

ORDINANCE NO. 2017-18

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A PLANNED BUSINESS DEVELOPMENT TO BE KNOWN AS "GRANADA POINTE", AUTHORIZING THE DEVELOPMENT OF COMMERCIAL USES ON 19.48 ACRES SOUTH OF GRANADA BOULEVARD WITH THE REALIGNMENT OF THE TOMOKA AVENUE RIGHT-OF-WAY, INSTALLATION OF A TRAFFIC SIGNAL AT WEST GRANADA BOULEVARD AND TOMOKA AVENUE, ASSOCIATED ROADWAY IMPROVEMENTS, AN INTERCONNECTED WET DETENTION STORMWATER POND, AND UTILITY AND SITE IMPROVEMENTS. ON THE NORTH SIDE OF GRANADA BOULEVARD, THE PROJECT PROPOSES A 3.05-ACRE COMMERCIAL TRACT AND A 10.06-ACRE PARCEL FOR TREE PROTECTION AND WETLAND CONSERVATION TO BE LOCATED AT 550 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-13-0073), 600 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-13-0070), 634 TOMOKA AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4241-01-13-0090), 636 TOMOKA AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4241-01-13-0091), 650 TOMOKA AVENUE (VOLUSIA COUNTY PARCEL NUMBER 4241-01-13-0110), 690 WEST GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-13-0100), 101 BENNETT LANE (VOLUSIA COUNTY PARCEL NUMBER 4241-01-14-0280), NO ADDRESS, NORTH SIDE OF GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-12-0100), NO ADDRESS, NORTH SIDE OF GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-10-0070), NO ADDRESS, NORTH SIDE OF GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-09-0120), NO ADDRESS, NORTH SIDE OF GRANADA BOULEVARD (VOLUSIA COUNTY PARCEL NUMBER 4241-01-09-0110); AUTHORIZING A MASTER DEVELOPMENT PLAN INCLUDING CERTAIN WAIVERS TO THE LAND DEVELOPMENT CODE AND PUBLIC BENEFITS;

ESTABLISHING CONDITIONS AND EXPIRATIONS OF
APPROVAL; AND SETTING FORTH AN EFFECTIVE DATE,

WHEREAS, Paul F. Holub, Jr., as Manager of Granada Pointe Investors, LLC, a Florida limited liability company, the owner of the property (the "Applicant") has initiated this Ordinance for the issuance of a Development Order for a Planned Business Development to allow commercial uses on 19.48 acres south of Granada Boulevard with the realignment of the Tomoka Avenue right-of-way, installation of a traffic signal at West Granada Boulevard and Tomoka Avenue, associated roadway improvements, an interconnected wet detention stormwater pond, and utility and site improvements. On the north side of Granada Boulevard, the project proposes a 3.05-acre commercial tract and a 10.06-acre parcel for tree protection and wetland conservation, on approximately 32.58 acres located at 550 West Granada Boulevard (Volusia County Parcel Number 4241-01-13-0073), 600 West Granada Boulevard (Volusia County Parcel Number 4241-01-13-0070), 634 Tomoka Avenue (Volusia County Parcel Number 4241-01-13-0090), 636 Tomoka Avenue (Volusia County Parcel Number 4241-01-13-0091), 650 Tomoka Avenue (Volusia County Parcel Number 4241-01-13-0110), 690 West Granada Boulevard (Volusia County Parcel Number 4241-01-13-0100), 101 Bennett Lane (Volusia County Parcel Number 4241-01-14-0280), no address, north side of Granada Boulevard (Volusia County Parcel Number 4241-01-12-0100), no address, north side of Granada Boulevard (Volusia County Parcel Number 4241-01-10-0070), no address, north side of Granada Boulevard (Volusia County Parcel Number 4241-01-09-0120), no address, north side of Granada Boulevard (Volusia County Parcel

Number 4241-01-09-0110) (the "Property"), to be known as the "Granada Pointe", described and depicted in Exhibit "A" in the Planned Business Development Development Order attached hereto and incorporated herein by reference, and

WHEREAS, the Property has been rezoned from PBD (Planned Business Development – expired), R-3 (Single Family Medium Density) and B-9 (Boulevard) to Planned Business Development (PBD) zoning district, and

WHEREAS, the Planning Board held a public hearing in accordance with Section 1-15D of the *Land Development Code*, following which it recommended the approval of the application for the Development Order associated with Planned Business Development zoning designation, and

WHEREAS, the City Commission has held a public hearing in accordance with Section 166.041(3)(c)(1), *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; and
- (3) The comments of governmental agencies, utility corporations and individuals, as received, and
- (4) The testimony of the City's planning staff, the Applicant, expert witnesses, persons that may be affected as a result of the application, and documentary evidence pertaining thereto, if any, and

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

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

- (7) The proposed development is functional in the use of space and aesthetically acceptable;
- (8) The proposed development provides for the safety of occupants and visitors;
- (9) The proposed use of materials and architectural features will not adversely impact the neighborhood and aesthetics of the area; and
- (10) The testimony provided at public hearings, now therefore,

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

SECTION ONE. The Mayor and the City Manager are authorized and directed to execute and issue the attached Planned Business Development Order for the "Granada Pointe" Planned Business Development to allow commercial uses on 19.48 acres south of Granada Boulevard with the realignment of the Tomoka Avenue right-of-way, installation of a traffic signal at West Granada Boulevard and Tomoka Avenue, associated roadway improvements, an interconnected wet detention stormwater pond, and utility and site improvements. On the north side of Granada Boulevard, the project proposes a 3.05-acre commercial tract and a 10.06-acre parcel for tree protection and wetland conservation, on approximately 32.58 acres located at 550 West Granada Boulevard (Volusia County Parcel Number 4241-01-13-0073), 600 West Granada Boulevard (Volusia County Parcel Number 4241-01-13-0070), 634 Tomoka Avenue (Volusia County Parcel Number 4241-01-13-0090), 636 Tomoka Avenue (Volusia County Parcel Number 4241-01-13-0091), 650 Tomoka Avenue

(Volusia County Parcel Number 4241-01-13-0110), 690 West Granada Boulevard (Volusia County Parcel Number 4241-01-13-0100), 101 Bennett Lane (Volusia County Parcel Number 4241-01-14-0280), no address, north side of Granada Boulevard (Volusia County Parcel Number 4241-01-12-0100), no address, north side of Granada Boulevard (Volusia County Parcel Number 4241-01-10-0070), no address, north side of Granada Boulevard (Volusia County Parcel Number 4241-01-09-0120), no address, north side of Granada Boulevard (Volusia County Parcel Number 4241-01-09-0110) (the "Property").

SECTION TWO. Section 3-03(c) of the *Land Development Code* states that no historic tree shall be removed without the approval of the City Commission. The project site contains 34 historic trees. The applicant is seeking to remove 15 historic trees (of which 11 are deemed healthy) for site development. Based on the Historic Tree Reports of Richard Poore, Landscape Architect, Don Spence, Ph.D., Certified Municipal Arborist, and Margaret Tomlinson, Landscape Architect and the analysis of the City Landscape Architect, the removal of 15 historic trees (of which 11 are deemed healthy) as shown, described, and depicted in Exhibit "B" in the Planned Business Development Development Order attached hereto and incorporated herein by reference is hereby granted.

SECTION THREE. The Granada Pointe Planned Business Development standards including allowed uses and dimensional standards, as shown, described, and depicted in Exhibit "C" in the Planned Business Development Development Order attached hereto and incorporated herein by reference is hereby granted.

SECTION FOUR. A waiver of Section 3-70(4)(i) of the *Land Development Code* that requires certain architectural improvements around all four sides of the building. Based on the location of the building located on unit 4, the architectural treatment shall occur along the front façade and the first 50' of each side of the building. The remainder of the building shall be have a finished appearance but is not required to per architectural improvements based on the location of the rear and sides of the building. The applicant's request to architecturally treat only thee front façade and the first 50' of each side of the building for unit 4 as shown, described, and depicted in Exhibit "D" in the Planned Business Development Development Order attached hereto and incorporated herein by reference is hereby granted.

SECTION FIVE. A waiver of Section 3-70(4)(i) of the *Land Development Code* that requires parking to be located in front of and behind a building exceeding 40,000 square feet. The applicant's request to place all the parking to the front and side of the proposed building located on unit 4 in order to reduce noise and lighting impacts to residentially zoned properties to the south of the project as shown, described, and depicted in Exhibit "D" in the Planned Business Development Development Order attached hereto and incorporated herein by reference is hereby granted.

SECTION SIX. A waiver of Section 3-68(4) of the *Land Development Code* that prohibits chain-link fencing in non-residential development. The applicant is seeking to allow a black or green vinyl coated chain link fence around the stormwater and compensating storage pond that has an "Open Space/Conservation" land use for securing the stormwater and

compensating storage pond. The applicant's request to construct a black or green vinyl coated chain link fence around the stormwater and compensating storage pond with the condition that the black or green vinyl coated chain link fence is not visible from Granada Boulevard as shown, described, and depicted in Exhibit "D" in the Planned Business Development Development Order attached hereto and incorporated herein by reference is hereby granted.

SECTION SEVEN. A waiver of Section 3-70(1)(E) of the *Land Development Code* that prohibits the signage on the pump island canopy. The applicant's request for one canopy sign, of 9.02 square feet and two (2) WaWa spanner signs each 6.06 square feet totaling 12.12 square feet as shown, described, and depicted in Exhibit "E" in the Planned Business Development Development Order attached hereto and incorporated herein by reference is hereby granted.

SECTION EIGHT. A waiver of Section 3-48(E)(1) of the *Land Development Code* that allows a total of 91 square feet of wall signage to allow one additional wall sign and an additional 17.76 square feet of wall signage to total 108.76 square feet as shown, described, and depicted in Exhibit "F" in the Planned Business Development Development Order attached hereto and incorporated herein by reference is hereby granted.

SECTION NINE. The sign plan for the project is approved as shown, described, and depicted in Exhibit "G" in the Planned Business Development Development Order attached hereto and incorporated herein by reference is hereby granted.

SECTION TEN. The applicant has provided improvements that are deemed public benefits in a letter dated June 6, 2017 and revised on June 26, 2017 that include, (1) installation of a traffic signal at Tomoka Avenue and West Granada Boulevard, (2) upgraded privacy wall along Tomoka Avenue (3) reduction of the permitted floor area ratio, (4) reduction of the allowable building height from 75' to 45', and (5) provision of hardscape improvements including a landscape island along Tomoka Avenue (6) tree preservation of 44.72% of the site (7) 45' Greenbelt buffer along unit 4, and (8) allowing access and parking to the abutting Three Chimneys property with the development of the northside parcel, as shown, described, and depicted in Exhibit "H" in the Planned Business Development Development Order attached hereto and incorporated herein by reference is hereby accepted.

SECTION ELEVEN. The applicant has updated the development plans based upon the Planning Board recommendation on July 13, 2017 to: (1) increase the height of the architecturally upgraded wall on Tomoka Avenue to eight (8') feet for a portion of the length and transition to six (6') for the remainder of the length of the wall along Tomoka Avenue and (2) increase the height of the commercial PVC vinyl fence from six (6') feet to eight (8') feet along the truck loading and turning area of unit 4 when the unit is constructed as shown, described, and depicted in Exhibit "C" and Exhibit "T" in the Planned Business Development Development Order attached hereto and incorporated herein by reference is hereby accepted.


SECTION TWELVE. The project development plans as shown, described, and depicted in Exhibit "T" in the Planned Business Development Development Order attached hereto and incorporated herein by reference is hereby granted.

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

SECTION FOURTEEN. This Ordinance shall take effect immediately upon its adoption.


PASSED UPON at the first reading of the City Commission this 15th day of August 2017.

PASSED UPON at the second and final reading of the City Commission this 5th day of September, 2017.



BILL PARTINGTON
Mayor

ATTEST:



J. SCOTT McKEE
City Clerk

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

IN RE: **Application of:** Paul F. Holub, Jr., as Manager of Granada Pointe Investors, LLC, a Florida limited liability company

Planned Business Development: #2016-017

Project Name: "Granada Pointe"

Property Address 550 West Granada Boulevard, 600 West Granada Boulevard, 634 Tomoka Avenue, 636 Tomoka Avenue, 650 Tomoka Avenue, 690 West Granada Boulevard, 101 Bennett Lane, North side of Granada Boulevard (unaddressed properties)

Parcel ID Numbers: (1) 4241-01-13-0073, (2) 4241-01-13-0070, (3) 4241-01-13-0090, (4) 4241-01-13-0091, (5) 4241-01-13-0110, (6) 4241-01-13-0100, (7) 4241-01-14-0280, (8) 4241-01-12-0100, (9) 4241-01-10-0070, (10) 4241-01-09-0120, (11) 4241-01-09-0110

**PLANNED BUSINESS
DEVELOPMENT
DEVELOPMENT ORDER**

This matter having come on for public hearing before the City Commission of the City of Ormond Beach, Florida, on August 15, 2017 and September 5, 2017, and the City Commission having considered those items as required by 1-18(D) 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 PBD, Planned Business Development, zoning district, or adversely affect the public health, safety, welfare or quality of life;
2. The proposed development is consistent with the *Comprehensive Plan*;

0100), 101 Bennett Lane (Volusia County Parcel Number 4241-01-14-0280), no address, north side of Granada Boulevard (Volusia County Parcel Number 4241-01-12-0100), no address, north side of Granada Boulevard (Volusia County Parcel Number 4241-01-10-0070), no address, north side of Granada Boulevard (Volusia County Parcel Number 4241-01-09-0120), no address, north side of Granada Boulevard (Volusia County Parcel Number 4241-01-09-0110) (the "Property"), for a Development Order for a Planned Business Development to be known as "Granada Pointe", to allow to allow commercial uses on 19.48 acres south of Granada Boulevard with the realignment of the Tomoka Avenue right-of-way, installation of a traffic signal at West Granada Boulevard and Tomoka Avenue, associated roadway improvements, an interconnected wet detention stormwater pond, and utility and site improvements. On the north side of Granada Boulevard, the project proposes a 3.05-acre commercial tract and a 10.06-acre parcel for tree protection and wetland conservation on that Property more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by reference, is hereby granted, subject to the following conditions:

1. All applicable provisions of Chapter 2, District and General Regulations, Article II, District Regulations, Section 2-36, Planned Business 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. There are no outstanding comments from the Site Plan Review Committee;
3. The project shall allow a master development of 5 to 8 commercial parcels, a stormwater parcel and a tree/wetland conservation parcel.
4. The project shall clear, grade, and fill (1.5' to 4') units 1, 2, 3, 4, and the northside parcel except for a 6' natural buffer along unit 1, a 10' natural buffer within unit 4 abutting Bennett Lane and the single-family residence at 107 Bennett Lane, and two historic trees in the northside parcel;
5. The project shall provide compensating storage for the fill in the floodplain to raise the elevation of the properties and buildings to a foot above the base flood elevation as established by the FEMA maps;
6. Section 3-03(c) of the Land Development Code states that no historic tree shall be removed without the approval of the City Commission. The project site contains 34 historic trees. The applicant is seeking to remove 15 historic trees (of which 11 are deemed healthy) for site development. Based on the Historic Tree Reports of Richard Poore, Landscape Architect, Don Spence, Ph.D., Certified Municipal Arborist, and Margaret Tomlinson, Landscape Architect and the analysis of the City Landscape Architect, the removal of 15 historic

trees (of which 11 are deemed healthy) as shown, described, and depicted in Exhibit "B" attached hereto and incorporated herein by reference is hereby granted;

7. The Granada Pointe Planned Business Development standards including allowed uses and dimensional standards, as shown, described, and depicted in Exhibit "C" attached hereto and incorporated herein by reference is hereby granted;

8. Waiver: A waiver of Section 3-70(4)(i) of the Land Development Code that requires certain architectural improvements around all four sides of the building. Based on the location of the building located on unit 4, the architectural treatment shall occur along the front façade and the first 50' of each side of the building. The remainder of the building shall be have a finished appearance but is not required to per architectural improvements based on the location of the rear and sides of the building. The applicant's request to architecturally treat only thee front façade and the first 50' of each side of the building for unit 4 as shown, described, and depicted in Exhibit "D" attached hereto and incorporated herein by reference is hereby granted;

8. Waiver: A waiver of Section 3-70(4)(i) of the Land Development Code that requires parking to be located in front of and behind a building exceeding 40,000 square feet. The applicant's request to place all the parking to the front and side of the proposed building located on unit 4 in order to reduce noise and lighting impacts to residentially zoned properties to the south of the project as shown, described, and depicted in Exhibit "D" attached hereto and incorporated herein by reference is hereby granted;

9. Waiver: A waiver of Section 3-68(4) of the Land Development Code that prohibits chain-link fencing in non-residential development. The applicant is seeking to allow a black or green vinyl coated chain link fence around the stormwater and compensating storage pond that has an "Open Space/Conservation" land use for securing the stormwater and compensating storage pond. The applicant's request to construct a black or green vinyl coated chain link fence around the stormwater and compensating storage pond with the condition that the black or green vinyl coated chain link fence is not visible from Granada Boulevard as shown, described, and depicted in Exhibit "D" attached hereto and incorporated herein by reference is hereby granted;

10. Waiver: A waiver of Section 3-70(1)(E) of the Land Development Code that prohibits the signage on the pump island canopy. The applicant's request for one canopy sign, of 9.02 square feet and two (2) WaWa spanner signs each 6.06 square feet totaling 12.12 square feet as shown, described, and depicted in Exhibit "E" attached hereto and incorporated herein by reference is hereby granted;

11. Waiver: A waiver of Section 3-48(E)(1) of the Land Development Code that allows a total of 91 square feet of wall signage to allow one additional wall sign and an additional 17.76 square feet of wall signage to total 108.76 square feet as shown, described, and depicted in Exhibit "F" attached hereto and incorporated herein by reference is hereby granted;

12. The project shall allow Greenbelt installation as follows:

a. Unit 3: WaWa is anticipated to be under construction with the site infrastructure phase and would be responsible for the Greenbelt planting.

b. Units 1, 2, 4 and northside parcel: the project is seeking a one year timeframe after the Certificate of Completion to be required to install the Greenbelt plantings. The Planned Business Development standards seek to allow the Planning Director to extend the planting requirement for 6 months if there is an active site plan under review as shown, described, and depicted in Exhibit "I" attached hereto and incorporated herein by reference;

13. Require the construction of a wall along Tomoka Avenue as part of the infrastructure improvements. The wall has been architecturally upgraded. **Per Planning Board recommendation: A portion of the wall shall be increased to eight (8') feet in height and transition into a six (6') wall as shown, described, and depicted in Exhibit "I" attached hereto and incorporated herein by reference;**

14. Require a stucco masonry wall along a portion of Bennett Lane with the construction of unit 4;

15. Require a PVC fence along the truck area of unit 4 as a response to noise concerns raised at the neighborhood meeting, to be constructed with the development of Unit 4. **Per Planning Board recommendation: A portion of the PVC fence shall be increased to eight (8') feet in height as shown, described, and depicted in Exhibit "I" attached hereto and incorporated herein by reference;**

16. Incorporate the permitted and conditional uses of the B-9 (Boulevard) zoning district and the following uses: (1) Pharmacy, including drive thru (2) Convenience store, type C (3) Bowling Center (4) Restaurant, type C and (5) Restaurant, type D and (6) Garden center and nursery, as accessory to a retail store as permitted uses. The project shall be permitted to move within the allowed uses provided the overall trips contained in the traffic study are not exceeded;

17. The maximum number of trips, based on the Traffic Planning and Design, Inc. study dated August 2016, is 8,215 net new daily trips;

18. The master signage plan is approved as shown, described, and depicted in Exhibit "G" attached hereto and incorporated herein by reference. Each unit shall be permitted a monument sign that is 64 square feet and has a height of 8' along West Granada Boulevard. The project allows the subdivision of units 2 and 4 and would also allow a monument sign that is 64 square feet along West Granada Boulevard. Units 1, 2, 3, and 4 are double frontage lots allowing a second sign of 32 square feet along the second frontage of Tomoka Avenue. The project proposes 16 square foot identification signs along Tomoka Avenue along units 2 and 3. Unit 4 has a 32-square foot sign proposed and is located away from the residential area along Tomoka Avenue;

19. Require the installation of a traffic signal at the intersection of West Granada Boulevard and Tomoka Avenue at the applicant's expense. The traffic signal shall be activated once the warrants established by the Florida Department of Transportation are satisfied;

20. Allow the vacation of a portion of Tomoka Avenue and a dedication of a new section of Tomoka Avenue to realign the roadway to a "T" intersection. The vacation and dedication of Tomoka Avenue shall require separate City Commission actions. The applicant shall re-align and re-construct the necessary public utilities for the right-of-way re-alignment;

21. The applicant shall provide a landscaped island within the Tomoka Avenue right-of-way at the signalized intersection of West Granada Boulevard and Tomoka Avenue that shall be maintained by the Property Owners Association of Granada Pointe;

22. Require the right-of-way dedication of 15' of Bennett Lane abutting the project (unit 4 and the stormwater management pond) which shall remain a natural buffer unless the expansion of Bennett Lane is required at a future date;

23. The applicant shall provide a drainage easement on the north parcel for the existing drainage ditch at no cost to the public;

24. The applicant shall provide approximately 44.72% tree preservation for the overall project with the conservation easement for the 10.06-acre parcel;

25. The applicant shall provide eight (8) non-exclusive parking spaces upon development of the Northside Parcel for the benefit of the Three Chimneys Historical Site (shall occur prior to the issuance of the Certificate of Occupancy for the building on the Northside parcel);

26. The applicant shall donate \$10,000 to the Historical Society for construction of a walkway for pedestrian access to the Three Chimneys Historical Site (shall occur prior to the issuance of the Certificate of Occupancy for the building on the Northside parcel);

27. Upon development of the northside Parcel, the applicant shall provide and record an easement for the parking spaces and walkway, benefiting the Three Chimneys Historical Site (shall occur prior to the issuance of the Certificate of Occupancy for the building on the Northside parcel);

28. Require that the development of the project units be reviewed and approved by the Site Plan Review Committee consistent with the standards of the Granada Pointe PBD.

B. The final plans for the development project shall be consistent with all the conditions listed in this Development Order and as depicted in the plans that are attached hereto as Exhibit "B", Exhibit "C", Exhibit "D", and Exhibit "E", Exhibit "F", Exhibit "G", Exhibit "H", Exhibit "I" 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 Planned Business 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 established, a new application for a Planned Business Development Order must be submitted for consideration in accordance with the requirements of the *Land Development Code*.

F. In the event the use of the land approved by this Planned Business Development Order is abandoned for a period of two (2) years any permit issued hereunder and this Planned Business Development Order shall automatically become void and a Notice of Final Plan Revocation shall be filed under the provisions of Section 1-14(C)(2) of the *Land Development Code*, and a new application for a Planned Business 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 Planned Business Development 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 Magistrate.

H. In the event a building permit has not been issued within thirty-six (36) months, which date shall be September 5, 2020, then this Development Order shall automatically become void and shall have no further legal effect. Chapter 1, Article II, Section 1-14(C)(2), of the *Land Development Code*.

I. This Planned Business Development Order shall be recorded in the public records of Volusia County, Florida, at the expense of: Paul F. Holub, Jr., as Manager and Granada Pointe Investors, LLC, a Florida limited liability company, and shall be binding upon Paul F. Holub, Jr., as Manager and Granada Pointe Investors, LLC, a Florida limited liability company and its successors and assigns, and shall run with the real property described in Exhibit "A" attached hereto.

ORDERED this 5th day of September, 2017.

CITY COMMISSION
CITY OF ORMOND BEACH, a Florida
municipal corporation

By: _____
BILL PARTINGTON
Mayor

(CITY SEAL)

Attest: _____
JOYCE A. SHANAHAN
City Manager

EXHIBIT "A"
PAGE 1 OF 8

LEGAL DESCRIPTION:

PARCEL 1

BEING A PORTION OF LOT K OF GRANT LOT 5, A PORTION OF LOT G OF GRANT LOT 6, AND A PORTION OF LOT F OF GRANT LOT 6 1/2, ORMOND, PER MAP BOOK 2, PAGE 118, ALSO RECORDED IN MAP BOOK 12, PAGE 24 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2275, PAGES 0531, 0532 AND 0537, OFFICIAL RECORDS BOOK 2316, PAGE 0780 AND THE NORTHERLY 50 FOOT OF OFFICIAL RECORDS BOOK 2275, PAGE 0533, OFFICIAL RECORDS BOOK 2561, PAGE 0475, OFFICIAL RECORDS BOOK 2573, PAGE 0011 AND OFFICIAL RECORDS BOOK 2606, PAGE 1354 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF THE EASTERLY 60 FEET OF THE WESTERLY 134 FEET OF LOT "E" OF GRANT LOT 5, ORMOND AS RECORDED IN MAP BOOK 2, PAGE 118 AS NOW ESTABLISHED, SAID POINT BEING A CONCRETE MONUMENT #3464; RUN THENCE SOUTH 25 DEGREES 56 MINUTES 03 SECONDS EAST ALONG THE WEST LINE OF THE WESTERLY 271 FEET OF THE EASTERLY 371 FEET OF SAID LOT "E", A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 2, ARBORS AT ORMOND BEACH, AS RECORDED IN MAP BOOK 47, PAGE 148, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 64 DEGREES 10 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF SAID ARBORS AT ORMOND BEACH, A DISTANCE OF 317.37 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID ARBORS AT ORMOND BEACH; THENCE SOUTH 12 DEGREES 28 SECONDS 00 MINUTES EAST ALONG THE WEST LINE OF SAID ARBORS AT ORMOND BEACH, A DISTANCE OF 291.55 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID ARBORS AT ORMOND BEACH, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF TOMOKA AVENUE (A 50 FOOT RIGHT-OF-WAY); THENCE NORTH 82 DEGREES 18 MINUTES 02 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID TOMOKA AVENUE, A DISTANCE OF 200.03 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N 82 DEGREES 18 SECONDS 02 MINUTES WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 922.47 FEET TO A POINT OF CURVE, CONCAVE NORTHEASTERLY AND TO THE RIGHT, HAVING A CENTRAL ANGLE OF 93 DEGREES 16 MINUTES 30 SECONDS, A RADIUS OF 30.00 FEET, A CHORD DISTANCE OF 43.60 FEET, A CHORD BEARING OF NORTH 35 DEGREES 32 MINUTES 15 SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 48.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRANADA BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING ON A CURVE, CONCAVE TO THE NORTHWESTERLY AND TO THE LEFT, HAVING A CENTRAL ANGLE OF 12 DEGREES 21 MINUTES 29 SECONDS, A RADIUS OF 1960.08 FEET, A CHORD DISTANCE OF 421.95 FEET, A CHORD BEARING OF NORTH 70 DEGREES 19 MINUTES 33 SECONDS EAST; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 422.77 FEET TO A POINT OF TANGENT; THENCE NORTH 64 DEGREES 08 MINUTES 49 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GRANADA BOULEVARD, A DISTANCE OF 120.53 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 25 DEGREES 51 SECONDS 11 SECONDS EAST, A DISTANCE 322.00 FEET; THENCE NORTH 64 DEGREES 08 MINUTES 49 SECONDS EAST, A DISTANCE OF 252.55 FEET; THENCE SOUTH 20 DEGREES 49 MINUTES 08 SECONDS EAST, A DISTANCE OF 186.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.894 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 2

BEING A PORTION OF LOT G OF GRANT LOT 6 AND A PORTION OF LOT F OF GRANT LOT 6 1/2, ORMOND, PER MAP BOOK 2, PAGE 118, ALSO RECORDED IN MAP BOOK 12, PAGE 24 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2275, PAGES 0531, 0532 AND 0537,

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OFFICIAL RECORDS BOOK 2316, PAGE 0780 AND THE NORTHERLY 50 FOOT OF OFFICIAL RECORDS BOOK 2275, PAGE 0533, OFFICIAL RECORDS BOOK 2561, PAGE 0475, OFFICIAL RECORDS BOOK 2573, PAGE 0011 AND OFFICIAL RECORDS BOOK 2606, PAGE 1354 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF THE EASTERLY 60 FEET OF THE WESTERLY 134 FEET OF LOT "E" OF GRANT LOT 5, ORMOND AS RECORDED IN MAP BOOK 2, PAGE 118 AS NOW ESTABLISHED, SAID POINT BEING A CONCRETE MONUMENT #3464; RUN THENCE SOUTH 25 DEGREES 56 MINUTES 03 SECONDS EAST ALONG THE WEST LINE OF THE WESTERLY 271 FEET OF THE EASTERLY 371 FEET OF SAID LOT "E", A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 2, ARBORS AT ORMOND BEACH, AS RECORDED IN MAP BOOK 47, PAGE 148, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 64 DEGREES 10 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF SAID ARBORS AT ORMOND BEACH, A DISTANCE OF 317.37 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID ARBORS AT ORMOND BEACH, THENCE NORTH 12 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 86.79 FEET; THENCE SOUTH 64 DEGREES 08 MINUTES 49 SECONDS WEST, A DISTANCE OF 231.61 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 20 DEGREES 49 MINUTES 08 SECONDS EAST, A DISTANCE OF 72.28 FEET; THENCE SOUTH 64 DEGREES 08 MINUTES 49 SECONDS WEST, A DISTANCE OF 252.66 FEET; THENCE NORTH 25 DEGREES 51 MINUTES 11 SECONDS WEST, A DISTANCE OF 322.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRANADA BOULEVARD (A 100 FOOT RIGHT-OF-WAY); THENCE NORTH 64 DEGREES 08 MINUTES 49 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GRANADA BOULEVARD, A DISTANCE OF 258.89 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 25 DEGREES 51 MINUTES 11 SECONDS EAST, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.909 ACRES MORE OR LESS.

LEGAL DESCRIPTION: PARCEL 3

BEING A PORTION OF LOT J OF GRANT LOT 6, A PORTION OF LOT G OF GRANT LOT 6 AND A PORTION OF LOT F OF GRANT LOT 6 1/2, ORMOND, PER MAP BOOK 2, PAGE 118, ALSO RECORDED IN MAP BOOK 12, PAGE 24 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2275, PAGES 0531, 0532 AND 0537, OFFICIAL RECORDS BOOK 2316, PAGE 0780 AND THE NORTHERLY 50 FOOT OF OFFICIAL RECORDS BOOK 2275, PAGE 0533, OFFICIAL RECORDS BOOK 2561, PAGE 0475, OFFICIAL RECORDS BOOK 2573, PAGE 0011 AND OFFICIAL RECORDS BOOK 2606, PAGE 1354 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF THE EASTERLY 60 FEET OF THE WESTERLY 134 FEET OF LOT "E" OF GRANT LOT 5, ORMOND AS RECORDED IN MAP BOOK 2, PAGE 118 AS NOW ESTABLISHED, SAID POINT BEING A CONCRETE MONUMENT #3464; RUN THENCE SOUTH 25 DEGREES 56 MINUTES 03 SECONDS EAST ALONG THE WEST LINE OF THE WESTERLY 271 FEET OF THE EASTERLY 371 FEET OF SAID LOT "E", A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 2, ARBORS AT ORMOND BEACH, AS RECORDED IN MAP BOOK 47, PAGE 148, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 64 DEGREES 10 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF SAID ARBORS AT ORMOND BEACH, A DISTANCE OF 317.37 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID ARBORS AT ORMOND BEACH; THENCE NORTH 12 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 86.79 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 64 DEGREES 08 MINUTES 49 SECONDS WEST, A DISTANCE OF 231.61 FEET; THENCE NORTH 25 DEGREES 51 MINUTES 11 SECONDS WEST, A DISTANCE OF 250.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRANADA BOULEVARD (A 100 FOOT RIGHT-OF-WAY); THENCE NORTH 64 DEGREES 08 MINUTES 49 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 291.12 FEET; THENCE DEPARTING

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THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GRANADA BOULEVARD SOUTH 12 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 256.98 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.500 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL 4

BEING A PORTION OF LOT F OF GRANT LOT 5, A PORTION OF LOT K OF GRANT LOT 5, A PORTION OF LOT G OF GRANT LOT 6 AND A PORTION OF LOT J OF GRANT LOT 6, ORMOND, PER MAP BOOK 2, PAGE 118, ALSO RECORDED IN MAP BOOK 12, PAGE 24 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2275, PAGES 0531, 0532 AND 0537, OFFICIAL RECORDS BOOK 2316, PAGE 0780 AND THE NORTHERLY 50 FOOT OF OFFICIAL RECORDS BOOK 2275, PAGE 0533, OFFICIAL RECORDS BOOK 2581, PAGE 0475, OFFICIAL RECORDS BOOK 2573, PAGE 0011 AND OFFICIAL RECORDS BOOK 2606, PAGE 1354 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF THE EASTERLY 60 FEET OF THE WESTERLY 134 FEET OF LOT "E" OF GRANT LOT 5, ORMOND AS RECORDED IN MAP BOOK 2, PAGE 118 AS NOW ESTABLISHED, SAID POINT BEING A CONCRETE MONUMENT #3464, RUN THENCE SOUTH 25 DEGREES 56 MINUTES 03 SECONDS EAST ALONG THE WEST LINE OF THE WESTERLY 271 FEET OF THE EASTERLY 371 FEET OF SAID LOT "E", A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 2, ARBORS AT ORMOND BEACH, AS RECORDED IN MAP BOOK 47, PAGE 148, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN SOUTH 64 DEGREES 10 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF SAID ARBORS AT ORMOND BEACH, A DISTANCE OF 317.37 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID ARBORS AT ORMOND BEACH, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 12 DEGREES 28 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID ARBORS AT ORMOND BEACH, A DISTANCE OF 291.55 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID ARBORS AT ORMOND BEACH, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF TOMOKA AVENUE (A 50 FOOT RIGHT-OF-WAY); THENCE NORTH 82 DEGREES 18 MINUTES 02 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TOMOKA AVENUE, A DISTANCE OF 200.03 FEET; THENCE DEPARTING NORTHERLY RIGHT-OF-WAY LINE OF SAID TOMOKA AVENUE NORTH 20 DEGREES 49 MINUTES 08 SECONDS WEST, A DISTANCE OF 258.50 FEET; THENCE NORTH 64 DEGREES 08 MINUTES 49 SECONDS EAST, A DISTANCE OF 231.61 FEET; THENCE SOUTH 12 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 86.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.500 ACRES MORE OR LESS.

LEGAL DESCRIPTION: O.R. 8796, PAGE 4132

LOT 38, BLOCK "C", NARANGA PARK, ACCORDING TO MAP OF PLAT THEREOF AS RECORDED IN MAP BOOK 9, PAGE 129, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; AND ALSO THAT PORTION OF

LOT "H" SUBDIVISION OF GRANT LOT 6, ORMOND OF RECORD IN MAP BOOK 2, PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA,

DESCRIBED AS FOLLOWS;

BEGIN AT A POINT IN THE NORTH LINE OF SAID, LOT "H", SAID POINT BEING THE SOUTHWEST CORNER OF LOT 38, BLOCK "C", OF SAID NARANGA PARK; THENCE SOUTHERLY ALONG AN EXTENSION SOUTHERLY OF THE WEST LINE OF SAID LOT 38, NARANGA PARK, A DISTANCE OF 309.7 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT "H", THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT "H", A DISTANCE OF 388.2 FEET TO A POINT THAT IS 283 FEET

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WESTERLY OF THE NORTHEAST CORNER OF LOT "G", SUBDIVISION OF GRANT LOT 5, ORMOND, AS AFORESAID; THENCE NORTHERLY AND PARALLEL TO THE EXTENSION OF THE EAST LINE OF SAID LOT "G" OF GRANT LOT 5, A DISTANCE OF 229 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF TOMOKA ROAD AS NOW LAID OUT; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF TOMOKA ROAD, A DISTANCE OF 52.45 FEET TO NORTH LINE OF SAID LOT "H", OF GRANT LOT 6, THENCE WESTERLY ALONG THE SAID NORTH LINE OF LOT "H", A DISTANCE OF 174.9 FEET TO THE POINT OF BEGINNING.

THAT PORTION OF LOT "H", OF GRANT LOT 6, ORMOND, OF RECORD IN MAP BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT A POINT IN THE NORTH LINE OF SAID LOT "H", SAID POINT BEING THE SOUTHWEST CORNER OF LOT 38, BLOCK "C", OF SAID NARANGA PARK; THENCE SOUTHERLY ALONG AN EXTENSION SOUTHERLY OF THE WEST LINE OF SAID LOT 38, NARANGA PARK, A DISTANCE OF 309.7' TO A POINT IN THE SOUTH LINE OF SAID LOT "H", THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT "H", A DISTANCE OF 388.2' TO A POINT THAT IS 283' WESTERLY OF THE NORTHEAST CORNER OF LOT "G", SUB OF GRANT LOT 6, ORMOND AS AFORESAID; THENCE NORTHERLY AND PARALLEL TO THE EXTENSION OF THE EAST LINE OF SAID LOT "G" OF GRANT LOT 5, A DISTANCE OF 229' TO THE SOUTHERLY RIGHT OF WAY LINE OF TOMOKA ROAD AS NOW LAID OUT; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF TOMOKA ROAD, A DISTANCE OF 52.45' TO THE NORTH LINE OF SAID LOT "H", OF GRANT LOT 6; THENCE WESTERLY ALONG THE SAID NORTH LINE OF LOT "H", A DISTANCE OF 174.9' TO THE POINT OF BEGINNING. EXCEPT THAT PART LYING WITHIN 35 FEET OF THE CENTERLINE OF TOMOKA ROAD.

LEGAL DESCRIPTION: O.R. 6796, PAGE 4134

THAT PART OF LOT "H", SUBDIVISION OF GRANT LOT 6, ORMOND ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE BOUNDARY LINE BETWEEN LOTS "G" AND "H" OF SAID SUBDIVISION AT A POINT WHICH IS 253 FEET FROM THE EAST LINE OF SAID LOT "G", RUN THENCE WESTERLY A DISTANCE OF 30 FEET ALONG THE SOUTH LINE OF SAID LOT "H", THENCE RUN NORTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT "G" EXTENDED NORTHERLY TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF TOMOKA ROAD AS NOW LAID OUT AND ESTABLISHED, RUN THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID TOMOKA ROAD A DISTANCE OF 35.925 FEET (SAID POINT BEING A DISTANCE OF 30 FEET MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF THE PROPERTY DESCRIBED HEREIN) TO A POINT, THENCE RUN SOUTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT "G" EXTENDED NORTHERLY TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: O.R. 4905, PAGE 372

A PORTION OF LOT "H" OF GRANT LOT 6 OF THE HENRY YONGE GRANT, ORMOND, AS RECORDED IN MAP BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 6, SAID POINT BEING 138.82 FEET OF WESTERLY OF THE WEST LINE OF BENNETT LANE, (A 20 FOOT ROAD AS NOW LAID OUT AND USED); THENCE SOUTH 65 DEGREES WEST ALONG THE SOUTHERLY LINE THEREOF A DISTANCE OF 94.18 FEET; THENCE NORTH 25 DEGREES WEST A DISTANCE OF 209.23 FEET TO A POINT IN THE SOUTHERLY LINE OF TOMOKA AVENUE, (A 60 FEET STREET AS NOW LAID OUT AND THENCE SOUTH 81 DEGREES 37 MINUTES EAST ALONG THE SOUTHERLY LINE OF SAID TOMOKA AVENUE A DISTANCE OF 139.52 FEET; THENCE SOUTH 15 DEGREES 26 MINUTES EAST A DISTANCE OF 134.34 FEET TO THE PLACE OF BEGINNING.

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LEGAL DESCRIPTION: O.R. 4909, PAGE 837

PARCEL 1: A PORTION OF LOT H, SUBDIVISION OF GRANT LOT 6, OF THE HENRY YONGE GRANT, ORMOND AS PER MAP IN MAP BOOK 2 AT PAGE 118, DESCRIBED AS FOLLOWS: THAT PART OF LOT H OF A SUBDIVISION OF LOT 6 OF THE HENRY YONGE GRANT WITHIN THE TOWN OF ORMOND, LYING EAST OF THE CONTINUATION IN A NORTHERLY DIRECTION OF THE EASTERLY BOUNDARY OF LOT "G" OF A SUBDIVISION OF LOT 5 AFORESAID GRANT, THE ABOVE LOTS BEING OF RECORD IN MAP BOOK 2 AT PAGE 118, VOLUSIA COUNTY RECORDS AND ALSO COMMENCING AT A POINT IN THE SOUTH LINE OF LOT H OF A SUBDIVISION OF LOT 6 OF THE HENRY YONGE GRANT (A SUBDIVISION WITHIN THE TOWN OF ORMOND AND OF RECORD IN MAP BOOK 2 AT PAGE 118), AND THE WEST LINE OF A CERTAIN 20 FOOT ROAD AS NOW ESTABLISHED ON THE EAST LINE OF LOT "G" SUBDIVISION OF LOT 5 OF AFORESAID GRANT, AS A POINT OF BEGINNING, THENCE WESTERLY AND ALONG THE SOUTH LINE OF AFORESAID LOT "H", 233 FEET; THENCE NORTHERLY AND PARALLEL WITH THE CONTINUATION OF THE WEST LINE OF AFORESAID MENTIONED ROAD TO THE SOUTHERLY LINE OF TOMOKA AVENUE, THENCE EASTERLY AND ALONG SAID SOUTH LINE OF TOMOKA AVENUE 278 FEET, MORE OR LESS, TO THE AFORESAID WEST LINE OF CONTINUATION OF SAID 20 FOOT ROAD, THENCE SOUTHERLY AND ALONG SAID WEST LINE CONTINUATION TO THE POINT OF BEGINNING.

PARCEL 2: THAT PORTION OF LOT "G", SUBDIVISION OF GRANT LOT 6 OF THE HENRY YONGE GRANT, ORMOND, AS PER MAP IN MAP BOOK 2 AT PAGE 118, DESCRIBED AS FOLLOWS: BEGINNING IN THE WESTERLY LINE OF A CERTAIN STREET, RUNNING ACROSS THE EAST END OF LOT "G", SUBDIVISION OF GRANT LOT 5, WHERE THE LINE BETWEEN LOTS 5 AND 6 INTERSECTS THE WEST LINE OF AFORESAID STREET FOR A POINT OF BEGINNING, THENCE ALONG SAID LINE BETWEEN SAID LOTS 5 AND 6 IN A WESTERLY DIRECTION 233 FEET. THENCE IN A SOUTHERLY DIRECTION AND PARALLEL WITH AFORESAID STREET, TO THE SOUTH LINE OF SAID GRANT LOT 5. THENCE IN AN EASTERLY DIRECTION AND ALONG SAID LINE 233 FEET TO AFORESAID STREET. THENCE ALONG THE AFORESAID STREET LINE TO THE PLACE OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF LOT "H" OF GRANT LOT 6 OF THE HENRY YONGE GRANT, ORMOND, AS RECORDED IN MAP BOOK 2, PAGE 118, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 6, SAID POINT BEING 138.82 FEET WESTERLY OF THE WEST LINE OF BENNETT LANE, (A 20 FOOT ROAD AS NOW LAID OUT AND USED); THENCE SOUTH 85 DEGREES WEST ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 94.18 FEET; THENCE NORTH 25 DEGREES WEST, A DISTANCE OF 209.23 FEET TO A POINT IN THE SOUTHERLY LINE OF TOMOKA AVENUE, A 50 FEET STREET AS NOW LAID OUT AND USED); THENCE SOUTH 81 DEGREES 37 MINUTES EAST ALONG THE SOUTHERLY LINE OF SAID TOMOKA AVENUE, A DISTANCE OF 139.62 FEET; THENCE SOUTH 15 DEGREES 26 MINUTES EAST, A DISTANCE OF 134.34 FEET TO THE PLACE OF BEGINNING.

LEGAL DESCRIPTION: O.R. 6796, PAGE 4128

THAT PORTION OF LOT "G" OF SUBDIVISION IN GRANT LOT FIVE (5), ORMOND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK TWO (2), PAGE 118, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH BOUNDARY LINE OF SAID LOT "G", AND 253 FEET FROM THE EASTERLY LINE OF SAID LOT "G", THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF LOT "G" TO THE SOUTHERLY LINE OF SAID LOT "G", THENCE WESTERLY AND ALONG THE SOUTHERLY LINE OF SAID LOT "G", 560 FEET, THENCE IN A NORTHERLY DIRECTION TO A POINT IN THE NORTHERLY LINE OF SAID LOT "G" AND DISTANCE OF 425 FEET WESTERLY FROM THE POINT OF BEGINNING, THENCE EASTERLY ALONG THE SAID NORTHERLY LINE OF LOT "G", 425 FEET TO THE POINT OF BEGINNING.

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LEGAL DESCRIPTION:

BEING A PORTION GRANT LOTS 6 ½ LOT F, GRANT LOT 7 LOT F AND 7 1/2 LOT E, MAP OF THE HENRY YOUNGE GRANT IN ORMOND AS RECORDED IN MAP BOOK 2 PAGE 118 ALSO BEING RECORDED IN MAP BOOK 12 PAGE 24 PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE BEING THE INTERSECTION OF THE EASTERLY LINE OF THE WESTERLY 940 FEET OF GRANT LOT 6 ½ F AND GRANT LOT 7 F, MAP OF THE HENRY YOUNGE GRANT IN ORMOND, AS RECORDED IN MAP BOOK 2, PAGE 118, ALSO BEING RECORDED IN MAP BOOK 12, PAGE 24, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA; AS IT INTERSECTS WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 40, WEST GRANADA BOULEVARD (A 100 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND USED; THENCE SOUTH 64 DEGREES 36 MINUTES 22 SECONDS WEST ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 379.25 FEET, TO A POINT OF CURVATURE, CONCAVE NORTHWESTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 17 DEGREES 35 MINUTES 48 SECONDS, A RADIUS OF 1860.08 FEET, A CHORD BEARING SOUTH 73 DEGREES 24 MINUTES 16 SECONDS WEST, A CHORD DISTANCE OF 569.03 FEET; THENCE ALONG SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE FOR AN ARC LENGTH OF 571.27 FEET TO AN IRON ROD AND CAP (#2926); THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 25 DEGREES 20 MINUTES 07 SECONDS WEST, A DISTANCE OF 363.13 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 25 DEGREES 20 MINUTES 07 SECONDS WEST, A DISTANCE OF 460.16 FEET TO A 1/2" IRON PIPE, SAID POINT BEING THE NORTHWEST CORNER OF LOT E, GRANT LOT 8, MAP OF THE HENRY YOUNGE GRANT IN ORMOND AS RECORDED IN MAP BOOK 2 PAGE 118 ALSO BEING RECORDED IN MAP BOOK 12 PAGE 24 PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA; THENCE NORTH 64 DEGREES 30 MINUTES 33 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT E, GRANT LOT 8, A DISTANCE OF 845.18 FEET TO THE NORTHEAST CORNER OF THE WESTERLY 338 FEET OF THE EASTERLY 674 OF SAID LOT E, GRANT LOT 8; THENCE DEPARTING SAID NORTH LINE SOUTH 25 DEGREES 29 MINUTES 52 SECONDS EAST ALONG THE EAST LINE OF SAID WESTERLY 338 FEET, FOR A DISTANCE OF 256.63 FEET TO A POINT ON NORTHERLY LINE LOT E, GRANT LOT 7 1/2 OF SAID MAP OF THE HENRY YOUNGE GRANT IN ORMOND; THENCE NORTH 64 DEGREES 13 MINUTES 25 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT E, GRANT LOT 7 1/2, FOR A DISTANCE OF 53.18 TO A 4"x4" CONCRETE MONUMENT (NO ID); THENCE DEPARTING SAID NORTH LINE SOUTH 25 DEGREES 27 MINUTES 57 SECONDS EAST, FOR A DISTANCE OF 261.45 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT E, GRANT LOT 7 1/2; THENCE SOUTH 64 DEGREES 33 MINUTES 17 SECONDS WEST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 558.72 FEET TO A 1" IRON PIPE WITH CAP (RLS 2048), SAID POINT BEING THE NORTHWESTERLY CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 3957, PAGE 1285, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE NORTH 25 DEGREES 28 MINUTES 18 SECONDS WEST, FOR A DISTANCE OF 31.97 FEET; THENCE SOUTH 64 DEGREES 31 MINUTES 29 SECONDS WEST, FOR A DISTANCE OF 219.17 FEET; TO A POINT OF CURVE, CONCAVE SOUTHEASTERLY AND TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 53 DEGREES 20 MINUTES 09 SECONDS, A RADIUS OF 62.00 FEET, A CHORD BEARING NORTH 88 DEGREES 48 MINUTES 26 SECONDS WEST, A CHORD DISTANCE OF 55.65 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 57.72 FEET; THENCE SOUTH 64 DEGREES 38 MINUTES 53 SECONDS WEST, A DISTANCE OF 71.93 FEET THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10.06 ACRES MORE OR LESS

LEGAL DESCRIPTION:

BEING A PORTION GRANT LOTS 6 ½ LOT F, GRANT LOT 7 LOT F AND 7 1/2 LOT E, MAP OF THE HENRY YOUNGE GRANT IN ORMOND AS RECORDED IN MAP BOOK 2 PAGE 118 ALSO BEING RECORDED IN MAP BOOK 12 PAGE 24 PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXHIBIT "A"**PAGE 7 OF 8**

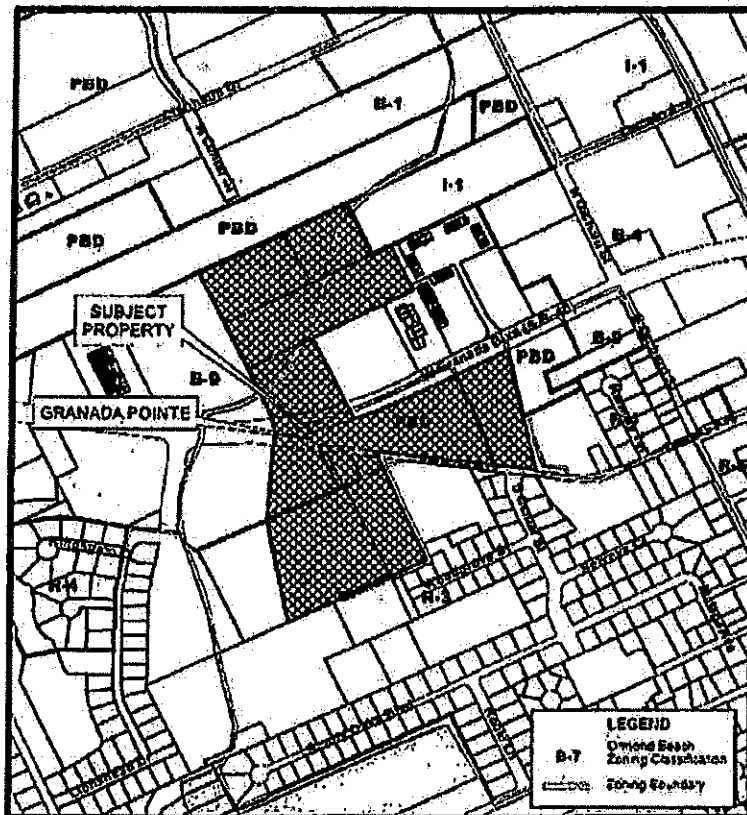
AS A POINT OF REFERENCE BEING THE INTERSECTION OF THE EASTERLY LINE OF THE WESTERLY 940 FEET OF GRANT LOT 6 ½ F AND GRANT LOT 7 F, MAP OF THE HENRY YOUNGE GRANT IN ORMOND, AS RECORDED IN MAP BOOK 2, PAGE 118, ALSO BEING RECORDED IN MAP BOOK 12, PAGE 24, PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA; AS IT INTERSECTS WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 40, WEST GRANANDA BOULEVARD (A 100 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND USED; THENCE SOUTH 64 DEGREES 36 MINUTES 22 SECONDS WEST ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 379.26 FEET, TO A POINT OF CURVATURE, CONCAVE NORTHWESTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 06 DEGREES 48 MINUTES 33 SECONDS, A RADIUS OF 1860.08 FEET, A CHORD BEARING SOUTH 68 DEGREES 00 MINUTES 39 SECONDS WEST, A CHORD DISTANCE OF 220.93 FEET; THENCE ALONG SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE FOR AN ARC LENGTH OF 221.06 FEET TO THE SOUTHWESTERLY CORNER, PER OFFICIAL RECORD BOOK 3957, PAGE 1285, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; BEING AN IRON ROD AND CAP (#2926), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE BEING ON A CURVE CONCAVE NORTHWESTERLY AND TO THE RIGHT FOR A CENTRAL ANGLE OF 10 DEGREES 47 MINUTES 15 SECONDS, A RADIUS OF 1860.08 FEET, A CHORD BEARING SOUTH 76 DEGREES 48 MINUTES 33 SECONDS WEST, A CHORD DISTANCE OF 349.70 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 350.21 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 26 DEGREES 20 MINUTES 07 SECONDS WEST, A DISTANCE OF 363.13 FEET; THENCE NORTH 64 DEGREES 39 MINUTES 53 SECONDS EAST, A DISTANCE OF 71.93 FEET TO A POINT OF CURVE, CONCAVE SOUTHEASTERLY AND TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 53 DEGREES 20 MINUTES 09 SECONDS, A RADIUS OF 62.00 FEET, A CHORD BEARING SOUTH 88 DEGREES 48 MINUTES 26 SECONDS EAST, A CHORD DISTANCE OF 55.65 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 67.72 FEET; THENCE NORTH 64 DEGREES 31 MINUTES 29 SECONDS EAST AND BEING NON RADIAL TO SAID CURVE, A DISTANCE OF 219.17 FEET; THENCE SOUTH 25 DEGREES 28 MINUTES 18 SECONDS EAST, A DISTANCE OF 412.38 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.05 ACRES MORE OR LESS

[BALANCE OF PAGE INTENTIONALLY LEFT BLANK]

EXHIBIT "A"
PAGE 8 OF 8

Map of subject properties



**GRANADA POINTE
ZONING MAP**

Prepared By: The City of Orange Beach
GIS Department • June 13, 2016



OWNER:	Granada Pointe Investors, LLC, a Florida Limited Liability Company
ADDRESSES:	550 West Granada Boulevard, 600 West Granada Boulevard, 634 Tonioke Avenue, 636 Tonioke Avenue, 650 Tonioke Avenue, 690 West Granada Boulevard, 101 Bennett Lane, North side of Granada Boulevard (unaddressed properties)
PARCEL ID NUMBERS:	(1) [REDACTED] (2) [REDACTED] (3) [REDACTED] (4) [REDACTED] (5) 4241-01-13-0110, (6) 4 [REDACTED] (7) 4241-01-14-0280, (8) 4241-01-12-0100, (9) 4241-01-10-0070, (10) 4241-01-09-0120, (11) 4241-01-09-0110

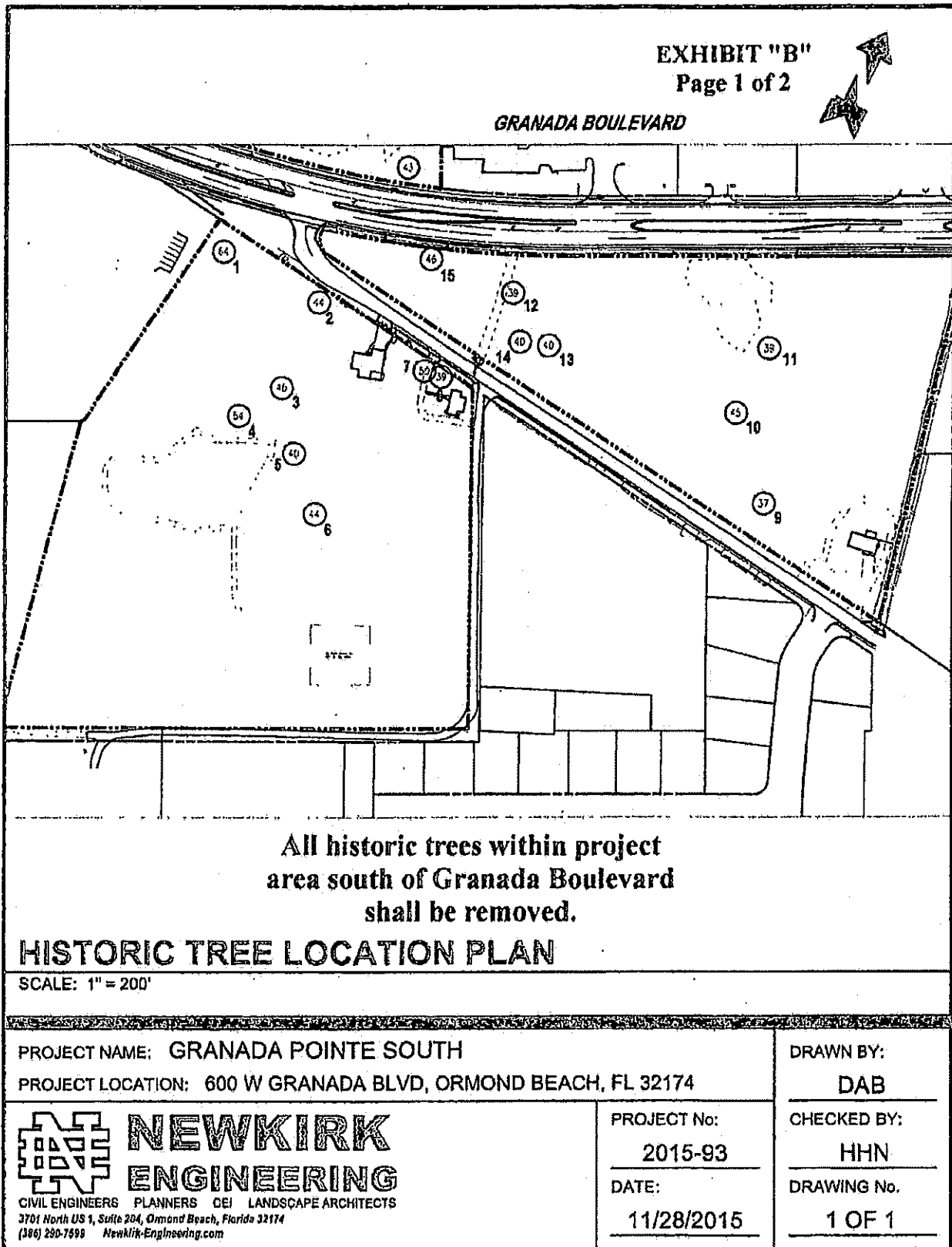


EXHIBIT "C"

Page 1 of 9

**GRANADA POINTE
PLANNED BUSINESS DEVELOPMENT STANDARDS**

1. **Permitted Uses.** The following uses are being requested by the Applicant to be included as "Permitted Uses" under the Planned Development for the Granada Pointe project:
 - a. All B-9 Zoning District permitted uses and conditional uses.
 - b. Pharmacy (including drive-thru).
 - c. Convenience Store Type C.
 - d. Garden Center and Nursery (only as an accessory use to Retail).
 - e. Bowling Center.
 - f. Restaurant Type C.
 - g. Restaurant Type D.

The project may switch between the uses identified above provided the overall trip generation does not exceed the traffic study dated August 2016 prepared by Traffic Planning and Design, Inc.

2. **Greenbelt Buffer Installation Timing.** The landscape buffers for West Granada Boulevard shall be installed with the development of each parcel, as individual site plans are reviewed, approved and construction commences. If no site development occurs within one (1) year from the date of Certificate of Completion for the Master Development, then the Developer shall install the landscape buffers on any remaining lots that have not been developed by the end user or that a site plan is not pending for review and approval. In the event a site plan is under review and approval for immediate development of a specific parcel, then the Developer shall be allowed a six (6) month extension for the installation of the greenbelt buffer for that particular parcel.
3. **Wall along Tomoka Avenue and Bennett Lane.** The 6' privacy wall at Tomoka Avenue for Unit 3 shall be installed with the construction of Unit 3 by Wawa. Developer is under long term lease with Wawa and they shall install the 6' privacy wall with their development.

The 6' privacy wall at Tomoka Avenue for Unit 1 and Unit 2 shall be installed with the Master Development. Based on the Planning Board recommendation dated July 13, 2017, a portion of the Tomoka Avenue wall shall be permitted to be eight (8') feet in height to transition to a six (6') foot wall as show on Exhibit "C", page 5 of 6.

EXHIBIT "C"**Page 2 of 9**

The 6' privacy wall at Bennett Lane shall be installed with the construction of Unit 4.

4. **Tree removal:** The Master Development shall include the removal of all trees, including specimen and historic trees on Units 1, 2, 3, 4, right of way area, stormwater – compensatory storage ponds and removal of specimen trees on the North Out Parcel based on the need to grade and fill the project area. The City and County require 15% tree preservation. The dedication of the Conservation Parcel (10.06 acres) represents a 44.72% tree preservation to the overall development
5. **Floor Area Ratio:** The floor area for all buildings within Granada Pointe shall not exceed 130,000 square feet or a .112 floor area ratio.
6. **Expiration of PBD:** The PBD shall expire three (3) years from the date of final approval. The Planning Director shall have the authority to extend the expiration date for one (1) additional year.
7. **Ownership Form:** Ownership shall be under the form of a Land Condominium Declaration.
8. **Architectural Style:** Neo-Eclectic
9. **Dimensional Standards:**

	Building	Landscape
Front (Granada)	60 Feet	36 Feet
Front (Tomoka)	30 Feet	10 Feet
Rear	20 Feet	6 Feet
Side (Exterior)	20 Feet	6 Feet
Side (Interior)	20 Feet	None
Side (Corner)	60 Feet	10 Feet
Max. Building Height		45 Feet
Max. Building Coverage		30%
Max. Impervious Lot Coverage		75%
Min. Lot Size		0.75 Acres
Min. Lot Width		100 Feet

10. Based on the neighborhood meeting and the Planning Board recommendation dated July 13, 2017, the applicant shall construct an eight (8') foot commercial PVC vinyl fence behind unit 4, by the truck turning area, with the development of unit 4.

EXHIBIT "C"

Page 3 of 9

ARCHITECTURAL STANDARDS

The Granada Pointe architecture shall generally conform with the "Neo-Eclectic Architectural Style". All buildings and accessory structures on the Granada Pointe project shall be developed generally consistent with the Neo-Eclectic Architectural Style providing a common architectural theme that shall complement one another and shall convey a sense of quality and permanence and shall be reviewed and approved as part of the final site plan for the individual units. The common architectural theme shall be implemented by coordinating the general appearance of all buildings and accessory structures. For purposes herein, the general appearance includes exterior wall finishes, roof styles, slopes, materials, colors, architectural details and ornamentation, all in general conformity with Section 3-69 of the Land Development Code - Neo-Eclectic Architectural Style.

The following is a list of acceptable materials for the exterior facade:

- a. Brick
- b. EIFS
- c. Stone Veneer including cultured stone
- d. Metal Standing seam roof
- e. Synthetic slate roof
- f. Cement or clay tile roof
- g. Fabric awnings
- h. Textured concrete
- i. Low E-glaze
- j. Aluminum or steel pre-finished coping
- k. TPO or similar roofing material for flat or sloped roofs not visible to the general public
- l. Stucco finish (synthetic or painted)

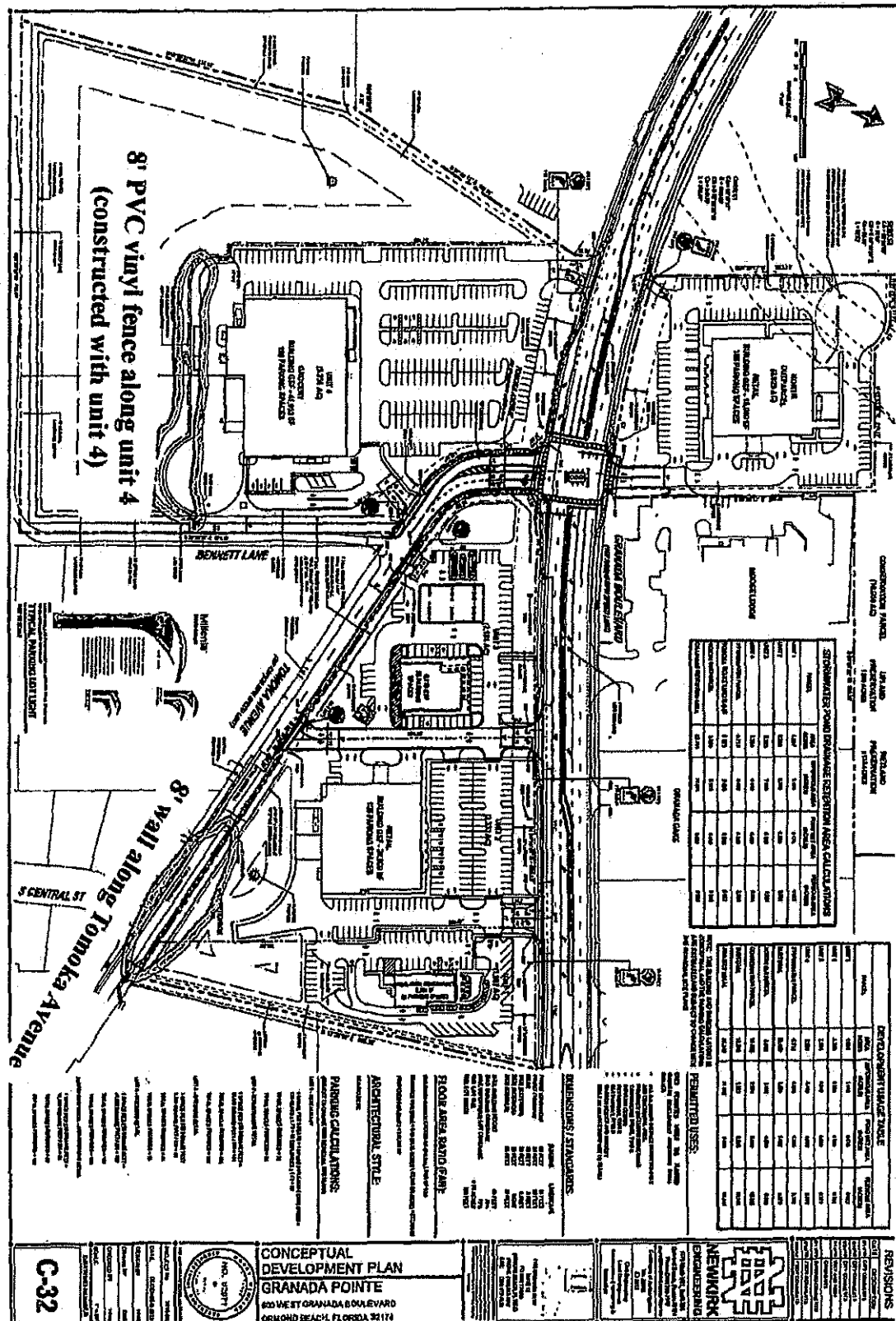
The following materials are prohibited for exterior facades:

- a. Plasticized or translucent awnings
- b. Wood building sheathing or trim
- c. Exposed neon lighting
- d. Exposed block (CMU)

EXHIBIT "C"

Page 4 of 9

The side and rear elevation of buildings located on Units 1, 2 and 3 shall be finished with materials and detailing complementary to the primary facade of that building.



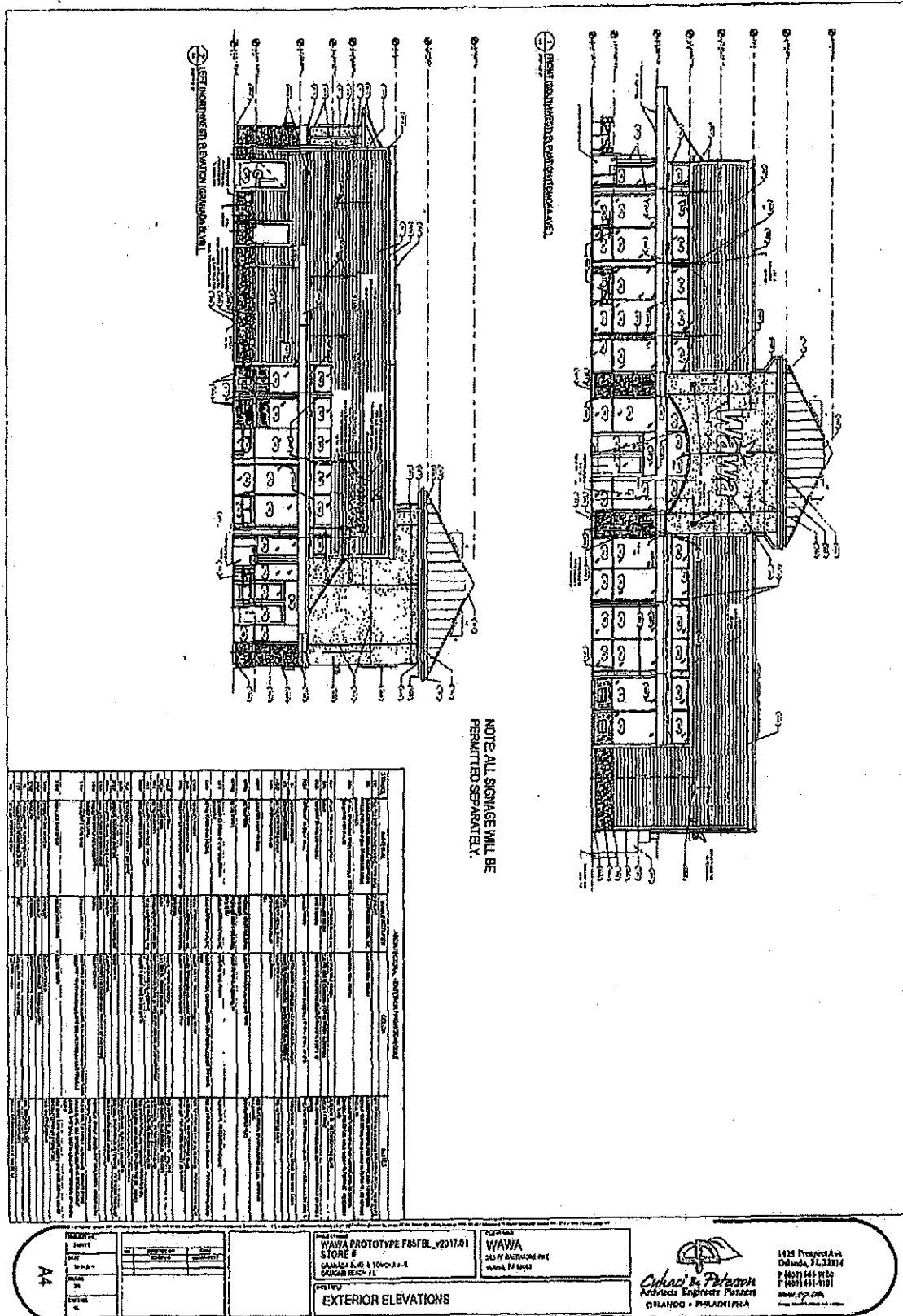
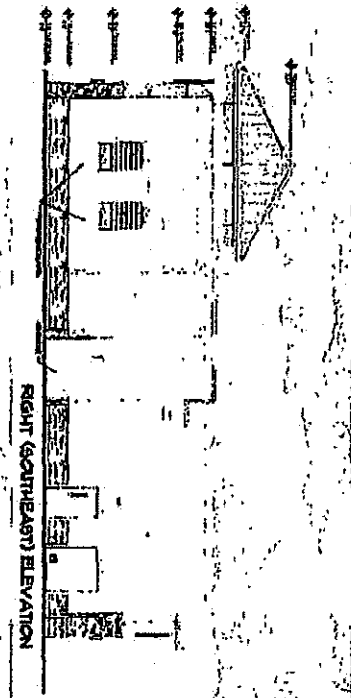
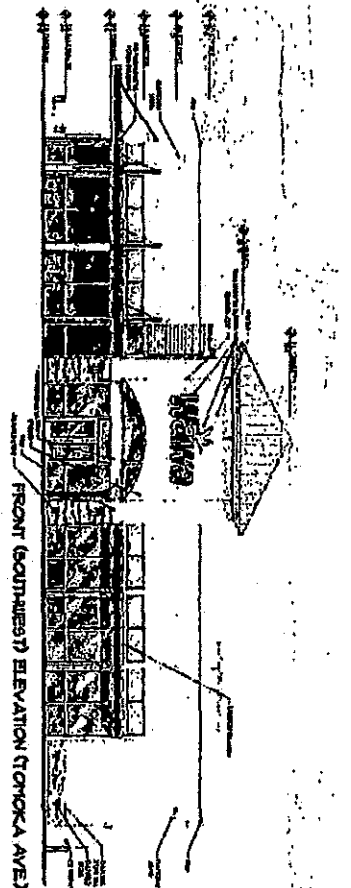


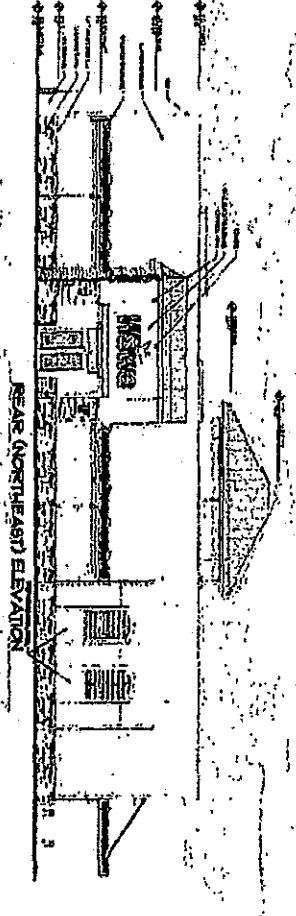
EXHIBIT "C"
Page 8 of 9



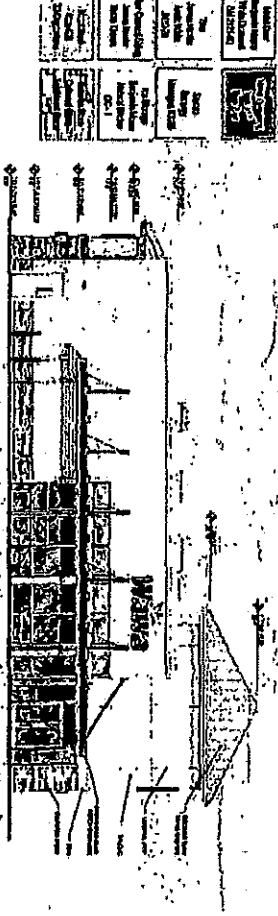
RIGHT (SOUTHEAST) ELEVATION



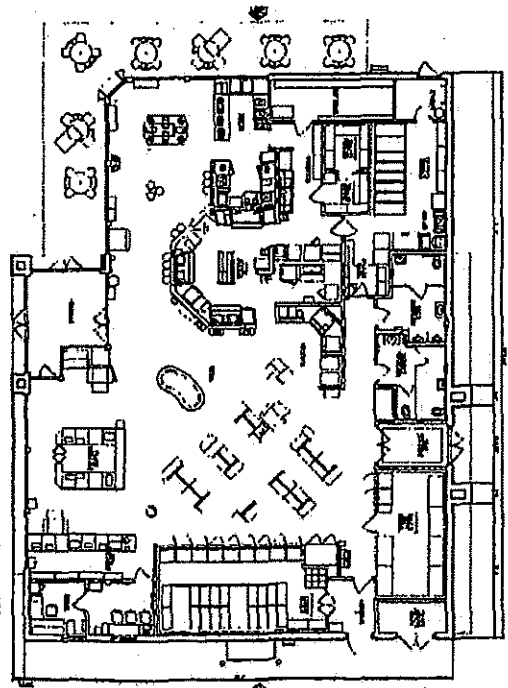
FRONT (SOUTHWEST) ELEVATION (TOMOKA AVE)



REAR (NORTHEAST) ELEVATION



LEFT (NORTHWEST) ELEVATION (GRANADA BLVD)



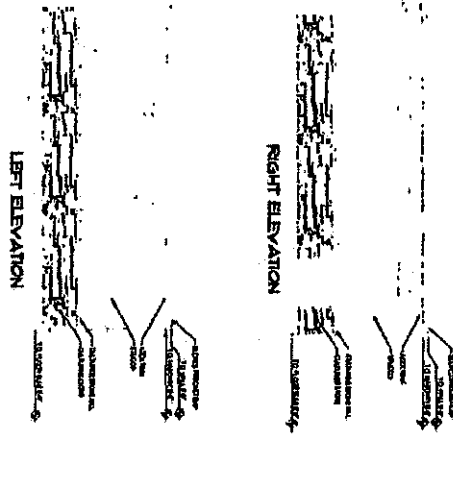
FLOOR PLAN

NOTE:
 SCALE IS BASED ON MEASUREMENT ONLY.
 NOT A SCALE DRAWING.

Cubac & Pappas
 Architects Engineers Planners

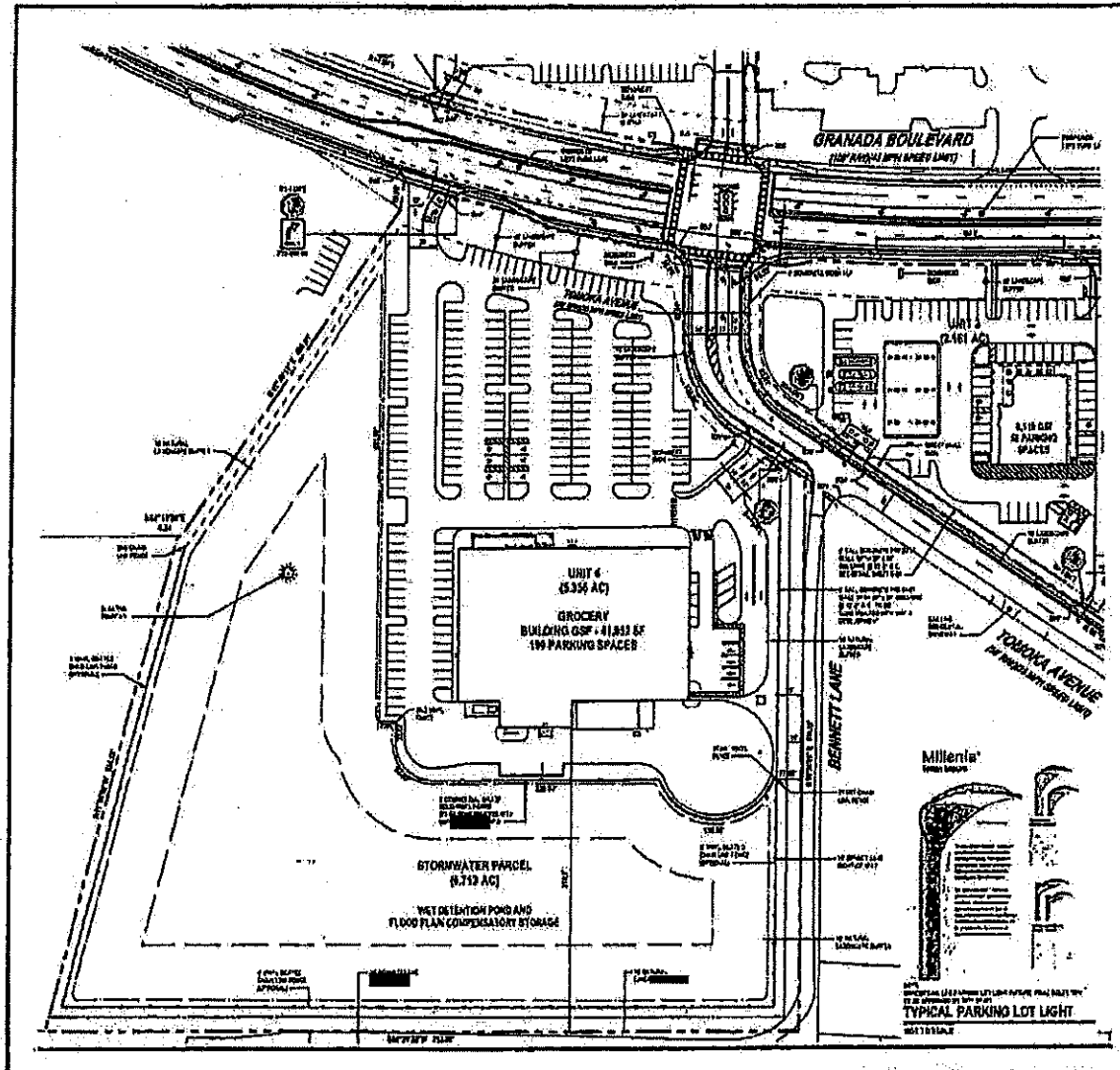
WAWA F85 FB L - STORE
 Granada Blvd. & Tomoka Ave., Orono Beach, FL • C&P Project #2160731 • 03-24-2017

EXHIBIT "C"
Page 9 of 9



GAS CANOPY STACKED 6 - TRASH COMPOUND FLSQ17-R
Granada Blvd. & Tamoca Ave., - Ormond Beach, FL • C&P Project #2160731 • 03-24-2017

EXHIBIT "D"

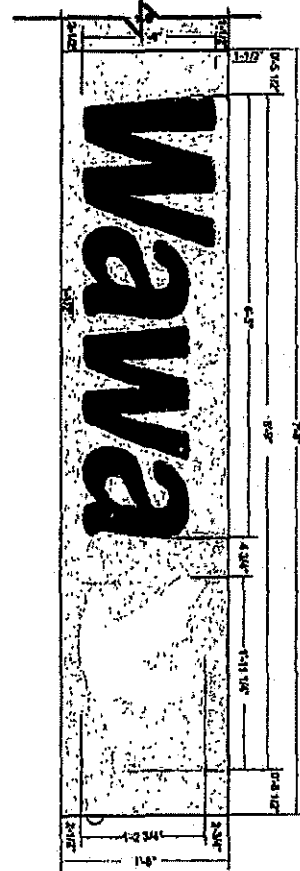


1. Based on the location of the building located on unit 4, the architectural treatment shall occur along the front façade and the first 50' of each side of the building. The remainder of the building shall be have a finished appearance but is not required to per architectural improvements based on the location of the rear and sides of the building.
2. Project proposes to place all the parking to the front and side of the proposed building located on unit 4 in order to reduce noise and lighting impacts.
3. Project shall construct a black or green vinyl coated chain link fence around the stormwater and compensating storage pond with the condition that the black or green vinyl coated chain link fence is not visible from Granada Boulevard.

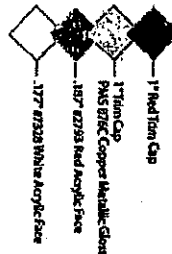
EXHIBIT "E"
Page 1 of 2

Wawa
Channel Sign

Celebrating 47 Years of Quality Manufacturing and Service



Color Program

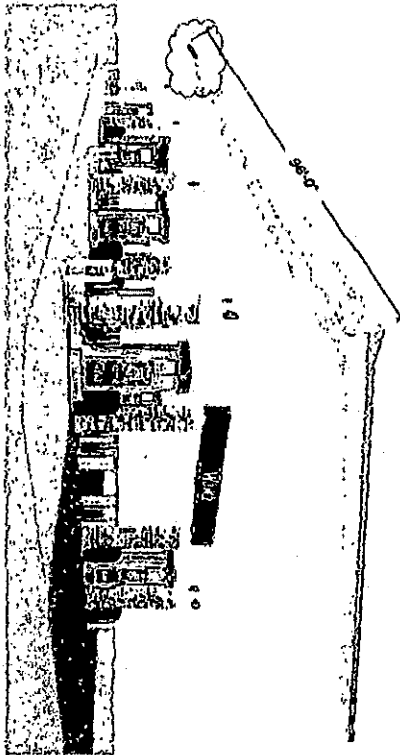


F. 1" Deep LED Illuminated Letters & Logo (on 3" Deep Routed Aluminum, Self-Contained Wireway) - Left Side

Scale: 1" = 14"

ITEM	DESCRIPTION	QTY	UNIT
1	1" Deep LED Illuminated Letters & Logo (on 3" Deep Routed Aluminum, Self-Contained Wireway) - Left Side	1	EA

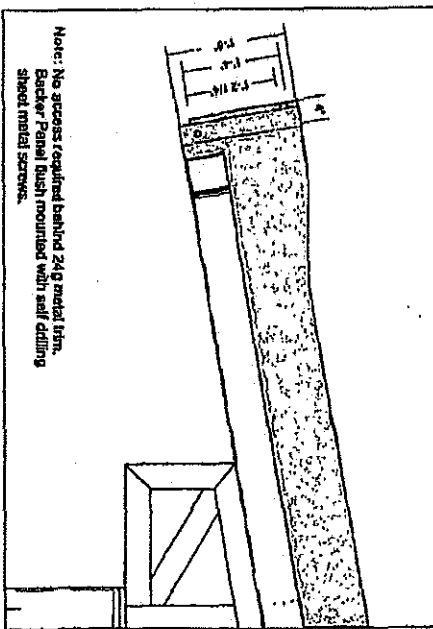
Canopy sign



NOTE: REQUIRES SPECIAL EXCEPTION OR PLANNED DEVELOPMENT

LED Channel Letters (Side View)

Scale: 3/8" = 1'-0"



Note: No access required behind 24g metal trim. Backer Panel (not mounted with self drilling sheet metal screws.

ITEM	DESCRIPTION	QTY	UNIT
1	1" Deep LED Illuminated Letters & Logo (on 3" Deep Routed Aluminum, Self-Contained Wireway) - Left Side	1	EA



3MTM NARSTM Warranty

10 Year Limited Warranty

10 Year Limited Warranty

10 Year Limited Warranty

10 Year Limited Warranty

10 Year Limited Warranty

10 Year Limited Warranty

10 Year Limited Warranty

10 Year Limited Warranty

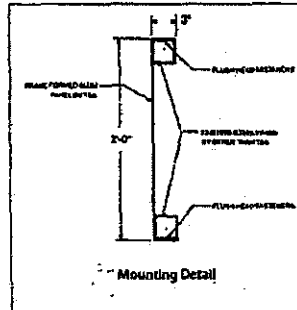
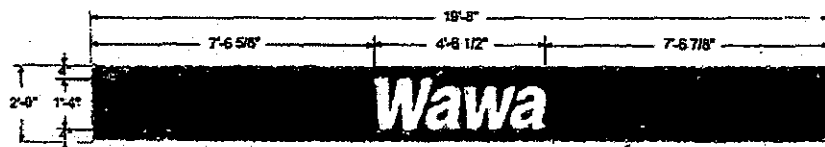
EXHIBIT "E"
Page 2 of 2

Spanner signs

Wawa #TBD
Ormond Beach

Celebrating 47 Years of Quality Manufacturing and Service

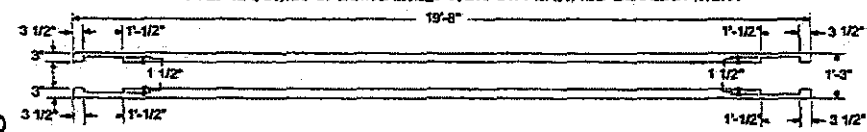
47



G S/F Brake Formed Aluminum Gas Pump Canopy Spanner Panel (Qty. 2)
COPY ST. FT. = 6.06'

SCALE: 3/8" = 1'-0"

NOTE: REQUIRES SPECIAL EXCEPTION OR PLANNED DEVELOPMENT



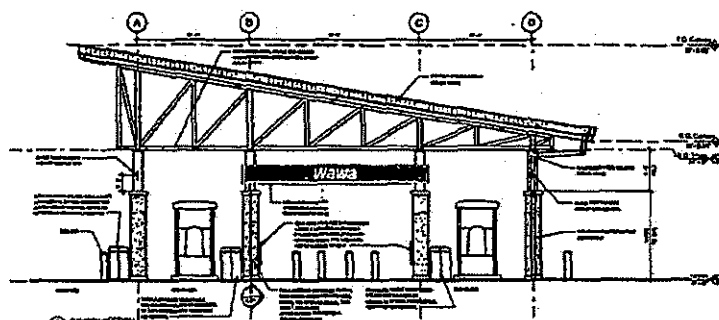
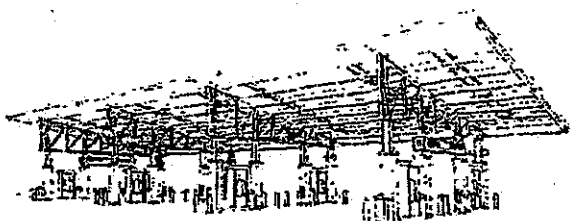
G Top View - Section Detail

Frame to be secured top & bottom around periphery of panel to existing structure/frame every 16" c/c with #8 x 3/4" S.S. self screws.

SCALE: 3/8" = 1'-0"

- Paint to match PMS 187C Red w/ gloss finish
- 3M 47725-10 White Opaque Vinyl copy

Color Program



Proposed Condition

Scale: 3/32" = 1'

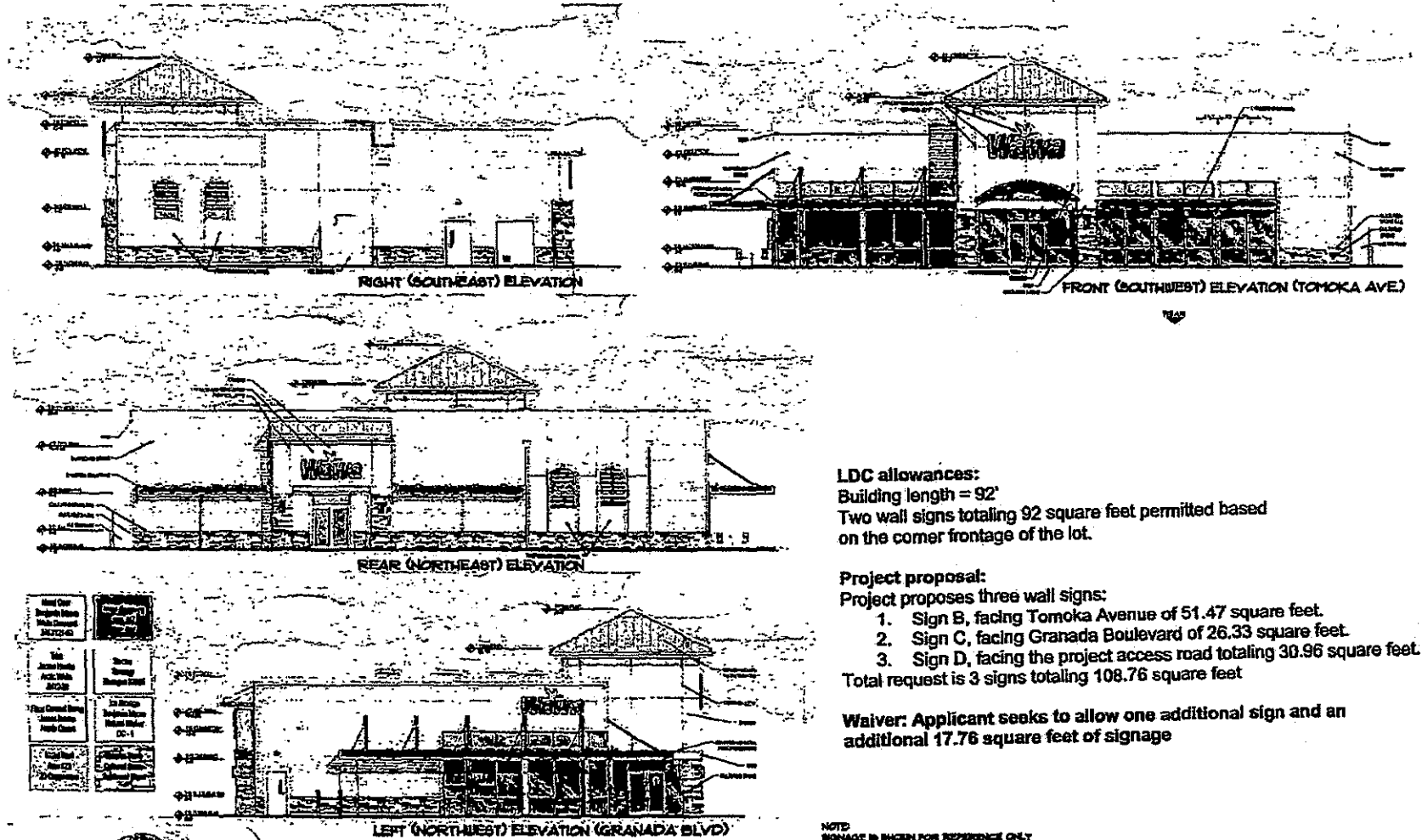
THOMAS
SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762
(800) 526-3326
www.thomassign.com
Wawa #TBD
69044
600 W. Granada Blvd
Ormond Beach, FL 32174

3M MCS™ Warranty
UL Underwriters Laboratories Inc. LISTED
ELECTRIC SIGN
COMPLIES TO UL 48
The following information is provided for your reference only. It is not intended to be a contract. The actual specifications and details of the sign shall be as shown on the sign specifications and drawings. The sign shall be installed in accordance with the instructions provided with the sign. The sign shall be maintained in good condition and shall be replaced if damaged. The sign shall be replaced within 90 days of the date of discovery of the damage.

☐ Approved
DATE: _____
☐ Approved as noted
DATE: _____
☐ Same & in-Scope
DATE: _____

9 9 OF 10

EXHIBIT "F"



LDC allowances:
Building length = 92'
Two wall signs totaling 92 square feet permitted based on the corner frontage of the lot.

Project proposal:
Project proposes three wall signs:
1. Sign B, facing Tomoka Avenue of 51.47 square feet.
2. Sign C, facing Granada Boulevard of 26.33 square feet.
3. Sign D, facing the project access road totaling 30.96 square feet.
Total request is 3 signs totaling 108.76 square feet

Waiver: Applicant seeks to allow one additional sign and an additional 17.76 square feet of signage

Cuhaci & Peterson
Architects Engineers Planners
2017-01-01

WAWA F85 FB L - STORE
Granada Blvd. & Tomoka Ave., - Ormond Beach, FL • C&P Project #2160731 • 03-24-2017

EXHIBIT "G"
Page 1 of 5

COMPREHENSIVE SIGN PLAN

JUNE 2017

COMPREHENSIVE SIGN PLAN
PREPARED BY

 GDA FERN AVE
HOLLY HILL FL 32117
P/SIGN 386-257-4522
SYSTEMS FAX 386-257-5122

COMPREHENSIVE SIGN PLAN
PREPARED FOR

Granada Pointe Investors, LLC
1385 W. Granada Blvd. #12
Ormond Beach, FL 32174

EXHIBIT "G"
Page 2 of 5

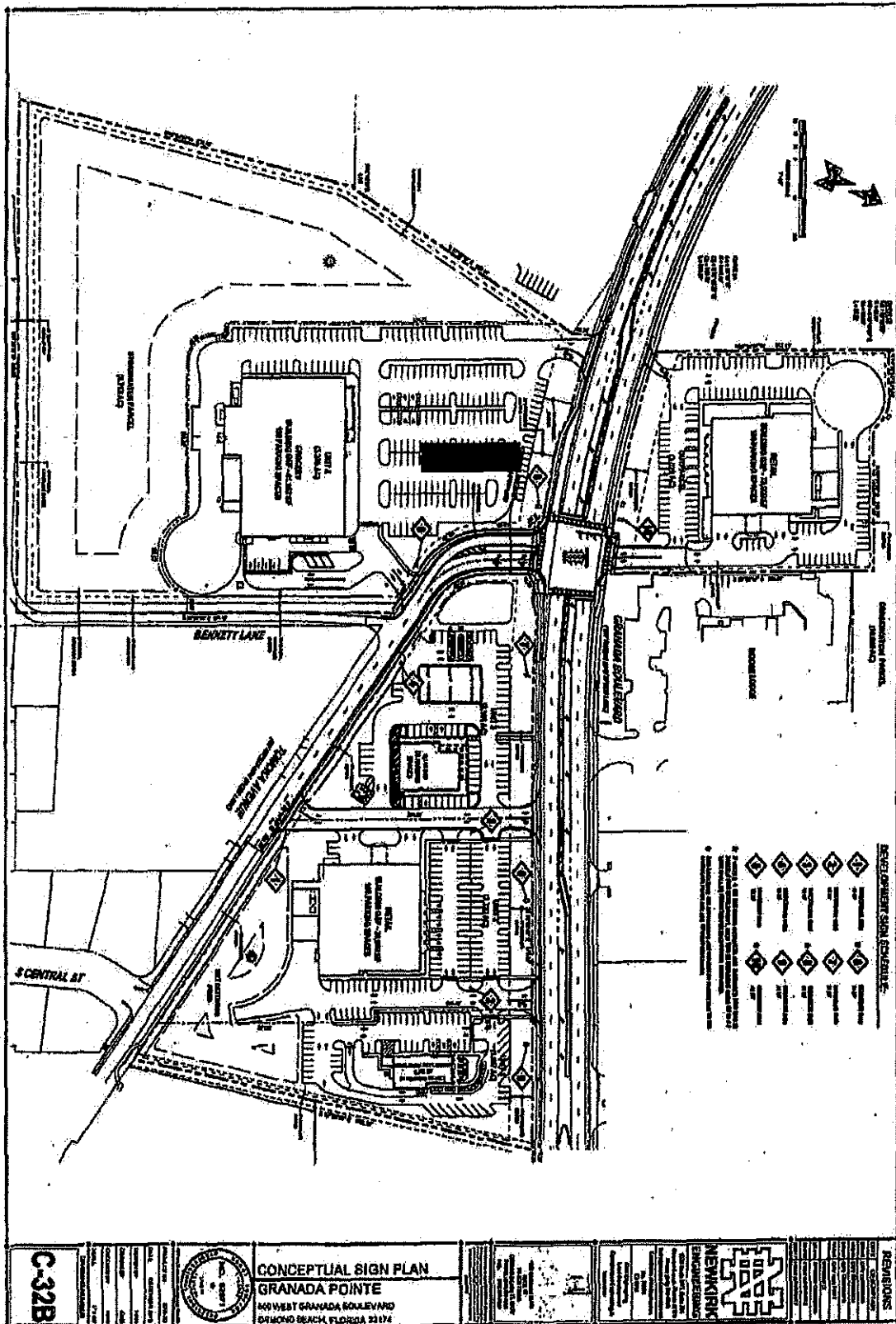


EXHIBIT "G"
Page 4 of 5

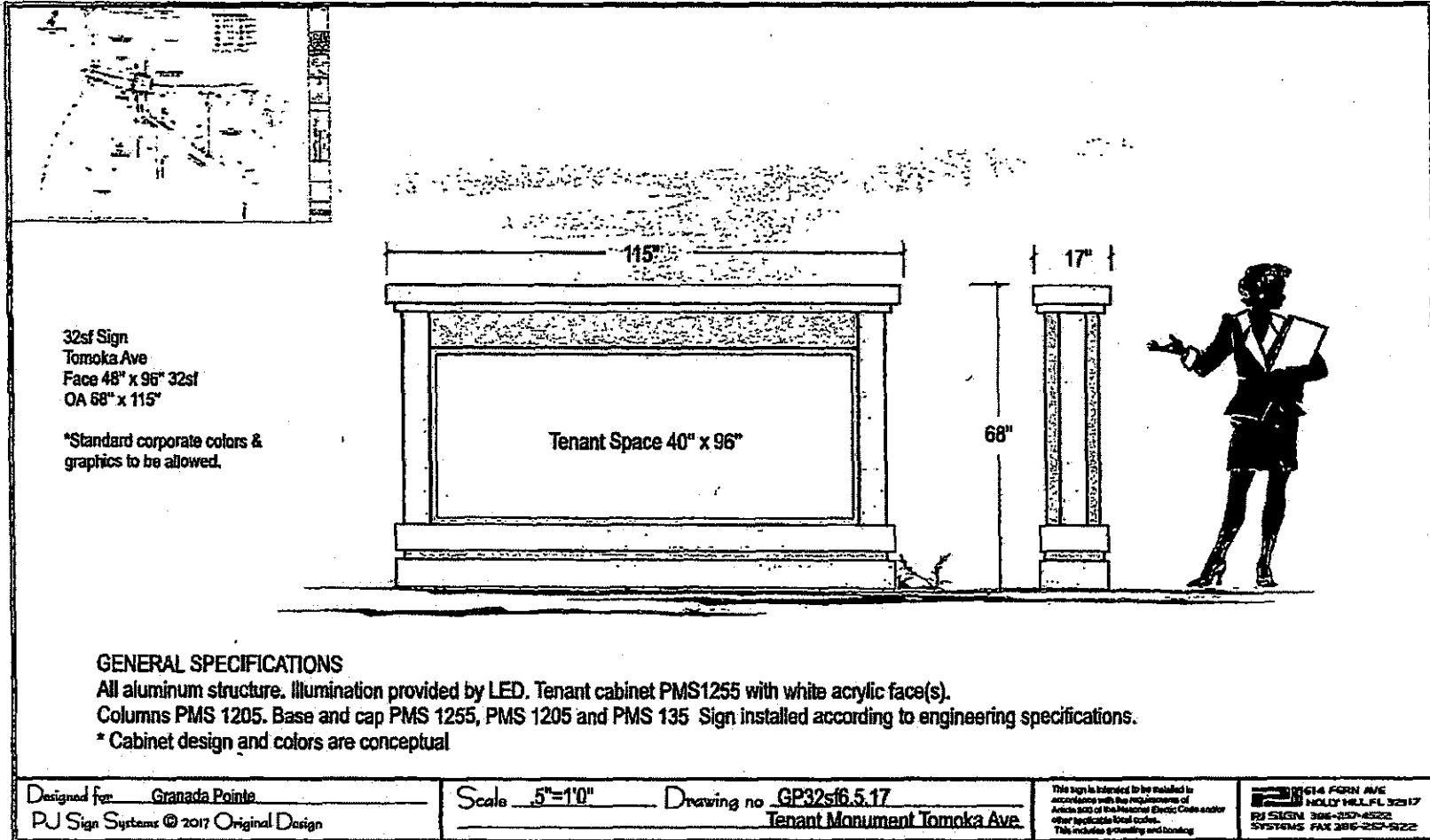


EXHIBIT "G"
Page 3 of 5

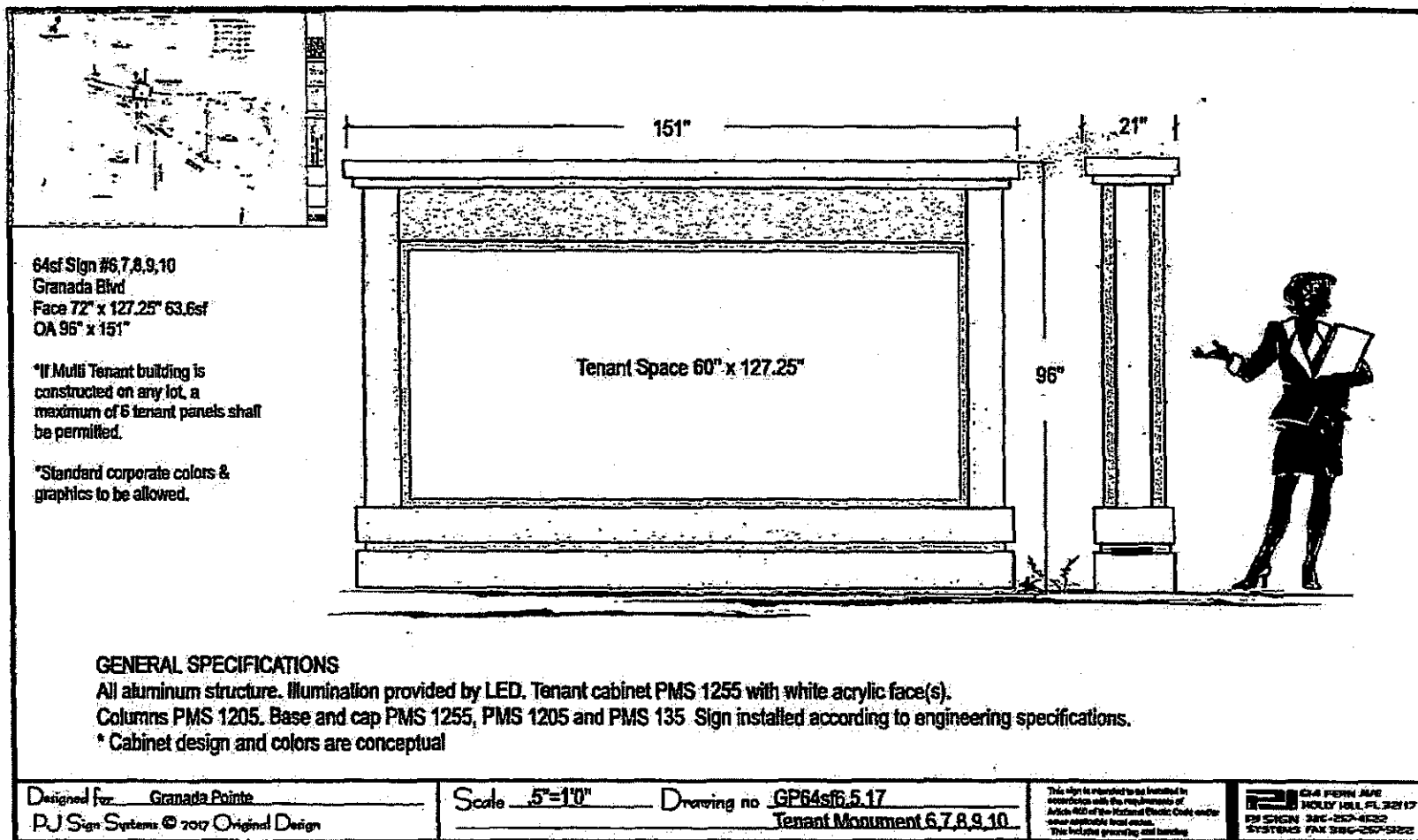


EXHIBIT "G"
Page 5 of 5

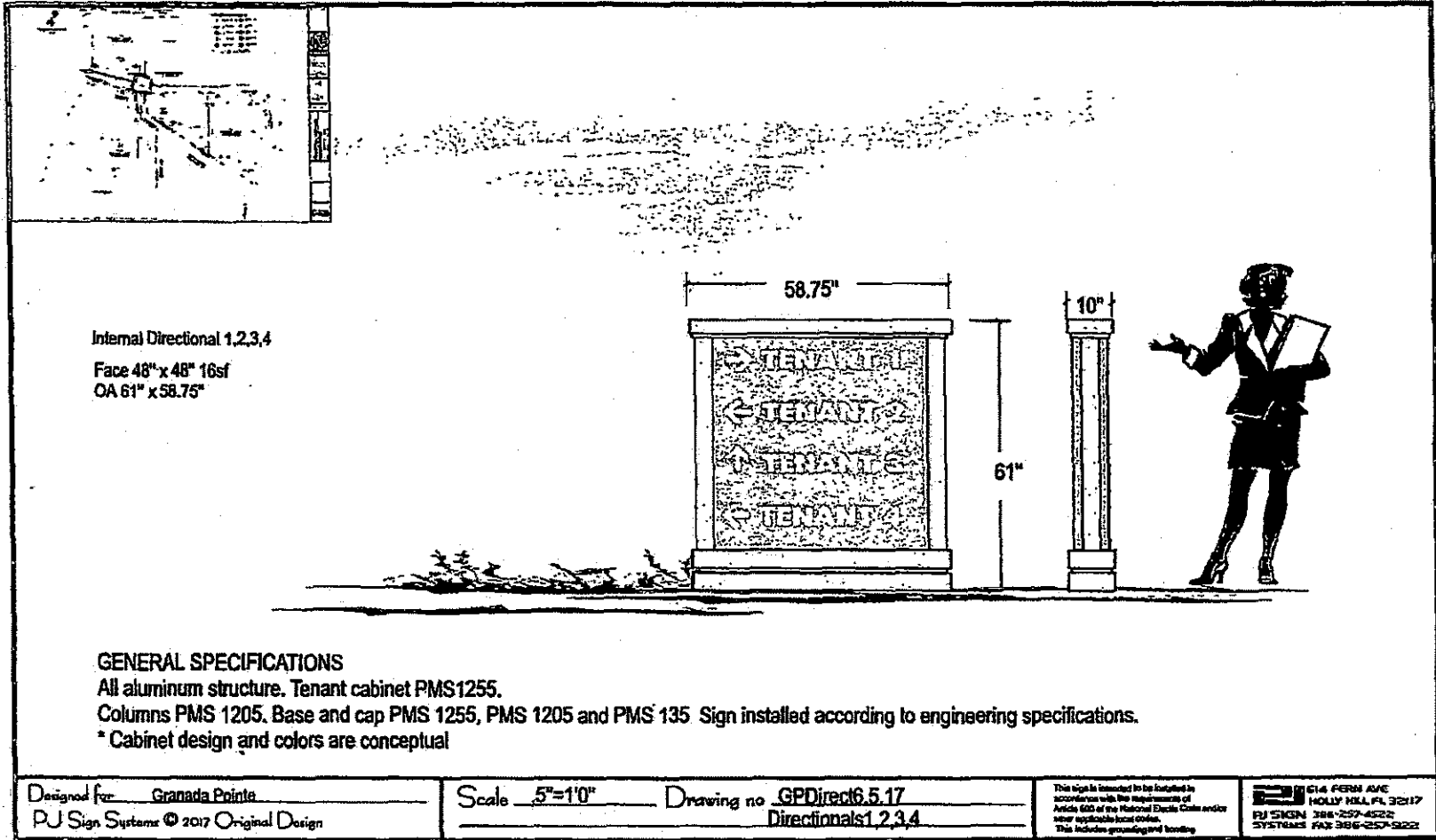


EXHIBIT "H"
Page 1 of 3

GRANADA POINTE PUBLIC BENEFITS
(From letter dated June 6, 2017, revised June
26, 2017 by Paul F. Holub, Jr.)

1. Tomoka Avenue – West Granada Boulevard traffic signal and related right of way improvements associated with the signal. The cost of the traffic signal and R.O.W. improvements is estimated at \$525,000 +/- . Please note the traffic signal was not a requirement of FDOT.

The re-alignment of the Tomoka Avenue - Granada Boulevard intersection will provide a better view angle and safer movement for vehicles. The signal will include crosswalks on all four (4) legs providing opportunity to safely cross Granada Boulevard that would not otherwise be present.

Additional pavement is provided to allow westbound u-turns that will help improve access to businesses on the southside of Granada Boulevard.

Provide turn lanes to the intersection at West Granada Boulevard to provide safer movements for the general public.

2. Provide a drainage easement on the north parcel for the existing drainage ditch at no cost to the public. Currently the drainage ditch has no easement of record.
3. Improve drainage on a portion of the North Out Parcel by installing a culvert of approximately 195' in length. This will reduce maintenance on this section of the drainage facility and also eliminate any future side slope maintenance.
4. Provide a safe alternative for ingress and egress to the Moose Lodge that will include connection to the signalized intersection at no cost to the Moose Lodge.
5. Install an upgraded privacy – buffer wall for Units #1, #2 and #3, providing a cast stone or brick embellished treatment facing Tomoka Avenue.

EXHIBIT "H"

Page 2 of 3

6. Provide uniform development of the overall project and limit the number of driveway outs that would typically be permitted on West Granada Boulevard if the property was subdivided and developed one parcel at a time.
7. Reduce the Floor Area Ratio (FAR) from the permitted 231,585 s.f. /FAR to a reduced FAR of 130,000 s.f.; a reduction of 101,585 s.f. or 43.86%.
8. Reduce the overall height limit from 75' as currently permitted in the B-9 district to a height limit not to exceed 45'.
9. Provide a conservation easement to SJRWMD for approximately 10.6 acres on the Conservation Parcel north of Granada Boulevard and preserve all historic and specimen trees.

Please review the historic tree reports provided by Developer, which confirms that a majority of the historic trees on the proposed developed portions of this project are in fair to poor condition and some have been further destroyed or impacted by Hurricane Matthew in 2016. The eighteen (18) historic trees on the north side Conservation Parcel that the Developer is donating contains historic trees that are in far superior condition due to the forested canopy. Furthermore, the specimen trees that were counted in a typical 100' grid in the 10.06 acre Conservation Parcel exceeds the specimen tree grid that is proposed to be cleared for the project development.

10. Provide compensatory storage and stormwater for the newly constructed portion of Tomoka Avenue.
11. Provide a landscaped island and up lighting at the signalized intersection that shall be maintained by the Property Owners Association.
12. Provide eight (8) decorative street lights for the entrance intersection of West Granada Boulevard and Tomoka Avenue.
13. Provide decorative asphalt stamping or pavers for the entry intersection of West Granada Boulevard and Tomoka Avenue.
14. Provide approximately **44.72%** tree preservation for the overall project with the 10.06 acre Conservation Parcel.

EXHIBIT "H"

Page 3 of 3

15. Remove a section of the 18" clay sewer pipe that is 50+ years old and replace with 18" SDR - PVC pipe.
16. Provide eight (8) non-exclusive parking spaces upon development of the North Out Parcel for the benefit of the Three Chimneys Historical Site.
17. Donate \$10,000 to the Historical Society for construction of a walkway for pedestrian access to the Three Chimneys Historical Site.
18. Upon development of the North Out Parcel, provide and record an easement for the parking spaces and walkway, benefiting the Three Chimneys Historical Site.
19. Provide a 45' greenbelt landscape buffer for Unit 4.

[illegible]

SITE CONSTRUCTION DRAWINGS FOR GRANADA POINTE

SECTION 41, TOWNSHIP 14 S, RANGE 32 E
41-14-32-01-09-0110, 41-14-32-01-09-0120, 41-14-32-01-10-0070, 41-14-32-01-12-0100,
41-14-32-01-13-0070, 41-14-32-01-13-0080, 41-14-32-01-13-0091, 41-14-32-01-13-0100,
41-14-32-01-13-0110, 41-14-32-01-14-0280, 41-14-32-01-13-0073

**600 WEST GRANADA BOULEVARD
ORMOND BEACH, FL 32174
REVISED JUNE 2017**

PROJECT TEAM

[illegible]

CONTACT NUMBERS

[illegible]

PROJECT STATEMENT

STUDIES HAVE SHOWN THAT THE CHINESE COMMUNIST PARTY HAS BEEN THE MAIN FORCE BEHIND THE RECENT RISE IN THE NUMBER OF HONG KONG AND MACAO CHINESE IMMIGRANTS TO THE U.S. AND CANADA. THE CHINESE COMMUNIST PARTY HAS BEEN THE MAIN FORCE BEHIND THE RECENT RISE IN THE NUMBER OF HONG KONG AND MACAO CHINESE IMMIGRANTS TO THE U.S. AND CANADA.

JURISDICTIONAL AGENCY**PERMIT No.**

DIVISION OF CONSUMER PROTECTION
 1000 PENNSYLVANIA AVENUE, N.E.
 WASHINGTON, D.C. 20002
 (202) 442-2828
 FAX (202) 442-2829

THE CENTRAL INTELLIGENCE AGENCY HAS NO INFORMATION AS TO ANY PLAN BY AN AMERICAN GROUP FOR THE SUPPRESSING OF THE ARABIAN BOYCOTT OR CONSIDERATION FOR RECONSTRUCTION ONLY (ALGERIA) BEING IN FRANCE FOR THE PURPOSE OF OBTAINING A FURTHER ADVANCE IN THE ARABIAN BOYCOTT.

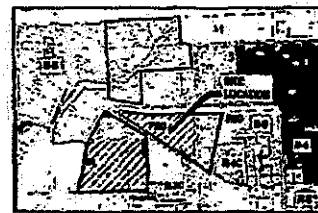
THESE INVENTIONS ARE THE PROPERTY OF GEORGE WASHINGTON, INC. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF GEORGE WASHINGTON, INC. CONTACT US AT: 800-855-8888.



LOCATION MAP
SCALE: 1:50,000



FLOOD ZONE MAP



ZONING MAP



SOILS MAP **DATE:** 10/1/80
BY: J. L. WILSON **PROJECT:** 10/1/80
SCALE: 1:10,000 **REVISION:** 10/1/80



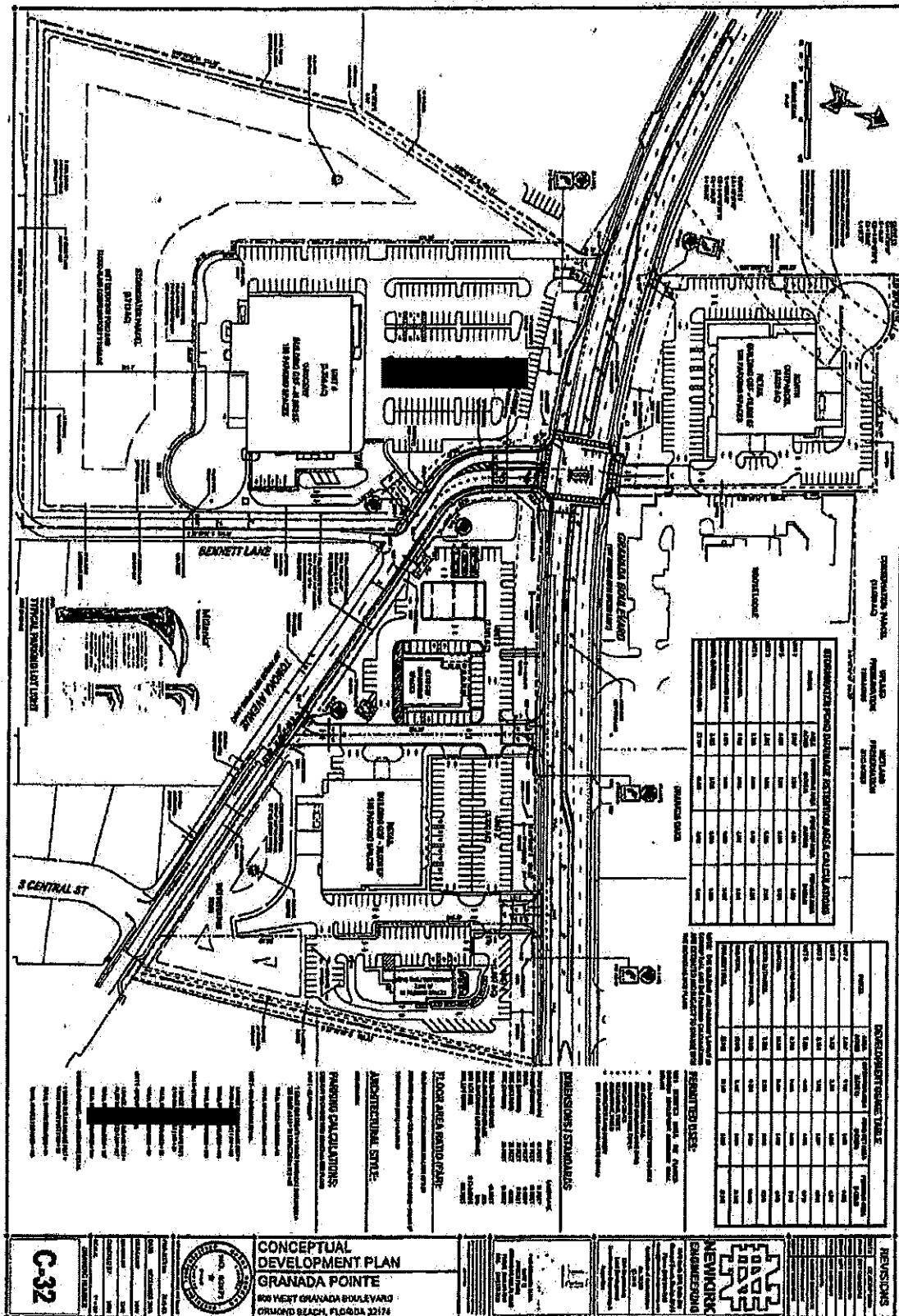
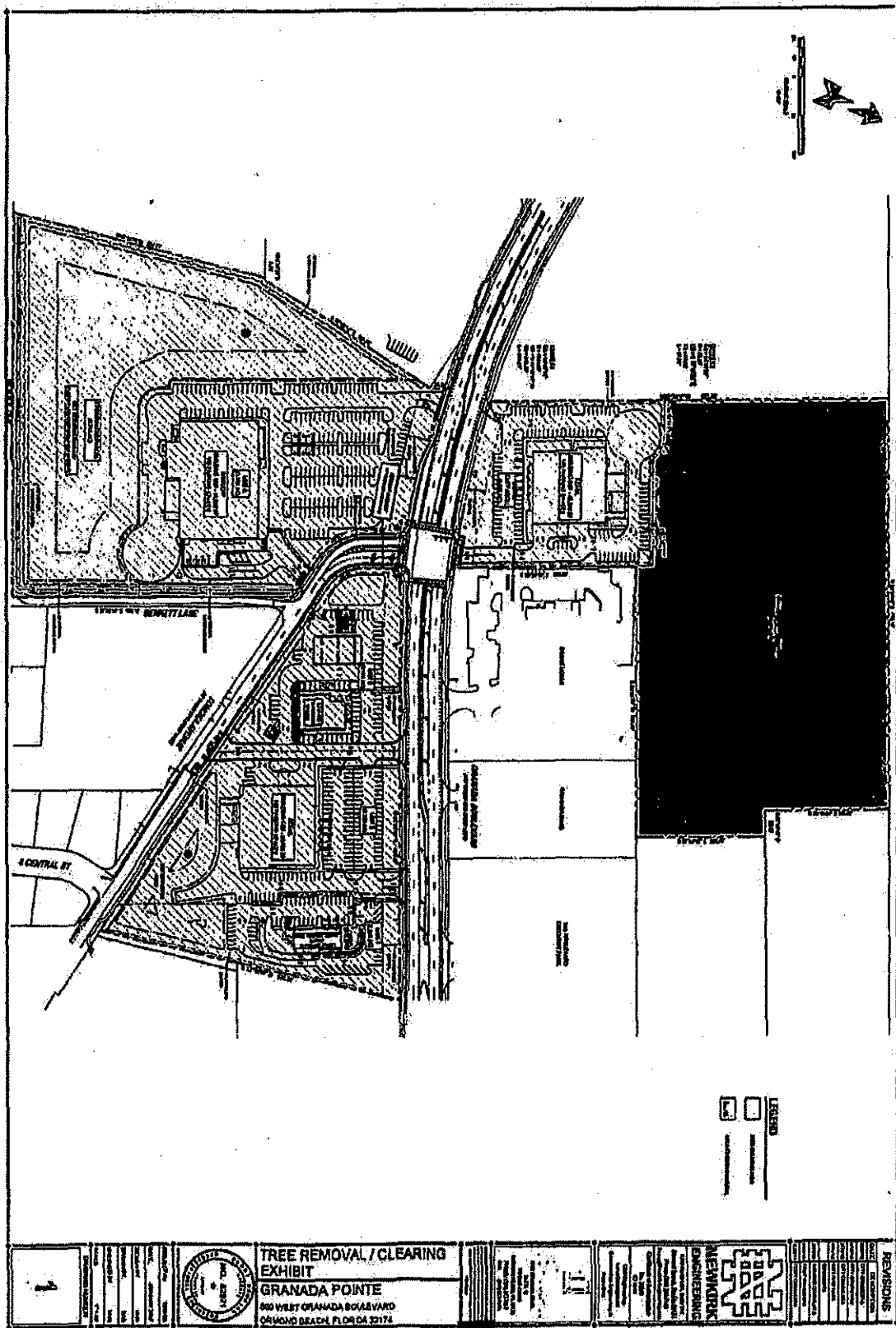


EXHIBIT "I"
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EXHIBIT "I"
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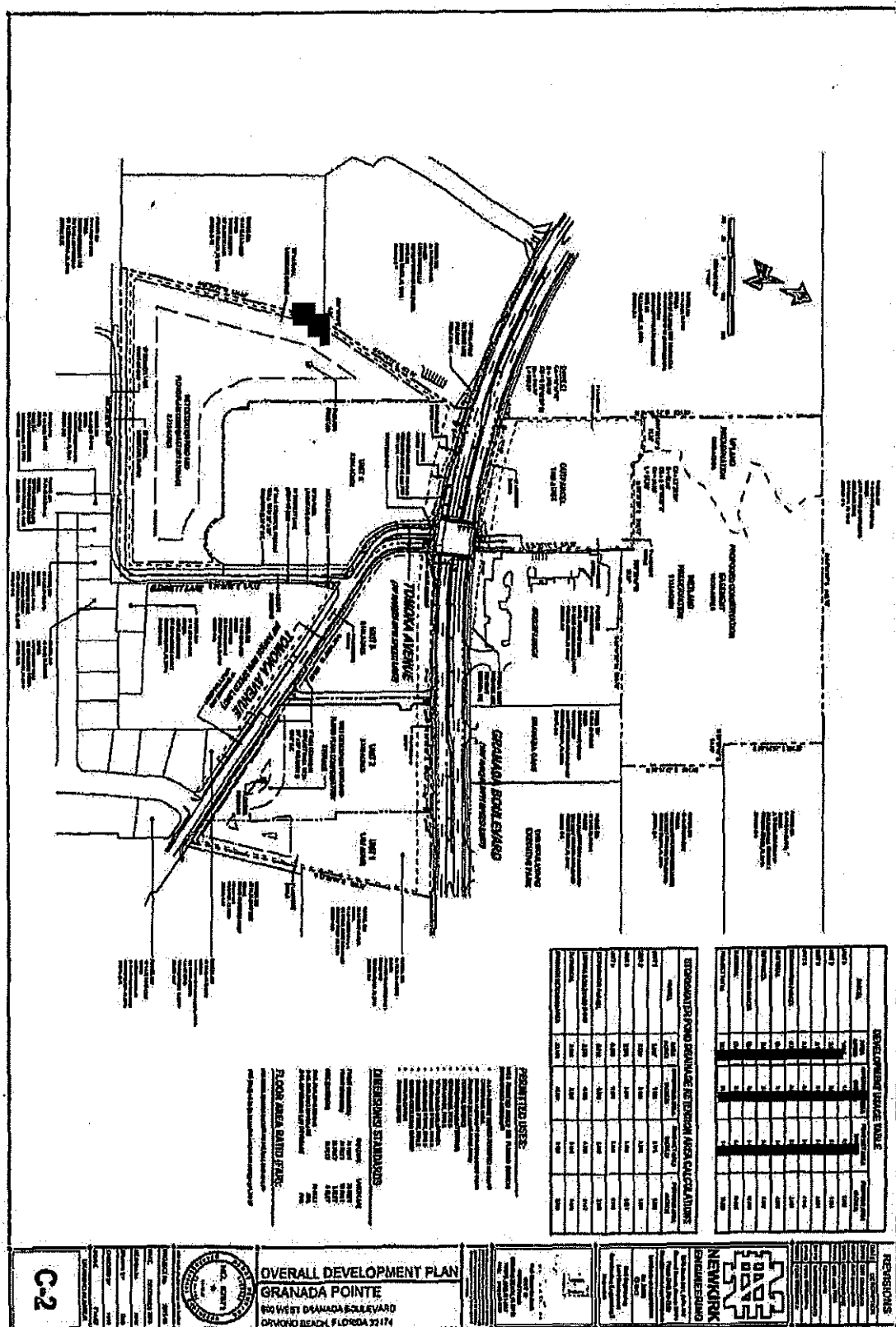


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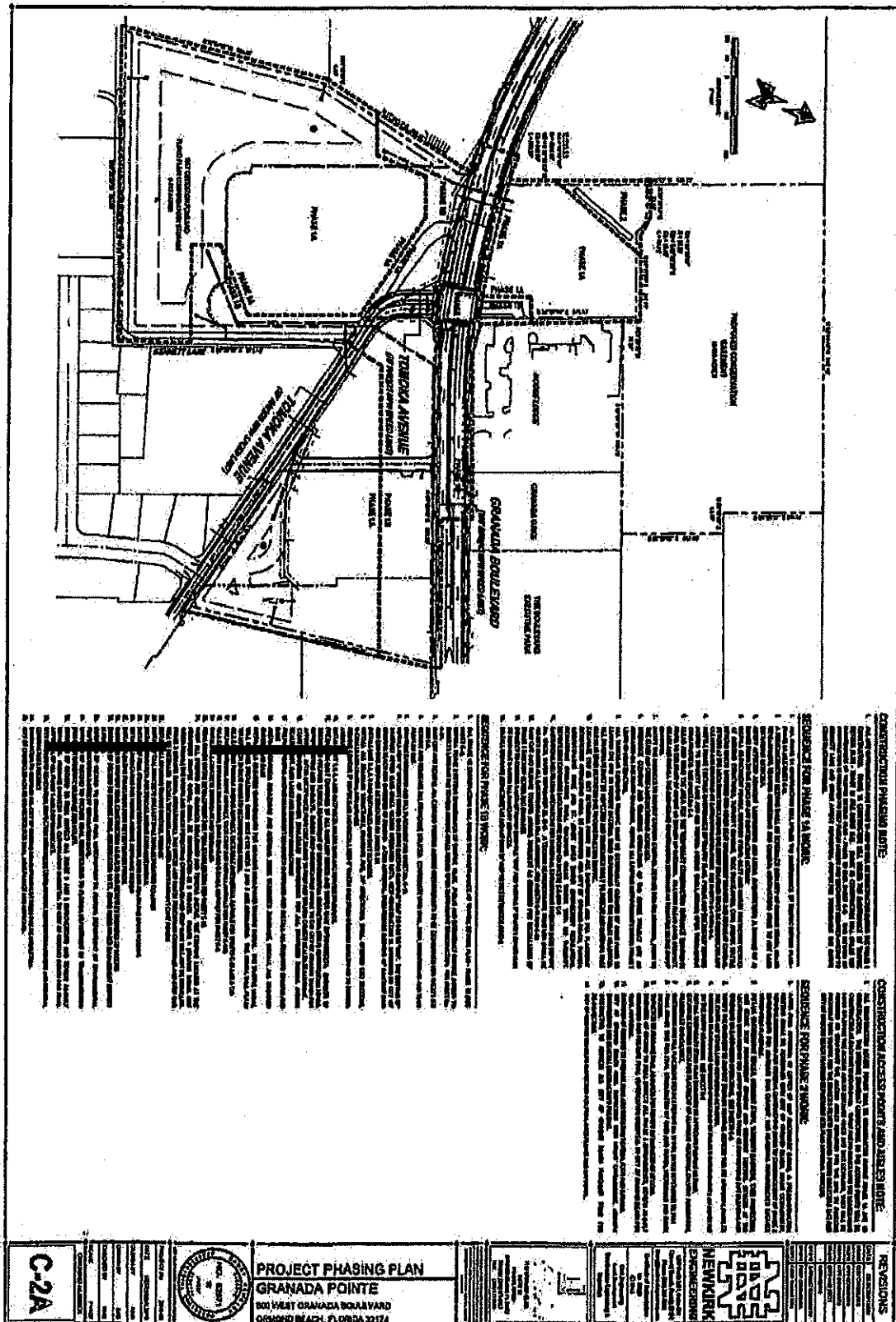


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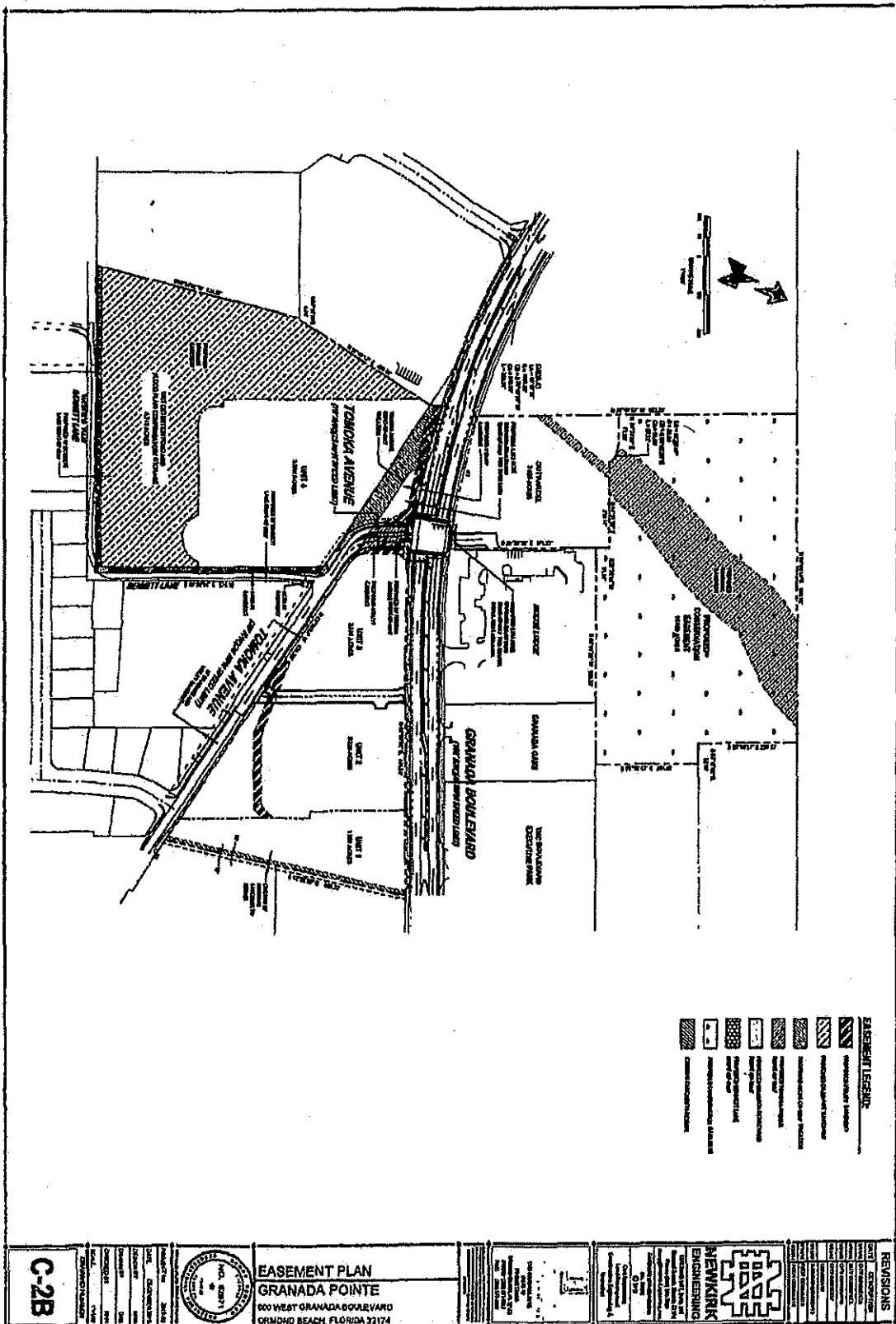


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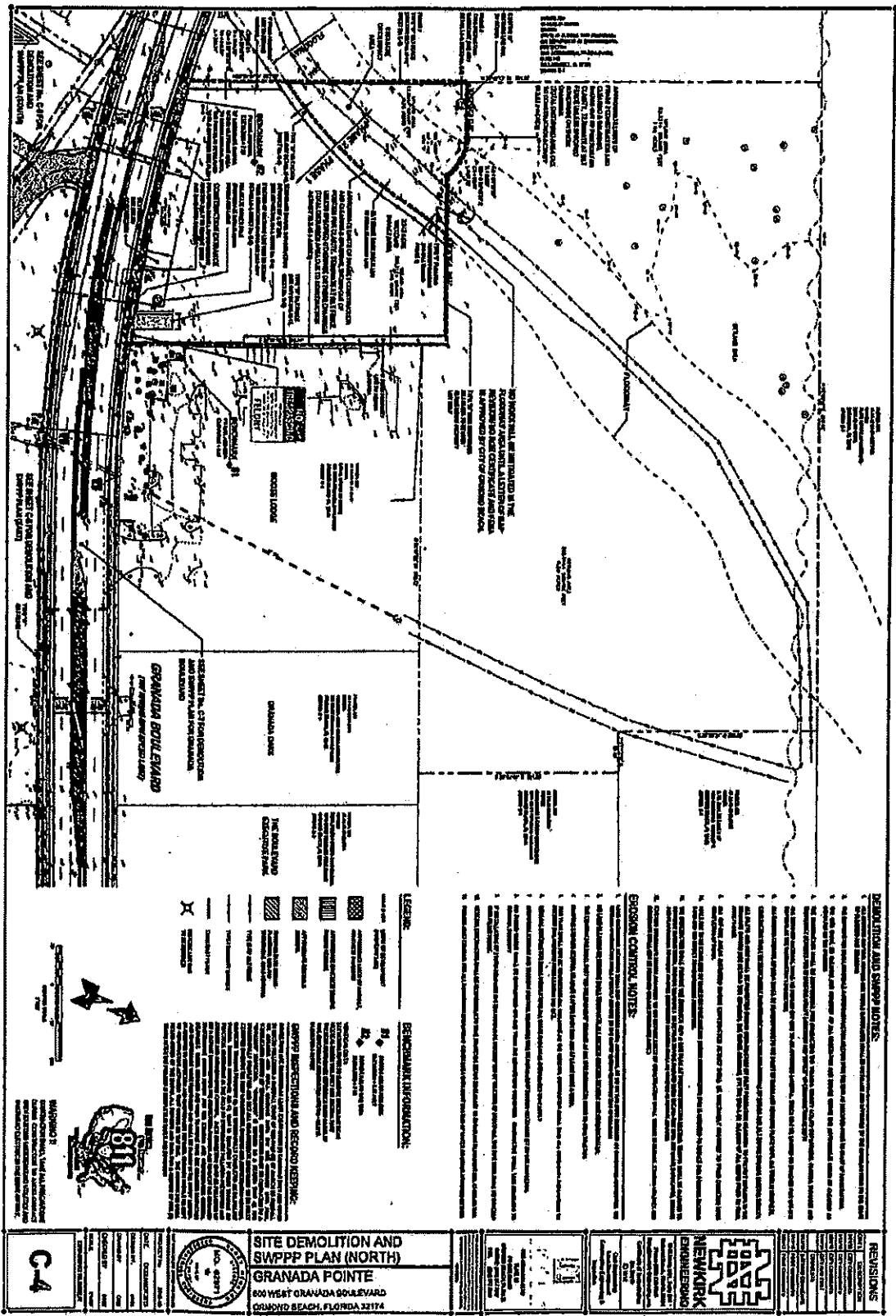


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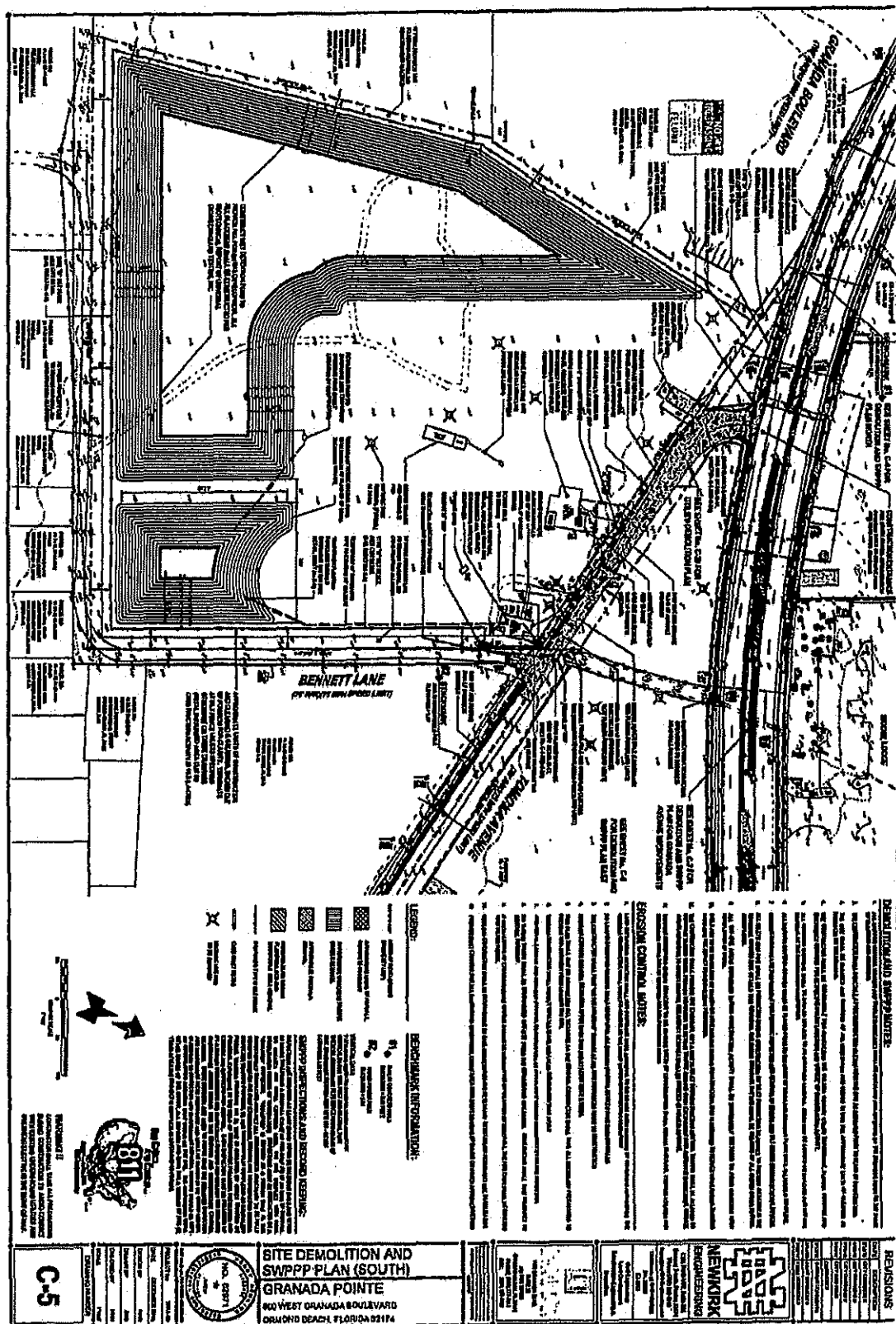


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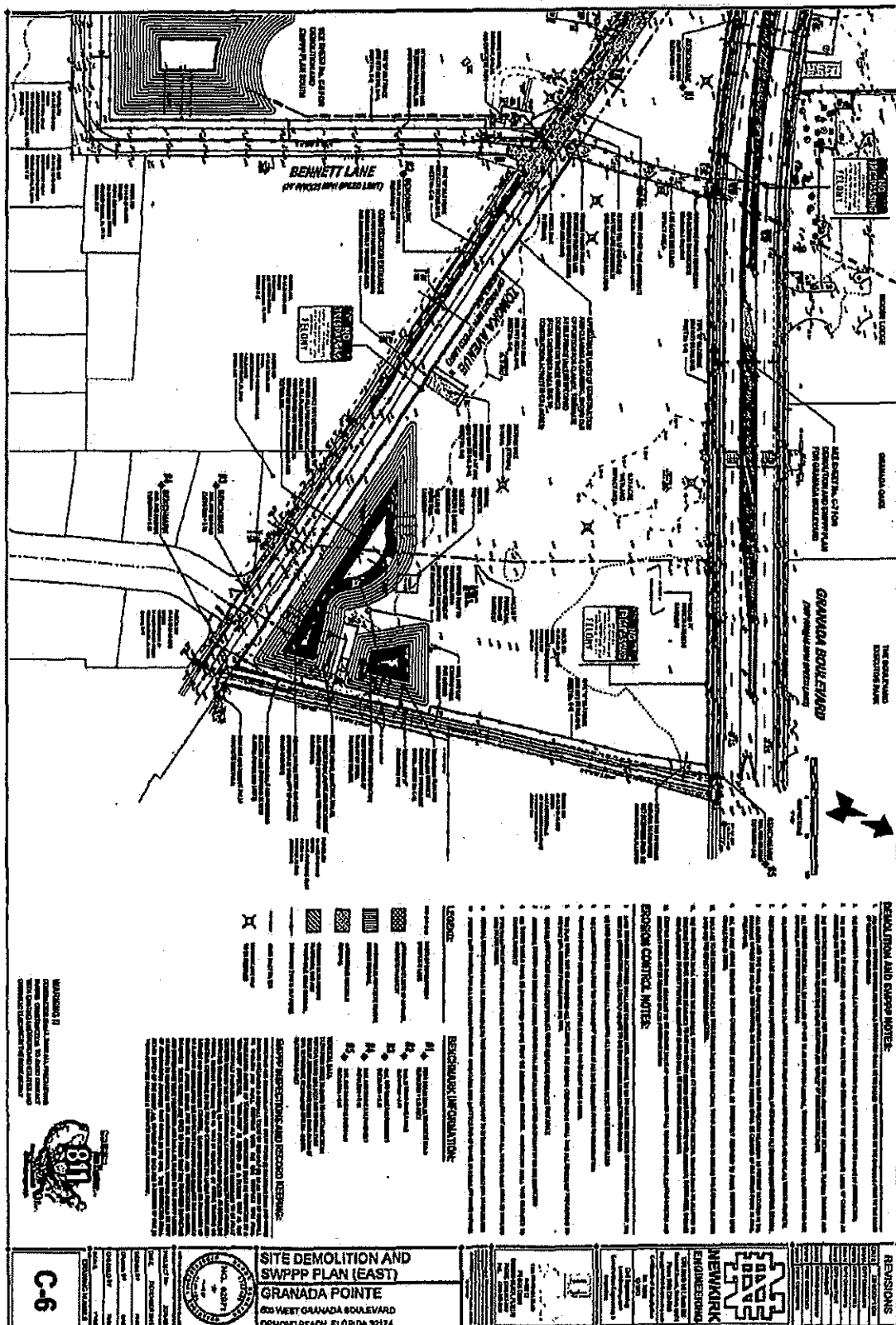


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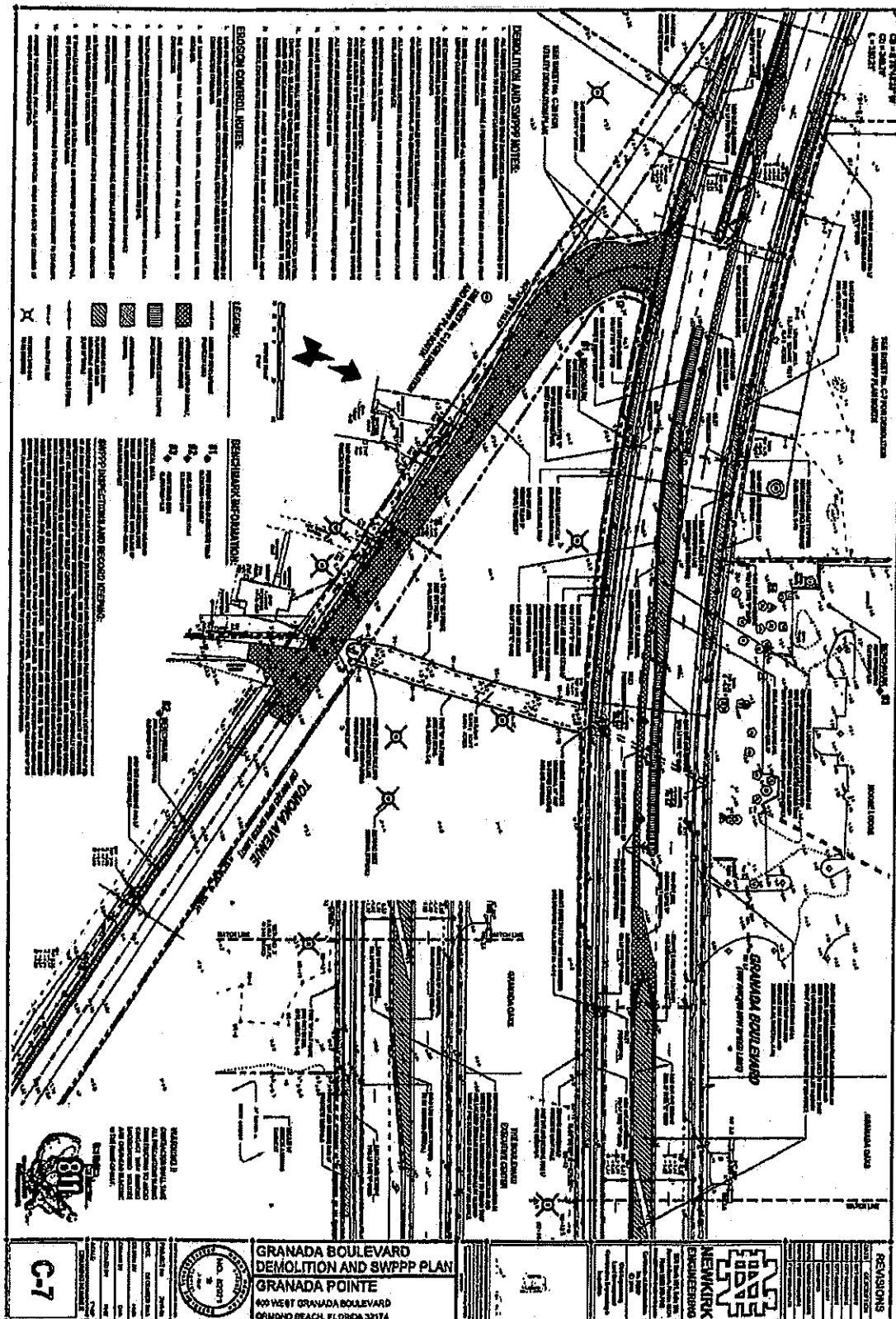


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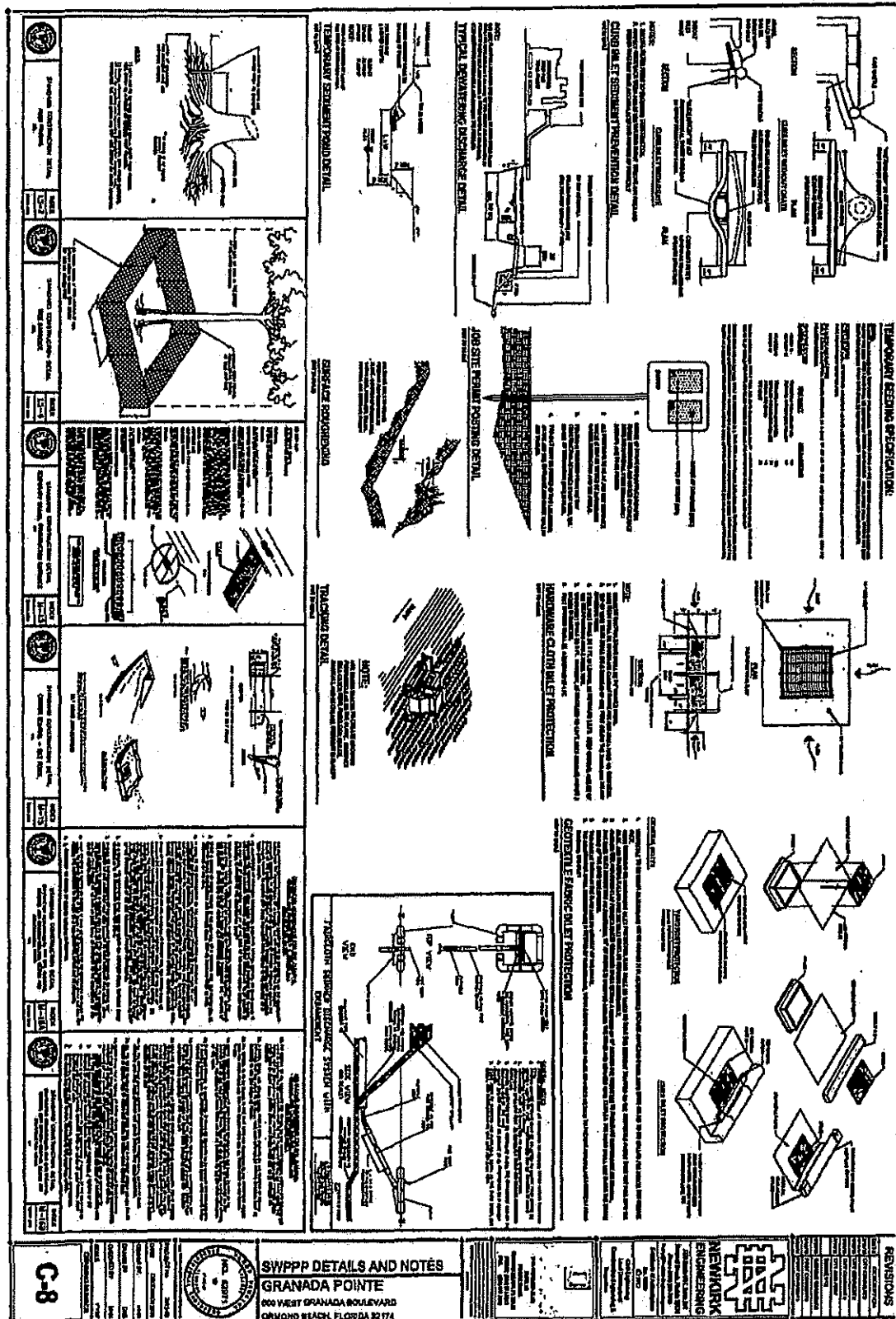


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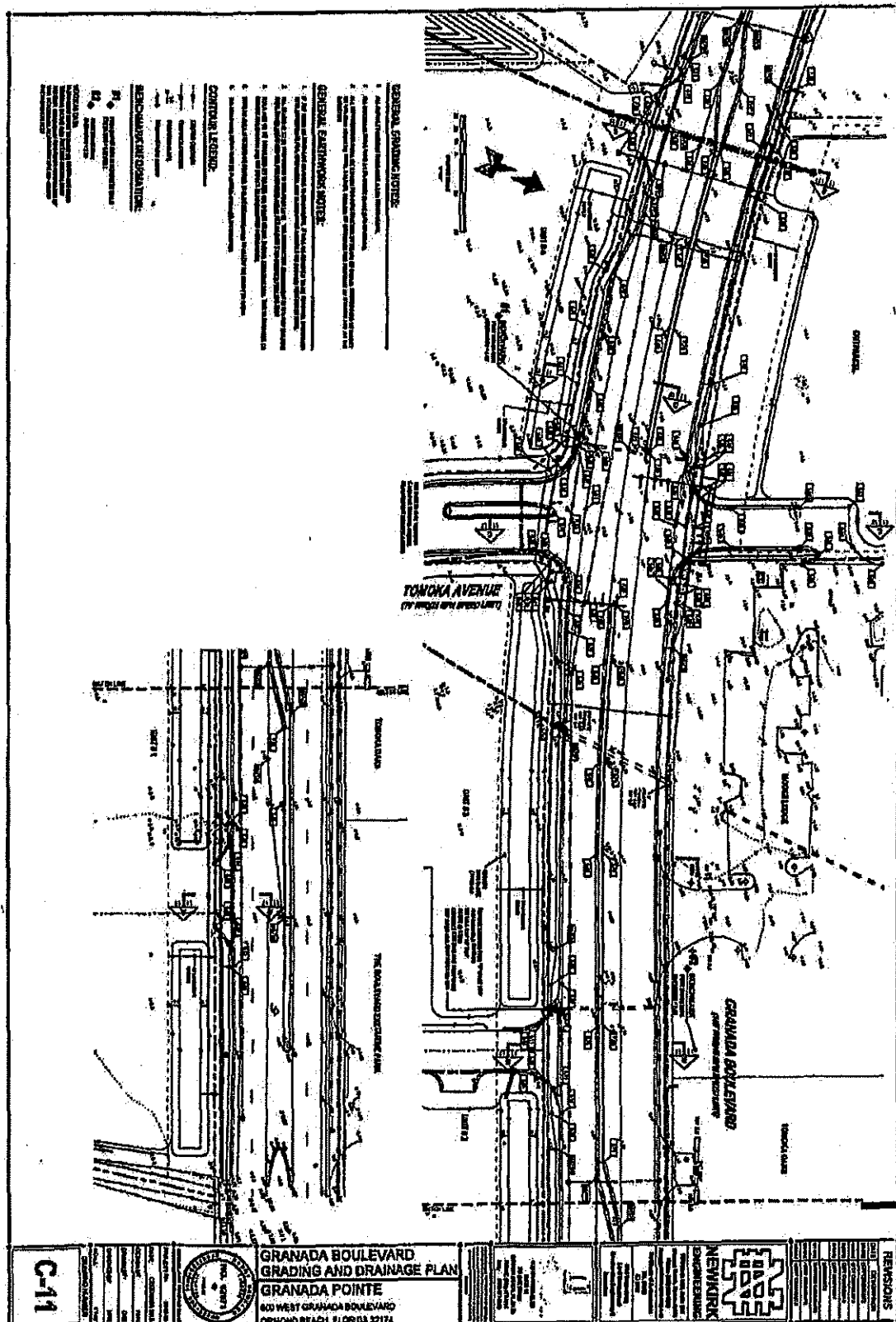


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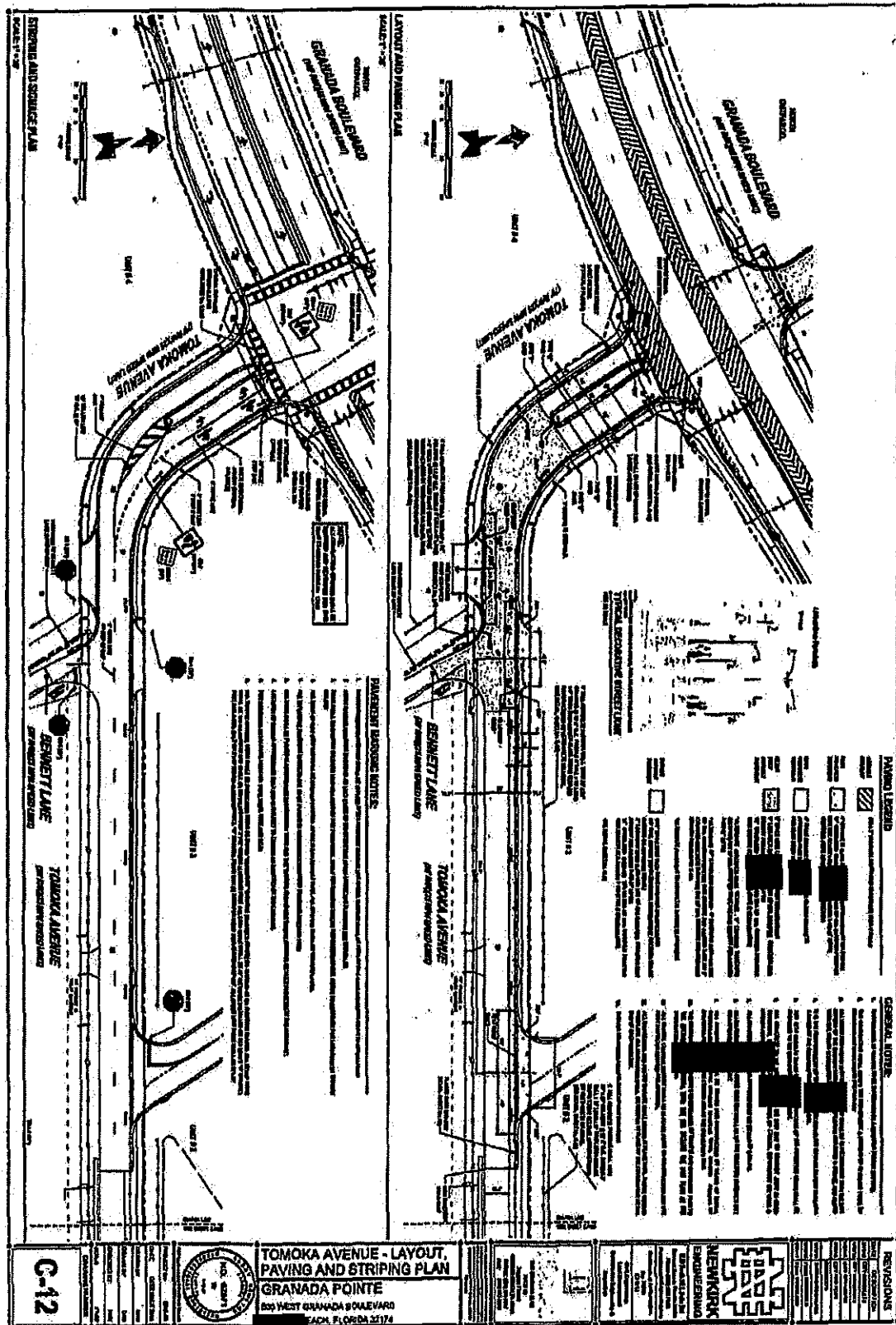


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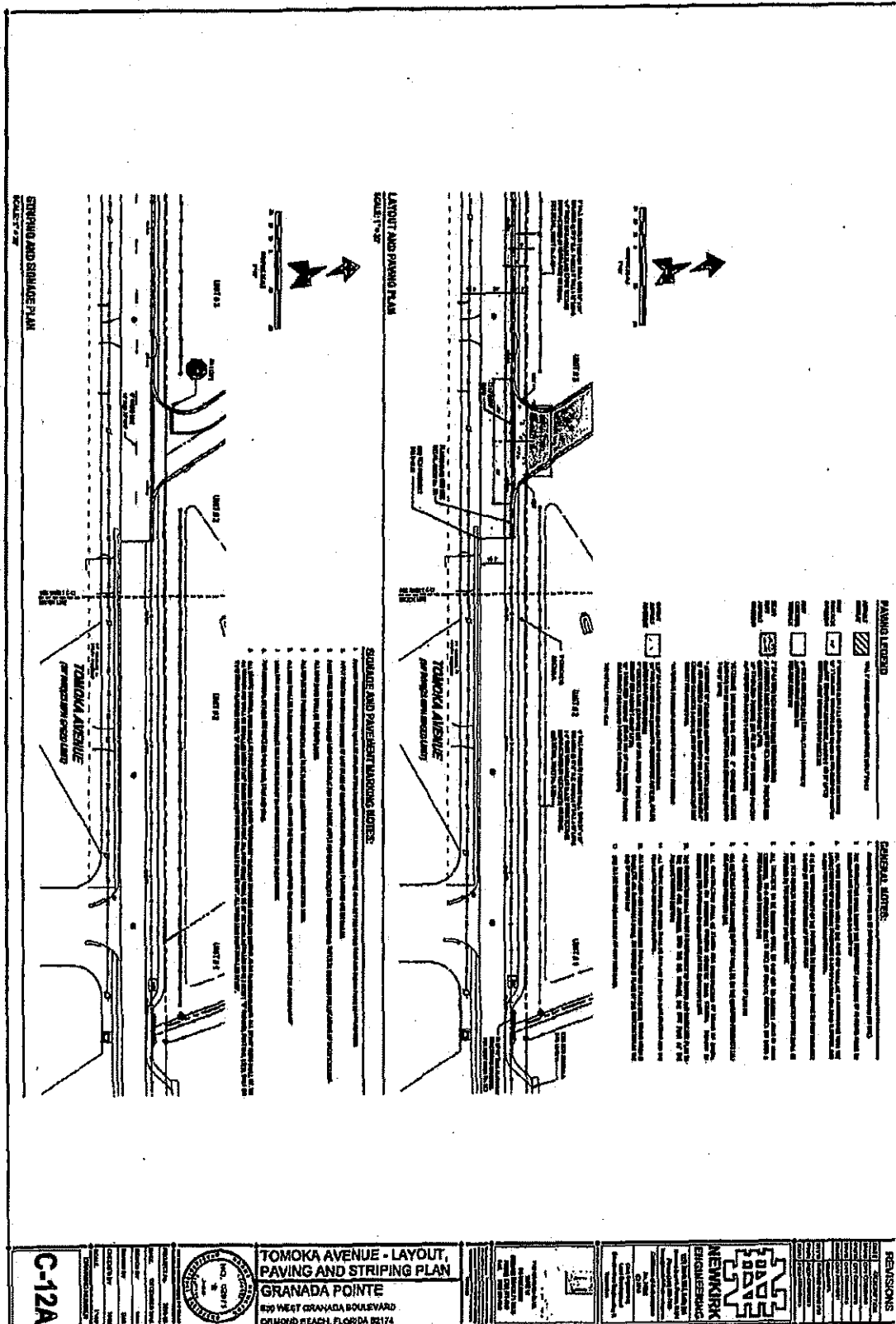


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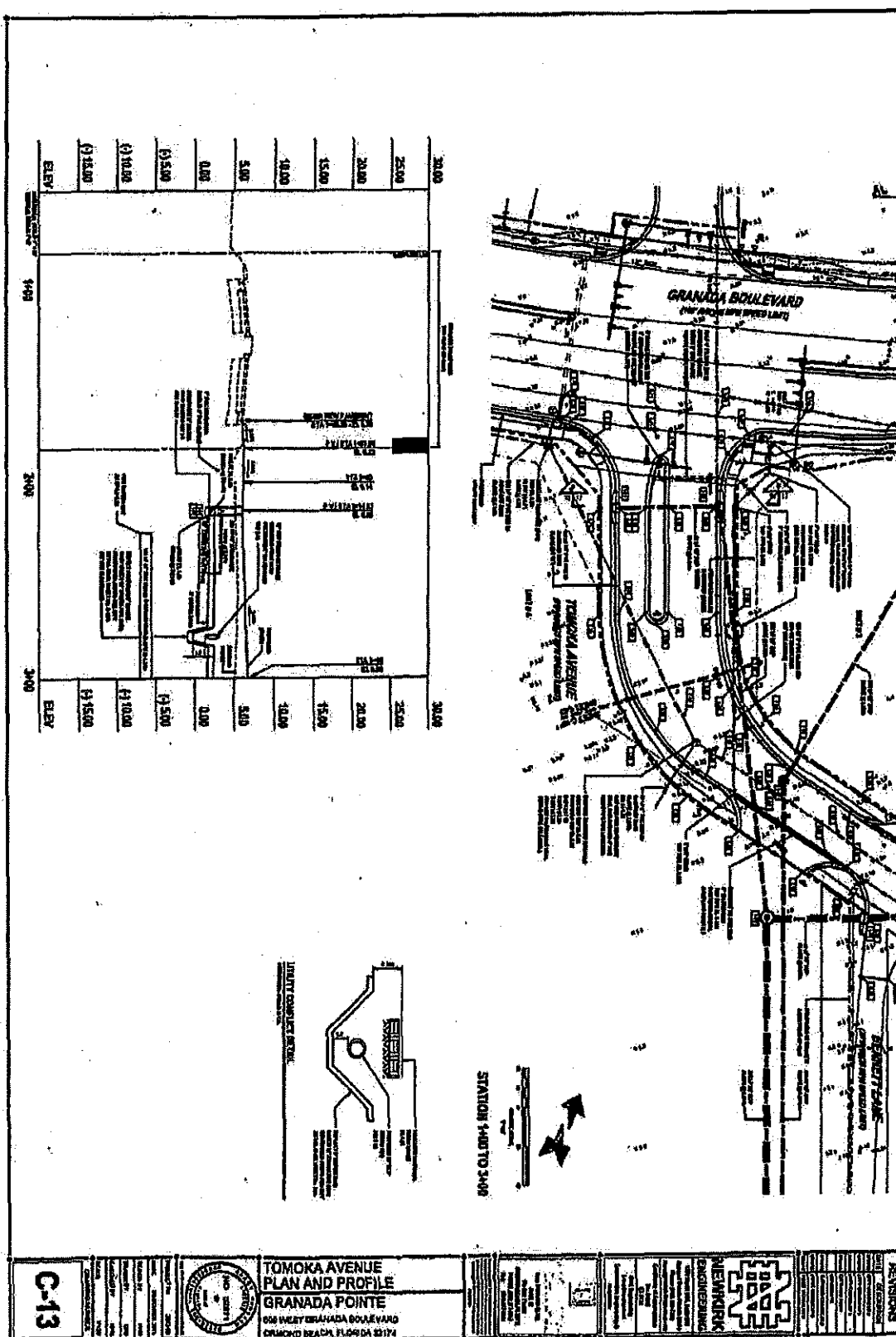


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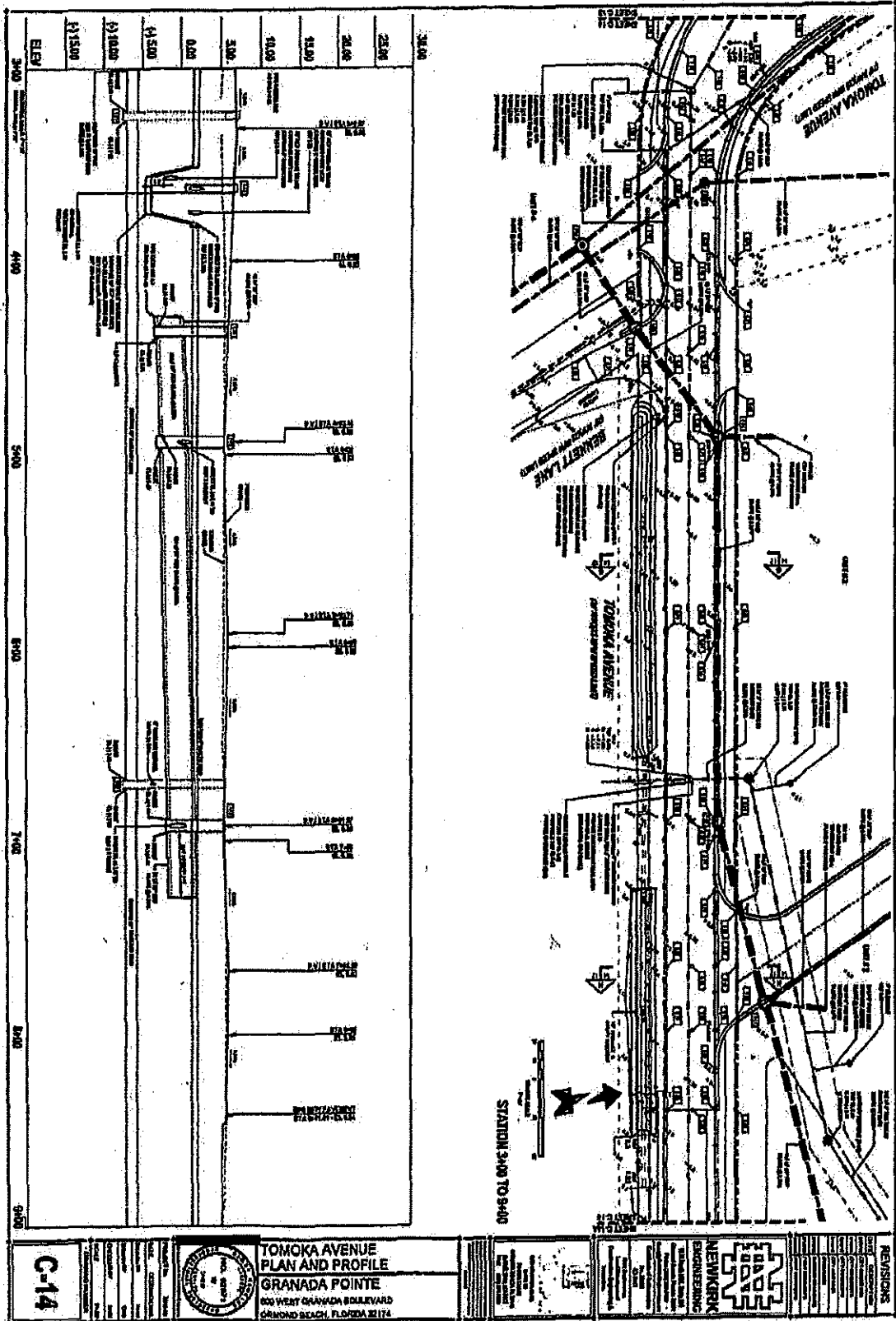


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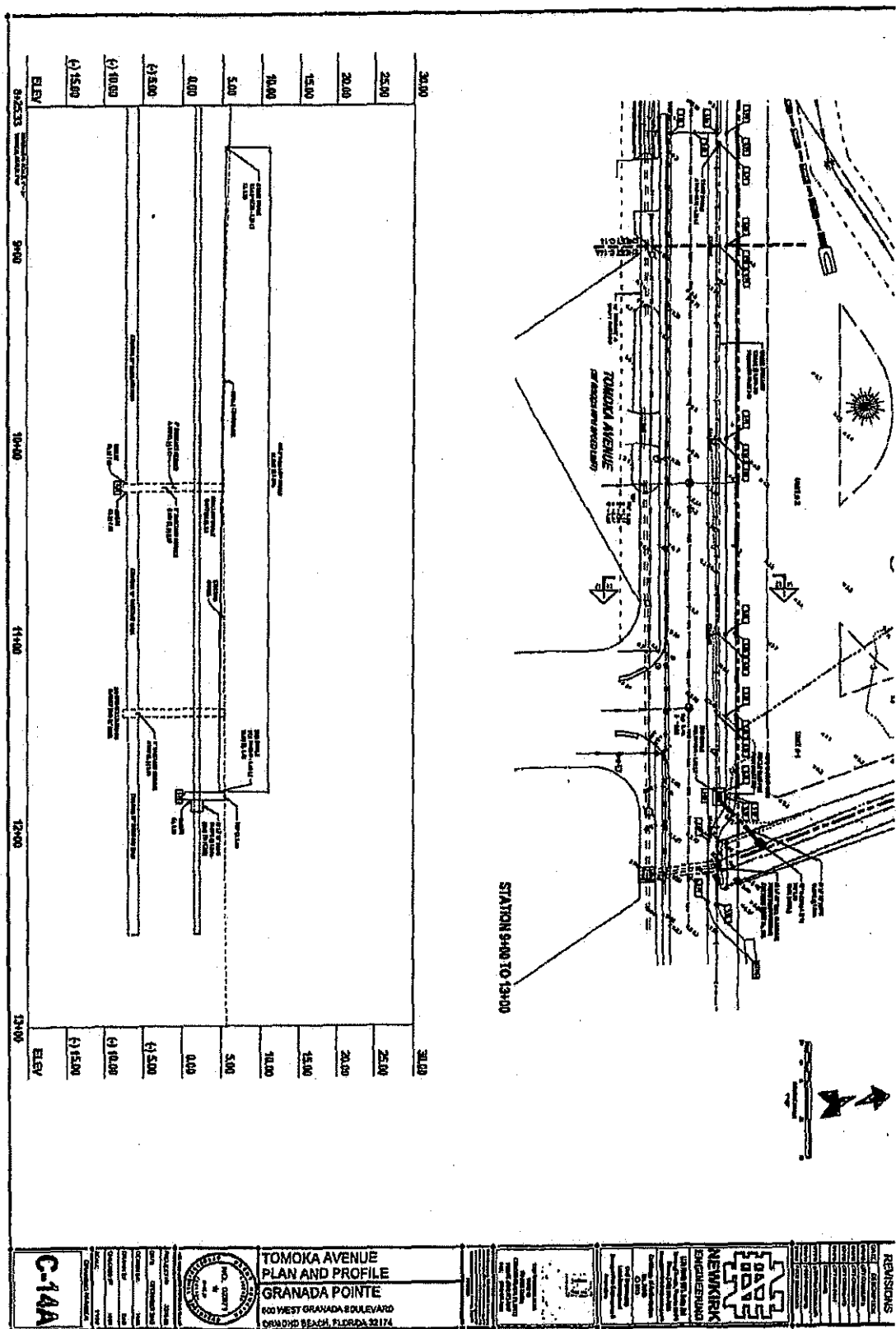


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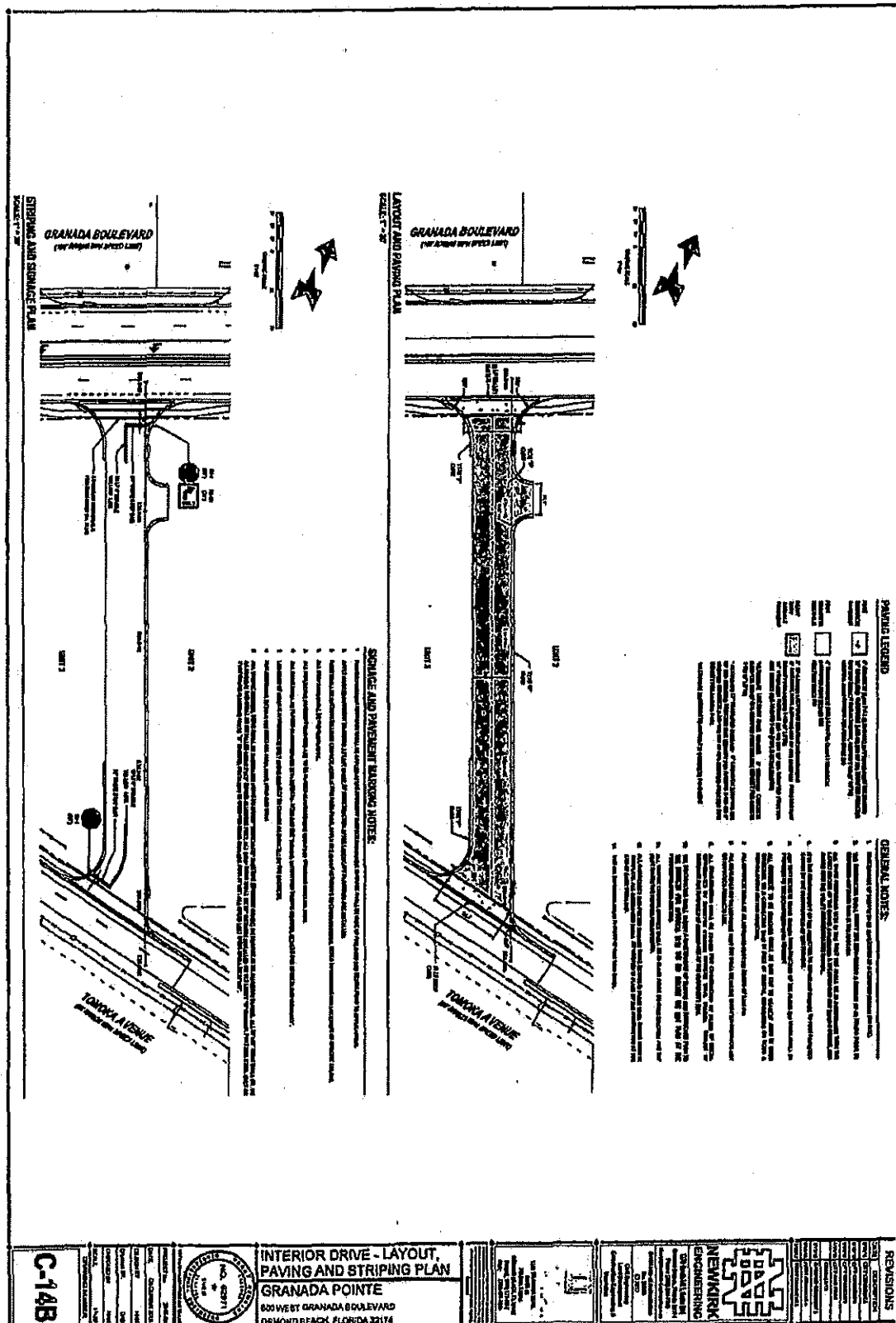


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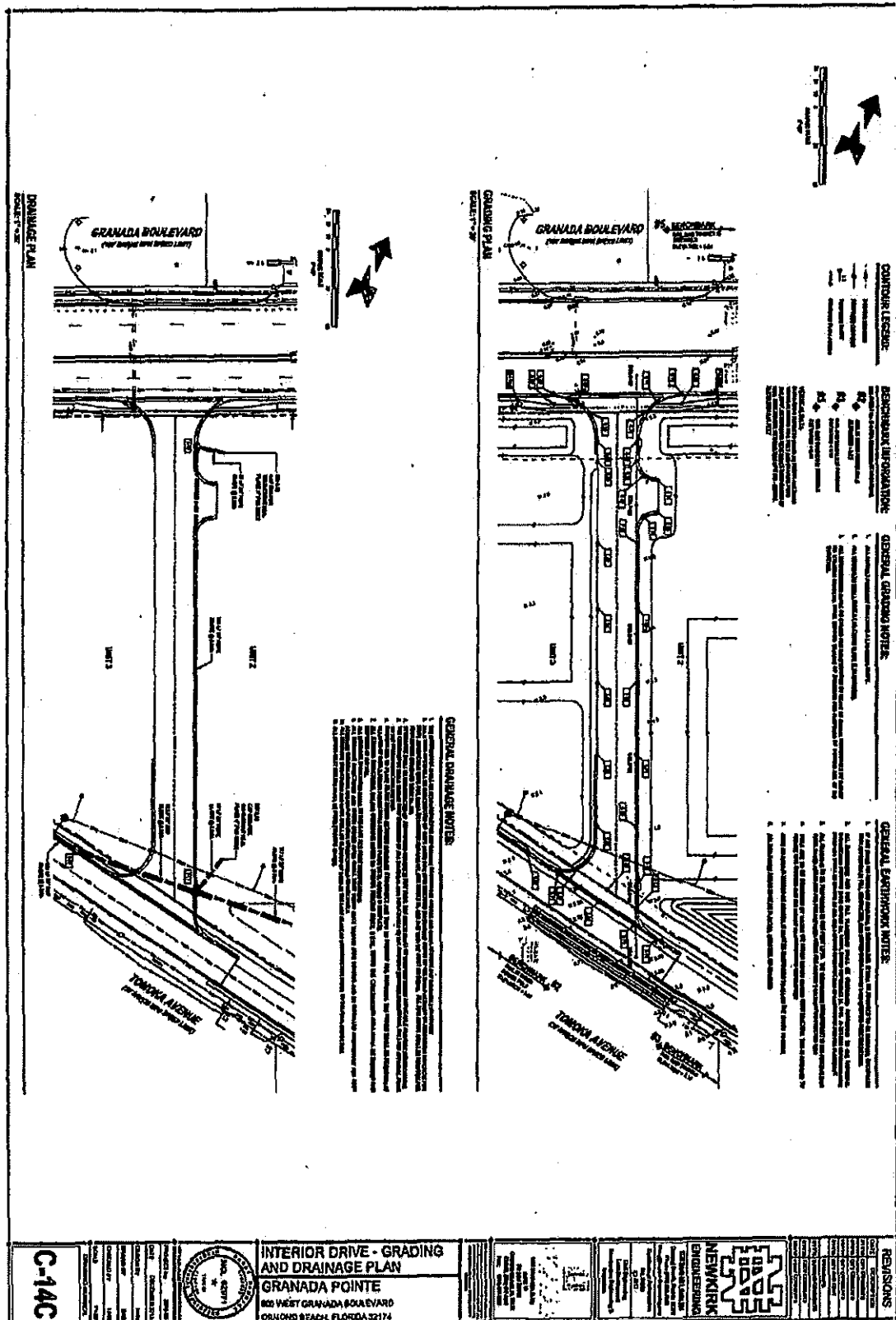


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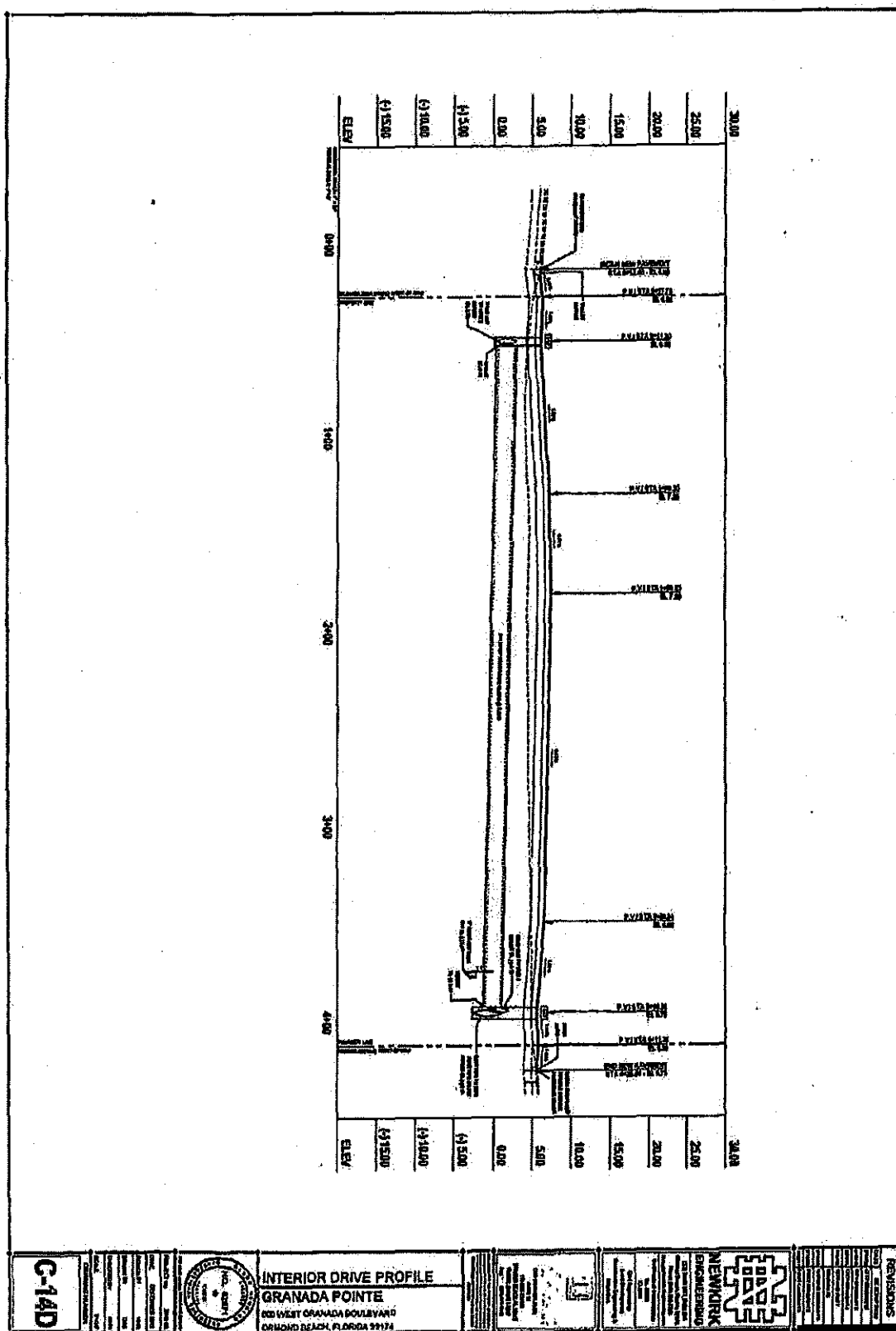


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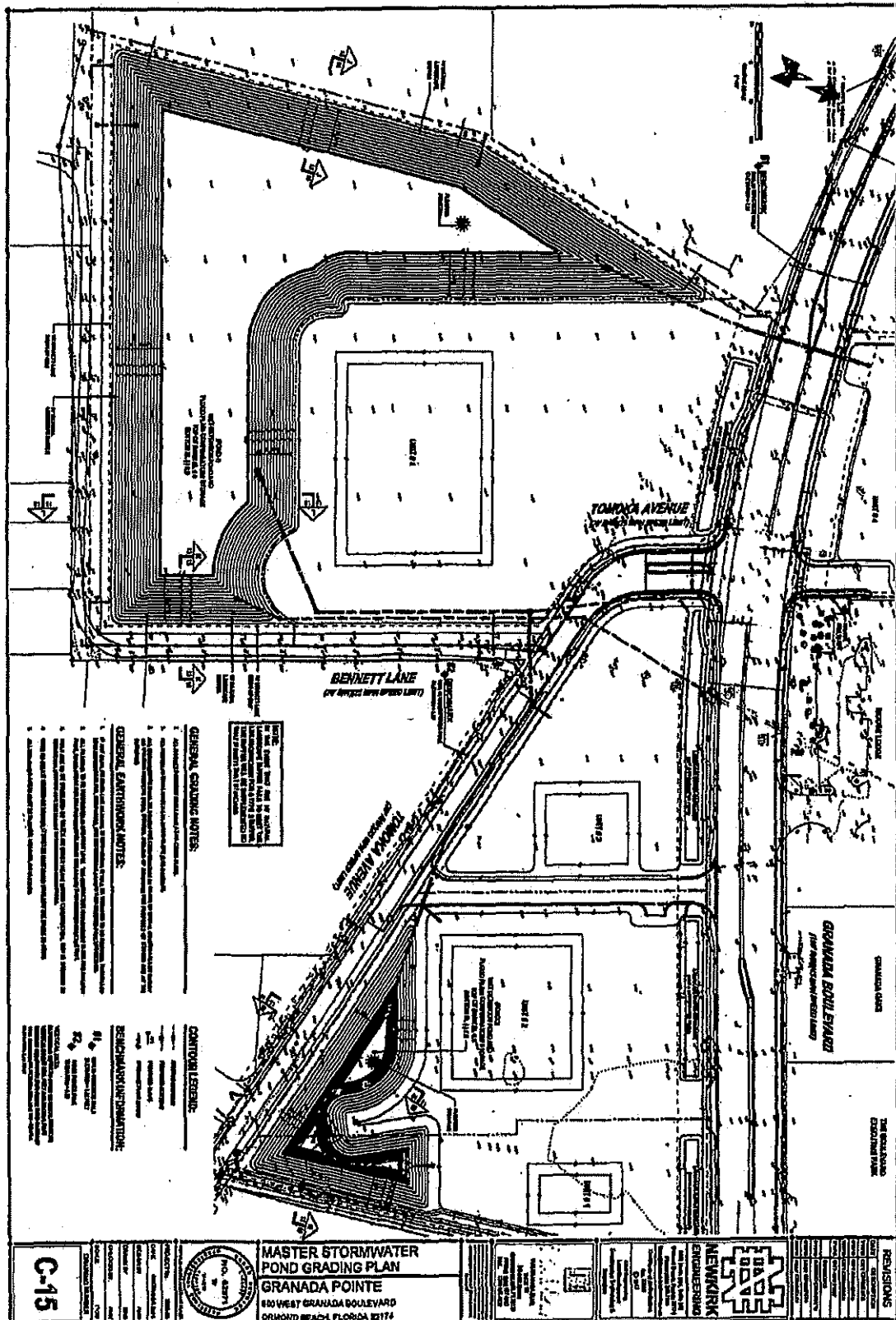
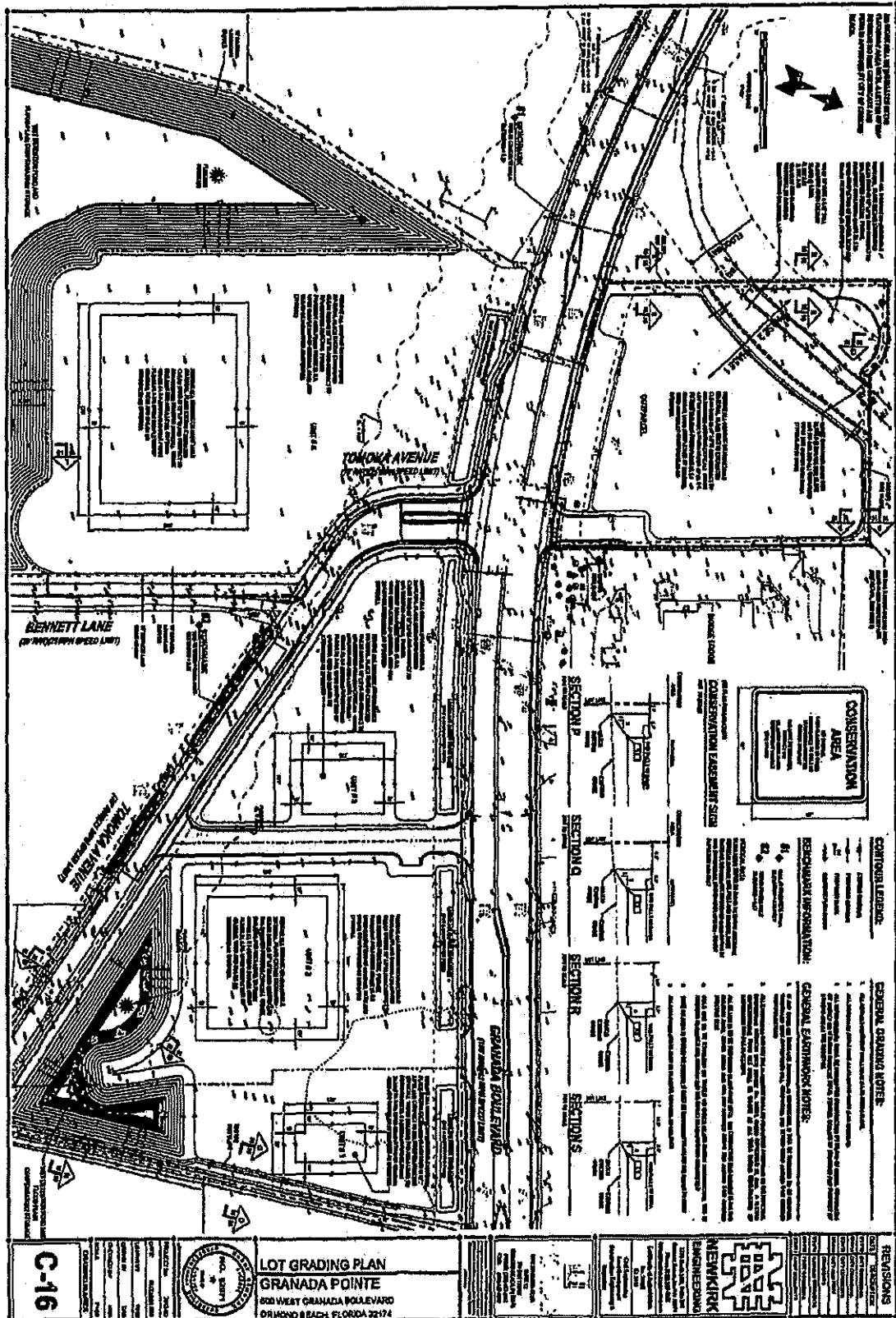


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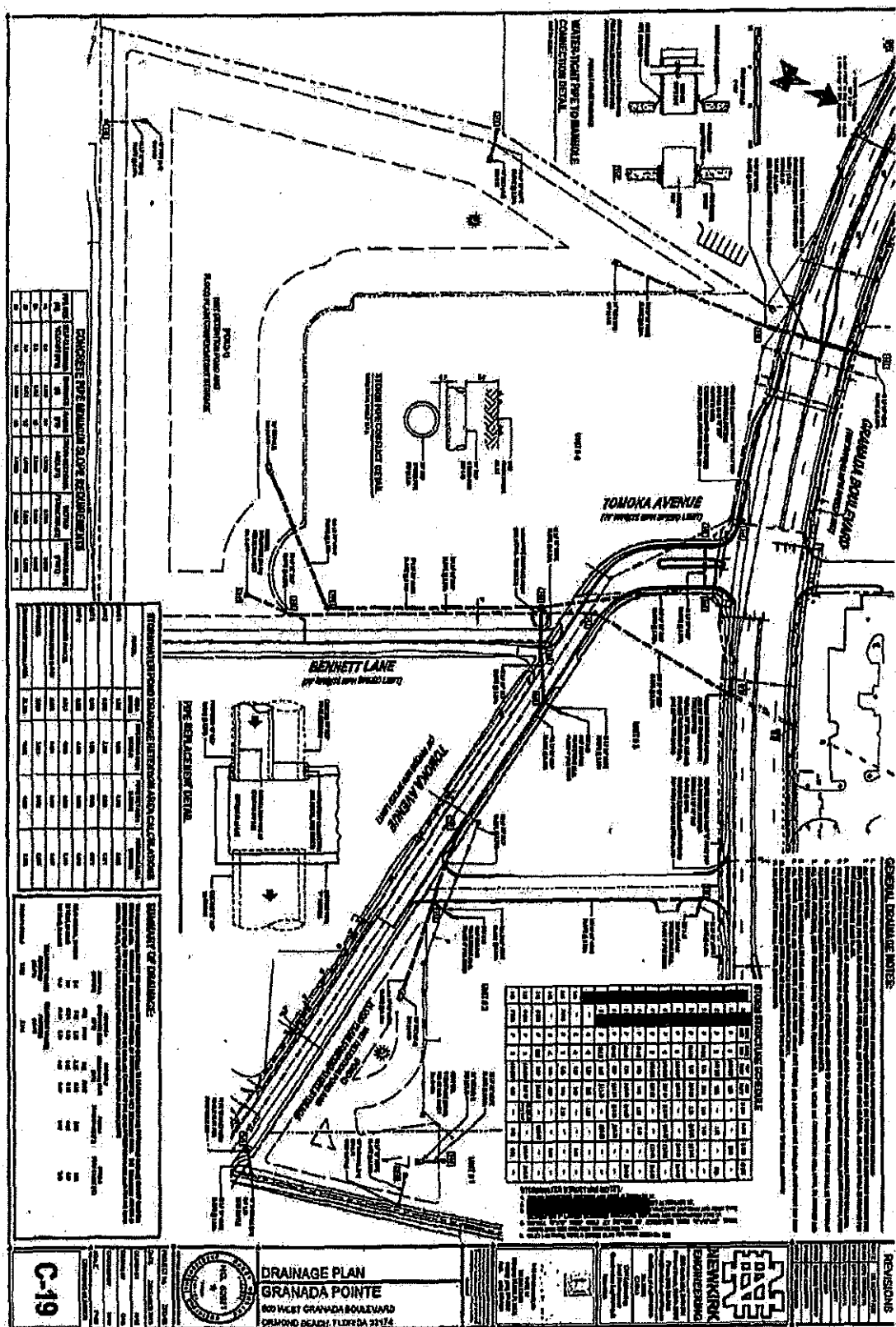


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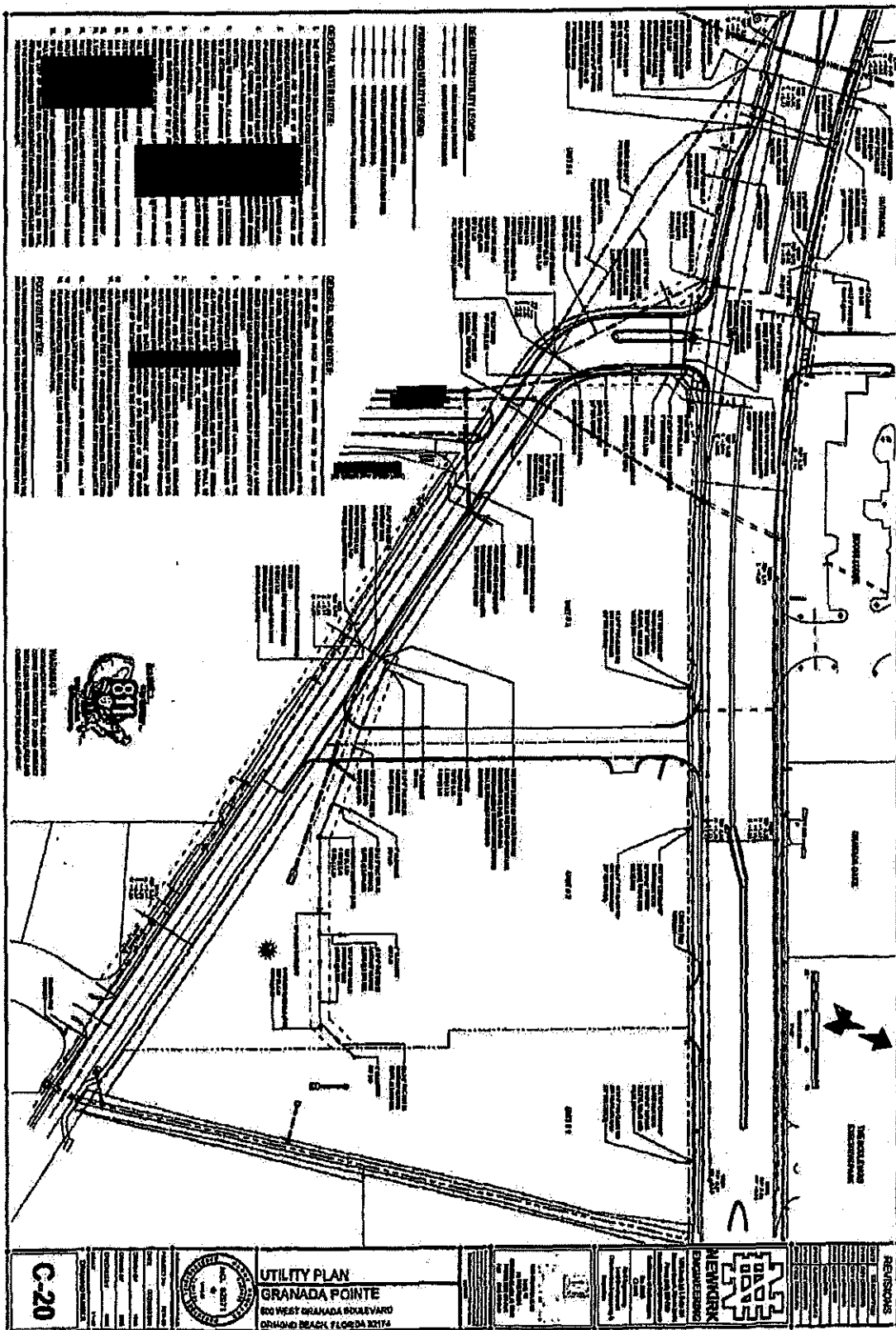


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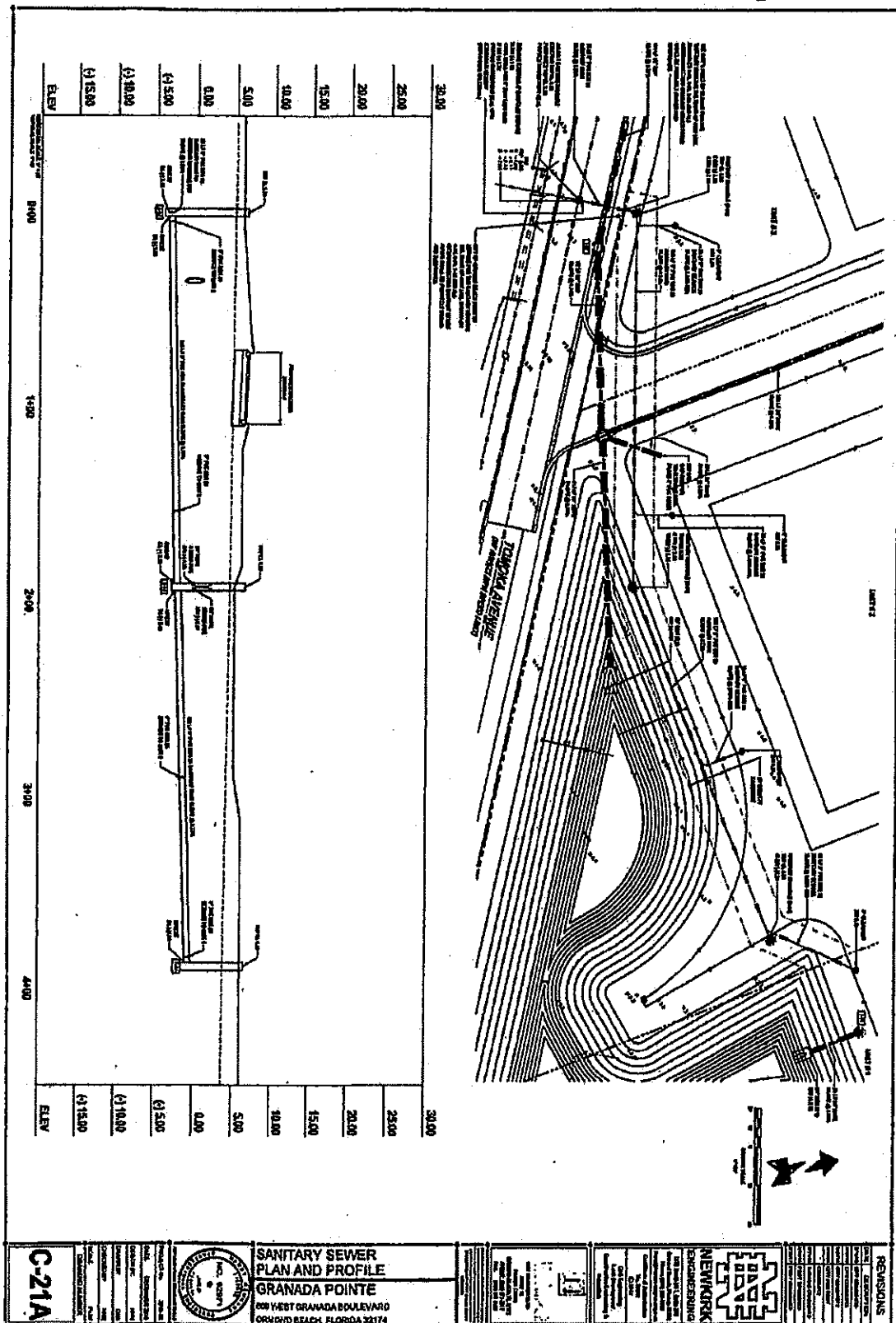
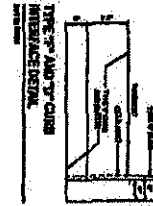


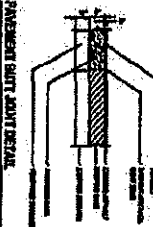
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TYPE "F" AND "T" CURTAIN INTERFACE DETAIL

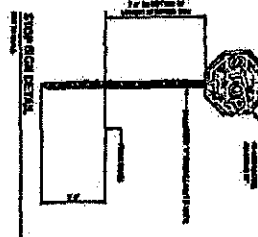


72- CUBS TRANSITION TO PLAY BALL

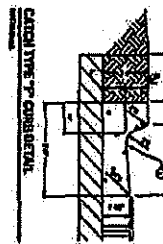


PHASEMENT BUTT JOINT DETAIL

- ### CHILD CONSTITUTION NOTES



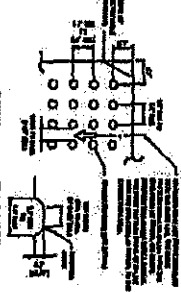
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ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED



REPORTED ASHLEY DETAIL



NOTES

1. The patient is a 45-year-old male with a history of chronic alcoholism and a recent diagnosis of liver cirrhosis. He presents with a 2-day history of severe, constant abdominal pain in the right upper quadrant, associated with nausea and vomiting.
2. On physical examination, the patient is tachycardic (heart rate 110 bpm) and has mild jaundice. The abdomen is tender in the right upper quadrant, with a positive Murphy's sign. There is no guarding or rigidity.
3. Laboratory tests show a white blood cell count of 12,000/mm³ with a left shift, and a serum bilirubin level of 2.5 mg/dL. Liver function tests are abnormal, with elevated aspartate aminotransferase (AST) and alanine aminotransferase (ALT) levels.
4. An ultrasound of the abdomen shows a dilated gallbladder with a thickened wall and a small amount of pericholecystic fluid. No gallstones are visible.
5. The patient is diagnosed with acute cholecystitis. He is started on intravenous antibiotics and fluids. A surgical consultation is obtained for a laparoscopic cholecystectomy.

CLIPS RAMP TEST STAFF IDENTIFICATION DETAIL

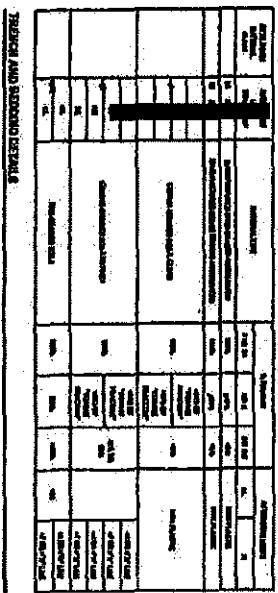
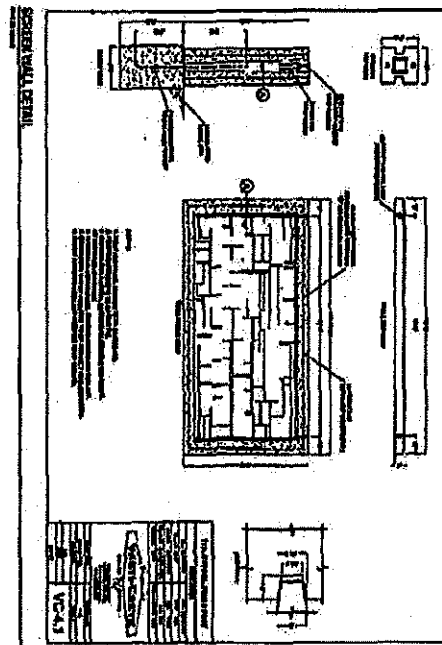


TABLE 1. CLASSES OF EMBODIMENT AND MATERIAL UTILIZATION



TYPICAL SCREEN WALL PHOTO



SEARCHED **INDEXED**
SERIALIZED **FILED**

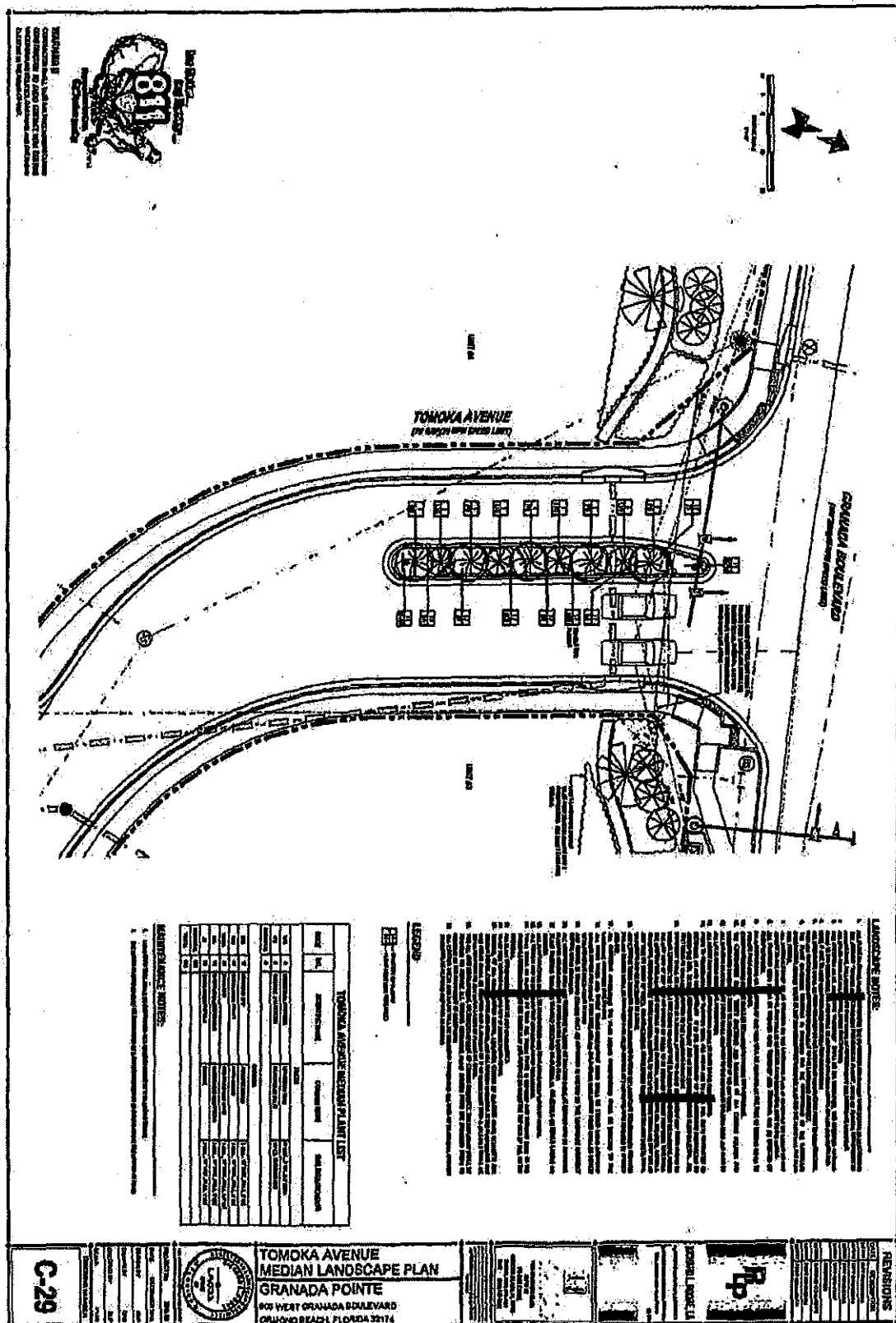


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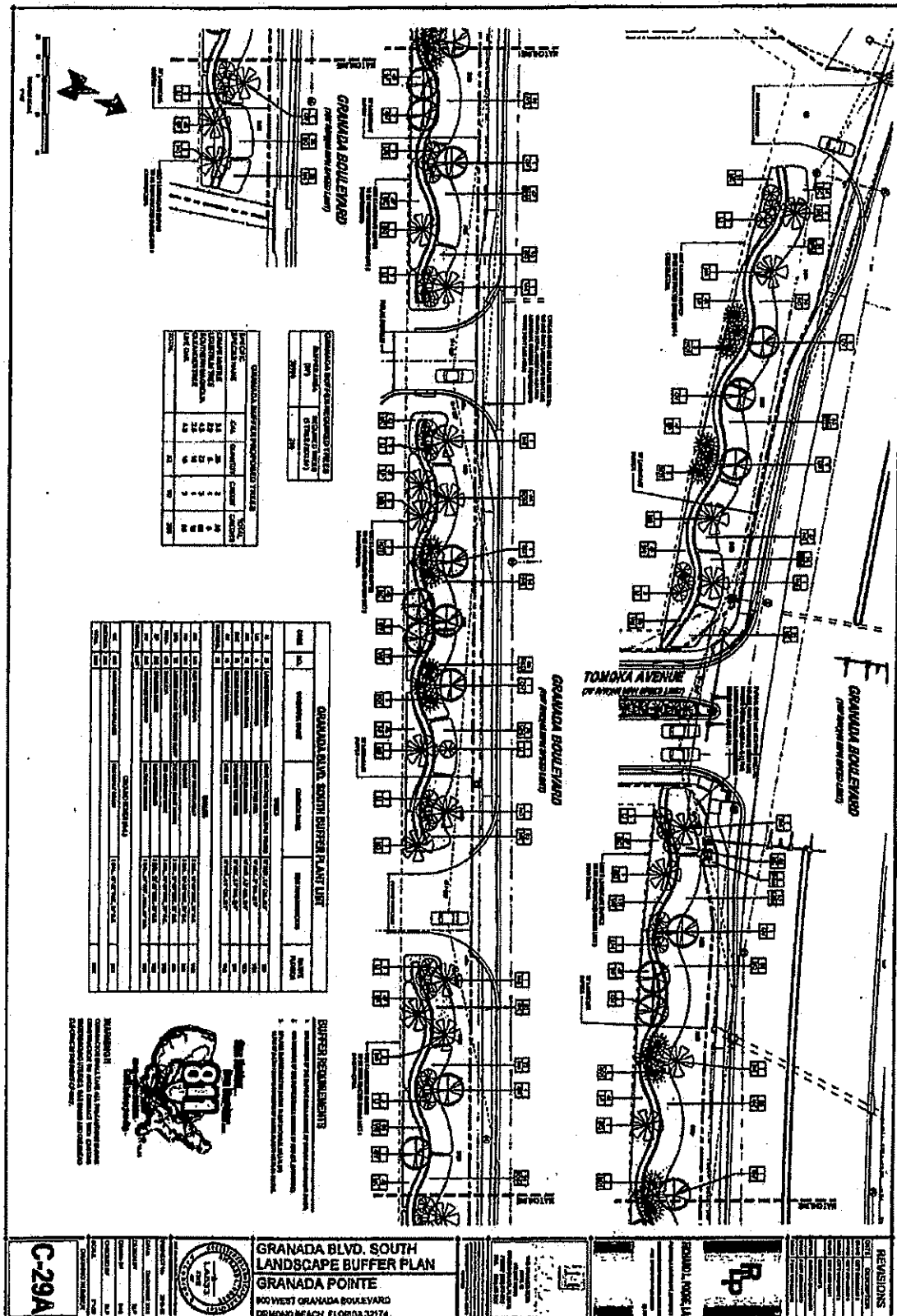


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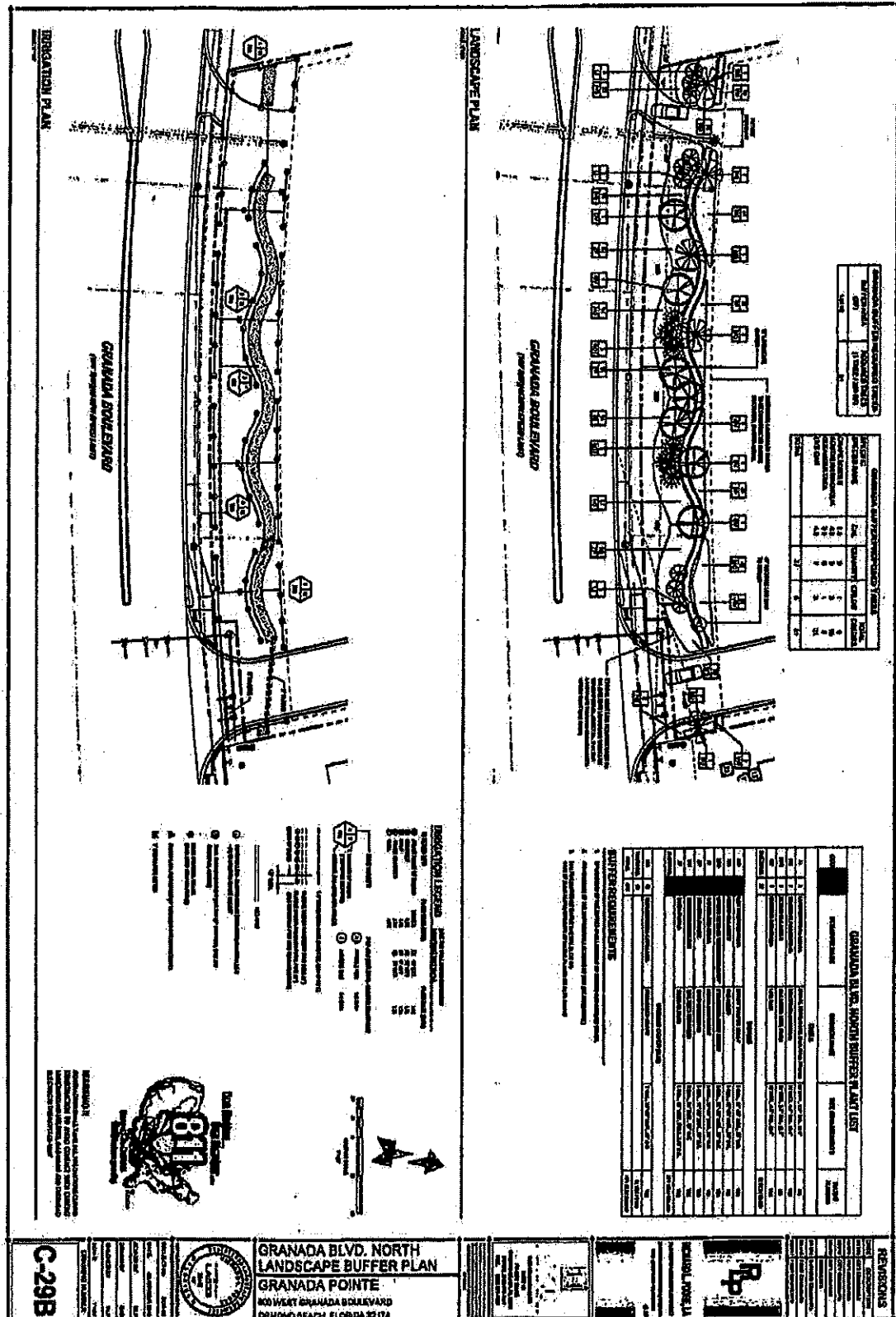


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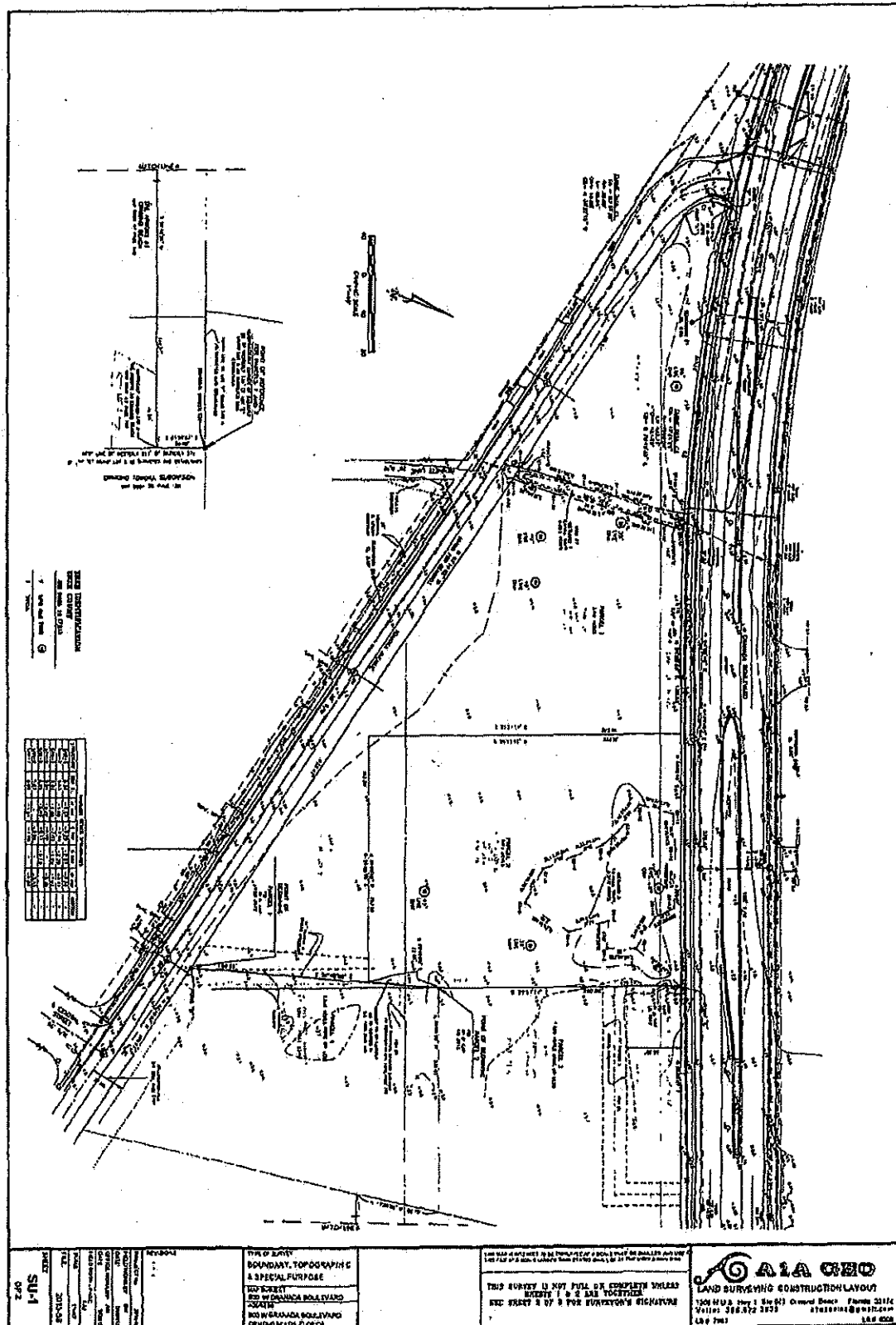


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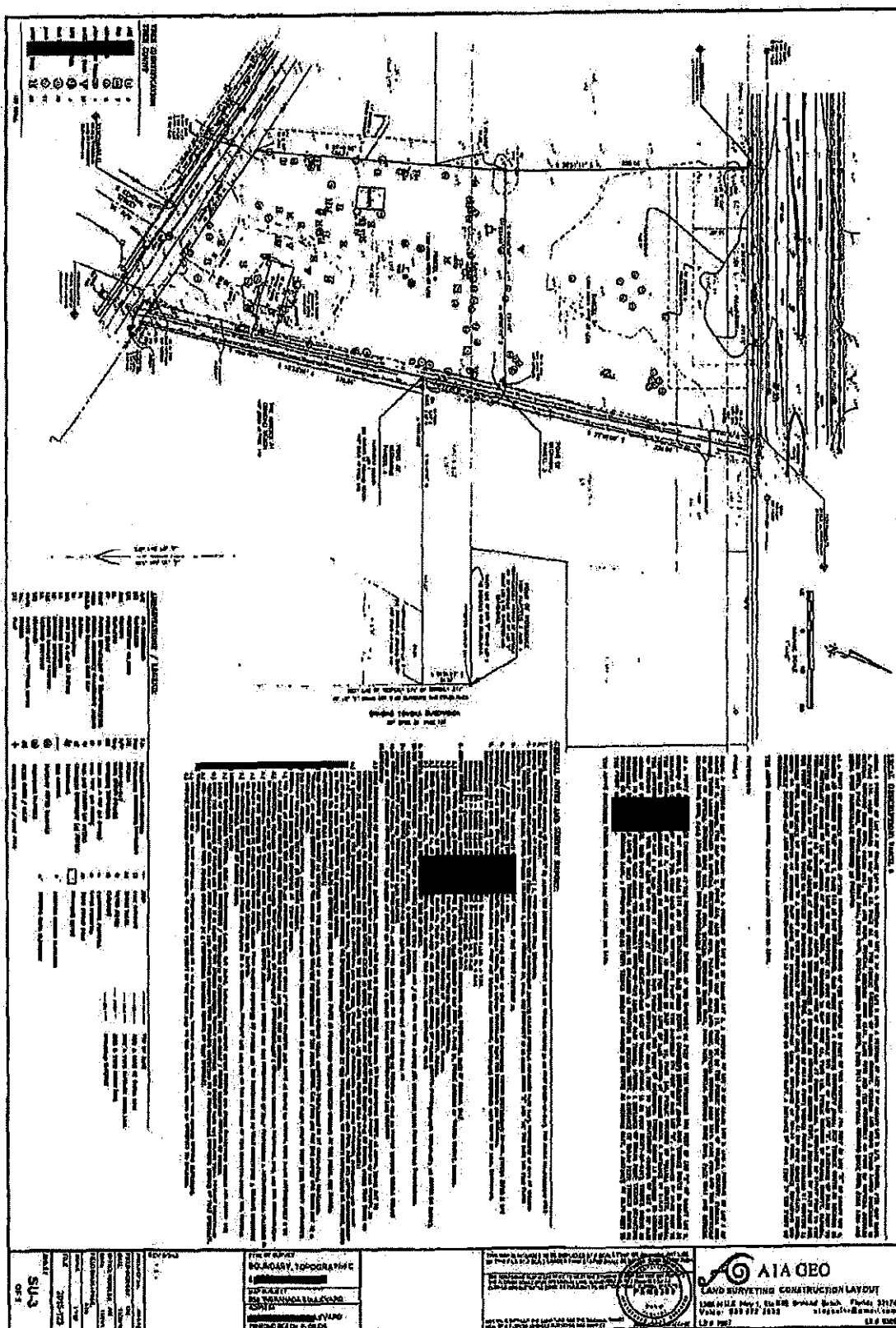
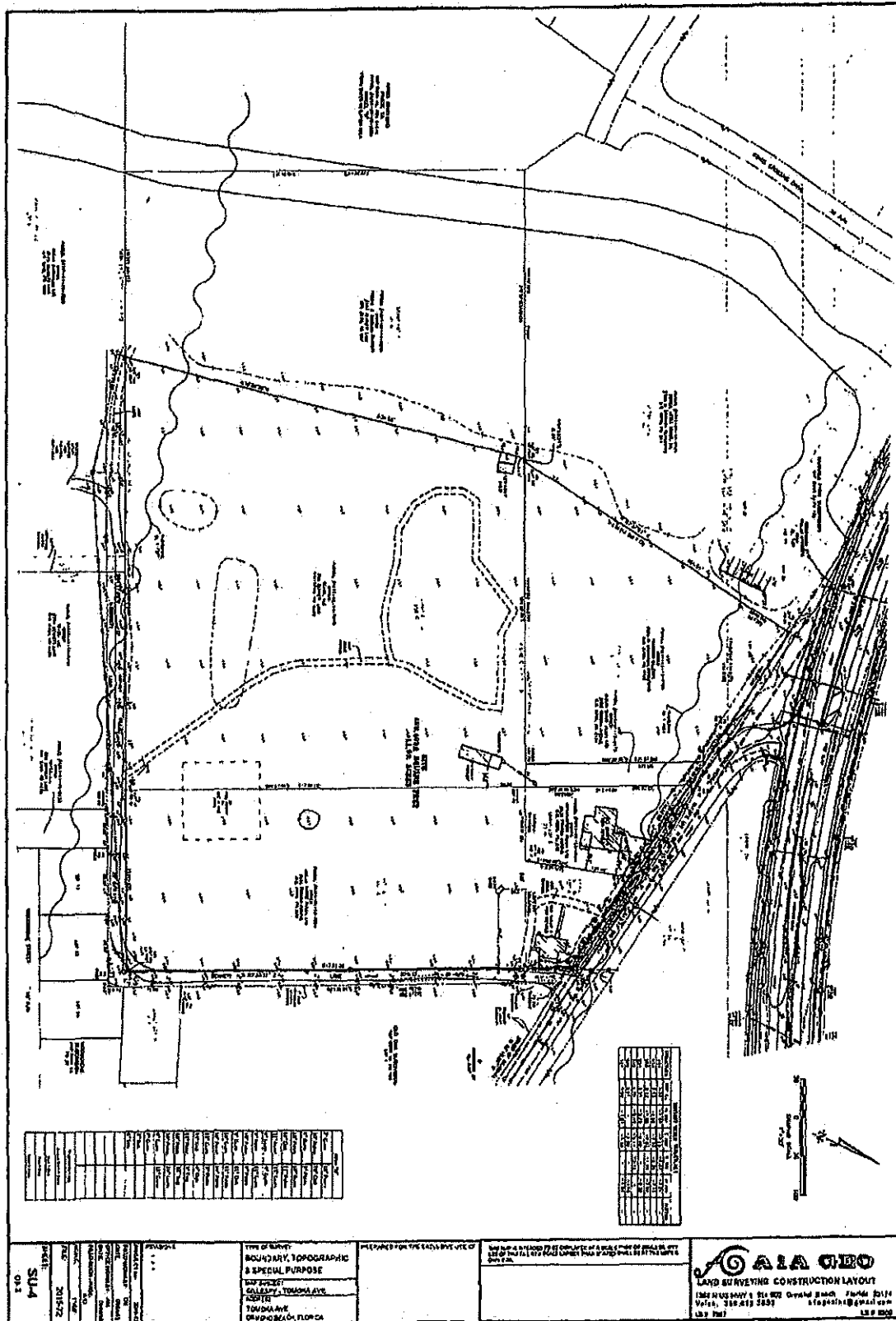
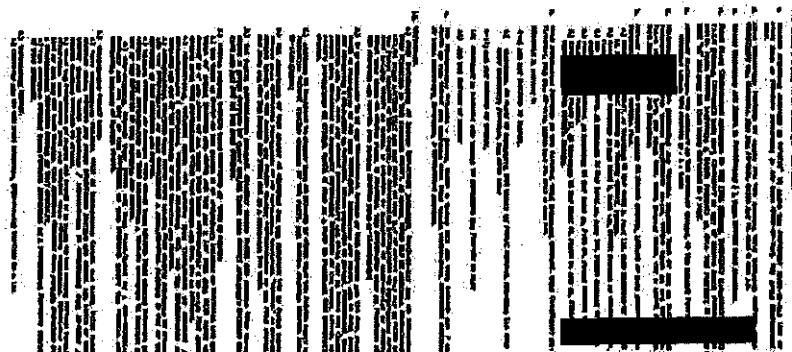
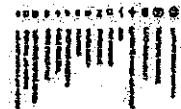
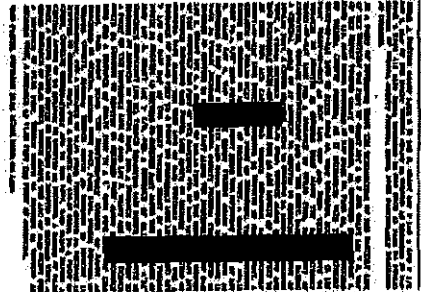


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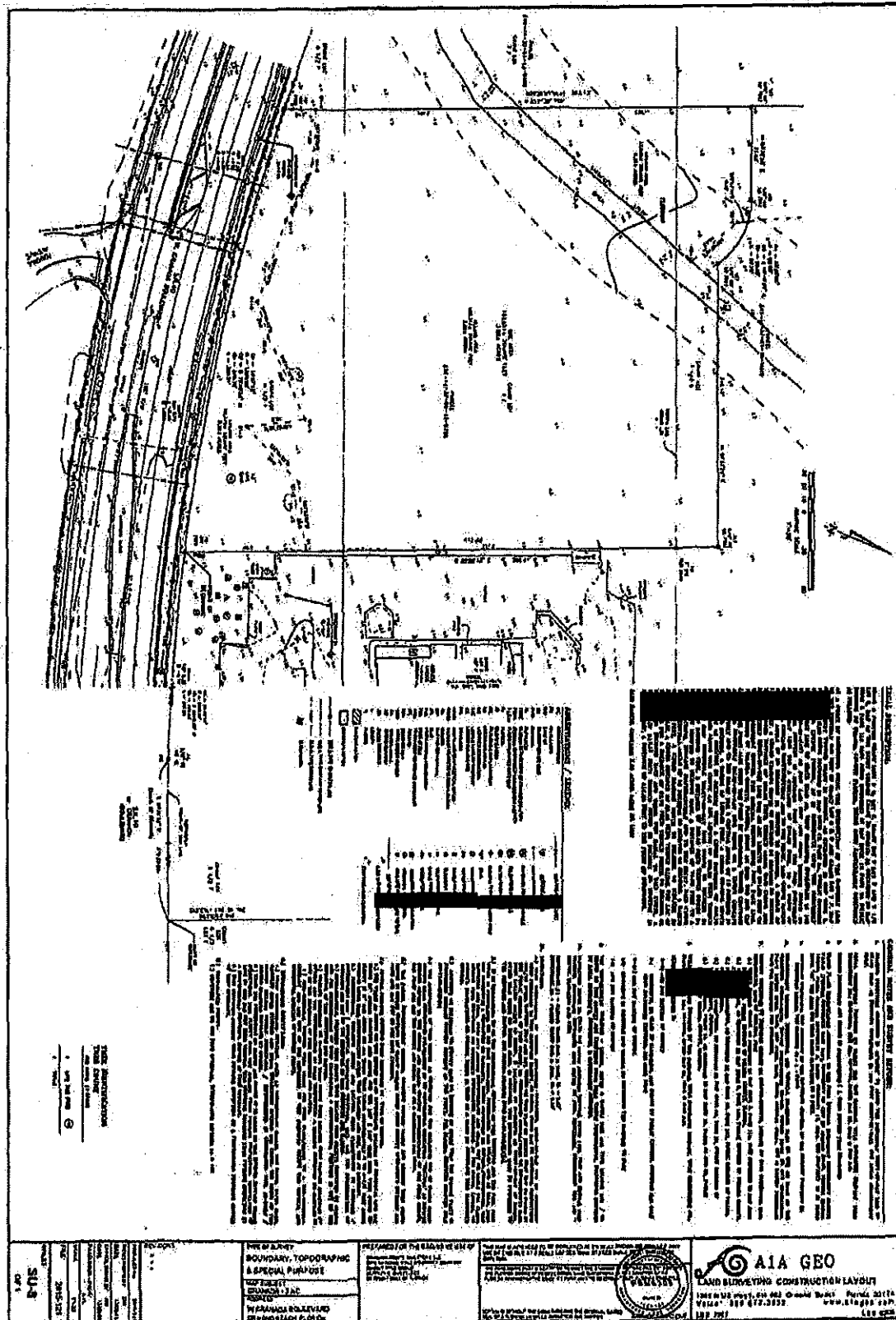
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SL-1 2-115 2017-08-01 2017-08-01	TYPE OF BOUNDARY BOUNDARY	PROPERTY OR INTEREST IN THE LAND PROPERTY OR INTEREST IN THE LAND	EXAMINER'S CERTIFICATE OF QUALITY EXAMINER'S CERTIFICATE OF QUALITY	AIA GEO LAND SURVEYING CONSTRUCTION LAYOUT 1100 N. US Hwy 1, Suite 200, Miami Beach, Florida 33139 Tel: 305 672 3619 Fax: 305 672 3619
	DEED BOOK DEED BOOK	DEED BOOK DEED BOOK	DEED BOOK DEED BOOK	DEED BOOK DEED BOOK
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EXHIBIT "I"
Page 44 of 44



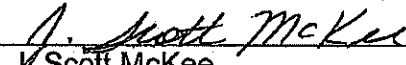
CERTIFICATE

STATE OF FLORIDA
COUNTY OF VOLUSIA
CITY OF ORMOND BEACH

I, J. Scott McKee, 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. 2017-18 as the same appears of record at City Hall, City of Ormond Beach, Florida.

Dated this 13th day of September, 2017.




J. Scott McKee
City Clerk
CITY OF ORMOND BEACH, FLORIDA

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 development 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, as proposed;

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, as proposed;

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

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

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

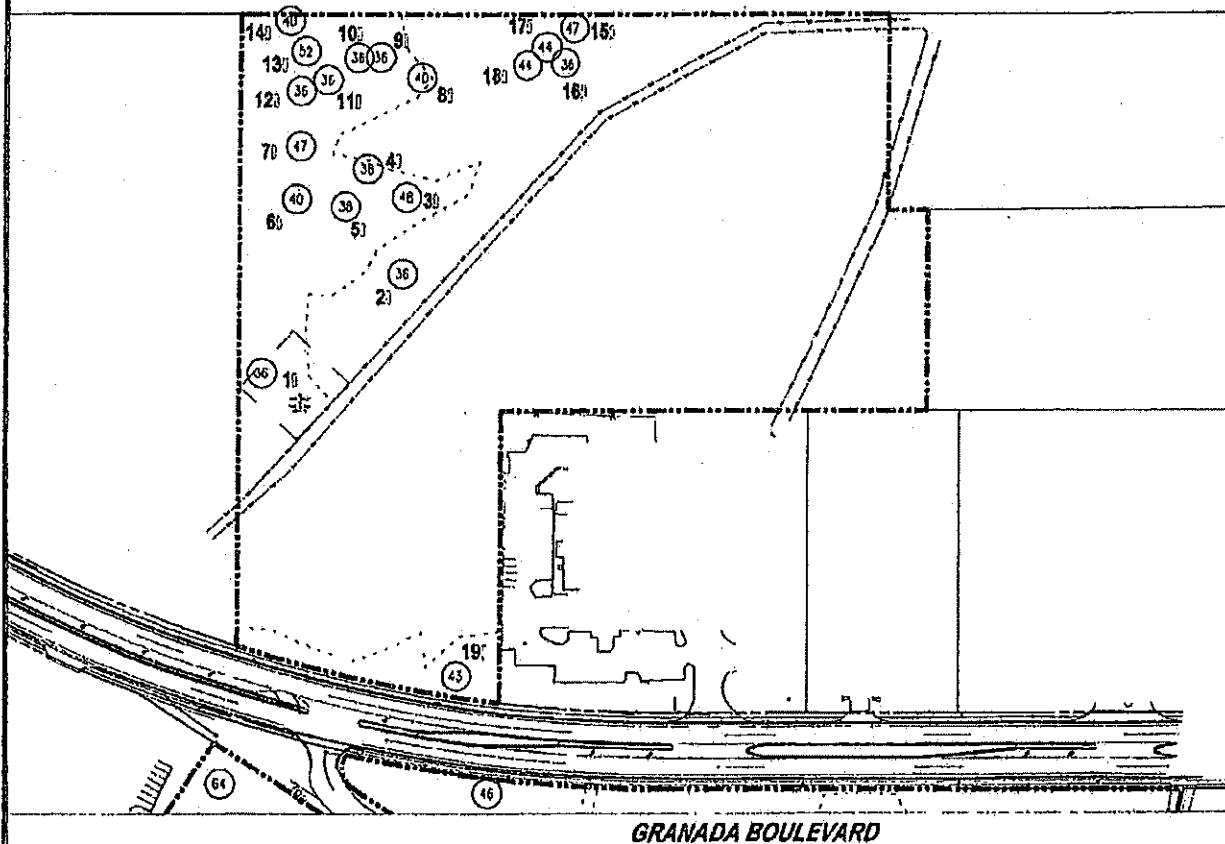
10. The testimony provided at public hearings.

Thereupon and in consideration thereof, the City Commission hereby orders that:

A. The application by Paul F. Holub, Jr., as Manager of Granada Pointe Investors, LLC, a Florida limited liability company, the property owner of approximately 32.58 acres of land located at 550 West Granada Boulevard (Volusia County Parcel Number 4241-01-13-0073), 600 West Granada Boulevard (Volusia County Parcel Number 4241-01-13-0070), 634 Tomoka Avenue (Volusia County Parcel Number 4241-01-13-0090), 636 Tomoka Avenue (Volusia County Parcel Number 4241-01-13-0091), 650 Tomoka Avenue (Volusia County Parcel Number 4241-01-13-0110), 690 West Granada Boulevard (Volusia County Parcel Number 4241-01-13-

All historic trees within project
area north of Granada Boulevard
shall be preserved.

EXHIBIT "B"
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HISTORIC TREE LOCATION PLAN

SCALE: 1" = 200'

PROJECT NAME: GRANADA POINTE NORTH

PROJECT LOCATION: 600 W GRANADA BLVD, ORMOND BEACH, FL 32174

DRAWN BY:

DAB



**NEWKIRK
ENGINEERING**

CIVIL ENGINEERS PLANNERS CEI LANDSCAPE ARCHITECTS
3701 North US 1, Suite 204, Ormond Beach, Florida 32174
(386) 290-7699 Newkirk-Engineering.com

PROJECT No:

2015-93

DATE:

11/28/2015

CHECKED BY:

HHN

DRAWING No.

1 OF 1

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