of classical and regional architectural styles, combined with authentic detailing and use of high-quality materials.
  - Permitted architectural styles include but are not limited to contemporary, Modern, Postmodern, coastal themed styles, Mediterranean, Mission, Cracker, Craftsman, Ranch and Tuscan styles.

- **PROHIBITED ARCHITECTURAL STYLES**
  - While diversity and creativity in the design of the homes at Tomoka Reserve is encouraged, certain architectural styles are not considered appropriate. These include, but are not limited to Art Deco, A-frame, Adobe, Cabin design style, Gothic, or Southwestern/Pueblo. Buildings and their accessory structures shall be consistent with a common architectural theme.
  - The architectural theme shall be established by harmoniously coordinating the general appearance of all buildings and related structures.

- **EXTERIOR MATERIALS/ELEVATIONS**
  - Architectural variation and variety of housing types and designs within the neighborhood is encouraged. To facilitate this diversity **no two homes adjacent to one another can have identical front elevations.**
  - The front facade should include four to six individual design elements and blank walls shall be discouraged unless adequately landscaped.
  - A mixture of one- and two-story homes will be encouraged to vary the streetscapes.
  - Window trim, shutters and or banding shall be used on the front façade of all residential units. Articulation of side street facades for corner lots shall also be required. On each level or part of the street facing facades, rows of windows shall be spaced evenly and contain consistent sizes and shapes to create visual harmony.

- **PERMITTED EXTERIOR MATERIALS INCLUDE:**
  - Brick
  - Stucco
  - Stone (Manufactured, Natural, or Cast)
  - Fiber-cement Lap Siding or Shingles
  - Other textures and materials will be evaluated on their own merit by the ARB.

BUFFER LEGEND

SYMBOL	NOTES
	EXISTING SPECIMEN TREE
	EXISTING HISTORIC TREE
	DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN

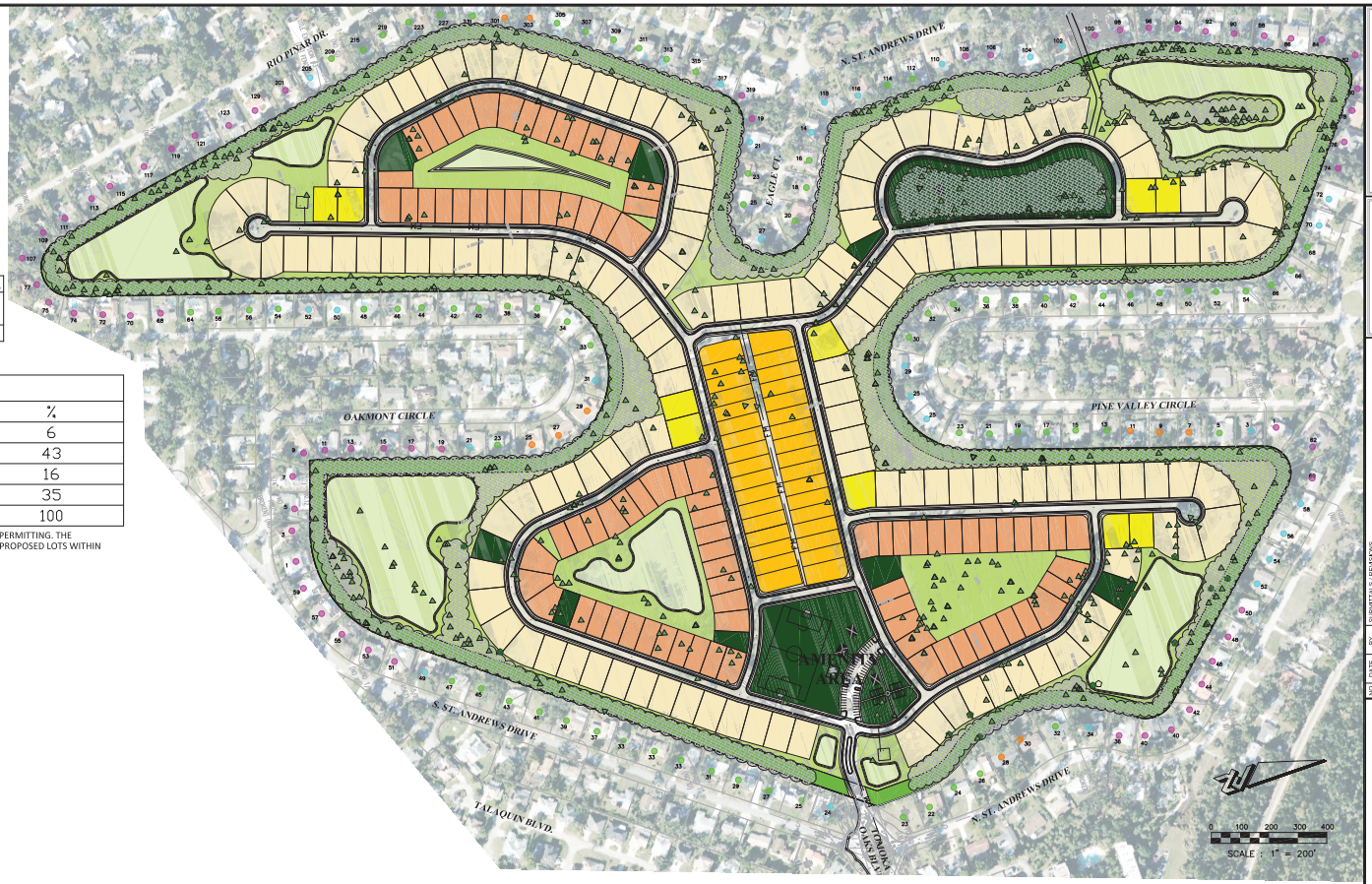
20% NATURAL PRESERVATION

TOTAL SITE AREA	147.94 AC.
MINIMUM TREE COVERAGE AREA REQUIRED (CALCULATION: 147.94 AC. x 20%=29.6 AC.	29.6 AC.
TOTAL MINIMUM TREE COVERAGE PROVIDED	34 AC.

LOT SEPARATION TABLE

COLOR	WIDTH	HOMES	%
	50'	10	6
	+50'-75'	74	43
	+75'-125'	27	16
	125'	61	35
	TOTAL	172	100

NOTE: THE LOT SEPARATION WIDTH SHOWN ON THIS SHEET MAY BE SUBJECT TO CHANGE AT THE TIME OF PERMITTING. THE REPRESENTED DISTANCES ARE FROM EXISTING RESIDENTIAL LOTS IN TOMOKA OAKS NEIGHBORHOOD AND PROPOSED LOTS WITHIN TOMOKA RESERVE.



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NO.	DATE	BY	SUBMITTALS / REVISIONS

TOMOKA RESERVE
PLANNED DEVELOPMENT
NATURAL PRESERVATION & BUFFER PLAN

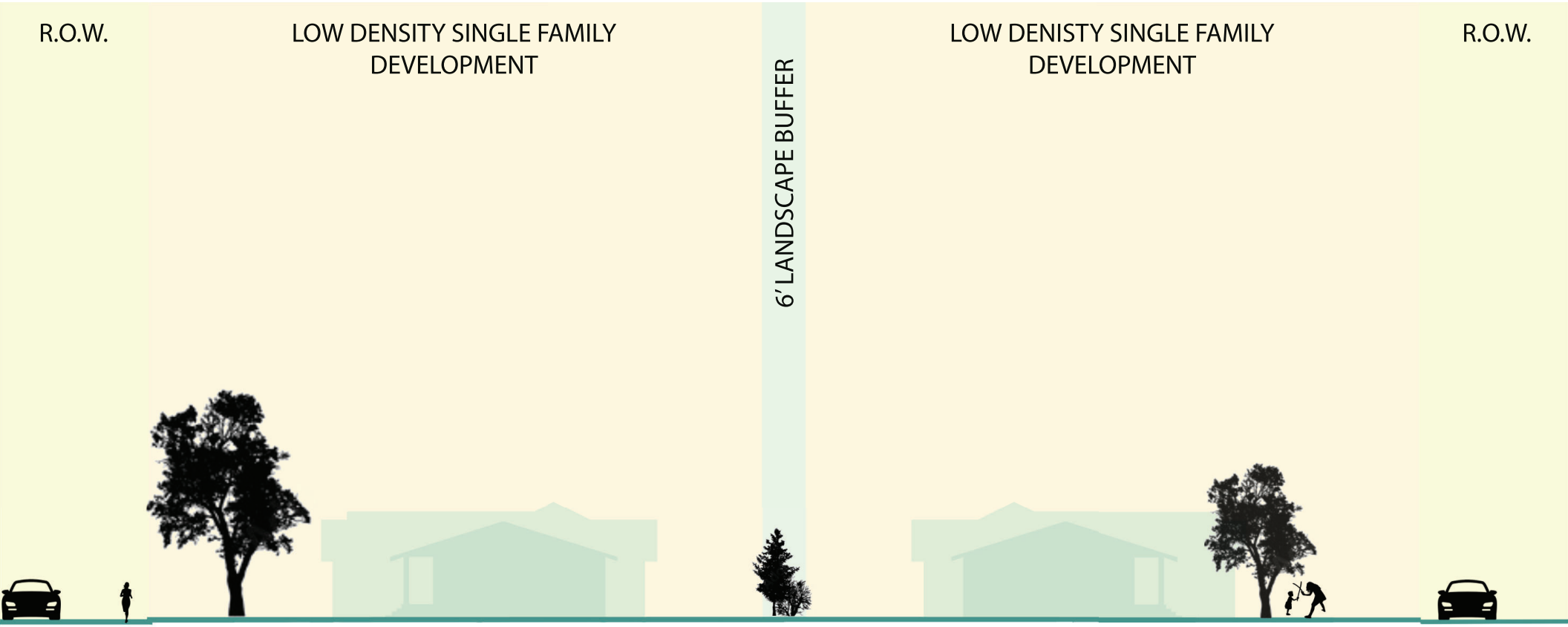
CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

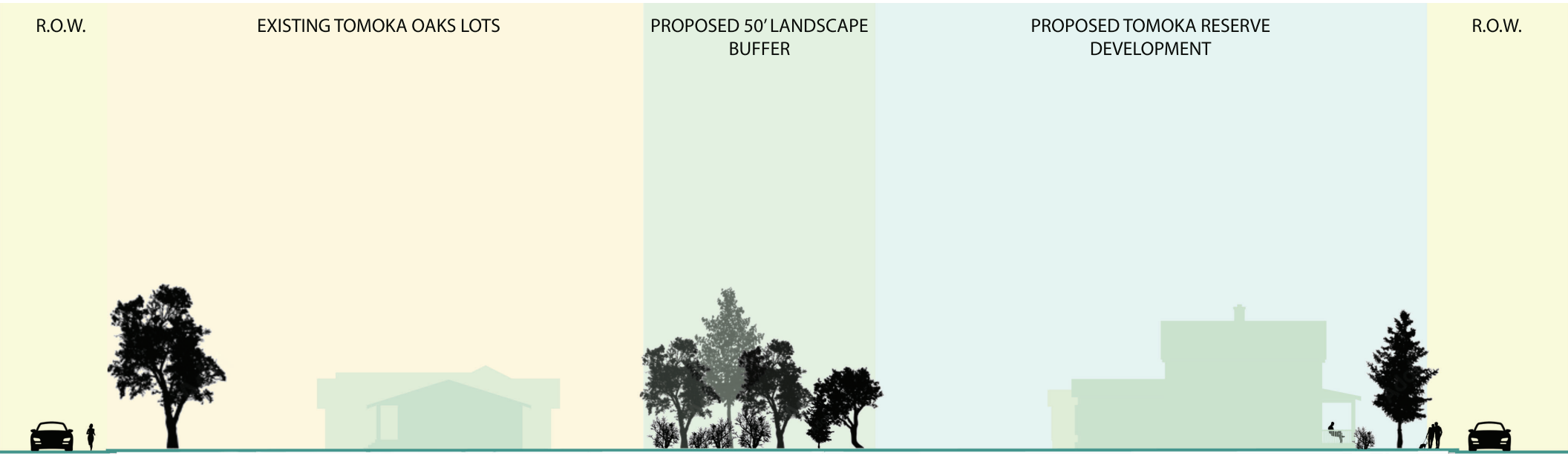
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CHECKED BY: BB

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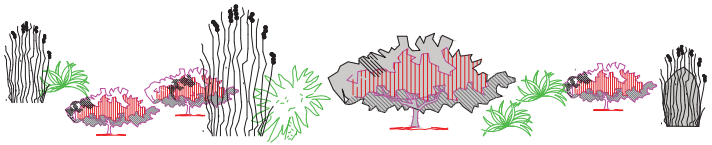
SHEET: PD6 OF 10


R.O.W.
LOW DENSITY SINGLE FAMILY DEVELOPMENT
6' LANDSCAPE BUFFER
LOW DENISTY SINGLE FAMILY DEVELOPMENT
R.O.W.


R.O.W.
EXISTING TOMOKA OAKS LOTS
PROPOSED 50' LANDSCAPE BUFFER
PROPOSED TOMOKA RESERVE DEVELOPMENT
R.O.W.

BUFFER PLANTING WHEN TREES ARE PRESENT IN THE BUFFER - UNDERSTORY GAPS

WHEN 7 OR MORE TREES EXIST IN A CONTINUOUS LIINE OVER A 100 FOOT SECTION, ONLY SHRUBS, AND BUNCH GRASSES WILL BE USED WHEN UNDERSTORY GAPS OCCUR.

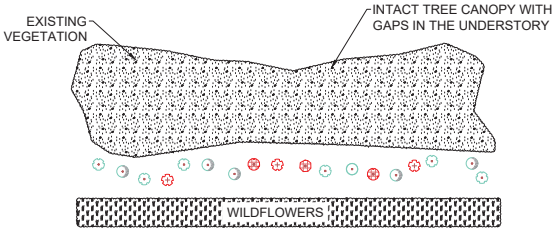


ELEVATION (FRONT) VIEW OF PLANTING - SHRUBS & GRASSES PLANTING

TREE, SHRUB, AND GROUND COVER SPECIES WILL CONSIST OF A MIXTURE OF SPECIES TO INCREASE BIODIVERSITY. FOR TREES, EACH PLANTING AREA WILL CONSIST OF THREE DIFFERENT SPECIES. FOR SHRUB AND GROUND COVER AREAS, NO MORE THAN 20% OF THE TOTAL PLANTS FOR THAT BUFFER PLANTING WILL BE THE SAME SPECIES.

POTENTIAL MEDIUM DENSITY PLANTING ARRANGEMENT

TREE AND SHRUB PLANTINGS WILL BE CONCENTRATED ON THE AREAS WHERE EXISTING NATURAL VEGETATION DOES NOT EXIST.





CLIENT:

Tomoka Reserve

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

PROJECT:

Buffer Planting plan

LOCATION:

30 Tomoka Oaks Blvd.
Ormond Beach, FL.

CONSULTANT:

AYRES
PLANNING AND DEVELOPMENT

Tampa Office
8875 Hidden River Pkwy, Suite 200
Tampa, Florida, 33637-1035 (813) 978-8688

Eau Claire Office
3433 Oakwood Hills Pkwy
Eau Claire, Wisconsin, 54701 (715) 884-3161

REVISIONS DATE

DESIGNED BY: Don Spence, Ph.D.
DRAWN BY: Don Spence, Ph.D.
DATE: 09-16-2022

PROJECT NUMBER:

SHEET TITLE:

INTACT BUFFER ENHANCEMENT LAYOUT

SHEET NUMBER:

L-103

PRD Rezoning Standards – LDC Section 2-35(j)(4)

REVIEW OF A PRD REZONING REQUEST SHALL BE BASED ON "THE EXTENT TO WHICH THE DEVELOPMENT OFFERS SITE AMENITIES ABOVE THAT NORMALLY FOUND FOR PERMITTED USES IN THE DISTRICT WITH REGARD TO THE FOLLOWING:

- Criteria #1 - Innovative Site Design
  - Preservation of Historic Trees – Sheet PD5/6(Pg. 775)
  - Buffer Layout and Planting – Sheet PD5/6 and Buffer Maintenance Plan (Pg. 775, Pg. 695)
  - Stormwater Improvements – Sheet PD9 (Pg. 779)
  - Reuse System - Sheet PD9 (Pg. 779)
  - Redevelopment of Golf Course Impacts – Environmental Summary of FDEP Review (Pg. 490)
  - Pedestrian Improvements – Sheet PD2 (Pg. 771)

THE PROPOSED PROJECT COMPLIES WITH THIS CRITERIA.

PRD Rezoning Standards – LDC Section 2-35(j)(4)

- Criteria # 2 – Coordinated Architectural Design
  - Architectural Design Standards and Criteria – Sheet PD8 (Pg. 777)

- Criteria # 3 - Open Space, Recreation, Common Areas
  - Buffer Plan – Sheet PD5/6 (Pg. 774)
  - Open Space – Sheet PD3 (Pg. 772)
  - Recreation/Amenities - Sheet PD10 (Pg. 780)

- Criteria # 4 – Coordinated Streetscape Elements
  - Overall Development Plan – Sheet PD2 (Pg. 771)

THE PROPOSED PROJECT COMPLIES WITH THIS CRITERIA.

Rezoning Standards – LDC Section 1-15(e)

CRITERIA 1. THE PROPOSED DEVELOPMENT CONFORMS TO THE STANDARDS AND REQUIREMENTS OF THIS LAND DEVELOPMENT CODE AND WILL NOT CREATE UNDUE CROWDING BEYOND THE CONDITIONS NORMALLY PERMITTED IN THE ZONING DISTRICT, OR ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY, WELFARE OR QUALITY OF LIFE:

- Density Review - *see* City of Ormond Beach Staff Report Pg. 5 (Pg. 7 of overall packet)
- Buffer - Sheet PD5/6 (Pg. 774)
- Recreational Amenities and Pedestrian Access - Sheet PD10 (Pg. 780)
- Common Open Space - Sheet PD3 (Pg. 772)

THE PROPOSED PROJECT COMPLIES WITH THIS CRITERIA.

Rezoning Standards – LDC Section 1-15(e)

CRITERIA 2. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN:

- City of Ormond Beach Staff Report – Pg. 21 (Pg. 23 of overall packet)
- City of Ormond Beach Comprehensive Plan – Policies 1.1.2, 1.1.6, 1.1.7, 1.1.14, 2.2.1, 2.2.5, 2.4.7, 2.4.10
- Project Narrative – (Pg. 688)

THE PROPOSED PROJECT COMPLIES WITH THIS CRITERIA.

Rezoning Standards – LDC Section 1-15(e)

CRITERIA 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.

- Environmental Site Analysis (Pg. 720)
- Environmental Summary of FDEP Review (Pg. 490)
- Stormwater Calculations (Pg. 759) – *Also see* submitted Stormwater Calculations

THE PROPOSED PROJECT COMPLIES WITH THIS CRITERIA.

Rezoning Standards – LDC Section 1-15(e)

CRITERIA 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.

- Economic Report by Fishkind & Associates

CRITERIA 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.

- Traffic Impact Analysis – revised June 2023 (Pg. 217)
- Pedestrian/Bike Memorandum – dated 12/19/23 (Pg. 718)
- Connectivity Map – dated 6/10/22 (Pg. 719)
- City Staff Report – Page 23 (Pg. 25 of overall packet)
- Volusia School Board finding of Adequate Capacity – dated 3/27/23 (Pg. 506)

THE PROPOSED PROJECT COMPLIES WITH THESE CRITERIA.

Rezoning Standards – LDC Section 1-15(e)

CRITERIA 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.

- Traffic Impact Analysis, revised June 2023 (Pg. 217)

THE PROPOSED PROJECT COMPLIES WITH THIS CRITERIA.

Rezoning Standards – LDC Section 1-15(e)

CRITERIA 7. THE PROPOSED DEVELOPMENT IS FUNCTIONAL IN THE USE OF SPACE AND AESTHETICALLY ACCEPTABLE.

- Conceptual Site Plan – Sheets PD3, PD 5/6, PD 10 (Pgs. 772, 774, and 780, respectively)
- City or Ormond Beach Staff Report – Page 24 (Pg. 26 of overall packet)

CRITERIA 8. THE PROPOSED DEVELOPMENT PROVIDES FOR THE SAFETY OF OCCUPANTS AND VISITORS.

- Compliance with Land Development Code (LDC)
- Pedestrian Improvements – Sheet PD2 (Pg. 771)
- City or Ormond Beach Staff Report – Page 25 (Pg. 27 of overall packet)

THE PROPOSED PROJECT COMPLIES WITH THESE CRITERIA.

Rezoning Standards – LDC Section 1-15(e)

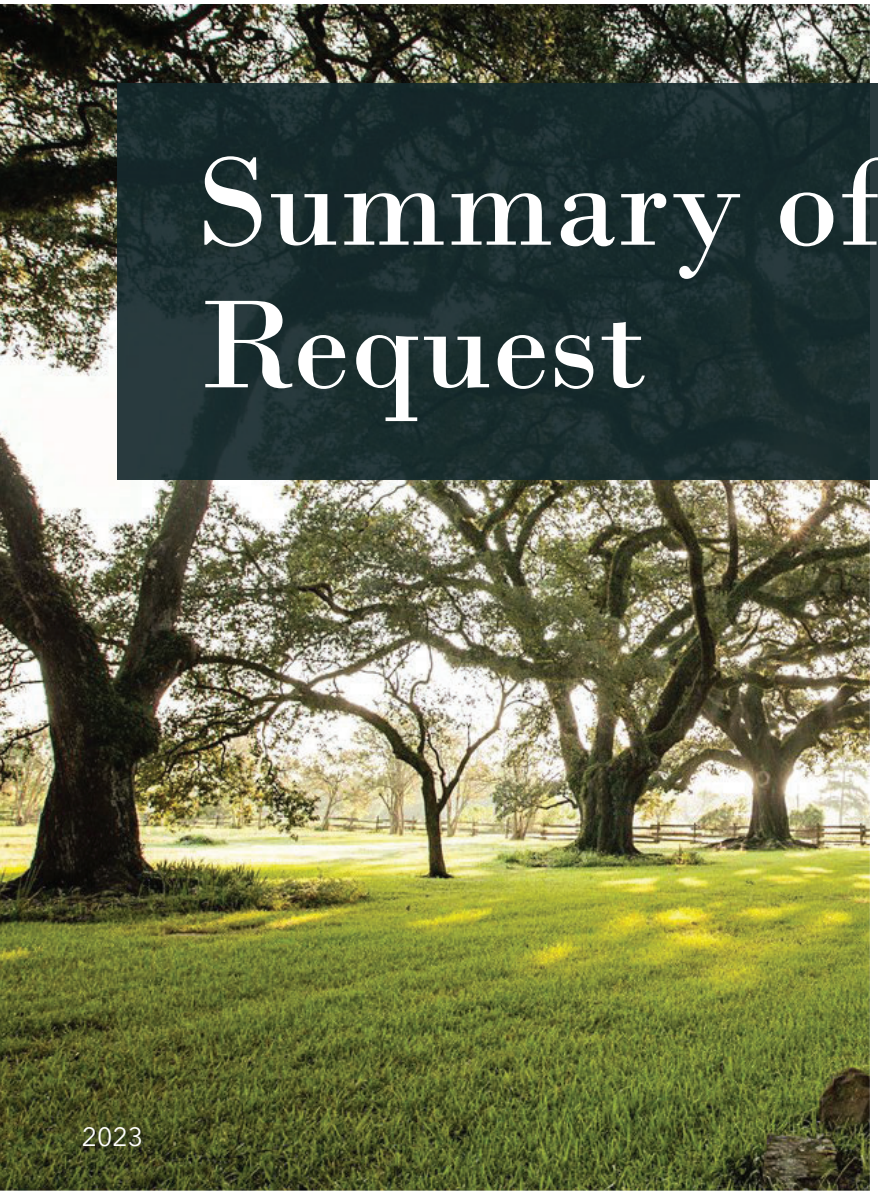
CRITERIA 9. THE PROPOSED USE OF MATERIALS AND ARCHITECTURAL FEATURES WILL NOT ADVERSELY IMPACT THE NEIGHBORHOOD AND AESTHETICS OF THE AREA.

- Economic Impact Analysis – Fishkind & Associates
- City or Ormond Beach Staff Report – Page 25 (Pg. 27 of overall packet)

CRITERIA 10. THE TESTIMONY PROVIDED AT PUBLIC HEARINGS.

- The testimony provided herein has been provided by individuals with direct knowledge of the project site, familiarity with the technical elements relating to the items addressed, and with expertise in their fields of knowledge, as demonstrated by the qualifications submitted in writing to the Board.

THE PROPOSED PROJECT COMPLIES WITH THESE CRITERIA.



Summary of Request

This project aims to redevelop the property, which was formerly a failed golf course, by providing a residential development that will complement the surrounding area and integrate with the surrounding residential neighborhood.



LOT LEGEND (274 LOTS)

SYMBOL	NOTES	NUMBER OF LOTS
	60'	117
	80'	101
	90'	10
	100	46

0 15 30 45 60

SCALE : 1" = 30'

ZEVCOHEN & ASSOCIATES, INC.
200 SOUTH ANDREWS AVE., STE 701
BROWARD BEACH, FL 33316
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

LC-A30
EB #765

NO.	DATE	BY	SUBMITTALS / REVISIONS

TOMOKA RESERVE
CONCEPTUAL PLAN
80'X125' PERIMETER

VOLUSIA COUNTY, FLORIDA
CITY OF ORMOND BEACH

PROJECT NO: ZC 21067
DESIGNED BY: JES
DRAFTED BY: JES
CHECKED BY: SG
DRAWING FILE: 21067 BASCP REAR LOTS 6-1-23
XREFS: 1716BBASZWG
XREFS: XXXXLOWG

JAKE STEHLE, LA. NO. 6667462
NOT VALID WITHOUT SEAL

SHEET: EX1 OF 1

ATTACHMENT 12

Staff and Applicant PowerPoints

Section C

Staff PowerPoint for August 21, 2023 Planning Board meeting

City of Ormond Beach
Planning Board

Updated based on information provided by the applicant on August 16, 2023

Key Issues Review

Key issue 1 – Development Ability of the former golf course

City staff are not aware of any private document that requires the subject property to be utilized as a golf course only.

Key Issues Review

Key issue 2 – Lot size/density/compatibility

Staff Recommendation:

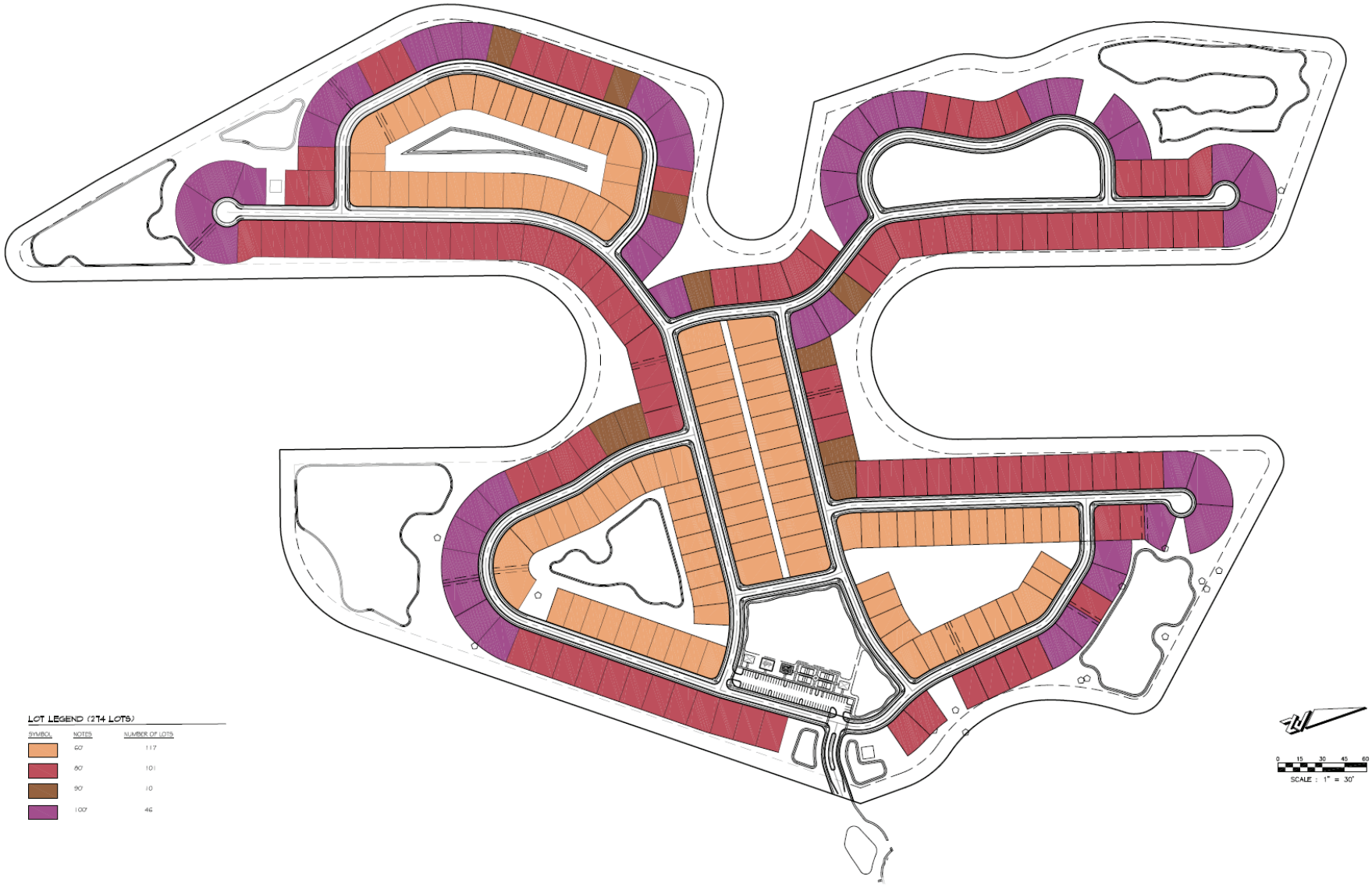
Approve the submitted site plan with the condition that all lots on the project perimeter with the Tomoka Oaks subdivision be 100' in lot width and at least 10,000 square feet in lot area.

Applicant's response:

The Applicant does not believe it is possible to incorporate a minimum lot width of 100' throughout the site with the requested voluntary landscaping buffer and proposed open space, which we believe is a key feature for the existing and proposed residents. However, we have been able to modify the plan to create a mixture of lot types along the perimeter of the site that demonstrate a lot width along the rear setback line (as a closer measuring point to the existing residential homes).

Key Issues Review

August 16, 2023



Key Issues Review

Key issue 3 – Planting of the 50’ natural buffer

Staff Recommendation:

Requirement of a type 6 buffer planting plan that requires seven (7) trees, 70 shrubs & 70 ground covers per 100' lineal feet – Irrigation required.

Applicant’s response:

As noted in the hearing, the Applicant believes that the proposed planting system for the property, which includes a xeric landscaping scope that will complement and enhance areas of natural vegetation within the site, is more compatible with existing on site conditions and will act as a better screening measure for adjacent properties, while also relying on less irrigation and water consumption and supporting natural plant communities.
However, we understand that the City is interested in ensuring adequacy of the buffer between the communities, and has agreed to the following:

- ***Where the planting standard outlined in the PUD is utilized for a phase, a maintenance bond will be provided to ensure the survivability of planting materials for a period of one (1) year.***
- ***In the event that the planting materials do not survive, the buffer will be modified to a Type 6 buffer within the requirements of the City’s Land Development Code (LDC).***

Key Issues Review

Key issue 4 – Setback plan

- Maximum building coverage: 50% - **Applicant agrees to this condition.**
- Primary structure setback - **Applicant agrees to this condition.**

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50’	20’	20’	7.5’	15’
Park House	60’	25’	20’	7.5’	15’
Estate House	80’	25’	20’	8’/20’	20’
Custom House	80’	25’	20’	8’/20’	20’

- Front porch structure setback - **Applicant agrees to this condition.**

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50’	20’	20’	7.5’	15’
Park House	60’	25’	20’	7.5’	15’
Estate House	80’	25’	20’	8’/20’	20’
Custom House	80’	25’	20’	8’/20’	20’

Key Issues Review

Key issue 4 – Setback plan

- Garage structure setback - **Applicant agrees to this condition.**

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50’	12’	20’	7.5’	15’
Park House	60’	15’	20’	7.5’	15’
Estate House	80’	15’	20’	8’/20’	20’
Custom House	80’	15’	20’	8’/20’	20’

- Setback plan – Notes – Delete the notes. Notes 1 and 2 are contained in the Land Development Code. Staff is not supportive of a 15’ front yard garage setback - **Applicant agrees to this condition.**

Key Issues Review

Key issue 5 – Sheet PD6 note on lot separation

Staff Recommendation:

Amend note to state: The 50’ buffer abutting the Tomoka Oaks existing residential lots and areas called out as natural preservation shall not be modified and shall always be vegetative areas.

Applicant’s response:

Applicant agrees to this condition.

Key Issues Review

Key issue 6 – Traffic - St. Andrews Drive and Tomoka Oaks Boulevard diamond

Staff Recommendation:

A diamond reconfiguration be required at the construction (preliminary plat) phase of the development.

Applicant's response:

The Applicant has demonstrated that the diamond intersection operates within the required level of service for the site. The Applicant is willing to provide the following necessary improvements to this area of the property, as illustrated on the attached exhibit:

- ***Modification of existing drive aisle to resolve turning radii conflicts for emergency vehicles; and***
- ***Provision of additional landscaping adjacent to the right-of-way.***

Key Issues Review

Key issue 6 – Traffic - St. Andrews Drive and Tomoka Oaks Boulevard diamond



Key Issues Review

Key issue 6 – Sidewalks on both sides of Tomoka Oaks Boulevard

Staff Recommendation (residents):

Require sidewalks on both sides of Tomoka Oaks Boulevard.

Applicant's response:

Applicant agrees to this condition.

Key Issues Review

Key issue 7 – Recreation

Staff Recommendation:

Approval of the proposed subdivision areas (9 acres) with final details to occur with the preliminary plat.

Applicant's response:

No changes.

Key Issues Review

Key issue 8 – Environmental

Staff Recommendation:

No changes from the original submittal.

Applicant's response:

No changes.

Key Issues Review

Other issues – Preliminary Plat neighborhood meeting

Staff Recommendation:

The preliminary plat should require the conducting of a neighborhood meeting.

Applicant's response:

Applicant is in agreement with this condition.

Key Issues Review

Other issues –Resident Concern – Timing of Signal Permitting

Applicant's response:

The Applicant understand that the residents want to ensure that permitting and installation of the signal move forward at the same time as the development. As such, the Applicant agrees to the voluntary condition that the Applicant will make application for the permits for the signal within 30 days of subdivision approval, and such permit will be issued prior to the issuance of subdivision construction permits.

Key Issues Review

Other issues –Resident Concern – HOA Architectural Design Language

Applicant's response:

The Applicant has coordinated with residents following the Planning Board hearing and have agreed to modify the proposed architectural standards to include the following:

i. The Architectural Review Board may not modify the architectural standards set forth in the PUD until such time that the HOA has turned control over from the Declarant to the homeowners.

ii. The Applicant has committed to compliance with the following additional landscape standards included herein.

Key Issues Review

Other issues – Planning Board Concern – Cut Through of Amenity Space parking lot

Applicant's response:

A board member noted that within a previous plan iteration, residents could utilize the amenity parking lot as a cut through drive aisle, which raised concerns on resident and child safety. This parking area has been revised to limit cut-through traffic.

Conclusion

- The site plan changes submitted August 16, 2023 are material changes.
- The proposed site plan changes would require a re-submittal to the Site Plan Review Committee.
- The Planning Board can act (approve or deny) on the original site plan submitted – from the July 13, 2023 Planning Board meeting.
- Action on the proposed site plan requires a new public hearing (presentations, public comments, board review).
- The new public hearing requires advertisement.
- Suggested dates for a new public hearing:
    1. Tuesday, September 26, 2023
    2. Thursday, September 28, 2023

ATTACHMENT 13

Information that was updated based on September 6, 2023 site plan submittal

Section A: Staff report for July 13, 2023 Planning Board meeting

Section B: Former Attachment 1: outstanding SPRC comments

Section C: Former Attachment 8: requested and recommended setbacks

Section D: Former Attachment 11: Site plans for July 13, 2023 Planning Board meeting

Section E: Former Attachment 17: Additional Information provided by the applicant on August 16, 2023

ATTACHMENT 13

Information that was updated based on September 6, 2023 site plan submittal

Section A

Staff report for July 13, 2023 Planning Board meeting

STAFF REPORT

City of Ormond Beach
Department of Planning

MEETING DATE: July 13, 2023

SUBJECT: Tomoka Reserve– Issuance of a development order

APPLICANT: Robert A. Merrell III, Esquire, Cobb Cole on behalf of the property owner, Triumph Oaks of Ormond Beach I, LLC

NUMBER: PRD 2022-043

PROJECT PLANNER: Steven Spraker, AICP, Planning Director

SECTION 1, INTRODUCTION:

This is an application submitted by Robert A. Merrell III, Esquire, Cobb Cole on behalf of the property owner, Triumph Oaks of Ormond Beach I, LLC, for the issuance of a development order for the Tomoka Reserve subdivision. The application seeks to allow the issuance of a development order for 276 single-family lots on approximately 147.94 acres under certain conditions and associated subdivision improvements. The subject property is currently zoned as PRD, Planned Residential Development and is located at 20 Tomoka Oaks Boulevard. The subject property is shown in Exhibit 1.

EXHIBIT 1:
Location Map



SECTION 2, BACKGROUND:

The subject property has a land use designation of "Low Density Residential" (LDR) and the zoning classification of Planned Residential Development. Maps of the subject property are included in ATTACHMENT 2. The land area for the application was platted in 1961 as the Sam Snead Golf and Country Club. The Tomoka Oaks Golf & Country Club included an 18-hole golf course, clubhouse, cart barn, and maintenance barn. On September 19, 2006, the City Commission approved Ordinance 2006-17 that authorized the following:

A. Zoning map amendment from R-2, Single-Family Low Density to PRD, Planned Residential Development;
B. The Tomoka Oaks Golf Village development order;
C. Development of 119 multi-family units (townhomes and condominiums) and 3 single-family homes, along with a re-designed golf course;
D. The property owner was to provide for covenants and restrictions that restrict the golf course to open space and golf course use with the development of the residential use; and
E. A phasing plan for site development.

The project development order expired in 2014 based on no permit activity. Because there was no construction, none of the development order conditions, including the covenant and restrictions for a golf course, were implemented. The applicant purchased the property in 2021 and has sought to implement a new development order to provide zoning entitlements for the property.

The uses around the subject property are as follows:

EXHIBIT 2: Land uses and zoning

Direction	Current Land Uses	Future Land Use Designation	Zoning
North	Single-Family Residential	"Low Density Residential"	R-2, Single-Family Low Density
South	Single-Family Residential	"Low Density Residential"	R-2, Single-Family Low Density
East	Single-Family Residential	"Low Density Residential"	R-2, Single-Family Low Density
West	Single-Family Residential	"Low Density Residential"	R-2, Single-Family Low Density

In 2022, all on-site structures were demolished and there are no existing buildings on-site. On May 4, 2023, the applicant submitted an application for a zoning map amendment for the subject property seeking to go from PRD, Planned Residential Development, to the R-2, Single-Family Low Density zoning designation. The applicant indicated that if the issuance of a development order application was unable to gain approval, the intent was to seek the original zoning designation of R-2, Single-Family Low Density and develop under those zoning district standards.

SECTION 3, PROJECT PROCESS:

The zoning map amendment to designate the Tomoka Reserve land area to the Planned Residential Development zoning category occurred in 2006. The 2006 development order has expired and the subject property does not have a standard zoning designation or an active development order. The purpose of the application is to provide a zoning designation through the issuance of a development order that details what is allowed on the property. Since the previous golf course use has been vacant for longer than six (6) months, the property does not have any allowed zoning uses. If the development order is denied, the applicant has indicated that they would pursue a zoning map amendment back to the original zoning designation of R-2, Single-Family Low Density.

Below are the steps for development within a Planned Residential Development:

A. Planned Residential Development (PRD) Development Order: This process requires the applicant to provide a holding capacity analysis, flood zone information, proposed lot layout, recreation areas, generalized areas of stormwater, road layouts, and landscaping buffers. **The PRD development order does not require the applicant to provide detailed engineering information regarding the application. The detailed engineering work is not done until the preliminary plat approval process**. The application for a development order is reviewed under criteria within the analysis section and the application can be approved, approved with conditions, or denied based on the evaluation of the criteria.

   Under the City's Land Development Code, the PRD becomes the zoning district of the project site. The zoning designation for this property occurred in 2006, and no development order is associated with the Planned Residential Development. The PRD development order becomes a contract between the developer and the city and identifies the overall development concept, the number and size of lots, and the location of the lots.

   The process for the issuance of the development order is depicted in Exhibit 3 as follows:

EXHIBIT 3: Application process

Reviewing entity/action	Date	Required advertising
Pre-application community meeting	May 20, 2021	Not required
Pre-application community meeting	July 15, 2021	Not required
SPRC submittal	April 13, 2022	SPRC review: May 3, 2022
Neighborhood meeting	February 8, 2023	1. Mail notice, 600' radius. 2. Newspaper advertisement.
SPRC comments (2nd review)	January 19, 2023	SPRC review: February 21, 2023
SPRC comments (3rd review)	April 30, 2023	SPRC review: May 11, 2023
SPRC comments (4th review)	June 7, 2023	SPRC Review: June 28, 2023

Reviewing entity/action	Date	Required advertising
Planning Board	**July 13, 2023**	**1. Mail notice, 300' radius. 2. Newspaper advertisement. 3. Site posting.**
City Commission	To be determined	1. Mail notice, 300' radius. 2. Newspaper advertisement.
If approved, proceed to preliminary plat (see below)	To be determined	To be determined

B. Preliminary Plat: After a PRD development order has been approved, the applicant's engineer performs detailed work regarding stormwater design, utilities, lot grading, and road layout. The preliminary plat requires review and a recommendation from the Planning Board and review/action by the City Commission. There are two (2) options for development once a preliminary plat has been approved:

Option 1 - Proceed with the submittal of construction drawings for completion of the required improvements prior to recording the final plat per Section 4-18(8)(a) of the Land Development Code. When the required off-site and on-site improvements are constructed and inspected, the final plat would be submitted by the applicant to the Site Plan Review Committee (SPRC). The final plat would be acted upon by the Planning Board and City Commission and, if approved, recorded with the Volusia County Clerk of the Court.

Option 2 - Proceed with final plat review and approval process, with the completion of required improvements after recording the plat per Section 4-18(8)(b) of the Land Development Code. With this option, the applicant files surety documents guaranteeing that such improvements will be installed. All guarantees are incorporated in a bonded agreement for the construction of the required improvements in the form acceptable to the City Attorney. The final plat would be recorded and the applicant would then construct the improvements.

C. Final Plat: The final plat is a legal document that is reviewed by an independent City Surveyor and the City's Legal Department to ensure compliance with State Statutes. Under Option 1 above, the Planning Board and City Commission would review and act on the plat after all improvements have been constructed. Under Option 2, above the Planning Board and City Commission would review and act on the final plat with the preliminary plat.

The proposed Tomoka Reserve subdivision is seeking only the PRD development order approval at this time. If the issuance of a development order is approved, detailed engineering plans would need to be reviewed by the Site Plan Review Committee and forwarded to the Planning Board and City Commission for review and action when appropriate.

SECTION 4, PROJECT DESCRIPTION:

The application seeks to allow the issuance of a development order for 276 single-family lots on approximately 147.94 acres under certain conditions and associated subdivision improvements. The attachments detail the subdivision proposal and include a traffic impact analysis (ATTACHMENT 4), environmental information, (ATTACHMENT 5), applicant provided documents (ATTACHMENT 10), and the proposed site plans (ATTACHMENT 11). The project is summarized below:

1. The total project size is 147.94 acres.
2. The subdivision density is proposed at 1.87 units per acre or 276 single-family lots. The "Low Density Residential" land use allows 4.3 units per acre. The holding capacity analysis (ATTACHMENT 10) shows the property could support 887 total units.
3. The project shall be required to obtain a preliminary plat and provide detailed engineering plans with review by the Planning Board and final action by the City Commission prior to the issuance of a site construction permit. Staff would recommend a requirement of a neighborhood meeting for the preliminary plat.
4. The project narrative letter states that the proposed subdivision density of 1.87 units per acre is lower than the existing Tomoka Oaks subdivisions, which have an average density of 2.09 units per acre.
5. The subdivision phasing is proposed to be developed with the construction plans and may be modified with the review and approval of the Site Plan Review Committee.
6. The subdivision plan indicates the maximum number of lots to be 276. Within the subdivision process, the project can increase the lot widths from the site plan shown on PD2 (ATTACHMENT 11), but cannot reduce the lot size below the sizes shown.
7. The project is proposed to have a gated access point for vehicles and to allow pedestrian access into the subdivision. Private, gated subdivisions are required to provide easements to the city through the platting process for access and maintenance of the project utilities. The streets, sidewalks, and stormwater system would be privately owned and maintained by the Tomoka Reserve Homeowner's Association.
8. There have been inquiries as to whether the Live Local Act would be applicable to the subject property. The Tomoka Reserve project with a "Low Density Residential" land use would not qualify for the Live Local Act. The Live Local Act states: A municipality must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in Florida Statutes 420.0004.
9. The project proposes 16 model homes within the subdivision. Model homes are allowed to be started after a stabilized road is constructed and water and sewer clearances have been obtained which may be before final subdivision acceptance by the Site Plan Review Committee. No certificate of occupancies would be released until after all subdivision improvements are completed.

10. An emergency access connection point is shown on the site plan (ATTACHMENT 11) and is designed for emergency access only. The area would have a stabilized base and a grass surface. Construction details of the emergency access connection point would occur during the preliminary plat process.
11. Sheet PD2 (ATTACHMENT 11) shows the following lot sizes:

EXHIBIT 4: Proposed lot sizes

Lot Width	Lot Depth	Lot square footage	Number of Lots	Location within subdivision	Lot Percentage of 276 total
50’	150’	7,500	34	Interior of subdivision	12.3%
60’	120’	7,200	87	Interior of subdivision	31.5%
80’	120’	9,600	10	Perimeter, not abutting existing Tomoka Oaks lots.	3.6%
80’	125’	10,000	145	Perimeter, generally abutting existing Tomoka Oaks lots.	52.6%

Additional discussion on the lot size is included in section 6 of this report.

12. The applicant is seeking reduced setbacks across the different lot types. An analysis of the proposed and recommended setbacks is included in Section 6 of this report.
13. School concurrency for the zoning action is provided in ATTACHMENT 6. Additional school concurrency would be required for the plat (detailed construction plans).
14. There are no wetlands on the property.
15. The property lies within Flood Zone X (area of minimal flood hazard).
16. ATTACHMENT 5 contains a summary of an environmental assessment performed by Ayden Environmental, LLC and approved by the Florida Department of Environmental Protection. The summary letter from Ayden Environmental, LLC states: “All work will be completed in accordance with Chapter 62-780 of the Florida Administrative Code, which is Florida’s regulatory framework for environmental cleanup.”
17. The project proposes a fifty-foot vegetation buffer around the exterior of the property abutting the existing Tomoka Oaks subdivision. This area is approximately 3.3 miles in length. The applicant has provided a “Buffer Planting & Maintenance Plan” for the fifty-foot buffer (see ATTACHMENT 10). Additional discussion on the planting plan is provided in section 6 of this report.
18. The project narrative letter states that 16 historic trees within the property will be saved.
19. The site plan shows areas for stormwater. The project seeks to use a low-impact development technique of berming around existing areas (keeping existing

vegetation) to create stormwater retention areas. While the stormwater final design is part of the construction plans, the project team has indicated that the stormwater will exceed state and local stormwater regulations.

20. The site plans indicate a five (5') foot sidewalk on both sides of the internal subdivision streets. The project also proposes a sidewalk outside of the property along Tomoka Oaks Boulevard to connect with Nova Road, which is not a required sidewalk. There has been several correspondence seeking to require the installation of sidewalks on both sides of Tomoka Oaks Boulevard.
21. Throughout the site plan process, the applicant has indicated a willingness to connect the proposed Tomoka Reserve subdivision, via a sidewalk, to existing areas of the Tomoka Oaks subdivision. Any pedestrian connection would need the approval of the property owner(s) of the individual Tomoka Oaks subdivision lots.
22. The project has provided multiple areas for outdoor recreation. The amenities are proposed to be detailed in the construction drawings (preliminary plat). Some recreation areas provide access to the stormwater area for maintenance purposes.
23. The Planned Residential Development requirements include a provision for 20% of the property to be dedicated for natural preservation. The project is required to provide 29.6 acres and shows 34 acres dedicated to natural preservation.
24. Subdivision architectural requirements are provided in ATTACHMENT 11, sheet PD8.
25. A traffic impact analysis was performed and is included in ATTACHMENT 4. Additional discussion is included in section 6 of this report.
26. The traffic analysis determined a traffic signal was warranted at Nova Road and Tomoka Oaks Boulevard. The project traffic engineer has provided the Florida Department of Transportation a Traffic Warrant Analysis Study and correspondence has indicated verbal approval of a traffic signal.
27. The diamond intersection at St. Andrews Drive and Tomoka Oaks Boulevard has been the source of much discussion. Throughout the site plan process, there have been many concerns regarding the existing configuration and the Tomoka Reserve proposed project trips to the intersection. The traffic analysis determined that the intersection would operate at an acceptable level of service after the build out of the Tomoka Reserve subdivision and has not recommended any modifications. Additional discussion is included in section 6 of this report.
28. The project is proposing two re-use irrigation ponds for landscape irrigation. These ponds would be supplemented with a well as needed.
29. The project would be required to provide water and sewer connections. Water lines would be looped to improve water pressure for Tomoka Oaks and Tomoka Reserve subdivisions.
30. The development order expiration would be five (5) years from the date of City Commission approval. If the development order were to expire, a zoning map amendment would need to occur to ensure the property had a city zoning designation.

SECTION 5, RESIDENTIAL PERMITTING:

Exhibit 5 details the residential permitting within Ormond Beach. In order to construct a single-family home, the lot must be platted. Exhibit 5 shows a decrease in the number of platted lots each decade as the city has been built out. The city has annexed the Plantation Oaks Planned Residential Development, which will lead to the ability to plat and construct residential units. The city has also seen applications that are utilizing commercially zoned properties for multi-family uses (Tymber Creek Apartments, Regal multi-family, and Ormond Enclave).

EXHIBIT 5: Residential permitting

Year	Population [1]	Percentage Change	SFH lots platted - recorded [2]	SFH Permits [3]	MF units Permits [3]	Manufacture & Mobile Home Permits [3]
1980	**21,436**	No data	2,442	No data	No data	No data
Totals (1980-1989):			**2,442**	**No data**	**No data**	**No data**
1990	**31,460**	No data	322	No data	No data	No data
1991	No data	No data	299	No data	No data	No data
1992	No data	No data	172	No data	No data	No data
1993	No data	No data	0	167	0	6
1994	No data	No data	28	166	167	2
1995	No data	No data	207	175	0	28
1996	32,426	No data	328	198	0	62
1997	34,038	4.97%	252	228	16	104
1998	34,791	2.21%	129	245	31	93
1999	36,000	3.48%	215	270	4	132
Totals (1990-1999):			**1,952**	**1,449**	**218**	**427**
2000	**36,301**	0.84%	192	212	0	118
2001	37,000	1.93%	64	230	0	115
2002	37,603	1.63%	210	261	4	104
2003	38,325	1.92%	241	306	2	111
2004	39,000	1.76%	301	327	344	41
2005	39,683	1.75%	0	196	0	7
2006	40,294	1.54%	51	113	0	5
2007	40,941	1.61%	65	43	0	7
2008	40,920	-0.05%	89	84	0	1
2009	40,832	-0.22%	48	61	0	1
Totals (2000-2009):			**1,261**	**1,833**	**350**	**510**
2010	**38,137**	-6.60%	0	83	184	3
2011	38,376	0.63%	0	43	0	1
2012	38,612	0.61%	0	35	0	1
2013	38,557	-0.14%	0	84	0	1
2014	39,246	1.79%	47	105	0	1
2015	40,013	1.95%	49	138	0	0
2016	40,360	0.87%	103	150	0	0
2017	40,716	0.88%	137	158	0	0
2018	41,134	1.03%	0	66	43	0
2019	41,284	0.36%	166	49	41	0
Totals (2010-2019):			**502**	**911**	**268**	**7**

Year	Population [1]	Percentage Change	SFH lots platted - recorded [2]	SFH Permits [3]	MF units Permits [3]	Manufacture & Mobile Home Permits [3]
2020	**43,080**	4.35%	5	134	4	7
2021	44,046	2.24%	138	135	18	7
2022	44,671	1.42%	0	47	54	18
2023[4]	Not provided yet		12	6	0	10
Totals (2020):			**155**	**322**	**76**	**42**

Notes:
(1) Population estimates from University of Florida Business of Economic and Business Research. 1980, 1990, 2000, 2010 in **bold** are from the U.S. Census.
(2) SFH lots plat are taken from the Volusia County Clerk of Court website, http://app02.clerk.org/or_plats/
(3) Single-Family, multi-family, manufactured and mobile home permits from the Ormond Beach Building Department.
(4) 2023 permitting information from January 1, 2023 to July 1, 2023.

SECTION 6, ANALYSIS:

The application has several key issues which are discussed below. The applicant and the Site Plan Review Committee have been unable to reach a consensus on several issues. These issues are policy issues that need a recommendation from the Planning Board and final action from the City Commission. The report is formatted to provide options where available to assist in the formulation of the policy direction. Alternative options can also be created through the public hearing process.

Key issue 1: development ability of the former golf course: The subject property was platted in 1961 as the Sam Snead Golf and Country Club. A key question is whether there is an ability to develop the property as a use other than a golf course. The city designated land use is "Low Density Residential" and the zoning is Planned Residential Development. The existing land use allows several uses, including a golf course and single-family homes.

Questions regarding private covenants and restrictions have been raised throughout the process. In 2006, with the original Planned Residential Development, there were no private covenants and restrictions that prevented the 122 residential units from being approved. The 2006 development order required that covenants and restrictions be placed on the subject property for the golf course use in order to build the 122 residential units. The project was never built and the property owner at the time did not restrict the use of the subject property for a golf course use only.

Included in ATTACHMENT 9 are three documents: (1) June 2022 document prepared by resident Ms. Davis, (2) June 30, 2022 analysis from the City Attorney's office, and (3) February 23, 2023 analysis from Matthew Welch, Cobb Cole and a title insurance document. The documents examine if there is a private covenant and restriction or another legal document that restricts the use of the subject property to a golf course. The City Attorney's Office concluded:

> "In summary, the records confirm the existence of a document recorded in the public records that provided the property be used for purposes of a golf course in perpetuity. In this case, the document was not contained covenants and restrictions provided by a homeowners' association, but rather in a warranty deed, and as stated previously, subsequent records confirm the reverter clause containing the language was properly released by a recorded corporate resolution and release, and therefore no longer valid."

The city's land use classification does not prevent the development of the property for single-family uses or other uses within the "Low Density Residential" land use. The zoning needs either (1) an active development order or (2) a zoning map amendment back to the R-2, Single-Family Low Density zoning designation. City staff are not aware of any private document that requires the subject property to be utilized as a golf course only.

Key issue 2: lot size/density/compatibility: The applicant is proposing lots with varying lot widths of 80' (abutting existing Tomoka Oaks lots), 60', and 50'. The proposed density is 1.87 units per acre. The narrative letter (ATTACHMENT 10) analyzed the density of the existing Tomoka Oaks subdivision at 2.09 units per acre. In reviewing the Tomoka Oaks subdivision, the individual subdivisions were platted in the 1960s and 1970s and did not include common open space, recreational areas, or stormwater management systems which were not required at the time of platting. The Tomoka Reserve site plans show 78.28 acres or 53% of the site dedicated to landscape buffers, open space, stormwater, and recreational areas to support the subdivision. The project has clustered the lots in order to provide landscape buffers, open space, stormwater, and recreational areas.

Planned Residential Developments typically use the existing zoning district as a basis for allowed uses and dimensional standards. This property had a zoning map amendment in 2006 from the R-2, Single-Family Low Density zoning designation to PRD, Planned Residential Development. Based on the previous zoning designation and the surrounding properties also being zoned R-2, Single-Family Low Density, this zoning district is being used as the basis for the review of the Tomoka Reserve project. The Planned Residential Development allows the ability to request alternative lot sizes or more intensive uses in a development order. Section 2-35(b) of the Land Development Code states: "More intense uses (e.g., townhouses in a single-family district, or apartments in a townhouse district) may be allowed, provided that their visual and functional impact on neighboring districts is minimized by providing adequate buffering and screening, and all the requirements of this section are met." The allowance is discretionary with the term "may" used in the standard and requires adequate buffering and screening.

Planned Residential Developments (Marshside, Pineland, Creekside) in the West Ormond Beach area previously sought lower lot dimensions than the SR, Suburban Residential zoning district minimum of 80'. The applications for smaller lot sizes were either denied or amended to the 80' lot width minimums. Staff sees similarities between the Tomoka Reserve and the Planned Residential Developments of West Ormond Beach. Throughout the application process, concerns have been raised about the lot sizes and the compatibility of the Tomoka Reserve application. The Planning Board has the following options for a recommendation on the project lot sizes:

Option 1: Approve the submitted site plan with 80', 60', and 50' lots.

Option 2: Deny the submitted site plan in its entirety (require 100' lots throughout the project).

Option 3: Approve the submitted site plan with the condition that all lots on the project perimeter with the Tomoka Oaks subdivision be 100' in lot width and at least 10,000 square feet in lot area.

Option 4: Approve an alternative site plan layout specifying the required lot width and overall size.

Staff is recommending option 3 with the project perimeter abutting the Tomoka Oaks subdivision be 100’ in lot width and at least 10,000 square feet in lot area. Option 2 may lead the applicant to seek a zoning map amendment to the R-2, Single-Family Low-Density zoning designation. Staff concerns are that development within the R-2 zoning designation does not include the 50’ buffer (6’ landscape buffer is required) and the potential loss of additional natural areas and outdoor recreational areas. Review under the R-2 zoning district would require compliance with the Land Development Code requirements with no additional public benefits.

Key issue 3: Planting of the 50’ natural buffer: As part of the site design, a 50-foot buffer around the perimeter totaling approximately 3.3 miles is proposed. The buffer was designed to provide a natural area for both Tomoka Oaks and Tomoka Reserve lots. All existing natural vegetation will remain and areas with no vegetation would be planted. A key point of the project application has been the planting of the areas that do not have existing natural vegetation. Site Plan Review Committee staff have recommended a type 6 buffer planting plan that requires seven (7) trees, 70 shrubs & 70 ground covers per 100' linear feet.

The applicant has created a Tomoka Reserve Planting and Maintenance Plan, dated June 9, 2023 (ATTACHMENT 10). Sheet L-101 demonstrates the planting plan proposed by the applicant and includes seven (7) trees and 30 shrubs and grasses per 100 linear feet. The plantings are proposed in a 20’ area of the 50’ buffer. The Planting and Maintenance Plan (page 3) calls for watering of the buffer with a large water tank on a truck with no plans for a permanent irrigation system.

The Planning Board has the following options for a recommendation on the planting of the 50’ natural buffer:

Option 5: Approval of the Tomoka Reserve Planting and Maintenance Plan, dated June 9, 2023.

Option 6: Requirement of a type 6 buffer planting plan that requires seven (7) trees, 70 shrubs & 70 ground covers per 100' linear feet.

The Site Plan Review Committee recommends option 6 based on the following points:

A. The landscape buffering requirements of the city have worked well to create buffers between uses. There are many examples of how buffers have grown in and what they will look like over time.
B. The amount of material needs to be as voluminous as possible to create buffers where no buffer exists today. Reducing plant material will reduce the overall effectiveness of the buffer.
C. Staff strongly objects to the use of non-permanent irrigation and believes that this would set into motion a source of constant issues along a 3.3-mile buffer. Staff believes hand watering would also create unnecessary obligations to a future HOA and potentially defer the cost of an irrigation system to future property owners. Section 3-05(e) of the Land Development Code requires an irrigation system.
D. The planting plan as shown in Sheet L-101 shows the trees planted in a 15-foot separation in a tight 20’ linear area. The seven (7) trees need to be staggered to allow the proper area to grow, as recommended by the city’s Landscape Architect.

E. It is important to note tree mitigation (if applicable) would drive the density of the buffers and tree caliper sizes.

F. The number of deciduous (trees that drop their leaves in the winter) trees should be limited.

Key issue 4: Setback plan: ATTACHMENT 8 contains the applicant's requested setbacks, staff recommendations, and the dimensional standards of the R-2, Single-Family Low Density zoning district. Key decision points include the following:

A. *Lot width of the lot type custom house:*

Option 7: Applicant request: Approve lots that are 80' in width.

Option 8: Staff recommendation: Require lots that are 100' in width.

Staff recommends 100' lot widths on the perimeter of the Tomoka Reserve perimeter abutting the existing Tomoka Oaks lots.

B. *Maximum building coverage:*

Option 9: Applicant request: 65% (Village House – 50' wide lots), 50% (Park House – 60' wide lots), 54% (Estate House – 80' wide lots), 52% (Custom House – 80' wide lots).

Option 10: Staff recommendation: 50% across all housing types.

Option 11: R-2 zoning: The R-2 zoning district allows 35% building coverage. One option is to adopt the building coverage allowed in the zoning district.

It is understood that there is an emerging building trend to allow larger houses on smaller lots. The application did not amend the overall impervious coverage. Staff is supportive of a 50% building coverage for all lot types.

C. *Minimum Primary Structure setbacks:*

Option 12: Applicant request:

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50'	15'	15'	7.5'	10'
Park House	60'	15'	15'	7.5'	10'
Estate House	80'	15'	15'	7.5'	10'
Custom House	80'	15'	15'	8'	10'

Option 13: Staff recommendation:

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50'	20'	20'	7.5'	15'
Park House	60'	25'	20'	7.5'	15'
Estate House	80'	25'	20'	8'/20'	20'
Custom House	80'	25'	20'	8'/20'	20'
R-2 setback	100'	30'	25'	8'/20'	20'

Option 14: R-2 zoning: This option would require a front yard setback of 30', rear yard setback of 25', side yards setbacks of a minimum of 8' to total 20' between both setbacks, and a side corner setback of 20'.

Staff believes that option 13 provides a balance between the applicant's request and the R-2 zoning district standards.

D. *Minimum Front Porch setbacks:*

Option 15: Applicant request:

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50’	10’	15’	7.5’	Not provided
Park House	60’	10’	15’	7.5’	Not provided
Estate House	80’	10’	15’	7.5’	Not provided
Custom House	80’	10’	15’	7.5’	Not provided

Option 16: Staff recommendation:

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50’	12’	20’	7.5’	15’
Park House	60’	15’	20’	7.5’	15’
Estate House	80’	15’	20’	8’/20’	20’
Custom House	80’	15’	20’	8’/20’	20’
R-2 setback	100’	30’	25’	8’/20’	20’

Option 17: R-2 zoning: This option would require a front yard setback of 30’, rear yard setback of 25’, side yards setbacks of a minimum of 8’ to total 20’ between both setbacks, and a side corner setback of 20’.

Staff recommends option 16 that allows the unenclosed porch to be in front of the principal building. Unenclosed porches are hard roofed structures with no screens or walls (other than the connection to the house). Reduced porch setbacks were used in Chelsea Place and have been positively received.

E. *Minimum Garage setbacks:*

Option 18: Applicant request:

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50’	25’	15’	7.5’	Not provided
Park House	60’	25’	15’	7.5’	Not provided
Estate House	80’	25’	15’	7.5’	Not provided
Custom House	80’	25’	15’	7.5’	Not provided

Option 19: Staff recommendation:

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50’	20’	20’	7.5’	15’
Park House	60’	25’	20’	7.5’	15’
Estate House	80’	25’	20’	8’/20’	20’
Custom House	80’	25’	20’	8’/20’	20’
R-2 setback	100’	30’	25’	8’/20’	20’

Option 20: R-2 zoning: This option would require a front yard setback of 30’, rear yard setback of 25’, side yards setbacks of a minimum of 8’ to total 20’ between both setbacks, and a side corner setback of 20’.

Staff recommends option 19 that follows the principal building setbacks.

F. *Notes:*

Option 21: Applicant request: Sheet PD7 includes three (3) notes:

Note 1: The maximum building height shall be measured from the average of the existing grade at the four out most corners of the building.

Note 2: The minimum front yard setback to the primary structure defined as load bearing air conditioned space.

Note 3: Garages can be front loaded or side loaded. Side loaded garages may have a minimum front setback of 15'.

Option 22: Staff recommendation: Delete the notes. Notes 1 and 2 are contained in the Land Development Code. Staff is not supportive of a 15' front yard garage setback.

Key issue 5: Sheet PD6 note on lot separation: Sheet PD6, included in ATTACHMENT 11, includes a note with the lot separation table and staff recommends that this note be amended.

Option 23: Applicant request: Note on plan sheet PD6 states: "The lot separation width shown on this sheet may be subject to change at the time of permitting. The represented distances are from existing residential lots in Tomoka Oaks neighborhood and proposed lots within Tomoka Reserve."

Option 24: Staff recommendation: Amend note to state: The 50' buffer abutting the Tomoka Oaks existing residential lots and areas called out as natural preservation shall not be modified and shall always be vegetative areas.

It is important that the development order be clear that both the 50' buffer and areas show as natural preservation shall remain and cannot be modified.

Key issue 6: Traffic review, including St. Andrews Drive and Tomoka Oaks Boulevard diamond:

ATTACHMENT 4 includes (1) Traffic Impact Analysis, (2) Response to comments, dated June 7, 2023, and (3) a technical memorandum, dated June 7, 2023. The technical memorandum is designed to summarize the traffic analysis for the project. Traffic impact analysis focus on the impacts of traffic to intersections and roadways. Where intersections and roadway segments fail as a result of project trips, state law allows the project to pay its proportionate fair share to mitigate the project impacts. The project traffic analysis seeks to review and determine if a project diminishes the adopted level of services below the level of services adopted in the city's Comprehensive Plan. An independent traffic engineer, employed by the city, has reviewed and provided comments on the traffic impact analysis. The traffic analysis went above the city requirements and analyzed the local road traffic impact of the proposed development based upon citizens' concerns and questions.

Key aspects of the study include the following:

A. Traffic counts were performed in March of 2023 to update the original traffic analysis.

B. The technical memorandum states, “Due to the proposed location of the project’s access, peak hour data and transportation model results, it is anticipated that 96% of the project trips will utilize Tomoka Oaks Boulevard and 4% will use Iroquois Trail for external access. 4% of traffic (111 total daily, 8 total AM and 11 total PM) are expected to use this route to access SR 40.”

C. The traffic analysis has identified the need for a traffic signal at Nova Road and Tomoka Oaks Boulevard (see Table 10 of the TIA). The traffic analysis states a Traffic Warrant Analysis Study was conducted and submitted to the Florida Department of Transportation. The response to comments states that the Florida Department of Transportation has verbally accepted the traffic signal as a treatment option for the intersection level of service.

D. Table 10 of the Traffic Impact Analysis details the Level of Service for the unsignalized intersections, including the local intersections along Tomoka Oaks Boulevard, St. Andrews Drive, Rio Pinar Trail, and Iroquois Trail. All intersections operate at a Level of Service of “A” or “B” where the adopted Level of Service is “D”. Again, the analysis does not state that there will not be traffic. The analysis shows that the proposed traffic is within the Level of Service standards adopted by the city with the Comprehensive Plan.

E. St. Andrews Drive and Tomoka Oaks Boulevard diamond. The Traffic Impact Analysis (pages 17 & 18 of the TIA) provides a detailed analysis of the existing diamond intersection. The analysis concludes that the existing configuration is expected to operate within the adopted Level of Service and no improvements are proposed. There have been no crashes around the diamond within the last three (3) years. The diamond intersection is awkward, and in staff’s opinion, confusing and potentially dangerous as additional trips are added.

   Staff recommends (***Option 25***) that the diamond intersection be required to be reconfigured at the construction (preliminary plat) phase of the development. It is believed that the intersection would become substantially more used and lead to conflicts with the existing configuration with the development of the Tomoka Reserve project. Staff’s opinion is that the applicant should bear some responsibility for the correction of this intersection. A final design could occur with the construction drawings and may include some use of local road impact fee credits.

F. The response comments provided a draft proportionate share calculation.

G. In comments received from residents, there has been a desire to see sidewalks on both sides of Tomoka Oaks Boulevard (***Option 26***). The applicant has proposed sidewalks on one side of Tomoka Oaks Boulevard.

It is understood that traffic is a key part of the subdivision. From a technical perspective, the applicant has demonstrated compliance with the city’s Comprehensive Plan and state law regarding traffic concurrency. The analysis resulted in a traffic signal being required. Staff would also recommend conditioning any approval on (1) reconfiguration of the St. Andrews Drive and Tomoka Oaks Boulevard diamond and (2) requiring sidewalks on both sides of Tomoka Oaks Boulevard.

Key issue 7: Recreational areas: Section 2-35(h) of the Land Development Code details the recreational requirements for a Planned Residential Development. The Land Development Code allows a process to provide additional outdoor recreational area in lieu of indoor recreation which has been allowed for the Tattersall and RidgeHaven residential projects. The Land Development Code requirement is 24,840 square feet of recreational area and the project has provided 140,000 square feet of recreational area throughout the subject property. The final details of the recreational amenities would be required with the construction drawings. The site plans show a multi-purpose field, pickle-ball courts, playgrounds, pavilions, an outdoor exercise area, and picnic tables. Staff recommends (***Option 27***) approval of the proposed subdivision areas with final details to occur with the preliminary plat.

Key issue 8: Environmental: The Tomoka Oaks Golf & Country Club included an 18-hole golf course, clubhouse, cart barn, and maintenance barn. Ayden Environmental was hired by the applicant to provide an environmental assessment of the golf course and to develop a remedial plan to address the conversion of the golf course to residential uses. Ayden Environmental has provided a summary that is included in ATTACHMENT 5. Key summary points are as follows:

A. Ayden Environmental submitted site assessment reports and a Soils Management Plan to the Florida Department of Environmental Protection.

B. All work will be managed by Ayden Environmental with Florida Department of Environmental Protection oversight. All work will be completed in accordance with Chapter 62-780 of the Florida Administrative Code.

C. The Florida Department of Environmental Protection approved the site assessment reports and Soils Management Plan in a letter dated November 16, 2022.

D. In the ATTACHMENT 5 cover sheet, a link is provided to the Florida Department of Environmental Protection website page for the project's submittals and reviews.

SECTION 7, INPUT RECEIVED:

The project team performed two (2) neighborhood meetings prior to the submittal of the project on May 20, 2021 and July 15, 2021. The applicant summarized "mentions" in these meetings that included traffic, density, lot size, cookie cutter homes, tree removal, and a large buffer. A neighborhood meeting was held on February 8, 2023 with a summary included in ATTACHMENT 7. Written correspondence has been received for this project and is included in ATTACHMENT 3.

Key concepts, ideas, and thoughts include:

A. Proposed development is not compatible with the existing Tomoka Oaks, including the smaller lot sizes. TMH Consulting, Inc. provided an analysis of development compatibility.

B. Property values will be diminished with the loss of the golf course land area. The development would alter the character of the Tomoka Oaks subdivisions.

C. Loss of quality of life.

D. The golf course was designed as part of Tomoka Oaks and should be used in perpetuity as a golf and country club, golf course, and related uses.
E. Concerns with the existing configuration of the diamond intersection at St. Andrews Drive and Tomoka Oaks Boulevard and no proposed improvements.
F. Potential backups along Tomoka Oaks Boulevard impacting the Escondido condominiums.
G. Construction traffic will have a negative impact on existing residents.
H. Project traffic using the Trails subdivisions (Iroquois Trail and Rio Pinar Trail).
I. Design concerns with 50-foot wide lots.
J. Only one sidewalk proposed on Tomoka Oaks Boulevard – should be on both sides of the street.
K. The timing of the traffic light should be in place before the development project on the golf course starts. TMH Consulting, Inc. states: "The applicant should be required to submit the application to FDOT for installation of the signal concurrent with the first application for subdivision design and prohibit the issuance of any residential building permits until the signal is approved and installation initiated."
L. Concerns over stormwater.
M. Concerns over Tomoka Reserve HOA and the ability to manage common areas, including the 50' buffer.
N. On PD6 (ATTACHMENT 11), buffer widths should not be able to be modified.
O. Impacts on wildlife that exist on the golf course property.

Written correspondence received is included in ATTACHMENT 3. Correspondence related to each Site Plan Review Committee review is available at https://www.ormondbeach.org/1013/Tomoka-Reserve. Any additional correspondence received after publication of the staff report would be provided to the Planning Board by e-mail with a hard copy provided at the Planning Board meeting.

SECTION 8, CRITERIA FOR REVIEW:

The following are the review criteria for Planned Residential Developments from the Land Development Code:

Planned Residential Development Criteria

Section 2-35, Chapter 2, Article II of the Land Development Code details the requirements of a Planned Residential Development:

1. Section 2-35(d)(3) of the Land Development Code states: "All structures shall be set back a minimum of forty feet (40') from the project's perimeter boundaries unless natural or manmade features, such as lakes, creeks, wooded or conservation areas are present. Where a project abuts a collector or arterial street, the setback requirement may be increased if an effective buffering treatment cannot be provided between the street and residential use."

   The project has established a 50' vegetative buffer around the entire perimeter of the property and meets this requirement.

2. Section 2-35(h)(3) of the Land Development Code states, "Thirty (30) square feet of indoor recreation floor area, including exercise rooms, all-purpose space, dining areas and similar uses shall be provided for each dwelling unit, unless waived by the City Commission and replaced at a minimum as provided below:
   a. Subdivisions of 200 dwelling units or less may provide, at a minimum, an additional 30 square feet per unit of outdoor active recreation space in compliance with this Section in lieu of the indoor recreation floor area requirement.
   b. Subdivisions that do not provide indoor recreational facilities are not eligible for park and recreation impact fee credits.
   c. The open space and/or additional outdoor facilities must be compatible with adjacent properties and the recreational facilities must be consistent with the needs of the project.
   d. The Development Review Board and City Commission determine, after reviewing the proposed development plan, that the preservation of natural resources and/or provision of additional recreation facilities is appropriate and that indoor recreational facilities can be waived."

   The applicant is providing additional square footage as outdoor recreation as permitted under Subsection 3a (above) in lieu of the indoor recreation requirement. The conversion of required indoor recreation to outdoor recreation has been permitted in other Planned Residential Developments such as Creekside, Southern Pines, Pineland, Tattersall, and RidgeHaven.

3. Section 2-35(h)(4) of the Land Development Code states, "Sixty (60) square feet of outdoor active recreation space (exclusive of parking, landscaping, retention/detention ponds and other site features), including pools, pool decks, shuffleboard courts, tennis courts, and fishing piers and similar uses, shall be provided for each dwelling unit. Impact fee credits for any specific outdoor recreation site shall be limited to three hundred (300) dwelling units."

   The project is required to provide a total of 16,560 square feet of outdoor recreation area. The additional 30 square feet of outdoor recreation area in lieu of the indoor recreation (8,280 square feet), requiring a total of 24,840 square feet of outdoor recreation area. The project is proposing 9.06 acres (394,653 square feet) of recreational area throughout the project. The recreational amenities shown are a multi-purpose field, pickle-ball courts, playgrounds, pavilions, an outdoor exercise area, and picnic tables with the final design occurring at the preliminary plat.

4. Section 2-35(h)(7) of the Land Development Code states, "Thirty (30) square feet of common accessible, open space shall be provided for each dwelling unit.
   a. Common open space shall be available to all the residents of the development. At the option of the developer, subject to the approval of the City Commission, common open space may be dedicated to the use of the general public.
   b. Common open space must be adequately landscaped and irrigated.
   c. Natural features worthy of preservation shall be left in a natural state.

d. Waterbodies may be utilized to meet twenty-five percent (25%) of the available open space requirement, provided significant recreational use of the waterbody can be demonstrated. Water retention and wetlands areas may not be included in this calculation."

The project is required to provide 8,280 square feet of common space. The applicant has provided the common open space throughout the project.

5. Section 2-35(h)(8) of the Land Development Code states: "Twenty percent (20%) of the project shall be left in a natural state. This may include designated conservation areas within lots or common areas, but shall not include classified wetlands and required upland buffers."

   The project is proposing that 34 acres of the site remain in a natural state where the Land Development Code requirement is 29.6 acres. The project proposes a natural buffer around the boundary of the site.

6. Other Uses. Section 2-35(b)(2) of the Land Development Code allows other uses within planned residential developments.

   The only use proposed is single-family residential. No other uses are proposed.

Section 2-35(j)(4) of the Land Development Code states, "In considering an application for a PRD, the planning board may recommend approval, approval with conditions, or disapproval and the city commission may base its conditions of approval or denial of the issuance of a development order on the extent to which the development offers site amenities above that normally found for permitted uses in the district with regard to the following:"

a) Innovative Site Design

In ATTACHMENT 10, the applicant states: "In designing the proposed redevelopment plan, the Applicant took great measures to ensure the project would complement the surrounding area and integrate with the surrounding residential neighborhood." The proposed application provides additional site amenities above and beyond what a standard subdivision would provide, including open space, recreational facilities, architectural and landscape design for the lots. The project proposes an off-site sidewalk along Tomoka Oaks Boulevard to Nova Road.

In review by the Site Plan Review Committee, there have been comments regarding the perimeter lot size, buffer plantings, and setbacks. The use of the buffer to provide a natural area is an innovative site design. However, the planting material and long-term maintenance are critical to the buffer's long-term viability. The issue regarding the lot size has been discussed repeatedly, including at the pre-application meeting, neighborhood meeting, and Site Plan Review Committee meetings. Staff's recommendation is for 100' wide lot size along the Tomoka Reserve perimeter.

b) Coordinated Architectural Design

The Tomoka Reserve project shall have an Architectural Control Committee tasked with enforcing the architectural design guidelines detailed in the plan set (see ATTACHMENT 11).

c) Open Space, Recreation, Common Areas

The project has exceeded the space required for open space, recreation, and common areas. The project has preserved 23% of the project land area. As discussed under the Planned Residential Development section, the applicant is providing a recreation area and common open space. The total area for open space, recreation, and stormwater is 78.28 acres or 53% of the overall property.

d) Coordinated Streetscape Elements

The site plan shows the subdivision entry feature (PD4 – ATTACHMENT 11). The project would be required to provide streetscape elements such as street tree plantings.

The project has a unique site design with natural preservation and recreation areas. The key issues in the review of the project's design revolve around the lot sizes, buffer planting, and setbacks. Throughout public meetings, it has been stated that the proposed lot dimensions are not consistent with the existing developed subdivision. One key decision for the Planning Board is to determine if the interior lot widths proposed at 50' and 60' wide are appropriate.

Section 1-15(e) of the Land Development Code states: "In its review of any application requiring a development order, planned developments, special exceptions and LDC amendment applications, the board shall consider:"

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 zoning district, or adversely affect the public health, safety, welfare, or quality of life.**

   The applicant has provided the required information in terms of lot sizes and layout, street locations, buffer requirements, traffic impacts, stormwater planning, and Planned Residential Development requirements. Please note that site-specific information (stormwater, lighting details, and landscaping details) shall be provided with preliminary and final plat applications. The application exceeds the requirements of site buffering, recreational amenities, and common space.

   Section 2-35(b) of the Land Development Code states: "More intense uses (e.g., townhouses in a single-family district, or apartments in a townhouse district) may be allowed, provided that their visual and functional impact on neighboring districts is minimized by providing adequate buffering and screening, and all the requirements of this section are met." The conclusion of the Site Plan Review Committee was that modifications to the application are needed (lot size, buffer material, traffic mitigation, and revised setbacks) to recommend approval of the proposed site plan. Staff does not believe that the application submitted is compatible with the existing Tomoka Oaks subdivisions development pattern. Additionally, there are concerns with the buffer planting plan in terms of the quantity of material and long-term maintenance.

2. The proposed development is consistent with the Comprehensive Plan.

The property is designated "Low Density Residential" on the City's Future Land Use Map. The Future Land Use Element of the Comprehensive Plan states:

Low Density Residential (LDR)

Purpose: To protect and encourage the continued development of typical single-family residential areas and stabilize and protect the character of such neighborhoods. Institutional uses may be permitted in accordance with the maximum floor area ratio.

Density: up to 4.3 units per acre

Maximum FAR: 0.2

The following is a list of the Comprehensive Plan Objectives and Policies pertaining to the proposed PRD:

Future Land Use Element

GOAL 1. LAND USE DISTRIBUTION

FUTURE DEVELOPMENT AND REDEVELOPMENT ACTIVITIES SHOULD BE DIRECTED IN APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP TO MEET THE LAND USE NEEDS OF THE ANTICIPATED POPULATION, IN A MANNER CONSISTENT WITH SOUND PLANNING PRINCIPLES, THE GOALS, OBJECTIVES AND POLICIES CONTAINED HEREIN, AND THE DESIRED COMMUNITY CHARACTER.

THE FUTURE LAND USE ELEMENT SHOULD ALLOW LIMITED COMMERCIAL EXPANSION, PROMOTE INDUSTRIAL USE, AND MAINTAIN CURRENT RESIDENTIAL DENSITIES IN THE CORE AREA WHILE ESTABLISHING LOWER DENSITIES IN THE PERIMETER AREAS, FOCUSING REDEVELOPMENT IN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA, US1, AND SRA1A, AND PROVIDING OR A CONTINUED HIGH LEVEL OF OPEN SPACE. FUTURE GROWTH SHALL BE TIMED AND LOCATED TO MAXIMIZE EXISTING PUBLIC INFRASTRUCTURE.

OBJECTIVE 1.1. RESIDENTIAL LAND USE

Ensure the availability of adequate lands to meet the residential land use needs of the community.

POLICY 1.1.3.

Preserve the character of existing neighborhoods by not allowing intrusion of land uses that would threaten to alter the neighborhood character and by encouraging voluntary rehabilitation and sound maintenance programs in viable neighborhoods which are capable of self-renewal and establishing code enforcement or public redevelopment activities in areas not capable of self-renewal.

POLICY 1.1.5.

Encourage innovative design measures for new residential developments and ensure that adequate provision is made for neighborhood facilities suitable to the type of development proposed.

POLICY 1.1.6.

Provide the opportunity, through zoning and other land use controls, for the development of a variety of housing types (i.e., single-family, duplex, townhouse, multi-family) in both conventional, planned unit and cluster type developments, that will meet the varied needs of the citizens of Ormond Beach.

POLICY 1.1.14.

Enhance community livability in the central core and older sections of the City by encouraging infill as appropriate, transit-oriented development, and walkable residential areas.

POLICY 2.4.7.

Encourage cluster development which promotes the efficient use of open space and reduces development costs, in areas where services and facilities exist or are planned.

Housing Element

GOAL 1. HOUSING SUPPLY

ENSURE THE AVAILABILITY OF SAFE AND ADEQUATE HOUSING UNITS OF DIFFERENT TYPES, SIZES, AND PRICE RANGES TO MEET THE NEEDS OF ALL CURRENT AND FUTURE RESIDENTS.

OBJECTIVE 1.1. HOUSING SUPPLY

The City shall continue to facilitate the private production of a housing supply, including adequate sites for mobile homes or manufactured housing and low and moderate-income housing, which will meet future community needs and offset housing deficiencies as noted in this Element.

OBJECTIVE 1.2. PROVISION OF ADEQUATE SERVICES AND FACILITIES

Each existing housing development and residential neighborhood along with all new housing development shall meet the existing adopted level of service standards.

POLICY 1.2.1.

The general residential development pattern in the city should be in accord with the community's growth strategy for residential densities, as stipulated within the Future Land Use Element.

The Comprehensive Plan contains policies that can support the proposed project or be used to deny the project. It is important to note that the land use density allows 4.3 units per acre and the proposed density is 1.87 units per acre. The project concern is focused on the Land Development Code zoning regulations regarding lot sizes and setbacks. If there was a desire to deny the application, Policy 1.1.3 of the Future Land Use Element – (Preserve the character of existing neighborhoods by not allowing intrusion of land uses that would threaten to alter the neighborhood character) could

be used. If there is a desire to support the application, Policies 1.1.5 and 1.1.6 of the Future Land Use Element would be applicable.

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.**

   The project has prepared an environmental summary included in ATTACHMENT 5. The property would be subject to environmental remediation from the former golf course that would be monitored by the Florida Department of Environmental Protection. The subject property does not have any on-site wetlands or floodplains. The project is seeking to use reuse water for irrigation. A Biological Assessment and Environmental Site Assessment is provided in ATTACHMENT 10.

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.**

   The land use and original zoning designation of R-2, Single-Family Residential provides a variety of allowed uses, including single-family houses (permitted) and a golf course (Special Exception). Supporters of the application would state that the development of the golf course with a new subdivision that provides open space, natural areas, buffers, stormwater management, and recreational area would increase the land's value and abutting property's value. Single-family houses abutting single-family houses should be considered similar uses and would not cause depreciation of surrounding property values. The applicant has stated that the lesser lot sizes are needed to provide the buffering, natural areas, and recreational amenities.

   Individuals seeking denial of the application state that the proposed development (1) takes away open space that was to be used for the existing development and (2) proposes lots that are smaller in width and overall lot size to Tomoka Oaks existing lots. Multiple correspondences received detail that the proposed project is not similar to the existing development patterns of the area.

   The Site Plan Review Committee concludes that the proposed design is not consistent with the lot patterns of the Tomoka Oaks development and could cause nuisances or have visual impacts on adjoining properties. There are site design modifications (lot size, traffic mitigation, buffer planting types, and setbacks) that could lead to support from the Site Plan Review Committee.

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.**

   There are adequate public facilities to serve the development. Traffic and sidewalks were discussed earlier in the staff report. The Planning Board would need to review options regarding (1) the diamond at St. Andrews Drive and Tomoka Oaks Boulevard and (2) sidewalks on both sides of Tomoka Oaks Boulevard. Based on traffic study data and analysis, there was a conclusion that impacts on roadways and the

intersection operate at an acceptable level of service at build-out. Based upon state statutes any impacts of the project above the adopted level of services would be required to provide a proportionate fair share agreement. There is adequate water and wastewater capacity to serve the project. Finally, the project was reviewed by the Volusia County School Board and a concurrency certificate is shown in ATTACHMENT 6.

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.**

   ATTACHMENT 4 includes a (1) Traffic Impact Analysis, (2) Response to comments, dated 06.07.2023, and (3) a technical memorandum, dated 06.07.2023. The technical memorandum is designed to summarize the traffic analysis for the project. It is important to note that the subject property has a land use that allows residential uses at 4.3 units per acre. Traffic analysis is focused on the impacts of traffic on intersections and roadways. Where intersections and roadway segments fail as a result of project trips, state law allows the project to pay its proportionate fair share to mitigate the project impacts. The analysis seeks to review and determine if a project diminishes the adopted level of services below the level of services adopted in the city's Comprehensive Plan. An independent traffic engineer, employed by the city, has reviewed and provided comments on the traffic impact analysis. The traffic analysis went above the city requirements and analyzed the local road traffic impact of the proposed development.

   Key aspects of the study are summarized in section 6 of this report.

   It is understood that traffic and its impact are a large part of any development. A professional traffic engineer has prepared an analysis of the project impacts that has been reviewed by a professional traffic engineer hired by the city. The analysis shows certain required improvements and a responsibility to pay a proportionate share for project impacts as required by state law. The analysis does not state that there will not be an increase in traffic impacts as the result of the Tomoka Reserve proposed subdivision. The analysis does state that the increased impacts of the Tomoka Reserve subdivision are within the Level of Service standards allowed by the city and payment of proportionate share as allowed by state law.

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

   Natural and landscaped areas are provided around the entire perimeter of the project to provide natural areas. The project is using a low impact development technique of berming around the stormwater area.

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

   The overall design indicates safe movement on the site. The proposed road and access layouts would be reviewed during the construction drawings of the preliminary plat.

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

   The project is required to utilize a Homeowners' Association (HOA), which will institute an Architectural Control Committee to review construction plans within the development. The site plan exhibits outline regulations governing the construction of buildings and landscaping on individual lots, in order to encourage aesthetics and harmony within the development.

10. **The testimony provided at public hearings**.

    The project has not been reviewed at a public hearing and no testimony has been provided. Any testimony at the Planning Board meeting would be provided in the meeting minutes for the City Commission review.

SECTION 9, RECOMMENDATION:

The Planning Board has the following options for a recommendation on the application for the issuance of a development order:

1. Approve the application as submitted;
2. Deny the application as submitted; or
3. Approve with conditions.

Key considerations for deliberation of a recommendation include lot sizes, density, compatibility, planting of the 50' natural buffer, project setbacks, lot separation note (sheet PD6), key traffic issues (diamond intersection at St. Andrews Drive & Tomoka Oaks Boulevard and sidewalks on both sides Tomoka Oaks Boulevard), acceptance of outdoor recreation areas. The traffic impacts of this project have been analyzed and determined to be within the Level of Services adopted by the City Comprehensive Plan, with the provision of a traffic signal at Nova Road and Tomoka Oaks Boulevard.

In reviewing the application, the Planning Board should consider:

1. Application submittal;
2. Staff report and Site Plan Review Committee comments;
3. Written correspondence provided;
4. Criteria of the Land Development Code contained within the staff report; and
5. Testimony provided at the Planning Board public hearing.

It is recommended that the Planning Board recommend **DENIAL** for the issuance of a development order for 276 single-family lots on approximately 147.94 acres under certain conditions and associated subdivision improvements based on criteria 1 and 4 analyzed above.

Specific recommended changes in the site plan from the Site Plan Review Committee would include:

A. Require all lots on the project perimeter with the Tomoka Oaks subdivision to be 100' in lot depth and at least 10,000 square feet in lot area **(Option 3)**.

B. Requirement of a type 6 buffer planting plan that requires seven (7) trees, 70 shrubs & 70 ground covers per 100' lineal feet **(Option 6)**.

C. Setback plan – lot width – 100' in width **(Option 8)**.

D. Setback plan – maximum building coverage – 50% across all housing types **(Option 10)**.

E. Setback plan - minimum primary structure setbacks – **(Option 13)**.

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50'	20'	20'	7.5'	15'
Park House	60'	25'	20'	7.5'	15'
Estate House	80'	25'	20'	8'/20'	20'
Custom House	80'	25'	20'	8'/20'	20'

F. Setback plan - minimum front porch setbacks – **(Option 16)**

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50'	12'	20'	7.5'	15'
Park House	60'	15'	20'	7.5'	15'
Estate House	80'	15'	20'	8'/20'	20'
Custom House	80'	15'	20'	8'/20'	20'

G. Setback plan - minimum front porch setbacks – **(Option 19)**

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50'	20'	20'	7.5'	15'
Park House	60'	25'	20'	7.5'	15'
Estate House	80'	25'	20'	8'/20'	20'
Custom House	80'	25'	20'	8'/20'	20'

H. Setback plan – Notes – Delete the notes. Notes 1 and 2 are contained in the Land Development Code. Staff is not supportive of a 15' front yard garage setback **(Option 22)**.

I. Sheet PD6 note on lot separation - Amend note to state: The 50' buffer abutting the Tomoka Oaks existing residential lots and areas called out as natural preservation shall not be modified and shall always be vegetative areas **(Option 24)**.

J. St. Andrews Drive and Tomoka Oaks Boulevard diamond - that a diamond reconfiguration be required at the construction (preliminary plat) phase of the development **(Option 25)**.

K. Sidewalks on both sides of Tomoka Oaks Boulevard – require sidewalks on both sides of Tomoka Oaks Boulevard **(Option 26)**.

L. The preliminary plat should require the conducting of a neighborhood meeting.

Denial of the application may lead to the movement of the R-2, Single-Family Low Density zoning map amendment to provide the property a zoning designation. If there is a belief that the project has complied with the development order criteria, then the project should be recommended for approval. No City Commission date has been set for the project at this time.

ATTACHMENTS

Attachment 1: Outstanding Site Plan Review Committee comments
Attachment 2: Location, land use, and zoning maps
Attachment 3: Correspondence received
Attachment 4: Traffic Impact Analysis
Attachment 5: Environmental information
Attachment 6: School concurrency
Attachment 7: Neighborhood meetings summaries
Attachment 8: Requested and recommended setbacks
Attachment 9: Analysis of the ability to develop the former golf course
Attachment 10: Applicant provided information
Attachment 11: Site plans

ATTACHMENT 13

Information that was updated based on September 6, 2023 site plan submittal

Section B

Former Attachment 1: outstanding SPRC comments

Project Name: PZ-22-043
Project Description: Tomoka Reserve
Review Comments List Date: 6/27/2023

Ref. # 105, Civil Engineer, David Allen, 2/21/23 11:47 AM, Cycle 2, Unresolved
Markup: Civil-Lot Size, Tomoka Reserve PD Plans 6- typical lot layout.pdf

In the Neighborhood meeting, the width of the lot adjacent to the buffer,(existing lots) was a significant question. The width was more important than the square footage of the lot. Please provide rationale for the proposed lot sizes.

Responded by: Debi LaCroix - 6/7/23 3:30 PM
The Applicant is proposing a minimum lot width of 80 for all lots bordering the perimeter of the Property. The proposed lot width provides for overall lot areas within the same average size of the existing neighborhood, but provides a lot size that is· more applicable to current market conditions, which are equivalent to the minimum lot areas required by the adjacent zoning classification. The deeper lot depth will provide additional open space between the proposed and existing residential area.

Ref. # 145, Civil Engineer, David Allen, 6/21/23 4:08 PM, Cycle 4, Unresolved
Markup: Civil-Phasing Plan, PD2-PD6_21067 ODP PD2 (1).pdf

Is there a phasing plan available for the project? If so, at what stage will the Emergency Access be constructed?

How will the construction of utility connections be staged in the overall project?

Ref. # 147, Civil Engineer, David Allen, 6/26/23 3:27 PM, Cycle 4, Unresolved
Markup: Civil-Lot Width, PD2-PD6_21067 ODP PD2 (1).pdf

Change the word size to width. The size can increase by depth only. The concern is the width of the lots.

Ref. # 148, Civil Engineer, David Allen, 6/26/23 3:27 PM, Cycle 4, Unresolved
Markup: Civil-Pedestrian access, PD2-PD6_21067 ODP PD2 (1).pdf

Add the term "and individual property owners affected. "

Ref. # 149, Civil Engineer, David Allen, 6/26/23 4:56 PM, Cycle 4, Unresolved
Markup: Civil-Revision Emailed 06-26-23, PD1_21067 COV C1 (1).pdf

Note No. 9, Indicates that this will be a gated subdivision. Provide note that the streets will be privately maintained. Provide a note that there will be an access/utility easement placed over the entire roadway parcel dedicated to the City of Ormond Beach.

Technical comments for Preliminary Plat

Ref. # 65, Civil Engineer, David Allen, 1/31/23 4:34 PM, Cycle 2, Unresolved
Markup: Civil-Operating tables, 21067 Tomoka Reserve Storm Package.pdf

How were the discharge rates established for these tables.

Responded by: Debi LaCroix - 6/7/23 3:29 PM
Rates were established based upon geotechnical report. Geotechnical report has been attached with resubmittal. Final design and calculations will be provided during site plan review.
Reviewer

Ref. # 103, Civil Engineer, David Allen, 2/21/23 9:50 AM, Cycle 2, Unresolved
Markup: Civil-=Emergency Access, Autoturn Analysis.pdf

Provide a detail that shows the island and the pavement widths for North St Andrews Drive. Provide the vehicle turn exhibit for this connection as well as the connection within the subdivision.

Responded by: Debi LaCroix - 6/7/23 3:30 PM
Auto turn exhibit has been updated and enlargement provided on sheet vt1
Reviewer Response: David Allen - 5/10/23 2:49 PM
Layout of streets does not match the plan sheets. Provide auto-turn with the plan sheet layout.
TECHNICAL COMMENT

Ref. # 118, Civil Engineer, David Allen, 5/10/23 2:15 PM, Cycle 3, Unresolved
Markup: Civil-Dry Retention, 21067 PD-04-28-23.pdf

Dry retention ponds were indicated as allowing infiltration to meet the time related requirements for stormwater management. The borings for the ponds indicated a layer of oraganics and top soil. How will the ponds function after several rain events have compacted the top layer into an impervious layer at the bottom of the pond.

If the pond bottom is being counted as natural preserrvation, these organics will seal the pond bottom. If the organics are removed then it should not count towards the natural [preservation.

Provide time table of acceptable water stage on the trees within the dry retention.

Responded by: Debi LaCroix - 6/7/23 3:31 PM
As discussed at the SPRC meeting, the Applicant will meet Mr. Allen on site to discuss potential allowable vegetation and maintenance within these areas.

Ref. # 119, Civil Engineer, David Allen, 5/10/23 2:39 PM, Cycle 3, Unresolved
Markup: Civil- Auto Turn, Autoturn Analysis.pdf
This configuration no longer matches the roadway layout for the [project. please provide an update to this figure.
Also provide a detail that demonstrates the emergency vehicle at the emergency access in conjunction with the existing island in N. St Andrews.
Responded by: Debi LaCroix - 6/7/23 3:31 PM
Enlargement has been provided on sheet vt1
Reviewer Response: David Allen - 5/10/23 2:50 PM
TECHNICAL COMMENT

Ref. # 62, Landscape Architect, Cara Culliver, 1/25/23 3:25 PM, Cycle 2, Unresolved
Markup: Buffer Type, Tomoka Reserve PD Plans 5 -Buffer plan.pdf

- Staff is supporting a Type 6 landscape buffer which is consistent with the 50' buffer width & requires 7 trees, 70 shrubs & 70 ground covers per 100' lineal feet.

Responded by: Debi LaCroix - 6/7/23 3:32 PM
Buffer planting and Maintenance Plan has been developed by Don Spence, PhD. It has been included with the submittal.

Ref. # 134, Landscape Architect, Cara Culliver, 6/12/23 5:00 PM, Cycle 4, Unresolved
Markup: High Density Buffer Planting, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- A Type 6 buffer which is 50' foot depth requires 7 trees, 70 shrubs & 70 ground covers per 100' lineal feet. The document states 30 shrubs and the planting depth is 20 foot which is inconsistent with Section 3-06(d)(1)(2) of the Land Development Code.

- The elevation & plan view drawings shall be to scale and should show a typical 100 foot length & 50' foot depth planting design. This applies to all of the Typical Buffer Sketches.

- There is no reference to the keyed out plant materials and not able to determine what's being proposed?

- The plan view sketch only shows 5 trees and the requirement is 7 trees per 100 lineal foot. Also, the shrub requirement is 70 and only 30 are shown.

- Spacing trees 15 feet apart doesn't give enough room for growth and you have a 50' foot wide buffer to work within.

- The wildflower areas should be shown in more natural shape.

Ref. # 135, Landscape Architect, Cara Culliver, 6/13/23 10:39 AM, Cycle 4, Unresolved
Markup: Master Buffer Plan, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- Need to reference on the master buffer plan where these 3 different typical buffer planting would occur.

- Ultimately, the 3 different planting sketches/specifications will have to be incorporated on 24x36 scaled drawing and included in the ZevCohen landscape plans.

Ref. # 136, Landscape Architect, Cara Culliver, 6/13/23 10:43 AM, Cycle 4, Unresolved
Markup: Tree Mitigation for Specimen & Protected Trees, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- Tree mitigation if applicable could drive the density of the buffers and tree caliper sizes. This will have to be worked out with final future detailed drawings.

Ref. # 137, Landscape Architect, Cara Culliver, 6/13/23 10:50 AM, Cycle 4, Unresolved
Markup: Medium Density Buffer & Intact Buffer Plantings Sketches, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- The medium and intact buffer sketches would need to be applied to the actual site to determine what needs to be planted back.

- There is a ground cover requirement and no mention of this in the written text for both of these sketches.

Ref. # 138, Landscape Architect, Cara Culliver, 6/13/23 11:01 AM, Cycle 4, Unresolved
Markup: Planting Details, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf
- Please use the City standard planting details.

Ref. # 139, Landscape Architect, Cara Culliver, 6/13/23 11:13 AM, Cycle 4, Unresolved
Markup: Watering Schedule, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf
- Staff is not supportive hand watering for establishment of plant materials/trees. A permanent irrigation system needs to be in place for the establishment of the trees and plant materials as per Section 3-05(e) of the Land Development Code.

- The watering requirement of trees wouldn't be the same as watering requirement for shrubs/ground covers. For example and based on the University of Florida research, 3 gallons of water per caliper inch and establishment rates are based on 3 month per inch of trunk caliper. To establish a 30 (8 gallons of water) or 45 gallon tree (9 gallons of water) at 2.5" caliper would take 8-12 months. You would need to water daily for 1-2 months and every other day for 4 months and weekly until establishment. This is not a efficient way to water a project of this size and there will be limited to no access to this 50 foot buffer when the project is developed. Also, we frequently experience drought which is going to be a factor in keeping this natural buffer alive.

Ref. # 140, Landscape Architect, Cara Culliver, 6/13/23 3:41 PM, Cycle 4, Unresolved
Markup: Intact Buffer, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf
- When 7 existing trees are not present with this buffer type, than Understory trees would be more appropriate than more shade canopy trees.

Ref. # 141, Landscape Architect, Cara Culliver, 6/13/23 3:52 PM, Cycle 4, Unresolved
Markup: Suggested Tree List, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf
- The intent is to provide screening please limit the amount of deciduous trees used in this plant palette.

- This project would have Canopy and Understory trees. Please add a category for native Understory Trees. Might want to call the Medium tree an Understory tree on the sketches.

- I don't think the American Olive, American Hornbeam, Redbud and Sugarberry are available to meet the cities minimum tree size of 10' foot height and 2.5" caliper, please check availability and revise list as necessary.

- The Florida Privet is semi-evergreen and can shed it's leaves in the winter.

Ref. # 142, Landscape Architect, Cara Culliver, 6/14/23 8:37 AM, Cycle 4, Unresolved
Markup: Tree Size & Spacing, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- The minimum tree size is 10' foot height and 2.5" caliper per Sec.3-05(d)(2).

- Spacing trees 15 feet apart especially for canopy trees doesn't not provide enough room for growth. You have a 50' buffer depth and greater spacing can be achieved with a staggered spacing.

Ref. # 143, Landscape Architect, Cara Culliver, 6/14/23 9:02 AM, Cycle 4, Unresolved
Markup: Wildflowers, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- For the success of the wildflower seeds they are installed a certain way, during the fall season, type of seed mix and what's the application rate. Please provide more detailed specifications.

Ref. # 144, Landscape Architect, Cara Culliver, 6/14/23 9:16 AM, Cycle 4, Unresolved
Markup: Existing Turfgrass, Draft 4 Buffer Planting Maintenance Plan (6-6-23).pdf

- The existing turfgrass will need to be removed for the plantings of the trees and shrubs. The existing grass is going to compete with the establishment of the shrubs and most likely grow over the shrubs and choke them out. This will become a long-term maintenance issue if the grass is left. Once the plant materials are installed a 3" inch mulch layer (suggest using Pine Bark) will retain the soils moisture.

Ref. # 121, Planning Director, Steven Spraker, 5/11/23 8:21 AM, Cycle 3, Unresolved
Markup: Comments After Zoning Approval (For Landscape Architect), PD2-PD6_21067 ODP-PD5B.pdf

- All subdivisions and other developments involving the creation of new streets shall adhere to Section 3-05(c)(15)(18)(19).

- A landscape plans shall be submitted for all the required landscape buffers detailing the tree, shrub/ground cover requirements and how they are being met, street tree plan, main entrance landscape and amenity plans. These plans shall also detail/provide calculations for the minimum tree, tree mitigation & specimen tree requirements. Irrigation plans will also be required and comply with the Volusia County Waterwise Ordinance.

- A tree survey was prepared. Please prepare a tree protection/removal plan superimposed over the proposed improvements, including tree/mitigation calculations.

Reviewer Response: Steven Spraker - 6/27/23 4:59 PM
These documents shall be required with the construction drawings.

Responded by: Debi LaCroix - 6/7/23 3:43 PM
NOTE HAS BEEN ADDED TO ILLUSTRIATIVE SECTION Planting and Maintenance plan has been generated. It is included with the submittal for staff review. Calculations are to be provided at site plan as discussed with staff. Unclear if this is a hold over comment or new comment due to formatting.

Ref. # 122, Planning Director, Steven Spraker, 5/11/23 8:21 AM, Cycle 3, Unresolved
Markup: 20% Natural Preservation (For Landscape Architect), PD2-PD6_21067 ODP-PD5B.pdf

- To meet the natural preservation requirement all the trees and natural understory would need to remain. The plan is including open space areas as natural preservation and these areas would need to have existing trees and understory vegetation to meet these requirements. Need more information to see if the requirement is being met.

- The plan shows the bottom of the retention ponds are to remain at natural grade and provide natural preservation, however very concerned with long-term feasibility of these areas remaining natural and long-term permeability?

- Informational comment, no grading will be allowed within the natural preservation areas.

Reviewer Response: Steven Spraker - 6/27/23 4:58 PM
Thank you for the information on the 20% natural preservation. Note, once these areas are approved with the zoning documents, SPRC does not have the ability to reduce natural preservation acreage.

Responded by: Debi LaCroix - 6/7/23 3:44 PM
Callouts have been modified and are no longer counted within the Total Natural Preservation Area as discussed at SPRC. The design intent and goal with the grading plan is still to preserve the existing canopy that is contained within the dry retention areas. Callouts have been modified and are no longer counted within the Total Natural Preservation Area as discussed at SPRC. The design intent and goal with the grading plan is still to preserve the existing canopy that is contained within the dry retention areas. Noted, Thank you.

Ref. # 106, Planner 1, Robin Gawel(B), 5/9/23 1:22 PM, Cycle 3, Unresolved
Markup: Planning, Project Narrative 4.28.23.pdf

Please see comments on page PD6 and page mark-up in Reviewer Attachments folder.

1. The R-2 requirements for impervious coverage is 75%. Staff recommends maintaining consistent requirements for all of the lot types.

2. Staff recommends revising page PD6 Maximum building coverage to 50% for all types to be consistent with statement number 2 of this document.

3. Staff recommended setbacks are included on comments to PD6 and illustrated on mark-up uploaded in the reviewer attachments folder.

Responded by: Debi LaCroix - 6/7/23 3:33 PM
Plans have been updated and a revised table and illustrations have been added.

Ref. # 114, Planner 1, Robin Gawel(B), 5/9/23 3:50 PM, Cycle 3, Unresolved
Markup: Planning, PD2-PD6_21067 ODP PD6 (1).pdf

Staff recommends the following changes to be consistent with statements made in the project narrative and response letter.

1. General impervious requirement is 75%. Staff recommends maintaining consistent standards.

2. Project narrative requests 50% coverage. Staff recommends this be consistent for all lots.

3. Staff recommends removing all notes in the table. Alleys are no longer included in the development. Coach and Townhomes are not one of the listed Lot Types. 0' setbacks are not included in the Lot types. Granny flats, mother-in-law suites or detached accessory dwelling units are permitted as part of a single-family dwelling.

4. Staff recommends the setbacks as follows;

Lot Type	Front	Rear	Side Interior	Street Corner	Porch
Village House	20ft	20ft	7.5ft	15ft	12ft
Park House	25ft	20ft	7.5ft	15ft	15ft
Estate House	25ft	20ft	8ft total 20ft	20ft	15ft
Custom House	25ft	20ft	8ft total 20ft	20ft	15ft

Staff recommended setbacks and PD6 with comments has been uploaded to reviewer attachments folder for reference.

Responded by: Debi LaCroix - 6/7/23 3:33 PM
Plans have been updated and a revised table and illustrations have been added.

Ref. # 116, Planner 1, Robin Gawel(B), 5/9/23 4:00 PM, Cycle 3, Unresolved
Markup: Planning, Response Letter 4.28.23.pdf

The response comments note that the proposed lots are equal to the overall zoning district square footage minimum of 10,000 square feet. In staffs review, many existing lots exceed the zoning district minimum, with a minimum lot area of 12,000 sq. ft.

Responded by: Debi LaCroix - 6/7/23 3:35 PM
Noted:

Ref. # 117, Planner 1, Robin Gawel(B), 5/9/23 4:00 PM, Cycle 3, Unresolved
Markup: Planning, Response Letter 4.28.23.pdf

Staff does not concur with the proposed setbacks and has provided recommendation. If there is a desire to maintain the proposed setbacks and conditions, staff recommends outlining each aspect of New Urbanism being applied with a summary of how it is being achieved through this development. In support of the proposed setback differences, what other communities have been constructed utilizing the New Urbanism principals.

Reviewer Response: Robin Gawel(B) - 6/26/23 9:44 AM
See comments uploaded by Planning Director.

Responded by: Debi LaCroix - 6/7/23 3:35 PM
Setbacks have been updated as discussed in SPRC. Additional exhibits have been generated to discuss side yard setbacks.

Ref. # 146, Planner 1, Robin Gawel(B), 6/22/23 3:56 PM, Cycle 4, Unresolved
Markup: Planner 1, 21067 SETBACKS C4 (1) copy.pdf

It is not clear what is to be derived from this detail. It is recommended that some commentary is added to help clarify how this information should be implemented.

Ref. # 123, Planning Director, Steven Spraker, 5/11/23 8:21 AM, Cycle 3, Unresolved
Markup: 50' Landscape Buffer, PD2-PD6_21067 ODP-PD5B.pdf

- Staff will be supporting a Type 6 buffer plantings within the 50' landscape buffer. Response comments indicate plantings to be a type 4 buffer which will include existing natural vegetation with temporary irrigation is being proposed. Staff is not supportive of a type 4 buffer type and the information provided to date has not made staff supportive of the plant materials or temporary irrigation. A permanent irrigation system needs to be in place for establishment of the trees which can take years depending on the caliper size and drought situations. Staff also have concerns with the long-term maintenance of the buffer area and survivability of the plants with temporary irrigation.

Responded by: Debi LaCroix - 6/7/23 3:45 PM
Please see submitted Buffer Planting and Maintenance Plan.

Ref. # 150, Planning Director, Steven Spraker, 6/27/23 10:00 AM, Cycle 4, Unresolved
Comment:
Key policy issues:

1. **Lot Sizes:**

Applicant: mixture of 80', 60' and 50' lots. 80' wide lots abut existing Tomoka Oaks lots.

Staff recommendation: Staff recommends 100' wide lots to total at least 10,000 square feet abutting the perimeter of the existing Tomoka Oaks single-family houses.

2. **Buffer abutting existing Tomoka Oaks single-family houses:**

Applicant: See Tomoka Reserve Buffer Planting and Maintenance Plan, dated June 6, 2023.

Staff recommendation: Staff recommends typical planting (type 6) and irrigation plan. See city Landscape Architect's comments.

3. **Setback plan:**

Applicant: See Sheet PD7.

Staff recommendation: Staff not supportive of building coverages or proposed setbacks. Staff recommended setbacks included in the review.

4. **PD6 note on lot separation.**

Applicant: Note states: The lot separation width shown on this sheet may be subject to change at the time of permitting. The represented distances are from existing lot in Tomoka Oaks neighborhood and proposed lots within Tomoka Reserve.

Staff recommendation: The 50' buffer abutting the Tomoka Oaks existing residential lots and areas called out as natural preservation shall not be modified and shall always be vegetative areas.

5. **St. Andrews Drive and Tomoka Oaks Boulevard "diamond".**

Applicant: Traffic Impact Analysis, response to comments, Item 3 states the existing diamond is expected to operate within the adopted level of service during the peak hours. No improvements are proposed.

Staff recommendation: The diamond is awkward and in staff's opinion's confusing and potentially dangerous as additional trips are added. Staff recommends that a diamond reconfiguration be required at the construction (preliminary plat) phase of the development.

6. **Recreation – additional outdoor recreation.**

Applicant: See sheets PD10 and PD3 where 9.06 acres of outdoor recreation is provided throughout the subdivision.

Staff recommendation: Staff supportive of the request. Similar request have been approved – RidgeHaven subdivision was the last similar request.

Ref. # 151, Planning Director, Steven Spraker, 6/27/23 10:41 AM, Cycle 4, Unresolved
Comment:

The Planning Board meeting will be at 6pm at Calvary Christian Center at 1687 West Granada Boulevard, Ormond Beach, FL 32174.

If you intend to use a PowerPoint, we will need the PowerPoint on/before July 13th at noon.

Ref. # 152, Planning Director, Steven Spraker, 6/27/23 10:43 AM, Cycle 4, Unresolved

Comment: The review from TEDS/Stanley Group is outstanding and will be provided once received.

Ref. # 153, Planning Director, Steven Spraker, 6/27/23 10:44 AM, Cycle 4, Unresolved

Comment: The diamond at St. Andrews and Tomoka Oaks Boulevard is awkward and in staff's opinion's confusing and potentially dangerous as additional trips are added. Staff recommends that a diamond reconfiguration be required at the construction (preliminary plat) phase of the development.

Ref. # 154, Planning Director, Steven Spraker, 6/27/23 5:06 PM, Cycle 4, Unresolved

Comment: Written comments on the plan sheets were provided by Planning staff on 6/23/23 and the applicant has provided updated plans dated 06/26/2023. Staff comments from 6/23/23 are attached.

Ref. # 64, Utility 1, Mike Stephenson, 1/26/23 1:52 PM, Cycle 2, Unresolved
Markup: Site Plan - Revise and Resubmit, Tomoka Reserve PD Plans 7 - Utility plan.pdf

Utilities has no comments regarding the proposed planned residential development. Full site plan approval, however, will require review of more detailed construction plans and design documents. Elements that will be reviewed at that time include, but is not limited to: utility separation requirements, utility connection details, valves and hydrants spacing, applicable permit status, and the inclusion of applicable City standard details.

Responded by: Debi LaCroix - 6/7/23 3:49 PM
Noted.

Staff recommendations for Tomoka Reserve setbacks

PUD Development Standards																																					
Lot Type	Minimum Lot Width or Range		Minimum Lot Depth		Minimum square foot Range		Required Parking Spaces		%Impervious		Maximum Height		Max Building Coverage		Minimum Primary Structure Setbacks								Minimum Front Porch Setbacks								Minimum Garage Setbacks[3]							
															Front[2]		Rear		Side		Side Street		Front		Side		Rear		Side Street		Front		Side		Rear		Side Street	
Village House	50′	50′	110′	SS	1500	SS	2	SS	75%	SS	35′	SS	65%	50%	15′	20′	15′	20′	7.5′	7.5′	10′	15′	10'	12′	7.5′	7.5′	15′	N/A	NP	15′	25′	20′	7.5′	SS	15′	20′	NP	15′
Park House	60′	60′	120′	SS	1700	SS	2	SS	75%	SS	35′	SS	50%	50%	15′	25′	15′	20′	7.5′	7.5′	10′	15′	10′	15′	7.5′	7.5′	15′	N/A	NP	15′	25′	25′	7.5′	SS	15′	20′	NP	15′
Estate House	80′	80′	120′	SS	2000	SS	2	SS	75%	SS	35′	SS	54%	50%	15′	25′	15′	20′	7.5′	8′, 20′ Total	10′	20′	10′	15′	7.5′	8′, 20 Total	15′	N/A	NP	20′	25′	25′	7.5′	8′, 20 Total	15′	20′	NP	20′
Custom House	80′	100′	125′	SS	2200	SS	2	SS	75%	SS	35′	SS	52%	50%	15′	25′	15′	20′	8′	8′, 20′ Total	10′	20′	10′	15′	7.5′	8′, 20 Total	15′	N/A	NP	20′	25′	25′	8′	8′, 20 Total	15′	20′	NP	20′
1.	The maximum building height shall be measure from the average of the existing grade at the four most corners of the building.																																					
	Standard regulations exist in the Land Development Code. Staff recommends removal of this language																																					
2.	The maximum front yard setback to the primary structure defined as load bearing air conditioned space.																																					
	Staff has requested more detail in order to make a recommendation – there is no number 2 in the table. Please clarify if "2" in the table is intended to be number 2.																																					
3.	Garages can be front loaded or side loaded. Side loaded garages may have a minimum front setback of 15′.																																					
	Staff does not support this setback.																																					

Staff Recommendations

NP = Not Provided

SS = Staff Supported

N/A = Not applicable – should not be listed

ATTACHMENT 13

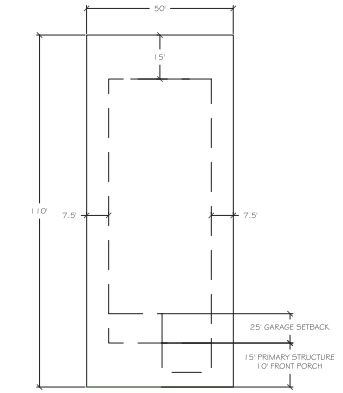
Information that was updated based on September 6, 2023 site plan submittal

Section C

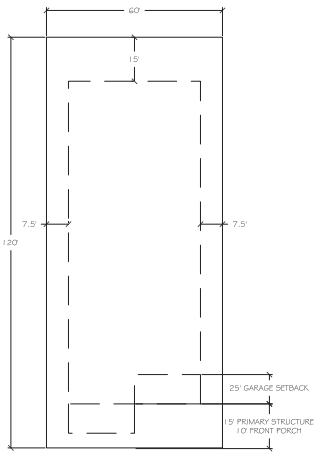
Former Attachment 8: requested and recommended setbacks

PUD Development Standards

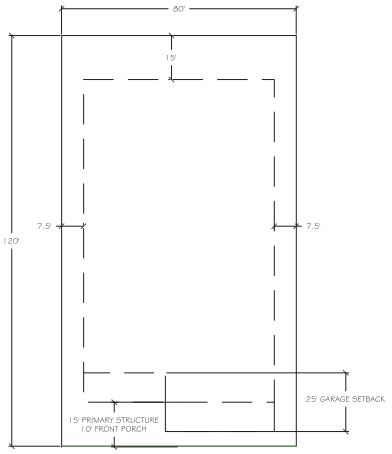
Lot Type	Minimum Lot Width or Range	Minimum Lot Depth	Minimum Square Foot Range	Required Perking Spaces	% Impervious	Maximum Height	Max Building coverage	Minimum Primary Structure Setbacks				Minimum Front Porch Setbacks			Minimum Garage Setbacks 3		
								Front z	Rear	Side	Side Street	Front	Side	Rear	Front s	Side	Rear
Village House	50	110	1500	2	75%	35'	65%	15'	15'	7.5'	10'	10'	7.5'	15'	25'	7.5'	15'
Park House	60	120	1700	2	75%	35'	50%	15'	15'	7.5'	10'	10'	7.5'	15'	25'	7.5'	15'
Estate House	80	120	2000	2	75%	35'	54%	15'	15'	7.5'	10'	10'	7.5'	15'	25'	7.5'	15'
Custom House	80	125	2200	2	75%	35'	52%	15'	15'	8'	10'	10'	7.5'	15'	25'	8'	15'
1	The maximum building height shall be measured from the average of the existing grade at the four outmost corners of the building.																
2	The minimum front yard setback to the primary structure defined as load bearing airconditioned space .																
3	Garages can be front loaded or side loaded. Side Loaded Garages may have a mimum front setback of 15'.																



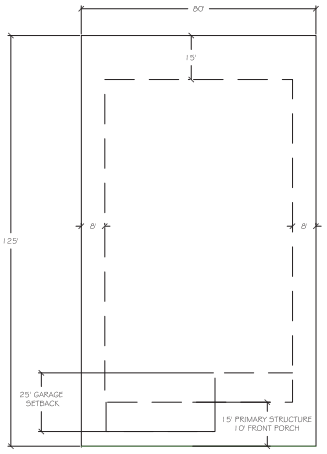
A VILLAGE HOUSE (50'x120')
N.T.S. DETAIL-FILE



B PARK HOUSE (60'x120')
N.T.S.



C ESTATE HOUSE (80'x120')
N.T.S.



D CUSTOM HOUSE (80'x125')
N.T.S.

ZEV COHEN & ASSOCIATES, INC.
WWW.ZEVCOHEN.COM
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS REVISIONS

TOMOKA RESERVE
PLANNED DEVELOPMENT
TYPICAL LOT LAYOUT

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: --
CHECKED BY: RH
DRAWING FILE: P:\ZC+PDR_21067 ODP
XREFS: 21067_BASE.DWG
XREFS: 21067_SURV.DWG

KRISTOPHER T. KOVALEV, FLC #0049063
NOT VALID WITHOUT SEAL

SHEET: PD7 OF 10

Staff recommendations for Tomoka Reserve setbacks

PUD Development Standards																																					
Lot Type	Minimum Lot Width or Range		Minimum Lot Depth		Minimum square foot Range		Required Parking Spaces		%Impervious		Maximum Height		Max Building Coverage		Minimum Primary Structure Setbacks								Minimum Front Porch Setbacks								Minimum Garage Setbacks[3]							
															Front[2]		Rear		Side		Side Street		Front		Side		Rear		Side Street		Front		Side		Rear		Side Street	
Village House	50′	50′	110′	SS	1500	SS	2	SS	75%	SS	35′	SS	65%	50%	15′	20′	15′	20′	7.5′	7.5′	10′	15′	10'	12′	7.5′	7.5′	15′	N/A	NP	15′	25′	20′	7.5′	SS	15′	20′	NP	15′
Park House	60′	60′	120′	SS	1700	SS	2	SS	75%	SS	35′	SS	50%	50%	15′	25′	15′	20′	7.5′	7.5′	10′	15′	10′	15′	7.5′	7.5′	15′	N/A	NP	15′	25′	25′	7.5′	SS	15′	20′	NP	15′
Estate House	80′	80′	120′	SS	2000	SS	2	SS	75%	SS	35′	SS	54%	50%	15′	25′	15′	20′	7.5′	8′, 20′ Total	10′	20′	10′	15′	7.5′	8′, 20 Total	15′	N/A	NP	20′	25′	25′	7.5′	8′, 20 Total	15′	20′	NP	20′
Custom House	80′	100′	125′	SS	2200	SS	2	SS	75%	SS	35′	SS	52%	50%	15′	25′	15′	20′	8′	8′, 20′ Total	10′	20′	10′	15′	7.5′	8′, 20 Total	15′	N/A	NP	20′	25′	25′	8′	8′, 20 Total	15′	20′	NP	20′
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	Staff does not support this setback.																																					

Staff Recommendations

NP = Not Provided

SS = Staff Supported

N/A = Not applicable – should not be listed

Sec. 2-13. - R-2, Single-Family Low Density Zoning District.

A. PURPOSE:	The purpose of the Single-Family Low Density (R-2) Zoning District is to protect and encourage the continued development of low density, single-family residential development.											
B. DIMENSIONAL STANDARDS												
1	2	3	4	5.	6.	7.	8.	9.				
Density	**Maximum Building Height**	**Maximum Building Coverage**	**Maximum Impervious Lot Coverage**	**Minimum Lot Size**	**Minimum Lot Width**	**Minimum Lot Depth**	**Minimum Perimeter**	**Setbacks**				
								a. Front	**b. Rear**	**c. Side**	**d. Street Side/Corner**	**e. Waterbody**
4.3 units per acre	30'	35%	75%	10,000 SF	100'	None	None	30' (see Additional Front Yard Setbacks listed below)	25'	8' total 20'	20'	30' (see Additional Waterbody Setbacks listed below)

9.a. Additional Front Yard Setbacks: In order to preserve the character of the historic area along the west side of North and South Beach Street between Sanchez Avenue and Lorillard Place, the following standards shall apply to all lots of record as of October 3, 1989, which lots are residentially zoned, abut the west side of North or South Beach Street and lie south of the centerline of Sanchez Avenue and north of the centerline of Lorillard Place:

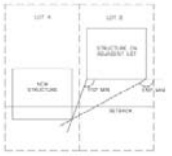
(1) The required front yard setbacks for any lot of record as of October 3, 1989, and to which these regulations apply, shall not be less than the average building setback of all existing single-family dwelling units within three hundred feet (300') of each side lot line of the lot on which the single-family dwelling unit is proposed to be located provided that, in no event shall the front yard setback be less than thirty feet (30'). It shall include single-family dwelling units separated from the lot in question by any side streets. In the event no single-family dwelling units are located within three hundred feet (300') of both sides, the required front yard shall be thirty feet (30'). For the purpose of this requirement, the three hundred feet (300') shall be measured along a line parallel with the street right-of-way line, beginning at the corner of the lot nearest the direction being measured (e.g., for three hundred feet (300') north, begin at northeast corner), and including any street rights-of-way within the three hundred-foot (300') distance.

(2) In the event there is more than one principle structure, as defined in Chapter 1, Article III, Section 1-22, located on any adjacent lot within the 300', only the setback of the principal structure nearest the front property line will be used to calculate the applicable setback. Principle structure means any structure that is occupied by a principle use as defined in this Land Development Code.

(3) Notwithstanding subsections 9.a.(1) and 9.a.(2) of this section, a single-family dwelling unit that is proposed to replace an existing single-family dwelling unit may be built to the same setback in the same building footprint and height as the dwelling unit that it is replacing.

(4) Notwithstanding subsections 9.a.(1) and 9.a.(2) of this section, a structure may encroach into a required front yard setback provided that the new structure is so located as to allow a minimum viewing angle to the right-of-way of not less than 110 degrees from the closest front corner and 130 degrees from the furthest front corner of the closest structure on the adjacent lot, as depicted in Exhibit 9.a., and the 30' setback is met.

Exhibit 9.a. Minimum Viewing Angle



9.e. Additional Waterbody Setbacks:

(1) Ocean Yard Setbacks: Yards adjacent to the ocean shall be considered "rear" yards, and no structure, except for sun decks and walkways provided in this section and Chapter 3, Article II, Section 3-15, Coastal Management, shall extend beyond a line projected between the average setback of all buildings within 800' of each side lot line of the lot upon which the proposed building is to be constructed or within a building setback otherwise established under Florida Statutes or Chapter 3, Article II of this Land Development Code, whichever is greater. Such line shall run parallel with the street right-of-way line; or

(2) Tomoka/Halifax River Frontage Lots (Excluding Oceanfront):

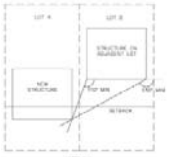
a. The minimum rear yard setback from the mean or ordinary high-water line for properties abutting a waterbody shall be the average building setback of all existing single-family dwelling units within 300' of each side lot line of the lot on which the single-family dwelling unit is proposed to be located, minus 5', or as otherwise established under Florida Statutes or Chapter 3, Article II, Section 3-16 of this Land Development Code, Surface Waters and Marine Life Habitat, whichever is greater, provided that in no event shall the setback be less than 30'. The rear yard setback line may meander to follow the mean high-water line.

b. In the event there is more than one principle structure, as defined in Chapter 1, Article III, Section 1-22, located on any adjacent lot within the 300', only the setback of the principal structure nearest the mean or ordinary high-water line will be used to calculate the applicable setback. Principle structure means any structure that is occupied by a principle use as defined in this Land Development Code.

c. Notwithstanding subsections a. and b. of this section, a single-family dwelling unit that is proposed to replace an existing single-family dwelling unit may be built to the same setback in the same building footprint and height as the dwelling unit that it is replacing.

d. Notwithstanding subsections a. through c. of this section, a structure may encroach into a required waterfront yard setback provided that the new structure is so located as to allow a minimum viewing angle to the waterway of not less than 110 degrees from the closest front corner and 130 degrees from the furthest front corner of the closest structure on the adjacent lot, as depicted in Exhibit 9.e., and the 30' setback is met.

Exhibit 9.e.
Minimum Viewing Angle



C. PERMITTED USES	D. CONDITIONAL USES	E. SPECIAL EXCEPTION USES	F. OTHER STANDARDS

<table>
<tr>
<td>1. Community Residential Home
2. Dwelling, Single-Family, Detached
3. School, Public</td>
<td>1. Adult Family Care Home
2. Family Day Care Home
3. Foster Home
4. Group Home
5. Parks and Recreation Facilities, Private
6. Parks and Recreation Facilities, Public
7. Public Facilities
8. Public Utilities
9. Telecommunication Tower or Antenna, Camouflaged
10. Water Survival Instruction
11. Wind Energy System</td>
<td>1. Bed and Breakfast Inn
2. Golf Course/Country Club
3. Historic Preservation Mixed Use
4. House of Worship</td>
<td>All development must comply with the following requirements:1. Wetlands (chapter 3, article II).2. Special corridors and buffer requirements (chapter 3, article I).3. See conditional and special exception regulations (chapter 2, article IV).4. Use of dwelling units for transient lodging is prohibited in order to protect and maintain the residential character of the zoning district. 5. Single-family residential buildings shall have the following minimum floor area:
<table>
<tr><th>Type</th><th>1-Story</th><th>Split Level</th><th>2-Story</th></tr>
<tr><td>A</td><td>1,500 SF</td><td>1,800 SF</td><td>2,100 SF</td></tr>
<tr><td>B</td><td>1,350 SF</td><td>1,650 SF</td><td>2,000 SF</td></tr>
</table>
</td>
</tr>
<tr>
<td colspan="4">G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.</td>
</tr>
</table>

(Ord. No. 2013-13, § 6, 2-5-2013; Ord. No. 2022-15 , § 4, 6-7-2022)

ATTACHMENT 13

Information that was updated based on September 6, 2023 site plan submittal

Section D

Former Attachment 11: Site plans for July 13, 2023 Planning Board meeting

TOMOKA RESERVE

CITY OF ORMOND BEACH - VOLUSIA COUNTY, FL

PLANNED DEVELOPMENT

OWNER:
TRIUMPH OAKS OF ORMOND BEACH I, LLC
7765 LAKE WORTH ROAD, BOX 320
LAKE WORTH, FL 33467
PHONE NUMBER: (561) 704-1959
FAX NUMBER
CONTACT PERSON: SHELDON RUBIN
e-mail: sheldonwrubin@gmail.com

CIVIL ENGINEER:
ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD, SUITE C
ORMOND BEACH, FL 32174
PHONE NUMBER: (386) 677-2482
FAX NUMBER: (386) 677-2505
CONTACT PERSON: KRIS ROWLEY, P.E.
e-mail: krowley@zevcohen.com

SURVEYOR:
SLIGER & ASSOCIATES, INC.
3921 NOVA ROAD
PORT ORANGE, FL 32127
PHONE NUMBER: (386) 761-5385
FAX NUMBER
CONTACT PERSON: JOE ZAPERT
e-mail: Jzapert@sligerassociates.com

GEOTECHNICAL ENGINEER:
UNIVERSAL ENGINEERING SCIENCES
911 BEVILLE RD
SOUTH DAYTONA, FL 32119
PHONE NUMBER: (386) 756-1105
FAX NUMBER: (386) 760-4067
CONTACT PERSON: BRIAN POHL
e-mail: Bpohl@universalengineering.com

LANDSCAPE ARCHITECT:
ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD, SUITE C
ORMOND BEACH, FL 32174
PHONE NUMBER: (386) 677-2482
FAX NUMBER: (386) 677-2505
CONTACT PERSON: JAKE STEHR, R.L.A.
e-mail: jstehr@zevcohen.com

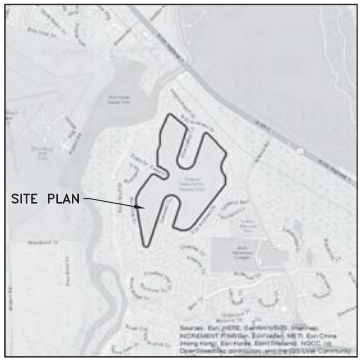
ATTORNEY:
COBB COLE
149 S. RIDGEWOOD AVENUE, SUITE 700
DAYTONA BEACH, FL 32114
PHONE NUMBER: (386) 255-1811
FAX NUMBER: (386) 253-1746
CONTACT PERSON: ROB MERRELL
e-mail: rob.merrell@cobbcole.com

PROJECT DESCRIPTION:

ISSUANCE OF A DEVELOPMENT ORDER TO ALLOW 276 SINGLE-FAMILY LOTS AND ASSOCIATED SITE IMPROVEMENTS.

SITE INFORMATION:	
SITE ADDRESS:	20 TOMOKA OAKS BLVD., ORMOND BEACH, FL 32174
PROJECT AREA:	147.94 ACRES
TAX PARCEL I.D. #:	32420700010
ADJACENT ZONING	R2
EXISTING ZONING:	PRD-EXPIRED
PROPOSED ZONING:	PRD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL FAMILY
EXISTING FUTURE LAND USE:	LDR
MAXIMUM UNIT/LOT COUNT:	276
MAXIMUM MODEL HOME COUNT:	16
UNIT/LOT DENSITY:	1.87 PER ACRE
LOT TYPE	VARIES
REQUIRED LANDSCAPE BUFFER(S):	50 FT. MINIMUM TYPE 4 PLANTINGS
MINIMUM LOT DEPTH:	110 FT.
MINIMUM LOT WIDTH:	50 FT.
MAXIMUM BUILDING HEIGHT	35 FT.
UTILITIES:	PROVIDED BY CITY OF ORMOND BEACH

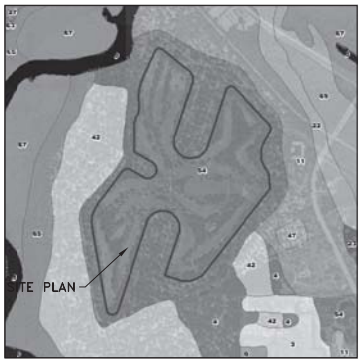
NOTES:
1. PROJECT MAY BE PHASED. PHASING PLAN WILL BE PROVIDED AT SITE PLAN APPROVAL.
2. ALL CONSTRUCTION TRAFFIC SHALL UTILIZE TOMOKA BLVD. AND NOVA ROAD ONLY
3. CONSTRUCTION ACTIVITIES SHALL ONLY BE ALLOWED ON MONDAY THROUGH SATURDAY BETWEEN THE HOURS OF 7:00 A.M. TO 7:00 P.M.
4. PEDESTRIAN ACCESS THROUGH THE SECONDARY ACCESS MAY BE PROVIDED BUT SHALL NOT BE REQUIRED. FINAL DESIGN AND LAYOUT TO BE COORDINATED DURING SUBDIVISION REVIEW
5. THE PERIMETER BUILDING SETBACK SHALL BE NO LESS THAN 50' FROM THE PROJECT BOUNDARY PER L.D.C.
6. MODEL HOMES INCLUDED IN 276 TOTAL PROPOSED UNITS
7. TYPE 6 BUFFER AS MODIFIED PER TOMOKA RESERVE BUFFER PLANTING AND MAINTENANCE PLAN JUNE 6, 2023.
8. EXISTING VEGETATION NATURAL VEGETATION WITHIN THE BUFFER WILL BE UTILIZED TO MEET THE MINIMUM STANDARDS. AT TIME OF CONSTRUCTION IF EXISTING NATURALLY OCCURRING LANDSCAPE IS INSUFFICIENT (BY CITY OF ORMOND BEACH LANDSCAPE ARCHITECT) SUPPLEMENTAL PLANTINGS WILL BE PROVIDED.
9. PROPOSED ENTRANCE WILL BE GATED TO VEHICULAR ACCESS. PEDESTRIAN ACCESS IS STILL PROVIDED THROUGH MAIN ENTRANCE AND EMERGENCY ACCESS.



VICINITY MAP
SCALE: 1" = 2000'



ZONING MAP
SCALE: 1" = 1000'
CURRENT ZONING FOR THIS SITE IS: PRD



SOILS MAP
SCALE: 1" = 1000'

THE SITE LIES WITHIN THE FOLLOWING VOLUSIA COUNTY SOIL CLASSIFICATIONS: 0-WATER; 3-ARENTS; 4-ASTATULA FINE SAND, 0 TO 8 PERCENT SLOPES;11-BULOW SAND, 0 TO 5 PERCENT SLOPES; 22-ELECTRA FINE SAND, 0 TO 5 PERCENT SLOPES; 23-FARMTON FINE SAND;37-ORSINO FINE SAND, 0 TO 5 PERCENT SLOPES; 42-PAOLA FINE SAND, 0 TO 8 PERCENT SLOPES; 47-PITS; 54-QUARTZIPSAMMENTS, GENTLY SLOPING; 63-TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES; 65-TERRA CEIA MUCK; 67-TURNBULL MUCK; 69-TUSCAWILLA FINE SAND



FLOOD ZONE MAP
SCALE: 1" = 1000'

THE PROPERTY LIES IN:
FLOOD ZONE AE PER FEMA MAPS 12127C0211K AND 12127C0212K FEE 9/29/2017

SHEET INDEX:

PD1	COVER SHEET
PD2	OVERALL DEVELOPMENT
PD3	OPEN SPACE PLAN
PD4	SIGN PLAN
PD5/PD6	NATURAL PRESERVATION + BUFFER PLAN
PD7	TYPICAL LOT LAYOUT
PD8	ARCHITECTURAL EXHIBIT
PD9	STORMWATER AND UTILITY PLAN
PD10	AMENITY PLAN
VT1	VEHICLE TURN PLAN

LEGAL DESCRIPTION:

SAN SNEAD GOLF AND COUNTRY CLUB, A PART OF THE THOMAS FITCH GRANT, LYING WESTERLY OF THE FLORIDA EAST COAST RAILWAY, SECTION 39, TOWNSHIP 14 SOUTH, RANGE 32 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGE 41, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

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LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

NO.	DATE	BY	SUBMITTALS / REVISIONS

TOMOKA RESERVE
FINAL ENGINEERING PLANS
COVER SHEET

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067 PD
DESIGNED BY: KTR
DRAFTED BY: MRM
CHECKED BY: KTR
DRAWING FILE: PD1_21067.COV

KRISTOPHER T. ROWLEY, P.E. NO. 84263
NOT VALID WITHOUT SEAL

SHEET: PD1 OF 10



LOT LEGEND (276 LOTS)

SYMBOL	MINIMUM LOT SIZES:	LOTS	LOT %
	50' X 150'	34	(12%)
	60' X 120'	87	(31%)
	80' X 120'	10	(3%)
	80' X 125'	145	(53%)

LAND USE LEGEND (147.94 ACRES)

SYMBOL	NOTES	ACRES	PERCENTAGE
	50' LANDSCAPE BUFFER	19.89	(13%)
	OPEN SPACE	24.76	(17%)
	DRAINAGE/HABITAT	24.57	(17%)
	OUTDOOR RECREATION/ COMMON OPEN SPACE	9.06	(6%)
	LOTS	57.71	(39%)
	ROW	11.95	(8%)

CONCEPT LEGEND

EMERGENCY ACCESS THRESHOLD

NOTE: THE LOT SIZES SHOWN WITHIN THIS PLAN ARE CONCEPTUAL AND WILL COMPLY TO THE WIDTH RANGES PROVIDED WITHIN LEGEND. THE MAXIMUM LOT COUNT SHALL NOT EXCEED 276 UNITS. THE LOT WIDTHS CAN DEVIATE FROM THE PROVIDED RANGES IF THEY INCREASE IN SIZE AND DEPTH.
NOTE: PEDESTRIAN ACCESS MAY BE PROVIDED TO TOMOKA OAKS LOTS WITH AN EASEMENT APPROVED BY THE INDIVIDUAL TOMOKA OAKS PROPERTY OWNER.
NOTE: TURN LANE SIZES SHALL BE DETERMINED AT THE TIME OF PERMITTING.
NOTE: SIDEWALK LOCATION IS SHOWN AS CONCEPTUAL, ACTUAL LOCATION TO BE DETERMINED AT SITE PLAN PERMTTING.

0 100 200 300 400
SCALE : 1" = 200'

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(321) 418-1700

NO.	DATE	BY	SUBMITTALS / REVISIONS

TOMOKA RESERVE
PLANNED DEVELOPMENT
OVERALL DEVELOPMENT

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: JS/MM
CHECKED BY: JS
DRAWING FILE: PD2-PDR_21067 ODP
XREFS: 21067_BASE.DWG
XREFS: 21067_SURV.DWG

KRISTOPHER T. ROWLEY, P.E. #63063
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SHEET: PD2 OF 10



MINIMUM ON SITE RECREATION FACILITIES

	REQUIRED	PROVIDED
RESIDENTIAL UNITS	276	276
MINIMUM ACTIVE OUTDOOR RECREATION REQUIRED CALCULATION: 30 S.F. * 276 UNITS = 16,560	24,840 SQFT	140,000 SQFT MIN.
MINIMUM COMMON ACCESSIBLE OPEN SPACE CALCULATION: 30 S.F. * 276 UNITS = 9,000	8,276 SQFT	263,900 SQFT MIN.

Ⓐ 5'-0" WIDE PEDESTRIAN SIDEWALK. 4" THICK 2500 P.S.I. 6" THICK AT DRIVEWAY

Ⓑ 6" ABOVE CENTERLINE ROAD GRADE

Ⓒ SOD or SEED AND MULCH PER F.D.O.T. STANDARD SPECIFICATION SECTION 570. 1' SOD STRIP REQUIRED ADJACENT TO CURB AND AROUND DRAINAGE STRUCTURES.

Ⓓ 4' WIDE AREA WITH MAX. SLOPE OF 1"/4 FEET

Ⓔ CONCRETE MIAMI CURB, 2500 P.S.I.

Ⓕ ASPHALT PAVEMENT: 1-1/2" ASPHALTIC BITUMINOUS CONCRETE SP-9.5 OR SP-12.5, MINIMUM MARSHALL FIELD STABILITY 1500.

Ⓖ BASE: 6" LIMEROCK LBR 100 COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST. OR 12" CRUSHED CONCRETE LBR 100 COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST

Ⓗ SUB BASE: 6" SUB BASE COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST WITH MINIMUM LBR 40.

Ⓘ PROPOSED STREET TREE. SPACING TO BE COORDINATED WITH DRIVEWAY AND UTILITY LOCATIONS. TO COMPLY WITH CITY OF ORMOND BEACH SECTION 3-05(C)(5)(B)(19).

Ⓐ TYPICAL ROADWAY SECTION

N.T.S. NOTES: FINAL PAVEMENT SECTION TO BE DETERMINED AT TIME OF CONSTRUCTION PLAN SUBMITTAL.

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NO.	DATE	BY	SUBMITTALS REVISIONS

TOMOKA RESERVE PLANNED DEVELOPMENT OPEN SPACE PLAN

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: JS/MM
CHECKED BY: JS
DRAWING FILE: PD2-PDR_21067 ODP
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SHEET: PD3 OF 10





A CONCEPTUAL ENTRANCE ELEVATION

NOTE: CONCEPT IS SHOWN TO DEPICT MINIMUM STANDARDS FINAL SIGN DESIGN WILL BE PROVIDED AT SITE PLAN.

DETAIL-FILE

0 100 200 300 400

SCALE : 1" = 200'

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TOMOKA RESERVE
PLANNED DEVELOPMENT
SIGN PLAN

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: JS/MM
CHECKED BY: JS
DRAWING FILE: PD2-PDR_21067 ODP
XREFS: 21067_BASE.DWG
XREFS: 21067_SURV.DWG

KRISTOPHER T. KOVALEY, P.E. #FL#69069
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SHEET: PD4 OF 10

BUFFER LEGEND

SYMBOL	NOTES
	EXISTING SPECIMEN TREE
	EXISTING HISTORIC TREE
	DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN

20% NATURAL PRESERVATION

TOTAL SITE AREA	147.94 AC.
MINIMUM TREE COVERAGE AREA REQUIRED (CALCULATION: 147.94 AC. x 20%=29.6 AC.	29.6 AC.
TOTAL MINIMUM TREE COVERAGE PROVIDED	34 AC.

NOTE: APPLICANT MUST PROVIDE A NOTE ON THE SITE PLANS THAT ANY TREE NEEDED TO BE REMOVED DURING CONSTRUCTION, BEYOND WHAT CAN BE AUTOMATICALLY REMOVED BASED ON MINIMUM5 CAN BE REPLACED AS FOLLOW5, WILL REQUIRE A ONE FOR ONE REPLACEMENT PENALTY; PROTECTED TREES WILL REQUIRE ONE 2.5" CALIPER VARIETY AND SPECIMEN TREES WILL REQUIRE ONE 4.5" CALIPER VARIETY TO SUIT ITS PLANTING LOCATION; REPLACEMENT TREES NEED TO BE FLORIDA #1 AT A MINIMUM HEIGHT OF TEN FEET (10').



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TOMOKA RESERVE
PLANNED DEVELOPMENT
NATURAL PRESERVATION & BUFFER PLAN

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: --
CHECKED BY: RH
DRAWING FILE: PD2-PDE_21067 ODP
XREFS: 21067_BASE.DWG
XREFS: 21067_SURV.DWG

KRISTOPHER T. ROWLEY, P.E., NO.84263
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SHEET: PD5 OF 10

BUFFER LEGEND

SYMBOL	NOTES
	EXISTING SPECIMEN TREE
	EXISTING HISTORIC TREE
	DENOTES NATURAL PRESERVATION / CONSERVATION AREA TO REMAIN

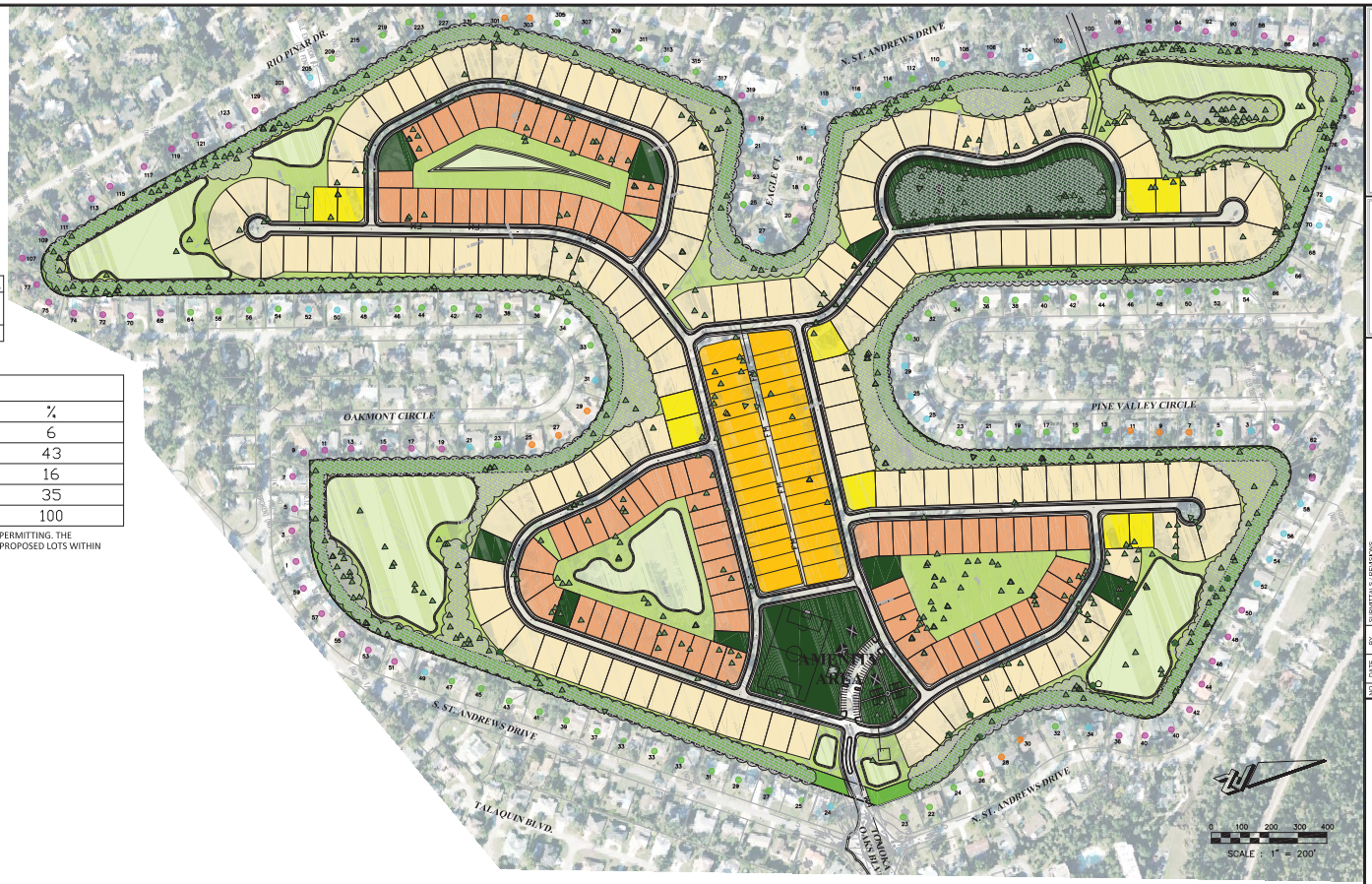
20% NATURAL PRESERVATION

TOTAL SITE AREA	147.94 AC.
MINIMUM TREE COVERAGE AREA REQUIRED (CALCULATION: 147.94 AC. x 20%=29.6 AC.	29.6 AC.
TOTAL MINIMUM TREE COVERAGE PROVIDED	34 AC.

LOT SEPARATION TABLE

COLOR	WIDTH	HOMES	%
	50'	10	6
	+50'-75'	74	43
	+75'-125'	27	16
	125'	61	35
	TOTAL	172	100

NOTE: THE LOT SEPARATION WIDTH SHOWN ON THIS SHEET MAY BE SUBJECT TO CHANGE AT THE TIME OF PERMITTING. THE REPRESENTED DISTANCES ARE FROM EXISTING RESIDENTIAL LOTS IN TOMOKA OAKS NEIGHBORHOOD AND PROPOSED LOTS WITHIN TOMOKA RESERVE.



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TOMOKA RESERVE
PLANNED DEVELOPMENT
NATURAL PRESERVATION & BUFFER PLAN

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: MLR
CHECKED BY: BB

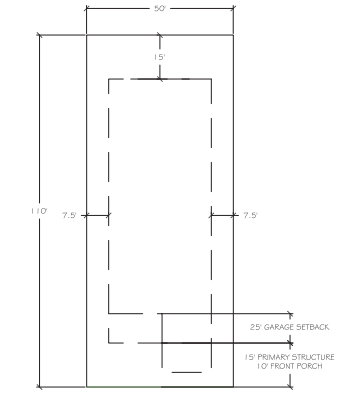
DRAWING FILE: PD2-PDR_21067 ODP
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XREFS: 21067_SURV.DWG

KRISTOPHER T. ROWLEY, P.E. #63063
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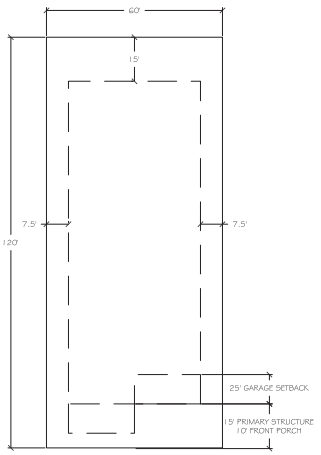
SHEET: PD6 OF 10

PUD Development Standards

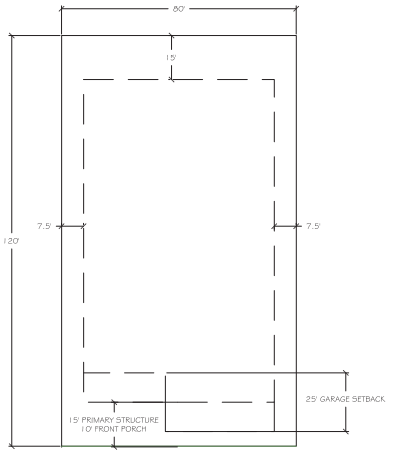
Lot Type	Minimum Lot Width or Range	Minimum Lot Depth	Minimum Square Foot Range	Required Parking Spaces	% Impervious	Maximum Height	Max Building coverage	Minimum Primary Structure Setbacks				Minimum Front Porch Setbacks			Minimum Garage Setbacks 3		
								Front z	Rear	Side	Side Street	Front	Side	Rear	Front s	Side	Rear
Village House	50	110	1500	2	75%	35'	65%	15'	15'	7.5'	10'	10'	7.5'	15'	25'	7.5'	15'
Park House	60	120	1700	2	75%	35'	50%	15'	15'	7.5'	10'	10'	7.5'	15'	25'	7.5'	15'
Estate House	80	120	2000	2	75%	35'	54%	15'	15'	7.5'	10'	10'	7.5'	15'	25'	7.5'	15'
Custom House	80	125	2200	2	75%	35'	52%	15'	15'	8'	10'	10'	7.5'	15'	25'	8'	15'
1	The maximum building height shall be measured from the average of the existing grade at the four outmost corners of the building.																
2	The minimum front yard setback to the primary structure defined as load bearing airconditioned space .																
3	Garages can be front loaded or side loaded. Side Loaded Garages may have a mimum front setback of 15'.																



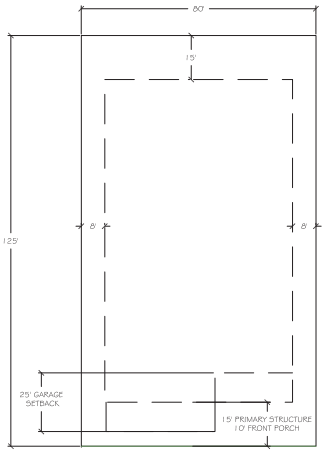
A VILLAGE HOUSE (50'x120')
N.T.S. DETAIL-FILE



B PARK HOUSE (60'x120')
N.T.S.



C ESTATE HOUSE (80'x120')
N.T.S.



D CUSTOM HOUSE (80'x125')
N.T.S.

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TOMOKA RESERVE
PLANNED DEVELOPMENT
TYPICAL LOT LAYOUT

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
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CHECKED BY: RH
DRAWING FILE: PD2=PDR_21067 ODP
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SHEET: PD7 OF 10

ARCHITECTURAL STANDARDS

I. PREFERRED ARCHITECTURAL THEMES

A. The overall architectural vision for Tomoka Reserve has been established to create a community embodying a "timeless" quality. Such a vision will be realized through a variety of classical and regional architectural styles, combined with authentic detailing and use of high-quality materials.

B. Permitted architectural styles include but are not limited to contemporary, Modern, Postmodern, coastal themed styles, Mediterranean, Mission, Cracker, Craftsman, Ranch and Tuscan styles.

II. PROHIBITED ARCHITECTURAL STYLES

A. While diversity and creativity in the design of the homes at Tomoka Reserve is encouraged, certain architectural styles are not considered appropriate. These include, but are not limited to Art Deco, A-frame, Adobe, Cabin design style, Gothic, or Southwestern/Pueblo. Buildings and their accessory structures shall be consistent with a common architectural theme.

B. The architectural theme shall be established by harmoniously coordinating the general appearance of all buildings and related structures.

III. EXTERIOR MATERIALS/ELEVATIONS

A. Architectural variation and variety of housing types and designs within the neighborhood is encouraged. To facilitate this diversity no two homes adjacent to one another can have identical front elevations.

B. The front façade should include four to six individual design elements and blank walls shall be discouraged unless adequately landscaped.

C. A mixture of one- and two-story homes will be encouraged to vary the streetscapes.

D. Window trim, shutters and or banding shall be used on the front façade of all residential units. Articulation of side street facades for corner lots shall also be required. On each level or part of the street facing facades, rows of windows shall be spaced evenly and contain consistent sizes and shapes to create visual harmony.

E. PERMITTED EXTERIOR MATERIALS INCLUDE:

1. Stucco
2. Stone (Manufactured, Natural, or Cast)
3. Brick
4. Fiber-cement Lap Siding or Shingles
5. Other textures and materials will be evaluated on their own merit by the ARB.

IV. ROOF

A. Acceptable roof materials for consideration include, heavy weight (30 year) composition shingles with significant dimensional texture, flat tile, "S" tile, slate tile, cedar wood shake and a high-quality standing seam metal roof. Copper and other metal roof products acceptable to the ARB are permitted for limited applications such as bay windows, porches, cupolas, and dormers, or in accordance with specific architectural styles. Thermoplastic Polyolefin, PVC membrane or other similar roofing materials/roofing systems will be considered by the ARB on a case-by-case basis for properties developed with ultramodern or contemporary homes that incorporate a flat roof.

B. Roof lines will be variable using varied roof styles, pitches, projections, gables, and hips. Roof pitches shall be between 0 to 6:12. Dormers may have a roof pitch outside the above range. Flat roofs or flat roof with a parapet may be approved if it is a part of an integral design element such as with ultra-modern or contemporary designs. The roof pitch for primary structures should reflect the selected architectural style for the home.

C. Roof structures may be conventionally framed or constructed of prefabricated trusses.

V. WALL PLATES

A. The minimum wall plate heights shall be 9'-0" in main living areas on the first floor. The second-floor wall plate height must be no less than 9'-0" above the first-floor wall plate. Garages must have a minimum plate height of 8'-0".

VI. DRIVEWAYS

A. Driveways shall be stone, paver style materials, or decorative concrete. Asphalt is prohibited.

VII. GARAGES

A. Three types of garages are permitted: front-entry, side entry, and accessory garage buildings.

VIII. FENCES

A. The following fence materials are permitted: black wrought iron, high-quality aluminum, and white PVC. Perimeter fencing should be a maximum of 4'-6'.

IX. LANDSCAPE

A. All disturbed areas on the lot must be irrigated and landscaped with either trees, plants or sod including to the back of curb along the street and to the edge of clearing for natural areas and the water's edge for lots along pond banks. All landscaped beds shall be mulched with pine straw, pine bark or mulch.

X. MODIFICATIONS

A. All modifications to the above shall be submitted to the ARB for consideration of approval. The above are general guidelines. Tomoka Reserve development will have an enhanced focus on the environment, climate change and sustainability, along with protecting and enhancing future values.





A MODERN ARCHITECTURAL ELEVATIONS







B FARMHOUSE ARCHITECTURAL ELEVATIONS









C MEDITERRANEAN ARCHITECTURAL ELEVATIONS

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TOMOKA RESERVE
PLANNED DEVELOPMENT
ARCHITECTURAL EXHIBIT

CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: --
CHECKED BY: RH
DRAWING FILE: P:\21-PDR_21067.ODP
XREFS: 21067_BASE.DWG
XREFS: 21067_SURV.DWG

KRISTOPHER T. ROWLEY, P.E. #0048063
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SHEET: PD8 OF 10



SCALE : 1" = 10'

E-ONE HP95 Mid Mount	
Overall Length	47.750ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

SCALE : 1" = 200'

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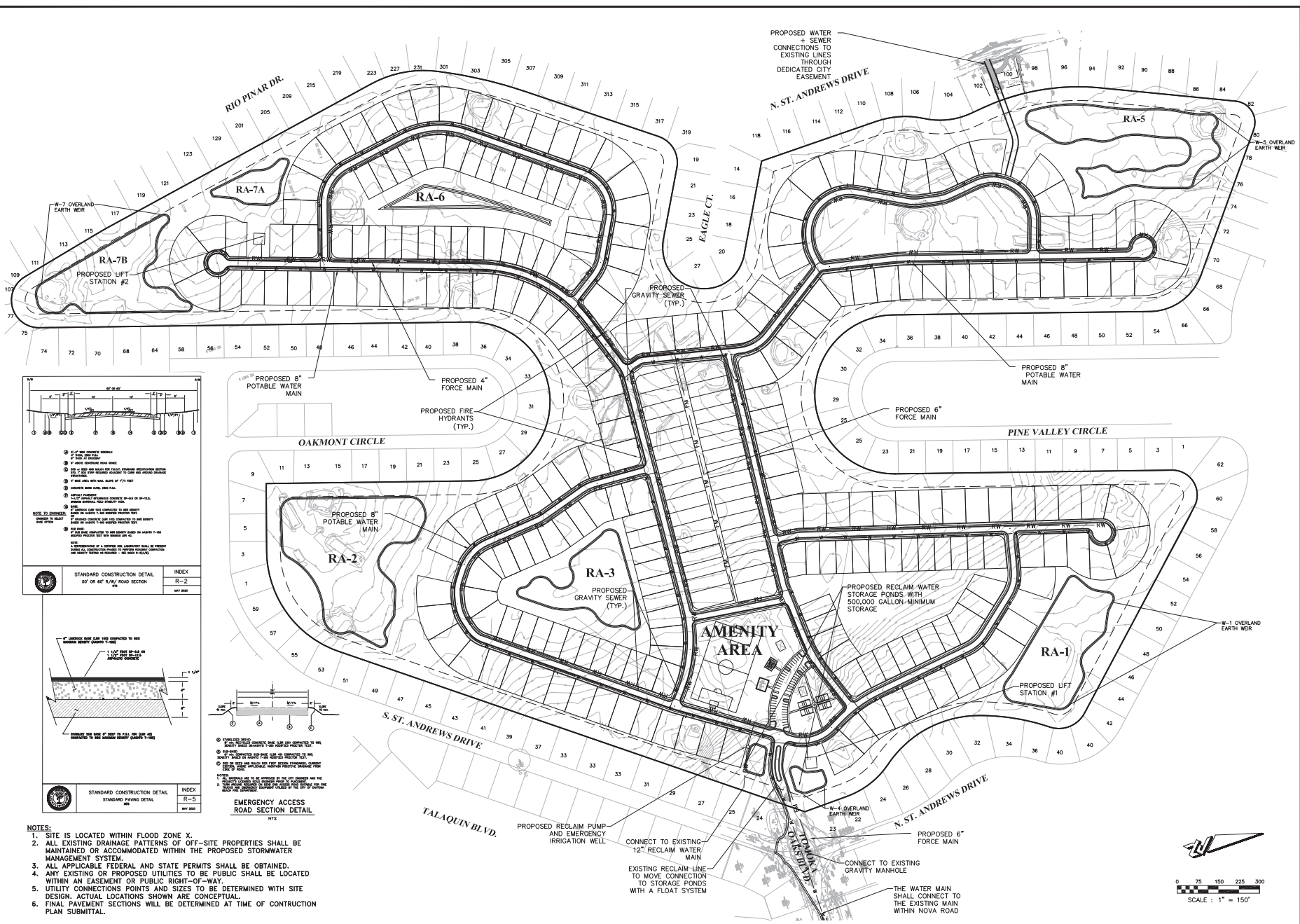
TOMOKA RESERVE
PLANNED DEVELOPMENT
VEHICLE TURN PLAN

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: JS/MM
CHECKED BY: RH
DRAWING FILE: PD2-PDP_21067 ODP
XREFS: XXXXXLDWG
XREFS: XXXXXLDWG

KRISTOPHER T. ROWLEY, P.E., NO.84263
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SHEET: VT1 OF 1



EMERGENCY ACCESS ROAD SECTION DETAIL
NTS

NOTES:
1. SITE IS LOCATED WITHIN FLOOD ZONE X.
2. ALL EXISTING DRAINAGE PATTERNS OF OFF-SITE PROPERTIES SHALL BE MAINTAINED OR ACCOMMODATED WITHIN THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
3. ALL APPLICABLE FEDERAL AND STATE PERMITS SHALL BE OBTAINED.
4. ANY EXISTING OR PROPOSED UTILITIES TO BE PUBLIC SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT-OF-WAY.
5. UTILITY CONNECTIONS POINTS AND SIZES TO BE DETERMINED WITH SITE DESIGN. ACTUAL LOCATIONS SHOWN ARE CONCEPTUAL.
6. FINAL PAVEMENT SECTIONS WILL BE DETERMINED AT TIME OF CONTRUCTION PLAN SUBMITTAL.

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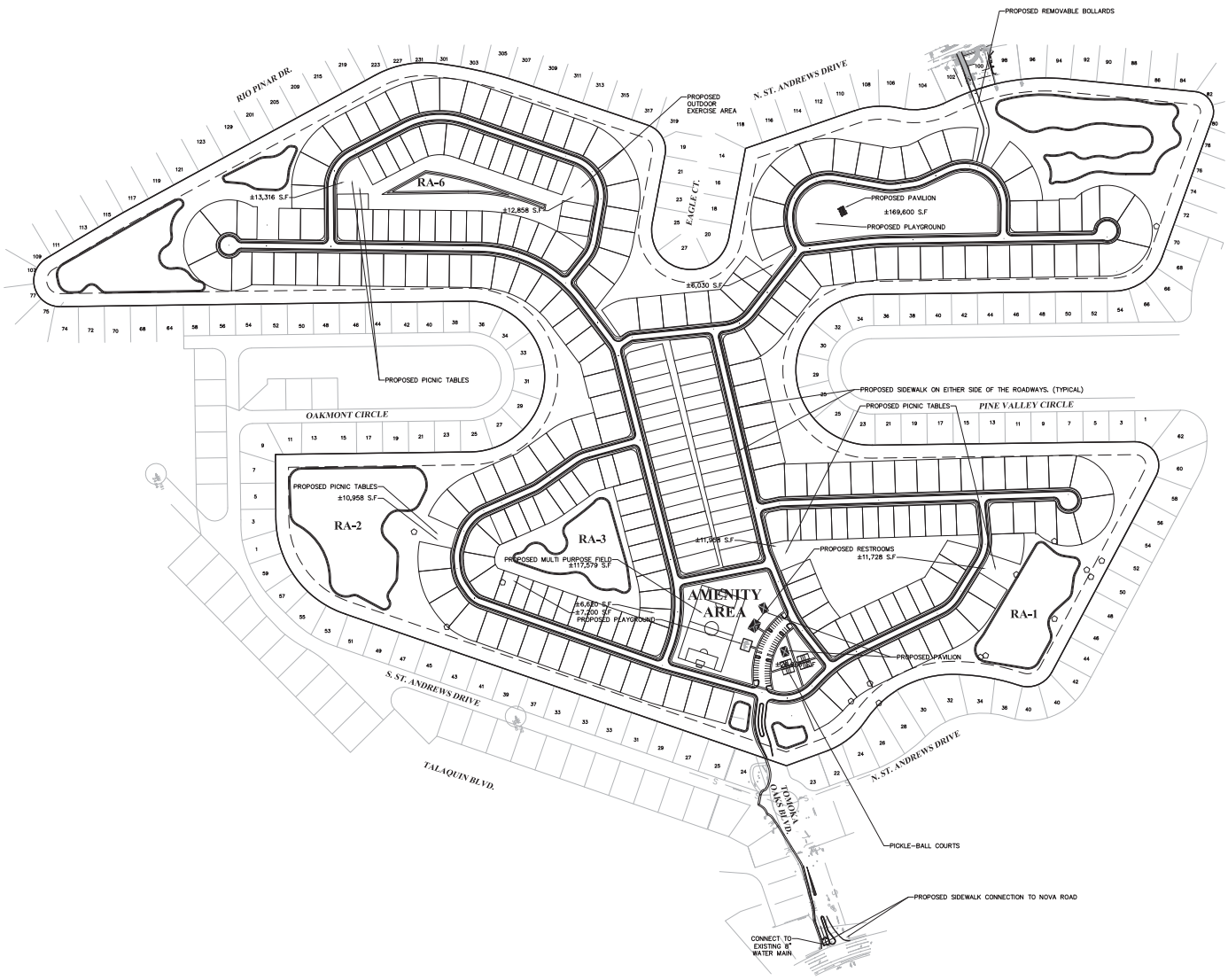
TOMOKA RESERVE PLANNED DEVELOPMENT STORM WATER AND UTILITY PLAN

CITY OF ORMOND BEACH | VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
DESIGNED BY: KR
DRAFTED BY: JS/MM
CHECKED BY: JS
DRAWING FILE: PDX-PD9_21067 UTL
XREFS: XXXXXLDWG
XREFS: XXXXXLDWG

KRISTOPHER T. ROWLEY, P.E., NO.84263
NOT VALID WITHOUT SEAL

SHEET: PD9 OF 10



NOTES:
1. THE AMENITY TYPES AND LOCATIONS SHOWN ARE CONCEPTUAL AND CAN BE REVISED TO SIMILAR QUALITY AS LONG AS THE AMENITY MINIMUM SQUARE FOOTAGES AND AREAS ARE MET

0 100 200 300 400
SCALE : 1" = 200'

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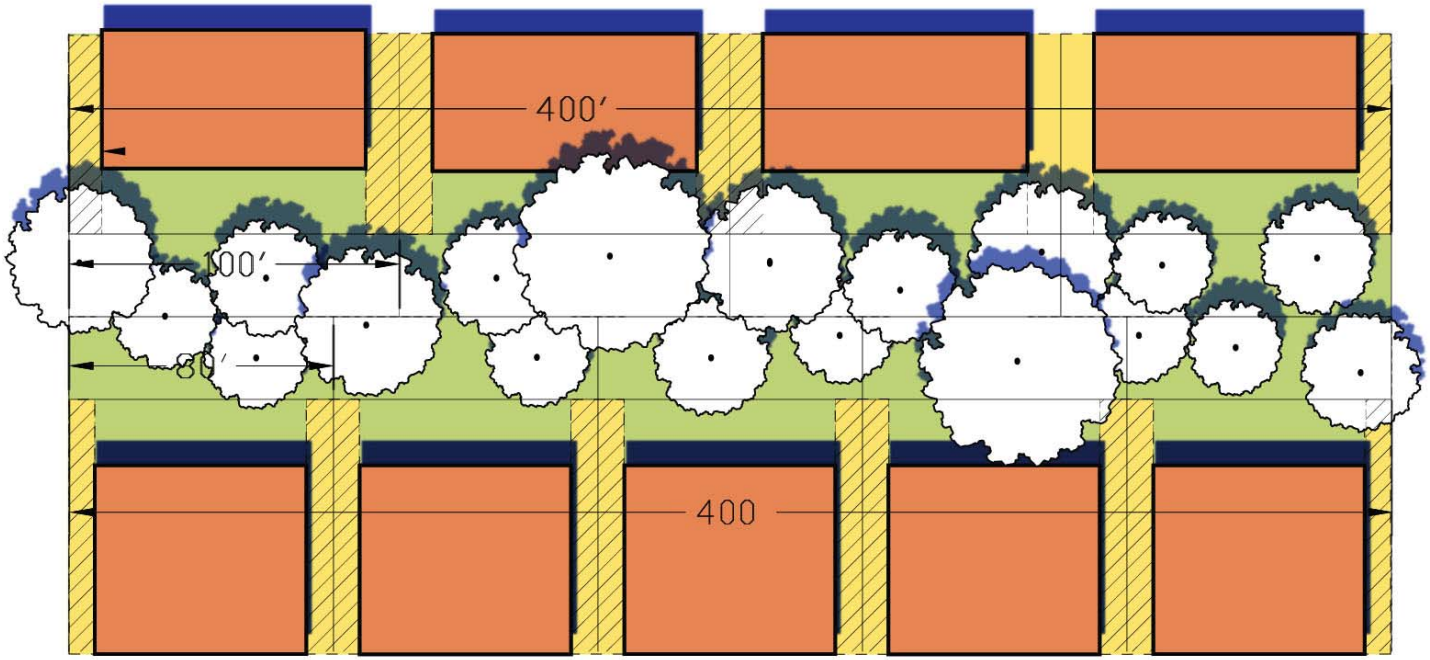
TOMOKA RESERVE
PLANNED DEVELOPMENT
AMENITY PLAN

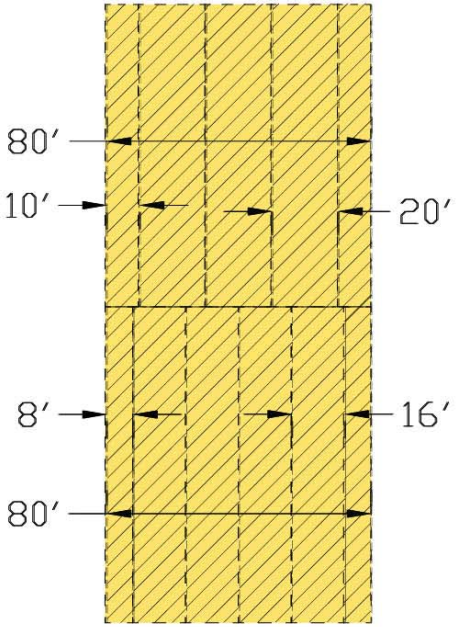
CITY OF ORMOND BEACH VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 21067
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DRAWN BY: --
CHECKED BY: RH
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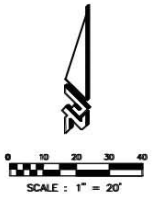
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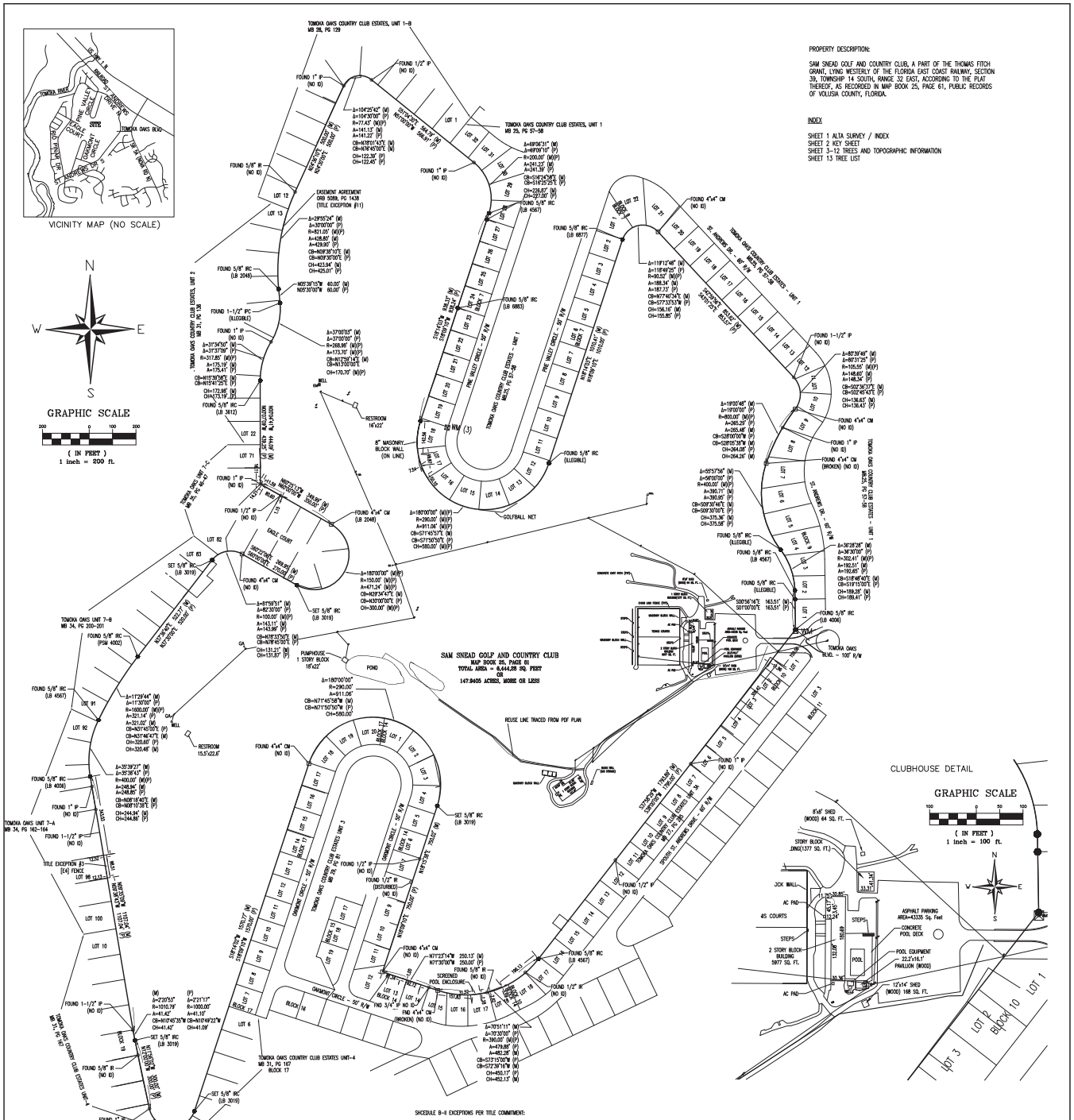
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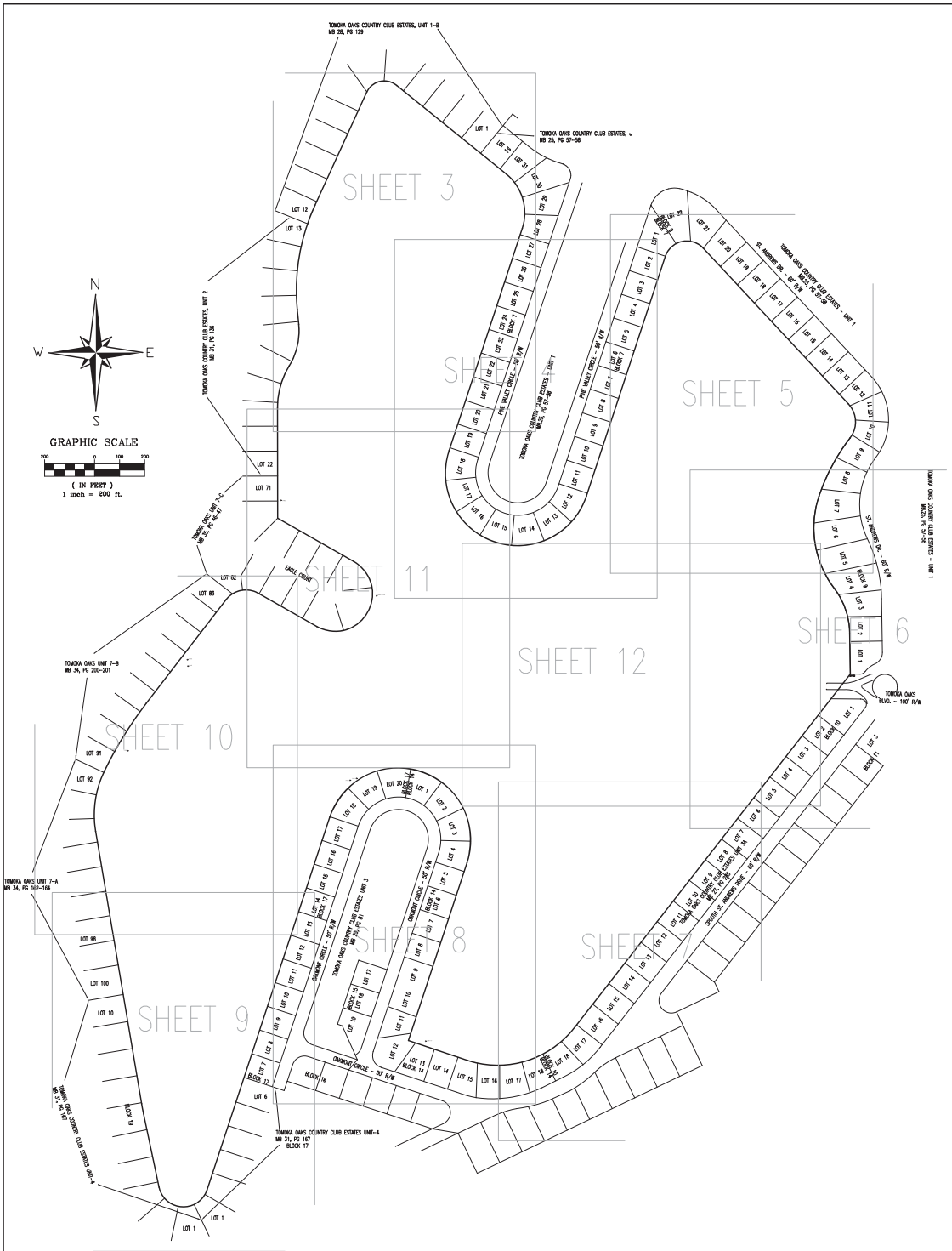




PER 400'
100' LOTS: 4 LOTS X 20' SETBACK = 80'
80' LOTS: 5 LOTS X 16' SETBACK = 80'




TOMOKA OAKS COUNTRY CLUB ESTATES, UNIT 1-B
MB 28, PG 129
TOMOKA OAKS COUNTRY CLUB ESTATES, UNIT 1
MB 25, PG 57-58
TOMOKA OAKS COUNTRY CLUB ESTATES - UNIT 1
MB 25, PG 57-58
TOMOKA OAKS COUNTRY CLUB ESTATES, UNIT 2
MB 31, PG 1-2
TOMOKA OAKS UNIT 7-B
MB 34, PG 200-201
TOMOKA OAKS UNIT 7-A
MB 34, PG 162-164
TOMOKA OAKS COUNTRY CLUB ESTATES UNIT-4
MB 31, PG 103
TOMOKA OAKS BLVD. - 100' R/W
ST. ANDREWS DR. - 60' R/W
PINE VALLEY CIRCLE - 50' R/W
DIAMOND CIRCLE - 50' R/W
EAGLE COURT - 50' R/W
NORTHSIDE DRIVE - 60' R/W
SOUTHSIDE DRIVE - 60' R/W
MAPLEWOOD DRIVE - 60' R/W
WINDSOR DRIVE - 60' R/W
SAM SNEAD GOLF AND COUNTRY CLUB
MAP BOOK 25, PAGE 61
TOTAL AREA = 6,444,28 SQ. FEET
OR
147.9405 ACRES, MORE OR LESS
POND
GOLFBALL NET
PUMPHOUSE
1 STORY BLOCK
16'x22'
RESTROOM
16'x22'
RESTROOM
15.5'x23.6'
REUSE LINE TRACED FROM PDF PLAN
SCREENED POOL ENCLOSURE
SCREENED POOL ENCLOSURE
TOMOKA OAKS
BLVD. - 100' R/W
FOUND 1/2" IP (NO ID)
FOUND 1" IP (NO ID)
FOUND 5/8" IRC (LB 4567)
FOUND 5/8" IRC (LB 6877)
FOUND 5/8" IRC (LB 6883)
FOUND 5/8" IRC (LB 2046)
FOUND 5/8" IRC (LB 3612)
FOUND 5/8" IRC (LB 4002)
FOUND 5/8" IRC (LB 4036)
FOUND 5/8" IRC (PSM 4002)
FOUND 5/8" IRC (ILLEGIBLE)
FOUND 1-1/2" IPC (ILLEGIBLE)
FOUND 4"x4" CM (NO ID)
FOUND 4"x4" CM (LB 2046)
FOUND 4"x4" CM (BROKEN) (NO ID)
FOUND 1/2" IR (DISTURBED) (NO ID)
FOUND 1/2" IR
FOUND 1/2" IR (NO ID)
FOUND 1-1/2" IP (NO ID)
FOUND 1-1/2" IRC (NO ID)
FOUND 1-1/2" IR (NO ID)
FOUND 1-1/2" IR
FOUND 3/4" IP NO ID
FOUND 4"x4" CM (BROKEN) (NO ID)
SET 5/8" IRC (LB 3019)
SET 5/8" IRC
SET 5/8" IRC (LB 3019)
SET 5/8" IRC (LB 3019)
SET 5/8" IRC (LB 3019)



LEGEND

⊠	ELECTRIC SERVICE	TSB	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	CO	CLEAN OUT
	SIGN		CONCRETE MONUMENT (CM)
	TREE		PERMANENT REFERENCE MONUMENT (PRM)
FH	FIRE HYDRANT		PERMANENT CONTROL POINT (PCP)
WM	WATER METER	(R)	RADIAL LINE
GA	GUY ANCHOR	(NR)	NON-RADIAL LINE
	UTILITY POLE	WV	WATER VALVE
	IRON ROD/PIPE WITH CAP (RIC/RPC)		EXISTING ELEVATION
	IRON ROD/PIPE NO ID (IR/IP)	TV	CABLE TELEVISION BOX
TB	TELEPHONE BOX		

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=200' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 2 OF 13

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE					
BOUNDARY SURVEY	4-13-2021	21-0493	J PENFIELD	D HITCHCOCK	J ZAPERT
TOPOGRAPHIC SURVEY	4-13-2021	21-1257	K HELMICK	J MOLLER	J ZAPERT
FOUNDATION SURVEY					
FINAL SURVEY					
RECERTIFICATION SURVEY					

ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FC—	BURIED FIBER OPTIC CABLE	MES	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	—T—	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
TOE	TOE OF SLOPE	FH	FIRE HYDRANT	L	ARC LENGTH	TWP	TOWNSHIP	—W—	BURIED WATER LINE	CMP	CORRUGATED METAL PIPE
CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE	—E—	BURIED ELECTRIC LINE	MH	MANHOLE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	—G—	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
SAN	SANITARY	GA	GUY ANCHOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
ES	ELECTRIC SERVICE	CPP	CONCRETE POWER POLE	USC & GS	UNITED STATES COAST AND GEODETIC SURVEY	(NR)	NON RADIAL	— • —	AERIAL UTILITY LINE	PG	PAGE
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE		CENTERLINE	(P)	PLAT	(R)	RADIAL	ID	IDENTIFICATION
VCP	VITREOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE			(M)	MEASURED	(D)	DEED	(TYP)	TYPICAL
INV	INVERT	CONC	CONCRETE					(DESC)	DESCRIPTION	MH	MANHOLE

SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
3921 NOVA ROAD
PORT ORANGE, FL. 32127
(386) 761-5385
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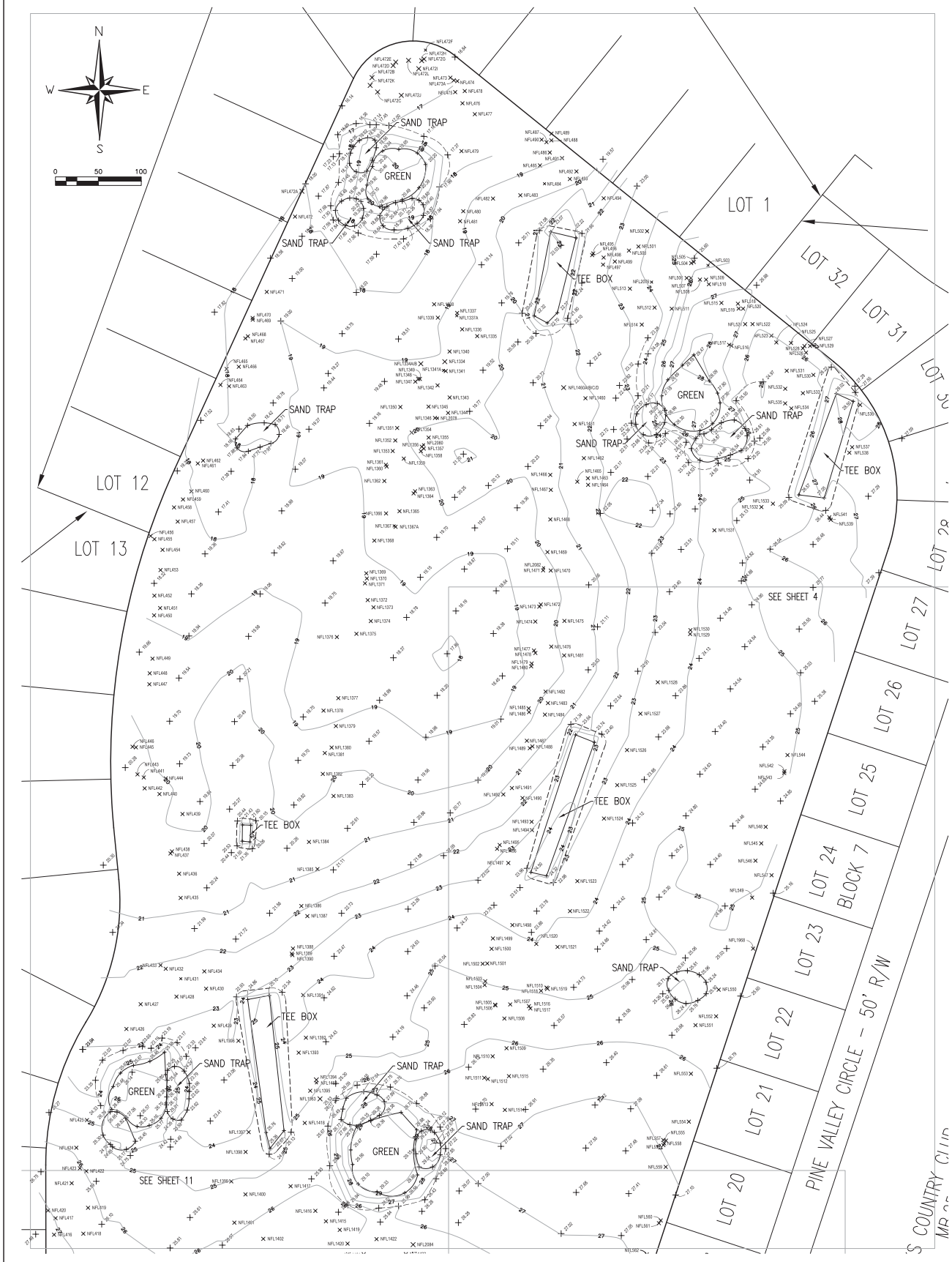
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TO: EJTS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; TRIUMPH OAKS OF ORMOND BEACH 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 7, 7(B)(1), 7(B)(2), 8, 11(B), 14, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 13, 2021. DATE OF PLAT OR MAP: APRIL 15, 2021

J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1
FOR CERTIFICATIONS



LEGEND

⊠	ELECTRIC SERVICE	⊞	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	⊙ CO	CLEAN OUT
—	SIGN	□	CONCRETE MONUMENT (CM)
	TREE	■	PERMANENT REFERENCE MONUMENT (PRM)
FH	FIRE HYDRANT	△	PERMANENT CONTROL POINT (PCP)
WM	WATER METER	(R)	RADIAL LINE
GA	GUY ANCHOR	(NR)	NON-RADIAL LINE
UP	UTILITY POLE	WV	WATER VALVE
ID	IRON ROD/PIPE WITH CAP (RC/RP)		
○	IRON ROD/PIPE NO ID (R/P)	EX	EXISTING ELEVATION
TB	TELEPHONE BOX	TV	CABLE TELEVISION BOX

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=50' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 3 OF 13

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	–	–	–	–	–
BOUNDARY SURVEY	4-13-2021	21-0493	J PENFIELD	D HITCHCOCK	J ZAPERT
TOPOGRAPHIC SURVEY	4-13-2021	21-1257	K HELMICK	J MOLLER	J ZAPERT
FOUNDATION SURVEY	–	–	–	–	–
FINAL SURVEY	–	–	–	–	–
RECERTIFICATION SURVEY	–	–	–	–	–

ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FC—	BURIED FIBER OPTIC CABLE	MES	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	— T —	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
TOE	TOE OF SLOPE	FH	FIRE HYDRANT	L	ARC LENGTH	TWP	TOWNSHIP	— W —	BURIED WATER LINE	CMP	CORRUGATED METAL PIPE
CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE	— E —	BURIED ELECTRIC LINE	MH	MANHOLE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	— G —	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
SAN	SANITARY	GA	GUY ANCHOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
ES	ELECTRIC SERVICE	CPP	CONCRETE POWER POLE	USC & GS	UNITED STATES COAST AND GEODETIC SURVEY	(NR)	NON RADIAL	— • —	AERIAL UTILITY LINE	PG	PAGE
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE	℄	CENTERLINE	(R)	RADIAL	ID	IDENTIFICATION
VCP	VITREOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE			(P)	PLAT	(TYP)	TYPICAL
INV	INVERT	CONC	CONCRETE			(M)	MEASURED	(D)	DEED	MH	MANHOLE
								(DESC)	DESCRIPTION		

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3921 NOVA ROAD
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(386) 761-5385
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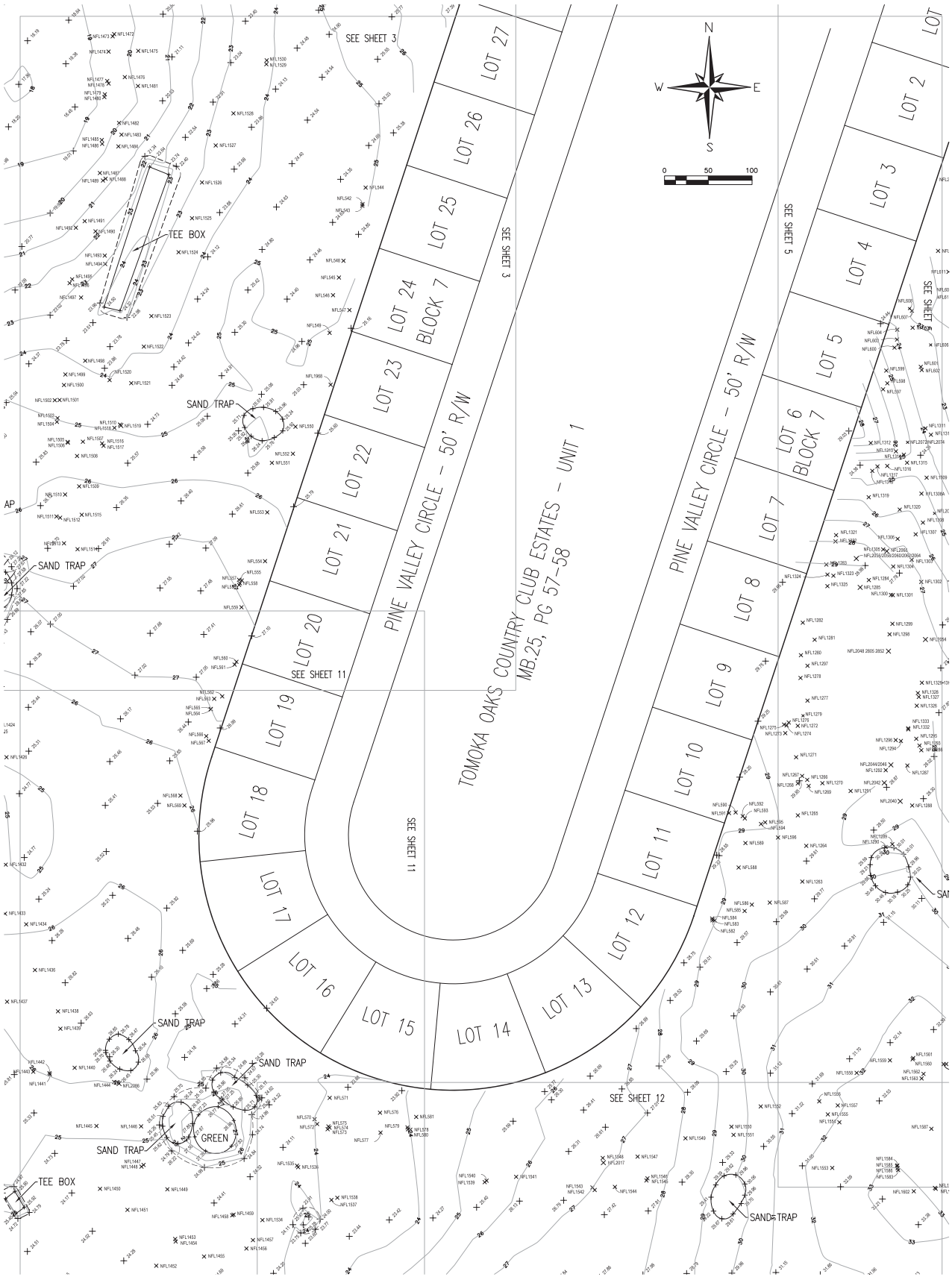
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J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1
FOR CERTIFICATIONS



LEGEND

⊠	ELECTRIC SERVICE	⊠	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	⊙ CO	CLEAN OUT
— SGN	SIGN	□	CONCRETE MONUMENT (CM)
○ TREE		■	PERMANENT REFERENCE MONUMENT (PRM)
FH	FIRE HYDRANT	△	PERMANENT CONTROL POINT (PCP)
WM	WATER METER	(R)	RADIAL LINE
GA	GUY ANCHOR	(NR)	NON-RADIAL LINE
UP	UTILITY POLE	WV	WATER VALVE
IR	IRON ROD/PIPE WITH CAP (RIC/RP)		EXISTING ELEVATION
○	IRON ROD/PIPE NO ID (IR/IP)	TV	CABLE TELEVISION BOX
TB	TELEPHONE BOX		

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=50' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 4 OF 13

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	–	–	–	–	–
BOUNDARY SURVEY	4-13-2021	21-0493	J PENFIELD	D HITCHCOCK	J ZAPERT
TOPOGRAPHIC SURVEY	4-13-2021	21-1257	K HELMICK	J MOLLER	J ZAPERT
FOUNDATION SURVEY	–	–	–	–	–
FINAL SURVEY	–	–	–	–	–
RECERTIFICATION SURVEY	–	–	–	–	–

ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FC—	BURIED FIBER OPTIC CABLE	MES	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	— T —	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
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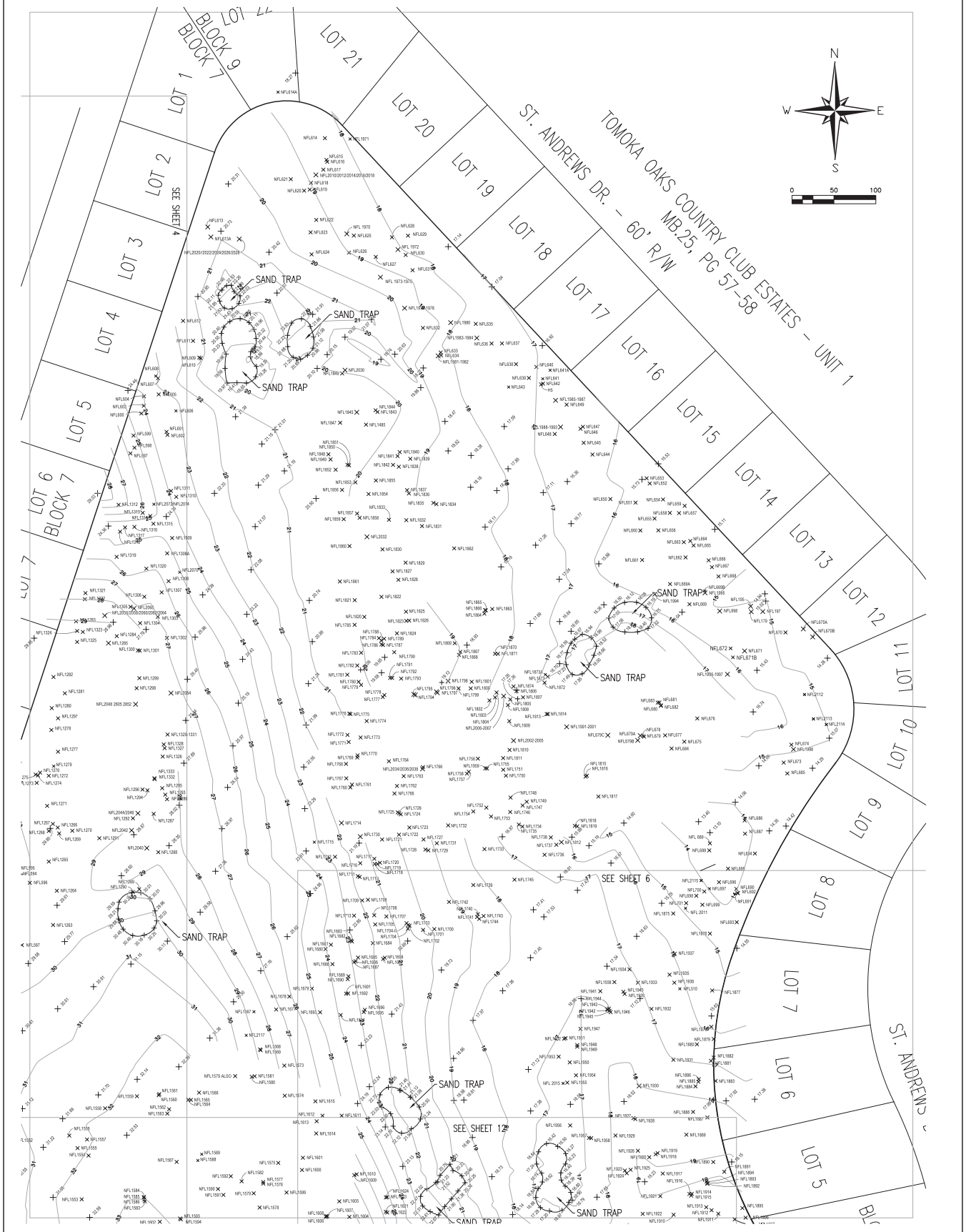
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J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1
FOR CERTIFICATIONS



LEGEND

⊠	ELECTRIC SERVICE	⊠	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	⊡ CO	CLEAN OUT
—	SIGN	□	CONCRETE MONUMENT (CM)
○	TREE	■	PERMANENT REFERENCE MONUMENT (PRM)
FH	FIRE HYDRANT	△	PERMANENT CONTROL POINT (PCP)
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TB	TELEPHONE BOX	TV	CABLE TELEVISION BOX

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INV	INVERT	CONC	CONCRETE					(DESC)	DESCRIPTION	MH	MANHOLE

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=50' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 5 OF 13

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	–	–	–	–	–
BOUNDARY SURVEY	4-13-2021	21-0493	J PENFIELD	D HITCHCOCK	J ZAPERT
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FINAL SURVEY	–	–	–	–	–
RECERTIFICATION SURVEY	–	–	–	–	–

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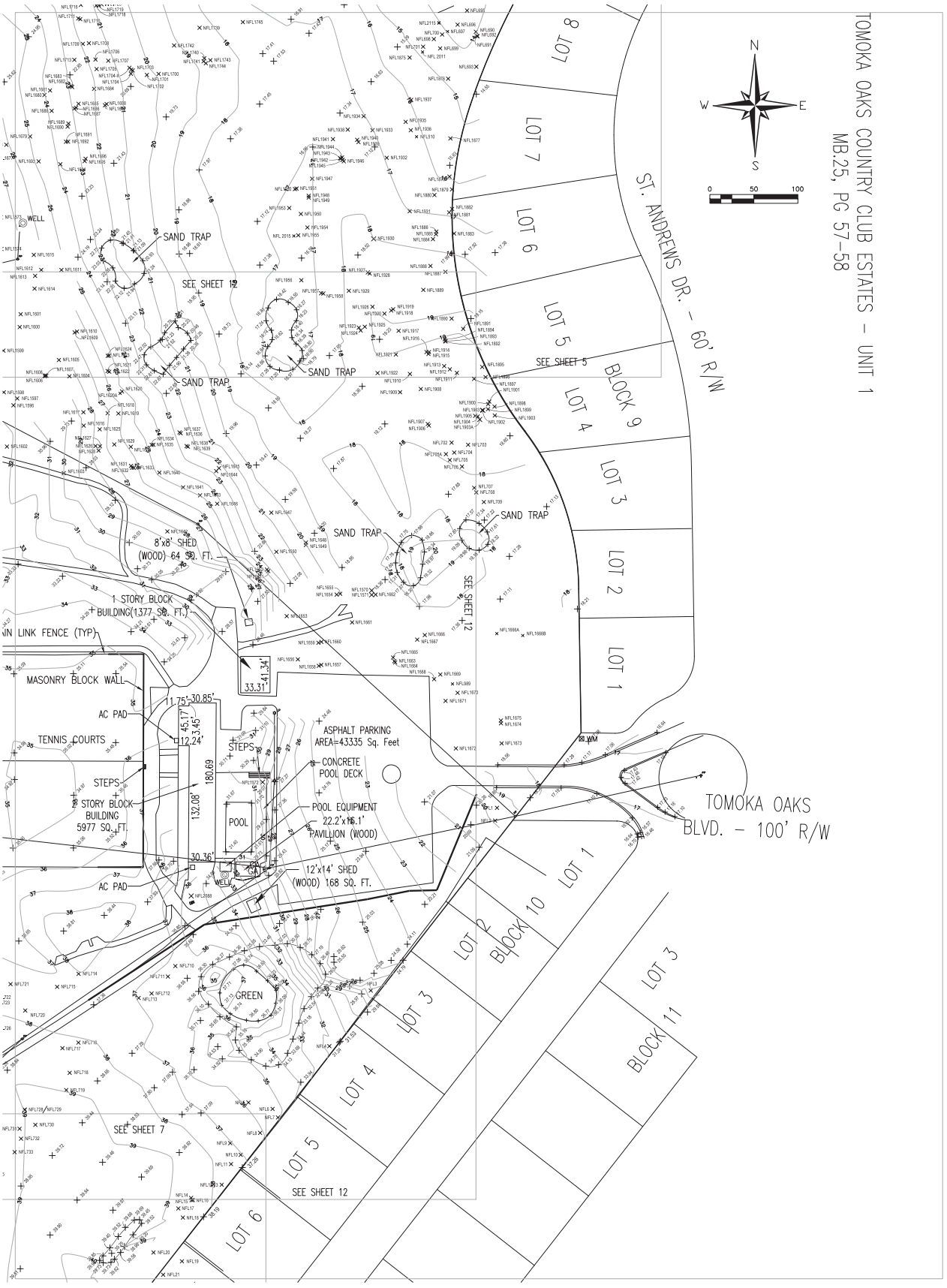
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J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1
FOR CERTIFICATIONS



LEGEND

ES	ELECTRIC SERVICE	TS	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	CO	CLEAN OUT
	SIGN		CONCRETE MONUMENT (CM)
	TREE		PERMANENT REFERENCE MONUMENT (PRM)
FH	FIRE HYDRANT		PERMANENT CONTROL POINT (PCP)
WM	WATER METER	(R)	RADIAL LINE
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TB	TELEPHONE BOX		

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=50' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 6 OF 13

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE					
BOUNDARY SURVEY	4-13-2021	21-0493	J PENFIELD	D HITCHCOCK	J ZAPERT
TOPOGRAPHIC SURVEY	4-13-2021	21-1257	K HELMICK	J MOLLER	J ZAPERT
FOUNDATION SURVEY					
FINAL SURVEY					
RECERTIFICATION SURVEY					

ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FC—	BURIED FIBER OPTIC CABLE	MES	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	— T —	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
TOE	TOE OF SLOPE	FH	FIRE HYDRANT	L	ARC LENGTH	TWP	TOWNSHIP	— W —	BURIED WATER LINE	CMP	CORRUGATED METAL PIPE
CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE	— E —	BURIED ELECTRIC LINE	MH	MANHOLE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	— G —	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
SAN	SANITARY	GA	GUY ANCHOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
ES	ELECTRIC SERVICE	CPP	CONCRETE POWER POLE	USC & GS	UNITED STATES COAST AND GEODETIC SURVEY	(NR)	NON RADIAL	— • —	AERIAL UTILITY LINE	PG	PAGE
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE		CENTERLINE	(P)	PLAT	(R)	RADIAL	ID	IDENTIFICATION
VCP	VITREOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE			(M)	MEASURED	(D)	DEED	(TYP)	TYPICAL
INV	INVERT	CONC	CONCRETE					(DESC)	DESCRIPTION	MH	MANHOLE

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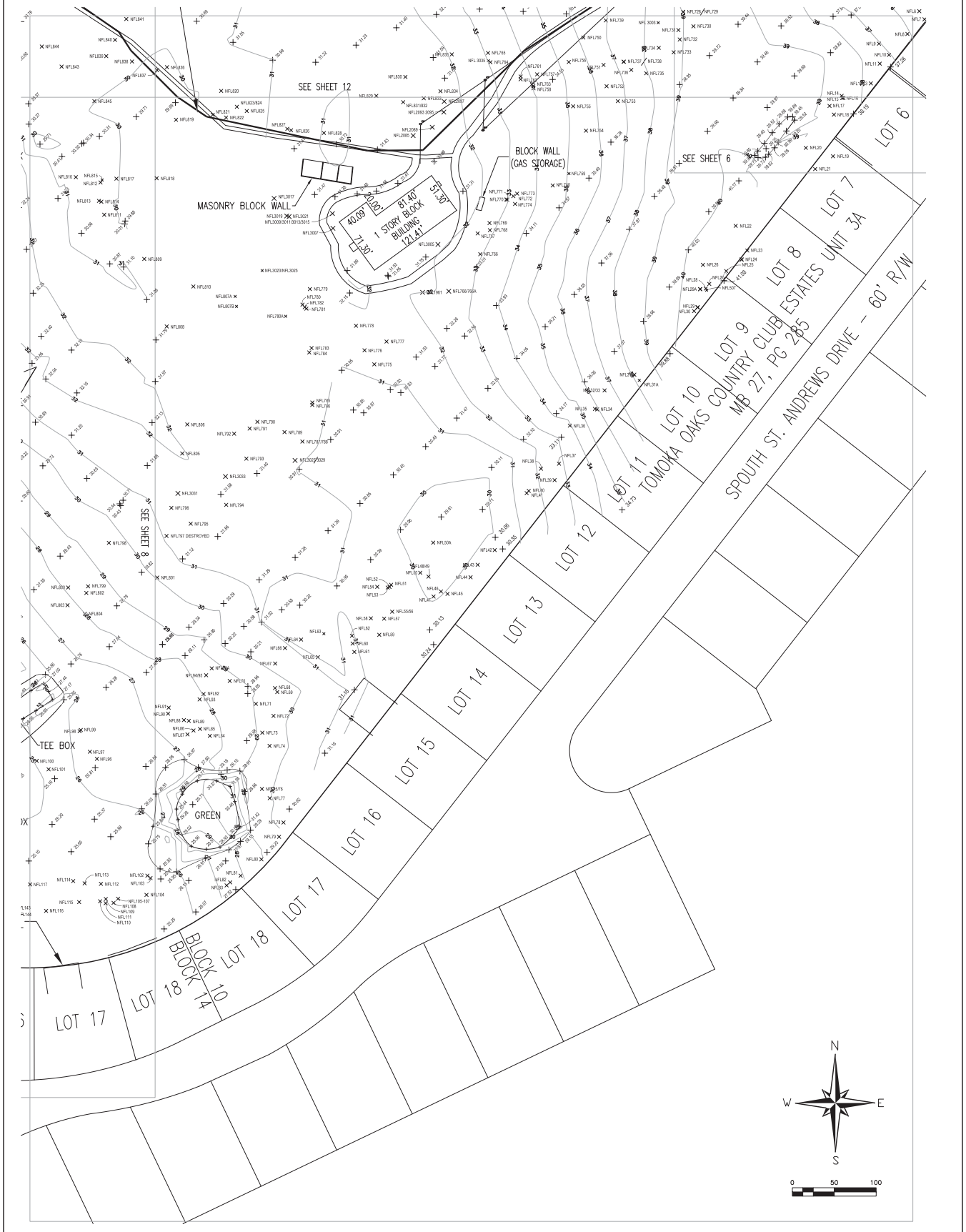
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TO: EJTS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; TRIUMPH OAKS OF ORMOND BEACH 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 7, 7(B)(1), 7(B)(2), 8, 11(B), 14, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 13, 2021. DATE OF PLAT OR MAP: APRIL 15, 2021

J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1 FOR CERTIFICATIONS



LEGEND

⊠	ELECTRIC SERVICE	⊠	TRAFFIC SIGNAL BOX
(CMB)	MAIL BOX	⊙ CO	CLEAN OUT
— SGN	SIGN	□	CONCRETE MONUMENT (CM)
○ TREE	TREE	■	PERMANENT REFERENCE MONUMENT (PRM)
FH	FIRE HYDRANT	△	PERMANENT CONTROL POINT (PCP)
WM	WATER METER	(R)	RADIAL LINE
GA	GUY ANCHOR	(NR)	NON-RADIAL LINE
UP	UTILITY POLE	WV	WATER VALVE
⊙	IRON ROD/PIPE WITH CAP (RC/PC)		
○	IRON ROD/PIPE NO ID (R/P)	EC	EXISTING ELEVATION
TB	TELEPHONE BOX	TV	CABLE TELEVISION BOX

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=50' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 7 OF 13

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE					
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FOUNDATION SURVEY					
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RECERTIFICATION SURVEY					

ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FC—	BURIED FIBER OPTIC CABLE	MCS	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	—T—	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
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CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE	—E—	BURIED ELECTRIC LINE	MH	MANHOLE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	—G—	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
SAN	SANITARY	GA	GUY ANCHOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
ES	ELECTRIC SERVICE	CPP	CONCRETE POWER POLE	USC & GS	UNITED STATES COAST AND GEODETIC SURVEY	(NR)	NON RADIAL	— x —	AERIAL UTILITY LINE	PG	PAGE
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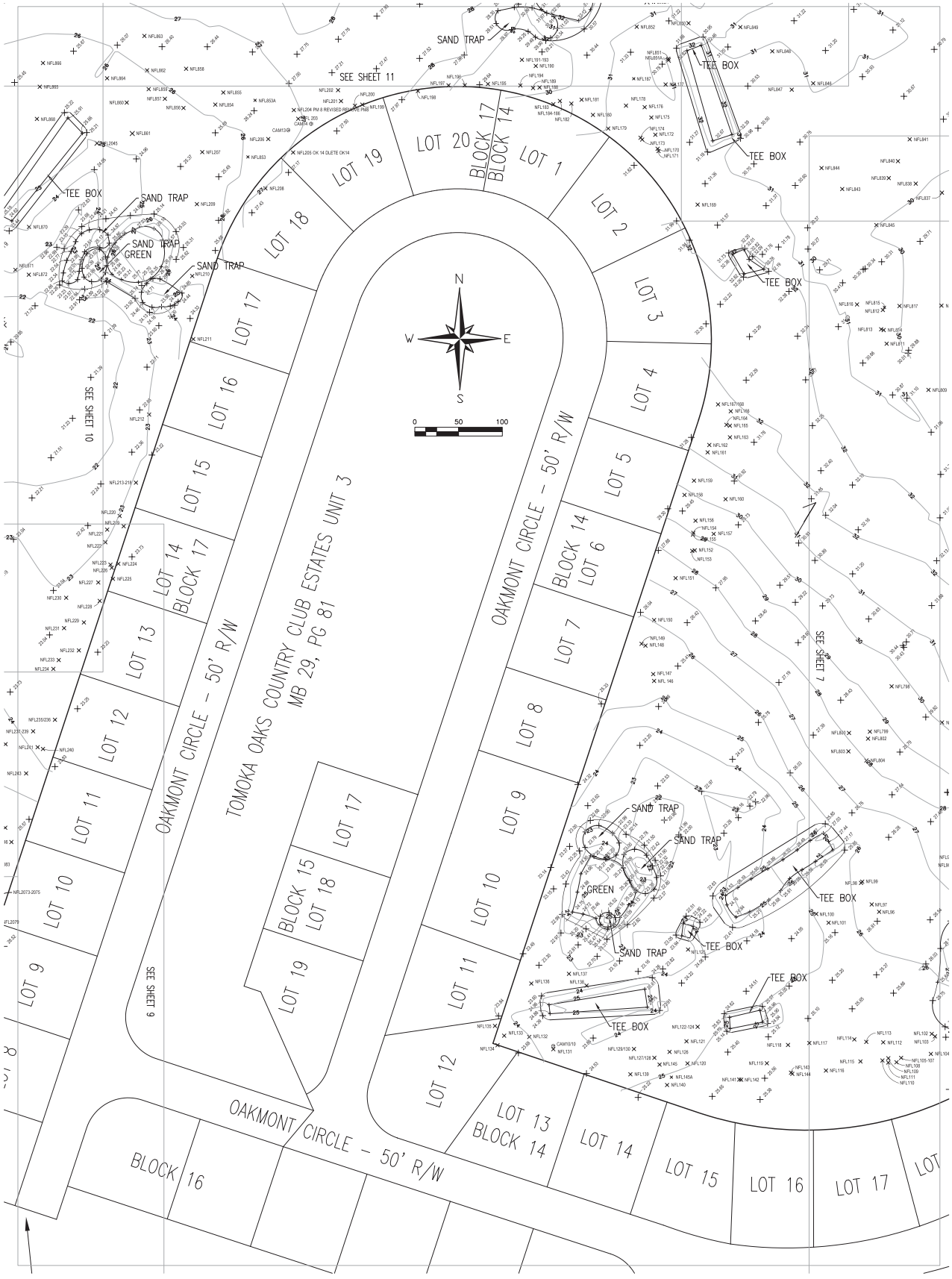
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J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1 FOR CERTIFICATIONS



LEGEND

⊠	ELECTRIC SERVICE	⊞	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	⊙ CO	CLEAN OUT
—	SIGN	□	CONCRETE MONUMENT (CM)
○	TREE	■	PERMANENT REFERENCE MONUMENT (PRM)
FH	FIRE HYDRANT	△	PERMANENT CONTROL POINT (PCP)
WM	WATER METER	(R)	RADIAL LINE
GA	GUY ANCHOR	(NR)	NON-RADIAL LINE
UP	UTILITY POLE	WV	WATER VALVE
ID	IRON ROD/PIPE WITH CAP (RIC/RPC)	EL ×	EXISTING ELEVATION
○	IRON ROD/PIPE NO ID (IR/IP)	TV	CABLE TELEVISION BOX
TB	TELEPHONE BOX		

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=50' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 8 OF 13

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SPECIFIC PURPOSE	–	–	–	–	–
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FOUNDATION SURVEY	–	–	–	–	–
FINAL SURVEY	–	–	–	–	–
RECERTIFICATION SURVEY	–	–	–	–	–

ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FC—	BURIED FIBER OPTIC CABLE	MES	MITERED END SECTION
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CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	— G —	BURIED GAS LINE	MB	MAP BOOK
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SAN	SANITARY	GA	GUY ANCHOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
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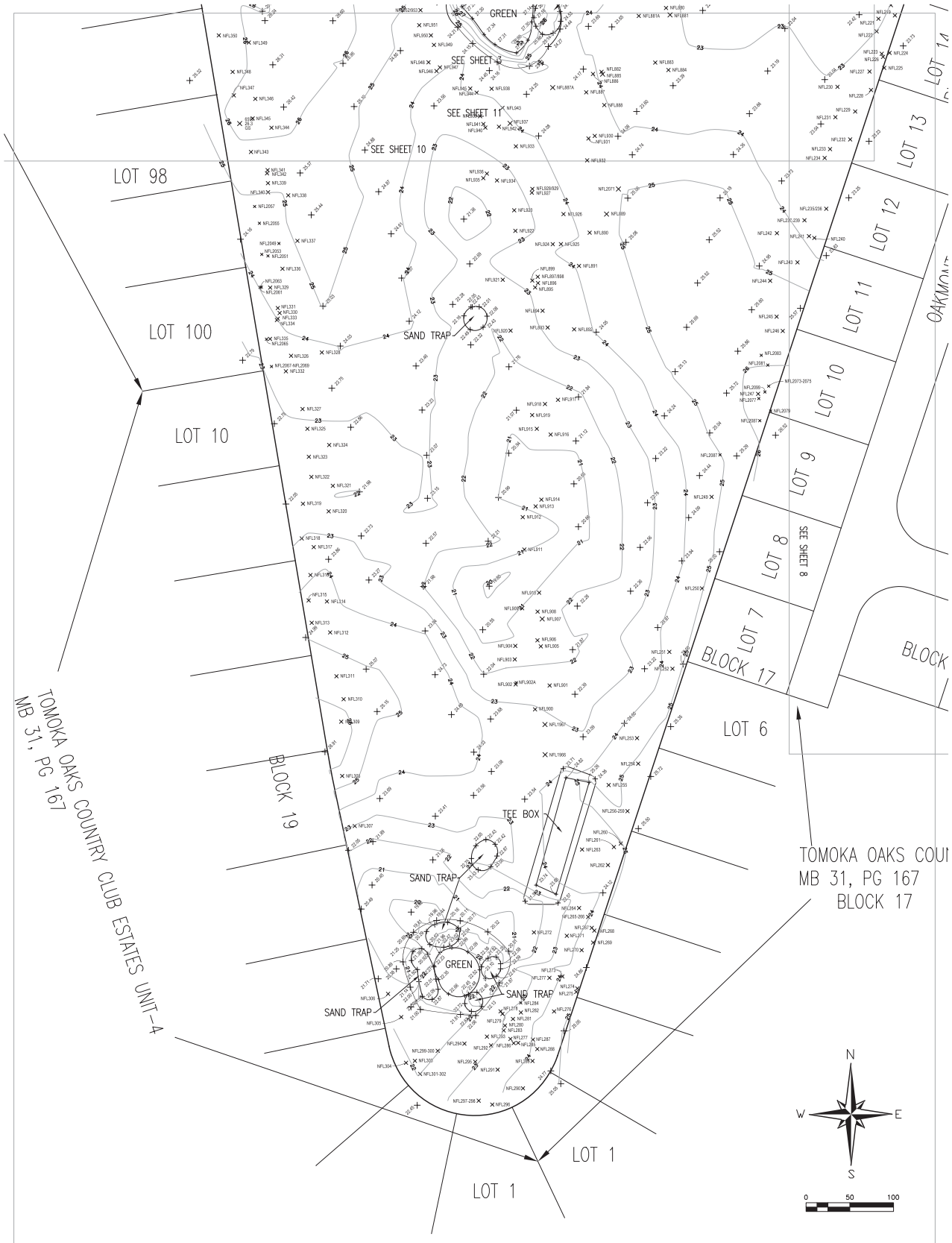
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J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1
FOR CERTIFICATIONS



LEGEND

⊟	ELECTRIC SERVICE	⊠	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	⊙ CO	CLEAN OUT
— SIGN		□	CONCRETE MONUMENT (CM)
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ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
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FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=50' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 9 OF 13

TYPE OF SURVEY	DATE OF SURVEY	JOB NUMBER	PARTY CHIEF	DRAWN BY	CHECKED BY
SPECIFIC PURPOSE	:	–	–	–	–
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ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FC—	BURIED FIBER OPTIC CABLE	MES	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	— T —	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
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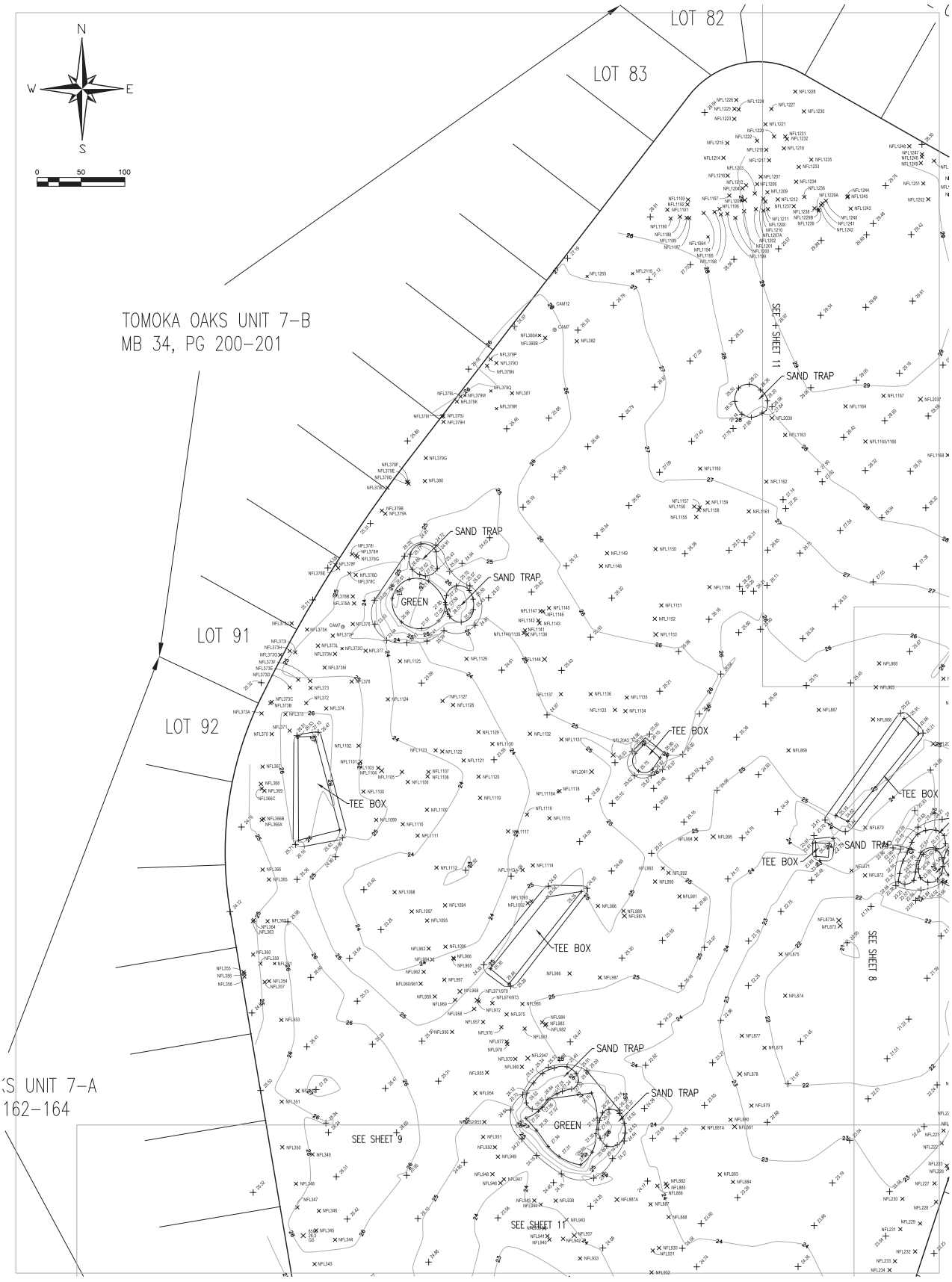
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J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1 FOR CERTIFICATIONS



LEGEND

ELECTRIC SERVICE		TRAFFIC SIGNAL BOX	
MAIL BOX		CLEAN OUT	
SIGN		CONCRETE MONUMENT (CM)	
TREE		PERMANENT REFERENCE MONUMENT (PRM)	
FIRE HYDRANT		PERMANENT CONTROL POINT (PCP)	
WATER METER		RADIAL LINE	
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UTILITY POLE		WATER VALVE	
IRON ROD/PIPE WITH CAP (RIC/RIP)		EXISTING ELEVATION	
IRON ROD/PIPE NO ID (IR/IP)		CABLE TELEVISION BOX	
TELEPHONE BOX			

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
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FOR: TRIUMPH OAKS OF ORMOND BEACH 1, LLC
SCALE: 1"=50' FIELD BOOK: 1454 PAGE(S): 20-31 SHEET 10 OF 13

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ABBREVIATIONS

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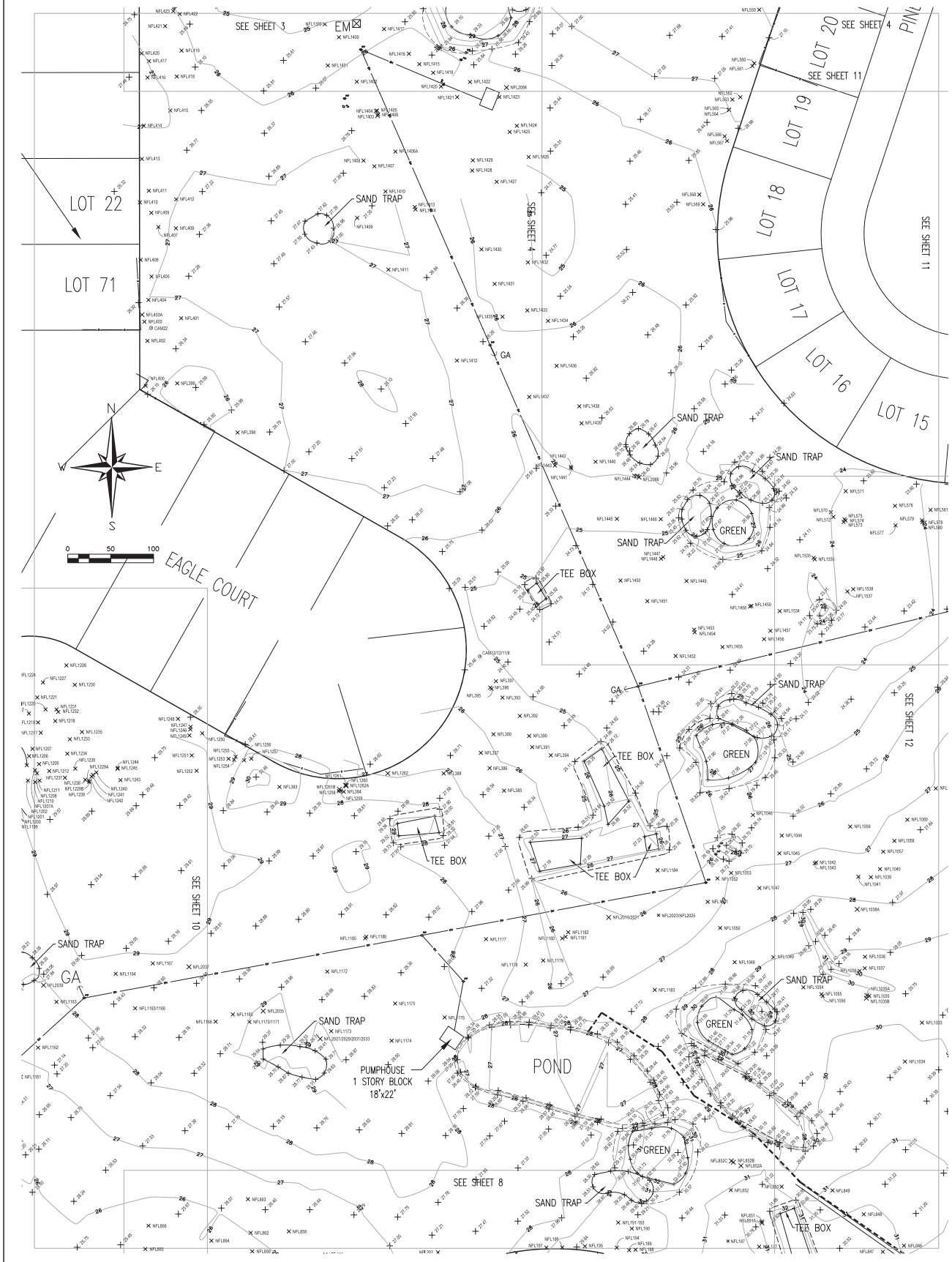
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LEGEND

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TOE	TOE OF SLOPE	FH	FIRE HYDRANT	L	ARC LENGTH	TWP	TOWNSHIP	— W —	BURIED WATER LINE	CMP	CORRUGATED METAL PIPE
CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE	— E —	BURIED ELECTRIC LINE	MH	MANHOLE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	— G —	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
SAN	SANITARY	GA	GUY ANCHOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
ES	ELECTRIC SERVICE	CPP	CONCRETE POWER POLE	USC & GS	UNITED STATES COAST AND GEODETIC SURVEY	(NR)	NON RADIAL	— • —	AERIAL UTILITY LINE	PG	PAGE
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE	℄	CENTERLINE	(P)	PLAT	(R)	RADIAL	ID	IDENTIFICATION
VCP	VITRIOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE			(M)	MEASURED	(D)	DEED	(TYP)	TYPICAL
INV	INVERT	CONC	CONCRETE					(DESC)	DESCRIPTION	MH	MANHOLE

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

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TO: EJTS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; TRIUMPH OAKS OF ORMOND BEACH 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 7, 7(B)(1), 7(B)(2), 8, 11(B), 14, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 13, 2021. DATE OF PLAT OR MAP: APRIL 15, 2021

J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1
FOR CERTIFICATIONS






ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FC—	BURIED FIBER OPTIC CABLE	MES	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	—T—	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
TOE	TOE OF SLOPE	FH	FIRE HYDRANT	L	ARC LENGTH	TWP	TOWNSHIP	—W—	BURIED WATER LINE	CMP	CORRUGATED METAL PIPE
CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE	—E—	BURIED ELECTRIC LINE	MH	MANHOLE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	—G—	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP&L CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
SAN	SANITARY	GA	GUY ANCHOR			EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
ES	ELECTRIC SERVICE	OPP	CONCRETE POWER POLE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	(NR)	NON RADIAL	— · —	AERIAL UTILITY LINE	PG	PAGE
RCP	REINFORCED CONCRETE PIPE	WPP	WOOD POWER POLE	USC & GS	UNITED STATES COAST AND GEODETIC SURVEY	(P)	PLAT	(R)	RADIAL	ID	IDENTIFICATION
VCP	VITREOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE			(M)	MEASURED	(D)	DEED	(TYP)	TYPICAL
INV	INVERT	CONC	CONCRETE	℄	CENTERLINE			(DESC)	DESCRIPTION	MH	MANHOLE

LEGEND

ES	ELECTRIC SERVICE	TSB	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	CO	CLEAN OUT
	SIGN		CONCRETE MONUMENT (CM)
	TREE		PERMANENT REFERENCE MONUMENT (PRM)
	FIRE HYDRANT	△	PERMANENT CONTROL POINT (PCP)
	WATER METER	(R)	RADIAL LINE
	GUY ANCHOR	(NR)	NON-RADIAL LINE
	UTILITY POLE	WV	WATER VALVE
	IRON ROD/PIPE WITH CAP (RR/PRC)		
	IRON ROD/PIPE NO ID (R/P)	EV	EXISTING ELEVATION
ETB	TELEPHONE BOX	CTV	CABLE TELEVISION BOX

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
20 TOMOKA OAKS BOULEVARD
ORMOND BEACH, FLORIDA 32174

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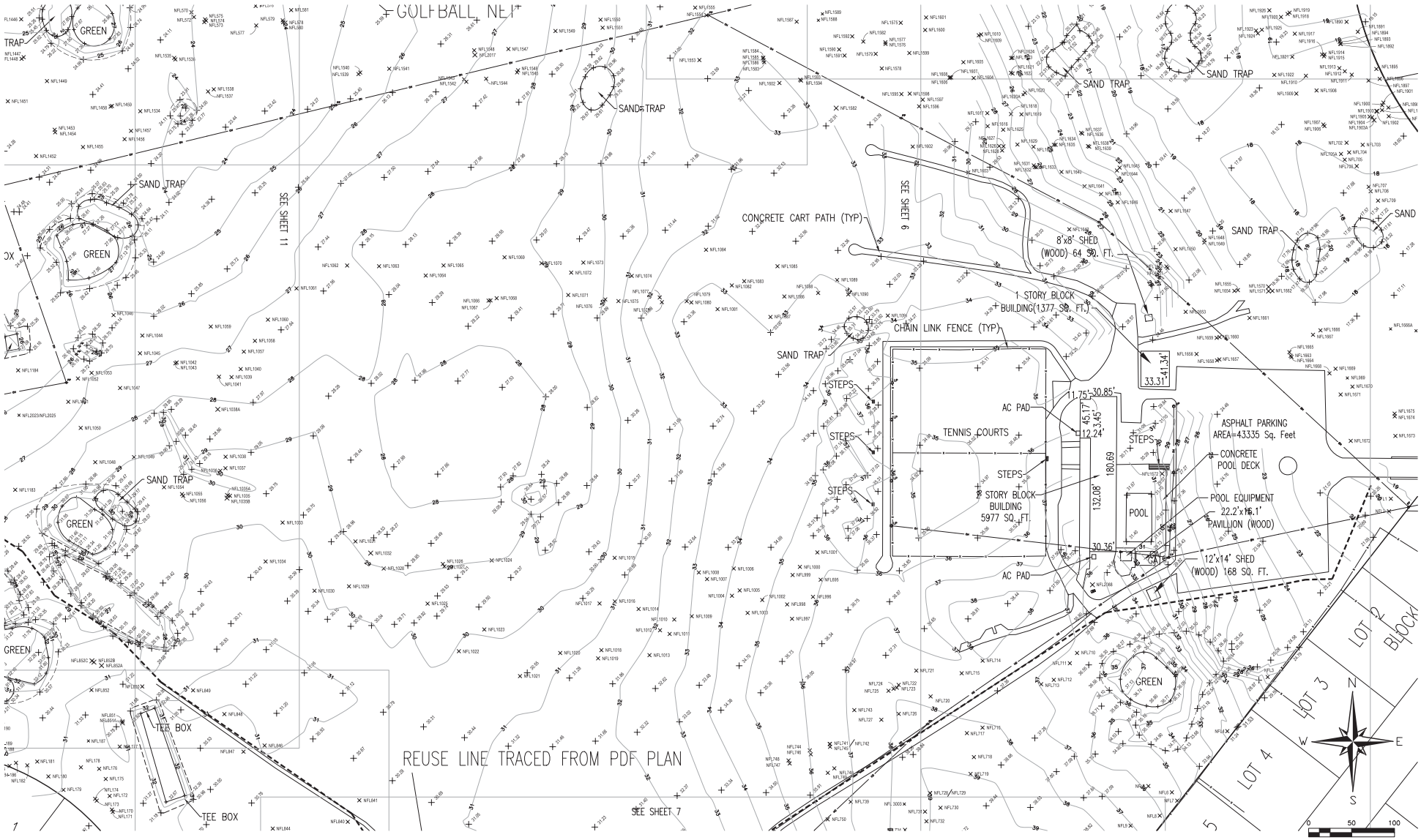
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J.E. ZAPERT P.L.S. NO. 4046 SEAL

SEE SHEET 1
FOR CERTIFICATIONS



SCALE: 1"=50'

SHEET 12 OF 13

ABBREVIATIONS

CM	CONCRETE MONUMENT	WV	WATER VALVE	D	CENTRAL ANGLE	INV	INVERT	—FC—	BURIED FIBER OPTIC CABLE	WES	MITERED END SECTION
TOB	TOP OF BANK	TSB	TRAFFIC SIGNAL BOX	R	RADIUS	SEC	SECTION	—T—	BURIED TELEPHONE LINE	RCP	REINFORCED CONCRETE PIPE
TOE	TOE OF SLOPE	FH	FIRE HYDRANT	L	ARC LENGTH	TWP	TOWNSHIP	—W—	BURIED WATER LINE	CMP	CORRUGATED METAL PIPE
CLS	CENTERLINE OF SWALE	WM	WATER METER	CB	CHORD BEARING	RGE	RANGE	—E—	BURIED ELECTRIC LINE	MH	MANHOLE
CLD	CENTERLINE OF DITCH	LP	LIGHT POLE	CH	CHORD DISTANCE	R/W	RIGHT OF WAY	—G—	BURIED GAS LINE	MB	MAP BOOK
CO	CLEANOUT	PP	POWER POLE/UTILITY POLE	FP/AL CO	FLORIDA POWER & LIGHT COMPANY	CONC	CONCRETE	—TV—	BURIED TELEVISION LINE	BK	BOOK
SAN	SANITARY	GA	GUY ANCHOR	NGVD	NATIONAL GEODETIC VERTICAL DATUM	EL	ELEVATION	—FM—	BURIED FORCE MAIN	OR	OFFICIAL RECORDS BOOK
ES	ELECTRIC SERVICE	CPP	CONCRETE POWER POLE			(NR)	NON RADIAL	— · —	AERIAL UTILITY LINE	PG	PAGE
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VCP	VITREOUS CLAY PIPE	PVC	POLYVINYL CHLORIDE			(M)	MEASURED	(D)	DEED	(TYP)	TYPICAL
INV	INVERT	CONC	CONCRETE	℄	CENTERLINE			(DESC)	DESCRIPTION	MH	MANHOLE

LEGEND

ES	ELECTRIC SERVICE	TSB	TRAFFIC SIGNAL BOX
CMB	MAIL BOX	CO	CLEAN OUT
	SIGN		CONCRETE MONUMENT (CM)
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WM	WATER METER	(R)	RADIAL LINE
GA	GUY ANCHOR	(NR)	NON-RADIAL LINE
PP	UTILITY POLE	WV	WATER VALVE
	IRON ROD/PIPE WITH CAP (RR/PKS)		
	IRON ROD/PIPE NO ID (R/P)	EV	EXISTING ELEVATION
BTB	TELEPHONE BOX	CTV	CABLE TELEVISION BOX

ALTA/NSPS LAND TITLE SURVEY OF SAM SNEAD GOLF & COUNTRY CLUB
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SEE SHEET 1 FOR CERTIFICATIONS

ATTACHMENT 13

Information that was updated based on September 6, 2023 site plan submittal

Section E

Former Attachment 17: Additional Information provided by the applicant on August 16, 2023

Scott W. Cichon
Robert A. Merrell III
John P. Ferguson
Mark A. Watts
Heather Bond Vargas
Michael J. Woods
Raymond L. Schumann
Kathleen L. Crotty
Michael O. Sznapstajler
Matthew S. Welch
Robert E. Doan
William A. Rice
Douglas J. Collins
Sara E. Glover
Holly W. Zitzka
Jessica L. Gow
Nika K. Hosseini
Sydney V. Cichon
Baylee D. Bunyard
Anne M. Kehrli
James P. Love III

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Since 1925

Daytona Beach • DeLand

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OF COUNSEL
Larry D. Marsh
Frederick B. Karl, Jr.

RETIRED
Thomas S. Hart

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

August 16, 2023

VIA ELECTRONIC DELIVERY

Steven Spraker, AICP
Planning Director
City of Ormond Beach
22 South Beach Street, Room 104
Ormond Beach, FL 32174

Re: Tomoka Reserve Redevelopment - Rezoning/Planned Residential Development – Project Revisions Following Planning Board and Resident Feedback

Dear Steven:

As you know, it is the Firm's pleasure to represent Triumph Oaks of Ormond Beach I, LLC (the "Applicant") with respect to the redevelopment and rezoning to Planned Residential Development of the property comprising the former Tomoka Oaks Golf Course. Following the Planning Board meeting held on July 13, 2023, the Applicant has revised their proposal to respond to the comments and concerns raised by the board and residents. A summary of these changes is included below, outlined in line with the staff recommendations beginning on Page 26 of the staff report:

A. Require all lots on the project perimeter with the Tomoka Oaks subdivision to be 100' in lot depth and at least 10,000 square feet in lot area – ***The Applicant has agreed to this recommendation to commit to a minimum depth of 100' and minimum lot area of 10,000 sq. ft. in lot area.***

B. Requirement of a type 6 buffer planting plan that requires seven (7) trees, 70 shrubs & 70 ground covers per 100' lineal feet – ***As noted in the hearing, the Applicant believes that the proposed planting system for the property, which includes a xeric landscaping scope that will complement and enhance areas of natural vegetation within the site, is more compatible with existing on site conditions and will act as a better screening measure for adjacent properties, while also relying on less irrigation and water consumption and supporting natural plant communities. This landscaping type has been recommended by the University of Florida's Institute of Food and Agricultural Sciences (IFAS) and***

utilized in cutting edge communities such as Sunbridge and the Edge at Cherrylake. Information relating to these communities in included herein.

However, we understand that the City is interested in ensuring adequacy of the buffer between the communities, and has agreed to the following:

i. ***Where the planting standard outlined in the PUD is utilized for a phase, a maintenance bond will be provided to ensure the survivability of planting materials for a period of one (1) year.***
ii. ***In the event that the planting materials do not survive, the buffer will be modified to a Type 6 buffer within the requirements of the City's Land Development Code (LDC).***

C. Setback plan – lot width – 100' in width – ***As noted during the hearing, the Applicant does not believe it is possible to incorporate a minimum lot width of 100' throughout the site with the requested voluntary landscaping buffer and proposed open space, which we believe is a key feature for the existing and proposed residents. However, we have been able to modify the plan to create a mixture of lot types along the perimeter of the site that demonstrate a lot width along the rear setback line (as a closer measuring point to the existing residential homes) as follows:***

i. ***Of the lots along the perimeter of the site, a revised layout demonstrates that 46 of these lots are 100' in width, and 10 of these lots are at 90' in width.***
ii. ***The variable width provided with the revisions still creates a variety of housing types and transitional areas from the larger perimeter lots and the smaller footprint homes in the core of the project, while creating a larger similarity in lot size between the existing and proposed homes.***
iii. ***With the proposed revisions, 35% of the perimeter lots are 90' or greater in width, with approximately 29.3% being a minimum width of 100'.***
iv. ***The minimum lot width within the core of the community has been revised from 50' lot widths to a proposed minimum lot width of 60' for the interior lot types.***

D. Setback plan – maximum building coverage – 50% across all housing types – ***The Applicant is in agreement with this condition and has made this revision.***

E. Setback plan - minimum primary structure setbacks – ***The Applicant is in agreement with this condition and has made this revision.***

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50'	20'	20'	7.5'	15'
Park House	60'	25'	20'	7.5'	15'
Estate House	80'	25'	20'	8'/20'	20'
Custom House	80'	25'	20'	8'/20'	20'

F. Setback plan - minimum front porch setbacks – ***The Applicant is in agreement with this condition and has made this revision.***

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50’	20’	20’	7.5’	15’
Park House	60’	25’	20’	7.5’	15’
Estate House	80’	25’	20’	8’/20’	20’
Custom House	80’	25’	20’	8’/20’	20’

G. Setback plan - minimum front porch setbacks – ***The Applicant is in agreement with this condition and has made this revision.***

Lot type	Lot width	Front	Rear	Side	Side Street
Village House	50’	12’	20’	7.5’	15’
Park House	60’	15’	20’	7.5’	15’
Estate House	80’	15’	20’	8’/20’	20’
Custom House	80’	15’	20’	8’/20’	20’

H. Setback plan – Notes – Delete the notes. Notes 1 and 2 are contained in the Land Development Code. Staff is not supportive of a 15’ front yard garage setback. - ***The Applicant is in agreement with this condition and has made this revision.***

I. Sheet PD6 note on lot separation - Amend note to state: The 50’ buffer abutting the Tomoka Oaks existing residential lots and areas called out as natural preservation shall not be modified and shall always be vegetative areas. - ***The Applicant is in agreement with this condition and has made this revision.***

J. St. Andrews Drive and Tomoka Oaks Boulevard diamond - that a diamond reconfiguration be required at the construction (preliminary plat) phase of the development. – ***The Applicant has demonstrated that the diamond intersection operates within the required level of service for the site. An autoturn analysis has been undertaken to determine if there are any conflicts with emergency services to the area using the diamond intersection – the Applicant is willing to provide the following necessary improvements to this area of the property, as illustrated on the attached exhibit:***

   i. ***Modification of existing drive aisle to resolve turning radii conflicts for emergency vehicles; and***
   ii. ***Provision of additional landscaping adjacent to the right-of-way.***

K. Sidewalks on both sides of Tomoka Oaks Boulevard – require sidewalks on both sides of Tomoka Oaks Boulevard. - ***The Applicant is in agreement with this condition and has made this revision.***

L. The preliminary plat should require the conducting of a neighborhood meeting. - ***The Applicant is in agreement with this condition.***

M. **Resident Concern – Timing of Signal Permitting –** ***The Applicant understand that the residents want to ensure that permitting and installation of the signal move forward at the same time as the development. As such, the Applicant agrees to the voluntary condition that the Applicant will make application for the permits for the signal within 30 days of subdivision approval, and such permit will be issued prior to the issuance of subdivision construction permits.***

N. **Resident Concern – HOA Architectural Design Language –** ***The Applicant has coordinated with residents following the Planning Board hearing and have agreed to modify the proposed architectural standards to include the following:***

   i. The Architectural Review Board may not modify the architectural standards set forth in the PUD until such time that the HOA has turned control over from the Declarant to the homeowners.
   ii. The Applicant has committed to compliance with the following additional landscape standards included herein.

O. Planning Board Concern – Cut Through of Amenity Space parking lot – ***A board member noted that within a previous plan iteration, residents could utilize the amenity parking lot as a cut through drive aisle, which raised concerns on resident and child safety. This parking area has been revised to limit cut-through traffic.***

We look forward to review of this item by the Planning Board at their August 21, 2023 hearing date. If there is any additional information we can provide to assist in review, please do not hesitate to reach out.

Sincerely,

Robert A. Merrell III
Direct Dial (386) 323-9263
Email Rob.Merrell@CobbCole.com
Fax (386) 323-9206

TOMOKA RESERVE
CONCEPTUAL PLAN
80'X125' PERIMETER

CITY OF ORMOND BEACH — VOLUSIA COUNTY, FLORIDA

NO.	DATE	BY	SUBMITTALS / REVISIONS

PROJECT NO: 22-21067
DESIGNED BY: JES
DRAFTED BY: JES
CHECKED BY: SG
DRAWING FILE: 21067 BASOP REAR LOTS 8-4-23
XREFS: XXXXXXXXXX
XREFS: XXXXXXXXXX

SHEET: EX1 OF 1

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION

ZEV COHEN & ASSOCIATES, INC.
950 NOTTINGHAM BLVD., STE. C
ORMOND BEACH, FL 32174
WWW.ZEVCOHEN.COM

SCALE : 1" = 30'
0 15 30 45 60

LOT LEGEND (214 LOTS)

SYMBOL	WIDTH	NUMBER OF LOTS
	62'	117
	69'	101
	91'	10
	100'	46

ARCHITECTURAL PLAN REQUIREMENTS

Purpose and Intent

1) Architectural requirements are an integral part of the LDC in order to ensure quality development, create a sense of place and community, and to enhance the physical environment.
2) These standards are intended to:
   a) Encourage a diversity in housing styles, shapes, and materials in order to create variety in the streetscape,
   b) Encourage richness in design through materials and details,
   c) Maximize the positive impact of development,
   d) Ensure that non-residential building facades are designed to a human scale, for esthetic appeal, pedestrian comfort, and compatibility with adjacent development,
   e) Ensure that larger non-residential buildings are designed to reduce their apparent bulk and volume through design and landscaping,
   f) Encourage sustainable architecture.

Residential Development Standards

In order to promote architectural character, new housing development shall be required to offer a variety of architectural styles and elevations. These regulations promote both diversity in the exterior elevations of neighboring homes, as well as individual character in the design of each residence.

1) For new single-family residential developments or infill single family development with six (6) or more adjacent lots:
   a) Identical elevations on adjacent lots or directly across the street will not be permitted. No homes with the same color scheme on adjacent lots or directly across the street will be permitted.
   b) Similar floor plans may be used provided they incorporate different exterior elements that eliminate the perception of repetition.
   c) When less than ten (10%) percent of the lots in a subdivision remain to be developed, the Planning Board may approve a home design to be used more than three times within a single block face. This option is intended to provide some flexibility in finishing the subdivision development while maintaining diversity in building design.
   d) Front porches may encroach into the front setback up to five (5) feet. Front porches may be screened, provided that the screen is located behind the railings.
   e) Residential building walls shall be wood clapboard, wood shingle, wood drop siding, Hardie board siding, brick, stone, stucco, approved vinyl siding, or similar material.
   f) Residential roofs shall be wood, 30-year architectural asphalt shingles, or fiberglass shingles, solar shingles, tile or metal. Eaves are an important component of the roof design; they not only provide architectural character, but they help to protect building walls and reduce cooling costs.

g) Fencing or decorative walls in residential front yards shall be a maximum of three (3) feet tall. Fencing in side and rear yards shall be a maximum of six (6) feet tall. Fences shall be wood, vinyl, wrought iron, or aluminum that is designed to resemble wrought iron.
h) The architectural style and color of walls or fences shall match the primary dwelling unit. Fences shall be erected so that the finished side is towards adjacent lots or the public right-of-way. Chain link fencing is permitted along the sides and rear lot lines of residential lots that back up to either a stormwater facility or lake.
i) Perimeter fences or walls are permitted around a residential development up to a maximum of six (6) feet, provided that the fence and/or wall has architectural features compatible with the neighborhood. Fences and walls shall also include details such as banding, capping, columns (which may be up to 8 feet tall), and other elements to add interest. To enhance design, perimeter fences and walls are required to incorporate landscaping with breaks in the fence or wall (or change in direction). Perimeter fences shall be wrought iron, or aluminum that is designed to resemble wrought iron. Perimeter walls shall be faced with stucco, brick, or stone or a combination of those materials.

Single Family Residential Development Architectural Plans

At the time of Final Plat submittal (or at building permit for infill development), the applicant shall submit a complete set of the residential design plans. This shall include the front, side, and rear elevations for each model that will be constructed within the development. The building elevations shall include the following:

1) Roof plan: Residential homes shall have variations in roof lines and use dormers, and other architectural elements to add interest and sustainability.
2) Wall materials and color options: See above for material options. Walls cannot be all one material and/or all one color. Primary facades shall have one base color and a minimum of one complementary accent color. A complementary wall material may be used to meet the second color requirement.
3) Exterior architectural details: Each home shall incorporate architectural details to add interest to all sides of the building. Primary facades shall incorporate a minimum of four (4) architectural details These include, but are not limited to:
   a) Windows
   b) Shutters
   c) Porches
   d) Decorative elements
   e) Doors
   f) Columns
   g) Window boxes
   h) Porticos
   i) Cupolas
   j) Chimneys
   k) Enhanced landscape treatment which provides for one additional planting area with a minimum size of 400 square feet
   l) Other elements approved by the City review staff



Tomoka
Oaks

STOP

Ordinance 2006-17

Tomoka Oaks Golf Village

- October 17, 2006 City Commission item
- October 3, 2006 City Commission minutes
- October 17, 2006 City Commission minutes

10/31/2006 12:31 PM
Instrument# 2006-273444 # 1
Book: 5944
Page: 2179

ORDINANCE NO. 2006-17

AN ORDINANCE AMENDING SUBSECTION A, ZONING MAP, OF SECTION 2-03, OFFICIAL ZONING MAP AND ZONING DISTRICT, OF CHAPTER 2, ARTICLE I, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF THE LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE A 147-ACRE PARCEL OF REAL PROPERTY FROM R-2 (SINGLE FAMILY LOW DENSITY) TO PRD (PLANNED RESIDENTIAL DEVELOPMENT), SAID REAL PROPERTY BEING LOCATED WITHIN THE LIMITS OF THE EXISTING TOMOKA OAKS GOLF COURSE; ESTABLISHING BOUNDARIES; AUTHORIZING REVISION OF OFFICIAL ZONING MAP; APPROVING A DEVELOPMENT ORDER FOR "THE TOMOKA OAKS GOLF VILLAGE", PLANNED RESIDENTIAL DEVELOPMENT (PRD); REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the property to be rezoned consists of approximately 147-acres located within the limits of the existing Tomoka Oaks Golf Course, and is zoned R-2 (Single Family Low Density), and

WHEREAS, RTH, Inc., a Florida corporation, has initiated this Ordinance which rezones that parcel of privately-owned real property hereinafter described, and

WHEREAS, the said parcel of 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*, and

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

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

WHEREAS, the City Commission finds the proposed rezoning to be consistent with the Future Land Use Element, and the Future Land Use Map, of the City's adopted *Comprehensive Plan*, now therefore,

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

SECTION ONE. Subsection A, Zoning Map, of Section 2-03, Official Zoning Map and Zoning District, of Chapter 2, District and General Regulations, Article I, Establishment of Zoning Districts and Official Zoning Map, of the *Land Development Code* of the City of Ormond Beach, Florida, is hereby amended by amending the Official Zoning Map, which is part of the said *Land Development Code*, to change the real property described on Exhibit "A" attached hereto and incorporated herein by reference from R-2 (Single Family Low Density) to PRD (Planned Residential Development).

SECTION TWO. The property hereby rezoned consists of approximately 147-acres located at within the limits of the existing Tomoka Oaks Golf Course, and is zoned R-2 (Single Family Low Density).

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 rezoned.

SECTION FOUR. The City Commission does hereby approve a Development Order to allow the construction of the "The Tomoka Oaks Golf Village" Planned Residential Development, consisting of 119-multifamily units (townhomes and condominiums) and 3-single family dwellings on a 147-acre parcel, attached hereto.

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

SECTION SIX. This Ordinance shall take effect immediately upon its adoption.

PASSED UPON at the first reading of the City Commission this 3rd day of October, 2006.

PASSED UPON at the second and final reading of the City Commission this 17th day of October, 2006.

Fred Costello

FRED COSTELLO
Mayor

ATTEST:

Veronica Patterson

VERONICA PATTERSON
City Clerk

Instrument# 2006-273444 # 4
Book: 5944
Page: 2182
Diane M. Matousek
Volusia County, Clerk of Court

CERTIFICATE

STATE OF FLORIDA
COUNTY OF VOLUSIA
CITY OF ORMOND BEACH

I, Veronica Patterson, as City Clerk of the City of Ormond Beach, Florida, do hereby certify that the foregoing is a true, correct and complete copy of Ordinance No. 2006-17 as the same appears of record at City Hall, City of Ormond Beach, Florida.

Dated this 19th day of September 2006.

VERONICA PATTERSON
City Clerk
CITY OF ORMOND BEACH, FLORIDA

SEAL

10/31/2006 12:31 PM
Instrument# 2006-273445 # 1
Book: 5944
Page: 2183

BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH

IN RE: Application of RTH, Inc.
PRD-06-32
"Tomoka Oaks Golf Village" Planned Residential Development
within the limits of the existing Tomoka Oaks Golf Course

DEVELOPMENT ORDER

This matter having come on for public hearing before the City Commission of the City of Ormond Beach, Florida, on October 3, 2006 and October 17, 2006, and the City Commission having considered those items as required by Chapter 1, Article II, Section 1-18(D)(3) of the *Land Development Code*, and having heard testimony and evidence from all affected persons, the City Commission hereby finds that:

(1) The land use conforms to the standards and requirements of this *Land Development Code* and will not create undue crowding beyond the conditions normally permitted in the PRD, Planned Residential zoning district, or adversely affect the public health, safety, welfare or quality of life;

(2) The land use is consistent with the *Comprehensive Plan*;

(3) The land use 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 land 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) Public facilities, such as roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds will not be unduly burdened and are adequate to serve the land use;

(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;

(7) The land use is functional in the use of space and aesthetically acceptable;

(8) The land use 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 RTH, Inc., a Florida corporation, for the "Tomoka Oaks Golf Village" a planned residential development to allow the construction of consisting of 119-multifamily units (townhomes and condominiums) and 3-single family dwellings on a 147-acre parcel within the limits of the existing Tomoka Oaks Golf Course, in the R-2 Single Family Low Density zoning district, on that real property described and depicted on 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 2-35, Planned Residential 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. That the following recommendations of the Planning Board shall be resolved and strictly complied with at all times:

a. The owner shall provide for covenants and restrictions that restrict the golf course to open space and golf course use. The City of Ormond Beach shall be involved in a manner that requires the approval of the City if the owners ever wish to remove the restriction on use.

b. The owner shall provide a note on the plat for the property indicating to future property owners the proximity of the airport and the flight pattern of the traffic from the airport.

c. The applicant shall include a landscape buffer around the 3 single-family lots that is a minimum of 10-feet in width with trees and shrubs in accordance with the minimum buffering requirements specified by the Land Development Code, Chapter 3, Article I, Section 3-06, as currently adopted.

3. That the following comments of the Site Plan Review Committee shall be resolved and strictly complied with at all times:

CITY LANDSCAPE ARCHITECT COMMENTS:

a. Wheel stops must be provided. Vehicle bumpers will not overhang the planting beds.

b. Applicant must provide a littoral planting detail and specifically show where they are to be planted on the pond banks in all applicable ponds; applicant must provide calculation for each pond; clarify if ponds are wet or dry; if dry then littoral planting is not required.

c. Applicant must provide a note on the plans that any tree needed to be removed during construction will require a one for one replacement penalty; protected trees will require one 2.5" caliper variety and specimen trees will require one 4.5" caliper variety to suit its planting location; replacement trees need to be Florida #1 at a minimum height of ten feet (10'). CPH will make the determination as to what is best suited for each replacement.

d. Remove the asterisk note on page TR-8.

CIVIL ENGINEER COMMENTS:

e. Applicant must provide legend to clarify phasing.

f. Sheet C6 – Include Temporary Construction Entrance in Phase 1A.

g. Sheet C2 – Provide As Built Requirements for Water and Sewer; relocate the As Built Requirements for Roadway Construction from sheet C36.

h. Sheet C22 –Removing the fire hydrant from the pond.

i. Sheets C45-C47 – Estimated Wet Season Water Table Elevation and Design Pond High Water Elevation to each section.

j. Applicant must locate easements for utilities and lift station on the plat.

CHIEF BUILDING OFFICIAL COMMENTS:

k. Applicant must provide additional fire hydrants to townhouse and condo locations.

l. Applicant must provide location of fire department connections.

m. The location of handicap spaces for the clubhouse is unacceptable; accessible parking spaces shall not cross the roadway and shall be as close to the building as possible.

FIRE DEPARTMENT COMMENTS:

n. Fire hydrants shall be installed at intervals not to exceed 500 feet; provide location of additional hydrants on plans.

PUBLIC UTILITIES COMMENTS:

o. Manhole #44 on page C18 of the plans needs to be lined.

p. Applicant must update fire hydrant assembly detail.

q. Show how reuse will be connected to existing reuse line or the proposed reuse line to be constructed to the reuse storage pond by Tomoka Oaks.

r. Reuse meter to be provided by owner of make and model approved by the City. A reuse agreement will need to be executed by the owner and the City.

s. Applicant must confirm if water master meter shall be needed or if units will be individually metered.

t. Applicant must provide match lines on composite utility sheets.

u. All water and sewer lines to be owned and maintained by City must be in public rights of way or 40 foot access and utility easement; an easement or deed is also needed for the lift station.

POLICE DEPARTMENT COMMENTS:

v. Parking lot lighting, pole heights must not exceed 20 feet and maximum wattage shall be 250 watts (see Land Development Code Chapter 3, Article 5 Architectural Design Standards, Chapter 3 Page 10). This will impact lighting calculations currently submitted.

4. The subdivision is approved to have a total of consisting of 119-multifamily units (townhomes and condominiums) and 3-single family dwellings with the following dimensions as shown on the attached plans. The townhomes and condominiums shall be developed in accordance with the conceptual plans approved for the proposed PRD and the requirements established in Chapter 2, Article IV, Section 2-57 M. Multi-Family Dwellings:

Land Use	Min. Lot Area	Min. Lot Width	Front Setback	Side Corner	Side Setback	Rear Setback
Single-family	10,000-square feet	100- feet	30-feet	20-feet	8-feet total 20-feet	25-feet

5. As a stand alone zoning district the following permitted uses and dimensional criteria for this Planned Residential Development are hereby established as follows:

1. **Permitted Principal Uses and Structures.**

   a. Single-family Detached units

   b. Townhouse Units, as located on the conceptual development plan prepared by Conklin Porter and Homes, CPH project number T7501, dated June 2005.

   c. **Multifamily Condominium units** as located on the

conceptual development plan prepared by Conklin Porter and Homes, project number T7501, dated June 2005.

2. Permitted Accessory Uses and Structures

a. Single Family detached dwellings and all accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in Chapter 2, Article III.

b. Home Occupations, Type "A", subject to the regulations set forth in Chapter 2, Article III.

6. The project shall be phased over a 5-year period and shall consist of 6 phases; a new phase shall not be initiated until the improvements and enhancements identified in the previous phase have been initiated and are substantially completed. This condition shall not prevent the owner from completing multiple phases concurrently. The following summarizes the phasing of the project:

Phase	Description
1A	Construction of the tennis facility, maintenance area, parking, spine road and associated stormwater improvements. The "Golf Townhomes" at the northern most portion of the development (9th and 10th fairway) will be constructed
1B	Demolition and reconstruction of the clubhouse and parking lot.
1C	Completion of all of the townhomes in the golf and tennis areas.
2A	Development of condominiums at tennis facility.
2B	Development of condominiums at the driving range and clubhouse areas.
3	Development of 3-single family homes on the estate lots.

B. The final plans for the development project shall be consistent with the provisions of this Development Order and the plans depicted in Exhibit "B" hereto; provided, however, that the said plans shall be amended as necessary in order to achieve such consistency.

C. No material change shall be made to the final plan for the development project without further review by the Planning Board and approval by the City Commission in accordance with the procedures for the approval of this Development Order.

D. All site construction activity shall be performed in strict compliance with the terms and conditions of this Development Order approved for this development project, and of the *Land Development Code.*

E. If the final plan approval lapses under the provisions of Section 1-14(C)(2) of the *Land Development Code*, before the planned development permit can be re-established, a new PRD Development Order shall be considered by the City Commission.

F. In the event the use of the land approved by this PRD Development Order is abandoned for a period of two (2) years or there has been no construction activity during that period, the permit shall be void and a Notice of Final Plan Revocation filed under the provisions of Section 1-14(C)(2) of the *Land Development Code*, before the planned development permit can be reestablished, a new PRD Development Order shall be considered by the City Commission.

G. Semi-annually, the Neighborhood Improvement Officer shall prepare a report indicating which planned developments are not in compliance with Section 1-14, or the conditions stipulated in the Development Order, in the event a Neighborhood Improvement Officer subsequently determines there to be any violation, such Officer shall promptly present such determination to the Special Master for hearing.

H. Pursuant to Chapter 1, Article II, Section 1-14(C) (2), of the *Land Development Code*, the first phase of this Special Exception shall automatically expire and become void, without further action by the City Commission, 24 months (October 17, 2008) from the date of City commission approval, unless a site plan or building permit has been issued prior to that date; and a use building permit is so issued, this Special Exception shall remain in full force and effect unless and until subsequently amended by the City Commission.

I. The expiration date of the sixth and final phase of the project to be constructed shall be five (5) years in the future, or to October 17, 20011, and shall automatically expire and become void, without further action by the City Commission, unless a building permit

is issued for the sixth and final phase of the project prior to that date; and if a building permit is so issued, the Development Order shall remain in full force and effect unless and until subsequently amended by the City Commission

J. This Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of RTH, Inc., a Florida corporation, and shall be binding upon RTH, Inc., a Florida corporation, and its successors and assigns, and shall run with the real property described in Exhibit "A" attached hereto and incorporated herein by reference. (Parcel ID No. 3242-07-00-0010)

ORDERED this 17th day of October, 2006.

CITY COMMISSION
CITY OF ORMOND BEACH, a Florida municipal corporation

By: _____
FRED COSTELLO
Mayor

(CITY SEAL)

Attest: _____
ISAAC D. TURNER
City Manager

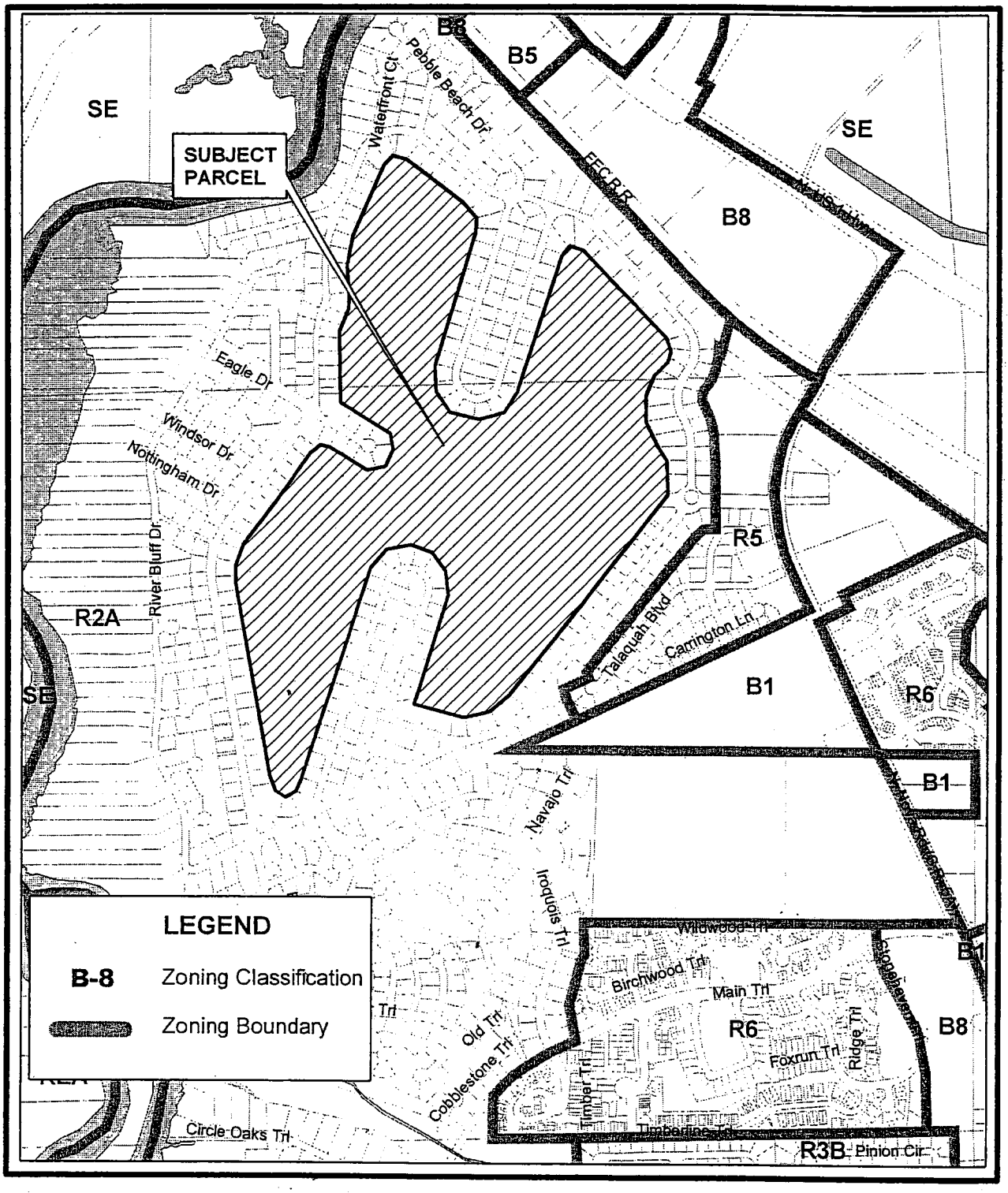
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Book: 5944
Page: 2191

LEGAL DESCRIPTION

39 14 32 135 ACRES ALL SNEAD GOLF & COUNTY CLUB
MB 25 PG 61 THOMAS FITCH GRANT PER OR 2052 PG 1019

PARCEL ID NO. 3242-07-00-0010

Instrument# 2006-273445 # 10
Book: 5944
Page: 2192



CITY OF ORMOND BEACH FLORIDA

ZONING MAP
TOMOKA OAKS GOLF

The City of Ormond Beach
Engineering Division
Prepared by: Steve Johnson 8/3/06

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W E
S

Instrument# 2006-273445 # 11
Book: 5944
Page: 2193

CONSTRUCTION PLANS FOR

THE TOMOKA GOLF VILLAGE

PLANNED RESIDENTIAL DEVELOPMENT

THE CITY OF ORMOND BEACH - VOLUSIA COUNTY - FLORIDA

OWNER: The Tomoka Golf Village, LLC
20 Tomoka Boulevard
Ormond Beach, Florida 32174
John Richard Rylas
(386) 677-5931 FAX: (386) 673-5072

ENGINEER: CPH Engineers, Inc.
520 Palm Coast Parkway SW
Palm Coast, Florida 32137-4713
(386) 445-6569 Fax: (386) 447-8991
Jason R. Kellogg, P.E.

SURVEYOR: McMillen Land Surveying, Inc.
495 S. Nova Road, Suite 102
Ormond Beach, Florida 32174
(386) 677-2411 Fax: (386) 677-2325
David McMillen, P.S.M.

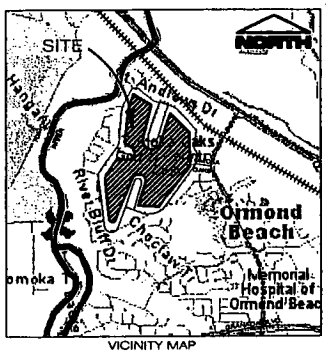
ARCHITECT and PLANNER: Stanley Paul Hoelle, Architect
3550 Rodeo Acres Drive
Ormond Beach, Florida 32174
(386) 672-2261 Fax: (386) 673-7947
Stanley Hoelle,

UTILITIES:

Water & Sewer:	City of Ormond Beach
Power Company:	Florida Power and Light
Telephone Company:	Bellsouth
Cable Television:	Brighthouse Network

TAX I.D. # 42-13-32-07-00-0010

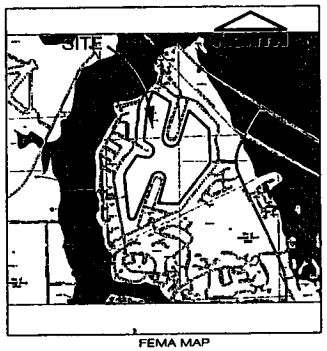
LEGAL DESCRIPTION: 39 14 32 135 ACRES ALL SNEAD GOLF & COUNTRY CLUB MB 25 PG 61 THOMAS FITCH GRANT PER OR 2052 PG 1019.



VICINITY MAP
Scale: 1"=2000'



SOILS MAP
Scale: 1"=2000'



FEMA MAP
Scale: 1"=2000'

SHEET INDEX

C1	COVER SHEET
C2	GENERAL NOTES
C3	SITE SURVEY
C4	DEMOLITION PLAN
C5	OVERALL SITE PLAN
C6	CONSTRUCTION PHASING PLAN
C7-C11	SITE DIMENSION PLAN
C12-C16	DRAINAGE AND GRADING PLAN
C17-C21	COMPOSITE UTILITY PLAN
C22-C34	PLAN AND PROFILE
C34A	PLAN AND PROFILE
C35	EROSION AND SEDIMENTATION CONTROL
C35A	EROSION AND SEDIMENTATION CONTROL DETAILS
C36-C39	DETAILS
C40-C44	SITE LIGHTING PLAN
C45-C47	SECTIONS
L1-L9	LANDSCAPE PLAN
TH-1	TOWN HOME- LANDSCAPE PLAN
TR1-TR8	TREE RETENTION PLAN
IR1-IR9	IRRIGATION PLAN
A1-A21	ARCHITECTURAL PLAN

NO.	DATE	PLAN REVISION	APPROVED	NO.	DATE	PLAN REVISION	APPROVED
1	9/05	REVISED PER CITY COMMENTS	JRK				
2	3/06	REVISED PER CITY COMMENTS	JRK				
3							

cph Engineers Planners Landscape Architects Surveyors Construction Management
cphengineers.com
520 Palm Coast Parkway SW, Palm Coast, FL 32137
Phone: 386 445.6569 Fax: 386.447.8991

©2005

CPH Project No. T5701
File: T5701cvr.dwg
Date: JUNE, 2006

Sheet No. C1

EXHIBIT "B"
PAGE 1 OF 35

Instrument# 2006-273445 # 12
Book: 5944
Page: 2194

GENERAL NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ORMOND BEACH'S LAND DEVELOPMENT CODE REQUIREMENTS, AND THE STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS (SCDCS). AN ENGINEERING PERMIT AND TREE REMOVAL PERMIT IS REQUIRED PRIOR TO STARTING CONSTRUCTION.

NO LAND SHALL BE CLEARED, EXCAVATED OR FILLED AND NO STRUCTURE SHALL BE ERECTED, REPAIRED OR DEMOLISHED WITHOUT PROPER PERMIT(S) AS REQUIRED BY THE CITY OF ORMOND BEACH.

NOTIFY THE CITY OF ORMOND BEACH'S ENGINEERING DIVISION AT 676-3269 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

ANY CONSTRUCTION CHANGES TO APPROVED PLANS SHALL BE SUBMITTED TO THE CITY OF ORMOND BEACH FOR APPROVAL PRIOR TO PERFORMING THE WORK.

ROAD CONSTRUCTION AND PIPE INSTALLATION COMPACTION AND DENSITY TESTING SHALL CONFORM TO THE CITY OF ORMOND BEACH'S MINIMUM REQUIREMENTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO THE CITY INSPECTOR AND THE CITY'S ENGINEERING DIVISION.

A PRE-PAVING UTILITY INSPECTION MUST BE REQUESTED AND COMPLETED PRIOR TO THE PAVING OF ALL ROADS, STREETS, AND PARKING AREAS.

A FINAL INSPECTION, TO BE CONDUCTED BY THE CITY OF ORMOND BEACH, SHALL BE PERFORMED ON ALL CONSTRUCTION. THE DESIGN ENGINEER SHALL NOTIFY THE CITY OF ORMOND BEACH'S ENGINEERING DIVISION 676-3269 WHEN REQUESTING A FINAL INSPECTION.

THREE COMPLETE SETS OF AS-BUILT DRAWINGS (5 FOR SUBDIVISIONS) ARE REQUIRED TO BE SUBMITTED TO THE CITY OF ORMOND BEACH PRIOR TO REQUESTING A FINAL INSPECTION.

THE CITY HAS A CONTRACTOR FOR ROLL OFF SERVICE. NO OTHER CONTRACTOR SHALL BE PERMITTED TO PROVIDE THIS SERVICE. VERIFY COMPANY UNDER CONTRACT WITH THE CITY.

CONSTRUCTION STANDARDS FOR ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO THE LATEST EDITION OF THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS MANUAL.

ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE (RCP), HIGH DENSITY POLYETHYLENE (HDPE), POLYVINYL CHLORIDE (PVC) OR ALUMINUM CORRUGATED METAL PIPE (ACMP), AS SHOWN ON THE PLANS.

STORM DRAINAGE PIPES SHALL BE A MINIMUM OF FIFTEEN (15) INCH DIAMETER OR EQUIVALENT.

STORM INLETS, MANHOLES AND CATCH BASINS SHALL BE EITHER POURED IN PLACE OR PRE CAST REINFORCED CONCRETE. STRUCTURES SHALL BE REQUIRED AT EACH CHANGE OF PIPE SIZE OR CHANGE IN PIPE DIRECTION.

STORM INLETS SHALL BE SPACED IN SUCH A MANNER AS TO ACCEPT ONE HUNDRED (100) PERCENT OF THE DESIGN STORM RUNOFF.

WET DETENTION PONDS SHALL BE EIGHT (8) FEET MINIMUM TO TWELVE (12) FEET MAXIMUM DEPTH BELOW THE DESIGN LOW OR NORMAL WATER STAGE.

MAXIMUM DISTANCES BETWEEN INLETS AND/OR JUNCTION BOXES:

PIPE SIZE (INCHES)	LENGTH OF RUN (FEET)
15	150
18	300
24 OR GREATER	400

ALL SWALES, DITCHES AND DRY RETENTION POND SIDE SLOPES SHALL BE NO STEEPER THAN 4:1 (H:V) AND SHALL BE SODDED.

NORMAL ROADSIDE SWALES SHALL BE CONSTRUCTED TO A MAXIMUM DEPTH OF 18" BELOW THE OUTSIDE EDGE OF PAVEMENT OR CONCRETE CURB.

CONCRETE EROSION CONTROL MUST BE PROVIDED WHERE SWALES OF CULVERTS INTERCEPT DRAINAGE DITCHES.

A MINIMUM ONE FOOT (1') FREEBOARD ABOVE THE DESIGN HIGH WATER ELEVATION IS REQUIRED AT ALL POINTS AROUND WET DETENTION PONDS.

LAKE INFLOW AND OUTLET STRUCTURES SHALL GENERALLY BE CONSTRUCTED WITH REINFORCED CONCRETE AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY.

SOIL EROSION CONTROL MEASURES, SATISFACTORY TO THE CITY, SHALL BE EMPLOYED DURING CONSTRUCTION AND UPON COMPLETION OF THE POND.

THE CITY MAY REQUEST THAT THE DEVELOPER SUBMIT A REPORT BY A QUALIFIED HYDROLOGIST ON THE IMPACT THE POND WILL HAVE ON NEIGHBORING WATER TABLE ELEVATIONS BOTH DURING CONSTRUCTION AND AFTER POND COMPLETION. THE CITY MAY REQUIRE GROUNDWATER MONITORING DURING THE POND EXCAVATION.

ADEQUATE MAINTENANCE EASEMENTS OR RIGHTS-OF-WAY AS APPROVED BY THE CITY SHALL BE PROVIDED AROUND THE ENTIRE PERIMETER OF ALL PONDS AND ASSOCIATED OUTFALLS DISCHARGING INTO AND OUT OF PONDS. APPLICABLE CROSS SECTIONS SHALL BE INCLUDED ON ALL FINAL DEVELOPMENT PLANS.

DEVELOPMENT PLANS SHALL CONTAIN DRAINAGE CONTROL STRUCTURE (OVERFLOW) INFORMATION, BOTTOM ELEVATION, TOP ELEVATION, NORMAL WATER LEVEL AND THE 25 YR. - 24 HR. DESIGN HIGH WATER LEVELS.

IN GENERAL, ALL RETENTION/DETENTION PONDS MUST BE CONSTRUCTED PRIOR TO ANY ROAD, PARKING LOT OR BUILDING CONSTRUCTION COMMENCING OR AS CURRENT PERMIT CONDITIONS DICTATE.

THE ENGINEER OF RECORD SHALL BE RESPONSIBLE TO OBTAIN ANY AND ALL DEWATERING PERMITS THAT MAY BE REQUIRED.

CULVERTS CROSSING RIGHTS-OF-WAY SHALL EXTEND FROM RIGHT-OF-WAY LINE TO RIGHT-OF-WAY LINE UNDER THE ROADWAY.

ALL STORM WATER MANAGEMENT SYSTEMS ARE TO BE OWNED AND MAINTAINED BY EITHER THE SURROUNDING PROPERTY OWNERS OR AN ASSOCIATION OF THE SURROUNDING PROPERTY OWNERS OR SOME OTHER GROUP AS APPROVED BY THE CITY.

SANITARY SEWER CONSTRUCTION GENERAL NOTES

THE CITY'S PUBLIC UTILITY DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY SEWER CONSTRUCTION.

ALL SANITARY SEWER MAIN LINES SHALL BE A MINIMUM OF 8" IN DIAMETER. SERVICE LATERALS WITH MULTIPLE CONNECTIONS SHALL BE 6" DIAMETER OR LARGER.

ALL SANITARY SEWER LINES SHALL BE PVC SDR 35. IN PLACES WHERE A MINIMUM COVER OF 4.0' CANNOT BE MAINTAINED, C-900 GREEN PVC DR-25, CLASS 100 OR CONCRETE ENCASEMENT SHALL BE USED.

MINIMUM ALLOWABLE SANITARY SEWER SLOPES ALLOWED ARE:

8" PIPE 0.40%
10" PIPE 0.30%
12" PIPE 0.22%

SEWER LINE CONSTRUCTION SHALL BE ACCOMPLISHED BY THE USE OF A LASER INSTRUMENT UNLESS ANOTHER METHOD IS PREVIOUSLY APPROVED BY THE CITY.

THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING, DEWATER THE GROUND SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WITHIN THE AREA OF THE TRENCH.

ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES WILL NOT BE ACCEPTED. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO THE CITY.

EXCAVATION AND BACKFILL: THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING OF EXCAVATION WORK OR USE OF TRENCH BOX IN ORDER TO PROVIDE FOR THE SAFETY OF WORKMEN, AS WELL AS REPRESENTATIVES OF THE CITY, THE DESIGN ENGINEER, AND THE DEVELOPER.

THE CONTRACTOR SHALL INSTALL A METALLIZED FOIL LOCATER TAPE, OR SIMILAR DEVICE AS MAY BE APPROVED BY THE CITY FOR THE FULL LENGTH OF ALL PVC WATER, RECLAIMED WATER AND SEWAGE FORCE MAINS. THIS PIPE LOCATER AID SHALL BE INSTALLED (15) INCHES BELOW FINISHED GRADE OR AS DIRECTED BY THE MANUFACTURER AND IS IN ADDITION TO THE LOCATER WIRE REQUIRED IN THE UTILITY PIPE LOCATION MATERIALS DETAIL (MISCELLANEOUS DETAILS SECTION - M10).

MANHOLES SHALL BE LOCATED AT INTERVALS NOT EXCEEDING 400 FEET.

MANHOLE RIMS SHALL MATCH FLUSH WITH THE FINISH GRADE ELEVATION IN PAVED AREAS AND A MINIMUM OF 0.2 FEET ABOVE GRADE IN UNPAVED AREAS.

THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER MANHOLES IN SUCH A WAY THAT SEWER LINES DO NOT INTERSECT SEALED JOINTS BETWEEN SECTIONS OF THE MANHOLE.

RUBBER BOOTS AND STAINLESS STEEL BANDS SHALL BE UTILIZED IN THE CONNECTION OF THE SEWER MAIN TO THE MANHOLES (SEE RUBBER BOOT AND PRECAST JOINT CONNECTION DETAIL).

INDIVIDUAL SANITARY SERVICE CONNECTORS ON NEW CONSTRUCTION SHALL NOT BE CONNECTED DIRECTLY INTO MANHOLES, BUT TO SEWER MAIN LINES BY USE OF WYE CONNECTIONS.

FOR SINGLE FAMILY HOMES, SINGLE FOUR INCH SEWER SERVICES SHALL BE CONSTRUCTED AT EACH LOT OR UNIT AND LOCATED ON THE DOWNSTREAM SIDE OF THE LOT CENTER LINE. THESE SERVICES SHALL BE EXTENDED 4 FEET ABOVE GROUND AT THE PROPERTY LINE WITH A PVC RISER AND PLUG BEING EASILY VISIBLE FROM THE ROAD. RUBBER SEAL FITTINGS TO BE USED ON ALL LINES, NO GLUED JOINTS.

FOR MULTI-FAMILY AND COMMERCIAL SITES, SIX INCH MINIMUM SEWER SERVICES AND CLEANOUTS SHALL BE PROVIDED AS APPROVED BY THE CITY.

SANITARY SEWER LATERALS LONGER THAN 70 FEET, MEASURED FROM THE SEWER MAIN TO THE RIGHT-OF-WAY LINE MAY BE APPROVED ON A CASE BY CASE BASIS. SUCH LATERALS SHALL BE D.I.P. EPOXY LINED OR C-900 PVC.

SANITARY SEWER MANHOLES WHICH HAVE SEWER FORCE MAINS DISCHARGING DIRECTLY INTO THEM, OR ANY MANHOLE WITHIN 200 FEET OF A LIFT STATION, SHALL BE FIBERGLASS OR PVC LINED. RETRO-FITTING OF MANHOLES WITH LINERS SHALL BE REQUIRED WHEN NEW CONNECTIONS SUCH AS THIS ARE MADE. FIBERGLASS SHALL BE A MINIMUM 1/2" THICKNESS UNLESS APPROVED OTHERWISE BY THE CITY. LINING SHALL BE AGRU SURE-GRIP OR PRE-APPROVED EQUAL.

SEE CHART S-9C FOR PIPE SIZE AND MATERIALS.

THE CITY OF ORMOND BEACH REQUIRES THE DEVELOPER TO TELEVISE ANY AND ALL SANITARY SEWER MAIN LINES AND LATERALS PRIOR TO ANY FINAL ACCEPTANCE, AND RESERVES THE RIGHT TO REQUEST WATER AND AIR TESTING.

ALL SEWER MAINS PRIOR TO ACCEPTANCE BY THE CITY SHALL BE TELEVISED BY A REPUTABLE COMPANY THAT ENGAGES IN THIS TYPE OF WORK. THE VIDEO SHALL BE NON-STOP WITH AUDIO DESCRIBING WHAT IS BEING REVIEWED. WRITTEN LOGS DESCRIBING THE CONDITION OF THE LINES SHALL ACCOMPANY THE TAPE SUBMISSION TO THE CITY.

CONTRACTORS SHALL BE REQUIRED TO TELEVISE ALL SEWER LINES IN THE PRESENCE OF CITY PERSONNEL AND PROVIDE COPIES OF THE VIDEO TAPE TO THE PUBLIC UTILITY DEPT. ANY DEFECTS NOTED SHALL BE CORRECTED PRIOR TO ACCEPTANCE BY THE CITY.

ALL MANHOLES CONSTRUCTED IN SIDE YARDS, BACKYARDS, AND EASEMENTS OFF THE RIGHT-OF-WAY SHALL BE OUTFITTED WITH FIBERGLASS LINERS OR OTHER TYPES OF LINERS OR COATINGS APPROVED BY THE CITY. IN ADDITION THE CITY MAY REQUIRE LINERS OR COATINGS TO BE INSTALLED IN OTHER AREAS WHERE THE PUBLIC UTILITY DEPARTMENTS BELIEVE THE NEED IS JUSTIFIED.

ALL SEWER LINES WHICH ARE CONSTRUCTED OFF PUBLIC RIGHTS-OF-WAY WITHIN SIDEYARDS, BACKYARDS, AND OTHER POORLY ACCESSABLE AREAS SHALL BE CONSTRUCTED OF C-900 PVC, OR EPOXY LINED DUCTILE IRON PIPE. ABSOLUTELY NO USE OF PLASTIC STYRENE FITTINGS SHALL BE ALLOWED.

SEWER LATERAL LOCATIONS SHALL BE MARKED ALONG THE OUTSIDE OF THE CURB WITH A SAWCUT V , OR BY A METAL TAB SET INTO THE PAVEMENT.

EZ-WRAP PLASTIC, AS MANUFACTURED BY PRESS-SEAL GASKET CORPORATION OR APPROVED EQUAL, SHALL BE USED ON THE OUTSIDE OF ALL MANHOLE AND WETWELL JOINTS. APPLY ONE LAYER OF 8" WRAP CENTERED ON EACH JOINT. A CITY INSPECTOR SHALL PERSONALLY INSPECT ALL JOINT SEALS PRIOR TO BACKFILLING OPERATIONS .

MATERIALS		
DIAMETER	MATERIAL	STANDARD
> 3" - 4"	PVC 1120 / SDR 21	ASTM D 2241
> 4" - 12"	PVC 1120 / CLASS 150	AWWA C 900
14" - 36" (16" - 24" DR - 18) (30" - 36" DR - 25)	PVC 1120	AWWA C 905

NOTE: -PVC PIPE COLOR SHALL BE BLUE FOR POTABLE WATER MAIN, GREEN OR WHITE FOR SEWER FORCE MAIN, AND PURPLE FOR REUSE MAIN.

WATER SYSTEM CONSTRUCTION GENERAL NOTES

THE CITY'S PUBLIC UTILITIES DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.

DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW WATER MAIN BEING LAID.

ALL WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.

TRENCHES SHALL BE BACKFILLED WITH CLEAN GRANULAR MATERIAL IN MAX. 1' LIFTS WITH A MINIMUM COMPACTION OF 98 PERCENT (AASHTO-T180) IN PAVED AREAS AND 90 PERCENT IN UNPAVED AREAS.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 1 FOOT VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET, AND TO FURNISH COPIES OF TEST REPORTS PROMPTLY TO THE CITY ENGINEERING DEPARTMENT.

METALLIZED PIPE LOCATION TAPE SHALL BE LOCATED 15 INCHES BELOW FINISHED GRADE OR AS SPECIFIED BY MANUFACTURER FOR ALL PVC LINES. MARKER TAPE SHALL BE USED ON ALL DUCTILE IRON PIPE.

ALL WATER SERVICES (SINGLE 1" AND DOUBLE 1 1/2") SHALL BE POLYETHYLENE TUBING (BLUE IN COLOR) ; POLYBUTYLENE SHALL NOT BE ALLOWED.

ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH 4" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 24" ABOVE THE GROUND. WARE TIES SHALL BE USED TO SECURE THE CURB STOPS TO SUPPORT POSTS.

WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACINGS OF 500 FEET.

AT ALL WATER MAIN TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL LEGS EXCEPT ONE.

APPROVED WATER VALVE TYPES ARE THE FOLLOWING:

A. STANDARD GATE VALVES LESS THAN 24" DIAMETER RESILIENT SEAT GATE VALVES (AWWA C-509).
B. TAPPING VALVES AND MECHANICAL TAPPING SLEEVE SHALL BE STAINLESS STEEL. (AWWA C - 509)

ALL WATER VALVE BOXES SHALL BE ADJUSTED TO FINISH GRADE AND THE LIDS PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.

WATER VALVES SHALL BE COMPLETELY OPENED BY THE CONTRACTOR UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS IN THE PRESENCE OF UTILITY DEPARTMENT PERSONNEL.

ALL FIRE HYDRANTS SHALL BE CONSTRUCTED TO MAKE THEM EASILY ACCESSIBLE TO FIRE PERSONNEL IN CASE OF FIRE. THE MAIN NOZZLE CONNECTION SHOULD ALWAYS FACE THE STREET AND BE 18-18" ABOVE GRADE.

AS STANDARD PRACTICE, WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF CURB OR AS APPROVED BY THE CITY.

ALL WATER MAINS SHALL BE NSF-APPROVED FOR POTABLE WATER USE, AND SHALL HAVE A MINIMUM COVER OF 36 INCHES. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER, DUCTILE IRON CLASS 350 OR CONCRETE ENCASEMENT MAY BE USED AS APPROVED BY THE CITY.

ALL PROPOSED WATER MAINS SHALL BE FLUSHED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.

WATER MAINS SHALL BE AWWA C-900 CL 150 OR D.I.P. CLASS 350 STANDARD CEMENT LINED.

UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE HEALTH DEPARTMENT, AND THAT CERTIFIED AS-BUILT DRAWINGS ARE PROVIDED TO THE CITY PRIOR TO PAVING AND ANY USE OF THE SYSTEM. PROVIDE THREE (3) BLUELINE COPIES AND ONE (1) MYLAR OF AS-BUILT DRAWINGS.

MEGALUG OR EQUIVALENT, RESTRAINED JOINT SYSTEM MAY BE USED ON ALL RESTRAINED FITTINGS, VALVES, ETC. MINIMUM DEPTH OF BURY ON PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES.

WATER SYSTEMS SHALL BE PRESSURE TESTED AT 150 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA STANDARDS. TESTS SHALL BE CONDUCTED BEFORE FINAL PAVING AND IN THE PRESENCE OF THE CITY'S INSPECTOR.

ALL WATER SERVICES SHALL BE MARKED WITH A "A" SAWCUT INTO THE CURB OR BY METAL TABS SET INTO THE PAVEMENT.

ALL WATER VALVES AND BLOW-OFFS SHALL BE MARKED WITH AN "X" SAWCUT INTO THE CURB OR BY METAL TABS SET INTO THE PAVEMENT. LOCATION OF METAL TABS IN INCHES FROM EDGE OF PAVEMENT SHALL EQUAL DISTANCE IN FEET FROM EDGE OF PAVEMENT TO VALVE.

WATER SERVICES SHALL NORMALLY BE DOUBLE 1 1/2" SERVICES LOCATED AT SIDE LOT LINES. IN INSTANCES WHERE SERVICES NEED TO BE OFFSET, 1" SINGLE SERVICES SHALL BE SPECIFIED. THESE SERVICES MAY BE OFFSET A MAXIMUM OF 5.0'.

UNIFLANGE 1300 SERIES PIPE RESTRAINTS AS MANUFACTURED BY FORD OR APPROVED EQUAL MAY BE USED AS APPROPRIATE FOR RESTRAINING IN-LINE PRESSURE PIPE EACH SIDE OF PIPE JOINT. AS REQUIRED BY RESTRAINT TABLE.

TRACING WIRE SHALL BE INSTALLED IN ACCORDANCE WITH UTILITY PIPE LOCATION MATERIALS DETAIL.

NO GALVANIZED PIPE, FITTINGS, ETC. ARE ACCEPTED.

ALL WATER METERS SHALL BE INSTALLED AT THE RIGHT OF WAY LINE ONLY REGARDLESS OF SIZE.

ROADWAY CONSTRUCTION NOTES

ALL RIGHT OF WAY OTHER THAN ROADWAY AREAS SHALL BE SEEDED AND MULCHED OR SODDED. THE CITY RESERVES THE RIGHT TO REQUIRE SODDING IN SPECIAL AREAS WHERE EROSION IS A CONCERN.

THE FOLLOWING WILL BE THE STANDARD PROTECTION FOR DITCHES UNLESS DRAINAGE CALCULATIONS INDICATE OTHERWISE:

SWALE PROFILE GRADES	PROTECTION REQUIRED
0.2% - 1.0%	SEEDING AND MULCHING
1.0% - 4.0%	SODDING
4.0% AND GREATER	DITCH PAVING

ALL FRANCHISE UTILITY CROSSINGS, INCLUDING BUT NOT LIMITED TO FPL, BELLSOUTH AND CABLE SHALL BE INSTALLED PRIOR TO INSTALLATION AND COMPACTION OF THE ROAD SUB BASE. ANY CROSSINGS AFTER INSTALLATION OF THE SUB BASE SHALL BE BY DIRECTIONAL BORE.

THE LIMITS OF STABILIZED SUB BASE SHALL EXTEND TO A DEPTH OF SIX INCHES (6") BELOW THE BOTTOM OF THE BASE AND OUTWARD TO TWELVE INCHES (12") BEYOND THE CURB.

THE STABILIZING MATERIAL, IF REQUIRED, SHOULD BE A HIGH BEARING VALUE SOIL, SAND-CLAY, LIMEROCK, RECYCLED CONCRETE, SHELL OR OTHER MATERIAL AS APPROVED BY THE CITY AND A LICENSED SOILS ENGINEER.

THE SUB BASE SHALL BE STABILIZED NOT LESS THAN FORTY (40) POUNDS LIMEROCK BEARING RATIO (LBR). A COMPACTION OF NO LESS THAN NINETY-EIGHT (98%) PERCENT DENSITY BASED ON AASHTO T-180 SHALL BE REQUIRED.

TESTS FOR SUB BASE BEARING CAPACITY AND COMPACTION SHALL BE DONE AT A MINIMUM OF EVERY 300 FEET AND SHALL BE STAGGERED TO THE LEFT, RIGHT AND AT CENTER LINE OF THE ROADWAY.

BASES FOR ALL STREETS SHALL HAVE A MINIMUM SIX INCH (6") DEPTH. PRIMING AND SANDING SHALL BE REQUIRED AS SOON AS BEARING CAPACITY AND COMPACTION HAS BEEN ACHIEVED.

RECYCLED CONCRETE OR LIMEROCK BASES SHALL BE COMPACTED TO (98 %) MAXIMUM DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST.

RECYCLED CONCRETE MIX DESIGNS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO START OF SUB BASE PREPARATION.

CEMENT DELIVERY TICKETS SHALL BE PROVIDED TO THE CITY AT THE TIME OF PLACEMENT.

TESTING OF THE IN-PLACE BASE SHALL BE DONE AT INTERVALS EQUIVALENT TO SUB BASE TESTING AND SHALL CONSIST OF, AS A MINIMUM, MOISTURE CONTENT AND COMPACTION TEST.

DESIGN MIXES SHALL BE SUBMITTED TO THE CITY FOR THEIR APPROVAL NO LESS THAN THREE (3) WORKING DAYS PRIOR TO ANY ROADWAY CONSTRUCTION.

ASPHALT SPECIFICATIONS SHALL BE SUBMITTED BY THE DESIGN ENGINEER WITH FINAL PLANS TO THE CITY. FLORIDA STATE CERTIFIED BATCH PLANTS MUST THEN CERTIFY THAT THESE APPROVED SPECIFICATIONS HAVE BEEN MET.

EXTRACTION AND GRADATION TESTS ON ASPHALT MIXES SHALL BE PROVIDED TO THE CITY TO INSURE THAT DESIGN MIXES MEET THE CITY STANDARD SPECIFICATIONS.

THE ROADWAY CROWN SHALL HAVE A STANDARD ONE QUARTER INCH (1/4") PER FOOT SLOPE.

ALL ROADWAYS WITH CURB AND GUTTER SECTIONS SHALL HAVE AS A STANDARD A MINIMUM LONGITUDINAL SLOPE OF 0.30

THE FINISHED PAVEMENT EDGE SHALL BE WITHIN ONE QUARTER INCH (1/4") OF THE ADJACENT CONCRETE CURB.

CONCRETE CURBS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AND CONSTRUCTED WITH 2500 PSI CONCRETE AT 28 DAYS.

CONCRETE CURBS SHALL BE SAW CUT TO A DEPTH EQUAL TO 1/4 OF CURB THICKNESS AT INTERVALS OF TEN FEET (10') WITH EXPANSION JOINTS AT STREET INTERSECTIONS, STRUCTURES AND ALONG CURVES AT SIXTY FEET (60') INTERVALS. ALL EXPANSION JOINT MATERIAL IS REQUIRED TO BE INSTALLED THROUGH THE ENTIRE DEPTH OF THE CONCRETE CURB.

AN "X" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF WATER DISTRIBUTION SYSTEM VALVE.

AN "T" SHALL BE CUT INTO THE CURB TO MARK THE LOCATION OF ALL VALVES OTHER THAN WATER DISTRIBUTION VALVES.

A "V" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF ALL SEWER SERVICES.

A "J" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF ALL RECLAIMED WATER SERVICES.

A "A" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF ALL WATER SERVICES.

THREE (3) CONCRETE CYLINDERS SHALL BE TAKEN AND TESTED FOR EVERY THREE HUNDRED (300) FEET OF ROADWAY CONSTRUCTED. TEST RESULTS SHALL THEN BE PROVIDED TO THE CITY AS THEY BECOME AVAILABLE.

THE DEVELOPER SHALL PROVIDE ALL REQUIRED PAVEMENT MARKINGS ON ALL ROADWAYS PER CITY, COUNTY AND STATE REQUIREMENTS. CENTERLINE STRIPES SHALL BE PROVIDED ON EXTENSIONS OF CITY COLLECTOR OR ARTERIAL ROADS, COUNTY ROADS AND STATE HIGHWAYS ONLY.

STOP BARS SHALL BE PLACED AT ALL SUBDIVISION ENTRANCES AND INTERSECTIONS CONTAINING CITY COLLECTOR AND ARTERIAL ROADS, COUNTY ROADS AND STATE HIGHWAYS.

ALL TRAFFIC CONTROL DEVICES PLACED AT INTERSECTIONS, PRIVATE STREETS, PUBLIC STREETS, COUNTY ROADS AND STATE HIGHWAYS WITHIN THE CITY LIMITS SHALL BE INSTALLED ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

THE DEVELOPER IS RESPONSIBLE FOR PAYING FEES FOR ALL STREET LIGHTS PRIOR TO ACCEPTANCE OF THE PROJECT BY THE CITY.

STANDARD TURNING RADII FOR INTERSECTIONS:

2-LANE ACCESS OR FEEDER	35'
LOCAL TO COLLECTOR	35'
LOCAL OR COLLECTOR TO ARTERIAL	40'
ARTERIAL TO ARTERIAL	50'

CITY INSPECTOR SHALL BE PRESENT DURING PAVING OF ALL PUBLIC AND PRIVATE ROADS. PAVING SHALL BE PERFORMED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY. PAVING DURING WEEKENDS IS NOT PERMITTED.

CONSTRUCTION METHODS AND DESIGN FOR CONCRETE PAVEMENT SHALL CONFORM TO FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

ALL CONTRACTORS THAT ARE PERFORMING THE CONSTRUCTION OF PUBLIC IMPROVEMENTS (WATER MAIN, SANITARY SEWER MAIN, RECLAIMED WATER MAIN, STORM WATER PIPES AND INLETS AND ALSO CONSTRUCTION OF ROADWAYS) SHALL BE CERTIFIED WITH THE FLORIDA STATE DEPARTMENT OF PROFESSIONAL REGULATIONS (DPR) FOR THE TYPE OF WORK THAT THEY PERFORM. A COPY OF THE VALID LICENSE IS REQUIRED AT PRE CONSTRUCTION MEETING.

UTILITY DEPTH:

- HIGH VOLTAGE UTILITIES SUCH AS POWER (FEEDER, SERVICE AND DROPS) SHALL BE BURIED A MINIMUM OF 30 INCHES IN DEPTH.
- LOW VOLTAGE UTILITIES SUCH AS PHONE AND CABLE TV SHALL BE BURIED A MINIMUM OF 12 INCHES IN DEPTH FOR FEEDER AND SERVICES. SERVICE DROPS SHALL BE BURIED A MINIMUM OF 8 INCHES IN DEPTH.
- HIGH VOLTAGE UTILITIES INSTALLED PARALLEL TO PRESSURE MAINS SHALL MAINTAIN A MINIMUM FIVE FOOT SEPARATION.

GEOTECHNICAL TESTING REPORTS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER SHALL BE SUBMITTED TO THE CITY OF ORMOND BEACH PRIOR TO FINAL SIGN OFF. REPORTS SHALL CLEARLY LABEL PROJECT NAME AND PHASE.

No	Date	Revision	Approved
1	9/05	REVISED PER CITY COMMENTS	JRK
2			
3			
4			

No	Date	Revision	Approved
5			
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Designed by:	S.H.	6/05	Scale: N.T.S.
Drawn by:	B.B.	6/05	
Checked by:	T.H.H.	6/05	Date: June, 2005
Approved by:	J.B.M.	6/05	Job No. 15701
Certificate of Authorization No. 5215			File: 15701dist.dwg

THE TOMOKA GOLF VILLAGE

ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

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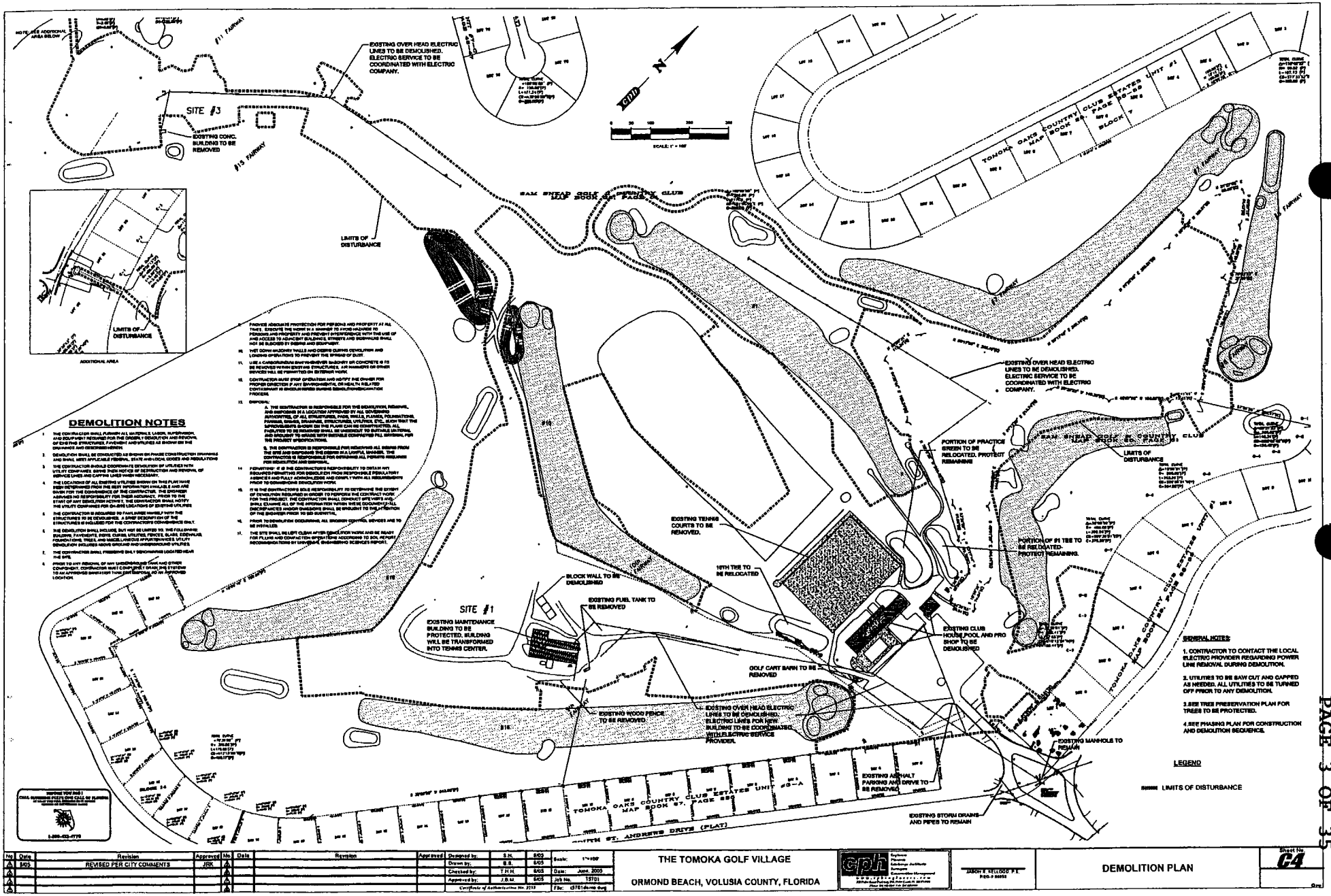
JASON K. KELLOGG P.E. #65-E 66993

GENERAL NOTES

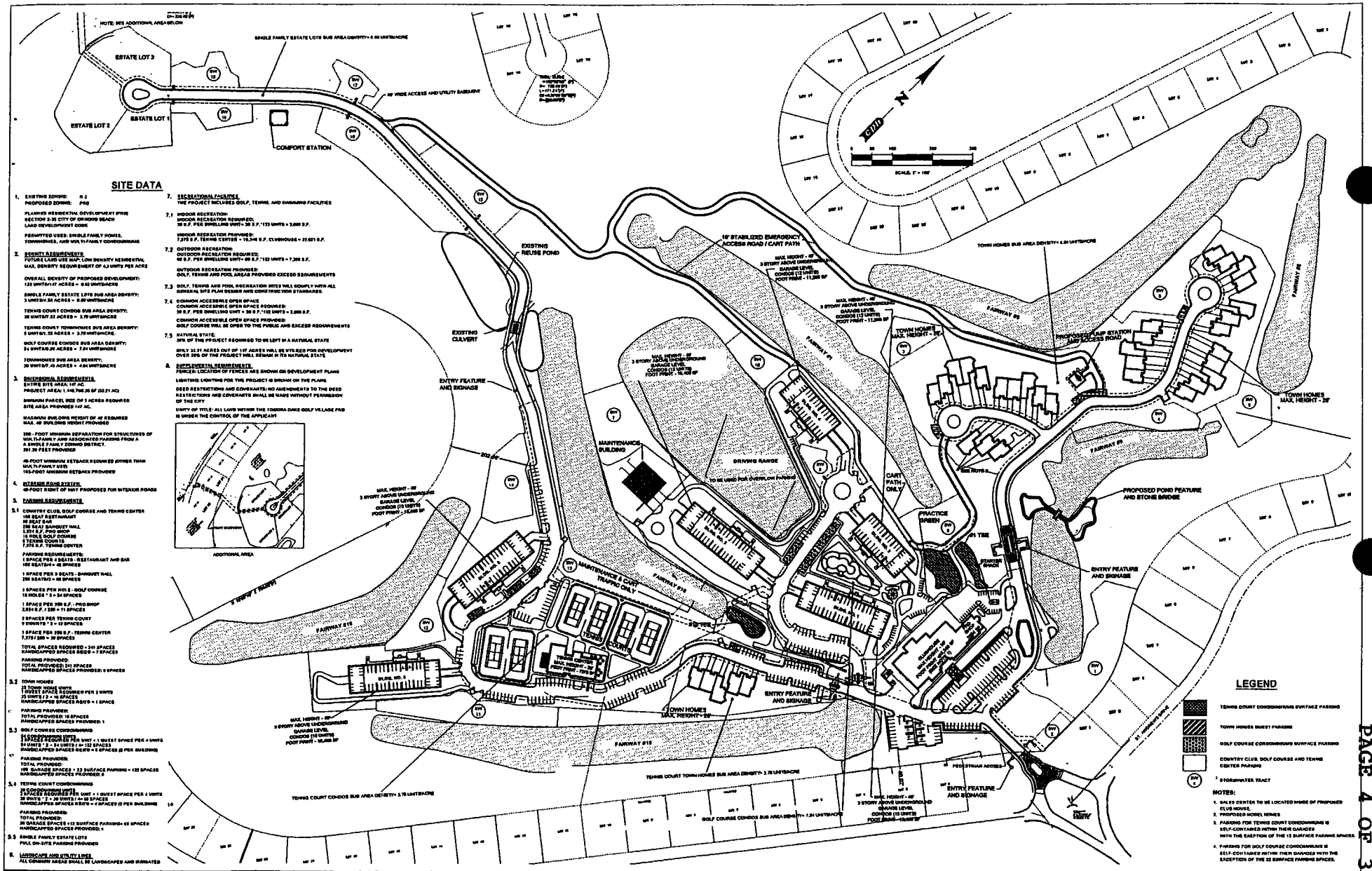
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EXHIBIT "B"
PAGE 2 OF 35

Instrument# 2006-273445 # 13
Book: 5944
Page: 2195


SITE #3
EXISTING CONC. BUILDING TO BE REMOVED
#15 FAIRWAY
#11 FAIRWAY
EXISTING OVER HEAD ELECTRIC LINES TO BE DEMOLISHED. ELECTRIC SERVICE TO BE COORDINATED WITH ELECTRIC COMPANY.
LIMITS OF DISTURBANCE
ADDITIONAL AREA
SAN ANDREAS GOLF & COUNTRY CLUB
MAP BOOK 6A PAGE 6
TOMOKA OAKS COUNTRY CLUB ESTATES UNIT #1 MAP BOOK 27, PAGE 89
BLOCK 'Y'
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#2 FAIRWAY
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Instrument# 2006-273445 # 14
Book: 5944
Page: 2196



No	Date	Revision	Approved
1	9/03	REVISED PER CITY COMMENTS	JRK
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No	Date	Revision	Approved
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Designed by: S.H. 8/03
Drawn by: S.S. 8/03
Checked by: T.H.K. 8/03
Approved by: J.B.M. 8/03
Certificate of Authorization No. 3319

Scale: 1"=100'
Date: June, 2003
Job No. 15701
File: I5701sop.dwg

THE TOMOKA GOLF VILLAGE
ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

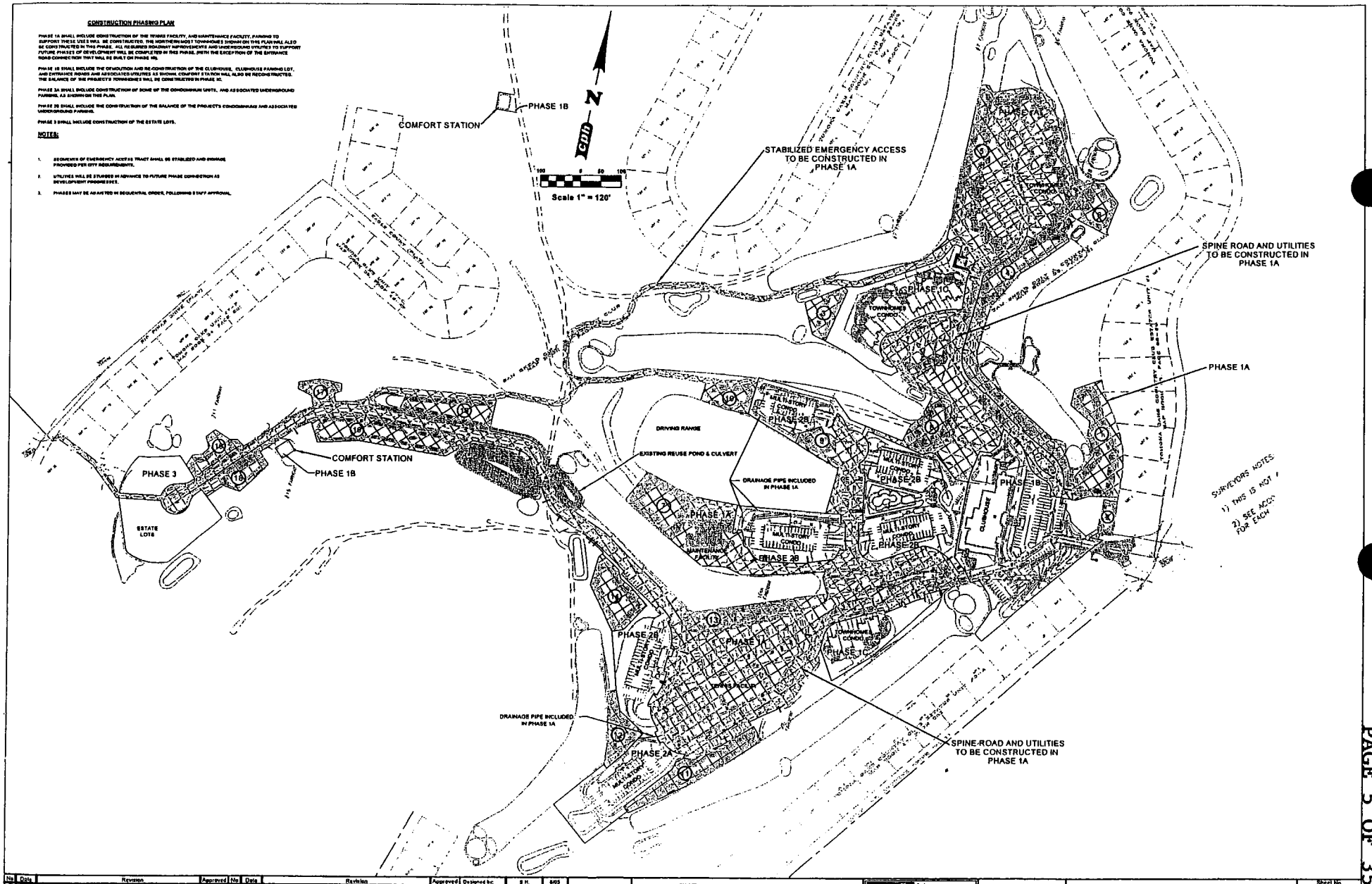
JASON E. KELLOGG, P.E.
REG. # 59152

OVERALL SITE PLAN

Sheet No. C5

EXHIBIT "B"
PAGE 4 OF 35

Instrument# 2006-273445 # 15
Book: 5944
Page: 2197



No	Date	Revision	Approved	No	Date	Revision	Approved
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Designed by: B.H. 6/05
Drawn by: B.B. 6/05
Checked by: T.H.H 6/05
Approved by: J.R.M 6/05
Certificate of Authorization No. 2168
Scale: 1"=120'
Date: June, 2005
Job No. 13701
File: 13701CPP.dwg

THE TOMOKA GOLF VILLAGE
ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

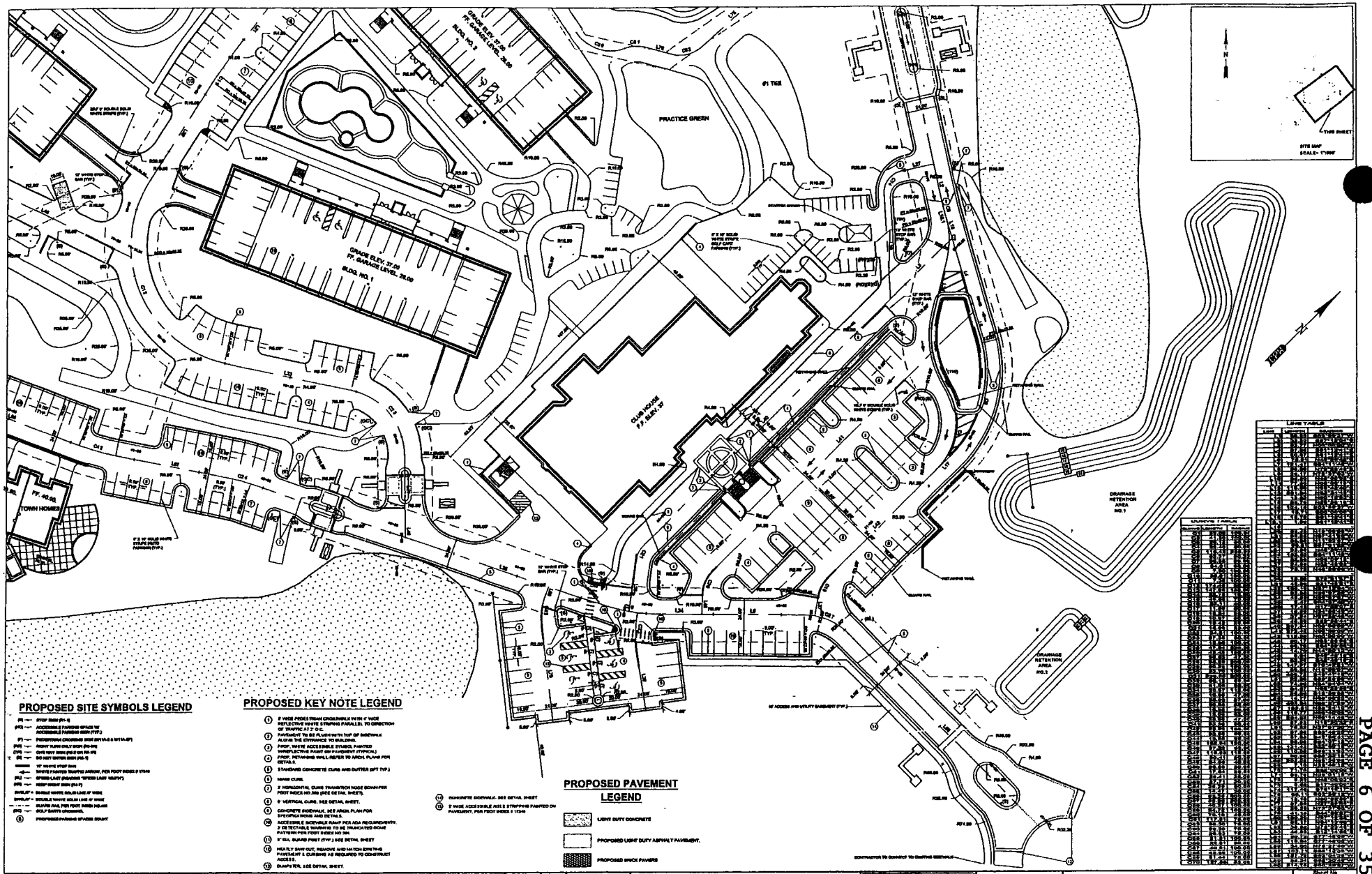
cph

CONSTRUCTION PHASING PLAN

Sheet No. C6

EXHIBIT "B"
PAGE 5 OF 35

Instrument# 2006-273445 # 16
Book: 5944
Page: 2198



No	Date	Revision	Approved
3	9/05	REVISED PER CITY COMMENTS	JRK

No	Date	Revision	Approved

Designed by:	S.H.	6/05
Drawn by:	S.S.	6/05
Checked by:	T.H.H.	6/05
Approved by:	J.B.M.	6/05

Certificate of Authorization No. 3313

Scale: 1"=30'
Date: June, 2005
Job No. T5701
File: T5701SDP1.dwg

THE TOMOKA GOLF VILLAGE
ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

cph Engineers, Planners, Landscape Architects, Surveyors, Construction Management
www.cphgroup.com
Daytona Beach Parkway 386 Fax Beach 32 and 407 Fax Beach 32 and 407 Fax Beach 32 and 407

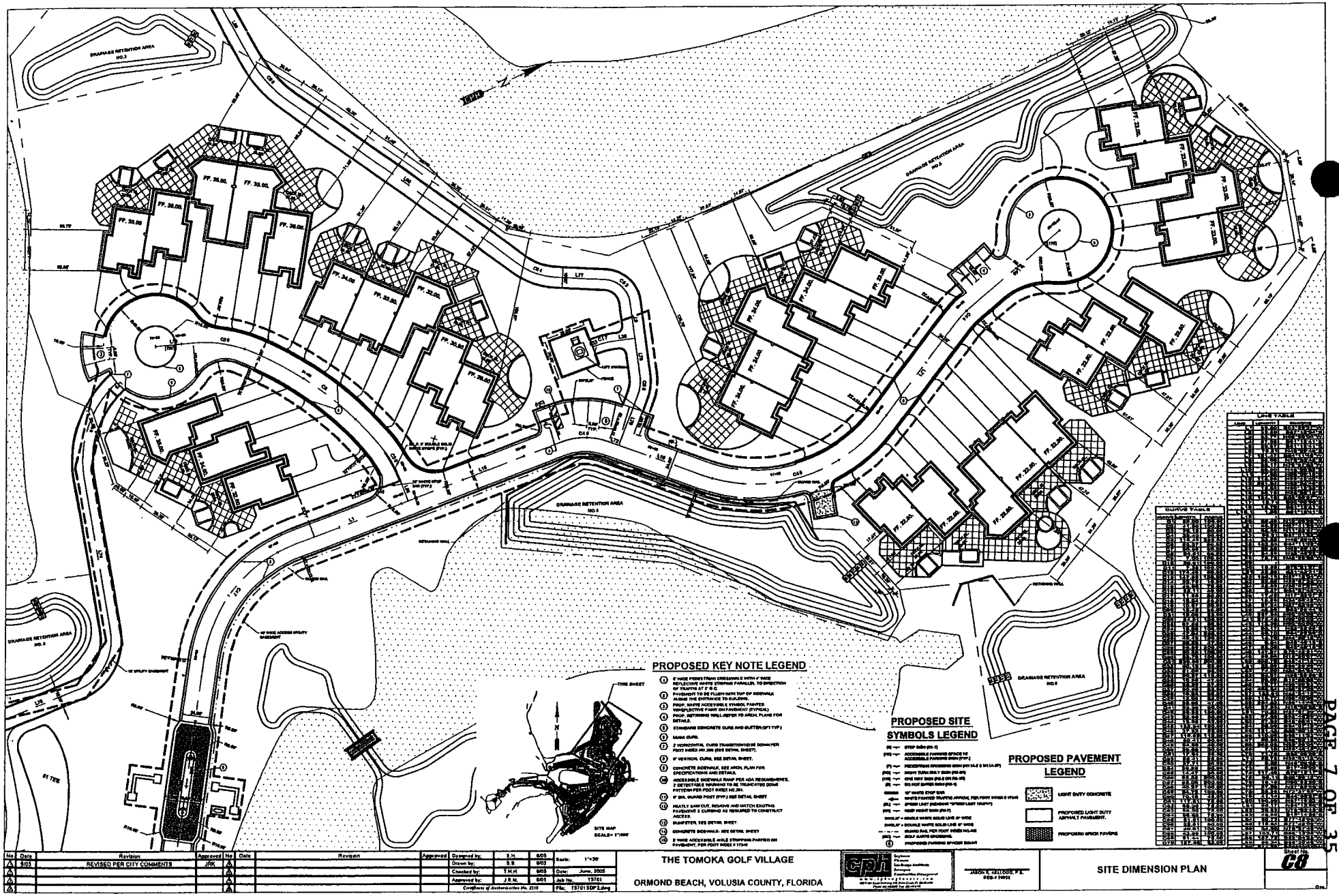
JASON R. KELLOGG, P.E. No. 56653

SITE DIMENSION PLAN

Sheet No. C7

EXHIBIT "B"
PAGE 6 OF 35

Instrument# 2006-273445 # 17
Book: 5944
Page: 2199



No	Date	Revision	Approved	No	Date	Revision	Approved
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Designed by:	T.H.	6/05
Drawn by:	S.B.	6/05
Checked by:	T.H.H.	6/05
Approved by:	J.R.M.	6/05

Certificate of Authorization No. 2219

Scale: 1"=30'
Date: June, 2005
Job No. 15701
File: 15701SDP1.dwg

THE TOMOKA GOLF VILLAGE

ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

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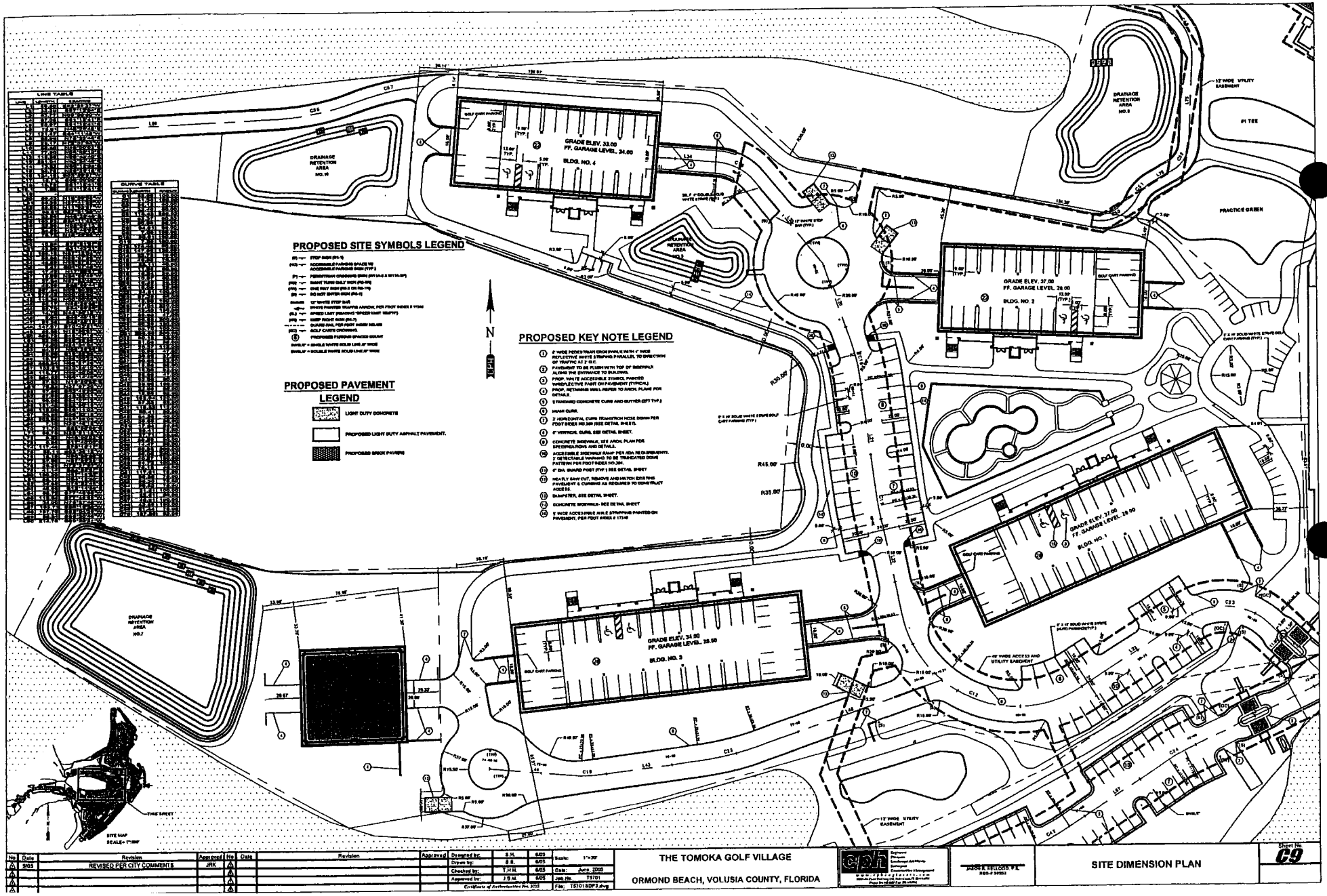
JASON R. KELLOGG, P.E.
REG. # 54932

SITE DIMENSION PLAN

Sheet No. C8

EXHIBIT "B"
PAGE 7 OF 35

Instrument# 2006-273445 # 18
Book: 5944
Page: 2200



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Designed by:	S.H.	6/05	Scale: 1"=20'
Drawn by:	B.B.	6/05	
Checked by:	T.H.H.	6/05	Date: June, 2005
Approved by:	J.B.M.	6/05	Job No. T5701
Certificate of Authorization No. 3115			File: T5701SDP3.dwg

THE TOMOKA GOLF VILLAGE

ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

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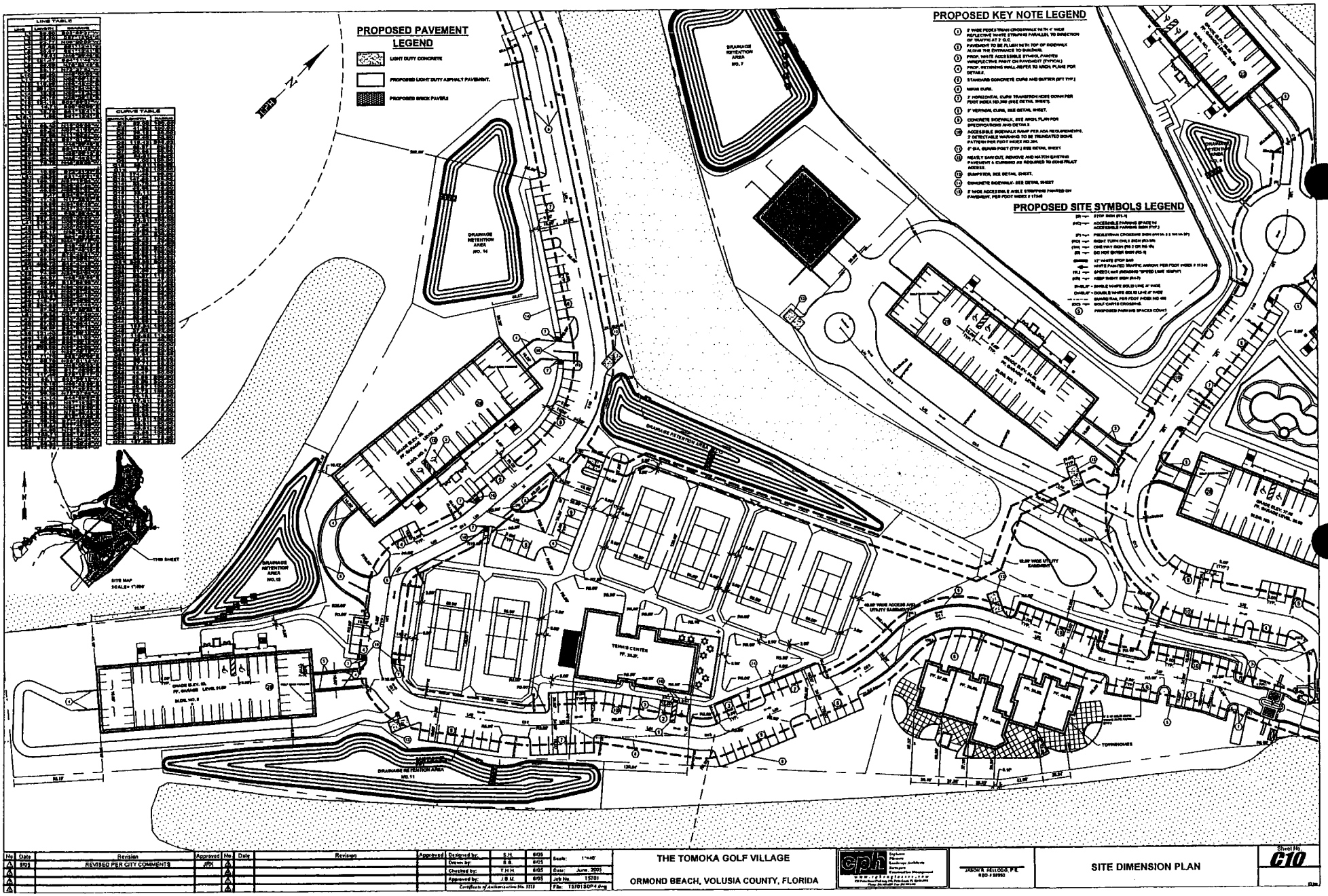
JOHN R. KELLOGG, P.E. 56052

SITE DIMENSION PLAN

Sheet No. C9

EXHIBIT "B" PAGE 8 OF 35

Instrument# 2006-273445 # 19
Book: 5944
Page: 2201



No	Date	Revision	Approved	No	Date	Revision	Approved
1	8/05	REVISED PER CITY COMMENTS	JRK				

Designed by: S.H. 6/05
Drawn by: B.B. 6/05
Checked by: T.H.H. 6/05
Approved by: J.B.M. 6/05
Certificate of Authorization No. 7215

Scale: 1"=40'
Date: June, 2005
Job No. 15701
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THE TOMOKA GOLF VILLAGE

ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

eph Engineering Planning Landscape Architecture Ecological Construction Management

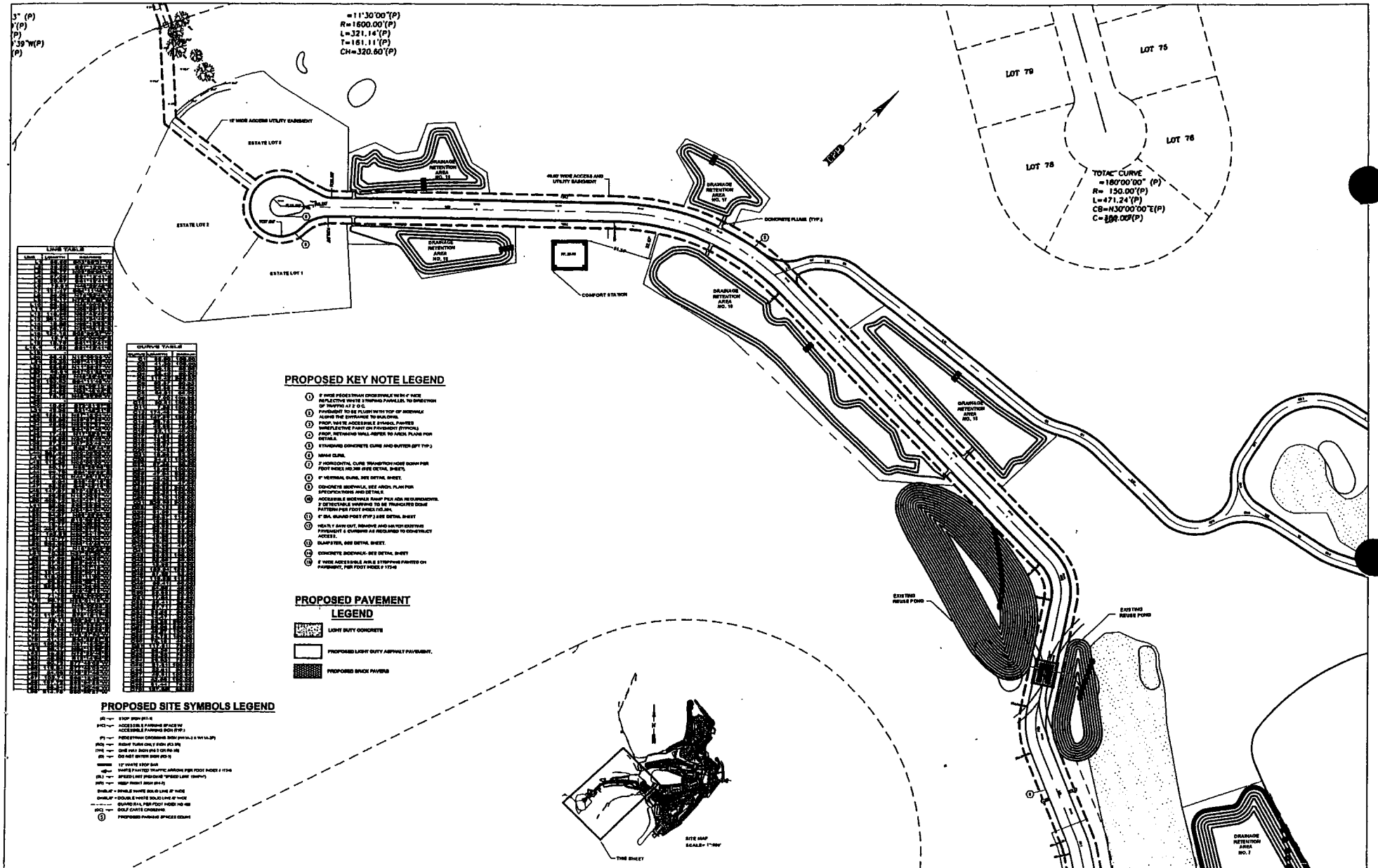
JASON R. KELLOGG, P.E. #50 # 58992

SITE DIMENSION PLAN

Sheet No. C10

EXHIBIT "B" PAGE 9 OF 35

Instrument# 2006-273449 # 20
Book: 5944
Page: 2202



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No	Date	Revision	Approved
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Designed by:	T.H.	5/05
Drawn by:	B.B.	5/05
Checked by:	T.H.K.	5/05
Approved by:	J.R.K.	5/05

Certificate of Authorization No. 2315

Scale: 1" = 50'
Date: June, 2005
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THE TOMOKA GOLF VILLAGE

ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

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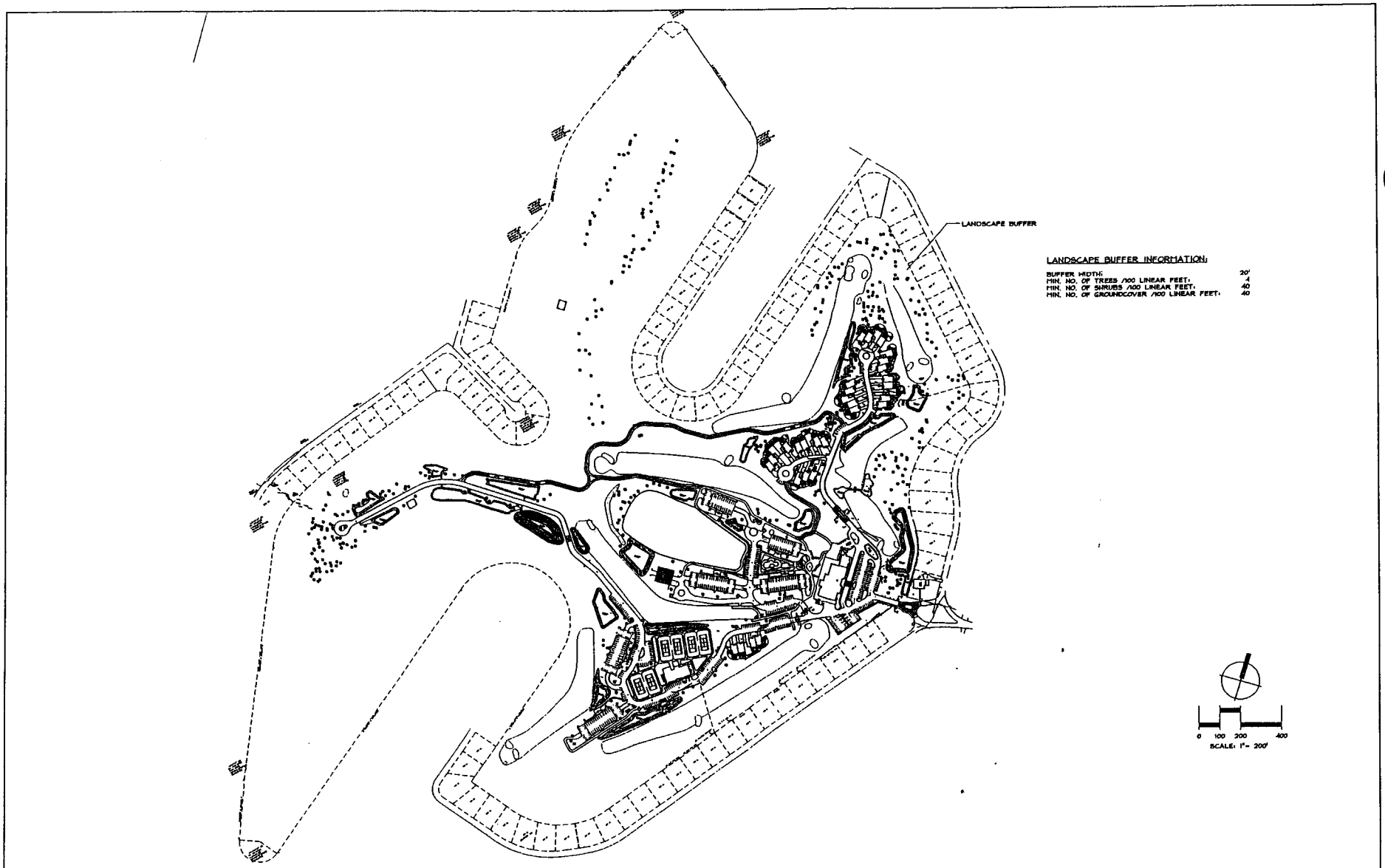
JASON R. KELLOGG, P.E.
REG # 56662

SITE DIMENSION PLAN

Sheet No. C11

EXHIBIT "B" PAGE 10 OF 35

Instrument# 2006-273443 # 21
Book: 5944
Page: 2203



No	Date	Revision	Approved	No	Date	Revision	Approved	Designed by:	GJP	SAS	Scale: 1" = 200'
								Drawn by:	RES	SAS	
								Checked by:	GJP	SAS	Date: June, 2005
								Approved by:	GJP	SAS	Job No. T3701
								Certificate of Authorization No. 3019			File: LSP

THE TOMOKA GOLF VILLAGE

ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

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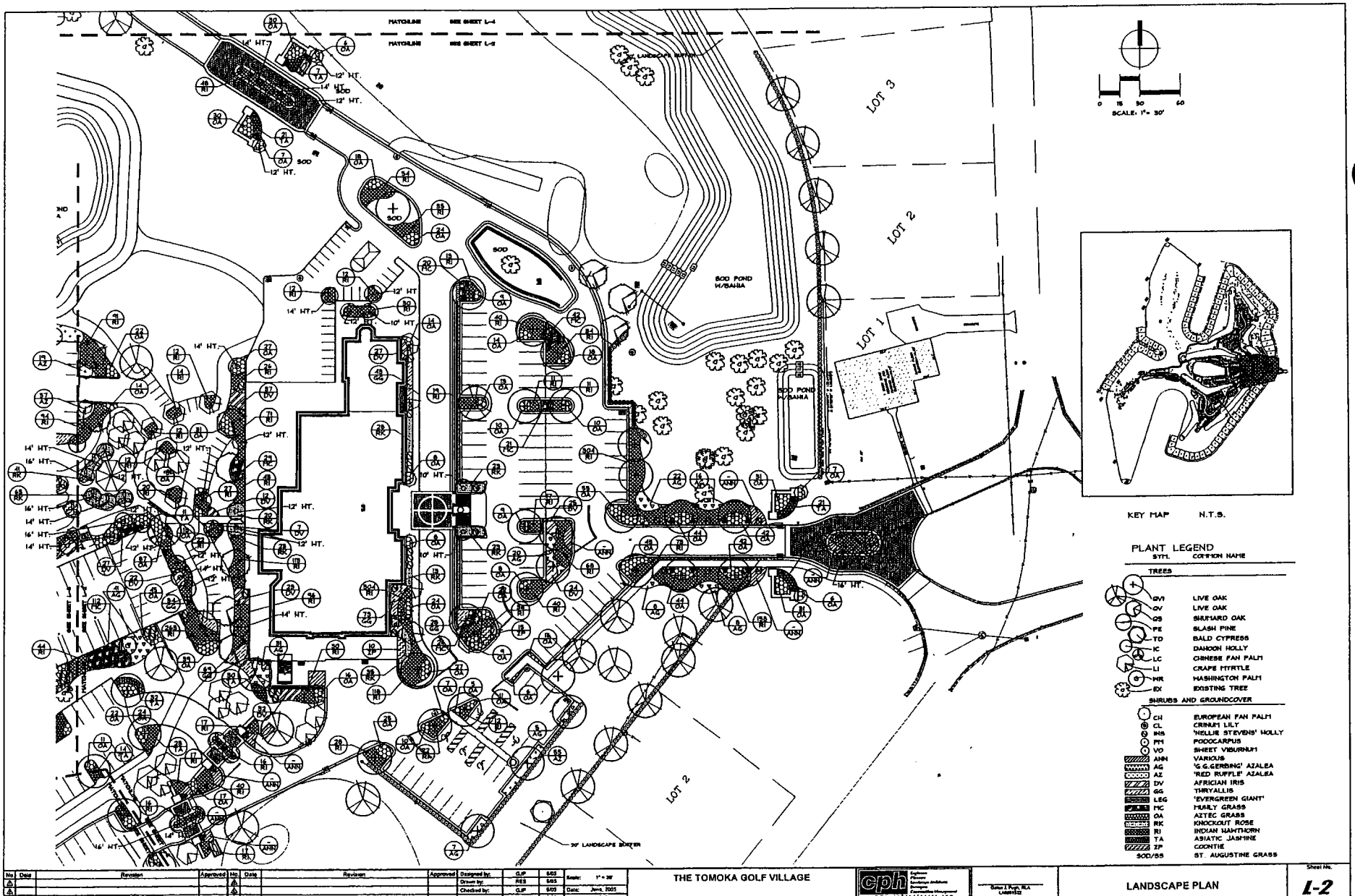
Galen J. Pugh, R.A. License #

OVERALL LANDSCAPE PLAN

Sheet No. L-1

EXHIBIT "B"
PAGE 11 OF 35

Instrument# 2006-273445 # 22
Book: 5944
Page: 2204



No.	Date	Revision	Approved
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No.	Date	Revision	Approved
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Designed by:	GJP
Drawn by:	RES
Checked by:	GJP
Approved by:	GJP
Certificate of Authorization No. 3011	
Scale:	1" = 30'
Date:	June, 2005
Job No.	13701
File:	LSP

THE TOMOKA GOLF VILLAGE

ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

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Barton J. Pugh, R.L.A. LA#0001532

LANDSCAPE PLAN

Sheet No. L-2

EXHIBIT "B"
PAGE 12 OF 35

Instrument# 2006-273445 # 23
Book: 5944
Page: 2205



PLANT LEGEND

SYM.	COMMON NAME
TREES	
QVI	LIVE OAK
QV	LIVE OAK
QS	SHUMARD OAK
PE	SLASH PINE
TD	BALD CYPRESS
IC	DAHOON HOLLY
LC	CHINESE FAN PALM
LI	CRAPE MYRTLE
WR	WASHINGTON PALM
EX	EXISTING TREE
SHRUBS AND GROUNDCOVER	
CH	EUROPEAN FAN PALM
CL	CRINUM LILY
INS	'NELLIE STEVENS' HOLLY
PM	PODOCARPUS
VO	SWEET VIBURNUM
ANN	VARIOUS
AG	'G.G.GERBING' AZALEA
AZ	'RED RUFFLE' AZALEA
DV	AFRICIAN IRIS
GG	THRYALLIS
LEG	'EVERGREEN GIANT'
MC	MARLY GRASS
OA	AZTEC GRASS
RK	KNOCKOUT ROSE
RI	INDIAN HAWTHORN
TA	ASIATIC JASMINE
ZP	COONTIE
SOD/SS	ST. AUGUSTINE GRASS

No	Date	Revision	Approved
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No	Date	Revision	Approved
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Designed by:	GJP	6/05	Scale: 1" = 30'
Drawn by:	RES	6/05	
Checked by:	GJP	6/05	Date: June, 2005
Approved by:	GJP	6/05	Job No. 13701
Compliance of Ordinance No. 2003			File: L8P

THE TOMOKA GOLF VILLAGE

ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

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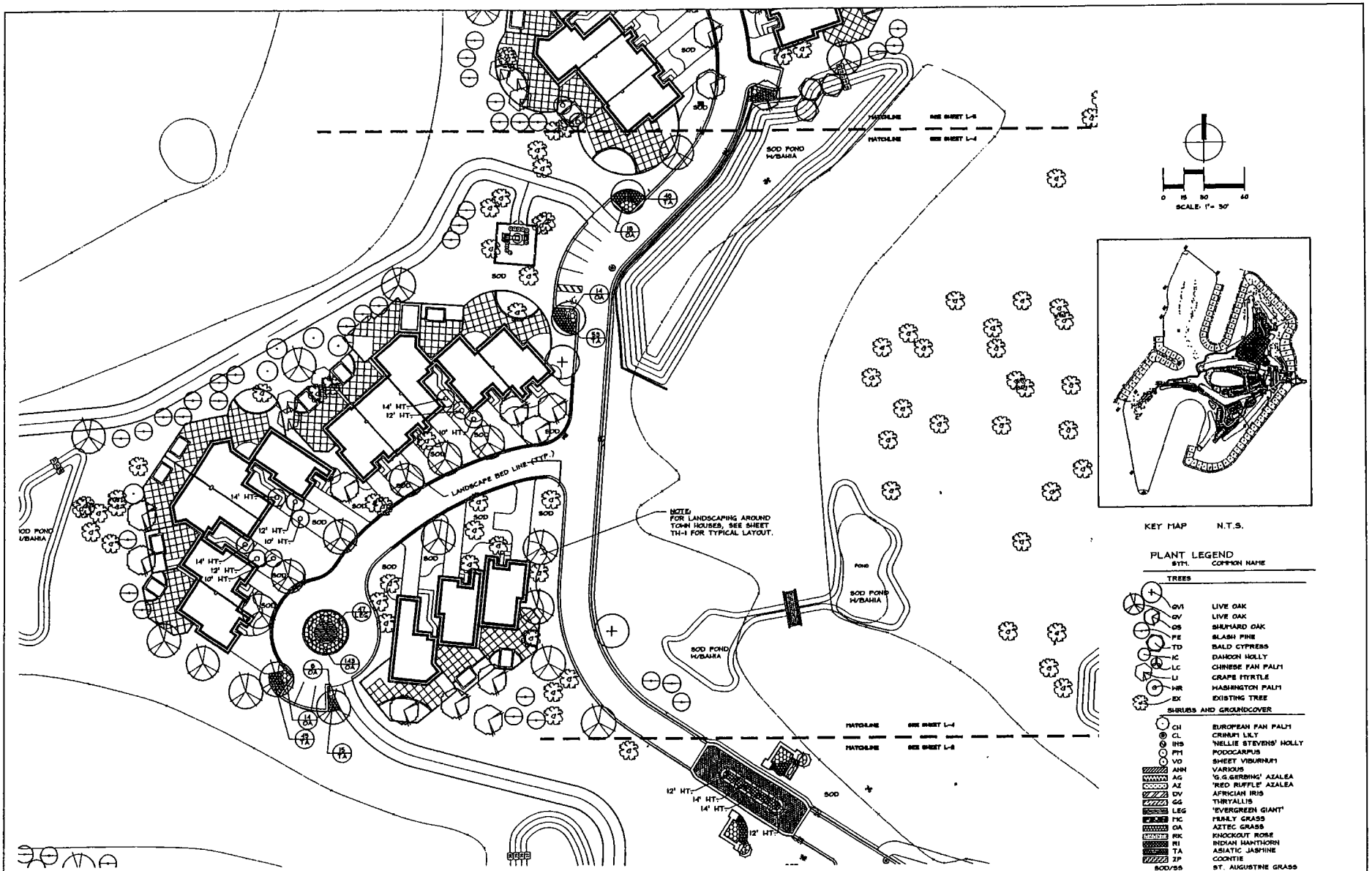
Gaston J. Pugh, PLA
License #522

LANDSCAPE PLAN

Sheet No. L-3

EXHIBIT "B"
PAGE 13 OF 35

Instrument# 2006-273445 # 24
Book: 5944
Page: 2206



No	Date	Revision	Approved	No	Date	Revision	Approved
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Designed by:	GJP	8/03	Scale: 1" = 30'
Drawn by:	RES	8/05	
Checked by:	GJP	8/05	Date: June, 2005
Approved by:	GJP	8/09	Job No. 15761
Certificate of Authorization No. 3019			File: LSP

THE TOMOKA GOLF VILLAGE

ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

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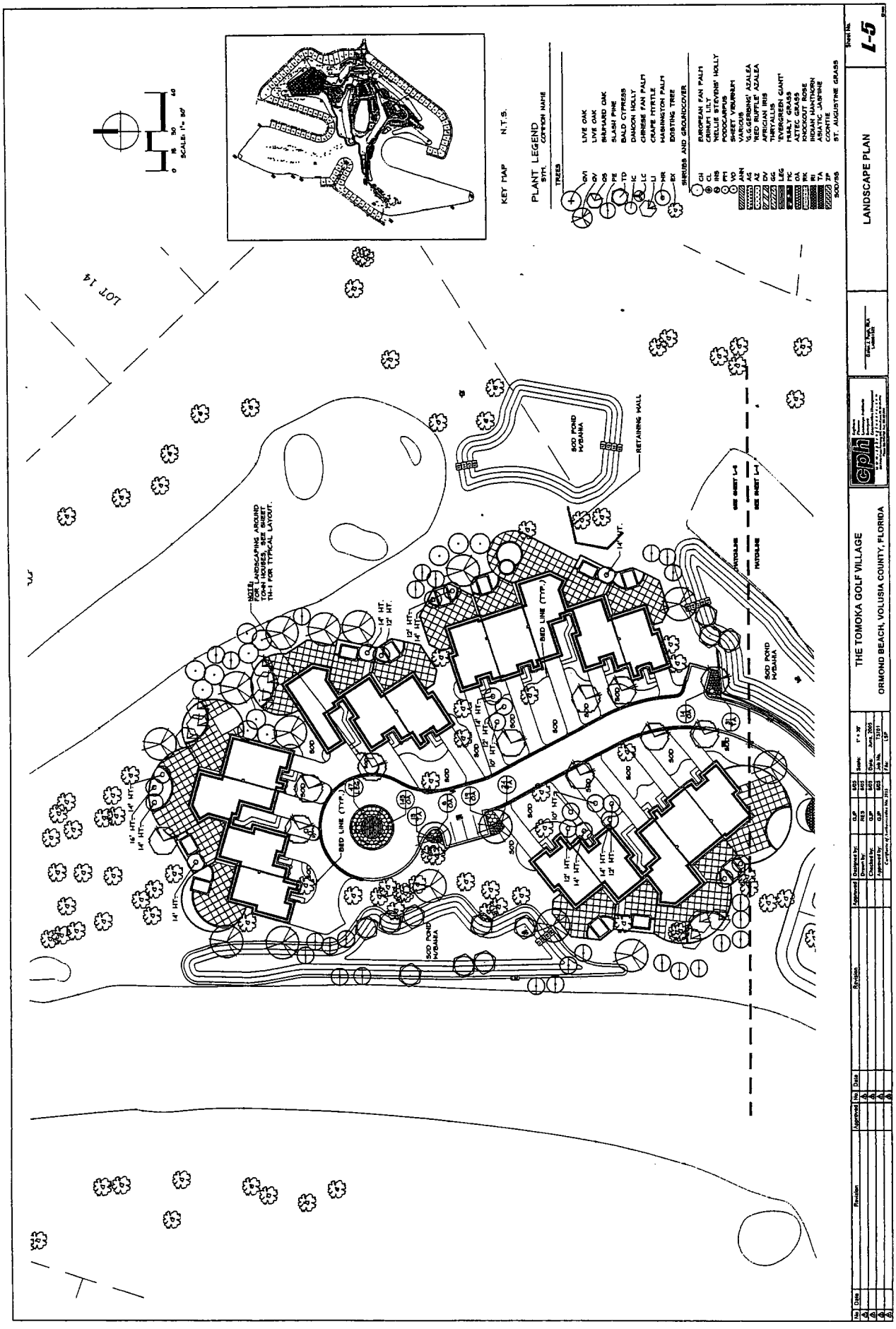
Galen J. Pugh, RLA
License #525

LANDSCAPE PLAN

Sheet No. L-4

EXHIBIT "B"
PAGE 14 OF 35

Instrument# 2006-213445 # 29
Book: 5944
Page: 2207



Instrument# 2006-273445 # 20
Book: 5944
Page: 2208

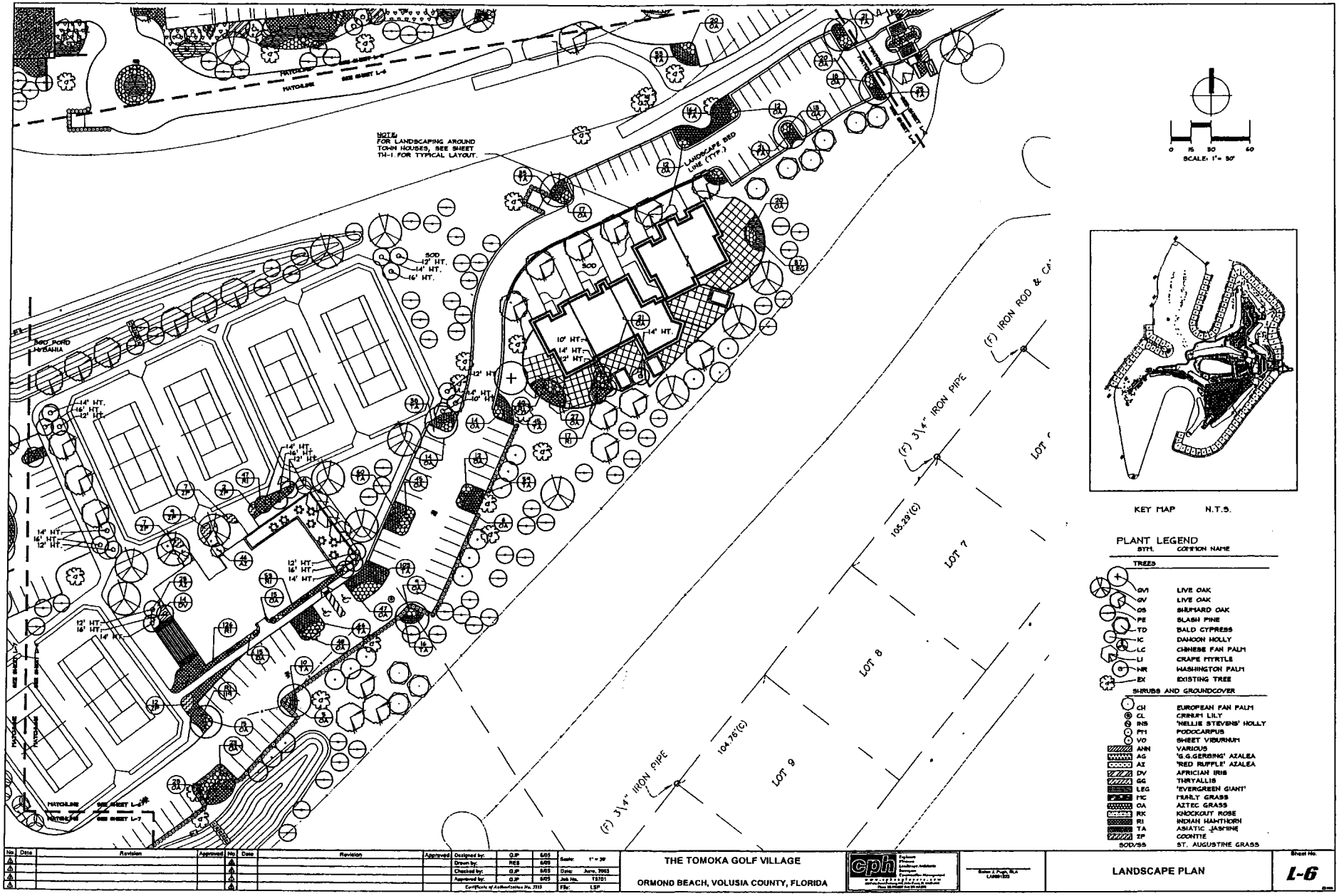
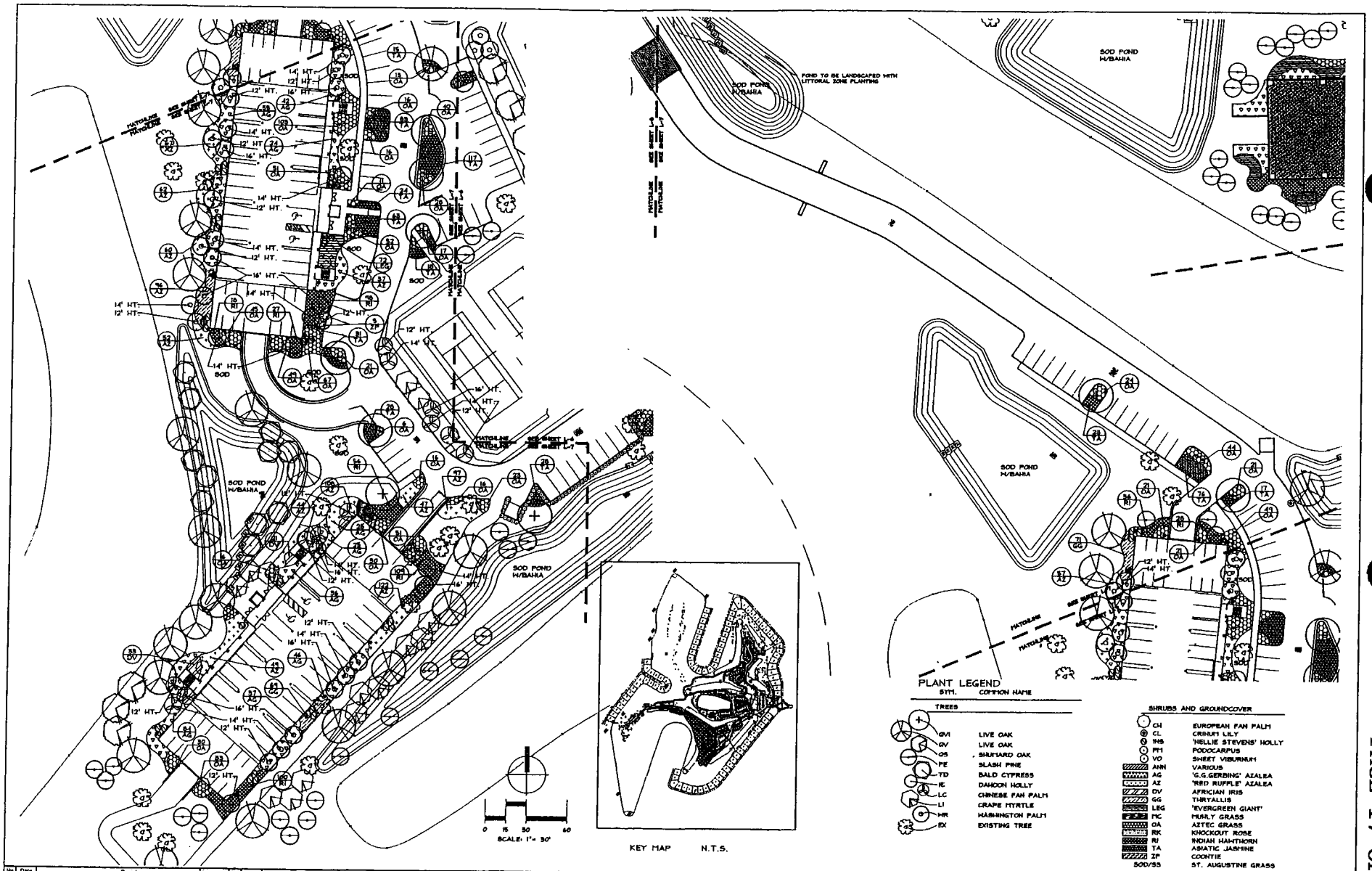


EXHIBIT "B"
PAGE 16 OF 35



No	Date	Revision	Approved
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Designed by:	GJP	6/05
Drawn by:	RES	6/05
Checked by:	GJP	6/05
Approved by:	GJP	6/05

Scale: 1" = 30'
Date: June, 2005
Job No. 13701
File: LSP

Certificate of Authorization No. 3013

THE TOMOKA GOLF VILLAGE

ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

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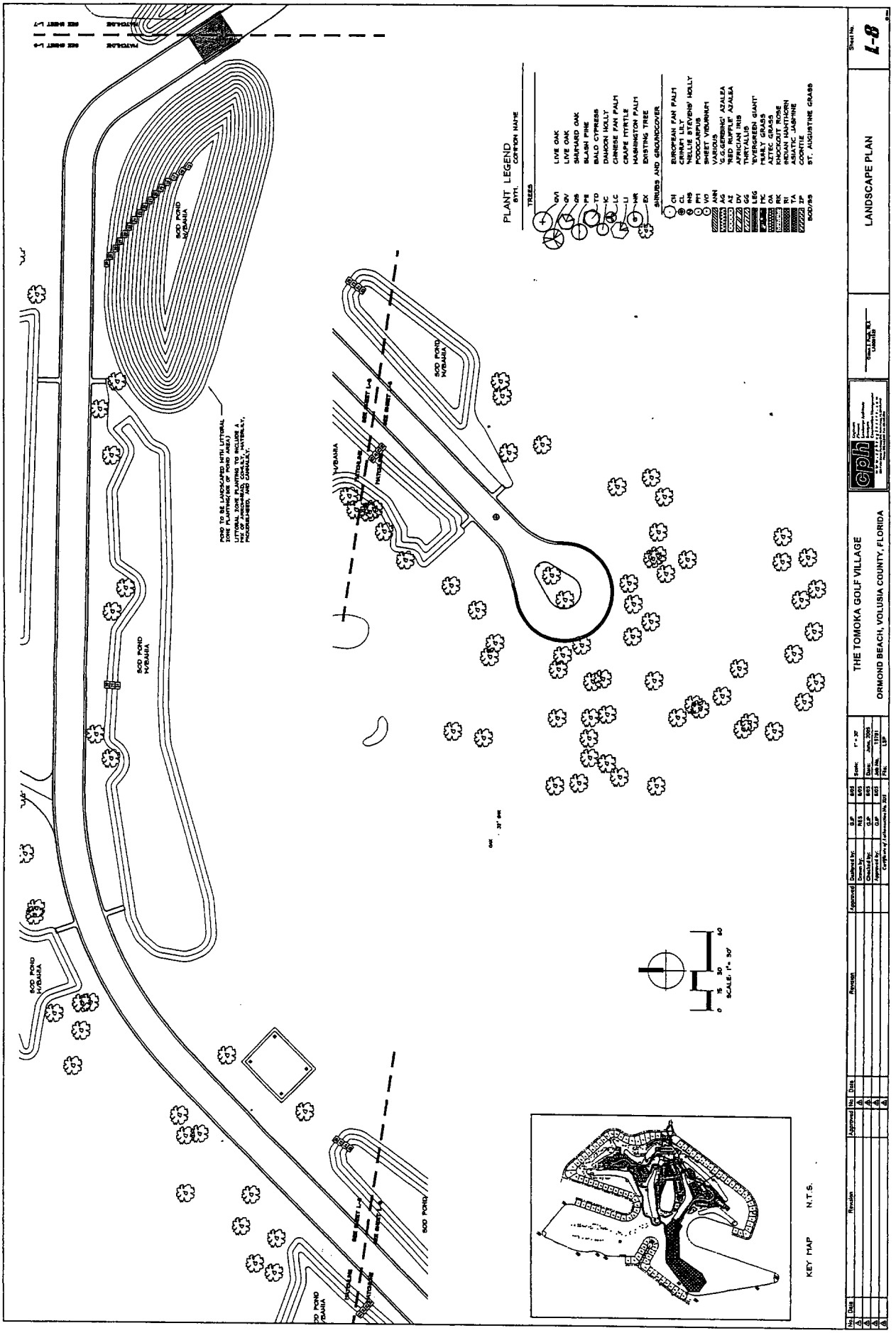
Dalton J. Popp, RLA
License #

LANDSCAPE PLAN

Sheet No.
L-7

EXHIBIT "B"
PAGE 17 OF 35

Instrument# 2006-273445 # 26
Book: 5944
Page: 2210



Instrument# 2006-273445 # 29
Book: 5944
Page: 2211

LANDSCAPE NOTES:

1. The Landscape Contractor shall be responsible for all materials and all work as called for on the Landscape Plans and in the Landscape Specifications. In the event of variation between quantities shown on plant list and the plans, the plans shall control. The Landscape Contractor shall verify all quantities and report any discrepancies at the time of bidding.
2. The Landscape Contractor shall review architectural/engineering plans and become thoroughly familiar with surface and subsurface utilities.
3. Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. The Landscape Contractor shall be responsible for any damage or injury to person or property which may occur as a result of negligence in the execution of the work.
4. The work shall be coordinated with other trades to prevent conflicts. Coordinate the planting with the irrigation work to assure availability and proper location of irrigation flows and plants.
5. All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.
6. All plant material shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Plants, Part I and II, published by the Florida Department of Agriculture and Consumer Services or to the standards as given by the latest "American Standard for Nursery Stock," American National Standards Institute.
7. The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications.
8. Except as otherwise specified, the Landscape Contractor's work shall conform to accepted horticultural practices as used in the trade.
9. The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the measurements specified on the plant list or as indicated on the landscape drawings. Height and spread dimensions refer to main body of the plant, and not extreme branch tip to tip. The caliper of tree trunks is to be taken one foot above the ground level.
10. Plants shall be protected upon arrival at the site, by being thoroughly watered and properly maintained until planted.
11. All tree pits shall be excavated to size and depth in accordance with the USDA Standard for Nursery Stock 260.1, unless shown otherwise on the drawings, and backfilled with the specified planting soil. The Landscape Contractor shall test the all tree pits with water before planting to assure proper drainage percolation is available.
12. The Landscape Contractor shall be responsible for proper watering of all plants. All plants shall be thoroughly watered at time of planting and kept adequately watered until time of acceptance. It shall be the Landscape Contractor's responsibility to assure that plants are not over watered.
13. It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to restraighten and replant all plants which lean or fall and to maintain all plants which are damaged due to lack of proper guying or staking. The Landscape Contractor shall be legally liable for any damages caused by forfeitability of any plant materials.
14. All trees and all palms shall be guyed or staked or braced. The Landscape Contractor shall determine which small or multi-trunk trees need to be guyed and staked to maintain plumb. Staking of trees and shrubs, if required, shall be done after planting and guying detail prepared by the Landscape Architect. It shall be the responsibility of the Landscape Contractor to remove guys and stakes from the trees and job site after a period of 90 days.
15. Plants blown over by high winds, within the guaranteed period, shall not be cause for additional expense to the Owner, but shall be the responsibility of the Landscape Contractor. Damaged plants shall be replaced by the Landscape Contractor at no additional cost to the Owner.
16. Sod shall be certified to be free of the imported fire ant. Sod shall have a dense growth of acceptable grass, reasonably free of weeds with not less than 1 1/2" of soil firmly adhering to roots. It shall be the responsibility of the Landscape Contractor to maintain and determine the exact ground required. This amount shall be verified with the Owner or Landscape Architect before installation.
17. The Landscape Contractor shall insure adequate vertical drainage in all plant beds, planters, and sod areas. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage. If soil around pit is compacted to assure positive drainage, this hole shall be brought up by the Landscape Contractor at time of bidding.
18. The Landscape Contractor shall insure that his work does not interrupt established or projected drainage patterns.
19. The Landscape Contractor shall prune, shape and remove dead foliage/limbs from existing plant material to remain. Confirm with the Landscape Architect or Owner the extent of work required at time of bidding.
20. Mulch - All plant beds shall be top dressed with 3" shredded hardwood mulch (or approved equal).
21. Transplanted Material - The Landscape Contractor shall be responsible for determining and evaluating which plant materials are suitable for transplanting and shall verify this with the Landscape Architect or Owner. The Landscape Contractor shall take all reasonable, horticulturally acceptable measures to assure the successful transplanting of determined plant materials. The Landscape Contractor shall be responsible for replacing any relocated plant materials which die or whose resources are not taken, as determined by the Landscape Architect or Owner. Replacement plants shall be of identical species and size if required.
22. MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE:

    Maintenance shall commence after each plant is planted and the maintenance period shall continue until the job or specific phase of the job is accepted by the Landscape Architect or Owner. Before work shall be taken to instruct the Owner or his representatives in general maintenance procedures.

    Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, replanting, and repairing of guys, replacement of ties or stakes, resetting plants to proper grades or upright positions and restoration of the planting manner and all other work needed for proper growth of the plants.

    During the maintenance period and up to the date of final acceptance, the Landscape Contractor shall do all necessary spraying and/or dusting of trees and shrubs. Upon completion of all planting, an inspection for acceptance of work will be held. The Landscape Contractor shall notify the Landscape Architect or Owner for scheduling of the inspection 10 days prior to the anticipated date.

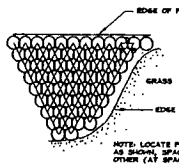
    At the time of the inspection, if all of the materials are acceptable, a written notice will be given by the Landscape Architect or Owner to the Landscape Contractor stating the date when the Maintenance Period ends.

    GUARANTEE AND REPLACEMENT:

    All plant materials shall be guaranteed for one (1) year from the time of final inspection and interim acceptance shall be alive and in satisfactory growth for each specific kind of plant at the end of the guaranteed period.

    At the end of the guarantee period, any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner or the Landscape Architect, shall be removed and replaced. Replacement plants shall have an extended guarantee, as noted above, from time of replacement.

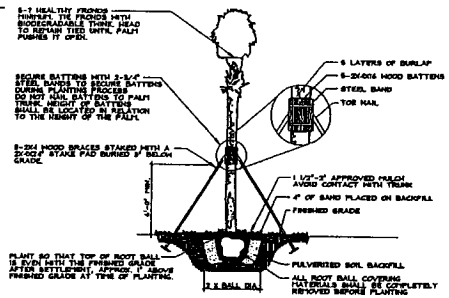
    All replacements shall be planted of the same kind and size as specified on the plant list. They shall be the responsibility of the Landscape Contractor.



NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUIDISTANT FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST).

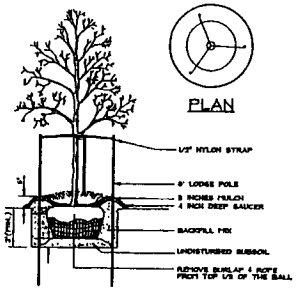
SHRUB/GROUNDCOVER SPACING PLAN

N.T.S.



PALM STAKING DETAIL

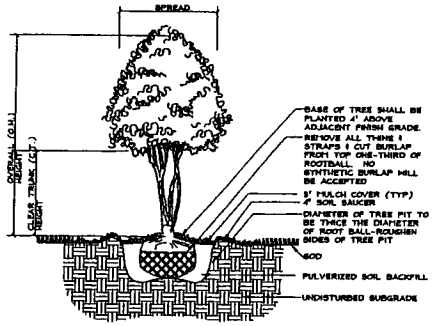
N.T.S.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

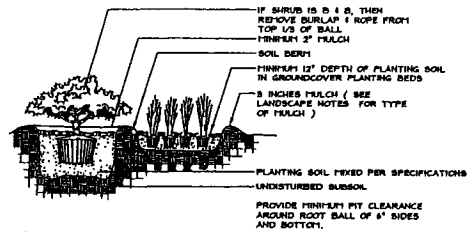
TREE PLANTING

N.T.S.



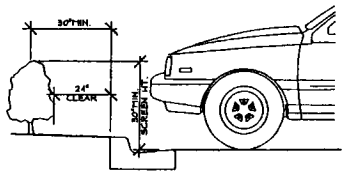
MULTI TRUNK TREE PLANTING DETAIL

NTS



SHRUB AND GROUNDCOVER PLANTING DETAIL

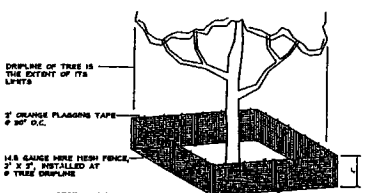
NTS



NOTES:
INSTALL HEDGE ALONG PARKING BAYS A MINIMUM OF 30" BEHIND BACK OF CURB TO ALLOW FOR 24" VEHICULAR OVERHANG. AT TIME OF INSTALLATION, HEDGE SHALL SCREEN A MINIMUM OF 30" ABOVE FINISH GRADE OF PARKING STALLS.

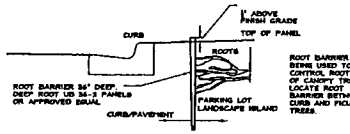
TYPICAL SECTION - HEDGE INSTALLATION

N.T.S.



TREE PROTECTION DETAIL

N.T.S.



ROOT BARRIER DETAIL

N.T.S.

(TO BE USED IN ALL PARKING LOT ISLANDS)

PLANT LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	DESCRIPTION
TREES				
QVI	57 *	QUERCUS VIRGINIANA	LIVE OAK	4 1/2" CAL., 16' HT MIN
QV	114 *	QUERCUS VIRGINIANA	LIVE OAK	2 1/2" CAL, 10' HT MIN, 4' SPRD
QS	47 *	QUERCUS SHUMARDII	SHUMARD OAK	2 1/2" CAL, 10' HT MIN, 4' SPRD
PE	148 *	PINUS ELLIOTTI	SLASH PINE	30 GAL, 7'-8' HT MIN
TD	37	TAXODIUM DISTICHUM	BALD CYPRESS	2 1/2" CAL, 10' HT MIN
IC	55 *	ILEX CASSINE	DAHOON HOLLY	2" CAL, 10' HT MIN
LC	42 *	LIVISTONA CHINENSIS	CHINESE FAN PALM	10'-16' O.A., AS SHOWN
LI	83 *	LAGERSTROEMIA INDICA	CRAPE MYRTLE	30 GAL, 5-8 STEM, 7' HT MIN
WR	175 *	WASHINGTONIA ROBUSTA	WASHINGTON PALM	10'-16' CT, AS SHOWN
EX	452	EXISTING TREE	VARIOUS	-
SHRUBS AND GROUNDCOVER				
CH	45 *	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	7 GAL, 36" MIN HT
CL	864	CRINUM ASIATICUM	CRINUM LILY	3 GAL, 24" HT MIN., 36" O.C.
INS	101	ILEX 'NELLIE R. STEVENS'	'NELLIE STEVENS' HOLLY	7 GAL, 36" HT. MIN., 36" O.C.
PM	60	PODOCARPUS MACROPHYLLUS	PODOCARPUS	8 GAL., 24" HT MIN., 36" O.C.
VO	612	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL., 30" HT MIN., 36" O.C.
ANN	-	ANNUALS	VARIOUS	--
AG	1339	RHODODENDRON 'MRS. G.G.GERBING'	'G.G.GERBING' AZALEA	3 GAL., 12" HT., FULL, 36" O.C.
AZ	2182	RHODODENDRON 'RED RUFFLE'	'RED RUFFLE' AZALEA	3 GAL., 12" HT., FULL, 24" O.C.
DV	754 *	DIETES VEGETA	AFRICIAN IRIS	1 GAL., FULL., 24" O.C.
GG	726	GALPHIMIA GRACILIS	THRYALLIS	3 GAL., 12" HT., FULL, 24" O.C.
LEG	1067 *	LIRIOPE 'EVERGREEN GIANT'	'EVERGREEN GIANT'	3 GAL., 10" HT.; 6"-8" PPP., 30" O.C.
MC	628 *	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL., 10" HT., FULL, 30" O.C.
OA	4050 *	OPHIOPOGON 'ARGENTEOMARGINATUS'	AZTEC GRASS	1 GAL., FULL, 6-8 PPP, 24" O.C.
RI	4647	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 12"-15" HT MIN., 30" O.C.
RK	335	ROSA 'KNOCKOUT'	KNOCKOUT ROSE	3 GAL., 24" HT MIN., 30" O.C.
TA	2158 *	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL., FULL, 6-8 PPP, 24" O.C.
ZP	185 *	ZAMIA PUMILA	COONTIE	3 GAL., 18" HT MIN., 36" O.C.
SOD/SS	BY CONTR.	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOLID SOD, CONTRACTOR TO VERIFY QTY.

* - INDICATES PLANTS THAT ARE DROUGHT TOLERANT PER "WATERWISE" FLORIDA LANDSCAPE MANUAL PUBLISHED BY FLORIDA'S WATER MANAGEMENT DISTRICT APRIL 2004 ISSUE.

NOTE:

PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.

IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.

ALL OPEN SPACE OR DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.

No.	Date	Revision	Approved
1			
2			
3			
4			

No.	Date	Revision	Approved
1			
2			
3			
4			

Designed by: GJP 8/05
Drawn by: RES 8/05
Checked by: GJP 8/05
Approved by: GJP 8/05
Certificate of Authorization No. 2111

Scale: N/A
Date: June, 2005
Job No. 13781
File: LSP

THE TOMOKA GOLF VILLAGE
ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

cph
Civil Engineers
Surveyors
Landscape Architects
Land Planners
Environmental Consultants
Certified Mitigation Providers
Planning Consultants
Certificate of Authorization No. 2111

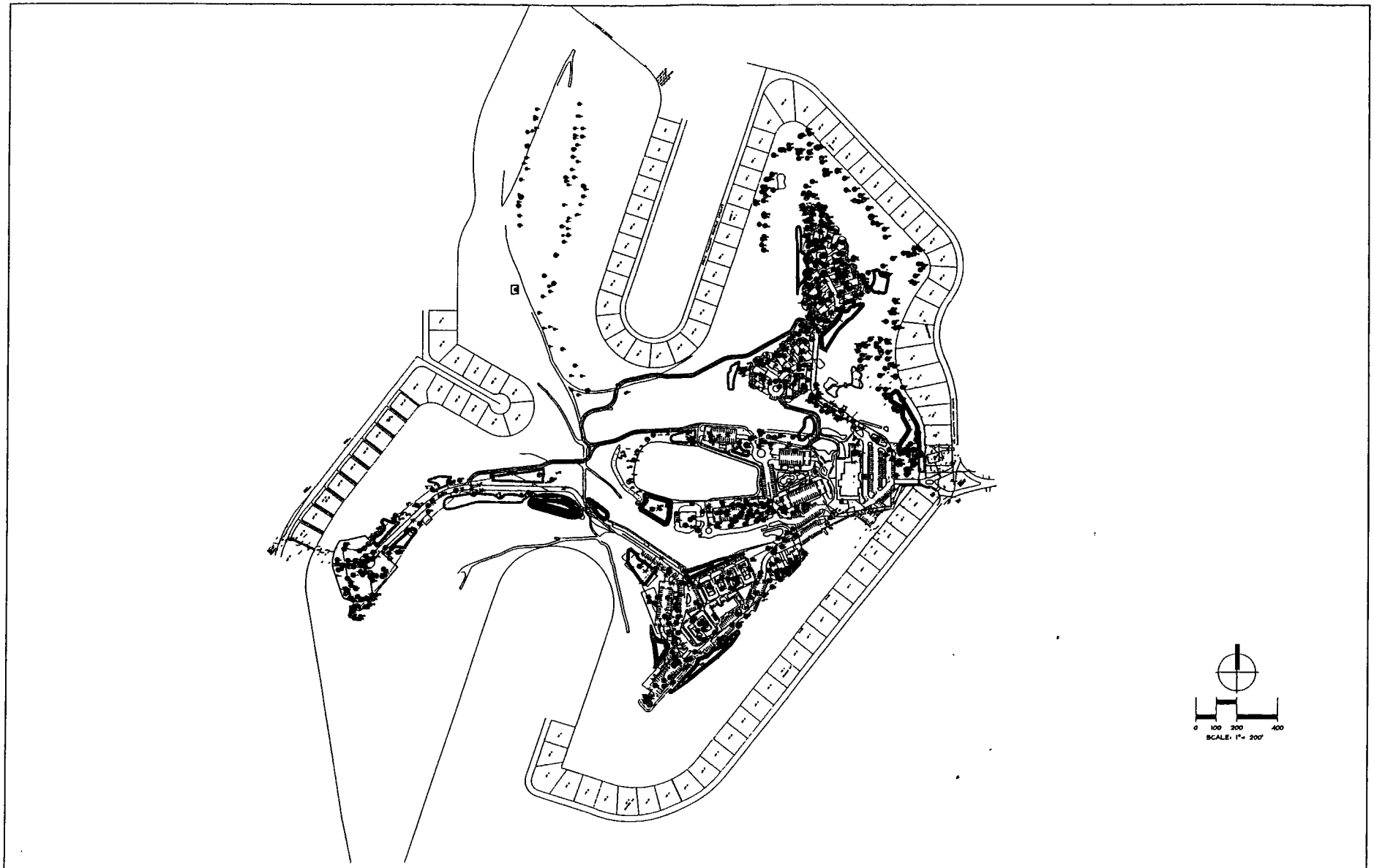
Robert J. Pagni, R.L.A.
LA0001322

LANDSCAPE NOTES AND DETAILS

Sheet No.
L-9

EXHIBIT "B"
PAGE 19 OF 35

Instrument# 2006-273445 # 30
Book: 5944
Page: 2212



No	Date	Revision	Approved	No	Date	Revision	Approved	Designed by:	GJP	6/03	Scale: 1" = 200'
								Drawn by:	RES	6/05	
								Checked by:	GJP	6/05	Date: June, 2005
								Approved by:	GJP	6/05	Job No. 73161
								Certificate of Authorization No. 7133			File: TPP

THE TOMOKA GOLF VILLAGE

ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

cph

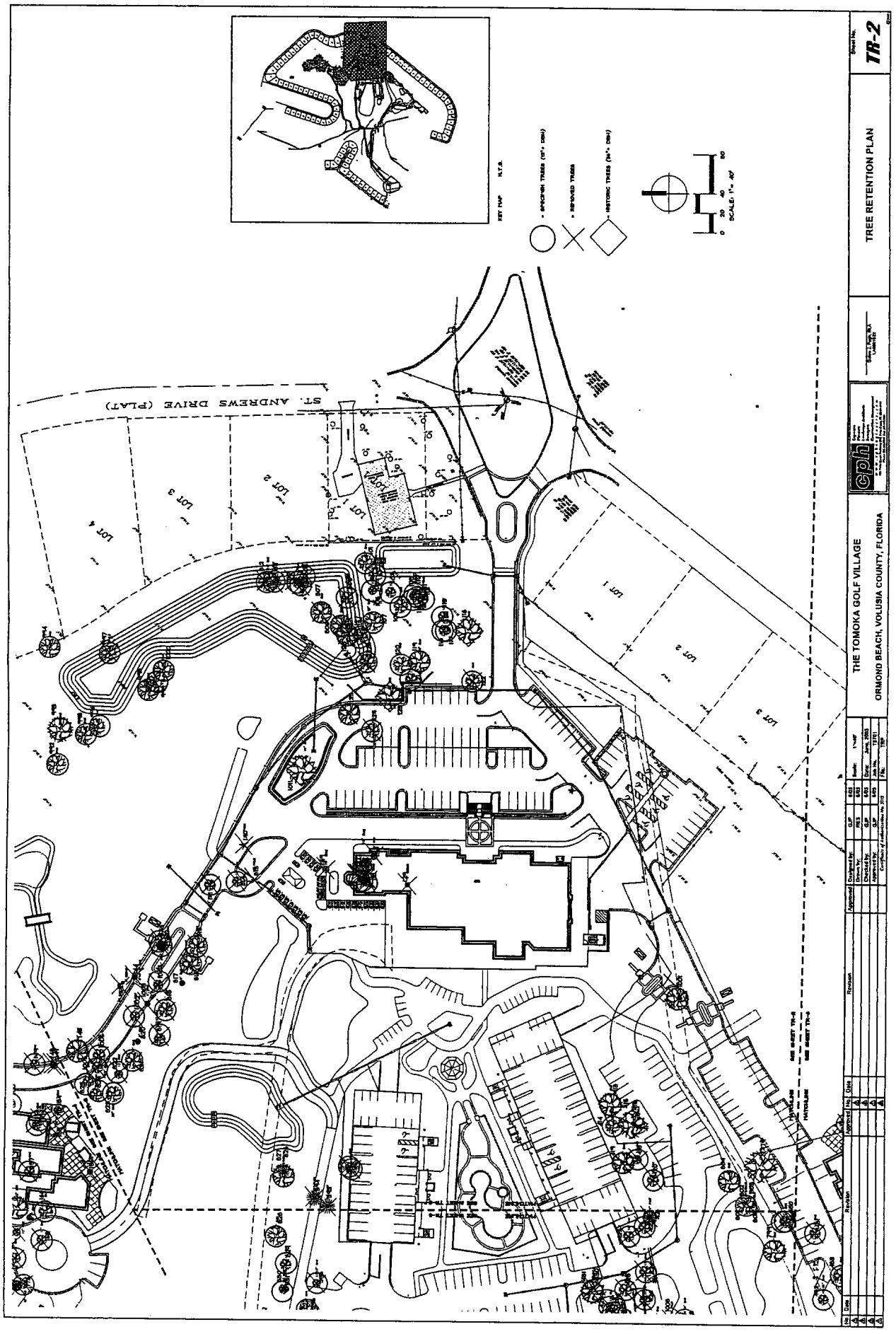
Robert J. Pugh, PLA
LA0001520

OVERALL TREE RETENTION PLAN

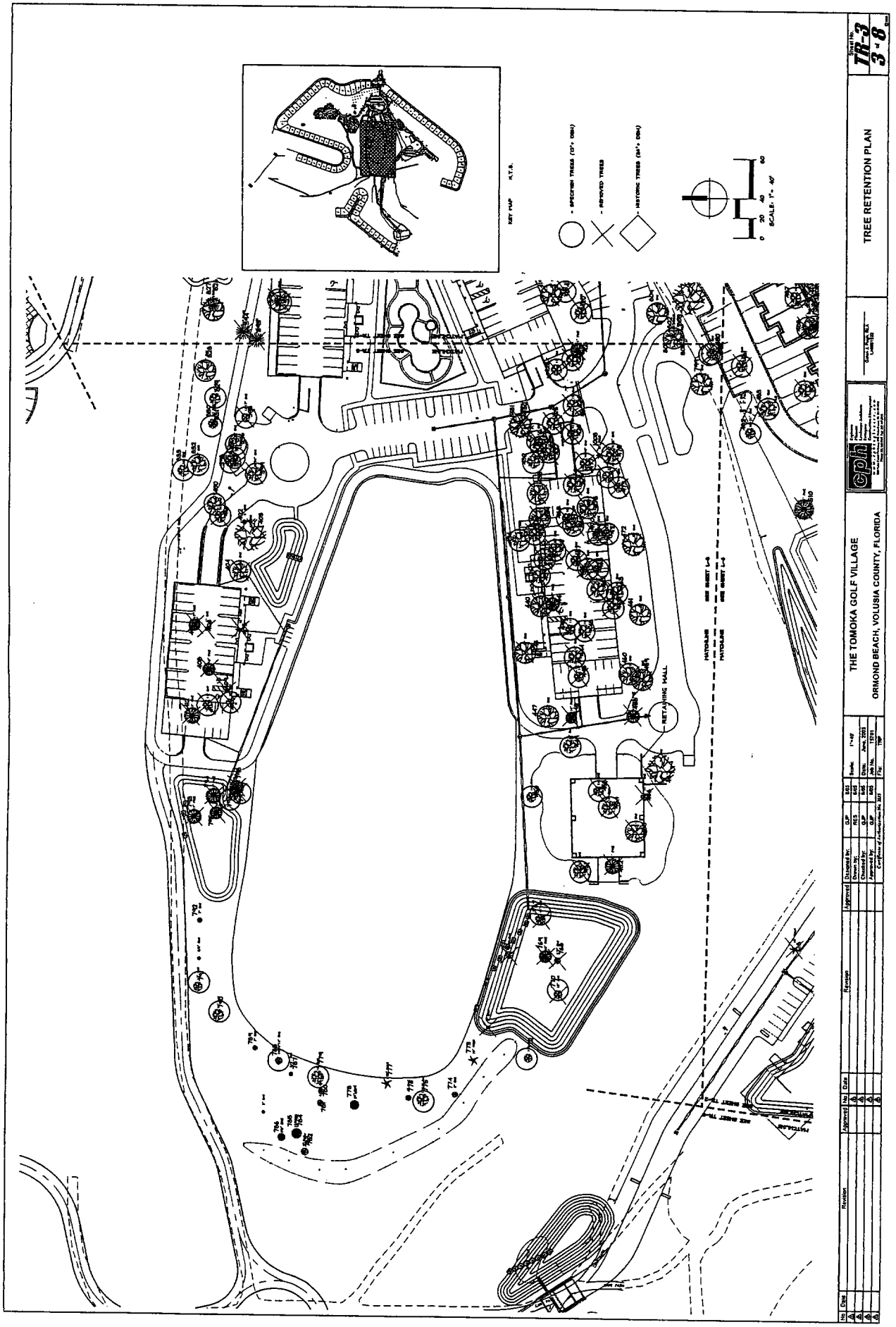
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TR-1

EXHIBIT "B"
PAGE 20 OF 35

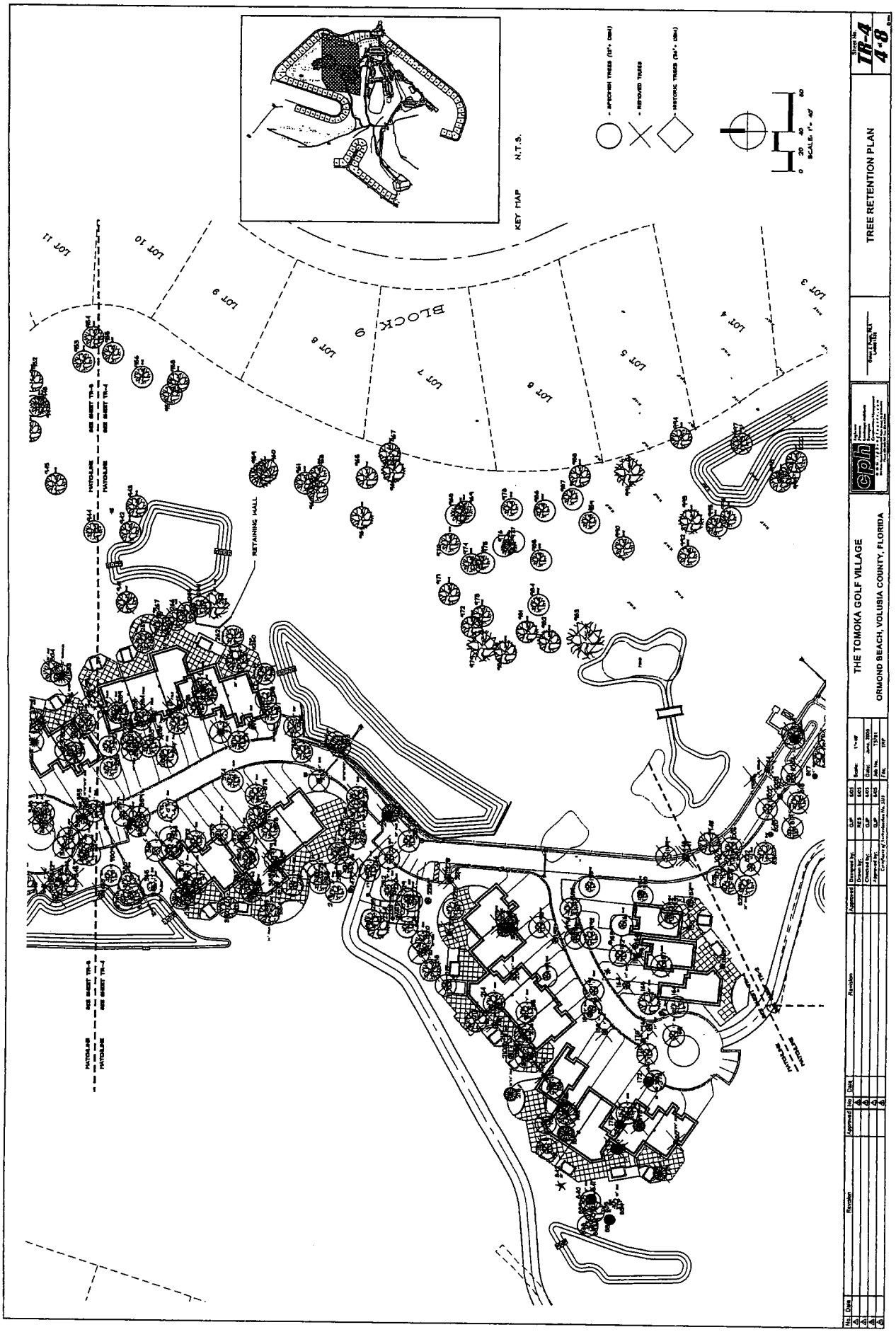
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Book: 5944
Page: 2213



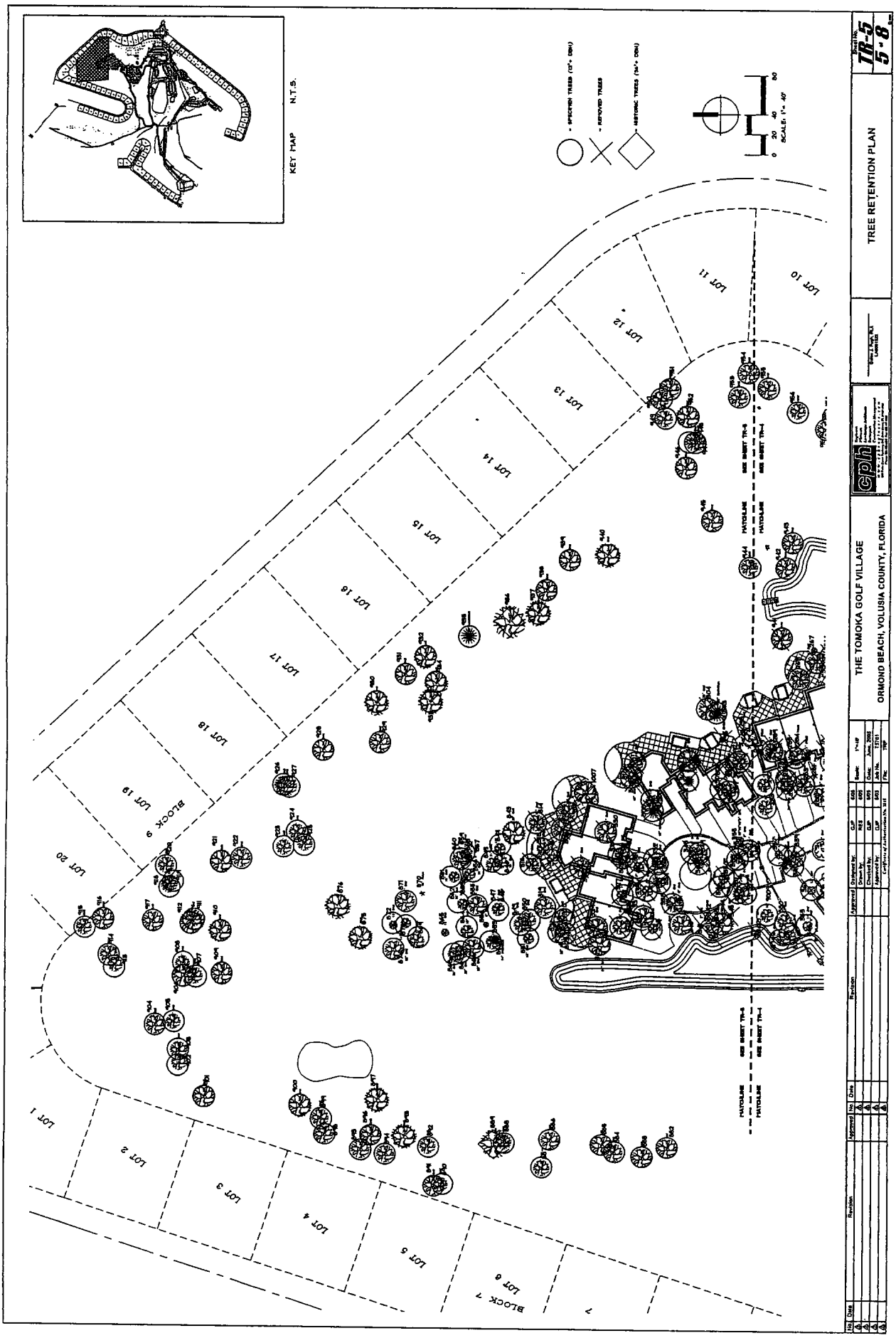
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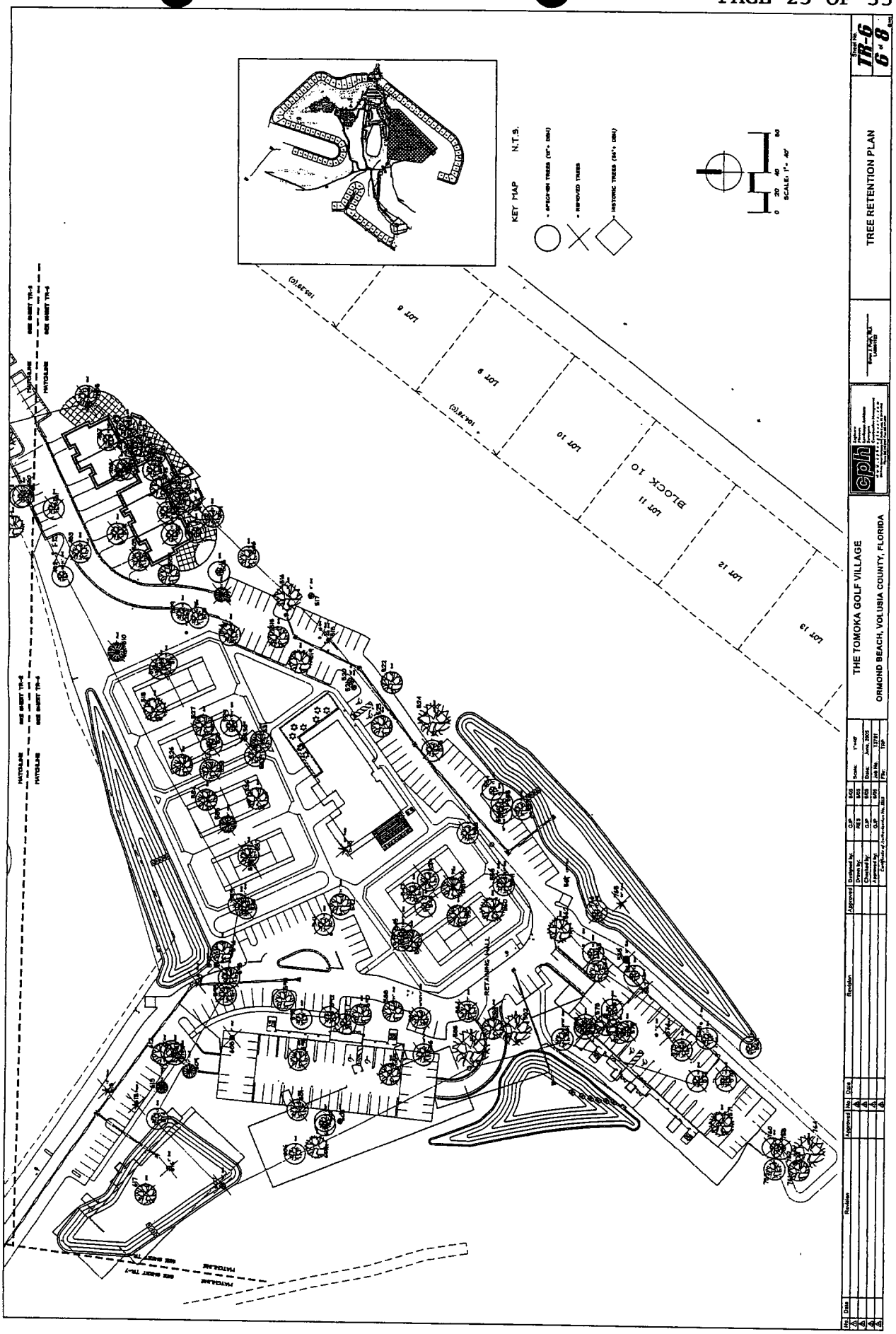
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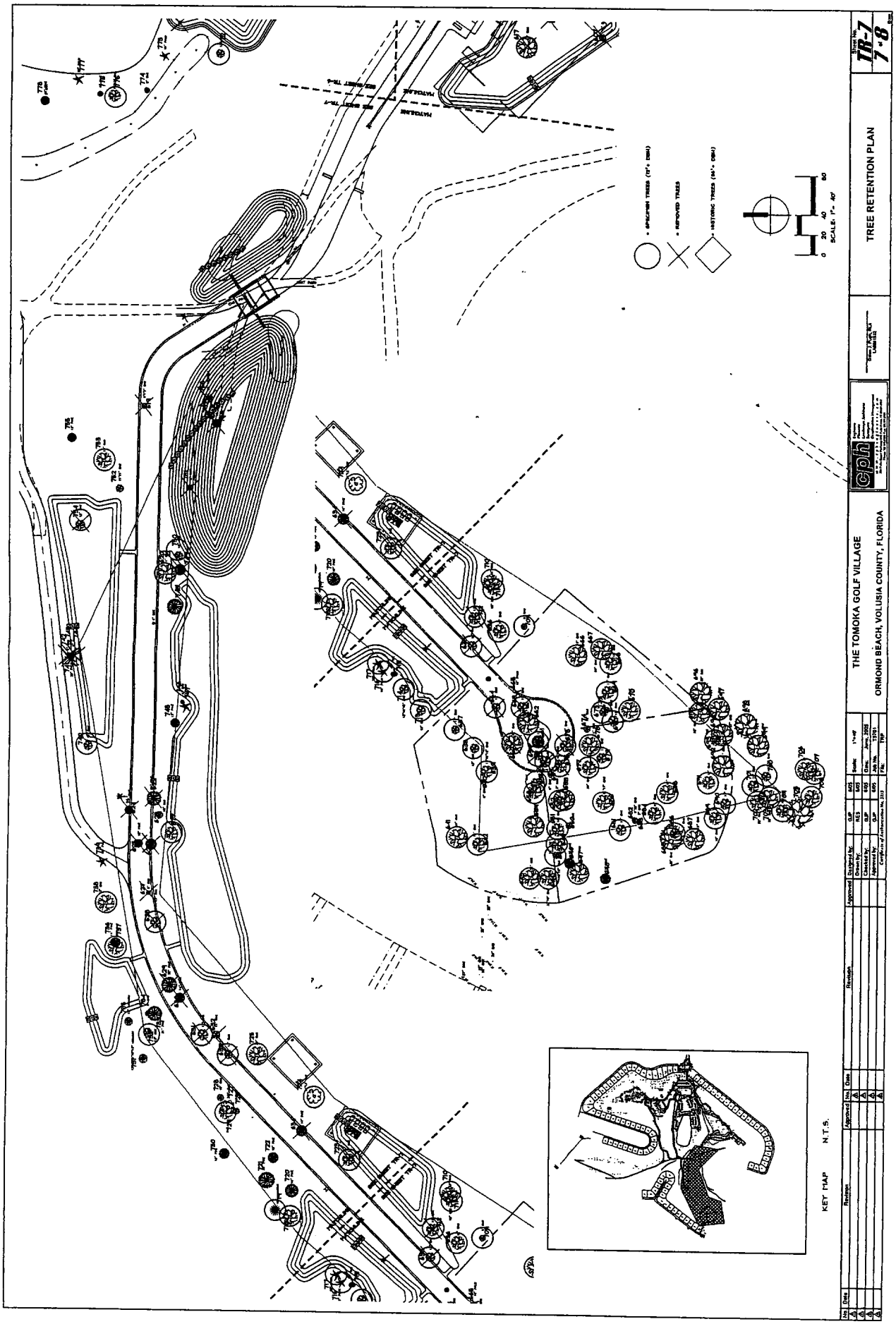
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Book: 5944
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Instrument# 2006-273445 # 35
Book: 5944
Page: 2217



Instrument# 2006-273445 # 30
Book: 5944
Page: 2218



INSTRUMENT# 2006-273445 # 37
Book: 5944
Page: 2219

TREE LIST

X = REMOVED TREE

TREE NUMBER	INCHES (DBH)	SPECIES
101	25	OAK
102	30	OAK
103	24	OAK
104	24	PALM
105	24	OAK
106	24	OAK
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TREE DATA

TOTAL SPECIMEN TREES REMOVED =	328
* TOTAL SPECIMEN TREES SAVED =	319
TOTAL PROTECTED TREES REMOVED =	453
TOTAL PROTECTED TREES SAVED =	458
TOTAL SPECIMEN TREES SURVEYED =	647
TOTAL PROTECTED TREES SURVEYED =	911
TOTAL HISTORIC TREES ON SITE (NONE TO BE REMOVED) =	18
TOTAL AREA SURVEYED =	26.41 AC
TOTAL SAVED TREES PER ACRE =	17
TOTAL SAVED SPECIMEN TREES PER ACRE =	12

* - 319 SAVED SPECIMEN TREES = 1224 4 1/2" CAL. REPLACEMENT TREES

No.	Date	Revision	Approved
1			
2			
3			
4			

No.	Date	Revision	Approved
5			
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7			
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Designed by:	GJP	6403
Drawn by:	RES	6403
Checked by:	GJP	6403
Approved by:	GJP	6403

Certificate of Authorization No. 3319

Scale: N/A
Date: June, 2005
Job No. T5701
File: TRP

THE TOMOKA GOLF VILLAGE

ORMOND BEACH, VOLUSIA COUNTY, FLORIDA

cph

Gwen J. Pugh, RLA
LA0001152

TREE RETENTION PLAN

Sheet No.
TR-8

EXHIBIT "B"
PAGE 27 OF 35

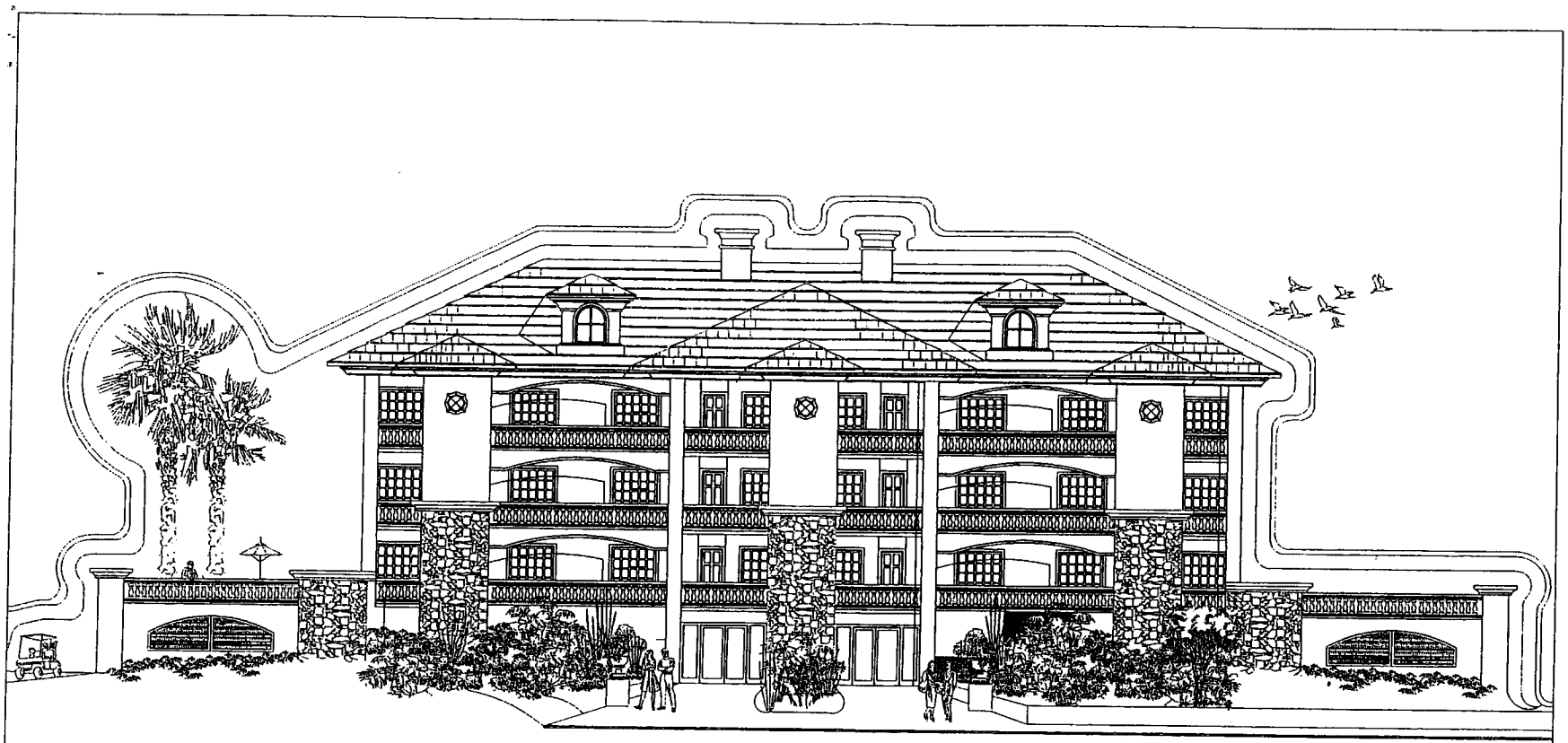


TYPICAL END VIEW

STANLEY P. HOELLE
ARCHITECT
386 672.2261

EXHIBIT "B"
PAGE 28 OF 35

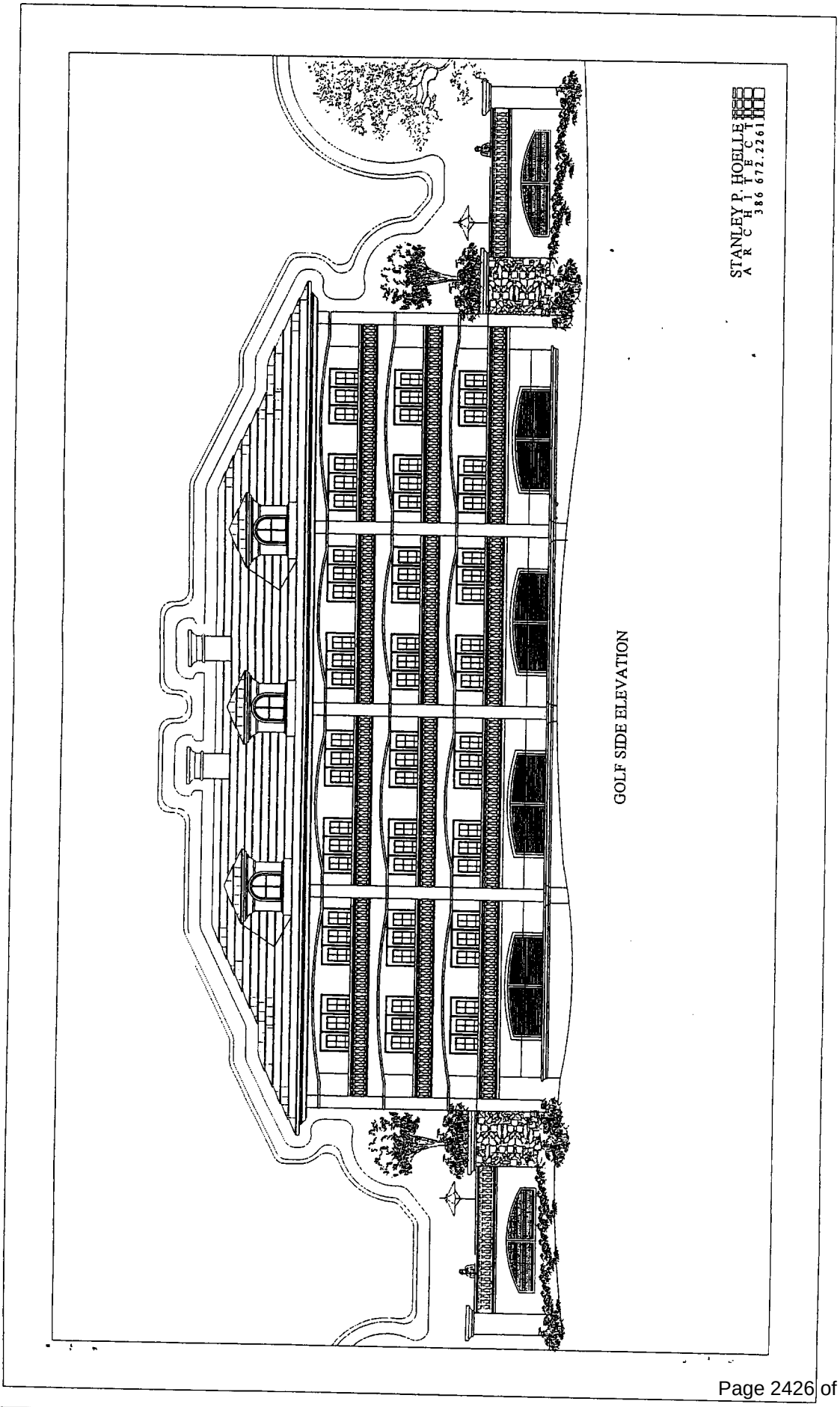
Instrument# 2006-273445 # 39
Book: 5944
Page: 2221

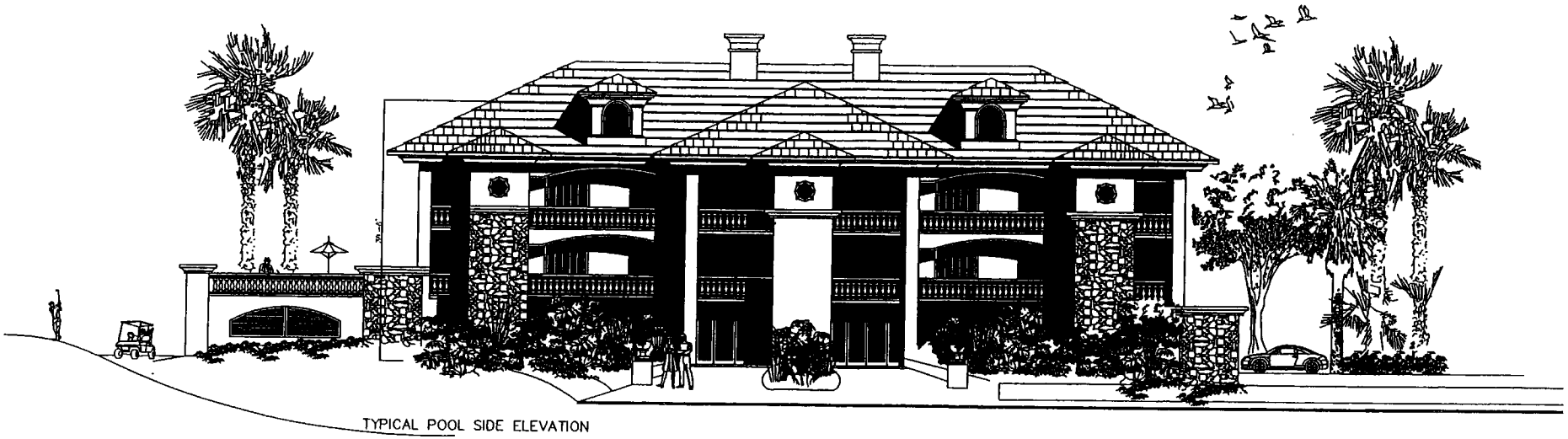


THREE STORY GOLF VILLAS
POOL SIDE ELEVATION

STANLEY P. HOELLE
ARCHITECT
386 672.2261

EXHIBIT "B"
PAGE 29 OF 35

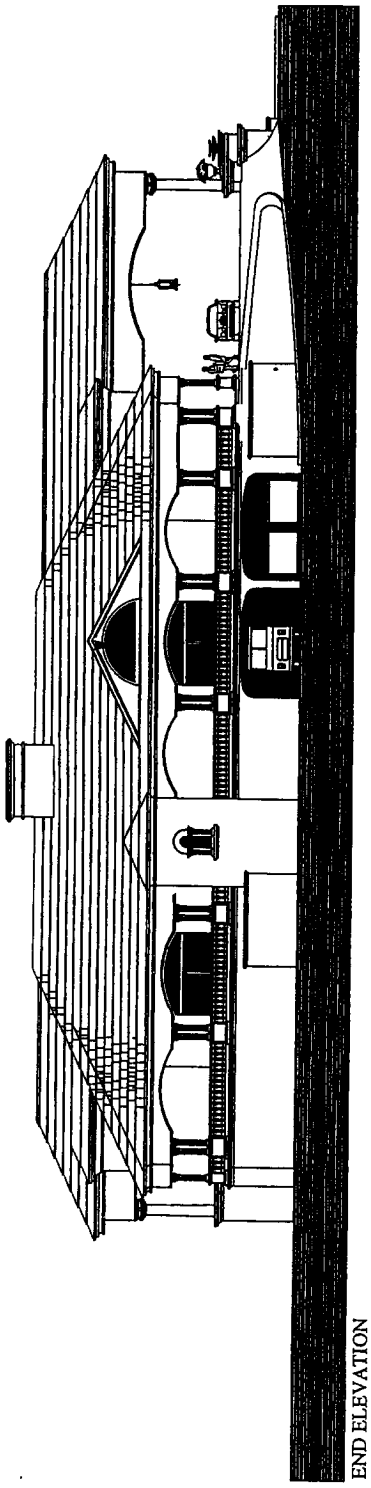

STANLEY P. HOELLE
ARCHITECT
386 672.2261
GOLF SIDE ELEVATION



TYPICAL POOL SIDE ELEVATION

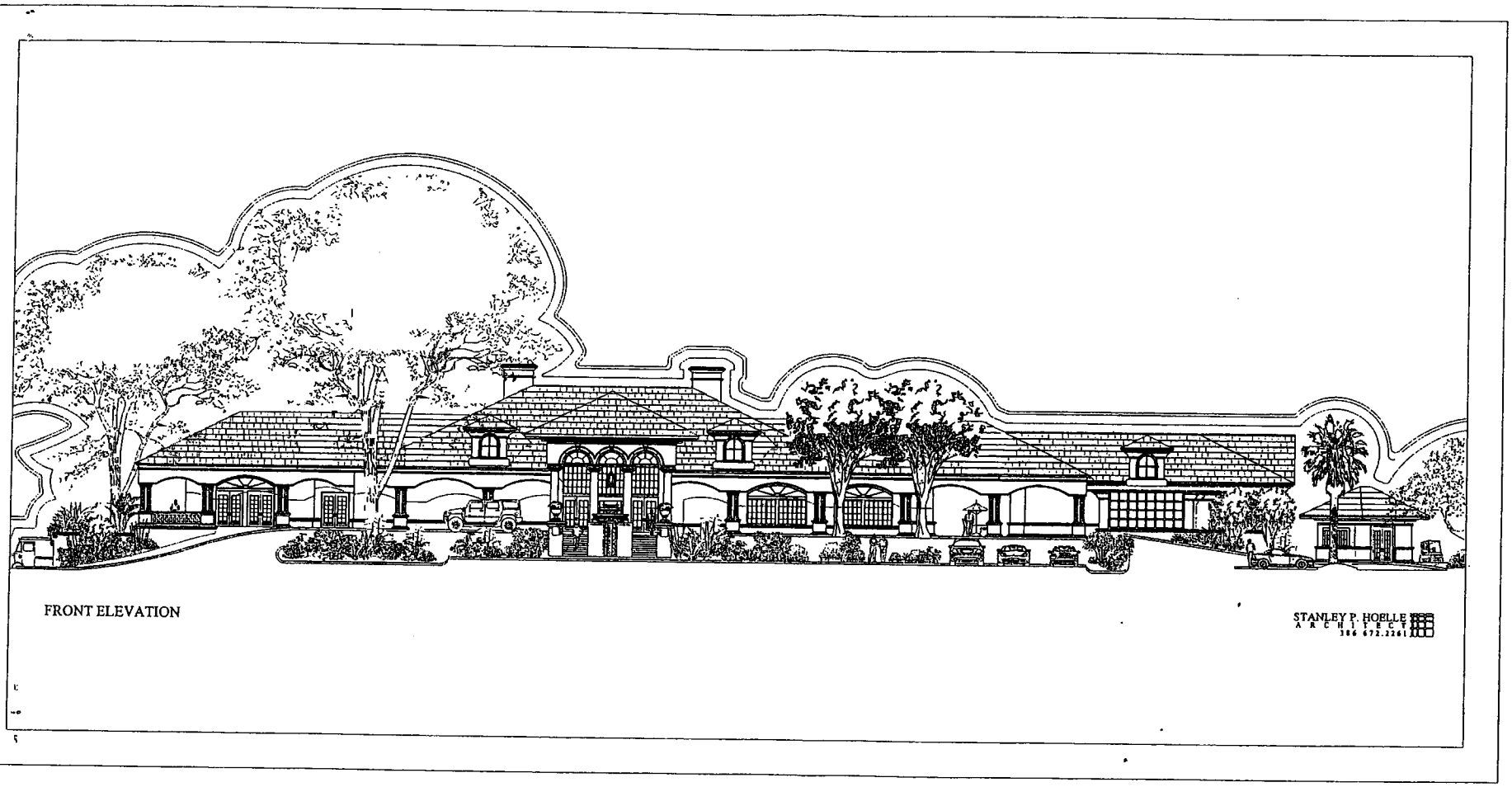
TYPE A GOLF VILLAS

Instrument# 2006-213445 # 42
Book: 5944
Page: 2224



END ELEVATION

Instrument# 2006-273445 # 43
Book: 5944
Page: 2225

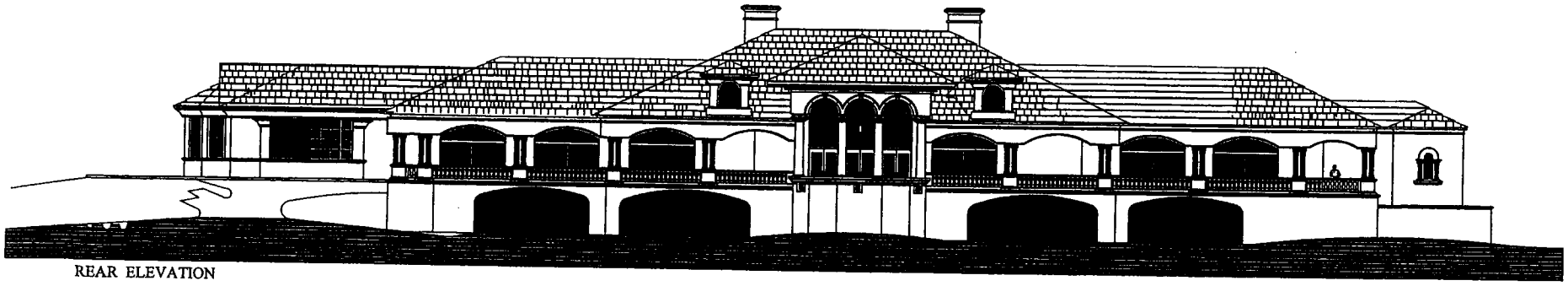


FRONT ELEVATION

STANLEY P. HOELLE ARCHITECT 386 672.2261

EXHIBIT "B"
PAGE 33 OF 35

Instrument# 2006-273445 # 44
Book: 5944
Page: 2226



REAR ELEVATION

EXHIBIT "B"
PAGE 34 OF 35

Instrument# 2006-273445 # 45
Book: 5944
Page: 2227
Diane M. Matousek
Volusia County, Clerk of Court





EXHIBIT "B"
PAGE 35 OF 35

CITY OF ORMOND BEACH

P.O. Box 277 • 22 South Beach Street • Ormond Beach, FL 32175-0277
(386) 677-0311 • Fax (386) 676-3330

October 19, 2006

Robert A. Merrell, Esquire
Cobb & Cole
Post Office Box 2491
Daytona Beach, FL 32115-2491

RE: Tomoka Oaks Golf Villas
Development Order
Ordinance No. 2006-17

Dear Mr. Merrell:

At its October 16, 2006, meeting, the City Commission of Ormond Beach approved Ordinance No. 2006-17 authorizing a Development Order for the Tomoka Oaks Golf Villas and rezoning from R-2 (Single Family Low Density) to PRD (Planned Residential Development). A copy of the ordinance and development order is enclosed for your information. Please be aware this development order contains expiration dates.

The ordinance and development order have been sent to the Clerk of the Court for recording, and a recorded copy will be forwarded to you when it has been received from the Clerk. In the meantime, should you have any questions regarding the development order, please contact Mr. Clay Ervin, Planning Director, at 676-3238.

Sincerely,

Veronica Patterson

Veronica Patterson, CMC
City Clerk

Enclosure

cc: Clay Ervin, Planning Director
Randal A. Hayes, Esquire, City Attorney

CITY OF ORMOND BEACH

P.O. Box 277 • 22 South Beach Street • Ormond Beach, FL 32175-0277
(386) 677-0311 • Fax (386) 676-3330

October 19, 2006

Diane Matousek
Clerk of the Circuit Court
Post Office Box 6043
DeLand, Florida 32720

RE: Ordinance No. 2006-17
Tomoka Oaks Golf Villas
Development Order

Dear Ms. Matousek:

Enclosed herewith is a certified copy of Ordinance No. 2006-17 together with the original Development Order for a 147-acre parcel located at the Tomoka Oaks Subdivision in Ormond Beach, Florida.

Kindly return the recorded documents in the enclosed, self-addressed envelope and bill the City for the costs incurred.

Sincerely,

Veronica Patterson, CMC
City Clerk

Enclosure

CITY OF ORMOND BEACH

P.O. Box 277 • 22 South Beach Street • Ormond Beach, FL 32175-0277
(386) 677-0311 • Fax (386) 676-3330

October 19, 2006

Morgan B. Gilreath
Volusia County Property Appraiser
123 West Indiana Avenue
DeLand, FL 32720-4270

Dear Mr. Gilreath:

Pursuant to Rule 12D-1.011(1), *Florida Administrative Code*, enclosed is a certified copy of Ordinance No. 2006-17 which was adopted by the City of Ormond Beach City Commission on October 16, 2006, relative to 147-acre parcel of real property which has been rezoned from R-2 (Single Family Low Density) to PRD (Planned Residential Development). The property is located at Tomoka Oaks Subdivision in the City of Ormond Beach.

Please contact me at 676-3340 should you have any questions.

Sincerely,

Veronica Patterson, CMC
City Clerk

Enclosure

CITY OF ORMOND BEACH

Support Services • P.O. Box 277 • 22 South Beach Street • Ormond Beach, FL 32175-0277
(386) 677-0311 • Fax (386) 676-3330

November 11, 2006

Mr. Robert A. Merrell, Esquire
Cobb & Cole
P. O. Box 2491
Daytona Beach, FL 32115-2491

RE: The Tomoka Oaks Golf Village
Ordinance No. 2006-17
Development Order

Dear Mr. Burkett:

Enclosed is a recorded copy of Ordinance No. 2006-17 together with the Development Order approving a development order for "The Tomoka Oaks Golf Village" Planned Residential Development.

Also enclosed is an invoice in the amount of $419.50 for the cost of recording these documents.

If you have any questions, please call me at 676-3340.

Sincerely,

Veronica Patterson, CMC
City Clerk

Enclosures

cc: Randal A. Hayes, City Attorney
Judy Sloane, Public Works Director
Clay Ervin, Planning Director
Mike Garrett, Chief Building Official

BEFORE THE
CITY COMMISSION
OF THE
CITY OF ORMOND BEACH

IN RE: Application of RTH, Inc.
PRD-06-32
"Tomoka Oaks Golf Village" Planned Residential Development
within the limits of the existing Tomoka Oaks Golf Course

DEVELOPMENT ORDER

This matter having come on for public hearing before the City Commission of the City of Ormond Beach, Florida, on October 3, 2006 and October 17, 2006, and the City Commission having considered those items as required by Chapter 1, Article II, Section 1-18(D)(3) of the *Land Development Code*, and having heard testimony and evidence from all affected persons, the City Commission hereby finds that:

(1) The land use conforms to the standards and requirements of this *Land Development Code* and will not create undue crowding beyond the conditions normally permitted in the PRD, Planned Residential zoning district, or adversely affect the public health, safety, welfare or quality of life;

(2) The land use is consistent with the *Comprehensive Plan*;

(3) The land use 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 land 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) Public facilities, such as roads, sidewalks, bike paths, potable water, wastewater treatment, drainage, fire and police safety, parks and recreation facilities, schools, and playgrounds will not be unduly burdened and are adequate to serve the land use;

(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;

(7) The land use is functional in the use of space and aesthetically acceptable;

(8) The land use 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 RTH, Inc., a Florida corporation, for the "Tomoka Oaks Golf Village" a planned residential development to allow the construction of consisting of 119-multifamily units (townhomes and condominiums) and 3-single family dwellings on a 147-acre parcel within the limits of the existing Tomoka Oaks Golf Course, in the R-2 Single Family Low Density zoning district, on that real property described and depicted on 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 2-35, Planned Residential 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. That the following recommendations of the Planning Board shall be resolved and strictly complied with at all times:

a. The owner shall provide for covenants and restrictions that restrict the golf course to open space and golf course use. The City of Ormond Beach shall be involved in a manner that requires the approval of the City if the owners ever wish to remove the restriction on use.

b. The owner shall provide a note on the plat for the property indicating to future property owners the proximity of the airport and the flight pattern of the traffic from the airport.

c. The applicant shall include a landscape buffer around the 3 single-family lots that is a minimum of 10-feet in width with trees and shrubs in accordance with the minimum buffering requirements specified by the Land Development Code, Chapter 3, Article I, Section 3-06, as currently adopted.

3. That the following comments of the Site Plan Review Committee shall be resolved and strictly complied with at all times:

CITY LANDSCAPE ARCHITECT COMMENTS:

a. Wheel stops must be provided. Vehicle bumpers will not overhang the planting beds.

b. Applicant must provide a littoral planting detail and specifically show where they are to be planted on the pond banks in all applicable ponds; applicant must provide calculation for each pond; clarify if ponds are wet or dry; if dry then littoral planting is not required.

c. Applicant must provide a note on the plans that any tree needed to be removed during construction will require a one for one replacement penalty; protected trees will require one 2.5" caliper variety and specimen trees will require one 4.5" caliper variety to suit its planting location; replacement trees need to be Florida #1 at a minimum height of ten feet (10'). CPH will make the determination as to what is best suited for each replacement.

d. Remove the asterisk note on page TR-8.

CIVIL ENGINEER COMMENTS:

e. Applicant must provide legend to clarify phasing.

f. Sheet C6 – Include Temporary Construction Entrance in Phase 1A.

g. Sheet C2 – Provide As Built Requirements for Water and Sewer; relocate the As Built Requirements for Roadway Construction from sheet C36.

h. Sheet C22 –Removing the fire hydrant from the pond.

i. Sheets C45-C47 – Estimated Wet Season Water Table Elevation and Design Pond High Water Elevation to each section.

j. Applicant must locate easements for utilities and lift station on the plat.

CHIEF BUILDING OFFICIAL COMMENTS:

k. Applicant must provide additional fire hydrants to townhouse and condo locations.

l. Applicant must provide location of fire department connections.

m. The location of handicap spaces for the clubhouse is unacceptable; accessible parking spaces shall not cross the roadway and shall be as close to the building as possible.

FIRE DEPARTMENT COMMENTS:

n. Fire hydrants shall be installed at intervals not to exceed 500 feet; provide location of additional hydrants on plans.

PUBLIC UTILITIES COMMENTS:

o. Manhole #44 on page C18 of the plans needs to be lined.

p. Applicant must update fire hydrant assembly detail.

q. Show how reuse will be connected to existing reuse line or the proposed reuse line to be constructed to the reuse storage pond by Tomoka Oaks.

r. Reuse meter to be provided by owner of make and model approved by the City. A reuse agreement will need to be executed by the owner and the City.

s. Applicant must confirm if water master meter shall be needed or if units will be individually metered.

t. Applicant must provide match lines on composite utility sheets.

u. All water and sewer lines to be owned and maintained by City must be in public rights of way or 40 foot access and utility easement; an easement or deed is also needed for the lift station.

POLICE DEPARTMENT COMMENTS:

v. Parking lot lighting, pole heights must not exceed 20 feet and maximum wattage shall be 250 watts (see Land Development Code Chapter 3, Article 5 Architectural Design Standards, Chapter 3 Page 10). This will impact lighting calculations currently submitted.

4. The subdivision is approved to have a total of consisting of 119-multifamily units (townhomes and condominiums) and 3-single family dwellings with the following dimensions as shown on the attached plans. The townhomes and condominiums shall be developed in accordance with the conceptual plans approved for the proposed PRD and the requirements established in Chapter 2, Article IV, Section 2-57 M. Multi-Family Dwellings:

Land Use	Min. Lot Area	Min. Lot Width	Front Setback	Side Corner	Side Setback	Rear Setback
Single-family	10,000-square feet	100- feet	30-feet	20-feet	8-feet total 20-feet	25-feet

5. As a stand alone zoning district the following permitted uses and dimensional criteria for this Planned Residential Development are hereby established as follows:

1. **Permitted Principal Uses and Structures.**

   a. Single-family Detached units

   b. Townhouse Units, as located on the conceptual development plan prepared by Conklin Porter and Homes, CPH project number T7501, dated June 2005.

   c. **Multifamily Condominium units** as located on the

conceptual development plan prepared by Conklin Porter and Homes, project number T7501, dated June 2005.

2. Permitted Accessory Uses and Structures

a. Single Family detached dwellings and all accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in Chapter 2, Article III.

b. Home Occupations, Type "A", subject to the regulations set forth in Chapter 2, Article III.

6. The project shall be phased over a 5-year period and shall consist of 6 phases; a new phase shall not be initiated until the improvements and enhancements identified in the previous phase have been initiated and are substantially completed. This condition shall not prevent the owner from completing multiple phases concurrently. The following summarizes the phasing of the project:

Phase	Description
1A	Construction of the tennis facility, maintenance area, parking, spine road and associated stormwater improvements. The "Golf Townhomes" at the northern most portion of the development (9th and 10th fairway) will be constructed
1B	Demolition and reconstruction of the clubhouse and parking lot.
1C	Completion of all of the townhomes in the golf and tennis areas.
2A	Development of condominiums at tennis facility.
2B	Development of condominiums at the driving range and clubhouse areas.
3	Development of 3-single family homes on the estate lots.

B. The final plans for the development project shall be consistent with the provisions of this Development Order and the plans depicted in Exhibit "B" hereto; provided, however, that the said plans shall be amended as necessary in order to achieve such consistency.

C. No material change shall be made to the final plan for the development project without further review by the Planning Board and approval by the City Commission in accordance with the procedures for the approval of this Development Order.

D. All site construction activity shall be performed in strict compliance with the terms and conditions of this Development Order approved for this development project, and of the *Land Development Code*.

E. If the final plan approval lapses under the provisions of Section 1-14(C)(2) of the *Land Development Code*, before the planned development permit can be re-established, a new PRD Development Order shall be considered by the City Commission.

F. In the event the use of the land approved by this PRD Development Order is abandoned for a period of two (2) years or there has been no construction activity during that period, the permit shall be void and a Notice of Final Plan Revocation filed under the provisions of Section 1-14(C)(2) of the *Land Development Code*, before the planned development permit can be reestablished, a new PRD Development Order shall be considered by the City Commission.

G. Semi-annually, the Neighborhood Improvement Officer shall prepare a report indicating which planned developments are not in compliance with Section 1-14, or the conditions stipulated in the Development Order, in the event a Neighborhood Improvement Officer subsequently determines there to be any violation, such Officer shall promptly present such determination to the Special Master for hearing.

H. Pursuant to Chapter 1, Article II, Section 1-14(C) (2), of the *Land Development Code*, the first phase of this Special Exception shall automatically expire and become void, without further action by the City Commission, 24 months (October 17, 2008) from the date of City commission approval, unless a site plan or building permit has been issued prior to that date; and a use building permit is so issued, this Special Exception shall remain in full force and effect unless and until subsequently amended by the City Commission.

I. The expiration date of the sixth and final phase of the project to be constructed shall be five (5) years in the future, or to October 17, 20011, and shall automatically expire and become void, without further action by the City Commission, unless a building permit

is issued for the second and final phase of the project prior to that date; and if a building permit is so issued, the Development Order shall remain in full force and effect unless and until subsequently amended by the City Commission

J. This Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of RTH, Inc., a Florida corporation, and shall be binding upon RTH, Inc., a Florida corporation, and its successors and assigns, and shall run with the real property described in Exhibit "A" attached hereto and incorporated herein by reference. (Parcel ID No. 3242-07-00-0010)

ORDERED this 17th day of October, 2006.

CITY COMMISSION
CITY OF ORMOND BEACH, a Florida municipal corporation

By: Fred Costello
FRED COSTELLO
Mayor

(CITY SEAL)

Attest: Isaac D. Turner
ISAAC D. TURNER
City Manager

CITY MANAGER
MEMORANDUM

TO: Honorable Mayor Costello and City Commissioners

FROM: Isaac D. Turner, City Manager

DATE: September 28, 2006

SUBJECT: Tomoka Oaks Golf Villas-Rezoning to Planned Residential Development

Introduction: This is a request by Robert A. Merrell, Esquire, representing RTH, Incorporated, to rezone a 147-acre parcel from R-2 (Single Family Low Density) to PRD (Planned Residential Development). The subject property is known as the Tomoka Oaks Golf Course.

Background: The subject property is currently being used for a golf course and country club. The owners of the property are seeking to maintain the current uses and add 122 residential units on the site. The property has a land use designation of "Low Density Residential" on the adopted Future Land Use Map and is classified as R-2 (Single-Family Low Density) on the Official Zoning Map. Accordingly, the property could be redeveloped for single-family dwelling units at a maximum density of 4.3 units per acre with lots that meet the minimum dimensional standard for the R-2 zoning district (minimum lot area of 10,000 square feet; minimum lot width 100-feet; minimum lot depth 100 feet).

In 2005, the applicant contacted the City of Ormond Beach to review options for renovating the golf and country club that included residential elements such as townhomes, condominiums and single-family homes. Staff researched the land use and zoning of the property and discovered that there were development rights for single-family homes. Staff was concerned with these critical issues:

1. **Are there any existing restrictions on the use of the property for any other use than a golf course?** The staff's main concern is that there are private restrictions that supersede the land use and zoning that would prohibit any kind of uses except for the golf and country club. A title opinion from the property owner indicates that there are no such restrictions and that the use of the property is only subject to the City of Ormond Beach Comprehensive Plan and Land Development Code (LDC).

2. **Integration of residential land uses cannot have a negative impact on the adjoining residential property owners; specifically, any new residential development could not be located directly adjoining to existing residential lots within the Tomoka Oaks subdivision.** The applicant agreed that views from the abutting residential properties had to be protected and that the location and orientation of the residential development could not negatively impact the existing homes.

3. **The remaining portion of the golf course will be restricted that it cannot be used for residential development so that adjoining neighbors are confident that the use of the property for a golf course and recreational open space is protected.** The applicant has agreed to provide that surety through an easement over the remaining portion of the golf course that will ensure that the property will remain as open space/recreational use.

Through a series of meetings to discuss how the property could be redeveloped and the staff's concerns with the impacts on the adjoining single-family homes, it was decided that the owners could seek approval of a planned development that included the clustering of the residential development allowed on the property. The planned development process allows for the concentration of the residential units in a manner with minimal impacts to the existing land owners and would still maintain the golf course as it is currently laid out. The staff emphasized that the application would need to reflect attention to the impacts on the adjoining property owners and emphasized the location, spacing and appearance of the proposed buildings. Staff further required that the applicant look at the traffic impacts and how to orient access to the new residential development so that there are no disruptions or impacts to the existing residences. The staff indicated that the remainder of the golf course had to be restricted so that the future of redeveloping it for additional residential uses was not possible. Lastly, staff indicated that the phasing of the development could not load all of the amenities (clubhouse, tennis facility, driving range) until the last phase and that these improvements had to be developed concurrently with the residential aspects of the project.

The project consists of a multiple phased development whereby the existing clubhouse, tennis, swimming pool and driving range facilities will be demolished and replaced. The "golf course" development consisting of 30 townhomes and 54 condominium units will be developed on the northeast area of the course by the 9th and 10th fairways. The "tennis complex" will have 5 townhome units and 30 condominium units. The townhomes are two-story structures with an average height of 22 feet. The condominiums are three-story buildings with an average height of 39 feet. There are three single-family detached lots proposed for the northwest portion of the site. These lots will comply with the dimensional standards established for the R-2 zoning district. The project will be phased over a 5-year period and will consist of six (6) phases.

Discussion: The proposed rezoning to PRD was heard at the August 10, 2006, meeting of the Planning Board. There was considerable comment from the residents of the Tomoka Oaks subdivision regarding the development. The primary concerns pertained to the traffic impacts, impacts to the utilities (water pressure), visual impacts onto the existing residential homes, lack of maintenance of the existing golf course, notification of future owners of the flight pattern and proximity to the airport, and certainty that the remainder of the golf course would remain. The Planning Board recommended approval of the proposed rezoning to PRD subject to the following ten conditions.

1. The owner shall provide for covenants and restrictions that restrict the golf course to open space and golf course use. The City of Ormond Beach shall be involved in a manner that requires the approval of the City if the owners ever wish to remove the restriction on use.
2. The owner shall provide a note on the plat for the property indicating to future property owners of the proximity of the airport and the flight pattern of the traffic from the airport.
3. The applicant shall include a landscape buffer around the 3 single-family lots that is a minimum of 10-feet in width with tress and shrubs in accordance with the minimum buffering requirements specified by the Land Development Code, Chapter 3, Article I, Section 3-06, as currently adopted.
4. The applicant is to research and develop a plan to improve the traffic flow and safety at the entrance to Tomoka Oaks.
5. The City and the owner shall research the amount of landscaping to be placed on the site and see where there are opportunities to provide larger trees within the buffers (increase size from 2 ½ inch caliper to 4 inch caliper).
6. The City staff will investigate the opportunity to provide reuse water to the Tomoka Oaks residences as well as the golf course.
7. The owner and City shall research and develop minimum maintenance standards to be included as part of the PRD Development Order.
8. The City shall research and remedy, in cooperation with the applicant, any problems to water pressure within the system serving the Tomoka Oaks development.
9. Staff is to verify that an environmental study for the project had been completed and was technically correct.
10. There is a provision in the Development Order for the PRD that a new phase could not be initiated until the improvements and enhancements identified in the previous phase had been initiated and where substantially completed. This condition would not prevent the owner from completing multiple phases concurrently.

Staff met with the property owners since the Planning Board and reviewed the 10 conditions. All of the conditions have been addressed. The applicant and the City staff could not find specific maintenance standards, but have agreed that there will be a minimum standard established prior to commencement of construction. The traffic engineer has provided background information regarding the single warrant study and improvements in traffic safety at Tomoka Oaks Boulevard.

Recommendation: It is recommended that the City Commission **APPROVE** the proposed Tomoka Golf Village Planned Residential Development (PRD), thereby allowing the redevelopment of the site for 119 multifamily units (townhomes and condominiums) and 3 single family dwellings, subject to the recommendations of the Planning Board and the outstanding comments of the Site Pan Review Committee.

Prepared by: Clay Ervin, AICP, Planning Director

STAFF REPORT

City of Ormond Beach
Department of Planning

DATE: September 26, 2006

SUBJECT: Tomoka Golf Village Planned Residential Development

APPLICANT: Robert A. Merrell, representing RTH Inc.

NUMBER: PRD-06-32

PROJECT PLANNER: Teri Holleran, Senior Planner/ Clay Ervin, AICP, Planning Director

INTRODUCTION: This is a request by Robert A. Merrell, Esquire, representing RTH, Incorporated, to rezone a 147 acre parcel from R-2 (Single family low density) to PRD (Planned Residential Development). The subject property is known as the Tomoka Oaks Golf Course.

BACKGROUND: The subject property is currently being used for a golf course and country club. The owners of the property are seeking to maintain the current uses and add 122-residential units on the site. The property has a land use designation of "Low Density Residential" on the adopted Future Land Use Map and is classified as R-2 (Single-family low density) on the Official Zoning Map. Accordingly, the property could be redeveloped for single-family dwelling units at a maximum density of 4.3-units per acre, with lots that meet the minimum dimensional standard for the R-2 zoning district (minimum lot area of 10,000 square feet; minimum lot width 100-feet; minimum lot depth 100 feet).

In 2005, the applicant contacted the City of Ormond Beach to review options for renovating the golf and country club that included residential elements such as townhomes, condominiums and single-family homes. Staff researched the land use and zoning of the property and discovered that there were development rights for single-family homes. Staff was concerned with these critical issues:

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2. **Integration of residential land uses cannot have a negative impact on the adjoining residential property owners; specifically, any new residential development could not be located directly adjoining to existing residential lots within the Tomoka Oaks subdivision.** The applicant agreed that views from the abutting residential properties had to be protected and that the location and orientation of the residential development could not negatively impact the existing homes.

3. **The remaining portion of the golf course will be restricted that it cannot be used for residential development so that adjoining neighbors are confident that the use of the property for a golf course and recreational open space is protected.** The applicant has agreed to provide that surety through an easement over the remaining portion of the golf course that will ensure that the property will remain as open space/recreational use.

Through a series of meetings to discuss how the property could be redeveloped and the staff's concerns with the impacts on the adjoining single-family homes, it was decided that the owners could seek approval of a planned development that included the clustering of the residential development allowed on the property. The planned development process allows for the concentration of the residential units in a manner with minimal impacts to the existing land owners and still would maintain the golf course as it is currently laid-out. The staff emphasized that the application would need to reflect attention to the impacts on the adjoining property owners and emphasized the location, spacing and appearance of the proposed buildings. Staff further required that the applicant look at the traffic impacts and how to orient access to the new residential development so that there are no disruptions or impacts to the existing residences. The staff indicated that the remainder of the golf course had to be restricted so that the future of redeveloping it for additional residential uses was not possible. Lastly, staff indicated that the phasing of the development could not load all of the amenities (clubhouse, tennis facility, driving range) until the last phase and that these improvements had to be developed concurrently with the residential aspects of the project.

Project Description: The project consists of a multiple phased development whereby the existing clubhouse, tennis, swimming pool and driving range facilities will be demolished and replaced. The "golf course" development consisting of 30 townhomes and 54 condominium units will be developed on the northeast area of the course by the 9th and 10th fairways. The "tennis complex" will have 5 townhome units and 30 condominium units. The townhomes are two-story structures with an average height of 22-feet. The condominiums are three-story buildings with an average height of 39-feet. There are three single-family detached lots proposed for the northwest portion of the site. These lots will comply with the dimensional standards established for the R-2 zoning district.

The project will be phased over a 5-year period and will consist of 6 phases. The following summarizes the phasing of the project. Please refer to the plans for details and specifics of the phasing plan.

Phase	Description
1A	Construction of the tennis facility, maintenance area, parking, spine road and associated stormwater improvements. The "Golf Townhomes" at the northern most portion of the development (9th and 10th fairway) will be constructed
1B	Demolition and reconstruction of the clubhouse and parking lot.
1C	Completion of all of the townhomes in the golf and tennis areas.
2A	Development of condominiums at tennis facility.
2B	Development of condominiums at the driving range and clubhouse areas.
3	Development of 3-single family homes on the estate lots.

The primary focus is to preserve the existing golf course, locate the new buildings so that they do not impact the existing homes and enhance the landscaping to minimize the impacts of the new development.

The applicant has requested a rezoning to Planned Residential Development (PRD). The purpose of a Planned Development is to:

1. Achieve innovative and creative design and a high level of amenities within residential and non-residential developments;
2. Promote efficient use of land by facilitating more cost effective and environmentally sensitive site planning, including the arrangement of buildings, circulation systems, land use and facilities;
3. Stimulate opportunities for varied housing types and diversified economic opportunities;
4. Conserve and protect the natural environment including wetlands, natural habitat, drainage corridors, flood prone lands, and other environmentally sensitive lands;
5. Provide for more useable and suitably located open space and recreation facilities and other common facilities than would otherwise be provided under conventional land development procedures; and
6. Achieve harmonious building and site designs.

Although Planned Developments provide opportunities for unique concepts, Planned Developments shall comply with the community character as promoted by the City Commission and shall be designed to limit impacts of the development internally within the confines of the Planned Development through compliance with the regulations established in the Comprehensive Plan and as stipulated in the Land Development Code.

ANALYSIS:

Planned Residential Development: Section 2-35, Chapter 2, Article II of the Land Development Code details the following requirements for a Planned Residential Development:

A. General: The proposed development is consistent with the purpose and intent of the Planned Residential Development.

B. Permitted and other uses: The proposed development complies with this section of the code. The permitted uses consist of single-family, townhome and multi-family residential developments. Other uses consist of golf course, tennis facilities and associated club house facilities.

C. Density: The proposed development is consistent with this criterion. The area encompassed by the PRD is 147-acres. The adopted Future Land Use Map designates the property as "Low Density Residential" which allows up to 4.3 units per acre. This means that the theoretical maximum development on the site would be 632 units.

D. Dimensional requirements: The proposed development is in compliance with this requirement.

E. Interior road system: The proposed development is in compliance with this requirement.

F. Off-street parking: The proposed development meets or exceeds the standards established in the LDC.

G. Landscaping and utility lines: The proposed development meets or exceeds the standards established in the LDC.

H. Recreational facilities: The project meets and exceeds all of the minimum recreational requirements established for PRDs.

I. Supplemental Requirements: The proposed development complies with the requirements for supplemental requirements.

Comprehensive Plan and Zoning: The site is designated "Low Density Residential" (LDR) on the City's Future Land Use Map and is zoned R-2 (single-

family low density). The following table shows the surrounding land uses and zoning:

	Current Land Uses	Future Land Use Designation	Zoning
North	Tomoka Oaks subdivision	Low Density Residential	R-2 (Single family low density)
South	Tomoka Oaks subdivision	Low Density Residential	R-2 (Single family low density)
East	Tomoka Oaks subdivision	Low Density Residential	R-2 (Single family low density)
West	Tomoka Oaks subdivision	Low Density Residential	R-2 (Single family low density)

Site Characteristics and Services:

Soils: According to the Soil Survey of Volusia County, the underlying soil type is Soils Group No. 54-Quartzipsamments, gently sloping. A map and description of these soil types are included in Appendix A. The development potential of this soil type is "very high" according to the Soil Survey of Volusia County.

Wetlands/Flood Zone: The proposed development does not impact any wetlands nor is the development located within a designated flood zone.

Vegetation: The site has been impacted by the development of the golf course. The vegetation consists predominately of recreational grasses and ground cover, with areas of oaks, magnolia and pine interspersed.

Water and Sewer: The proposed development will require the extension of existing water and sewer lines serving the Tomoka Oaks subdivision. The proposed development of 122 residential units will generate an additional demand of 13,664 gallons per day for potable water and 12,298 gallons of wastewater per day. There is sufficient capacity with the water and wastewater treatment facilities for this development. This development will not result in a negative impact to water pressure and fire flows to the area.

Transportation: A traffic impact assessment report was prepared in support of the proposed rezoning to PRD. The analysis reflected the impacts of the new uses consisting of 119 multifamily dwelling units and 3 single-family dwelling units. The amount of trips generated by the new uses are projected to be 772 average daily trips and 72 PM peak-hour trips, based on the ITE Trip Generation Manual, 7th edition. It is assumed that the project will be completed by 2008.

The distribution and assignment of traffic is based on the adopted Central Florida Regional Planning Model II (CFRPM II). The result is that a majority of the traffic

is projected to Tomoka Oaks Boulevard as the primary route to enter and exit the project (88% of the traffic) with the remaining 12% of the traffic using other routes, such as Rio Pinar. The majority of the traffic exiting/entering Tomoka Oaks is projected to impact the segment of Nova Road between SR 40 and Granada Boulevard. The attached spreadsheet summarizes the road segments and the traffic impacts resulting from the project at the built-out condition in 2008.

In summary, the proposed development will not negatively impact the level of service on the impacted roadways and does not require any additional traffic mitigation efforts.

Parking: Parking for the residential and non-residential uses will comply with the requirements of Chapter 3, Article III of the LDC.

Stormwater Management: The applicant is required to obtain approval of the master stormwater plan from the City and the St. John's Water Management District. The preliminary design indicates that the project will comply with the requirements established in the LDC. The proposed development plan reflects that the stormwater plan consisting of several basins where the stormwater is collected from sheet flow across the site and is directed either directly into swales or pipes where it is transferred to on-site retention ponds for treatment prior to being discharged. Please be aware that the drainage on this site will not be an issue given the high permeability rate of the underlying soils.

Solid Waste: The site will be served by City sanitation services. There is sufficient capacity in the City system to meet projected demand.

Other Services: The site is located within an approximate 5-7 minute response time from police and fire stations. The nearest fire station is Station #92 on Nova Road, south of Granada Boulevard. There is sufficient response time from both Police and Fire services to the site.

Roadway	Segment		Adopted LOS	Daily Capacity at Adopted LOS	Existing Daily Traffic	Projected 2008 Background Traffic	Vested Trips	Project Trips from Tomoka Golf Villas	2008 Projected Total Daily Traffic	Future LOS
US 1	Airport Road	Nova Road	D	61,800	24,000	24,960	959	108	26,027	B
	Nova Road	West Granada Boulevard	D	61,800	20,000	20,800	172	54	21,026	B
Nova Road	US 1	Tomoka Oaks Blvd.	D	35,700	10,600	11,024	163	162	11,350	B
	Tomoka Oaks Blvd.	Wilmette Avenue	D	35,700	10,600	11,024	163	516	11,705	B
	Wilmette Avenue	West Granada Boulevard	D	53,500	21,500	22,360	369	464	23,193	B
	West Granada Boulevard	Hand Avenue	D	53,500	19,000	19,760	955	255	20,970	B
West Granada Blvd.	Clyde Morris Boulevard	Nova Road	D	42,300	35,000	36,400	3,505	170	40,075	C
	Nova Road	US 1	D	35,700	29,500	31,117	1,212	70	32,398	C
Wilmette Avenue	Nova Road	US 1	E	15,600	8,000	8,320	0	54	8,374	C

CRITERIA FOR APPROVAL: In considering an application for a PRD, the City Commission may recommend approval, approval with conditions, or denial on the extent to which the development offers site amenities above that normally found for permitted uses in the district with regard to the following:

a) Innovative site design.

b) Coordinated architectural design.

c) Open space, recreation, common areas.

d) Coordinated streetscape elements.

The proposed development utilizes superior architectural design, well-laced landscaping and the existing golf course to introduce new residential units in a manner that minimize impacts on the adjoining residential development. The integration of new golf and tennis facilities improve the overall aesthetics of the area and provide for a needed upgrade to the existing facilities. The development utilizes landscaping, lighting and access points to minimize impact on the adjoining properties, but still maintain an efficient and attractive internal road system. In summary, it is staff's opinion that the proposed development complies with the previous criteria.

The following are standard criteria to be used by the Planning Board and City Commission in its review of the proposed rezoning to PRD. In its review of each application for amendment, the Planning Board and City Commission shall consider:

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 zoning district, or adversely affect the public health, safety, welfare or quality of life.**
   The subject property has a land use classification that allows up to 632-homes to be developed on the site. There could be approximately 300 homes developed on the golf course site, based on the R-2 zoning. This type of development would eliminate the entire golf course. The applicant has requested a rezoning to PRD to cluster the development to minimize impacts to the golf course. The resulting development plan of 122 units results in a density of .82 units per acre. Given the development potential and the proposed development, the application complies with this review criterion.

2. **The proposed development is consistent with the Comprehensive Plan.**

   The proposed development plan is consistent with the adopted Future Land Use Element and Future Land Use Map; specifically:

Goal 1. Land use distribution

Future development and redevelopment activities should be directed in appropriate areas as depicted on the future land use map to meet the land use needs of the anticipated population, in a manner consistent with sound planning principles, the goals, objectives and policies contained in the plan, and the desired community character.

Overall, the land use plan should limit commercial expansion, promote industrial use, maintain current residential densities in the core area while establishing lower densities in the perimeter areas, and provide for a continued high level of open space. Specific goals and policies are listed below for each type of land use.

Objective 1.1. Residential land use
Ensure that adequate lands are available to meet the residential land use needs of the community.

Policy 1.1.1.
Continue to promote sound planning for the location and design of new residential developments including on-site common open space and recreation facilities.

Policy 1.1.4.
Encourage innovative design measures for new residential developments and ensure that adequate provision is made for neighborhood facilities suitable to the type of development proposed.

Policy 1.1.5.
Provide the opportunity, through zoning and other land use controls, for the development of a variety of housing types (i.e., single-family, duplex, townhouse, multi-family) in both conventional, planned unit and cluster type developments that will meet the varied needs of the citizens of Ormond Beach.

Policy 1.1.17.
Encourage the development of infill residential areas in the central core and older sections of the City.

Future Land Use Map: The subject property is designated as "Low Density Residential", which allows for a maximum density of 4.3 units per acre. The proposed project has a gross density of .83 units per acre.

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.

The proposed development does not impact any identified wetlands or protected species of plant or animal. The project is not located near any wellfield or other area of special concern.

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.**

The proposed project involves significant upgrades to the existing golf course and tennis facilities. Additionally, the value of similar development has maintained or increased over the past 5-years. The proposed development will not have a substantial or permanent negative impact on the 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.**

The City of Ormond Beach has adequate capacity in its facilities to serve the proposed 122-dwelling units.

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.**

The proposed development plans include a traffic study prepared by an engineer licensed to practice transportation engineering in the State of Florida. The analysis uses accepted methodologies and indicates that the proposed development complies with the concurrency management requirements of the Comprehensive Plan and LDC.

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

The proposed development utilizes the existing golf course in a manner that maintains the open areas adjacent to the existing residential homes and concentrates the development in the center of the property. The combination of landscaping, architectural treatment of the buildings and locations of the structures provides both aesthetical and functional use of the site.

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

The proposed development incorporates site and building improvements to ensure that occupants and visitors to the site are safe to use the grounds and buildings.

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

This is a critical issue and the applicant agreed to provide upgraded architectural treatment for all of the structures being developed on the site. This will ensure compatibility and enhancement to the surrounding neighborhood.

10. **The testimony provided at public hearings.**

The proposed rezoning to PRD was heard at the August 10, 2006, meeting of the Planning Board. There was considerable comment from the resident of the Tomoka Oaks subdivision regarding the development. The primary concerns pertained to the traffic impacts; impacts to the utilities (water pressure); visual impacts onto the existing residential homes; lack of maintenance of the existing golf course; notification of future owners of the flight pattern and proximity to the airport; and certainty that the remainder of the golf course would remain. The Planning Board recommended approval of the proposed rezoning to PRD subject to the following ten conditions.

- The owner shall provide for covenants and restrictions that restrict the golf course to open space and golf course use. The City of Ormond Beach shall be involved in a manner that requires the approval of the City if the owners ever wish to remove the restriction on use.
- The owner shall provide a note on the plat for the property indicating to future property owners of the proximity of the airport and the flight pattern of the traffic from the airport.
- The applicant shall include a landscape buffer around the 3 single-family lots that is a minimum of 10-feet in width with tress and shrubs in accordance with the minimum buffering requirements specified by the Land Development Code, Chapter 3, Article I, Section 3-06, as currently adopted.
- The applicant to research and develop a plan to improve the traffic flow and safety at the entrance to Tomoka Oaks.
- The City and the owner shall research the amount of landscaping to be placed on the site and see where there are opportunities to provide larger trees within the buffers (increase size from 2 ½ inch caliper to 4 inch caliper).
- The provision in the Development Order for the PRD that a new phase could not be initiated until the improvements and enhancements identified

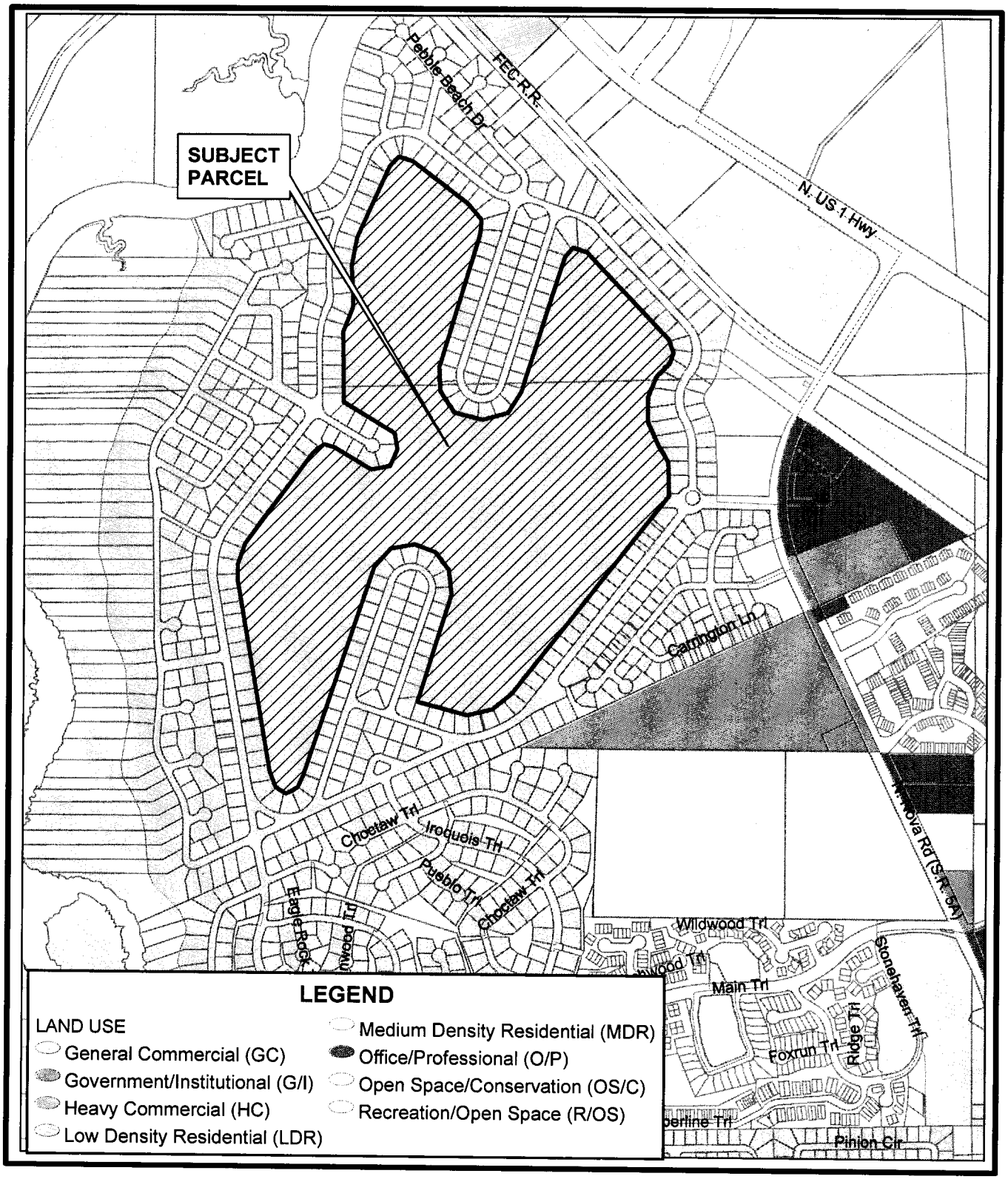
in the previous phase had been initiated and where substantially completed. This condition would not prevent the owner from completing multiple phases concurrently.

- The City staff will investigate the opportunity to provide reuse water to the Tomoka Oaks residences as well as the golf course.
- The owner and City shall research and develop minimum maintenance standards to be included as part of the PRD Development Order.
- The City shall research and remedy, in cooperation with the applicant, any problems to water pressure within the system serving the Tomoka Oaks development.
- Staff to verify that an environmental study for the project had been completed and was technically correct.

Recommendation: It is recommended that the City Commission **APPROVE** the proposed Tomoka Golf Village Planned Residential Development (PRD), thereby allowing the redevelopment of the site for 119-multifamily units (townhomes and condominiums) and 3-single family dwellings, subject to the recommendations of the Planning Board and the outstanding comments of the Site Pan Review Committee, which consist of:

1. It is recommended to include wheel stops. Vehicle bumpers will overhang the planting beds without wheel stops.
2. The newly proposed buffer planting to the rear of the lot number one (1) is inside the pond. Planting is only allowed on the back slopes of ponds.
3. Please provide a littoral planting detail and specifically show where they are to be planted on the pond banks in all applicable ponds. Provide calculation for each pond. Please clarify if ponds are wet or dry. If dry then littoral planting is not required.
4. Provide a note that any tree needed to be removed during construction will require a one for one replacement penalty. Protected trees will require one 2.5" caliper variety and specimen trees will require one 4.5" caliper variety to suit its planting location. Replacement trees need to be Florida #1 at a minimum height of ten feet (10'). CPH will make the determination as to what is best suited for each replacement.
5. There is a floating note on page C6.
6. What is the intent of the utility/access easement near the estate lots? Residents are questioning the intent of this easement.
7. Please remove the asterisk note on page TR-8.
8. General comment: Provide legend to clarify phasing.
9. Sheet C6 – Please include Temporary Construction Entrance in Phase 1A.
10. Sheet C2 – Please provide As Built Requirements for Water and Sewer. It may be prudent to also relocate the As Built Requirements for Roadway Construction from sheet C36. It will probably get missed.
11. Sheet C22 – Consider removing the fire hydrant from the pond.
12. Sheets C45-C47 – Provide Estimated Wet Season Water Table Elevation and Design Pond High Water Elevation to each section.

13. Please confirm through the plat that there will be easements for utilities and lift station.
14. Provide additional fire hydrants to townhouse and condo locations.
15. Provide location of fire department connections.
16. The location of handicap spaces for the clubhouse is unacceptable. Accessible parking spaces shall not cross the roadway and shall be as close to the building as possible.
17. Additional comments pending.
18. Fire hydrants shall be installed at intervals not to exceed 500 feet. Provide location of additional hydrants.
19. Manhole #44 on page C18 need to be lined.
20. Need to update fire hydrant assembly detail.
21. Show how reuse will be connected to existing reuse line or the proposed reuse line to be constructed to the reuse storage pond by Tomoka Oaks.
22. Reuse meter to be provided by owner of make and model approved by the City. A reuse agreement will need to be executed by the owner and the City.
23. Will water master meter be needed or will units be individually metered?
24. It would be helpful to provide match lines on composite utility sheets.
25. All water and sewer lines to be owned and maintained by City to be in public rights of way or 40 foot access and utility easement. An easement or deed is also needed for the lift station.
26. Parking lot lighting, pole heights not exceed 20 feet and maximum wattage should be 250 watts (see Land Development Code Chapter 3, Article 5 Architectural Design Standards, Chapter 3 Page 10). This will impact lighting calculations currently submitted.

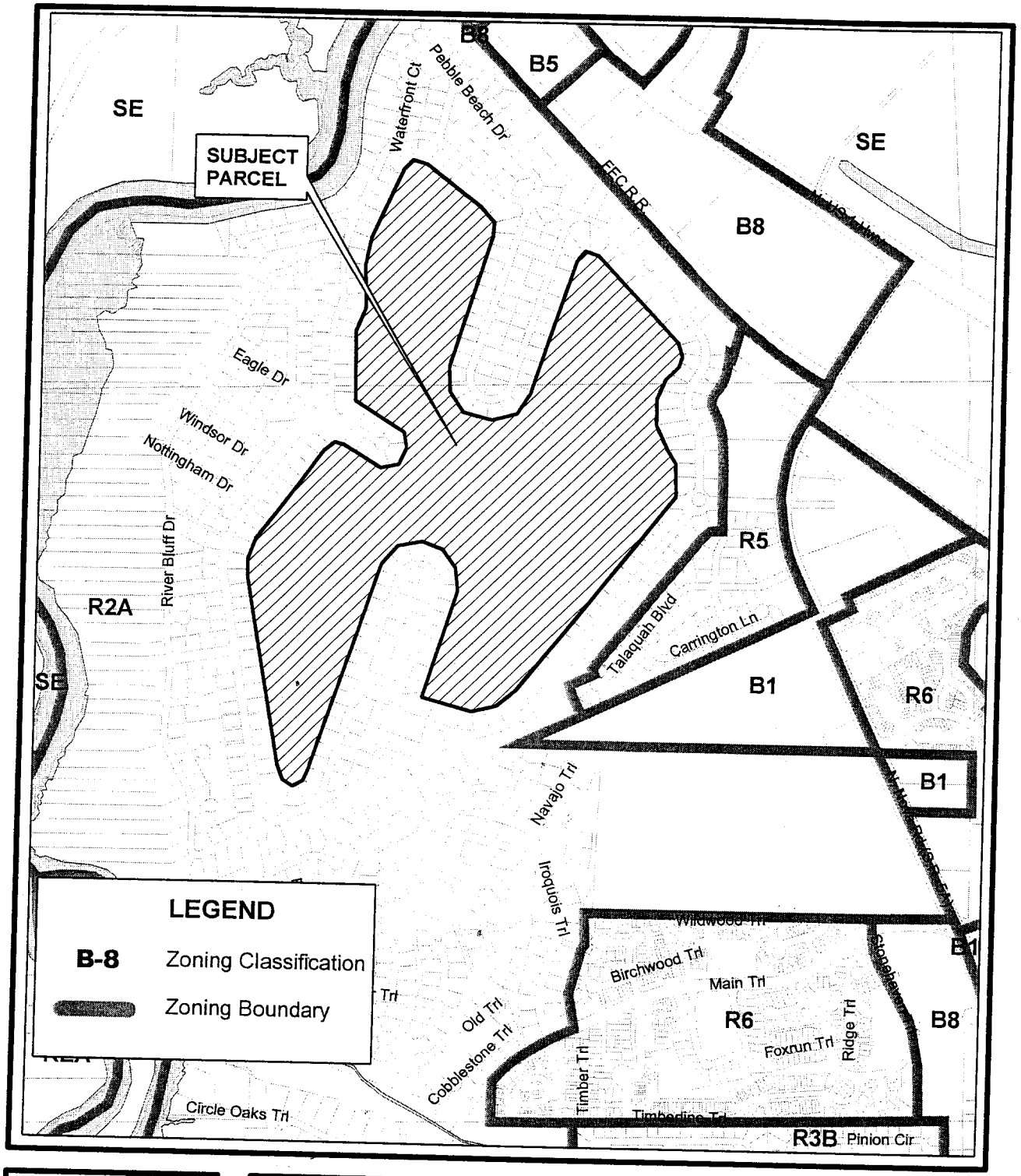


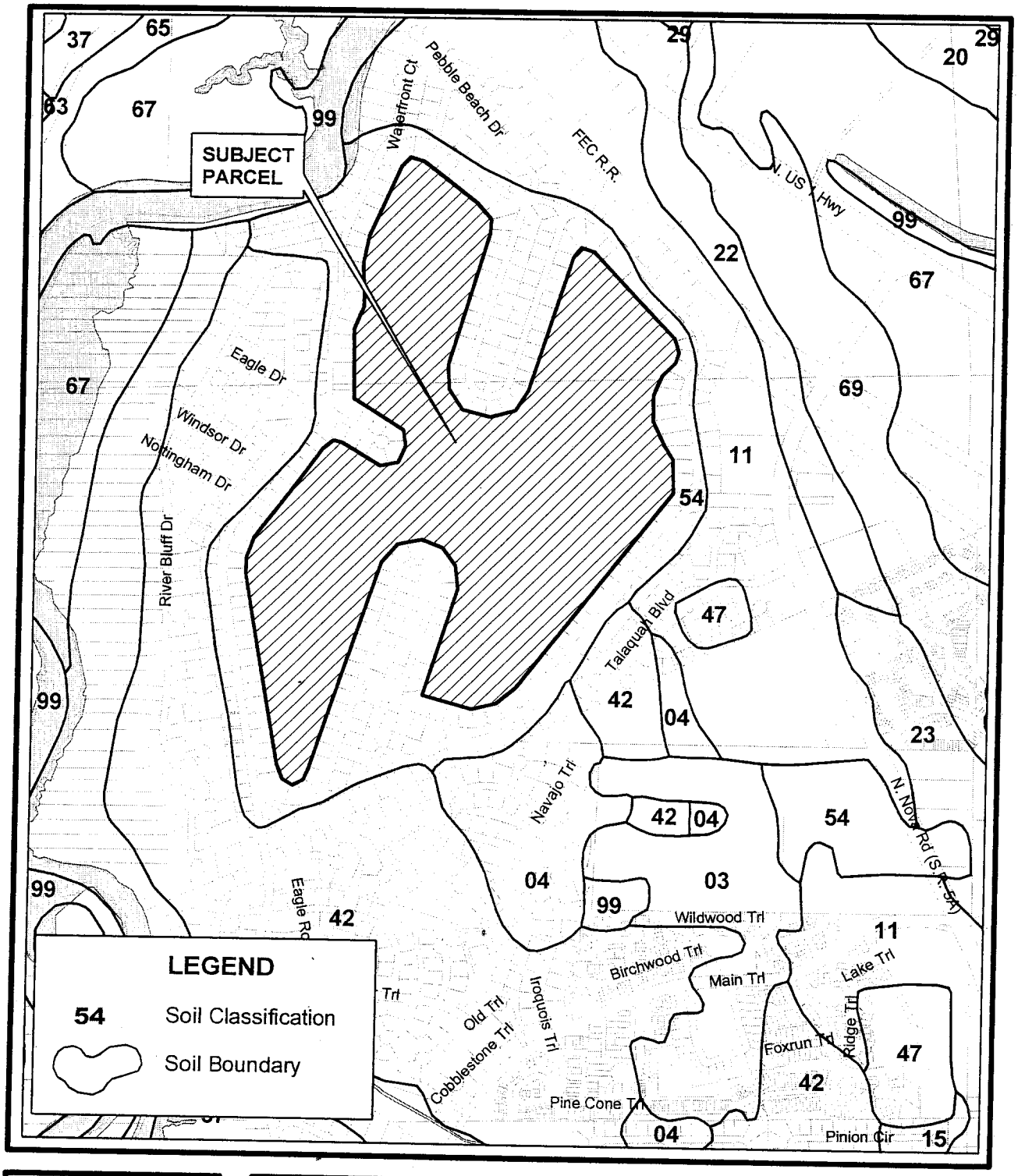
CITY OF ORMOND BEACH ★ FLORIDA ★

FUTURE LAND USE MAP
TOMOKA OAKS GOLF

The City of Ormond Beach
Engineering Division
Prepared by: Steve Johnson 8/3/06

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SE
SUBJECT PARCEL
Waterfront Ct
Pebble Beach Dr
B5
B8
SE
FEC R.R.
B8
Eagle Dr
Windsor Dr
Nottingham Dr
River Bluff Dr
R5
R2A
Talaquah Blvd
Carrington Ln
SE
B1
R6
B1
Navajo Trl
Iroquois Trl
LEGEND
B-8 Zoning Classification
Zoning Boundary
Birchwood Trl
Main Trl
R6
B8
Old Trl
Cobblestone Trl
Foxrun Trl
Ridge Trl
Timber Trl
Circle Oaks Trl
R3B Pinion Cir
CITY OF ORMOND BEACH FLORIDA
ZONING MAP
TOMOKA OAKS GOLF
The City of Ormond Beach
Engineering Division
Prepared by: Steve Johnson 8/3/06
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CITY OF ORMOND BEACH FLORIDA

SOILS MAP
TOMOKA OAKS GOLF

The City of Ormond Beach
Engineering Division
Prepared by: Steve Johnson 8/3/06

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Tomoka Oaks Golf Village
Ormond Beach, Florida

Traffic Impact Study

Prepared for Tomoka Oaks Golf Village, LLC
By Lassiter Transportation Group, Inc.
June 2005

Lassiter Transportation Group, Inc.
Engineering and Planning

1

INTRODUCTION

Lassiter Transportation Group, Inc. (LTG) was retained by Tomoka Oaks Golf Village, LLC to prepare a traffic impact study for a proposed 122-unit planned residential development (PRD) to be located within the existing Tomoka Oaks Golf and Country Club. The development will be located on the west side of Nova Road (SR 5A), south of US 1. The project, which consists of 35 townhouses, 84 condominiums, and three single-family dwellings, is expected to be completed and fully occupied by the year 2008. Figure 1 graphically depicts the location of the proposed development.

The existing Tomoka Oaks Golf and Country Club is accessible via Nova Road and Main Trail, with primary access by way of Nova Road. The proposed development will use the existing site drives currently serving Tomoka Oaks Golf and Country Club.

Study Area

The City of Ormond Beach planning department was contacted to determine the project study area. Subsequently, a traffic impact analysis proposed methodology letter was submitted to the City of Ormond Beach on June 6, 2005. The methodology letter is included as Appendix A .The agreed upon intersections and roadways are listed below:

Intersections:
- US 1 at Nova Road
- Nova Road at Tomoka Oaks Boulevard
- Nova Road at Wilmette Avenue/Main Trail
- W. Granada Boulevard at Nova Road

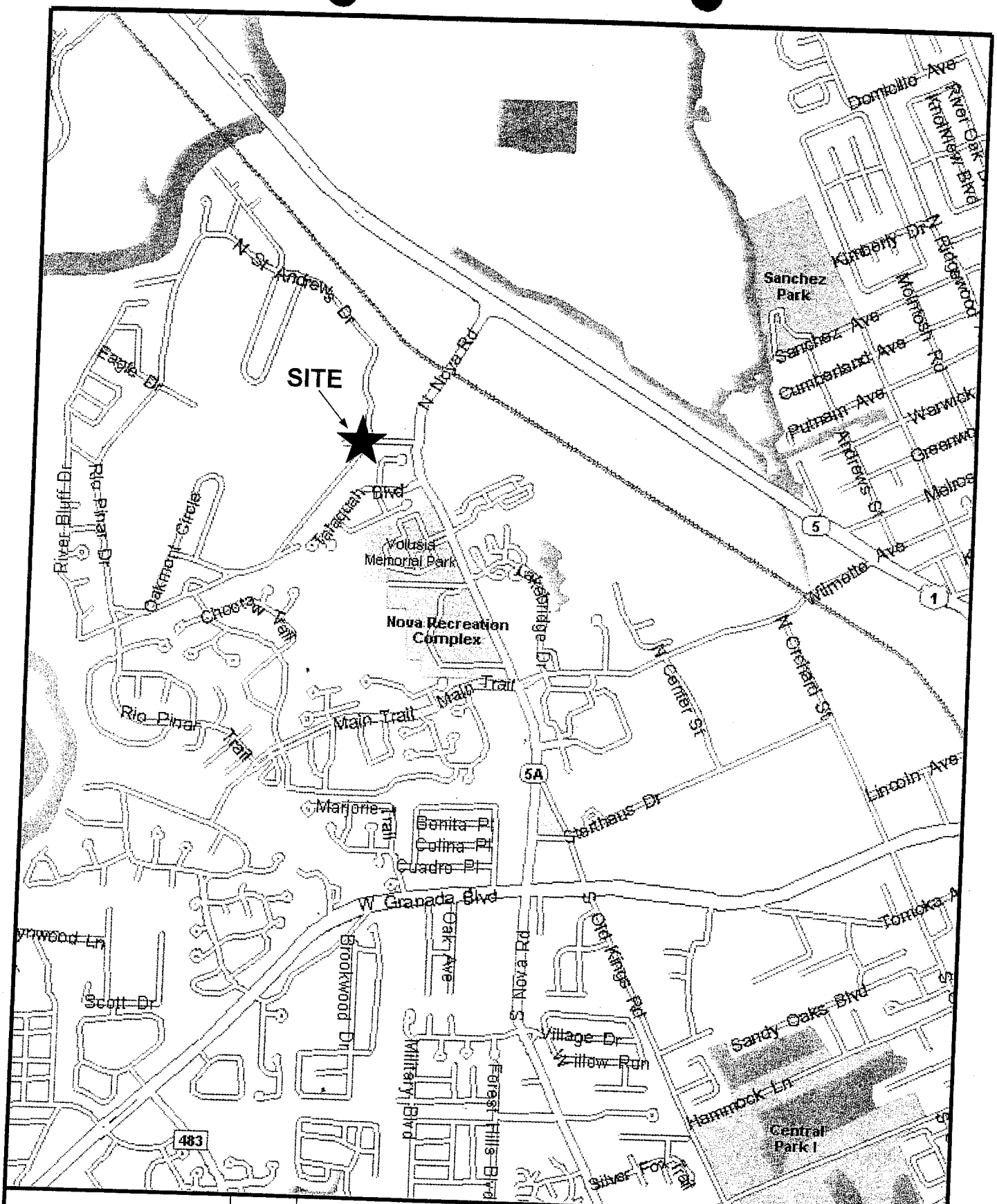
Roadways:
- US 1 from Airport Road to W. Granada Boulevard
- Nova Road from US 1 to Hand Avenue
- W. Granada Boulevard from Clyde Morris Boulevard to US 1
- Wilmette Avenue from Nova Road to US 1

Study Procedures

Standard engineering and planning procedures were used to determine the impacts of the proposed project. Reference data was obtained from the City of Ormond Beach, the Volusia County Engineering Department, the Volusia County Metropolitan Planning Organization (MPO), the Institute of Transportation Engineers (ITE), and the Florida Department of Transportation (FDOT).

Planned Roadway Improvements

The Volusia County Public Works Department and FDOT were contacted to determine if there are any planned roadway improvements in the area. Neither agency has any capacity enhancing improvements scheduled to occur within the next five years in the project study area.



Tomoka Oaks Golf Village	N NTS	**Site Location Map**	*Lassiter Transportation Group, Inc.* *Engineering and Planning*	
		Project No.: 3308.01	Figure 1	536 N. Halifax Ave., Suite 101 – Daytona Beach, Florida 32118 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

3

FUTURE TRAFFIC CONDITIONS

The next step in the analysis was to determine the future traffic conditions on the study area roadways at the time of project completion. The following documents the procedures used to determine the future traffic.

Background Traffic

Traffic on the roadway network will continue to grow due to local development approvals. Traffic growth projections from historic Average Annual Daily Traffic (AADT) counts, as provided by the Volusia County Traffic Engineering Department and FDOT, were used to determine the growth rates for the study area roadways. Using FDOT's *Traffic Trends* software, the average annual growth rates for the study area roadways were determined. The results of the Traffic Trends analyses are listed in Table 5. The *Traffic Trends* analysis worksheets are contained in Appendix E. As a general rule, if a roadway segment experienced an average of less than one percent of growth per year, one percent was the applied growth rate.

Table 5
Average Annual Growth Rates
Tomoka Oaks Golf Village

Roadway	Segment		Average Annual Growth Rate
	From	To	
US 1	Airport Rd.	Nova Rd.	-0.96%
	Nova Rd.	W. Granada Blvd.	-0.90%
Nova Rd.	US 1	Wilmette Ave.	-1.47%
	Wilmette Ave.	W. Granada Blvd.	-1.11%
	W. Granada Blvd.	Hand Ave.	-6.11%
W. Granada Blvd.	Clyde Morris Blvd.	Nova Rd.	-0.14%
	Nova Rd.	US 1	-0.81%
Wilmette Ave.	Nova Rd.	Center St.	1.37%
		Average:	**-1.38%**

Trip Generation

The trip generation for this residential development was determined using the trip generation rates and procedures published by the Institute of Transportation Engineers (ITE) in the document Trip Generation, 7th Edition. The total daily and p.m. peak-hour trip generation for the proposed development is shown in Table 6.

Table 6
Total Trip Generation
Tomoka Oaks Golf Village

Time Period	ITE Code	Trip Rate Equation	Units	Total Trips	Percent Enter	Percent Exit	Trips Enter	Trips Exit
Daily	230	Ln(T) = 0.85 Ln(X) + 2.55	119 MFDU	744	50%	50%	372	372
	210	T = 9.57 (X)	3 SFDU	29	50%	50%	14	14
			Totals:	**773**			**386**	**386**
P.M. Peak-Hour	230	Ln(T) = 0.82 Ln(X) + 0.32	119 MFDU	69	67%	33%	46	23
	210	T = 1.01 (X)	3 SFDU	3	63%	37%	2	1
			Totals:	**72**			**48**	**24**

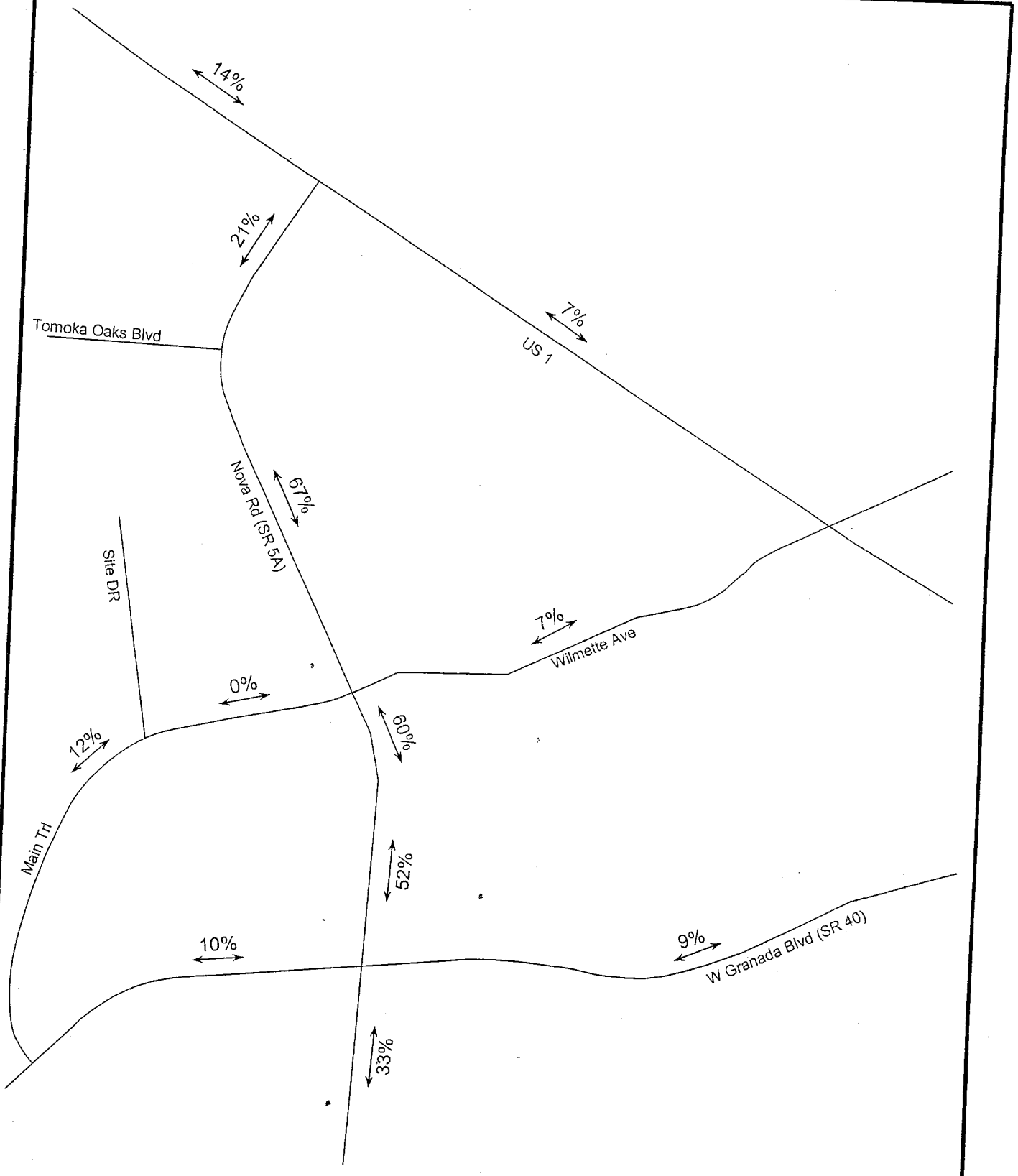
Source: ITE, Trip Generation, 7th Edition, LUC 230, Townhouse/Condominium, LUC 210, Single-Family Dwelling

Trip Distribution

The process of determining the directional flow of traffic associated with a new development is called trip distribution. The Central Florida Regional Planning Model II (CFRPM II), as modified and adopted by the City of Ormond Beach, was used to determine the trip distribution for this project. The process required editing the network to add a traffic analysis zone (TAZ) to represent the location of the project and its general orientation to the adjacent road network. The next step involved converting the land use data for the project to socio-economic (S/E) data which the model uses in trip generation and distribution. The model structure was then run which resulted in producing trip productions and attractions (trip generation) which were then matched with complementary attractions and productions according to statistically determined trip lengths by trip purpose. The model distribution is attached in Appendix F. Figure 3 shows the project trip distribution which was modified to reflect travel characteristics on local roads not included in the model.

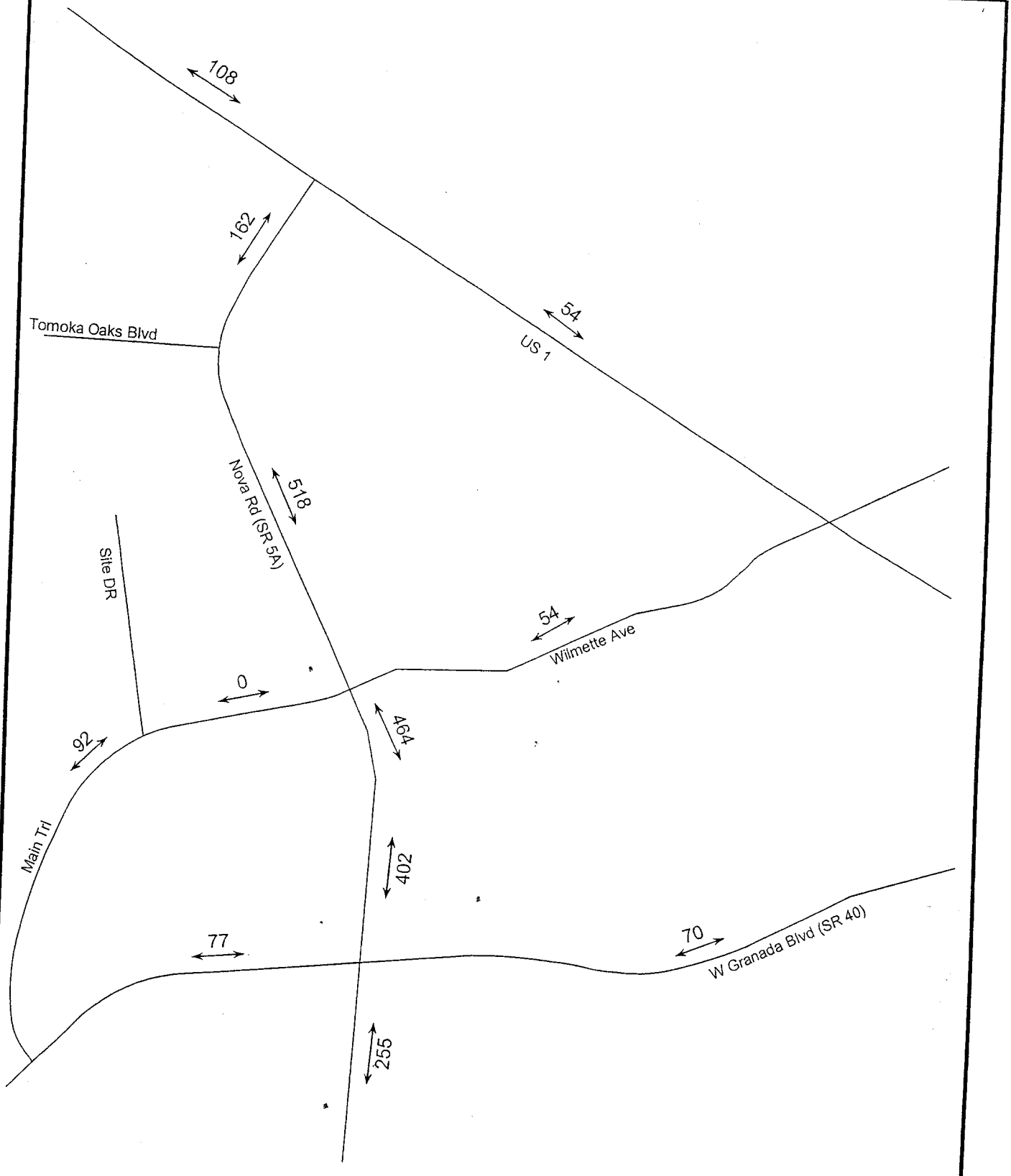
Trip Assignment

The final step in the analysis is to assign the external project traffic to the road network. Figure 4 graphically depicts the external daily project trip assignment. Figure 5 graphically depicts the external p.m. peak-hour project trip assignment.

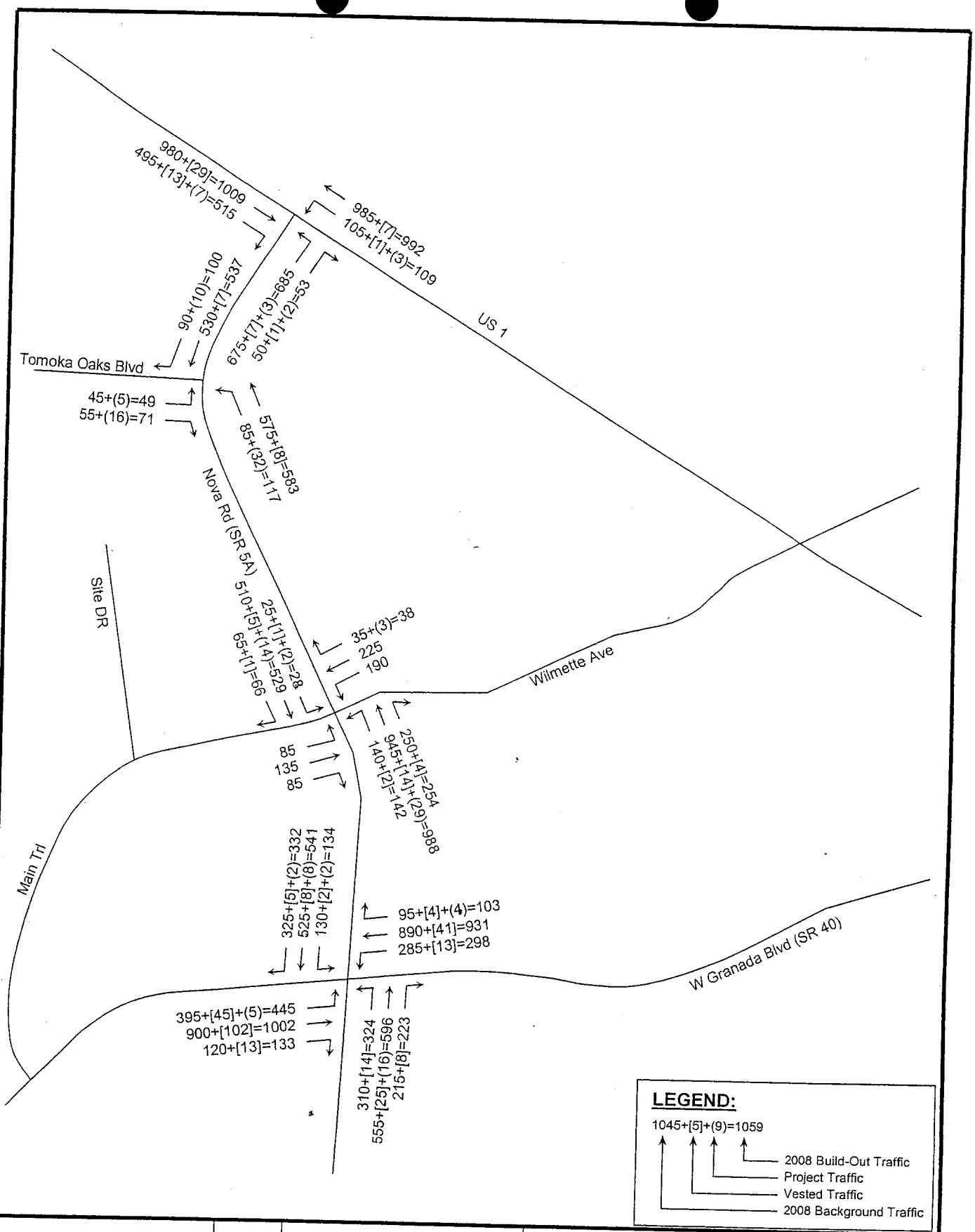


Tomoka Oaks Golf Village	N NTS	**Project Trip Distribution**	Project No.: 3308.01	Figure 3

Lassiter Transportation Group, Inc.
Engineering and Planning
536 N. Halifax Ave., Suite 101 – Daytona Beach, Florida 32118
Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



Tomoka Oaks Golf Village	N NTS	**Project Trip Assignment**	Lassiter Transportation Group, Inc. Engineering and Planning	
		Project No.: 3308.01	Figure 4	536 N. Halifax Ave., Suite 101 – Daytona Beach, Florida 32118 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227



Tomoka Oaks Golf Village	N NTS	2008 Build-Out Traffic P.M. Peak-Hour	Lassiter Transportation Group, Inc. Engineering and Planning
		Project No.: 3308.01 Figure 5	536 N. Halifax Ave., Suite 101 – Daytona Beach, Florida 32118 Telephone: 386.257.2571 Fax: 386.257.6996 EB# 0009227

4

FUTURE ROADWAY ANALYSIS

The critical intersections and road segments were analyzed based on the future roadway conditions to determine potential impacts and to investigate mitigation requirements.

The average annual growth rate was applied to the existing traffic to project the 2008 base traffic. The City of Ormond Beach's daily vested traffic was obtained from the City's current Traffic Concurrency Analysis spreadsheet. The daily vested traffic was converted to p.m. peak-hour turning movements based on a 0.095 K-Factor and the existing turning movement percentages to establish the 2008 background traffic. The 2008 build-out traffic volumes were established by combining the 2008 background traffic and project traffic. Refer to Figure 5 for the 2008 build-out traffic volumes at the study area intersections.

Unsignalized Intersection Analysis

The unsignalized intersection was analyzed to determine the operational LOS at the time of build-out. Table 7 shows the projected LOS for the unsignalized intersection. The HCS summary sheet is contained in Appendix G. As indicated in the table, the Nova Road/Tomoka Oaks Boulevard intersection is expected to operate within the adopted level of service under 2008 build-out conditions.

Table 7
2008 Build-Out P.M. Peak-Hour Level of Service – Unsignalized Intersection
Tomoka Oaks Golf Village

Intersection	P.M. Peak-Hour			
	Adopted LOS	Critical Approach	Delay (sec.)	LOS
Nova Rd. at Tomoka Oaks Blvd.	E	EB	14.8	B

Signalized Intersection Analysis

The signalized intersections were analyzed to determine the operational LOS at the time of build-out. Table 8 shows the projected LOS for the signalized intersections. As indicated in the table, the signalized intersections are expected to operate within the adopted LOS under 2008 build-out conditions. The HCS summary sheets are contained in Appendix H.

Table 8
2008 Build-Out P.M. Peak-Hour Level of Service – Signalized Intersections
Tomoka Oaks Golf Village

Intersection	P.M. Peak-Hour		
	Adopted LOS	Delay (sec.)	LOS
US 1 at Nova Rd.	D	49.3	D
Nova Rd. at Wilmette Ave.	D	45.8	D
W. Granada Blvd. at Nova Rd.	D	53.6	D

Roadway Segment Analysis

The traffic analysis for the road segment involves the comparison of the future daily volumes to available capacity. Table 9 presents the results of the daily road segment analysis for the study area roadways under 2008 build-out conditions. As indicated in Table 9, all study area roadway segments are expected to operate within the adopted LOS under 2008 build-out conditions.

Table 10 presents the results of the p.m. peak-hour directional road segment analysis for the study area roadways under 2008 build-out conditions. As indicated in Table 10, all study area roadway segments are expected to operate within the adopted LOS.

Table 9
2008 Build-Out Daily Level of Service – Roadway Segments
Tomoka Oaks Golf Village

Roadway	Segment		Lanes	Adopted LOS	Daily Cap. at Adopted LOS	Existing Daily Traffic	Average Annual Growth Rate	2008 Daily Base Traffic	Ormond Beach Vested Traffic	Project Trip Distribution	Daily Project Traffic	2008 Total Daily Traffic	LOS
	From	To											
US 1	Airport Rd.	Nova Rd.	4	D	61,800	24,000	-0.96%	24,960	959	14%	108	26,027	B
	Nova Rd.	W. Granada Blvd.	4	D	61,800	20,000	-0.90%	20,800	172	7%	54	21,026	B
Nova Rd.	US 1	Tomoka Oaks Blvd.	4	D	35,700	10,600	-1.47%	11,024	163	21%	162	11,350	B
	Tomoka Oaks Blvd.	Wilmette Ave.	4	D	35,700	10,600	-1.11%	11,024	163	67%	518	11,705	B
	Wilmette Ave.	W. Granada Blvd.	6	D	53,500	21,500	-6.11%	22,360	369	60%	464	23,193	B
	W. Granada Blvd.	Hand Ave.	6	D	53,500	19,000	-0.14%	19,760	955	33%	255	20,970	B
W. Granada Blvd.	Clyde Morris Blvd.	Nova Rd.	4	D	42,300	35,000	-0.81%	36,400	3,505	22%	170	40,075	C
	Nova Rd.	US 1	4	D	35,700	29,500	1.37%	31,117	1,212	9%	70	32,398	C
Wilmette Ave.	Nova Rd.	US 1	2	E	15,600	8,000	-1.38%	8,320	0	7%	54	8,374	C

Table 10
2008 Build-Out P.M. Peak-Hour Directional Level of Service – Roadway Segments
Tomoka Oaks Golf Village

Roadway	Segment		Lanes	Adopted LOS	Peak-Hour Directional Cap. at Adopted LOS	NB/EB Direction				SB/WB Direction			
	From	To				2008 P.M. Peak-Hour Directional Background Traffic	Project Traffic	Total 2008 P.M. Peak-Hour Directional Traffic	LOS	2008 P.M. Peak-Hour Directional Background Traffic	Project Traffic	Total 2008 P.M. Peak-Hour Directional Traffic	LOS
US 1	Airport Rd.	Nova Rd.	4	D	3,230	1,674	3	1,677	B	1,517	7	1,524	B
	Nova Rd.	W. Granada Blvd.	4	D	3,230	1,098	3	1,101	B	1,060	2	1,062	B
Nova Rd.	US 1	Tomoka Oaks Blvd.	4	D	1,860	733	5	738	B	621	10	631	B
	Tomoka Oaks Blvd.	Wilmette Ave.	6	D	2,570	874	32	906	B	600	16	616	B
	Wilmette Ave.	W. Granada Blvd.	6	D	2,570	1,237	29	1,266	B	893	14	907	B
	W. Granada Blvd.	Hand Ave.	4	D	1,980	1,127	16	1,143	B	964	8	972	B
W. Granada Blvd.	Clyde Morris Blvd.	Nova Rd.	4	D	1,860	1,575	11	1,586	B	1,585	5	1,590	B
	Nova Rd.	US 1	2	E	810	1,357	2	1,359	B	1,328	4	1,332	B
Wilmette Ave.	Nova Rd.	US 1				415	2	417	C	450	3	453	C

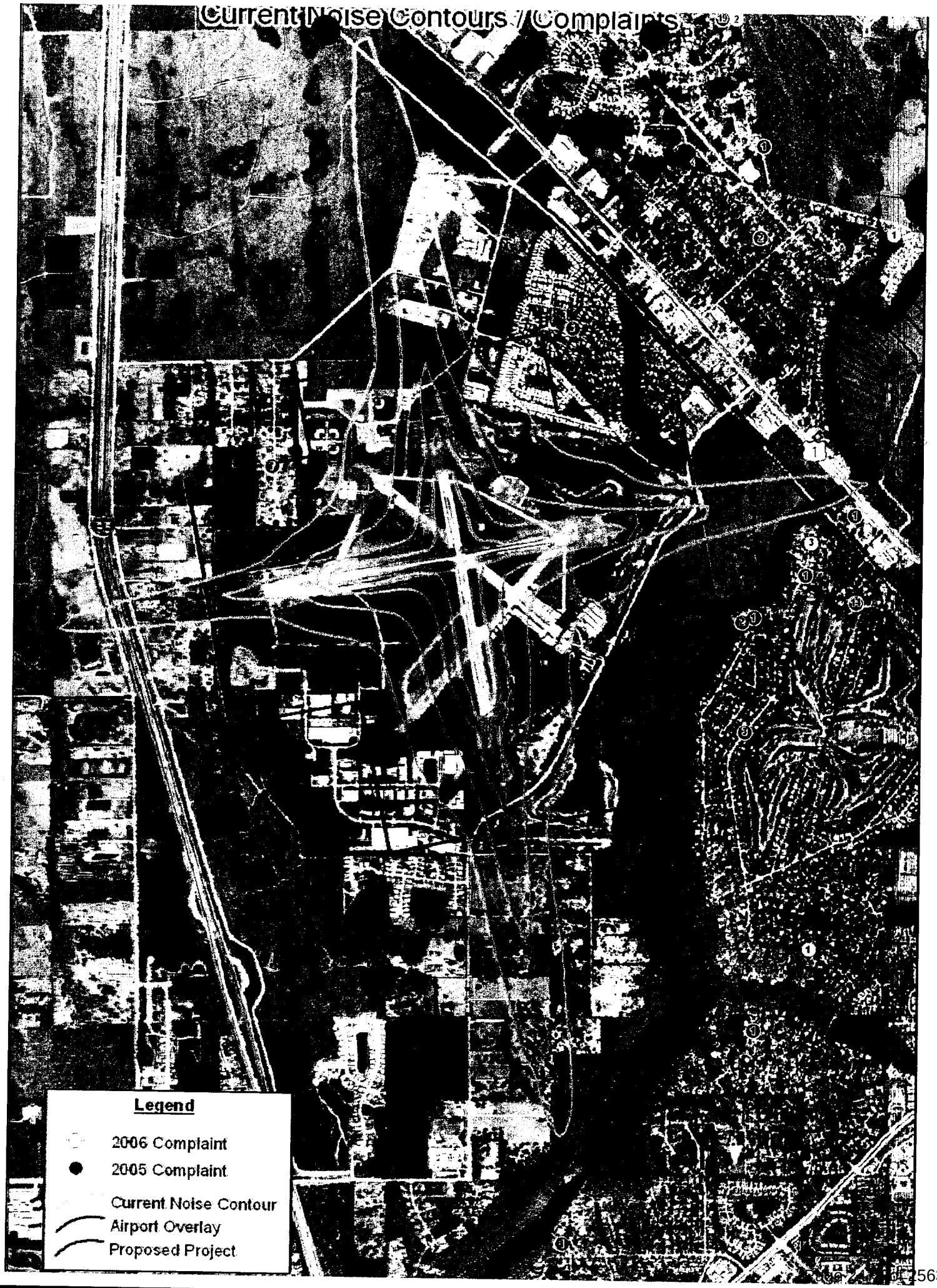
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CONCLUSIONS

This study was conducted to evaluate the impact the proposed Tomoka Oaks Golf Village PRD will have in the City of Ormond Beach. The results of the study are summarized below:

- The proposed development consisting of 35 townhouses, 84 condominiums, and three single-family dwellings, will generate a total of 773 daily trips with 72 trips occurring in the p.m. peak-hour.
- The Nova Road/Tomoka Oaks Boulevard unsignalized intersection currently operates within the adopted level of service and will continue to do so under 2008 build-out conditions.
- All of the signalized intersections currently operate within the adopted LOS and will continue to do so under 2008 build-out conditions.
- All of the study area roadway segments currently operate within the adopted LOS under daily conditions and will continue to do so under 2008 build-out conditions.
- All of the study area roadway segments currently operate within the adopted LOS under p.m. peak-hour conditions and will continue to do so under 2008 build-out conditions.

Current Noise Contours / Complaints



A. **PRD 06-32: Tomoka Golf Village Planned Residential Development Rezoning**

Mr. Ervin said that the application was to rezone 147 acres (the existing Tomoka Oaks Golf Course), which was surrounded by the existing Tomoka Oaks subdivision. He advised that the Land Use designation was Low-density Residential, which allowed a density of up to 4.3 units per acre (4.3 u/ac) and had a current zoning of R-2 (Single-family Low Density), which required lots with a minimum of 10,000 square feet and minimum dimensions of 100' x 100'. He said that the zoning was consistent with the existing homes in Tomoka Oaks and in neighboring developments such as The Trails.

Mr. Ervin recalled that in 2005, the property owners (RTH, Inc., represented by Dr. and Scott Ryals) met with staff and identified their desire to redevelop the golf course so that they could 1) maintain the golf course and 2) generate additional revenue. He said that staff had been surprised to note that the land use and zoning were something other than Open Space/Recreation, typical for such properties, and that the owners had the right to develop the property.

Mr. Ervin acknowledged some confusion expressed by residents of the area and explained that based on the land area, the owners could theoretically develop up to 632 single-family homes; however, because of the size and shape of the property, and the incorporation of roads, stormwater and open area, the number of homes that could be accommodated would realistically be reduced to about 300.

Mr. Ervin said that the applicants had been advised of the concerns of adjoining property owners, noting that the subdivision was one of Ormond's nicer communities and one of the few areas in which homes backed onto a golf course. He said they had relied upon the golf course and bought their properties believing that the golf course would always be there. He said that because the owners had development rights established by the existing land use and zoning, Staff had identified the concepts of clustering the homes and orienting the units to have the least amount of visual impact.

Mr. Ervin said that staff was also concerned with the possibility of leaving room for future development of the remaining portion of the golf course by clustering the homes; therefore, while the staff recommended approval of the proposal, staff also recommended that the development order blanket the remaining golf course property with a conservation easement so the land area could not be used for anything other than the golf course or open space purposes.

Mr. Ervin informed the board that the project had been in review with the City for about a year and that the staff focused on ensuring that the development not create negative impacts for the existing neighborhood. He said that they determined that by shifting the existing driving range towards the northwest and concentrating the condominiums around a relocated and revamped clubhouse, the new construction would not be close to the existing homes along the 18th, 9th and 10th holes. He said the project also proposed to locate 35 townhomes towards the northeast portion of the site with access by an entrance road off of Tomoka Oaks Boulevard and to locate two condominium buildings near the updated tennis center.

Mr. Ervin reported that staff had spoken with many residents of the area and noted that for the record, the Board had been provided with a copy of an e-mail from Ms. Linda Lewis, who had expressed concern with the buffering of the three estate lots proposed for the northwest area of the golf course. He said that Ms. Lewis had enjoyed an open space behind her home and was afraid that the location of the easement for a sanitary sewer line would result in the removal of the existing trees. He reported that the City's engineers and applicant had confirmed that they would consider utilizing a directional dig; therefore, there would be no open-earth excavation of the land and the existing trees could be preserved and protected. He said that the applicant would be required to follow through with that requirement.

Mr. Ervin said that the existing residents were concerned with the number of trees that could be impacted by the project; he stated that the applicant met or exceeded the City's tree mitigation standards because of the additional plantings around the buildings that would be utilized as visual buffers. He said that the plans included the tree mitigation calculations that showed number of trees to be removed and the number of trees to be replanted.

Mr. Ervin pointed out that the City required all multi-family buildings to maintain a minimum of 200' from any single-family home and said that the cart paths had been designed for emergency access; they provided an alternative access route to the properties if the spine roads were damaged or otherwise inaccessible. He said that the design also called for decorative pavement leading into the main drive, the townhomes, tennis center, and updated/relocated clubhouse.

Mr. Ervin displayed the plan layout and typical elevations and noted that staff had also required the architecture to be consistent with the existing development in Tomoka Oaks. He showed renderings of the 3-story golf villas and pointed out that there would be underground parking facilities to minimize the amount of impervious surface. He noted that sub-surface parking was possible because the site was very well-drained, with a low water table.

Mr. Ervin acknowledged that Board Member Jorczak and Mr. Larry Stout of the Airport Advisory Board had questioned whether the additional density and intensity proposed might violate the City's Airport Overlay Zone. He explained that Airport Overlay District comprised areas for which there were concerns regarding noise impacts that would result from the airport. He recalled the overlay issues presented to the Planning Board in the past and said that they had not been able to use the 60 DNL (day and night noise level contour), shown as a star-shaped zone, because it did not meet certain statutory and federal requirements. He said the City instead utilized the "iron cross" contour (a legally defensible method of establishing the noise levels) and stated that the project was located outside both the 60 DNL line and the City's adopted "iron cross" contours.

Mr. Ervin said that per Mr. Jorczak's request, staff looked at source of the noise complaints. He said that such complaints had been documented when the City was embattled with the decision as to whether or not to expand Runway 17-35; he pointed out on the map that the complaints had been identified as closer to the airport than the project location. He said that Mr. Jorczak and Mr. Stout had also questioned if there was a way to ensure that future purchasers of property in the area were aware that they were buying near the municipal airport, i.e. a kind of due diligence warning.

Mr. Ervin said that the staff report included technical analysis to show how the project complied with the city's concurrency requirements (water, sewer, stormwater and roads), identified zoning and land use issues, and summarized why the City staff recommended approval of the project. He reiterated that a number of Tomoka Oaks residents were unhappy with the project because they felt the golf course had not been properly maintained and worried that the project would just increase the problems they faced.

Mr. Ervin explained that Staff had to look at the proposal from a technical perspective in regard to land use and zoning and said that the proposed plan was considerably less intense than what could be developed there. He reiterated that Staff had made the applicant aware of the concerns, made sure that the development was compatible with the neighborhood, had no negative impacts on the existing residents and preserved the golf course. He agreed that it would be wonderful to retain the property as open space, but reminded everyone present that they had to respect the property rights of the property owner, who already had development rights on the property, given the land use and zoning. He

emphasized that the proposal de-intensified the project, concentrated the development and ensured that the impacts would be minimal.

Mr. Jorczak asked if there was a mechanism that the City could employ to notify potential purchasers of the proximity to the airport.

Mr. Ervin replied that there was nothing in the City codes to mandate such notification. He said that the Board could identify that as a concern and as a condition for their approval. He said that the applicant could decide to accept the condition; if they chose not to accept it, the City would then have to decide whether to impose the condition as a part of the rezoning request.

Mr. Thomas questioned why there were fewer noise complaints in 2006, than in 2005.

Mr. Robert Hernandez, Ormond Airport Manager, said that voluntary airport procedures and traffic patterns established prior to his tenure tried to limit the air traffic to the north and west sides of the airport as much as possible. He said most of the current complaints were being generated from the area east of the airport, where much of the training was conducted, and that there were a number of homes on that departure corridor. He explained that air traffic expanded and contracted in all directions and that although he would not say that there would be no aircraft over the proposed community, he felt the Tomoka Oaks residents were getting the benefit of the established voluntary procedures for noise control.

Chairwoman Press clarified with Mr. Ervin that the applicants had the right under the current zoning to remove the golf course and develop the entire area with houses, but that the proposed PRD (Planned Residential Development) would limit the residential development to 122 units and would require a conservation easement over the remaining portion of the golf course to prevent future development of that land. She asked if the development order, as proposed, would preclude the applicants from building any more than the 122 approved residential units on that property.

Mr. Ervin concurred.

Chairwoman Press stated for the record that she had requested an on-site review of the proposal and had toured the property with the owners. She said that she had learned that many of the roads would not be paved and asked who would be responsible for maintaining those roads.

Mr. Ervin responded that the maintenance of the roads would be the responsibility of the developer at first, but that the homeowners' association that would be created would ultimately be responsible for the maintenance of all grounds on the project.

Chairwoman Press asked if the roads met City standards.

Mr. Ervin said that the City required roads to be constructed with a 6" sub-base, 6" base and 1.25" of asphalt; he said that roads were generally designed for a 15 to 25-year life. He assured the Chairwoman that those standards applied to the subject roads. He pointed out that the emergency access/cart path type of roads might not be topped with asphalt, but would be stabilized and had to meet minimum standards established by the Code for emergency access areas. He said it was a common practice and had been utilized in other projects, such as Broadwater, Breakaway Trails, Aberdeen, etc. He noted that breakaway fences were utilized in emergency access areas.

Chairwoman Press asked if the order of the project phases could change.

Mr. Ervin responded that the development order would identify the project phases and that the applicants would have to adhere to the phases, as stated. He acknowledged that the residents of Tomoka Oaks were concerned that the applicants would build the residential units without completing the other improvements and said that was the reason for the phasing. He reported that Phase 1 would involve the relocation and construction of a new tennis facility, Phase 1B would include demolition of the existing parking lot and clubhouse, Phase 1C would be the completion of the townhomes, golf and tennis areas, and the clubhouse would be completed in Phase 2B. He noted that the amenities would correlate with the new homes being developed. He also acknowledged that the applicants were being required to upgrade the appearance of the golf course.

Mr. Thomas disclosed that he also toured the facilities and met with the applicant.

Mr. Robert A. Merrell, 150 Magnolia Avenue, Daytona Beach, representing the applicant, stated that he was also a resident of Ormond Beach. He thanked City staff for their very thorough report, particularly with regard to comprehensive plan consistency and code compliance. He stated that the project had evolved into a better product during the year-long process of working with City staff.

Mr. Merrell said that the project was the "poster child" for Smart Growth principles. He explained that the concept of smart growth was predicated upon the belief that the population would continue to grow and that people would continue to move into the area. He said that smart growth addressed the issues of where people would live and work, the redevelopment of urban areas, clustering development in areas where services were already available (fire stations, police stations, utilities) and clustering to preserve open space and recreation areas.

Mr. Merrell presented slides of the property, some with the proposal super-imposed over the existing development. He pointed out that the development would include demolition and rebuild of the clubhouse and pool area and the tennis center. He explained that the new three-level clubhouse facility would house partial underground golf cart storage; dining areas, kitchen and banquet facilities, a lounge area, pro shop, locker rooms, and surrounding covered porch on the middle level; offices, executive offices, and a sky lounge on the upper level. He added that there would be a tiki bar overlooking the new pool area.

Mr. Merrell pointed out the proposed condominiums and maintenance facility to be located near the tennis center and said that the redevelopment of the golf course would include bridges and new lakes that would store reuse water from the City's effluent plant. He mentioned that there would be fountains and that comfort stations would be constructed for the golfers and would include under-cover golf cart parking and vending machines.

Mr. Merrell explained that 30 two-story townhomes would be constructed at the northeast corner of the property, access to be by way of the road from the main entrance by the clubhouse. He showed the floor plans of both the townhomes, as well as the three-story condominiums with substantial balconies. He added that the three single-family estate lots would be located near Holes 11 and 16.

Mr. Merrell repeated Mr. Ervin's statement that the proposed project was consistent with the comprehensive plan and met all the criteria in the Land Development Code (LDC) for the PRD rezoning. He stated that the existing R-3 residential zoning (Staff note: actual zoning is R-2) and the future land use classification allowed development at up to 4.3 units per acre over the entire 147 acres. He agreed that it was unusual for a golf course to have a residential zoning, saying that they were typically zoned for

Recreation/Open Space, with the surrounding homes zoned for residential. He speculated that the original developer wanted to have an exit strategy in case the project did not succeed.

Mr. Merrell thought that the proposal would make the community proud, given the cluster of the residential units and the dramatic improvement of the amenities. He said that the golf course had suffered in the last couple of years because of the 2004 hurricanes, September 11th and the construction of Nova Road. He said that the purpose of the proposal was to reverse that trend. He said many times there were issues that were not raised until the first public hearing; he hoped the residents would be receptive to the plans.

Mr. Thomas stated that he wanted to discuss the traffic study, since the residents of Tomoka Oaks were very concerned about the traffic.

Mr. Merrell agreed that traffic issues were a concern with any new development and restated that they would be adding 122 residential units, even though the property was entitled to far more homes. He said that a traffic analysis completed for the project had considered the anticipated increase in trips, all of the intersections that could be affected and all of the road segments that could be affected. He said that the model used was one that was accepted by the City and the County; that study had indicated that there were no level of service problems. He recognized that there were traffic issues with some projects in the city at present, but that the widening of, and intersection improvements along, Nova Road had helped the traffic situation in the area of the subject. He reiterated that the project would not cause a level of service problem on any of the intersections or affected roads.

Mr. Thomas asked if the residences would be primarily occupied by full-time residents or whether the applicant anticipated residents for whom the units would be second homes.

Mr. Merrell stated that they felt there would be some part-time residents, but that the traffic analysis was predicated upon full-time residents. He added that even increasing trips at the peak hours did not produce traffic problems.

Mr. Thomas noted that he was trying to ask questions on behalf of the audience, since they had not had an opportunity to look at the traffic study, as had the board members. He asked what the traffic counts could be estimated to be if the property was instead developed with 300 single-family homes.

Mr. Sans Lassiter, President of Lassiter Transportation Group, 123 Live Oak Avenue, Daytona Beach, and resident of Ormond Beach, said that the study was based on a trip generation rate of 119 multi-family dwelling units and three single-family dwelling units. He explained that multi-family, as proposed, was a lower trip generator (about 6-7 trips per unit per day); therefore, the estimated number of daily trips generated by the proposed development was approximately 773. He further explained that 350 single-family residences (about 10 trips per day) could be expected to generate 3,500 daily trips. He concluded that the proposal represented a significant reduction over what could be done otherwise.

Mr. Lassiter agreed with Mr. McCoy that the trips in the study shown as vested were those trips for the development in Tomoka Oaks that had already been approved and for which the consultant had to account.

Mr. Merrell stated for the record that the applicant had agreed to install the utilities in such a way as to not damage the existing trees. He also mentioned that by approving the rezoning to Planned Residential Development, the resulting agreement (development order) would restrict the open space and golf course

area in perpetuity; he said that the applicant had agreed to a deed covenant (conservation easement and reciprocal covenant among all of the owners on the property) that would assure that the property would forever remain recreation/open space.

Chairwoman Press questioned the distance from 23 Pine Valley Circle (the home from which one of the photos was taken) to the golf village townhomes.

Mr. Ervin said that the closest point between any single-family residence and a multi-story building would be 225'. He said that the distance was 300' at the location in question, since the dimension was tied to the fairway (225', plus the fairway). He reiterated that the primary focus was to keep the buildings inside the fairways and away from the existing homes.

Mr. Jorczak asked if there would be any mechanism in place that would preclude the subsequent homeowners' association from turning the development into a private operation to exclude the public.

Mr. Merrell said that the Covenants and Restrictions and the condominium association Declaration would prevent that.

Mr. Thomas asked if there was any conceivable way that it could happen.

City Attorney Hayes said that although nothing was 100% guaranteed, he felt there were enough layers of protection that future development should not be a serious concern in the future.

Mr. Merrell said the applicants would agree to include whatever language that the city attorney deemed appropriate and necessary to assure that outcome.

Mr. Thomas understood and said that his concern was because the board and the residents had all heard the word "never" in the past.

Mr. Merrell elaborated on the city attorney's comments, saying that the discourse was in the public record and that coupled with the binding documents, would provide the City with an enforcement mechanism. He said the restriction was as fool-proof as they could make it.

City Attorney Hayes said that the City would make sure that the development order was drafted to make it as difficult as possible to undo.

Dr. Grissom inquired as to who would be responsible for the maintenance of the golf facilities.

Mr. Merrell said that maintenance would continue to be the responsibility of the owners of the golf course. He noted that only the residential units would be sold.

Dr. Grissom asked if the owners, as the condominium association or homeowners association, could have the prerogative to change the Covenants and Restrictions or Declarations of Condominium or any of the parameters include therein.

City Attorney Hayes replied that he did not think they could because it would be a condition of the development order, and would in fact be a violation of the development order, which had perpetual existence. He thought it would also be in violation of the recorded covenants and restrictions. He said that in reality, he did not think it could occur.

Mr. Merrell voiced his opinion that it would arguably require the City to agree to lift the deed covenant.

City Attorney Hayes reiterated his belief that there were enough layers to provide a sufficient safety net.

Mr. Jorczak thanked Mr. Ervin for his efforts to answer the questions regarding the airport issue on short notice. He thought that the applicants might find it beneficial when marketing the properties to promote the airport as an easy way to access their second homes. He remarked that municipal airports everywhere were under assault and felt it was very important that potential purchasers be notified that there was an airport nearby. He mentioned that the airport was a vital tool in shifting the City's tax base away from solely residential properties toward some industrial uses, what the City was hoping to achieve with the proposed Ormond Crossings development and which he felt was important. He said that there would always be noise associated with the airports and said that he anticipated an increase in use of the airport by the new very light jets, since they were more economical for businesses to purchase for both private use and for air taxi services .

Mr. Lewis Slaughter, 53 North St. Andrews Drive, thought that there would need to be a traffic light at the intersection of Tomoka Oaks Boulevard with Nova Road.

Mr. Mark Tolle, 54 Oakmont Circle, asked if there had been an environmental impact study conducted for the property. He reported that the property was currently home to a large breeding population of raptors, including great bard owls, screech owls, scissor-tail kites, swallow-tail kites (a species of special concern for the state of Florida) four species of pileated woodpeckers, and was a migratory stop for painted grosbeaks, American gold finches, etc.

Mr. Ervin said that because the site had already been impacted by development and was surrounded by existing homes, the property did not meet the City's criteria for requiring an environmental assessment report. He said that staff was aware that the area was home to migratory birds and that they had checked with Florida Fish & Wildlife to see whether or not nesting bald eagles or other endangered species had been identified there. He said that unless they had such documentation, a study could not be required; he said staff would seek verification as to whether or not the property was home to the variety of different species identified and whether or not there was a need for additional protections prior to scheduling the item for presentation to the City Commission.

Mr. Tolle referred to Dr. Grissom's comment regarding the ongoing maintenance of the property and said he did not believe that the golf course property was currently being maintained by a professional golf course management company. He opined that the course was in deplorable condition, far beyond simply lack of irrigation; he questioned the ability of RTH to maintain the golf course in an acceptable manner and cited the maintenance equipment and level of maintenance, saying that the course was not very playable and the reason why it was an inexpensive to play there.

Mr. Todd Hendricks, CPH Engineers, 520 Palm Coast Parkway, Palm Coast, said that the firm was the civil engineer for the project. He advised that Mr. Joe Young of Biological Consulting Services had performed an environmental assessment on the project and found no concerns that would prohibit the project from moving forward.

Longtime resident Ms. Susan Reynolds, 17 Oakmont Circle, agreed that the condition of the course was deplorable and likened it to living on a horse pasture in Ocala. She pointed out that any CADD technician could make the renderings of the proposed project look beautiful and noted that the project would require the developers to remove the bulk of the trees. She stated that the existing trees were not maintained and

thought that from a safety standpoint they should be required to remove those that had died. She thought that provisions for maintenance of the trees should also be written into the development order. She disagreed that the condition of the course was due to hurricanes, September 11th, or the Nova Road construction.

Ms. Reynolds thought that the proposal was better than allowing 300 homes to be built, but thought that the existing vegetation would also be allowed to die, because the buildings would be constructed over the root systems, which were already stressed.

Mr. Paul Momberger, 100 North St. Andrews Drive, stated that he lived on the 3rd Hole and that he felt the plan included buffers that would negate any impact on the adjacent residents. He noted that part of the reason that the grass did not grow was because there were so many trees. He stated that the infusion of new money for development would bring new life to the golf course and hopefully, help with the maintenance issues. He agreed that it needed to be improved and felt that the proposal was part of the solution. He added that the redevelopment of the clubhouse would also provide social benefits for the community. Mr. Momberger said that he supported the project.

Mr. Adelaide Mathew, 54 South St. Andrews, another longtime resident agreed and said that the 2004 hurricanes had left dead trees that had yet to be taken down. He questioned the proposed underground parking.

Mr. Ervin explained that not all of the parking spaces would be underground. He said that portions of the required condominium parking would be underground and townhome parking would be in garages and on the driveways (above grade).

Mr. Frank Bullard, 115 Rio Pinar Drive, questioned the effect of the new development on the water pressure in the area, which he said often fluctuated by about 30 pounds, depending upon the time of day. He asked if the current residents would be able to utilize the upgraded utilities that would be a part of the new development.

Mr. Ervin said that the development would utilize the existing water mains serving Tomoka Oaks and would have a loop system to maintain the water pressure. He said he had not been aware of a water pressure problem in the area, but assured Mr. Bullard that his comments would be forwarded to the Utilities staff and addressed prior to any City Commission meeting. He mentioned that the City's Fire Department periodically reviewed the water pressure to ensure that there was adequate fire flow pressure throughout the city.

Chairwoman Press again mentioned that the hearing at the advisory board level was a way for the public to ask questions and raise concerns; she encouraged the residents to attend the City Commission meeting, at which time the final decision would be made.

Ms. Sharon Kist, 68 Oakmont Circle, confirmed that there was a water problem in Tomoka Oaks and asked if the new amenities would be available for use by the current residents or whether they would be restricted to use by the owners of the condominiums.

Chairwoman Press said it was her understanding that there would be six tennis courts and assumed that they could be used by the residents.

Ms. Kist asked City staff to check on the water pressure in that area. She remembered that she had once been told that it was a problem at her house, rather the pressure.

Chairwoman Press said she thought that there was a problem with the water pressure throughout the city.

Ms. Christine Goudreau, 115 North St. Andrews Drive, asked about the hours of operation of the courts; she also questioned the light and sound that would emanate from the facility area.

Mr. Ervin said that the hours of operation had been identified by staff, as had the height of the lighting. He said that there were some conflicting requirements, because the police wanted the lighting to be higher and brighter, while staff wanted to keep the lighting lower and less bright. He said that the goal was to prevent spillover lighting onto the properties of the existing residents by utilizing lower lighting, trees and limited hours of operation to prevent the lighting impact.

In response to Mr. McCoy's request, Mr. Ervin advised that whether or not the amenities would be open for use by the residents was a decision to be made by the applicants.

Mr. Jorczak asked if there was a national standard for golf course maintenance and if so, whether it could be applied to the Tomoka Oaks course.

Mr. Ervin said he did not know, but would check into it.

Mr. David Ponitz, 90 North St. Andrews Drive, stated that both Mr. Ervin and Mr. Merrell had done a good job representing the development. He said he was pleased that none of the townhomes or condominium units were directly behind any abutting properties and asked if the development order could include a statement that specified the acreage to remain open space. He thought that perhaps that acreage could be zoned to ensure that it would remain open space.

Mr. Merrell explained that the planned development zoning did differentiate between the residential and recreational components, i.e., it was essentially a custom zoning for the property for which the development order dictated what could or could not be done as a result of the rezoning process. Every individual use (golf course, tennis courts, etc.) would be identified on the plans, which would become a part of that development order.

Mr. Ponitz said that in exchange for special development orders such as that being sought by the applicant, the City had an opportunity to ask for things above beyond what was generally required by the Land Development Code regulations. He asked if the City could ask the applicants to increase the size of the replacement trees.

Chairwoman Press asked the planning director to address the tree mitigation.

Mr. Ervin explained that Mr. Ponitz referred to the City's specific prohibitions regarding tree removal. He said that trees that were removed had to be mitigated; i.e., they had to be replaced. He said that the number of replacement trees was based on the size (diameter) of the tree being removed, not necessarily on a 1:1 basis. He said that protected trees were those 6"-12" in diameter as measured at four feet (4') above grade; replacement trees had to be a minimum 2.5". Specimen trees were those between 12" and 36" in diameter; replacement trees had to be larger, with a fuller canopy. He added that removal of trees over 36" in diameter required City Commission approval. He said because of the size of the project and

the existing trees on site and given the proposed landscaping plans, Staff felt it was appropriate to require them to adhere to the City's regular standards as they would for any development.

Mr. Ervin concurred with Mr. Ponitz that the PRD was a discretionary zoning for which the Planning Board and City Commission had the right to ask for mitigation above and beyond what was required by Code. He mentioned that the City's minimum requirements were also specific in regard to native and xeric landscaping, i.e., plantings that could survive in periods of drought. He said that the applicants utilized many different species, such as oaks, pines and magnolias, as well as decorative elements such as crape myrtles, etc., to accentuate the perimeter of the property. He said that some plants would be used in close proximity to the buildings to enhance the architecture being used. He further detailed the proposed landscaping and advised the board that it was within their purview to require an increase in the size of replacement trees if they felt it was justified.

Mr. Lewis Slaughter, 53 North St. Andrews, stated that he was in favor of the project and thought it would be a major asset to the city. He was pleased with the two new lakes that had been dug and said that the reuse water would help the look of the course tremendously. He asked if there could be a light installed at the intersection of Tymber Creek Road and Nova Road.

Mr. Sans Lassiter, Lassiter Transportation Group, said that whether or not a traffic signal would be warranted was the first thing that they had considered, but that they had not been able to show that intersection as warranting a traffic signal. He explained that Nova Road was a State Road and that the DOT (Department of Transportation) had very strict standards for when they would or would not allow a traffic signal; he said that the intersection did not come close to the threshold, mainly because the primary trips to and from the project area were from the south on Nova Road.

Mr. Slaughter stressed his support for the project and said that by their ability to attract more members, they would be in a better position financially to maintain the golf course. He asked if there would be an opportunity, in conjunction with the redevelopment of the golf course, for the adjacent homeowners to connect to the City's reuse system to reduce the need for private groundwater wells in the area.

Mr. Ervin commented to Mr. Ponitz that Mr. Hendrix wanted to discuss the request for upsizing the landscape mitigation.

Mr. Ervin also responded to Mr. Slaughter that the provision of reuse water to the residents adjacent to the golf course would be an expensive City of Ormond Beach public improvement project that would require the expenditure of capital improvement dollars. He said the City Commission had identified the South Peninsula area as the No. 1 priority and said there were other improvements that had been identified for completion in the next 5 -10 years. He said that the extension of the reuse water had not been identified as a capital improvement that could be funded in the next 5-10 years. He said that the City could consider it for future funding and that there might be an opportunity to utilize grants from the Water Management District, but reiterated that it was not currently identified as a priority.

Ms. Zella Wilen, 48 Oakmont Circle, said she was also a long-time resident. She objected to the rezoning request, as well as the request to construct streets across privately-owned business property. She did not want Tomoka Oaks Boulevard to be approved for extension or connection to any planned street. She also objected to the increased traffic that would be created by the new development.

Ms. Wilen referred the Board to the City archives (September and November, 1970); she said that there had been a rezoning issue raised and the homeowners had retained an attorney to argue against the zoning

change to R-5. She said that the homeowners had prevailed. She thought that if the proposal proceeded [to the City Commission], the Tomoka Oaks HOA Board of Directors should alert and notify every one of the homeowners in Tomoka Oaks of the rezoning request, not just those within the 300' radius of the project. She said she equated the request for the PRD to the prior request to rezone the property to R-5.

Chairwoman Press pointed out that the meeting would be advertised in the newspaper.

Mr. McCoy noted that the advertisement was countywide.

Dr. Gerald Gibb, 69 North St. Andrews Drive, stated that the traffic report was based on data, [not experience]. He said that the reason that most of the traffic turned southbound on Nova Road because it was too dangerous to turn northbound. He also stated that the construction would occur over a period of time and that construction workers would come and go at the same time as the residents, exacerbating the traffic in the area. He questioned if there was to be a traffic management plan during the construction of the project.

Mr. Lassiter agreed that for the "Existing Condition", the consultants could only count the traffic that did turn, not the traffic that might want to turn but did not. He felt it important that they understand that their Future Conditions analysis used the Urban Area Model, which distributed traffic without regard to congestion. He explained that the model looked at the major distribution points north and south on Nova Road up to US1 and in other parts of the city to determine the more likely direction traffic would go if there were no congestion. He felt that their analysis was absolutely correct.

Mr. Lassiter also liked the idea of a construction traffic management plan and said that they would recommend identifying routes for the resulting traffic. He reminded the Board that that the 770-trip per day increase was for the buildout of the development, not the construction traffic.

Ms. Leslie Nixon, 36 North St. Andrews Drive, expressed concern with additional traffic trying to negotiate the Tomoka Oaks Boulevard circle near the entrance to the subdivision.

Mr. Lassiter explained that the 770 trips was the number of estimated trips on a daily basis; he said there were 74 in the peak hour. He further explained that typically, the impact study deducted the existing traffic from the traffic proposed for the new development, but instead, the subject analysis assumed the existing traffic would remain. He said that meant that their analysis was overly conservative (predicted too much traffic), but that they wanted to be as conservative as possible. He stated that their analysis also assumed 100% occupancy year-round, which they also knew to be unlikely, but which would also produce conservative numbers.

Ms. Nixon asked for the percent of increase in trips. She wanted to make sure that Staff recognized that the ongoing development along the North US1 corridor would mean additional traffic for Nova Road, making left turns out of the subdivision even more difficult.

Ms. Nixon also asked if the Board could recommend fewer homes, rather than 120 proposed. She thought that the applicants could improve the clubhouse, the golf course and the tennis courts, but scale down the residential portion of the project.

Mr. Ray Sanchez, 12 Pine Valley Circle, stated that the traffic circle was dangerous and confusing, particularly since it was two-way traffic. He questioned the sales prices of the residential units.

Mr. Lassiter responded that because a traffic signal at the intersection with Nova Road was not warranted, the stop sign control was deemed to be adequate. He said that the same was true for traffic internal to the site, which would be less than at Nova Road. He answered that the consultants had not provided a percent of increase resulting from the project, but pointed out that they did not take a deduction either; they simply added the anticipated traffic to it (an over-estimate).

Mr. Jorczak asked if they had given any thought to how the circle could be improved.

Mr. Lassiter said that the circle was analyzed in the current condition. He said they could certainly do so by studying if it would be warranted by the level of delay, would reduce the level of delay, or would make the circle safer.

Mr. Jorczak said that the safety element seemed to warrant that study, regardless of the additional traffic that would be generated from the proposed 122 units. He remarked that the junction might require a different kind of layout.

Mr. Lassiter said that as a traffic engineer, his primary focus was safety. He stated that round-abouts and traffic circles, although becoming more popular, were particularly pedestrian-hostile. He pointed out that cars did not have to stop, gaps in traffic did not occur, and visibility was lessened because of the lack of time to look left and right. He said that because traffic came from the left, people did not always look to the right for pedestrians. He reiterated that pedestrian safety was one of his major concerns.

Mr. Thomas, a resident of Tomoka Oaks, thought that striping or arrows on the pavement might help drivers negotiate the circle. He thought that there were some simple things that could be done to improve the situation.

Mr. Lassiter said that it was something at which they could look.

Chairwoman Press thought that Mr. Lassiter could work on those things before the item reached the City Commission, since it was a concern to many of the residents.

Dr. Grissom questioned the nature and location of common areas for the new owners.

Mr. Merrell said that would be detailed in the plat, another process they were going through. He said that he did not have exhibits available for the item before the board, but that the common areas would be fully identified in the plat documents.

Dr. Grissom asked if the applicant wanted to respond to the residents' comments regarding the "deplorable condition" of the golf course.

Mr. Merrell said that they intended to address that conditions at the golf course were less than perfect. He said that they also wanted to point out that the golf course was being redeveloped to retrofit reuse water lines throughout the entire irrigation system at a cost of hundreds of thousands of dollars. He said that reshaping the course would also be a huge improvement. He said that together with the residences, the golf club and the tennis facility, it would be a much better place. He thought that the residents would be happy with it.

Mr. Merrell agreed that a CADD drawing could make anything look good, but pointed out that the pictures would be the zoning map for the property. He said that if they wanted to change anything, they

would have to reappear before the Board for another advertised public hearing. He said that the reason Staff liked the Planned Residential Development was that they had the ability to negotiate the zoning and had done so to the benefit of the City and pointed out that those things were binding.

Dr. Grissom asked Mr. Merrell if he and the applicant had previously discussed the possibility of increasing the size of the replacement trees used for mitigation.

Mr. Merrell said that their landscape architect, Galen Pugh, had been in dozens of meetings with the City staff and that many changes had been made to the plan to avoid impacting important trees. He said it was a given that the trees would be thinned and that the dead trees would be removed; he said the plan also exceeded the City's Code requirements for landscaping, typical of planned development rezoning negotiations. He reiterated that there had been a great deal of focus by City staff with regard to the trees.

Dr. Grissom stated that she was sensitive to the tree mitigation concerns and recalled her shock when she discovered that the beautiful, healthy trees in Breakaway Trails had been removed and replaced with what amounted to twigs. She thought that they should exceed the current excession, if possible.

Mr. Merrell thought that the issue was avoiding the removal of the trees, rather than with what to replace the existing trees. He noted that a tree survey had enabled them to identify all the important trees and that saving certain trees had required them to redraw the plans several times.

Dr. Grissom said she recognized that the applicants had presented a project that was beautiful. She questioned whether the Board could mandate that the development be sustained in the best possible condition at all times, i.e., in perpetuity.

Mr. Thomas recalled that Hurricanes Charley and Frances had caused the removal of a lot of old, dying and diseased trees, but not before tremendous damage had been done to the homes of the residents. He advised that his daughter, a resident of Ormond Lakes, had been required to save some magnificent oaks on her property, but less than a year later one of those same oaks was costing her $2,000 to remove because it had been diseased and had fallen on her fence. He stated that although he felt mitigation was a good thing in the long run and that he was not in favor of taking out a lot of trees, there were a lot of rotten, dead, sick and diseased trees throughout the city that should be removed.

City Attorney Hayes advised the Chair that he included a provision in all of the development orders that conferred to code enforcement the power to enforce the terms of the development order, as with any other ordinance. He said that the City therefore had the power to keep all projects from falling into disrepair.

Chairperson Press pointed out that it was 9:00 pm and asked that subsequent speakers limit their comments to things that had not already been expressed to the board.

Ms. Linda Larsen Lewis, 231 Rio Pinar, expressed her concern that her property line would be 100 feet from one of the three estate lots behind her property. She said that the trees were the only thing that would visibly buffer her home from her new neighbor and asked for assurance that the trees would remain.

Mr. Ervin reported that he had met with Ms. Lewis the day before and stated that her concerns were the City's concerns. He pointed out the location of the three estate lots and said that those lots would have the minimum lot size, width and setbacks that applied to the existing subdivision. He also pointed out

Mrs. Lewis' lot and said that although the distance from the lot line to the proposed lot line was 100', the distance between homes would be 160'. He said that the trees in that area would be preserved by the developer, but cautioned that once sold, the homeowner could take out some of the trees if they met the mitigation requirements. He said that the City had not required a minimum buffer because of distance between the lot and the buildings and the existing landscaping along the perimeter of the Lewis lot line but advised that it was within the purview of the Board to do so if they felt the trees should be protected.

Mr. Jorczak questioned the size of the existing trees.

Mr. Ervin replied that the trees ranged from small saplings to a 40" oak; he noted that there were several historic trees, the majority of which were specimen trees. He said that the tree survey showed only the trees over 6" in diameter (protected trees).

Mr. Jorczak asked if taking those trees would require a separate action from the City.

Mr. Ervin explained that once the three residential lots were sold, the homeowners could request the removal of any tree on their property, the same as any homeowner in the city of Ormond Beach. He said the number of trees that would have to be replaced would depend on the size of the tree to be removed. He said there was currently nothing in the City's Code or in the project documents that would require minimum tree line buffering on the residential lots.

Mr. Jorczak remarked that he understood, but thought it unlikely that someone buying an estate lot and erecting a big house would then want to take down the trees.

Mr. Ervin replied that it had happened in the past. He recalled Ms. Lewis' question as to whether or not a buffer was to be conserved that could not be touched and stated that the reality was that when the property was transferred, the owners could conceivably remove the trees.

Mr. Jorczak advised Ms. Lewis that taking down a specimen tree in Ormond Beach was a big deal.

Mr. Thomas agreed.

Mr. Ervin pointed out that historic trees were different than specimen trees. He stated that the developer was being required to do a directional dig for the extension to the sanitary sewer so that it a 40" historic oak would not be impacted. He said that there were also 25 – 28" oaks that had been identified for preservation, but wanted it on the public record that they were located within the property to be subdivided; therefore, if the subsequent owners met the mitigation requirements, removal of the trees would be justified.

Dr. Grissom asked how the deed restriction would work.

Mr. Ervin said that if the Board wanted to require a minimum buffer, they could identify, e.g., a 10' perimeter buffer with a tree every so many feet as part of the development order.

Ms. Lewis stated that people did take trees down so that they could have view of the golf course. She acknowledged that tracking 1,100 trees was an overwhelming job, but stated that she had noted a healthy pine and two smaller pines on the property that were not shown on the survey.

Ms. Reynolds asked what protections were in place to prevent the project from going bankrupt either because of mismanagement or because of market conditions. She said that she had seen it happen in far better situations and did not want a situation in which new owners would be allowed to do whatever they wanted just because they were finishing a stalled project. She expressed concern because of the scope of the project and because the owners had not demonstrated the ability to maintain the golf course.

City Attorney Hayes advised the Chair that development orders ran with the land; therefore, the owner of the land (or a subsequent owner) was subject to the requirements of the development order. He said there was no way to know whether or not any particular project would be built out or flounder. He said that the best the City could do was to create a safety net in the development order and ensure that the development occurred in accordance with the requirements of the approval.

City Attorney Hayes confirmed for Ms. Reynolds that the proposal was for a phased project and that the developer would have to complete one phase before starting another.

Long-time resident Ms. Susan Juckett, 311 Rio Pinar Trail, said that her view, which had gone from "lovely" to a lot of dead trees, and would now be of a comfort station (golf course bathroom).

City Attorney Hayes assured Ms. Juckett that any new owners in the future would also be required to preserve the golf course.

Ms. Juckett questioned the time line for all phases to the anticipated completion of the project. She stated that she was concerned with construction noise, dust, etc.

Mr. Ervin said that the construction timeframe identified in the PRD development order would be valid for five (5) years. He said that if Phase I had not been completed in that timeframe, the order would lapse. He said that the conditions would remain in place, but any redevelopment would require that it be brought back for another hearing and, with the existing conditions as minimum standards, any kind of upgrades would have to be to current Code.

Ms. Juckett asked if it would be to Phase I completion or completion of the project.

Mr. Ervin responded that it would be to completion of the project.

Ms. Juckett asked if the tree mitigation would be on-site. She also questioned the impact of new residents on Tomoka Elementary School, shopping facilities, the hospital, as well as the effect they could be expected to have on the water pressure in the area, already low.

Chairperson Press pointed out that the City staff was not aware of the problem and would address it.

Ms. Juckett stated that the problem would get worse before it got better. She found it hard to believe that the developer did not know the price for which they expected to market the units.

Mr. John Randall, 70 Oakmont Circle, recalled that he and his father had cleared their lot by hand and that subsequent generations would be occupying the residence. He questioned what mechanism would ensure that the integrity of the project would be maintained and that the homeowners' association would be able to collect their dues in order to pay the cost of maintaining the things for which they would be responsible. He asked who would be responsible for the property covered by the conservation easements

and questioned what would happen if the golf course went belly-up. He also expressed concern with the wildlife habitat that would be lost.

Mr. Randall commended the developer on a great idea, but sought assurance that the dream continued to be a reality in 20 years.

Dr. Grissom said she liked the idea of a deed restriction to protect the property.

Mr. Ervin responded to Mr. Randall's question that the City would have the ability, as with any easement, to access the property for maintenance and then charge the homeowners' association; he likened it to a sort of lien on the property. He said the City had the guarantee that someone would maintain the property and that the HOA would ultimately be financially responsible per code enforcement provisions in the easement documents.

Mr. Ervin said that the conservation/open space easements over the golf course meant that the owner continued to own the golf course property, but restricted the use of the property to a golf course and open space purpose. He said it would be an easement to the City; therefore, the easement could not be released without the approval of the City. He said that the easement would be described around the golf course itself, and that based on the testimony, RTH Corporation would maintain ownership of the golf course; he said that the areas around the townhomes and condominiums would be identified as common areas for those particular projects. He said that the common areas being used by the condominiums would be owned, maintained and operated by that association, whereas the golf course would be owned, maintained and operated by the RTH, Inc. He said that the City would require that the conservation easement on the golf course be recorded prior to any development. He pointed out that the easement was being created in association with the subdivision plat.

Mr. Jorczak asked if the City had ever required surety bonds to ensure completion of a project.

Mr. Ervin explained that they allowed surety bonds only for subdivision improvements, not for commercial developments. He agreed with the resident who had stated that developers sometimes failed to complete projects and said that in a market-driven economy the market sometimes had to rebound before someone else finished a development. He said that was the reason that the city attorney required recording of a very specific development plan that provided very specific guidelines as to what could be developed on a certain property; a subsequent developer would know exactly what could and could not be done. He explained that traditional zoning allowed for a great deal of options, whereas the PRD was a very specific recorded document of covenant and restrictions that traveled with the land, not the owner. He said it gave the residents of Tomoka Oaks much better protection for future conditions.

City Attorney Hayes said that from a legal standpoint, surety bonds sounded good, but were not practical. He pointed out that the City would not want to have to finish a project in default; it would create a nightmare scenario for the City.

City Attorney Hayes recommended that the Board members voice their comments on the proposal in an effort to solicit a motion. He offered to assist them with any conditions that they might wish to impose with their recommendation.

Mr. Ervin stated that he had summarized for clarification the ten (10) issues that had been brought up by the board members:

1) The City's engineering staff reported no environmental impacts.
   - Determine whether or not an environmental impact or assessment report has been done.
   - Forward a copy to the resident who requested it and include a copy in the City Commission's agenda packet.

2) Traffic conditions:
   - Analyze improvements at the circle that would make it safer (striping, signage, etc.).
   - Ask the applicant to look at other improvements that might be made.
   - Provide signal warrant study background information, i.e., why a signal is not warranted at the intersection of Tomoka Oaks Boulevard and Nova Road

3) Request to upsize the minimum size of the trees for mitigation. *(Mr. Ponitz)*

4) Question the possibility of providing reuse water for lots adjoining the golf course (noted that it was not identified in the City's Capital Improvements Program) - *Mr. Ponitz*

5) Address water pressure issues in Tomoka Oaks and include in the information forwarded to the City Commission.

6) Identify if minimum golf course maintenance standards are available from either a local or national organization. *(Mr. Jorczak)*

7) Clarify the role of the City in establishing the Covenants and Restrictions and the Development Order to ensure that the golf course is protected in perpetuity.

8) Possibility of notice to future purchasers of property in the subdivision of potential for airport impacts. *(Mr. Jorczak)*

9) Address concern regarding the buffering of the estate lots. *(Ms. Lewis)*

10) Documentation to ensure that each phase of the project is completed prior to beginning the next phase; ensure that the complete project will be built out in five years.

Chairwoman Press opened the floor to board comments.

Mr. McCoy pointed out that Mr. Momberger, one of the speakers, was a registered landscape architect and that he had not seemed particularly concerned with the issue of tree mitigation. He also pointed out that Mr. Ponitz, one of the other speakers, was the Utilities Engineer for the City of Daytona Beach. He said that the gentlemen were good at their jobs; therefore, he felt reasonably assured that the landscaping mitigation was well within or surpassed the City codes. He suggested that the many of trees about which the residents were concerned were probably in poor condition and had most likely reached the end of their useful life.

Mr. Thomas said he was also a long-time resident who favored the project. He said that he had sat on the Planning Board for many years and could recognize when the alternative was worse than the plan. He said he did not want 300-400 homes added, when the proposal was for only 122 homes of what he

believed would be part-time residents. He felt it was a beautiful plan and that the project would be a great asset to Ormond Beach.

Mr. Thomas referred to the concern expressed by a resident that the survey had missed a large sand pine, and explained that the State did not recognize sand pines as significant trees; therefore, it had not been marked. With regard to the concerns about the project not being completed, he stated that the three best real estate values were: a view, water and a golf course; he thought there would be buyers simply because the property was on a golf course. He restated that the City was tough on the issue of tree removal and reiterated his support for the project with the conditions discussed.

Mr. Jorczak echoed Mr. Thomas' comments and said that he thought it was an upscale project with a lower density than what would otherwise be allowed. He thought it would upgrade the neighborhood and would generate dollars that would help improve the golf course and surrounding amenities. He said that he hoped that the City would consider the concerns raised at meeting and said that he would recommend approval.

Dr. Grissom said she also supported the project and any motion to approve would include any amendments necessary to address the concerns raised. She thought that deed restrictions should be required for the three estate lots to require that they maintain the tree buffer in order to protect the privacy of abutting property owners.

Chairwoman Press opined that no one would buy the properties unless the golf course was upgraded and felt that the proposal would force those improvements to occur. She said for that reason she believed the project would be good for the area and was an example of Smart Growth.

Mr. Thomas recommended approval of PRD 06-32, with the recommendations by staff. He added that his motion was amendment friendly and clarified that he was including the ten items as listed by the planning director.

Mr. McCoy seconded the motion.

City Attorney Hayes responded to questions by Mr. Jorczak and Mr. McCoy that the [tree] buffer mandated by deed restriction would apply only to the three estate lots. He said that the board could make that a condition of their recommendation.

Mr. Ervin replied to Mr. Thomas that the list of ten items included addressing the traffic circle. He also pointed out that the applicants had already agreed to provide for a minimum 10-foot wide buffer at the rear of the lots, in which there would be a minimum planting of one tree every 30 linear feet with continuous hedge material between the trees. He explained that the buffer for those homes would be required as a part of the development order, either as a private restriction on the individual lots or by mandating that the buffer be placed on the golf course outside those lots. He said that the applicants could make that decision.

Mr. Merrell said that he understood the resident's concern, but said that having buffers between two houses was not typical and that houses backed up to each other in subdivisions all over the city. He said that the applicants were willing to do what Mr. Ervin was proposing, but that it was routinely done as a matter of zoning. He thought that having a provision in the development order was the better way to handle the issue, i.e., the developer would establish the buffer and it would then transfer with the land;

subsequent property owners would be responsible for maintaining it. He said that the provision could be enforced through the code enforcement mechanism.

City Attorney Hayes agreed that it would be better to put the onus on the developer as opposed to the property owner.

Mr. Merrell said that the suggested method would require only a code enforcement action rather than a court hearing, should there be a problem with the buffer in the future.

Mr. Thomas agreed to add acceptance of the applicants' voluntary inclusion of the buffer to his motion.

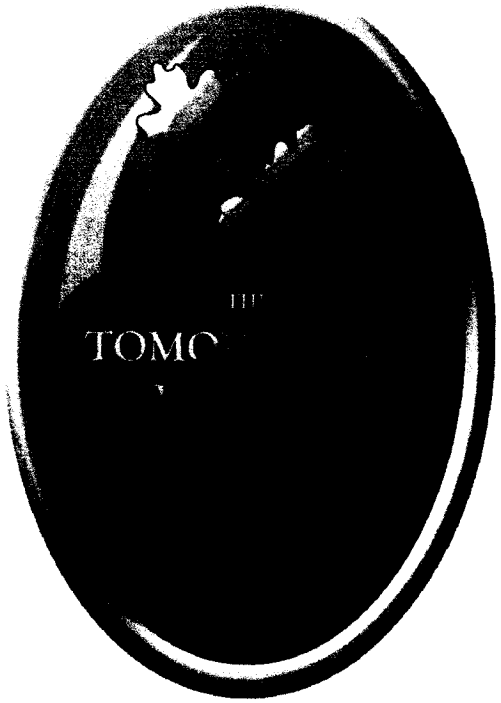
Mr. McCoy reiterated his second.

Ms. Bates called the question, which was approved by unanimous vote.

Mr. Thomas thanked everyone for attending the meeting, participating in the democratic process and helping the board to make their decision.

Mr. Ervin announced that the proposal was tentatively scheduled for the October 3rd City Commission meeting. He advised the residents that they would again be noticed and that an advertisement would again run in the newspaper.

The board voted to close the public hearing.



Tomoka Golf Village

Presented to : Ormond Beach Planning Board
August 10, 2006

Tomoka Oaks Golf Village
Aerial Reference Map

- (A) Tomoka Golf Village Main Entrance
- (B) Country Club
- (C) Pool and Tiki Bar
- (D) Tennis Club
- (E) View across #18 from 39 S. St. Andrews
- (F) Maintenance Facility
- (G) Lakes at #10 and #15 Greens
- (H) Lake on #9
- (I) Comfort Stations
- (J) Town Homes
- (K) View across #7 from 23 Pine Valley Circle
- (L) Country Club Condos
- (M) Tennis Club Condos
- (N) View across #16 from 29 Oakmont Circle
- (O) Estate Lots



Site Statistical Data

DENSITY

Golf Course Area (Proposed)	122 Units	147.7 Acres	.83 Units/Acre
Allowable Density (Golf Course Area)	632 Units	147.7 Acres	4.28 Units/Acre

PROPOSED GOLF COURSE BUILDINGS

Clubhouse	+/- 17,165 Sq Ft.
Pro Shop	+/- 2,300 Sq Ft.
Tennis Center	+/- 7,275 Sq Ft.
Tennis Courts	Total of 6

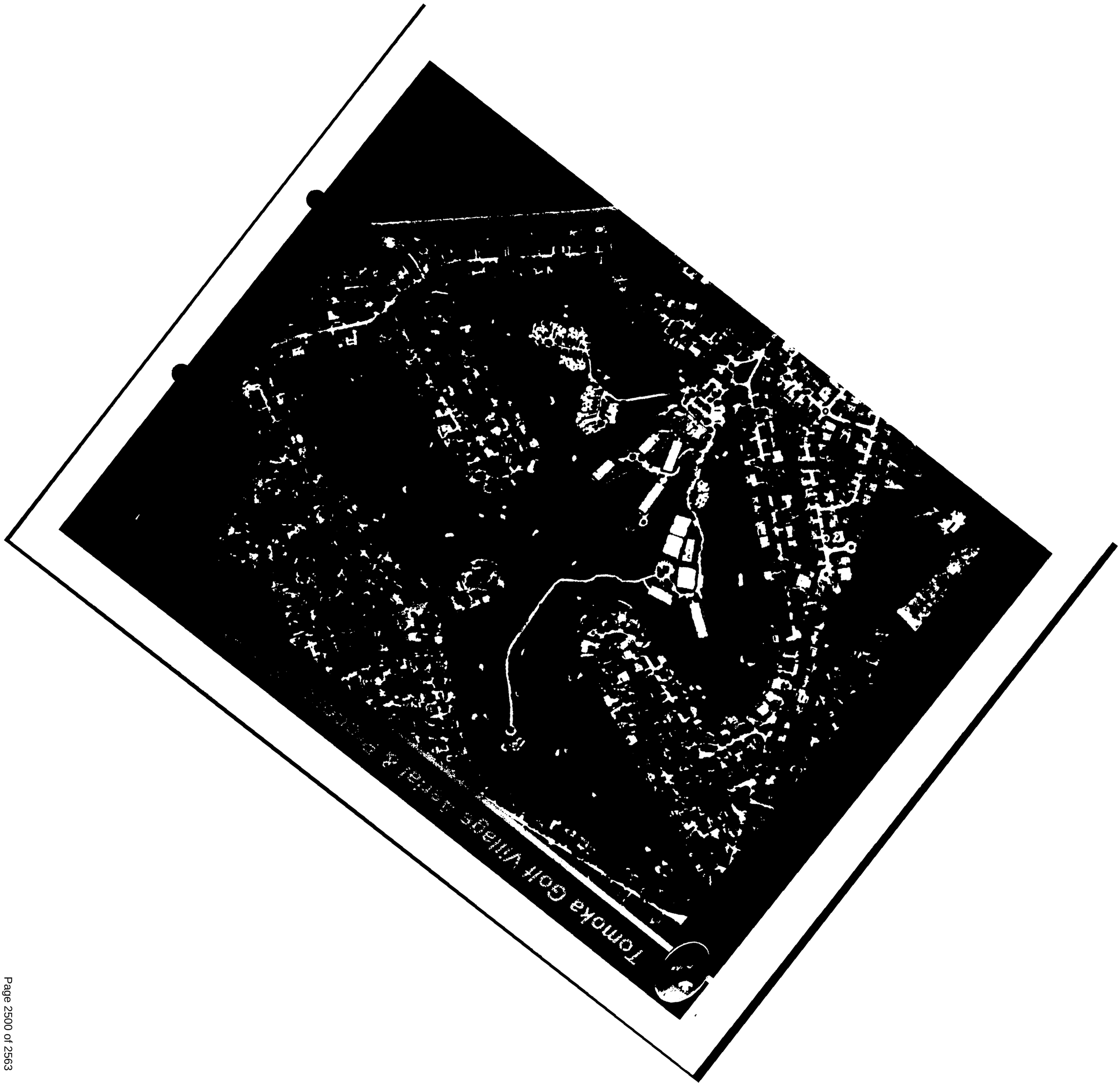
PROPOSED RESIDENTIAL UNITS (122 Proposed)

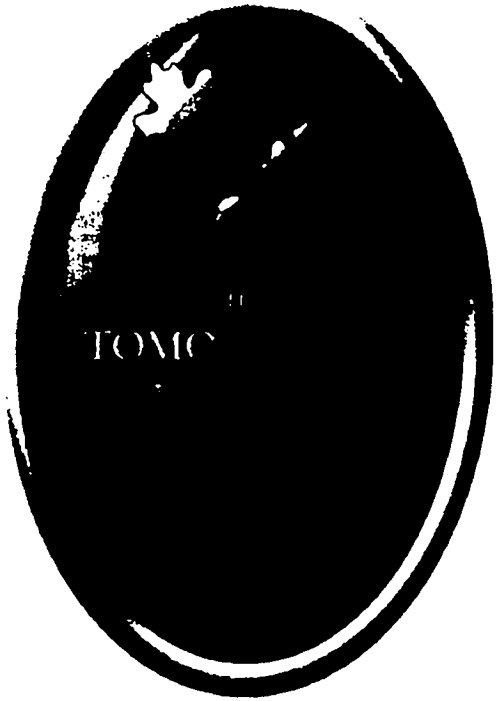
Town Houses	9 Buildings	35 Total Units	
Condos	6 Buildings	2 – 12 Unit Buildings (3 Story) 4 – 15 Unit Buildings (3 Story)	84 Total Units

Approximate square footage of each unit: 1800-2400 Sq Ft.

Estates Lots 3 Units

Current Site Aerial

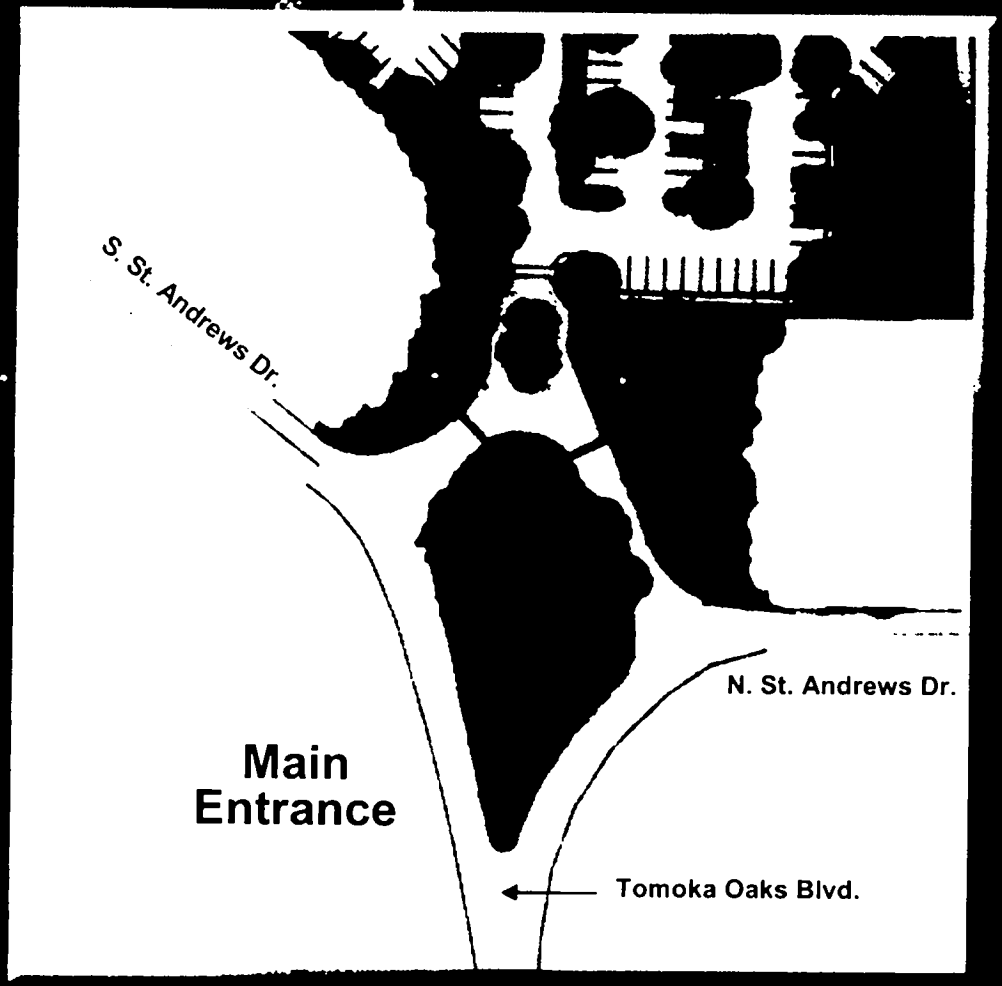

Tomoka Golf Village Land Use Plan



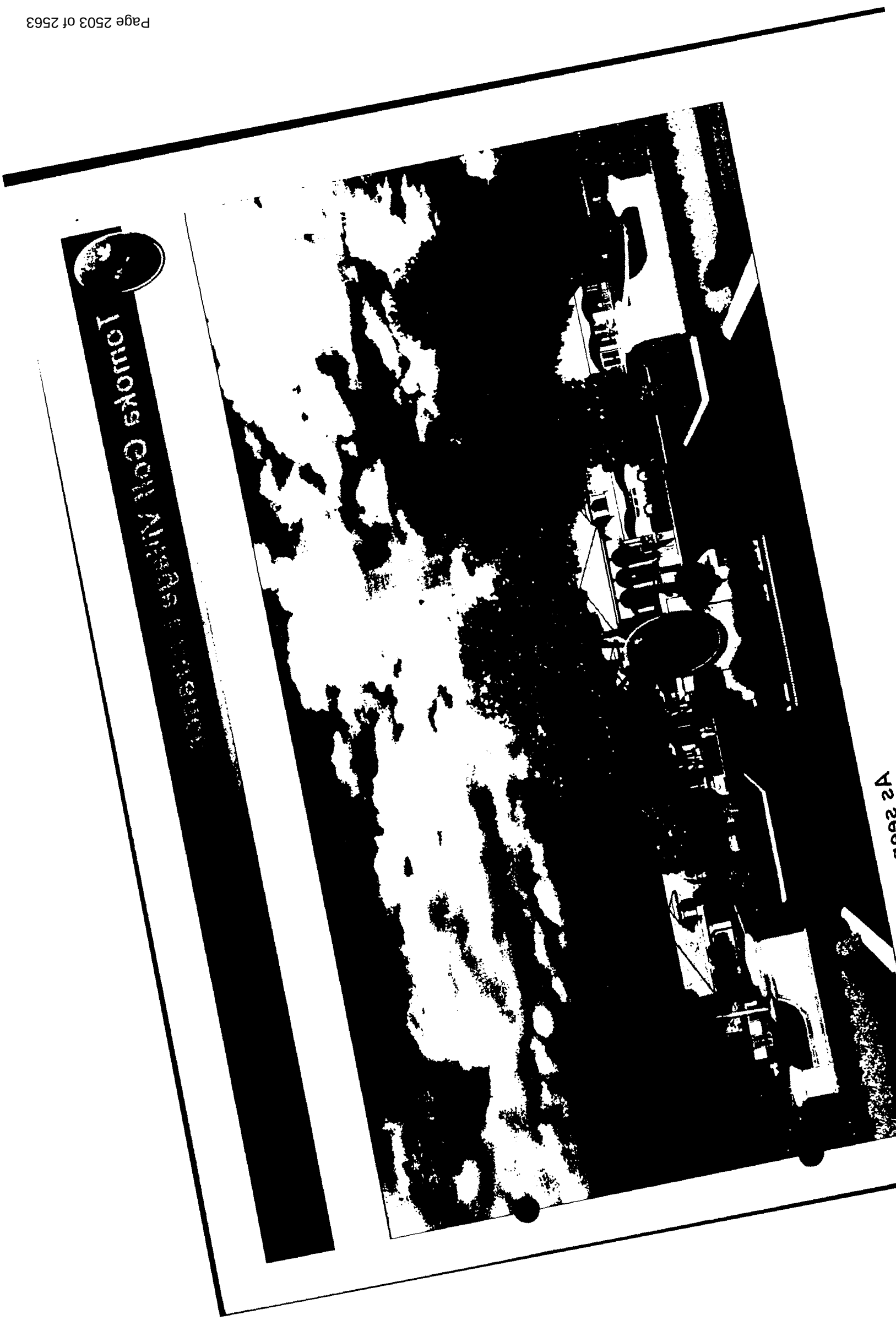
Tomoka Golf Village

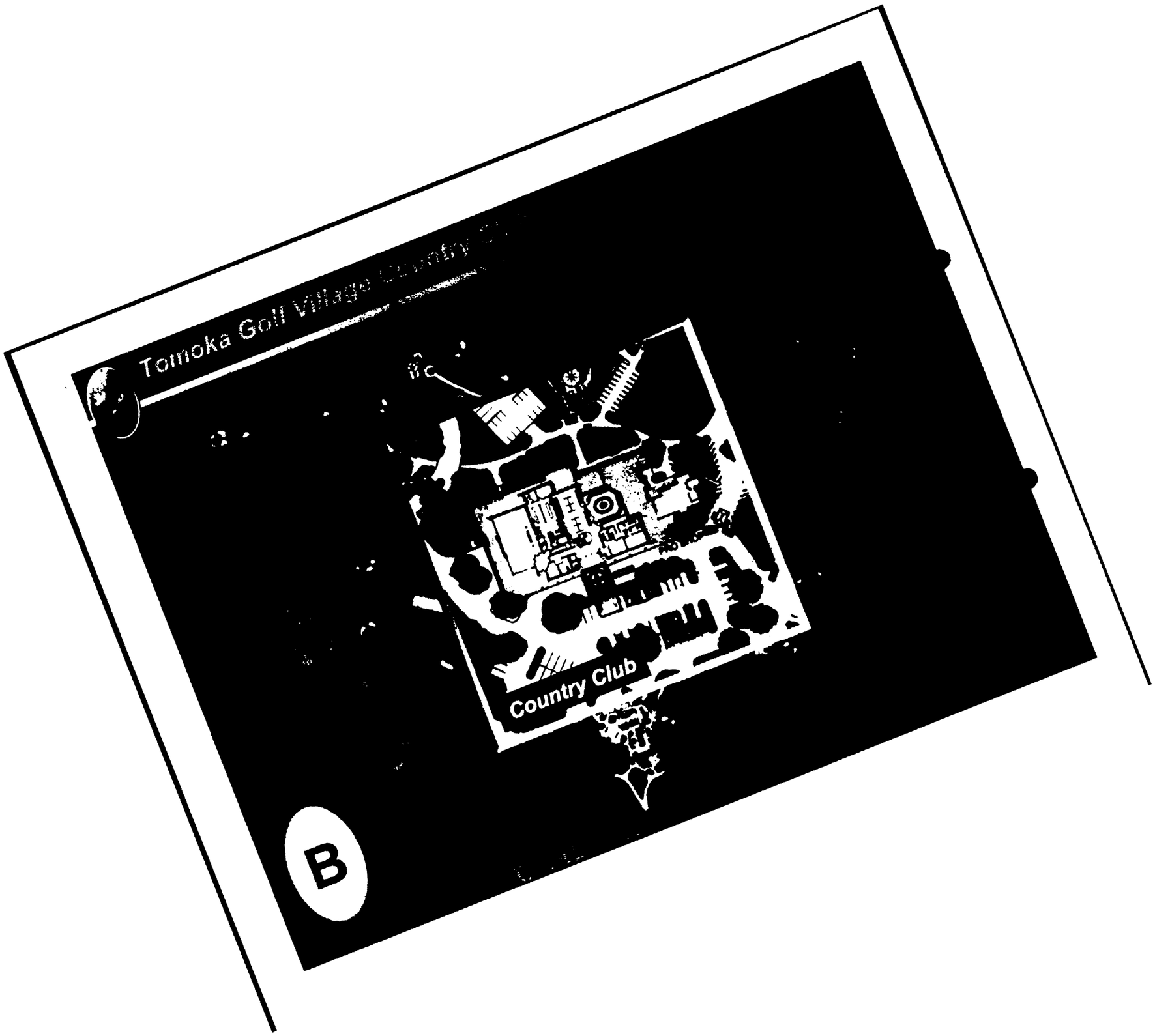
Highlights

Tomoka Golf Village Main Entrance



A


Tomas Colt Milligan
As seen with the Simpsons

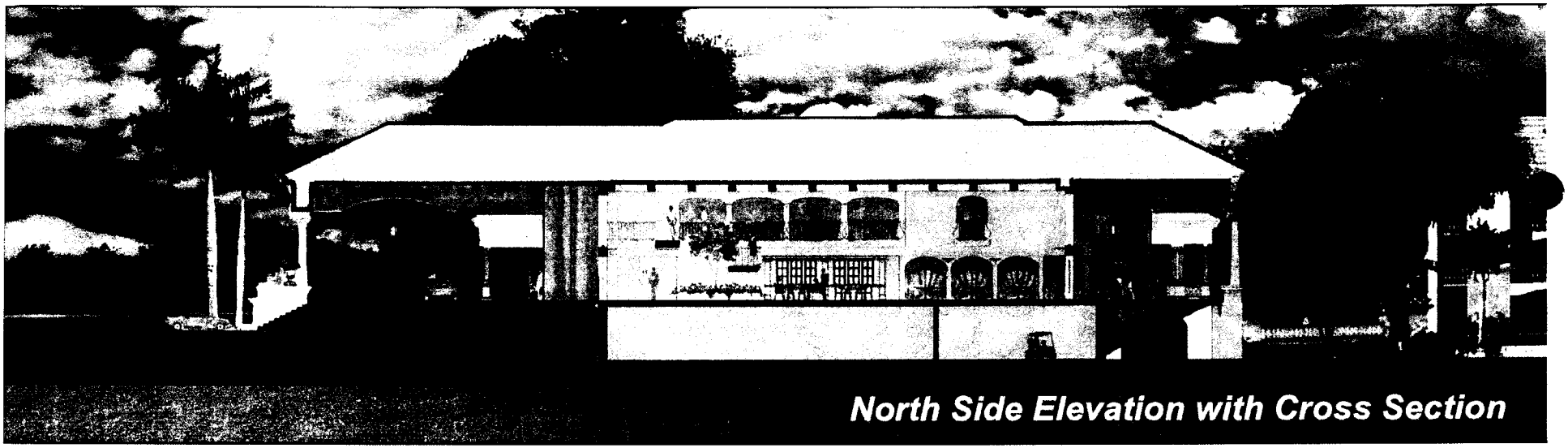

Tomoka Golf Village Country
Country Club
B

Tomoka Golf Village Country Club



Front Elevation

Tomoka Golf Village Country Club



North Side Elevation with Cross Section



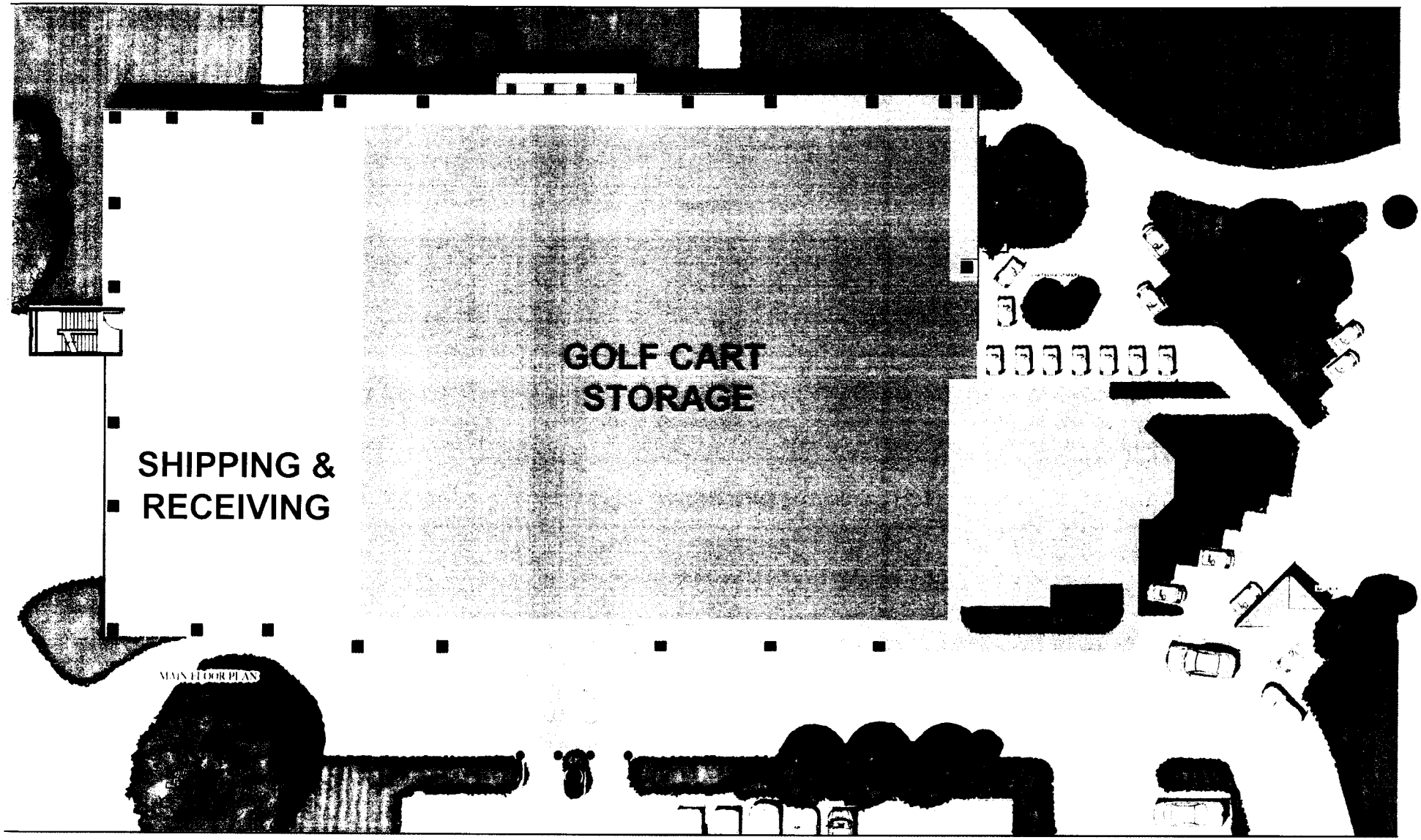
South Side Elevation

Tomoka Golf Village Country Club



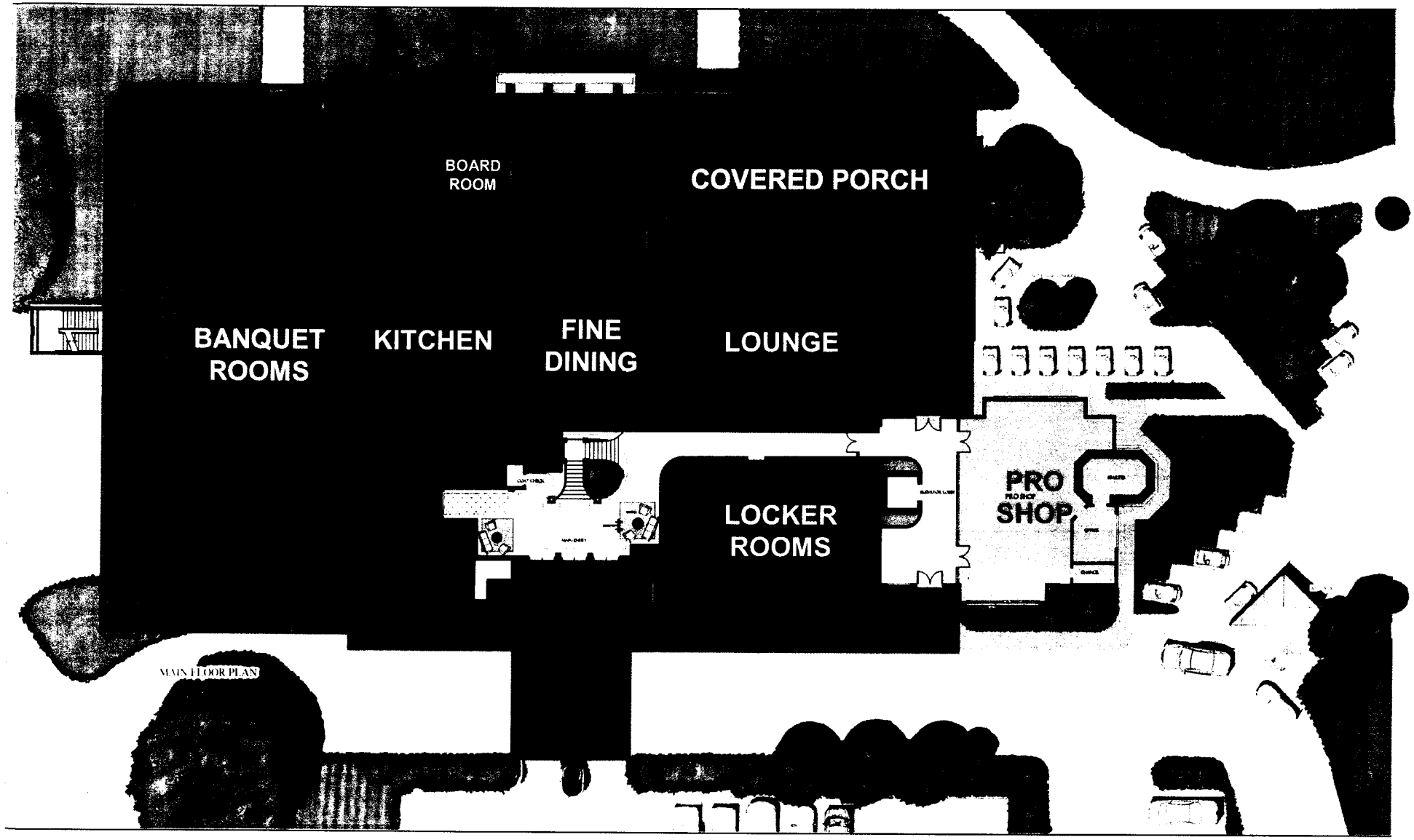
Rear Elevation

Tomoka Golf Village Country Club Floor Plan



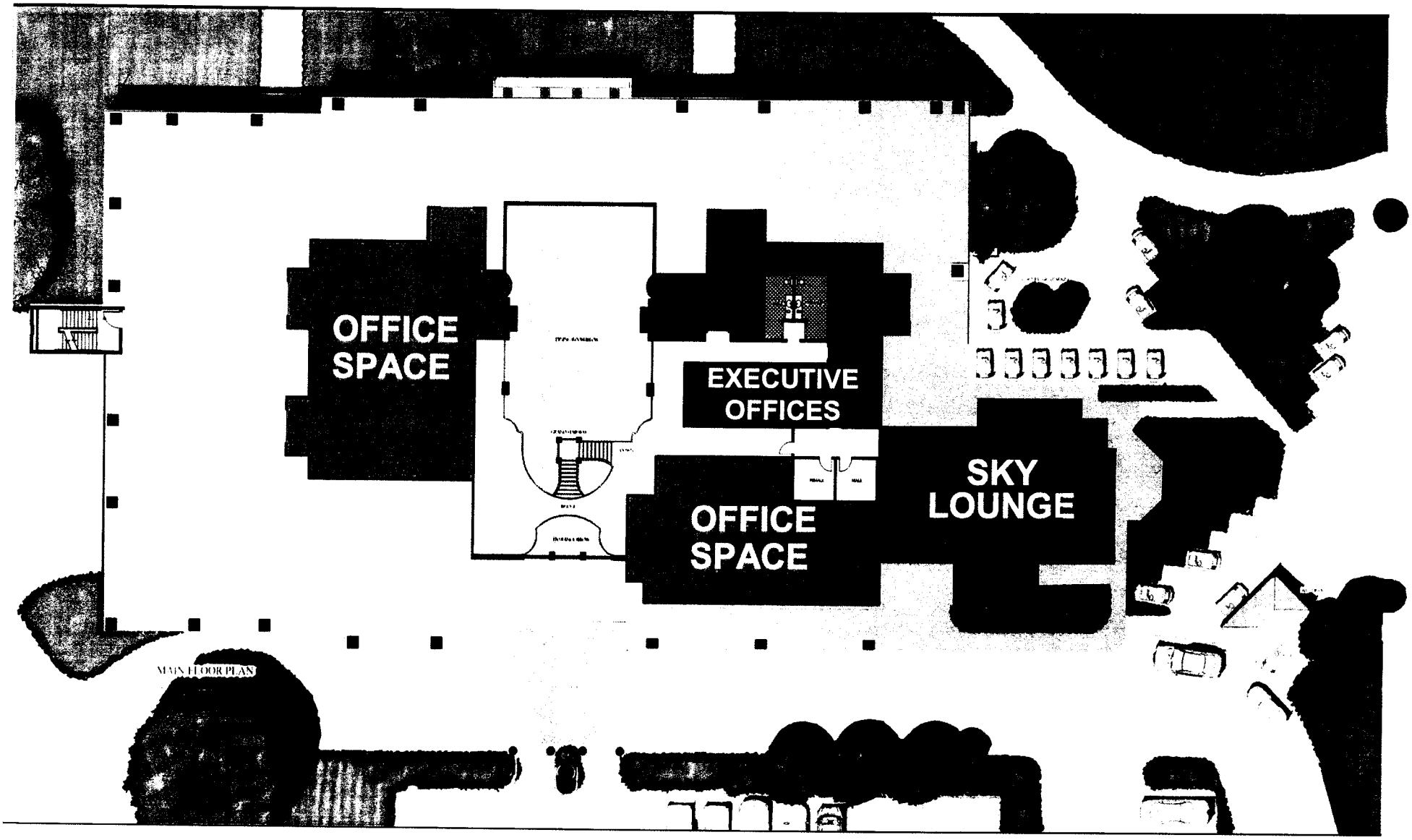
Ground Level – Floor Plan

Tomoka Golf Village Country Club Floor Plan



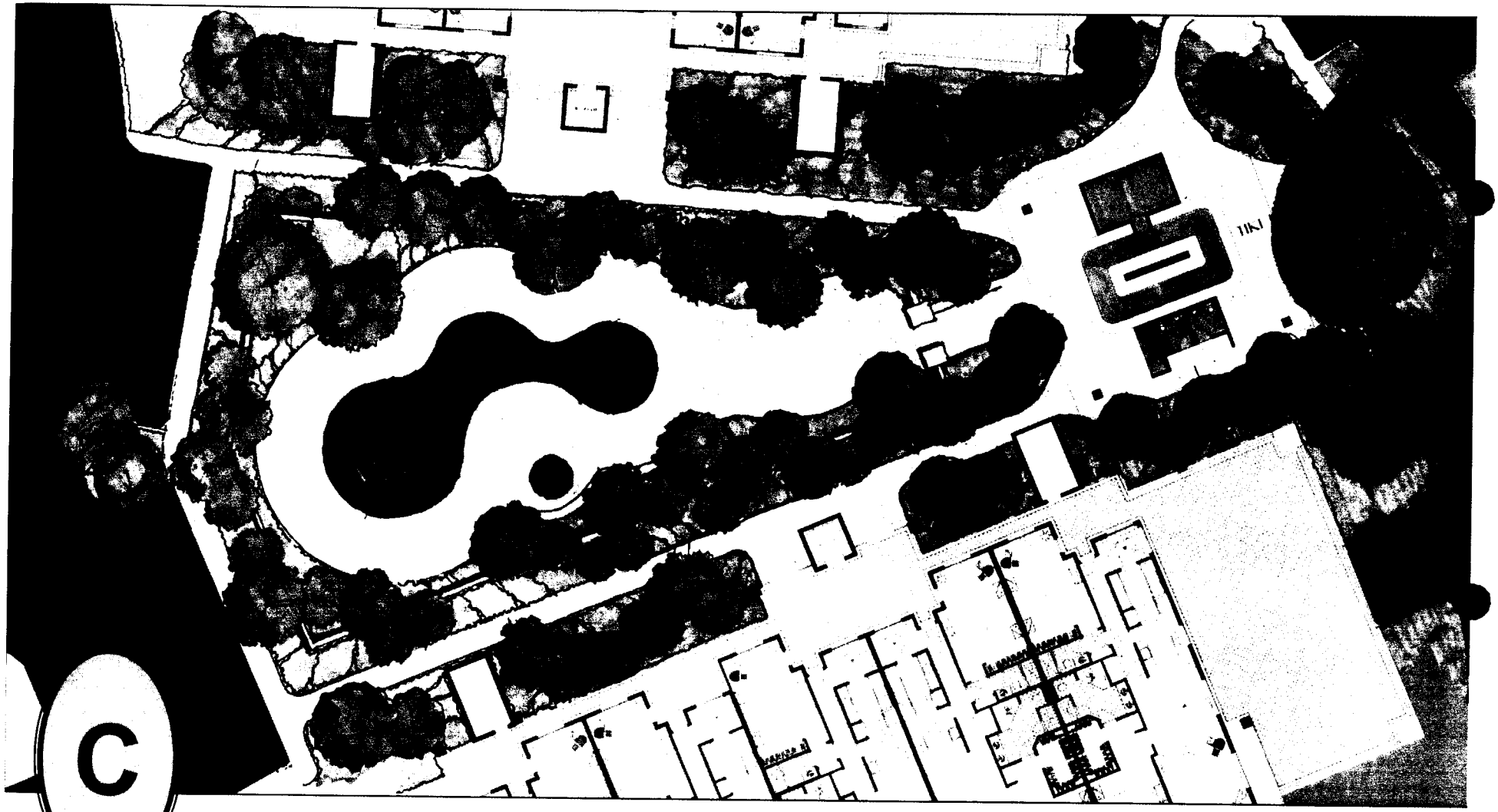
Main Level – Floor Plan

Tomoka Golf Village Country Club Floor Plan



Second Level – Floor Plan

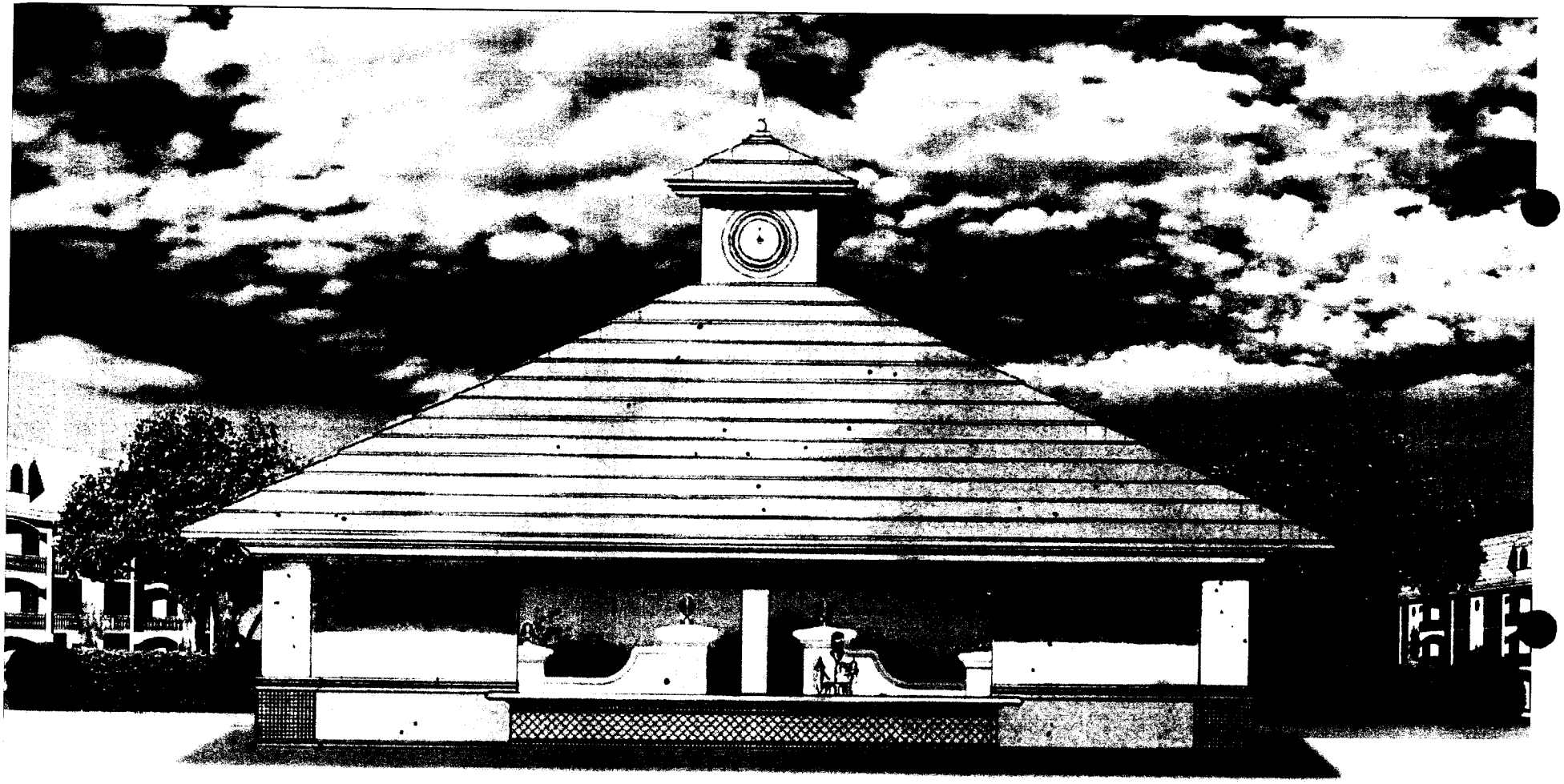
Tomoka Golf Village Pool Area and Tiki Bar



C

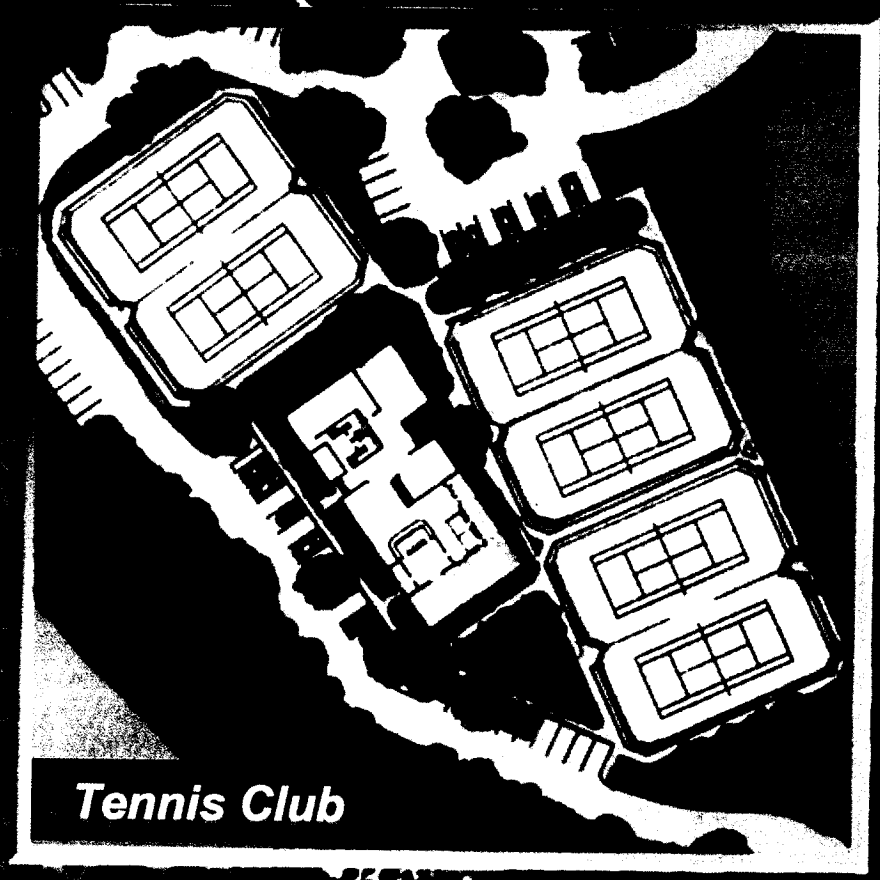
Pool Deck and Tiki Bar

Tomoka Golf Village Pool Area and Tiki Bar



Tiki Bar – looking towards the Pool (behind)

Tomoka Golf Village Tennis Club



D

Tomoka Golf Village Tennis Club



View from the #10 Fairway

Tomoka Golf Village Tennis Club



View from the #10 Tee

Tomoka Golf Village Tennis Club



Elevation – From the 18th Fairway

Tomoka Golf Village Tennis Club



View from 39 South St. Andrews Drive - the 18th Fairway

E

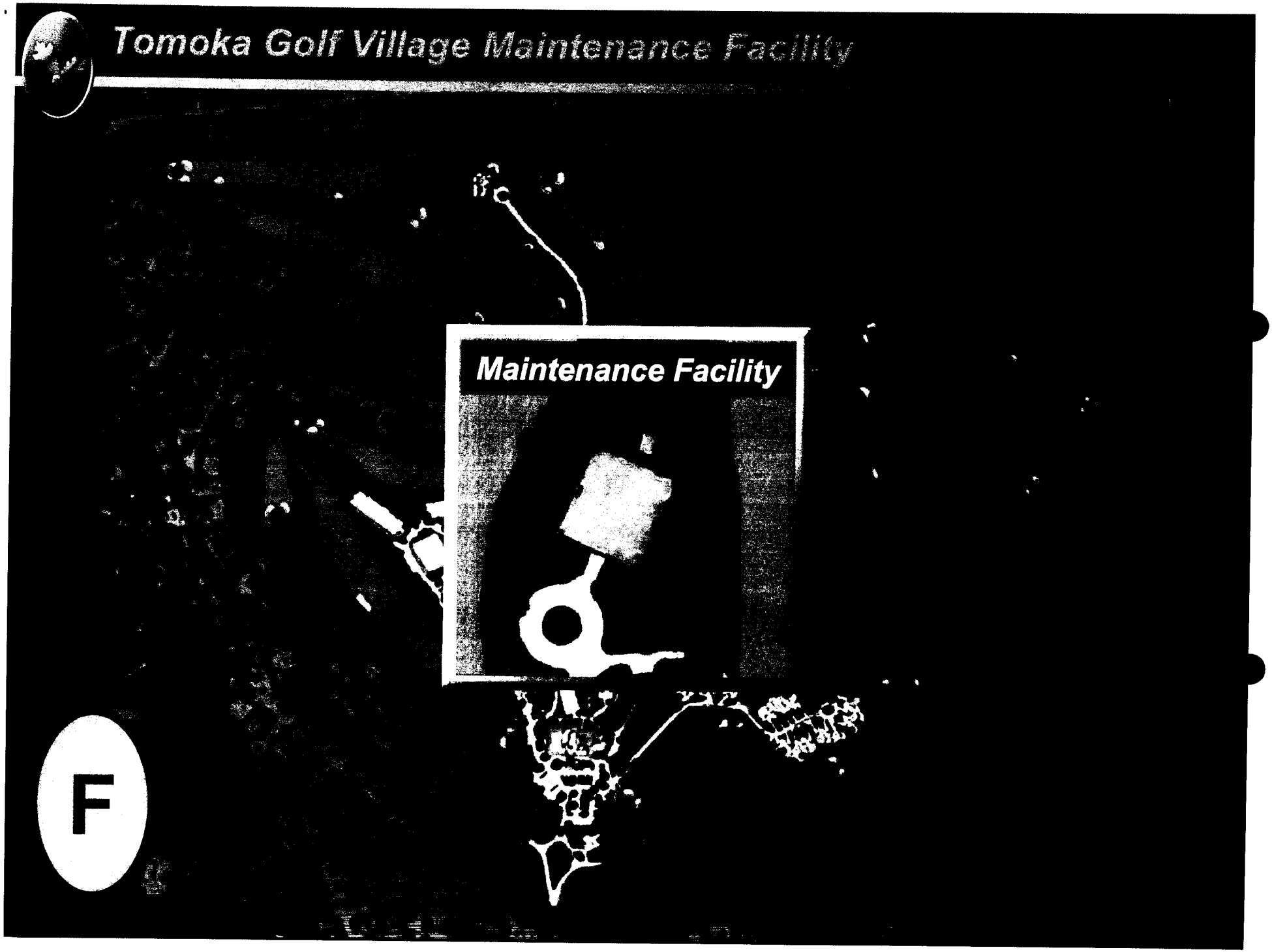
Tomoka Golf Village Tennis Club



View from 39 South St. Andrews Drive - the 18th Fairway

5 Year Time Progression

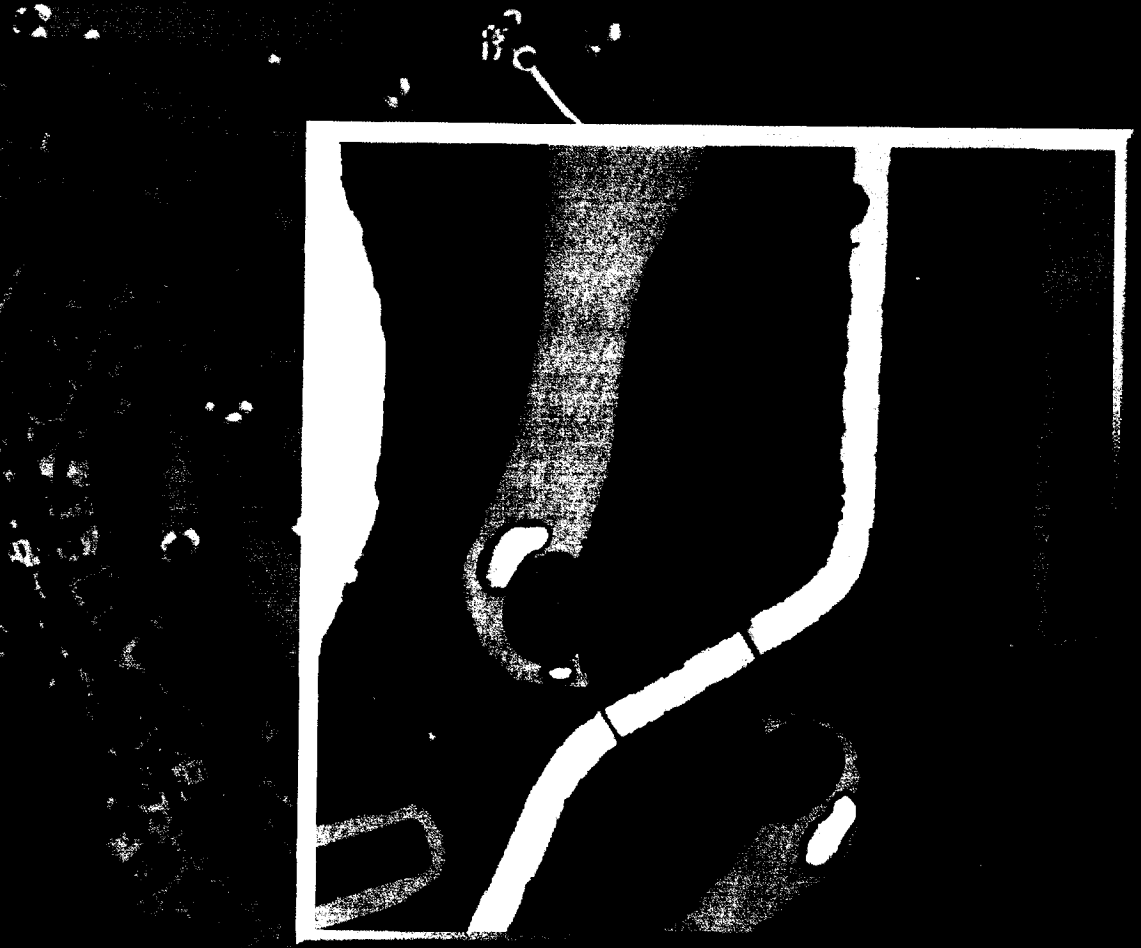
Tomoka Golf Village Maintenance Facility



Tomoka Golf Village Maintenance Facility



Tomoka Golf Village Lakes and Bridges



New Lakes and Bridges

Tomoka Golf Village Lakes and Bridges



Bridge Design

Tomoka Golf Village Lakes and Bridges



G

Lake at #10 and #15 Greens

Tomoka Golf Village Lakes and Bridges



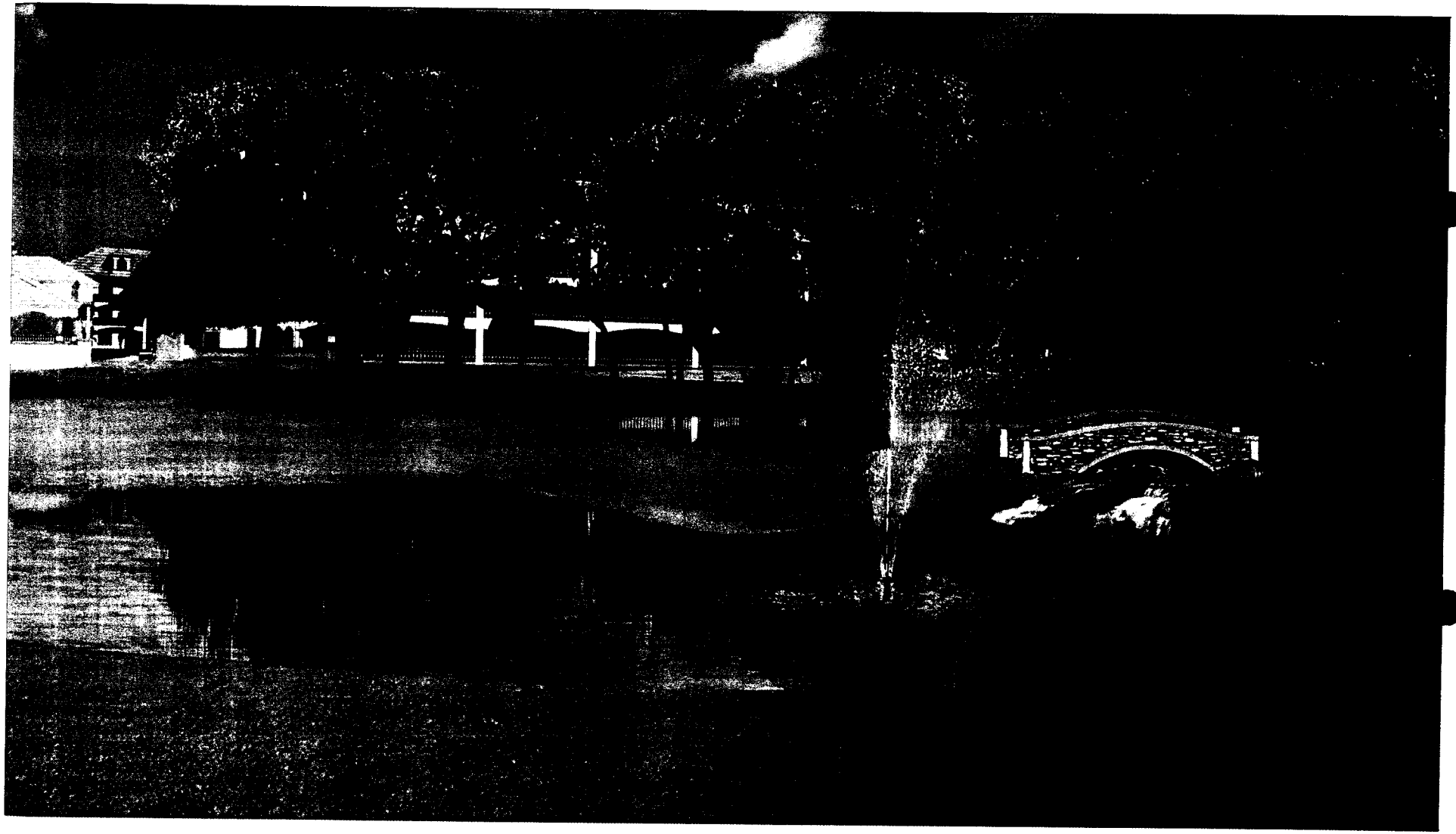
Lake at #10 and #15 Greens

Tomoka Golf Village Lakes and Bridges

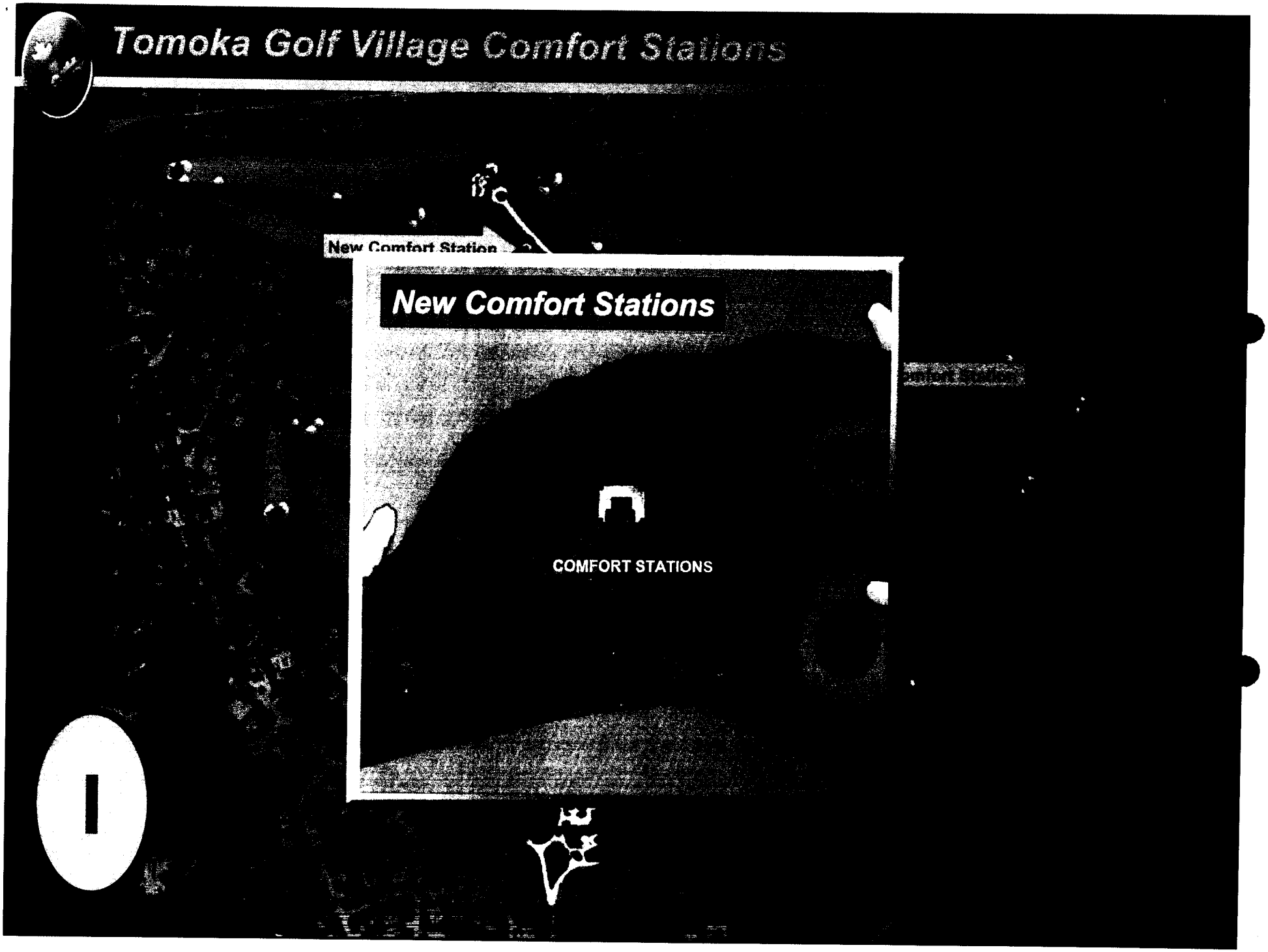


Lake at #9

Tomoka Golf Village Lakes and Bridges



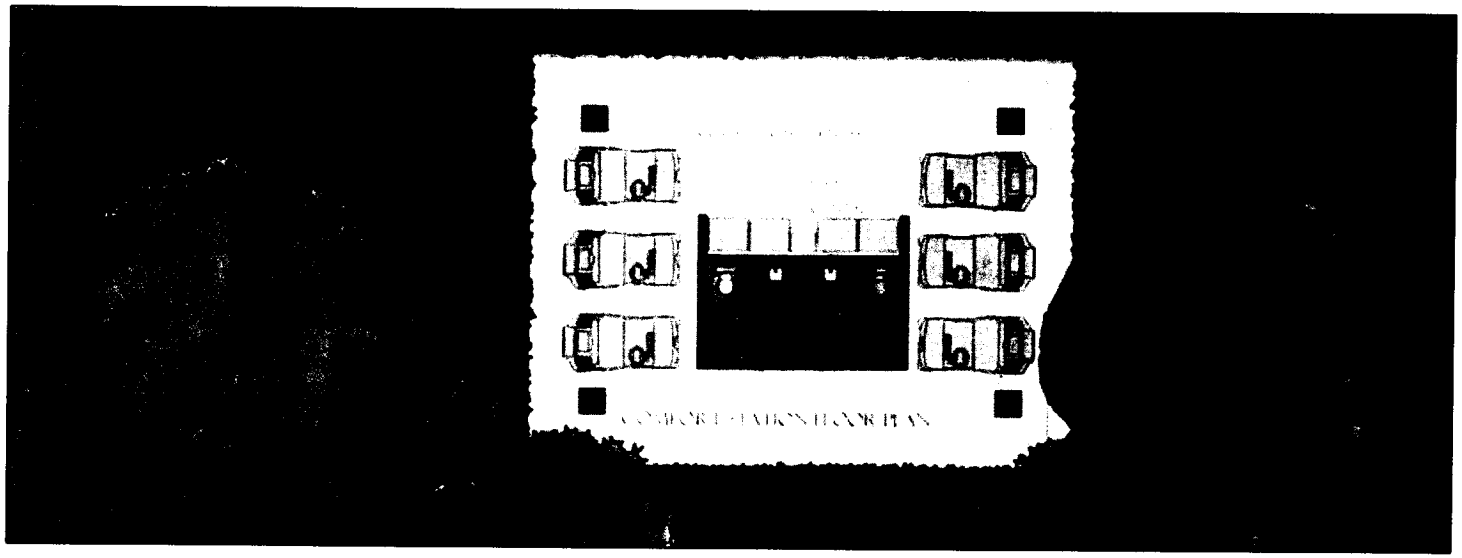
Lake at #9


Tomoka Golf Village Comfort Stations
New Comfort Station
New Comfort Stations
COMFORT STATIONS
1

Tomoka Golf Village Comfort Station



Front Elevation



Floor Plan

Tomoka Golf Village Town Homes

Town Homes

J

Tomoka Golf Village Town Homes



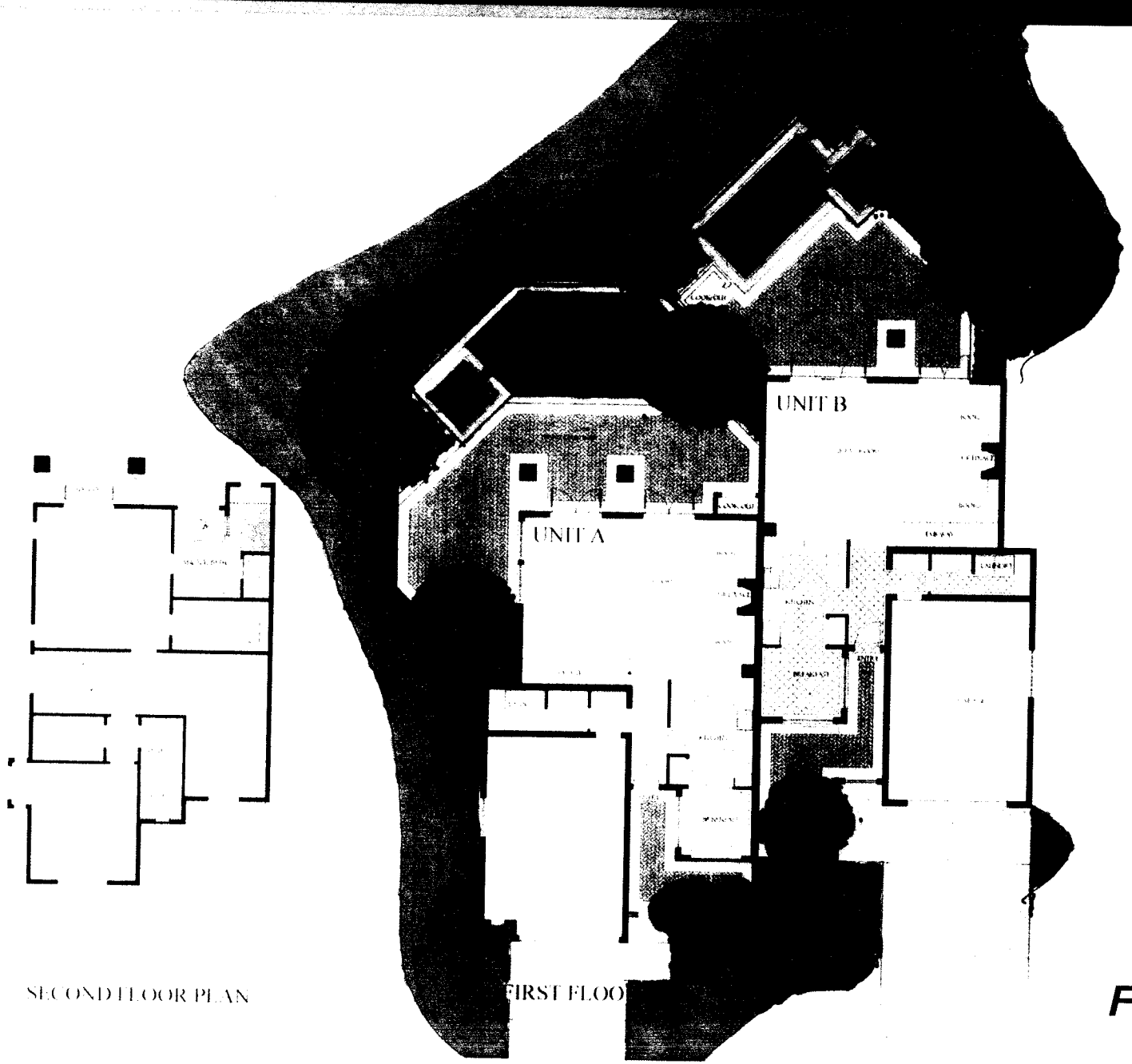
Street Side Elevation

Tomoka Golf Village Town Homes



Course Side Elevation

Tomoka Golf Village Town Homes



Floor Plans

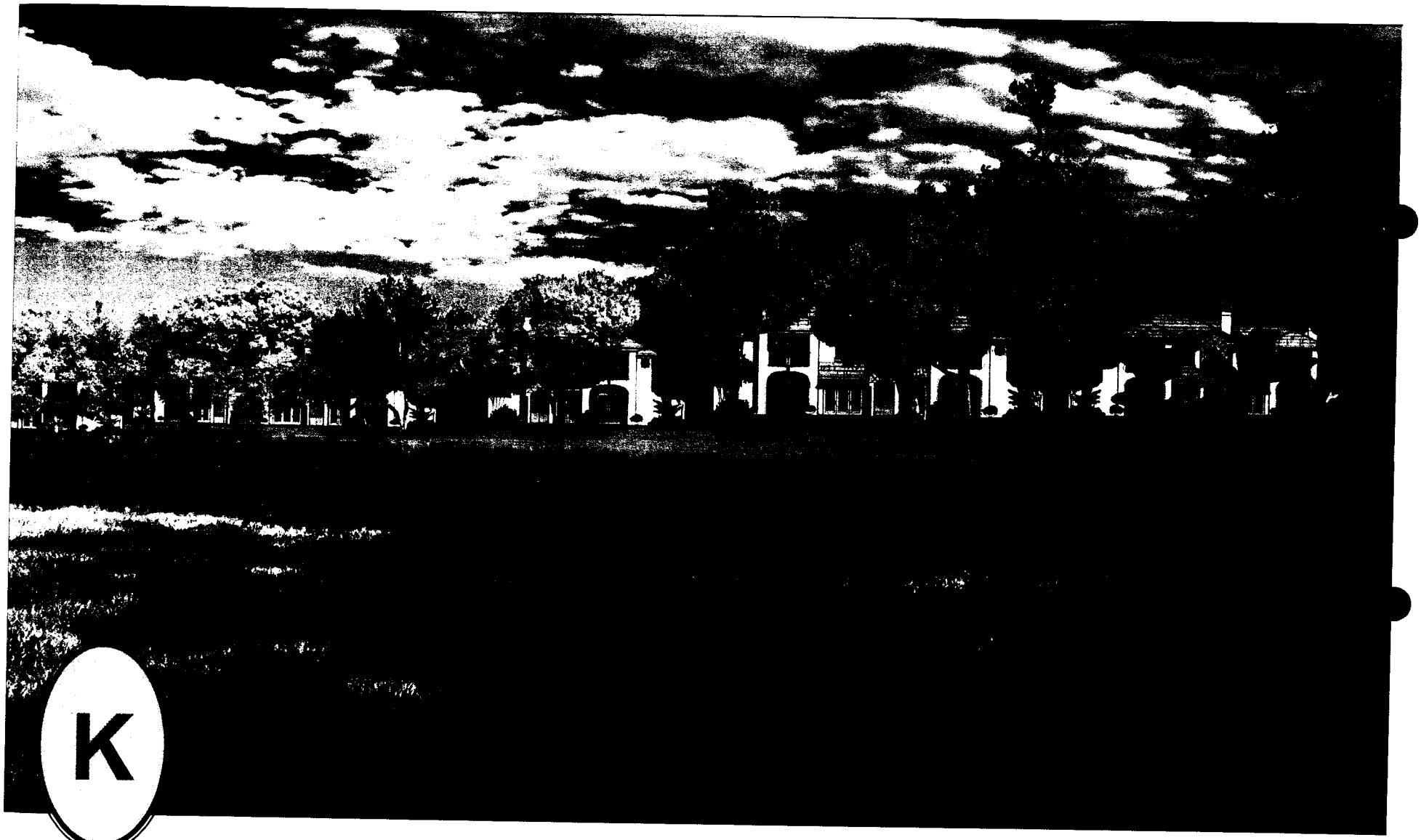
Tomoka Golf Village Town Homes



K

View from 23 Pine Valley Circle - the 7th Fairway

Tomoka Golf Village Town Homes



K

View from 23 Pine Valley Circle - the 7th Fairway

Tomoka Golf Village Club Condos - 3 Story

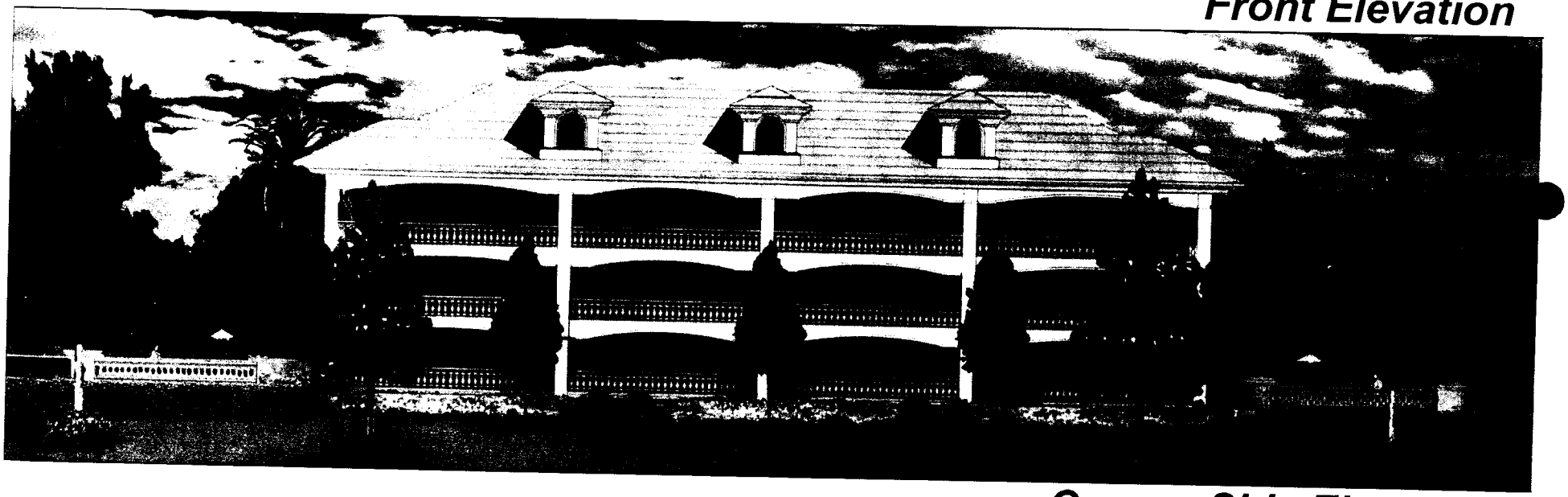
Club Villas – 3 Story

L

Tomoka Golf Village Club Condos - 3 Story



Front Elevation



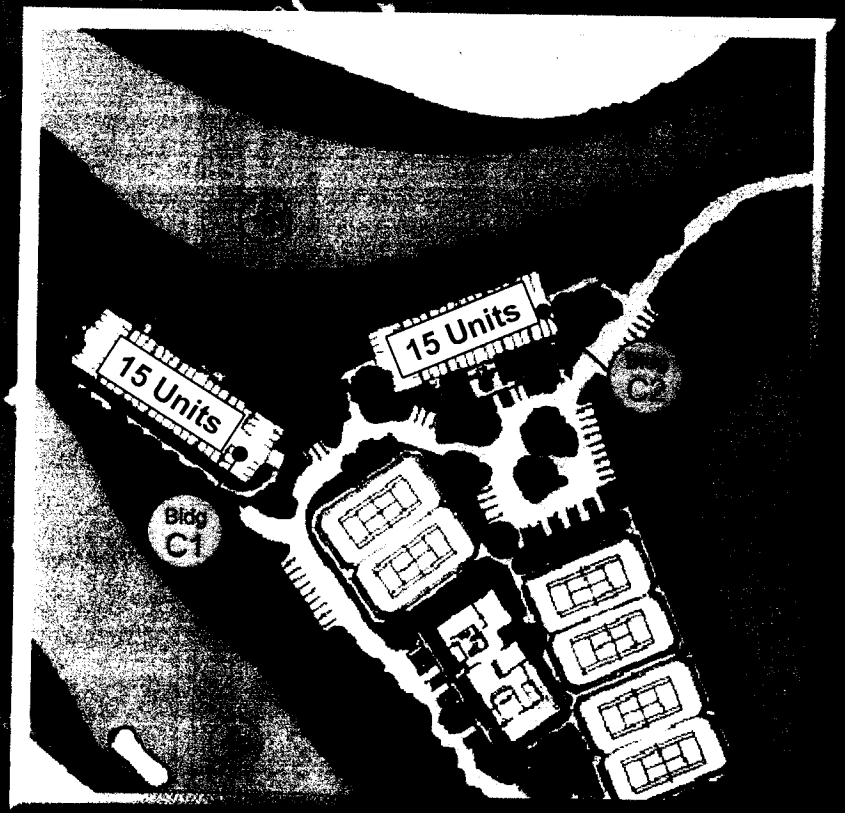
Course Side Elevation

Tomoka Golf Village Club Condos – 3 Story



Side Elevation

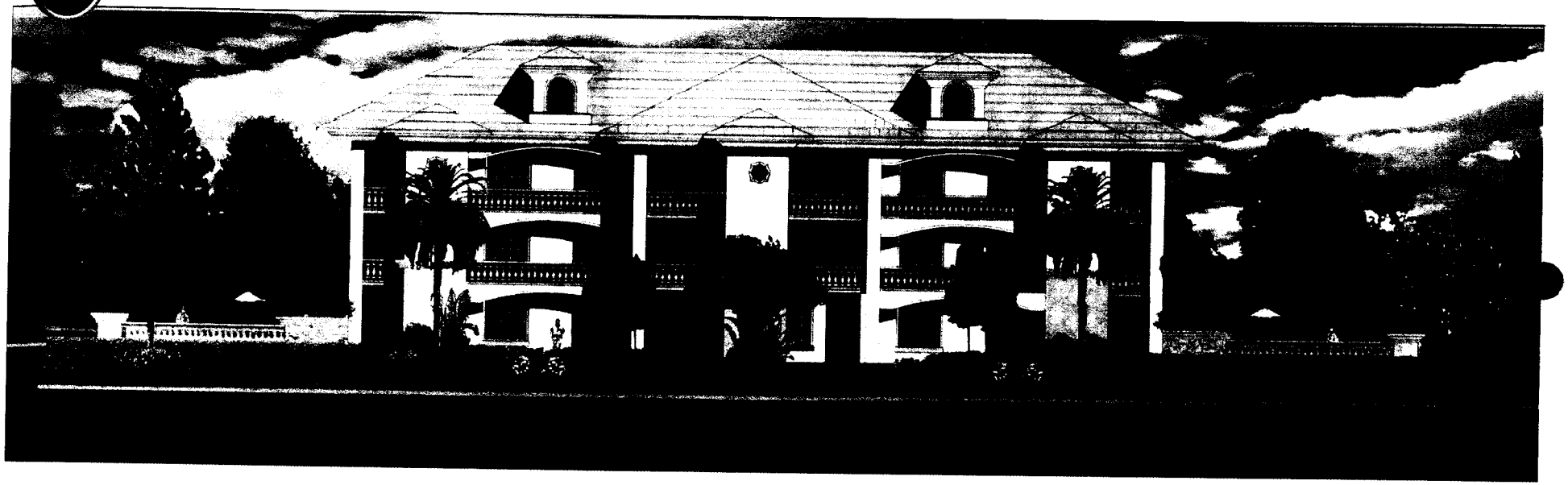
Tomoka Golf Village Tennis Condos – 3 Story



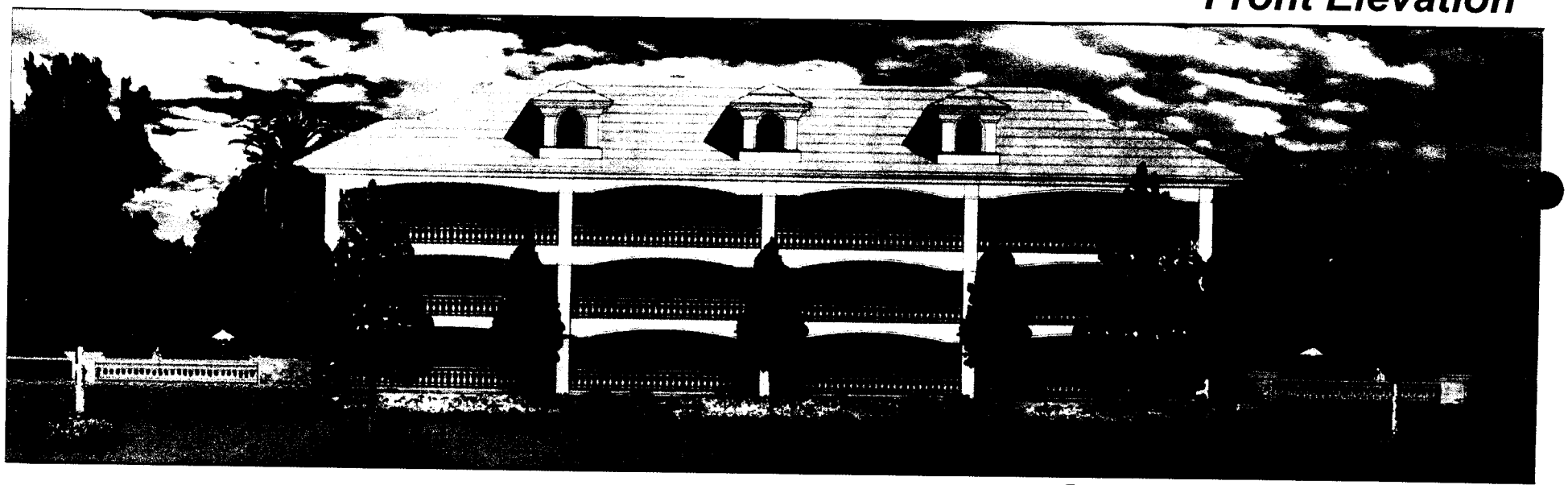
M

Tennis Villas – 3 Story

Tomoka Golf Village Club Condos



Front Elevation



Course Side Elevation

Tomoka Golf Village Club Condos – 1 Story



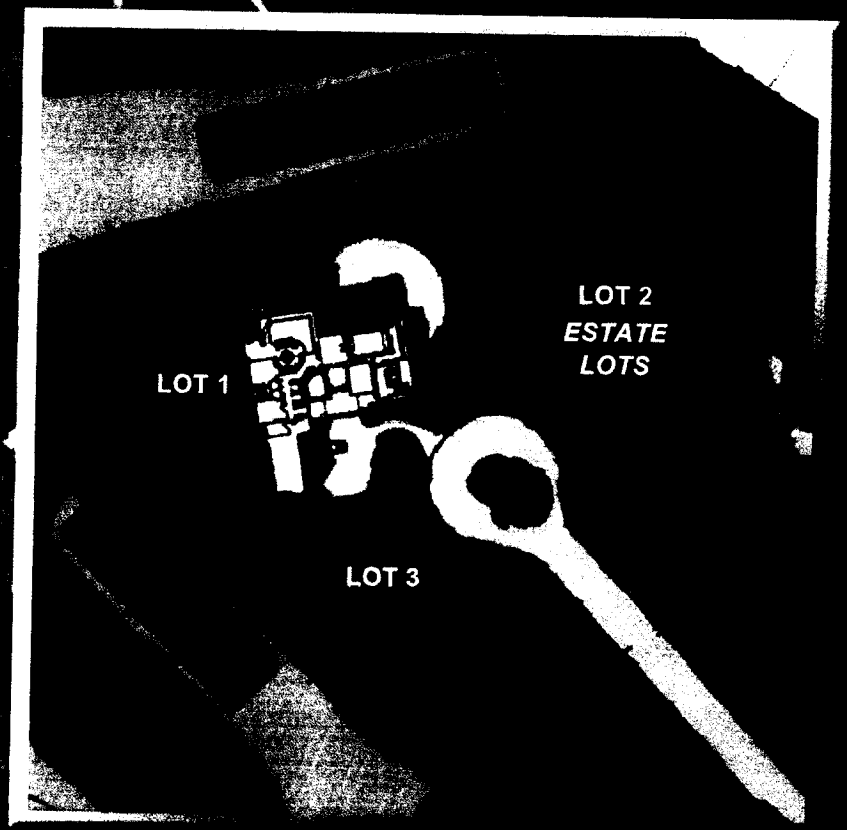
Side Elevation

Tomoka Golf Village Tennis Condos -- 3 Story

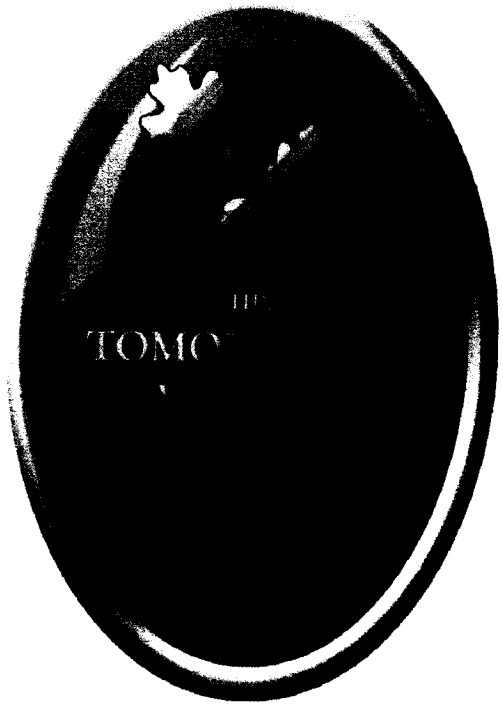


View from 29 Oakmont Circle Residence

Tomoka Golf Village Estates



Estate Lots



Tomoka Golf Village

Mayor Costello stated whatever name was attached, be it a ditch or tributary, what was important was that this project can not stop water flowing onto the land. He asked if the height of the fence would be at a low point compared to the road.

Mr. Ervin stated the maximum height of the fence would be six feet along the property line. He explained the industrial parcel closest to US1 would have an extensive amount of fill and would be four feet higher at a finished floor elevation than the homes in Ormond Lakes, and the project would have a six foot wall at that location along with landscaping with the finished grade approximately two to three feet below the top of the wall. Mr. Ervin recommended a condition be added to correlate the fencing to the elevation of the roadway.

Mayor Costello advised it was very dark in front of the McDonalds west of I-95 where the lights were shielded, but was very bright after passing the screening which proved the screening does work well.

Commissioner Kelley moved, seconded by Commissioner Gillooly, to approve Resolution No. 2006-222, approving the Special Exception to include the indoor pool as presented and the wall height to extend six feet above the elevation of a road entering or surrounding the property.

Call Vote:

Commissioner Kelley	yes
Commissioner Partington	yes
Commissioner Gillooly	yes
Commissioner Kent	yes
Mayor Costello	yes

Carried.

Mayor Costello called for a short break at 9:30 p.m. and he reconvened the meeting at 9:37 p.m.

Hearing no objection, Mayor Costello closed the public hearing on Item #9(E).

Item #9(F) - "Ormond Beach Commercial Complex"

RESOLUTION NO. 2006-223

A RESOLUTION AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR "ORMOND BEACH COMMERCIAL COMPLEX" SPECIAL EXCEPTION ON A SITE LOCATED AT 500 WEST GRANADA BOULEVARD WITHIN THE B-9 (BOULEVARD) ZONING DISTRICT; BY AUTHORIZING A WAIVER OF THE MASONRY BUFFER WALL REQUIREMENTS ALONG THE REAR PROPERTY LINE, BY ALLOWING THE USE OF AN EXISTING SIX FOOT HIGH WOOD FENCE IN LIEU THEREOF; ESTABLISHING CONDITIONS AND EXPIRATIONS OF APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Kelley moved, seconded by Commissioner Partington, to approve Resolution No. 2006-223, as read by title only.

Call Vote:

Commissioner Partington	yes
Commissioner Gillooly	yes
Commissioner Kent	yes
Commissioner Kelley	yes
Mayor Costello	yes

Carried.

Hearing no objection, Mayor Costello closed the public hearing on Item #9(F).

Item #9(G) – "The Tomoka Oaks Golf Village"

ORDINANCE NO. 2006-17

AN ORDINANCE AMENDING SUBSECTION A, ZONING MAP, OF SECTION 2-03, OFFICIAL ZONING MAP AND ZONING DISTRICT, OF CHAPTER 1, ARTICLE II, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF THE LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE A 147-ACRE PARCEL OF REAL PROPERTY FROM R-2 (SINGLE-FAMILY LOW DENSITY) TO PRD (PLANNED RESIDENTIAL DEVELOPMENT), SAID REAL

PROPERTY BEING LOCATED WITHIN THE LIMITS OF THE EXISTING TOMOKA OAKS GOLF COURSE; ESTABLISHING BOUNDARIES; AUTHORIZING REVISION OF THE OFFICIAL ZONING MAP; APPROVING A DEVELOPMENT ORDER FOR "THE TOMOKA OAKS GOLF VILLAGE" PLANNED RESIDENTIAL DEVELOPMENT (PRD); REPEALING ALL ORDINANCES AND PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Ervin stated this was a rezoning for a 147 acre parcel from R-2 to Planned Residential Development (PRD). He noted there was a revised development order on the dais that identified the three items from the Planning Board recommendation that could be incorporated into the final development order. Mr. Ervin pointed out many comments from the Planning Board were recommendations for staff to check certain items such as water pressure and landscaping; therefore, they could not be identified in the development order; but the City Attorney culled through those comments to come up with specific requirements that could be incorporated into the development order, and they were addressed by staff. He stated the reuse availability, which was a major capital undertaking, was not feasible at this time. Mr. Ervin reported the landscaping plan was reviewed, and many of the trees being planted were already above and beyond the minimum requirement. He stated traffic improvements would be incorporated into site plan, and the applicant had agreed to those improvements. Mr. Ervin noted these improvements would include striping, signage, and cautionary signage. He advised staff contacted the Utilities Department regarding water presser concerns at least three times to verify whether or not water pressure problems were being experienced in the Tomoka Oaks area; but the pressures were meeting minimum requirements, and no specific problems were identified. Mr. Ervin stated there would not be any dead-end systems and would actually loop back into the existing system; therefore, water pressure should be maintained.

Mr. Ervin advised the development order would include notification to purchasers by a note on the plat that they were within proximity of the airport and within the flight plan of the airport. He stated the golf course shall remain a golf course and would not be able to be converted to any other use without approval by the City Commission. Mr. Ervin reiterated this property was Low Density Residential with an R-2 zoning; therefore, a developer could, in theory, develop the entire golf course for 600 homes, but considering the contours 300 single-family homes would be more realistic. He explained the proposal was for multi-family homes consisting of three and four story condominiums, town homes, and three single-family homes.

Mr. Rob Merrell, 1638 John Anderson Drive, representing the applicant, provided a visual presentation of the project. He reported he would rely on Mr. Ervin's conclusions in his staff report concerning Comprehensive Plan consistency, compliance with all of the City's Land Development Code requirements, and other issues. Mr. Merrell pointed out the Planning Board recommended unanimous approval with conditions that they have accepted. He stated there were issues everyone agreed on regarding some Smart Growth principles, and this project represented some of those principles such as the concept of urban renewal, proximity to services, clustering development, and the preservation of open space. Mr. Merrell explained this project was for 122 residential units, a new club house, pro shop, tennis center, tennis courts, and many amenities. He stated the property owner made a concession to cluster a lower number of units that would allow a great deal of open space. Mr. Merrell reported there would be a total of 84 condominium units, 35 townhouse units, and three residential units. He presented a computer rendering of the development proposed superimposed on the aerial photograph and pointed out the various elements of the proposed plan along with renderings of the buildings and landscaping. Mr. Merrell reported there would be considerable improvements to the lake system and the green for the golf course as a result of retrofitting the golf course for reuse water. He advised this request was for a planned redevelopment rezoning.

Mr. Harry Wendelstedt, 88 South St. Andrews, stated he has been a resident of Tomoka Oaks for 35 years, which was one of the finest residential developments in Volusia County. He stated he believed this would adversely affect the residents who live along the golf course. Mr. Wendelstedt reported people were told when purchasing their property that this golf course would remain for 99 years. He expressed a concern regarding property values; however, he has been informed that should not be a concern. Mr. Wendelstedt stated Tomoka Boulevard was two lanes, and he expressed concern regarding what would happen should another natural disaster occur such as the fires of 1998. He recommended placing a traffic light at the end of Tomoka Boulevard and Nova Road. Mr. Wendelstedt noted residents may have had a different view if the renderings and information were made available to the people earlier than this evening. He stated he opposed the development because the homeowners would loose the site of the rolling green fairways.

Ms. Joan Deemer, 86 South St. Andrews Drive, stated she lived in Tomoka Oaks for 28 years and opposed the recommended changes. She expressed concern that this would adversely affect the area with too many people and too many cars taking away the charm of Tomoka Oaks.

Ms. Zella Wilen, 48 Oakmont Circle, stated in the Fall of 1970 a request to rezone this property to R-5 was rejected at the Planning Board and in October 6, 1970, the Land Use Map was adopted by the Commission and that map showed Tomoka Oaks, including the golf course and undeveloped wooded areas, to be Single-family Residential Low Density zoned R-2, making Tomoka Oaks some of the largest lots in Ormond Beach. She reported that at the recent Planning Board meeting she objected to the entire rezoning change, stating Tomoka Oaks Boulevard should not be approved for an extension or a connection to any planned or named street within this area. Ms. Wilen voiced an objection to any overnight lodging should that be considered. She stated she opposed the increased traffic through Tomoka Oaks to the South St. Andrews area and noted this would add additional traffic to the Trails as well. Ms. Wilen reported the City Attorney in 1970 talked about spot zoning, cautioning the Planning Board that the golf course was a conditional use and would be able to request certain updating and remodeling, and that statement was relevant today. She noted restrooms were a problem due to vandalism, but were needed. Ms. Wilen pointed out the club house and garage areas could have been upgraded at any time in the past 36 years. She reported this change would impact the entire Tomoka Oaks area, not only those living on the golf course or within the 300 foot notification area. Ms. Wilen equated the 1970 R-5 request to this PRD request and opposed the change. She advised part of the selling point for homes in this area was that this would remain a golf course for 99 years, and she urged the zoning remain the same and the project be stopped.

Mr. Rob Merrell stated the property owner made a commitment to maintain the open space of the golf course in perpetuity. He pointed out the entire property was currently zoned for home sites; however, the development order under this proposal would indicate that the golf course would remain open space, and the City would then be able to enforce that as an element of the development order. Mr. Merrell reported speakers mentioned a 99-year provision, but there was no such covenant; however, this proposal would include a commitment to cluster 122 units in areas designed to be the least intrusive along with a recorded covenant to keep the golf course.

Mr. Hayes concurred that there was no covenant of record regarding the golf course; therefore, the applicant had a right to request this redevelopment of the Commission. He noted the City could now go back to try to do what some of the homeowners believed they already had for some 30 years.

Mr. Merrell advised the Commission received a complete traffic report in their information packet, and no failures in the transportation network were found, but several improvements were being proposed. He reported he met with as many people as possible prior to this meeting. Mr. Merrell advised that many people saw the pictures in advance of the Planning Board meeting, and there was a full-house at the Planning Board meeting. He noted many of those people did not come to make an objection tonight because they went away from the meeting satisfied that their questions and concerns were answered. He reported a DOT warrant would be needed for a traffic light, but the requirements for a light would not nearly be met. Mr. Merrell stated this was very different from what occurred in the 1970s because what was being shown now was what would occur if approved by the Commission, and it could not be changed.

Commissioner Kelley moved, seconded by Commissioner Partington, to approve Ordinance No. 2006-17, on first reading, as read by title only.

Commissioner Kent reported he met with the developers a year ago, and the plans had not changed a great deal. He expressed concern regarding buffering for the current residents; however, the presentation showed this was addressed, and he could support this proposal.

Commissioner Gillooly stated the concept had merit, but she questioned what protection the people who purchased a home on a golf course would have. She noted people needed to be aware when purchasing a home what could occur to the property surrounding their home. Commissioner Gillooly pointed out nothing was uncovered that would protect the people to have this remain a golf course. She stated Tomoka Oaks was and remains a premier community in the City, but the golf course had not keep up to that premier status. Commissioner Gillooly suggested this development would bring in new residents, but at a greatly reduced rate than was permitted. She noted the design was thoughtful in that it kept the buffer, and the improvements may help bring the premier status back to the homes, increasing the value of the

existing homes. Commissioner Gillooly informed Mr. Merrell that she would like to assure the residents this would be the last residential plan for the Tomoka Oaks community. She advised she also told Mr. Merrell that she noted the developer planned the project with surrounding green space and improvements to the golf course, but she needed additional assurances that this would remain intact. Commissioner Gillooly reported the reply she received was an iron clad commitment. She stated the developer had a right to develop this property in a residential manner, and all of the above-noted improvements would to be made, which would make the overall project better.

Commissioner Partington advised he met with the developer last year and would vote for this for some of the same reasons as Commissioner Kent and Commissioner Gillooly previously mentioned. He noted this project would improve the entire subdivision, and this development set the standard for developments in other areas. Commissioner Partington reported he was comfortable this developer would make this project as high a quality, if not a higher quality, than he had done previously.

Commissioner Kelley reported he also met with the developer and saw a presentation last year. He stated this answered many questions; and while it would not answer the questions of those who want the land to stay exactly as it was, it did answer the question of whether there would be residential buildings constructed directly behind someone who now had a golf course view. Commissioner Kelley advised the placement of the development would not adversely impact the visual effect. He pointed out this would provide assurance that this would never come back to an R-2, R-3, or R-4 and would be dedicated. Commissioner Kelley reported the owner had prospective buyers come to him years ago to develop the property, but chose not to sell because he wanted to keep the golf course. He advised the proposal would only improve the value of all of the property in the area. Commissioner Kelley stated he shared a concern relative to the traffic, but was convinced the people would not come through the Trails because it would be faster to go to Nova Road and turn west to Clyde Morris Boulevard. He noted the only difficulty he could envision was the time it would take to exit on to Nova Road, particularly eastbound. Commissioner Kelley reported this project would be an improvement to the entire neighborhood, and it would assure the golf course would remain.

Mayor Costello reported he met with the developer a year ago, and the reality of the situation was that this was a residential piece of land that could hold 600 units and could realistically only hold 300 units without a golf course, but this proposal was for 122 homes with a golf course. He stated the choice was that in order to keep the golf course, the owner would have to make some money. Mayor Costello explained the alternative was, because the land was poorly permitted years ago, a developer had the right to construct 300 single-family homes and remove the golf course. He pointed out that in this development order the only thing permissible was the golf course open space. Mayor Costello recommended the developer set aside the finances for a traffic light even if it was not warranted at this point in that he believed traffic to be a valid concern. He asked if DOT would permit a light if the money was available.

Mr. Sans Lassiter, Traffic Engineer, replied if a traffic light was installed that does not meet the DOT warrants and an accident was caused by the fact the signal was installed, it would make the one installing the light liable. He explained traffic lights are a major liability issue because they increase rear end accidents and are meant to avoid right angle accidents which are more severe. Mr. Lassiter advised that due to this particular entrance on this particular road, most of the turns from Nova Road would be northbound left turns entering the parcel and most exiting from this project would be eastbound or outbound right turns, and those movements do not conflict with each other; therefore, this would not meet DOT's requirement for a traffic signal, and they would not allow it to be installed without a significant change in development such as a build-out of area. He reported the count at the peak hours did not meet the warrant, and the requirement was to meet eight hours to warrant a signal.

Mayor Costello stated the City had hired Mr. Lassiter on numerous occasions, and he was known to be honorable and would not state anything that could later be refuted. He assured Ms. Wilen the plan did not include any hotel/motel type proposal.

Call Vote:

Commissioner Gillooly	yes
Commissioner Kent	yes
Commissioner Kelley	yes
Commissioner Partington	yes
Mayor Costello	yes

Carried.

Hearing no objection, Mayor Costello closed the public hearing on Item #9(G).

businesses along A1A were permitted to have pole signs. He pointed out this was an older building with an architectural design that was somewhat limiting to allow for horizontal signs at or below 20 feet, and staff was trying to follow what was done previously at the other two sites referenced.

Commissioner Gillooly stated Commissioner Partington received an e-mail today questioning the fairness on how the Commission judged special exceptions. She requested Mr. Ervin explain what constituted a special exception.

Mr. Ervin stated the Land Development Code was specifically amended for this particular situation. He explained in the mid 1990s there was a prohibition of all signs over 20 feet, and Peninsula Hospital indicated they could not get a 20-foot sign, but it was imperative to have a sign. Mr. Ervin reported that rather than going through a variance procedure, the Planning Board recommendation was to make a special exception for applicants to go through a public hearing process at the Development Review Board and at the City Commission level. He pointed out that the concept behind a special exception was what was being requested may not work everywhere in the district but may be appropriate in certain locations. Mr. Ervin reported this was regulatory relief granted toward existing structures built along the beachfront and in the hospital zoning districts because it would deal with more institutional buildings that would typically be taller and did not have the architecture to support typical signage.

Mayor Costello asked why the parrot had to be removed from the hotel but this could stay.

Mr. Ervin stated this would meet the sign area requirements while the parrot exceeded the size limitation, and the parrot was considered a graphic representation used for commercial free speech; therefore, interpreted as a sign. He noted there was also a prohibition against murals.

Mayor Costello reported he worked hard to keep the parrot, and he did not understand why this was recommended for approval while the parrot had to be removed.

Commissioner Partington stated he also appreciated the pole sign on A1A. He summarized that Mr. Ervin was indicating that in order to be consistent with what was previously approved staff was recommending this be approved. Commissioner Partington noted he considered that to be an important factor.

Commissioner Kelley stated there was a very clear difference that the Development Review Board considered and assessed incorrectly which was that a special exception was granted to B-7 for a Planned Business Development (PBD). He pointed out the hospital had no place for a sign, but this applicant did have a place for a sign. Commissioner Kelley reported the sign would not be obtrusive, but the exception granted was meant to apply in those situations where there was no place for a sign, which was not the case in this instance; therefore, he would vote against this request.

Call Vote:

Commissioner Partington	yes
Commissioner Gillooly	no
Commissioner Kent	no
Commissioner Kelley	no
Mayor Costello	no

Failed.

Hearing no objection, Mayor Costello closed the public hearing on Item #9(A).

Item #9(B) - "The Tomoka Oaks Golf Village"

ORDINANCE NO. 2006-17

AN ORDINANCE AMENDING SUBSECTION A, ZONING MAP, OF SECTION 2-03, OFFICIAL ZONING MAP AND ZONING DISTRICT, OF CHAPTER 2, ARTICLE I, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF THE LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE A 147-ACRE PARCEL OF REAL PROPERTY FROM R-2 (SINGLE-FAMILY LOW DENSITY) TO PRD (PLANNED RESIDENTIAL DEVELOPMENT), SAID REAL PROPERTY BEING LOCATED WITHIN THE LIMITS OF THE EXISTING TOMOKA OAKS GOLF COURSE; ESTABLISHING BOUNDARIES; AUTHORIZING REVISION OF THE OFFICIAL ZONING MAP; APPROVING A DEVELOPMENT ORDER FOR "THE TOMOKA OAKS GOLF VILLAGE" PLANNED RESIDENTIAL DEVELOPMENT (PRD); REPEALING ALL

INCONSISTENT ORDINANCES AND PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Kelley moved, seconded by Commissioner Partington, to approve Ordinance No. 2006-17, on second reading, as read by title only.

Call Vote:	Commissioner Gillooly	yes
	Commissioner Kent	yes
	Commissioner Kelley	yes
	Commissioner Partington	yes
Carried.	Mayor Costello	yes

Hearing no objection, Mayor Costello closed the public hearing on Item #9(B).

Item #10 - Collection, Removal, and Disposal Of Debris Upon Private Roads and within Private Gated Communities During a Declared State of Emergency

ORDINANCE NO. 2006-18

AN ORDINANCE AMENDING CHAPTER 10, WASTE, YARD WASTE AND RECYCLABLES*, OF THE CODE OF ORDINANCES OF THE CITY OF ORMOND BEACH, FLORIDA, BY AMENDING ARTICLE I, IN GENERAL, SECTION 10-1, DEFINITIONS; AND BY AMENDING SECTION 10-18, RESERVED, TO PROVIDE FOR THE COLLECTION, REMOVAL, AND DISPOSAL OF DEBRIS UPON PRIVATE ROADS AND WITHIN PRIVATE GATED COMMUNITIES DURING A DECLARED STATE OF EMERGENCY; PROVIDING FOR SEVERABILITY; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Kent moved, seconded by Commissioner Kelley, to approve Ordinance No. 2006-18, on second reading, as read by title only.

Call Vote:	Commissioner Kent	yes
	Commissioner Kelley	yes
	Commissioner Partington	yes
	Commissioner Gillooly	yes
Carried.	Mayor Costello	yes

Item #11(A) - Signage for Professional Office Uses in the Greenbelt Overlay District

ORDINANCE NO. 2006-19

AN ORDINANCE AMENDING CHAPTER 3, PERFORMANCE CRITERIA, ARTICLE IV, SIGN REGULATIONS, SECTION 3-48, SPECIALIZED SIGN STANDARDS, OF THE *LAND DEVELOPMENT CODE* BY ALLOWING FOR ADDITIONAL SIGNAGE FOR PROFESSIONAL OFFICE USES IN THE GREENBELT OVERLAY DISTRICT, SUBJECT TO MINIMUM CRITERIA; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

Mr. Ervin stated this was an administratively initiated amendment to the Land Development Code to address a concern identified to the Commission from a local land developer. He reported there was a concern that the current land development regulations do not provide enough sign flexibility for larger office complexes located along the major thoroughfares of Granada Boulevard, Clyde Morris Boulevard, Williamson Boulevard and Hand Avenue. Mr. Ervin noted staff had been in discussion with this developer to determine what options were available in that there were no sign variances for new construction, so developers have two options: rezone their property to PBD where they would have some flexibility or to go forward with straight zoning and comply with the minimum established standards. He explained the current minimum standards call for monument signage, and the size of the sign would be based on the frontage of the property with a maximum number of six tenant panels in addition to the name of the facility. Mr. Ervin reported the applicant was concerned this was not meeting the needs of today's real estate market and identified that the purchasers need additional signage. He noted staff had some concerns relative to applying the regulations City-wide. Mr. Ervin pointed out staff was not indicating the proposal was unattractive, and the applicant did point out

Ordinance Adoption
Business Impact Estimate

Proposed ordinance's number and legal title:

2023-XX

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A PLANNED RESIDENTIAL DEVELOPMENT DEVELOPMENT ORDER FOR THE "TOMOKA RESERVE" SUBDIVISION, AUTHORIZING THE DEVELOPMENT OF 272 LOTS ON 147.94+ ACRES TO BE LOCATED AT 20 TOMOKA OAKS BOULEVARD; ESTABLISHING CONDITIONS AND EXPIRATION OF APPROVAL; AND SET FORTH AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
☐ The proposed ordinance relates to the issuance or refinancing of debt;
☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
☐ The proposed ordinance is an emergency ordinance;
☐ The ordinance relates to procurement; or
☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. A summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City.

This is an application submitted by Robert A. Merrell III, Esquire, Cobb Cole on behalf of the property owner, Triumph Oaks of Ormond Beach I, LLC, for the issuance of a development order for the Tomoka Reserve subdivision. The application seeks to allow the issuance of a development order for 272 single-family lots on approximately 147.94 acres under certain conditions and associated subdivision improvements. The subject property is currently zoned as PRD, Planned Residential Development, and is located at 20 Tomoka Oaks Boulevard.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

   a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

      None. This is a request for the issuance of a development order for a residential subdivision. No compliance costs are anticipated.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

      None. This is a request for the issuance of a development order for a residential subdivision. There are no charges or fees proposed.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

      None. This is a request for the issuance of a development order for a residential subdivision.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

   None. This is a request for the issuance of a development order for a residential subdivision.

4. Any additional information the City determines may be useful.

   (This section may include: methodology or data used to prepare the Business Impact Estimate, e.g., City staff solicited comments from businesses as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail/email, posting on the City's website, public workshop, etc.; efforts made to reduce the potential fiscal impact on businesses; and state the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals or businesses) and, therefore, the proposed ordinance does not affect only businesses.)

   No business impacts proposed. The item was advertised by U.S. mail to abutting property owners and newspaper advertisements. Information on the application is also on the city's website.

City of Ormond Beach
AGENDA ITEM

October 17, 2023 - City Commission

Number: 9.A

Section:	FIRST READING OF ORDINANCES		
Item Category:	First Reading of Ordinances	**Res./Ord. No:**	2023-54
Strategic Goal:	Governance - Other		
Department:	Finance		
Subject:	FY 2022-23 Budget Amendments		
Summary:	Request to amend the Fiscal Year (FY) 2022-2023 budget by $15,388,583 with a final budget amount of $127,882,372. The net budget amount is $87,635,962 and represents the budget amount without duplicate entries (transfers and departmental charges required by Generally Accepted Accounting Principles GAAP) required to comply with state budget requirements (such as transfers amongst funds). The attachment provides details regarding the proposed amendment of the FY 2022-23 budget. These amendments are largely related to construction projects included in the FY 2021-22 budget where construction carried over to FY 2022-23.		
Financial Impact:	The amendments will increase the budget by $15,388,583.		
Citizen Impact:	The budget amendments are required to comply with local and state budgetary requirements.		
Recommended Action (Staff, Advisory Board and/or Other):	Staff recommends approval of the amendments to the FY 2022-2023 annual budget.		
Staff Contact:	Kelly McGuire, Finance Director, (386) 676-3226		
Attachments:	1. 23-54 Budget Amendment FY2022-2023 (P23-0194G) 2. Budget Amendment 3. Attachment A Amendments 4. Ordinance Business Impact Estimate 10-01-23 OB Form exemptions listed		

Approval:		
	Kelly McGuire, Finance Director	10/6/2023
	Claire Whitley, Assistant City Manager	10/9/2023
	Joyce Shanahan, City Manager	10/10/2023

ORDINANCE NO. 2023-54

AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR FISCAL YEAR 2022-2023 BY AMENDING THE GENERAL FUND (001); DOWNTOWN REDEVELOPMENT TRUST FUND (104); STORMWATER UTILITY FUND (107); AIRPORT FUND (108); LOCAL LAW ENFORCEMENT TRUST FUND (109); PENSION CONTRIBUTION PASS THROUGH FUND (113); RECREATION FACILITY FEE FUND (115); GRANTS FUND (116); 2010 BEACHFRONT PARK BOND FUND (220); CAPITAL IMPROVEMENTS FUND (301); EQUIPMENT RENEWAL & REPLACEMENT FUND (302); PUBLIC SAFETY VEHICLE & EQUIPMENT FUND (305); TRANSPORTATION IMPROVEMENTS FUND (308); FACILITIES RENEWAL & REPLACEMENT FUND (317); WATER AND WASTEWATER FUND (401); RENEWAL & REPLACEMENT FUND (409); SOLID WASTE FUND (460); AND THE GENERAL LIABILITY FUND (504); AND SETTING FORTH AN EFFECTIVE DATE.

WHEREAS, the City Commission desires to amend the annual budget for Fiscal Year 2022-2023 by amending the General Fund (001); Downtown Redevelopment Trust Fund (104); Stormwater Utility Fund (107); Airport Fund (108); Local Law Enforcement Trust Fund (109); Pension Contribution Pass Through Fund (113); Recreation Facility Fee Fund (115); Grants Fund (116); 2010 Beachfront Park Bond Fund (220); Capital Improvements Fund (301); Equipment Renewal & Replacement Fund (302); Public Safety Vehicle & Equipment Fund (305); Transportation Improvements Fund (308); Facilities Renewal & Replacement Fund (317); Water and Wastewater Fund (401); Renewal & Replacement Fund (409); Solid Waste Fund (460); and the General Liability Fund (504); as more particularly set forth on the Attachment "A" attached hereto and incorporated herein by reference, now therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ORMOND BEACH, FLORIDA, THAT:

SECTION ONE. The City Commission hereby amends the 2022-2023 Fiscal Year annual budget as set forth on Attachment "A" attached hereto.

SECTION TWO. This Ordinance shall take effect immediately upon second reading.

PASSED UPON at the first reading of the City Commission, this 17th day of October, 2023.

PASSED UPON at the second and final reading of the City Commission, this 7th day of November, 2023.

_____
BILL PARTINGTON
Mayor

ATTEST:

_____
SUSAN CARROLL DAUDERIS
City Clerk

FY 2022-23 Budget Amendments

Fund	Description	Revenue Amount	Expenditure Amount	Commission Action
General Fund				
	Use of Fund Balance	**920,159.00**		
General Fund				
	Impact Fee Study Police/Fire Fees		31,500.00	Reso 2022-121 10/5/22
	Transfer to Fund 317 (Fire Generator)		80,942.00	Reso 2023-39 1/24/23 Emergency Purchase
	Transfer to Fund 301 (SONC Backboards)		90,000.00	Reso 2023-21 1/10/23
	Transfer to Fund 301 (901 Airport Road Land Purchase)		158,000.00	CC Discussion 9/21/22
	Transfer to Fund 301 (PAC Lobby)		225,000.00	Reso 2023-64 3/21/23
	Telecommunication Evaluation		52,000.00	Reso 2023-79 4/18/23
	Transfer to 317 (SONC Pavilion)		25,335.00	Reso 2023-90 5/16/23
	Transfer to 305 (Advance for add'l Police vehicles)		257,382.00	Reso 2023-115 7/18/23
			920,159.00	
CRA	Use of Fund Balance	**3,145,205.00**		
CRA	Cassen Park Re-Design		202,155.00	Reso 2022-159 12/6/22
	East Granada Underground Utilities		5,000.00	Work Authorization
	Sidewalk Banding		2,818,050.00	Reso 2022-158 12/6/22
	CEI Services for Sidewalk Banding		120,000.00	Reso 2023-89 5/16/23
			3,145,205.00	
Stormwater				
	Use of Fund	**119,914.00**		
Stormwater	KutKwick Meeting 1/24/2023 107veh		28,914.00	Reso 2023-38 1/24/23
	Stormwater Pipling FY 2022-23		25,000.00	Reso 2023-63 3/21/23
	Stormwater Piping FY 2021-22		40,000.00	Reso 2022-39 3/22/22 Reappropriation from prior year
	Reach Out Mower Rental		26,000.00	Emergency purchase needed during repair of equipment
			119,914.00	
Airport Revenue	FAA	885,102.00		
	Use of Fund Balance	37,627.00		
	FDOT	77,537.00		
	Airport Coronavirus Response Grant	24,500.00		
		1,024,766.00		
Airport Expenditure	Control Tower Upgrades		36,102.00	Continuing Contract
	Resurface catwalk		8,000.00	Reappropriation from FY 2021-22
	Airport Wayfinding Signage		17,534.00	Reso 2022-143 10/12/22
	Airport Automated Weather Observing System (AWOS)		342,630.00	Reso 2022-165 12/6/22
	Civil Air Patrol Facilities Renovation		21,000.00	Facilities Maintenance
	ATCT HVAC Upgrade		24,500.00	Emergency Purchase
	Fencing Repairs		25,000.00	

FY 2022-23 Budget Amendments

Fund	Description	Revenue Amount	Expenditure Amount	Commission Action
	Taxiway B		550,000.00	Reso 2021-184 11/16/21
			1,024,766.00	
Local Law Enforcement Fund Revenues	JAG Grant	**15,000.00**		Reappropriation from FY 2021-22
Local Law Enforecement Fund Expenditures	DART System		**15,000.00**	Reappropriation from FY 2021-22
Pension Pass Thru Fund Revenue	Premium Tax	**70,000.00**		
Pension Pass Thru Fund Expenditures	Police Pension Pass Thru		**70,000.00**	
Recreation Facilitiy Fee Fund Revenue	Use of Fund Balance	**16,625.00**		
Recreation Impact Fee Fund Expenditures	SONC Electric work & pads for new gym		**16,625.00**	
Grant Fund Revenues	Daytona Racing & Recreation Grant	**140,000.00**		
Grant Fund Expenditures	SONC Gymnasium Construction		**140,000.00**	
2010 GOB Revenues	Use of Fund Balance	**10,000.00**		
2010 GOB Expenditures	Interest on bonds		**10,000.00**	
General Capital Impr. Revenue				
	FDEP-Florida Resilience Grant	75,000.00		
	Transfer in From 001	248,000.00		
	Transfer in From 001	89,000.00		
	Transfer in From 001	225,000.00		
	Transfer in From 001	90,000.00		
	Use Fund	87,595.00		
	FEMA Hurricane Ian	69,368.00		
	State Hurricane Ian	11,987.00		
	CDBG	22,500.00		
		918,450.00		
General Capital Impr. Expenditures	FDEP-Florida Resilience Grant		75,000.00	10/18/22 Reso 2022-140
	SONC Backboards		90,000.00	Reso 2023-21 1/10/23
	901 Airport Road Land Purchase		158,000.00	CC Discussion 9/21/22
	EDC Feature Exhibit		89,000.00	1/24/23 Reso. 2023-35
	Hurricane IAN Expenses-Multiple Locations		77,610.00	Emergency Procurement Hurricane Ian

FY 2022-23 Budget Amendments

Fund	Description	Revenue Amount	Expenditure Amount	Commission Action
	Andy Romano Ramp & Seawall Temporary Repairs		23,340.00	Emergency Procurement Hurricane Ian
	Tennis Center Fencing		70,000.00	1/24/23 Reso. 2023-36 Emergency Procurement Hurricane Ian
	PAC Lobby		225,000.00	Reso 2023-64 3/21/23
	Sanchez Park-GL Transferred fund in FY 22/23		88,000.00	Reso. 2022-24 approved 2/15/22
	Hope Place Contribution		22,500.00	
			918,450.00	
General Vehicle Revenues	Use of Fund Balance	**60,000.00**		Reappropriation from FY 2021-22
General Vehicles Expenditures	Building Inspection Trucks (2)		**60,000.00**	Reappropriation from FY 2021-22
Public Safety	Use of Fund Balance	245,138.00		
	Transfer from 504	128,691.00		
	Transfer from 001	257,382.00		
	Use of Fund Balance	9,258.00		
		640,469.00		
	305003 Brush Truck		113,714.00	Reso 2023-114 7/18/23
	FY 21/22 vehicles delivered in FY 22/23		131,424.00	Reappropriation from FY 2021-22
	Advance of 6 vehicles plus 3 accidents		386,073.00	Reso 2023-115 7/18/23
	Patrol Vehicle Graphics for advanced 9 new vehicles		9,258.00	Related to Reso 2023-115 7/18/23
			640,469.00	
Transportation	Use of Fund Balance	**15,080.00**		
Transportation	Traffic Calming		**15,080.00**	Reappropriation from FY 2021-22
Facilities R&R	Use of Fund Balance	129,147.00		
	Transfer in from General Fund	106,277.00		
		235,424.00		
Facilities R&R	Performing Art Center Blue Room flooring & paint		4,255.00	Reappropriation from FY 2021-22
	Tennis Center Fence Repairs		20,620.00	Reappropriation from FY 2021-22
	Tennis Center Court Renovations		22,000.00	Reappropriation from FY 2021-22
	Nova Park Magic Forest Playground		4,112.00	Reappropriation from FY 2021-22
	Misc. Park & Facility Repairs		16,002.00	Reappropriation from FY 2021-22
	City Hall Restroom Countertops		24,500.00	Reappropriation from FY 2021-22
	City Hall Renovations		24,081.00	Reappropriation from FY 2021-22

FY 2022-23 Budget Amendments

Fund	Description	Revenue Amount	Expenditure Amount	Commission Action
	ARBFP Reseal Playground		1,332.00	Reappropriation from FY 2021-22
	The Casements flooring & painting		11,245.00	Reappropriation from FY 2021-22
	SONC Refinish Gym Floor		1,000.00	Reappropriation from FY 2021-22
	Fire Station Generator		80,942.00	Reso 2023-39 1/24/23 Emergency Purchase
	SONC Pavilion		25,335.00	Reso 2023-90 5/16/23
			235,424.00	
WWW Operating	Use of Fund Balance	44,000.00		
		228,200.00		
		272,200.00		
WWW Operating	Professional Services		24,000.00	Directional Drilling
	Operating Supplies		45,000.00	Railroad Crossing License Fee, Water Plant Small Supplies
	Repairs & Maintenance		130,000.00	Rima Ridge Well Repairs
	Chemicals		60,000.00	Chemicals
	40153301.505288		13,200.00	Field Map Licenses
			272,200.00	
WWW Capital Impr.	Use of Fund Balance	133,000.00		Bill Rose Carryover List
	Use of Fund Balance	89,600.00		Meters
	Use of Fund Balance	2,220,000.00		
		2,442,600.00		
WWW Capital Impr.	Wastewater Bldg. Roof		24,000.00	Roof
	Water Treatment Plant Equipment Storage		20,000.00	Storage
	2022 Stormwater & Sewer Lining		51,000.00	Final Cost
	Manhole Rehabilitation		20,000.00	Reso 2023-63 3/21/23
	Meters		89,600.00	Meters
	WTP Aeration Structure		2,220,000.00	Reso 2023-128
	WTP Clarifier Repairs Additional Work		18,000.00	Reso 2023-74
			2,442,600.00	
Solid Waste Revenues	FEMA	1,800,000.00		
	Use of Fund Balance	3,200,000.00		
		5,000,000.00		
Solid Waste Revenues	Hurricane Ian Debris Removal		1,800,000.00	Emergency Procurement
	Solid Waste Hauling & Recycling		3,200,000.00	Contract Extension
			5,000,000.00	
General Liability	Use of Fund Balance	**342,691.00**		

FY 2022-23 Budget Amendments

Fund	Description	Revenue Amount	Expenditure Amount	Commission Action
General Liability	Transfer to 305		128,691.00	Reso 2023-115 7/18/23
	Large Claims Settlement (2)		214,000.00	
			342,691.00	
	TOTAL AMENDMENTS	**15,388,583.00**	**15,388,583.00**	
	REVISED BUDGET	**127,882,372.00**	**127,882,372.00**	

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ATTACHMENT A

ALL FUNDS SUMMARY

Description	Original Budget FY 2022-23	Budget Amendments	Final Budget FY 2022-23
General Fund (001)	**41,522,489**	**920,159**	**42,442,648**
Special Revenue Funds:			
Downtown Redevelopment Trust Fund (104)	1,437,353	3,145,205	4,582,558
Ormond Crossings Trust Fund (106)	296,171	-	296,171
Stormwater Utility Fund (107)	2,525,500	119,914	2,645,414
Airport Fund (108)	288,998	1,024,766	1,313,764
Local Law Enforcement Trust Fund (109)	-	15,000	15,000
Economic Development Fund (110)	1,112,000	-	1,112,000
State Law Enforcement Trust Fund (112)	-	-	-
Pension Contribution Pass Through Fund (113)	800,000	70,000	870,000
Recreation Facility Fee Fund (115)	50,275	16,625	66,900
Grants Fund (116)	-	140,000	140,000
Total Special Revenue Funds	**6,510,297**	**4,531,510**	**11,041,807**
Debt Service Funds:			
Financing Debt Service Fund (205)	651,688	-	651,688
2002 GOB Debt Service Fund (209)	-	-	-
2003 GOB Debt Service Fund (210)	118,674	-	118,674
2004 Revenue Bond Fund (211)	162,202	-	162,202
2010 Beachfront Park Bond Fund (220)	352,327	10,000	362,327
Total Debt Service Funds	**1,284,891**	**10,000**	**1,294,891**
Capital Improvement Funds:			
Capital Improvements Fund (301)	2,190,745	918,450	3,109,195
Equipment Renewal & Replacement Fund (302)	347,000	60,000	407,000
Public Safety Vehicle & Equipment Fund (305)	934,000	640,469	1,574,469
Transportation Improvements Fund (308)	2,262,489	15,080	2,277,569
Recreational Impact Fee Fund (310)	215,000	-	215,000
Local Road Impact Fee Fund (316)	89,000	-	89,000
Facilities Renewal & Replacement Fund (317)	506,470	235,424	741,894
Stormwater Impact Fee Fund (318)	50,000	-	50,000
Total Capital Improvement Funds	**6,594,704**	**1,869,423**	**8,464,127**
Water and Wastewater Funds:			
Water and Wastewater Fund (401)	24,001,431	272,200	24,273,631
Vehicle Replacement Fund (408)	368,000	-	368,000
Renewal & Replacement Fund (409)	9,494,412	2,442,600	11,937,012
Water/Wastewater Consolidated Debt Service Fund (414)	4,753,500	-	4,753,500
West Ormond Reuse Impact Fee Fund (433)	850,000	-	850,000
Water System Impact Fee Fund (434)	725,000	-	725,000
Wastewater System Impact Fee Fund (435)	4,300,000	-	4,300,000
Total Water and Wastewater Funds	**44,492,343**	**2,714,800**	**47,207,143**
Solid Waste Fund (460)	**9,827,200**	**5,000,000**	**14,827,200**
Workers Compensation Fund (502)	**801,612**	**-**	**801,612**
General Liability Fund (504)	**1,460,253**	**342,691**	**1,802,944**
TOTAL BUDGET APPROPRIATION	**112,493,789**	**15,388,583**	**127,882,372**
Less: Interfund Transfers	**(16,200,585)**	**(1,054,350)**	**(17,254,935)**
Fleet Operations (Internal Service Charges)	**(1,908,683)**	**-**	**(1,908,683)**
Engineering (Internal Service Charges)	**(1,201,983)**	**-**	**(19,163,618)**
Consolidated Insurance Fund (Internal Service Charges)	**(2,261,865)**	**342,691**	**(1,919,174)**
TOTAL NET BUDGET	**90,920,673**	**14,676,924**	**87,635,962**

Ordinance Adoption
Business Impact Estimate

Proposed ordinance's number and legal title:

2023-54

AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR FISCAL YEAR 2022-2023 BY AMENDING THE GENERAL FUND (001); DOWNTOWN REDEVELOPMENT TRUST FUND (104); STORMWATER UTILITY FUND (107); AIRPORT FUND (108); LOCAL LAW ENFORCEMENT TRUST FUND (109); PENSION CONTRIBUTION PASS THROUGH FUND (113); RECREATION FACILITY FEE FUND (115); GRANTS FUND (116); 2010 BEACHFRONT PARK BOND FUND (220); CAPITAL IMPROVEMENTS FUND (301); EQUIPMENT RENEWAL & REPLACEMENT FUND (302); PUBLIC SAFETY VEHICLE & EQUIPMENT FUND (305); TRANSPORTATION IMPROVEMENTS FUND (308); FACILITIES RENEWAL & REPLACEMENT FUND (317); WATER AND WASTEWATER FUND (401); RENEWAL & REPLACEMENT FUND (409); SOLID WASTE FUND (460); AND THE GENERAL LIABILITY FUND (504); AND SETTING FORTH AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☒ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an

exemption noted above may apply, the City hereby publishes the following information:

1. A summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the City.

Ordinance amends the FY 2022-23 budget as required by state law and local ordinance.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:

    a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted;

    N/A

    b. Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

    N/A

    c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.
    N/A

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.
    None

4. Any additional information the City determines may be useful.

    (This section may include: methodology or data used to prepare the Business Impact Estimate, e.g., City staff solicited comments from businesses as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail/email, posting on the City's website, public workshop, etc.; efforts made to reduce the potential fiscal impact on businesses; and state the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals or businesses) and, therefore, the proposed ordinance does not affect only businesses.)

    N/A