

Along with
R. SHELLER
37. 50

AMENDMENT TO HUNTER'S RIDGE
DEVELOPMENT OF REGIONAL IMPACT ORDER

REC 0465 PAGE 1466

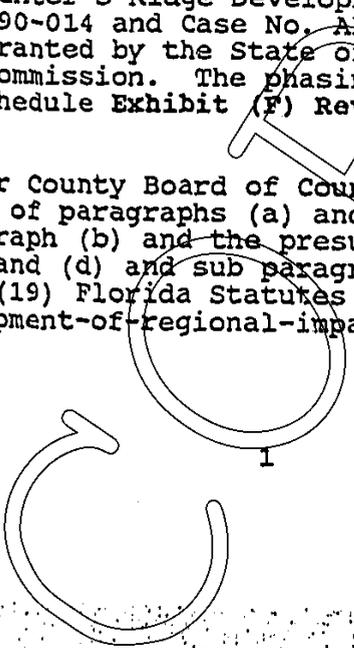
On March 16, 1992 a hearing was held by the Board of County Commissioners of Flagler County, Florida to determine whether or not a proposed change of a development order adopted by the Florida Land and Water Adjudicatory Commission constitutes a substantial deviation that requires further development-of-regional-impact review. If the Board of County Commissioners determines that the proposed change does not constitute a substantial deviation that requires further development-of-regional-impact review, then the Board must determine whether it should approve, with or without conditions, or deny the proposed change.

PUBLIC NOTICE

The applicant has complied with the notification requirements of Chapter 380.06 Florida Statutes by providing copies of the notification to: Ormond Beach, Flagler County, East Central and Northeast Florida Regional Planning Councils and the Department of Community Affairs. Flagler County has given 15 days notice of the scheduled public hearing as required by Chapter 380.06(19)(f)3 Florida Chapter. At the hearing the developer and the public were given ample opportunity to present evidence. The Flagler County Board of County Commissioners considered all of the evidence and determined as follows:

FINDINGS OF FACT

1. The Developer proposed a change of phasing of the Equestrian Center and Polo Fields which are located in Section 21, Township 14 South, Range 31 East, Flagler County, Florida. The applicant proposed to move the starting time from Phasing Years 3 & 4 to Years 1 & 2. See Development Phasing Schedule Exhibit (F) dated 12/2/90 and the Approved Master Plan Exhibit (C) of the Order Granting the Development Approval for Hunter's Ridge Development of Regional Impact, (Case No. APP-90-014 and Case No. APP-90-015 or DOAH Case No. 90-3410 DRI) granted by the State of Florida Land and Water Adjudicatory Commission. The phasing change is shown on the Development Schedule Exhibit (F) Revised dated December 1, 1991.
2. The Flagler County Board of County Commissioners applied the provisions of paragraphs (a) and (e), the thresholds set forth in paragraph (b) and the presumptions set forth in paragraph (c) and (d) and sub paragraphs (e) 1 and 3 of Chapter 380.06(19) Florida Statutes in determining whether further development-of-regional-impact review is required.



3. The staff of the Northeast Florida Regional Planning Council notified the Flagler County Planning Department by letter dated February 27, 1992 that it did not believe that the proposed change would result in any additional or new regional impacts. The council did not appear at or otherwise participate in the hearing.
4. The Department of Community Affairs was notified of the hearing but did not appear or participate.
5. Local citizens appeared at the hearing and their input was considered by the Flagler County Board of County Commissioners.
6. There are no residents living within the development or in close proximity thereto who have relied upon this phasing plan or who have purchased or contracted for the purchase of land within or in close proximity to the development who would be adversely affected by the proposed change.
7. No construction or development has been undertaken within the development of regional impact project.
8. The proposal modification will not result in additional or new regional impacts.

DETERMINATIONS AND ORDER

- A. The proposed change does not require further development-of-regional-impact review.
- B. The proposed change is approved with conditions.
- C. The Development Order is hereby amended to include the following changes:
 1. The Applicant will be allowed to advance the starting time for the Equestrian Center and Polo Fields within Flagler County, from FC II Phase (Year 3 & 4), as shown on Exhibit (D) Original Phasing Map, to FC I Phase (Year 1 & 2) as shown on Exhibit (D) Revised, Revised Phasing Map and reflected in Exhibit (F) Revised, Revised Development Schedule.
 2. Item 12.00 Density, Building Spacing, Land Use, Classification and Other Development Requirements:
*(will change as follows:)

(Page B-47 Paragraph 12.1 E.) The revised conceptual development plan dated December 1, 1991, which is incorporated herein as Exhibit "C" Revised is the Master Plan which shall be adhered to with regard to land uses, road patterns, parks and school locations and size, conservation area, and recreation facilities.

(Page B-47 Paragraph 12.1 F.) The revised phasing map dated December 1, 1991, which is incorporated herein as Exhibit "D" Revised and which along with Exhibit "F" Revised dated December 1, 1991, shall be adhered to with regard to phasing of the project only.

(Page B-47 Paragraph 12.1 G.) The revised table of land uses dated December 1, 1991, which is incorporated herein as Exhibit "E" Revised and which shall be adhered to with regard to land use designations, numbers of dwelling units and density.

(Page B-47 Paragraph 12.1 H.) The revised development phasing schedule dated December 1, 1991, which is incorporated herein as Exhibit "F" Revised and which, along with Exhibit "D" Revised, dated December 1, 1991, shall be adhered to with regard to phasing of the project only.

(Page B-48 Paragraph 12.2) Flagler County Phases VIII, IX, X and XI will remain undeveloped in accordance with the provisions of this Order and Resolution, with the exception of the golf course to be constructed within the project and the road construction required by condition 11.15. Those phases are described and depicted on Exhibits "A", "C" Revised, "D" Revised, and "F" Revised to this Development Order. Flagler County Phases VIII through XI lie within Section 15, the easterly 2,450 feet of Section 16, the northerly portions of Sections 21 and 22, Township 14 South, Range 31 East, Flagler County, Florida. Said property may generally be referred to herein as the "Substantial Deviation Property". No development activities, other than the construction of the golf course and the road construction required by condition 11.15, shall occur within the Substantial Deviation Property until the Applicant has undertaken and completed a Substantial Deviation Review, pursuant to Section 380.06 (19), Florida Statutes

3. Item 14.0 General Land Use *(will change as follows:)

(Page B-66 Paragraph 14.1 E.) The revised conceptual development plan dated December 1, 1991, which is incorporated herein as Exhibit "C" Revised is the Master Plan which shall be adhered to with regard to land uses, road patterns, parks and school location and size, conservation area and recreational facilities.

(Page B-66 Paragraph 14.1 F.) The revised phasing

OFF REC 0465 PAGE 1469

map dated December 1, 1991, which is incorporated herein as Exhibit "D" Revised and which, along with Exhibit "F" Revised, dated December 1, 1991, shall be adhered to with regard to phasing of the project only.

(Page B-67 Paragraph 14.1 G.) The revised table of land uses dated December 1, 1991, which is incorporated herein as Exhibit "E" Revised, and which shall be adhered to with regard to land use designations, numbers of dwelling units and density.

(Page B-67 Paragraph 14.1 H.) The revised development phasing schedule dated December 1, 1991, which is incorporated herein as Exhibit "F" Revised, and which, along with regard to phasing of the project.

4. Item 15.0 Parks *(will change as follows:)

(Page B-70 Paragraph 15.4.) The Applicant shall dedicate and convey not less than: four (4) acres of neighborhood parks; six (6) acres of community parks; ten (10) acres of district parks and fifty-six and one-half (56.5) acres of regional parks to Flagler County prior to issuance of any structural building permits in Flagler County. The areas to be dedicated and conveyed are described and located in Exhibit "C" Revised, dated December 1, 1991.

- D. Approval of the equestrian center will not require the conveyence of properties or facilities prior to the issuance of a building permit for the equestrian center.
- E. All remaining conditions of the Development Order not expressly changed herein, shall remain in force and effect.

Adopted by the Flagler County Board of County Commissioners this 6th day of April, 1992 at Bunnell, Flagler County, Florida.

ATTEST:

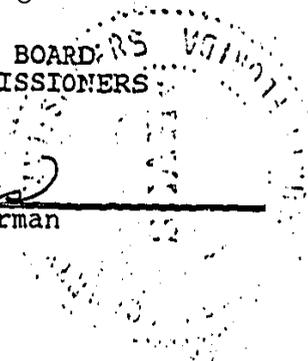
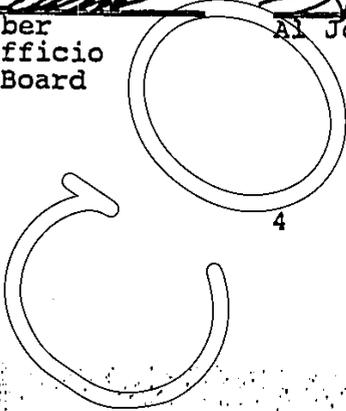
FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

Shelton B. Barber

 Shelton B. Barber
 Clerk and Ex Officio
 Member of the Board

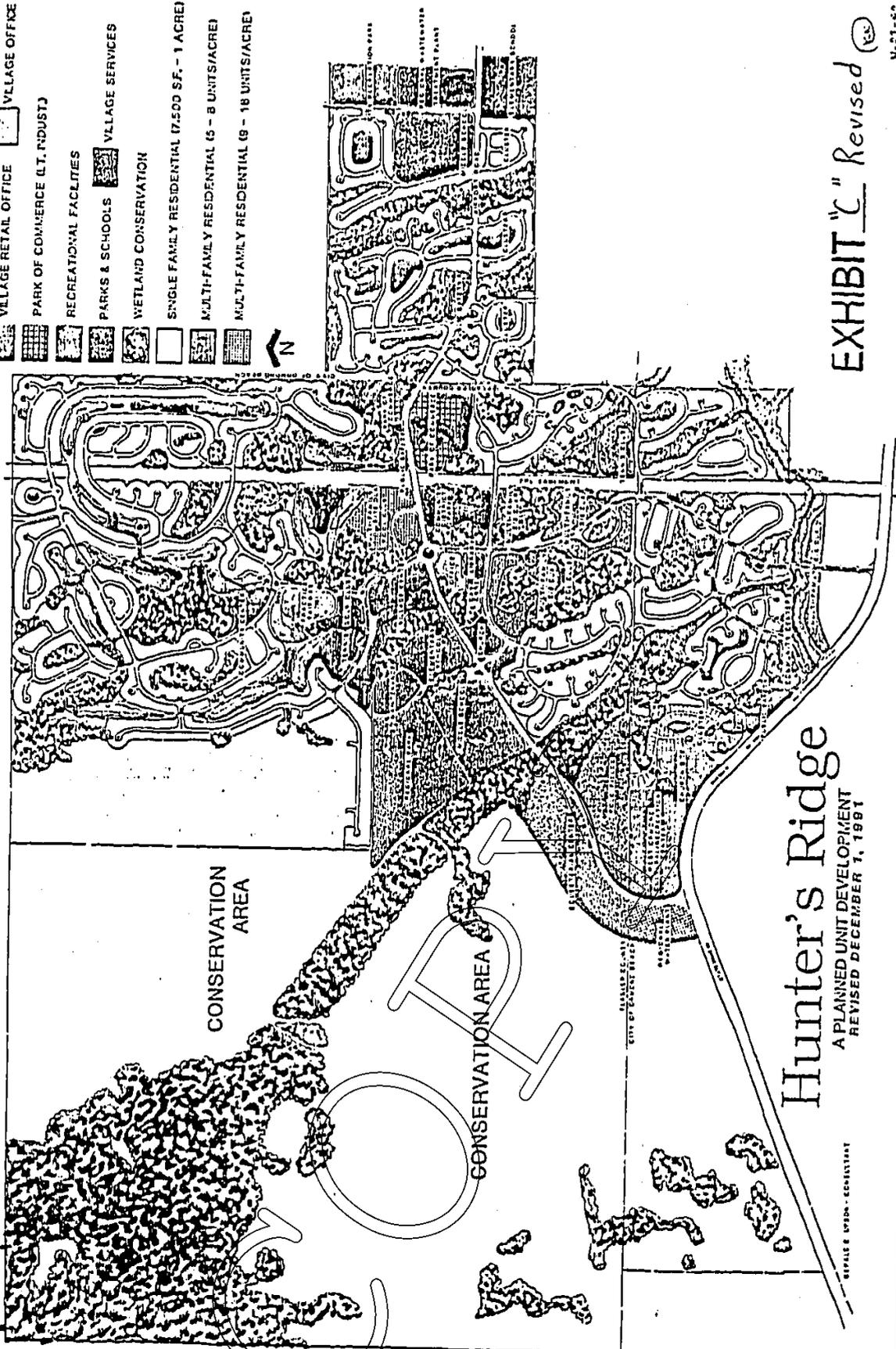
Al Jones

 Al Jones, Chairman



LEGEND

- VILLAGE RETAIL OFFICE
- VILLAGE OFFICE
- PARK OF COMMERCE (LT, INDUST)
- RECREATIONAL FACILITIES
- PARKS & SCHOOLS
- VILLAGE SERVICES
- WETLAND CONSERVATION
- SINGLE FAMILY RESIDENTIAL (17,500 SF, - 1 ACRE)
- MULTI-FAMILY RESIDENTIAL (5 - 8 UNITS/ACRE)
- MULTI-FAMILY RESIDENTIAL (9 - 18 UNITS/ACRE)



Hunter's Ridge

A PLANNED UNIT DEVELOPMENT
REVISED DECEMBER 7, 1991

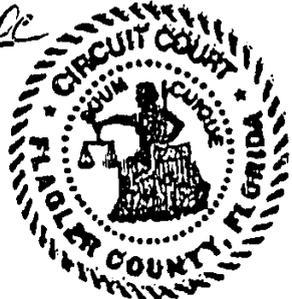
SEPALE & LYON - ARCHITECTS

EXHIBIT "C" Revised

4-27-92

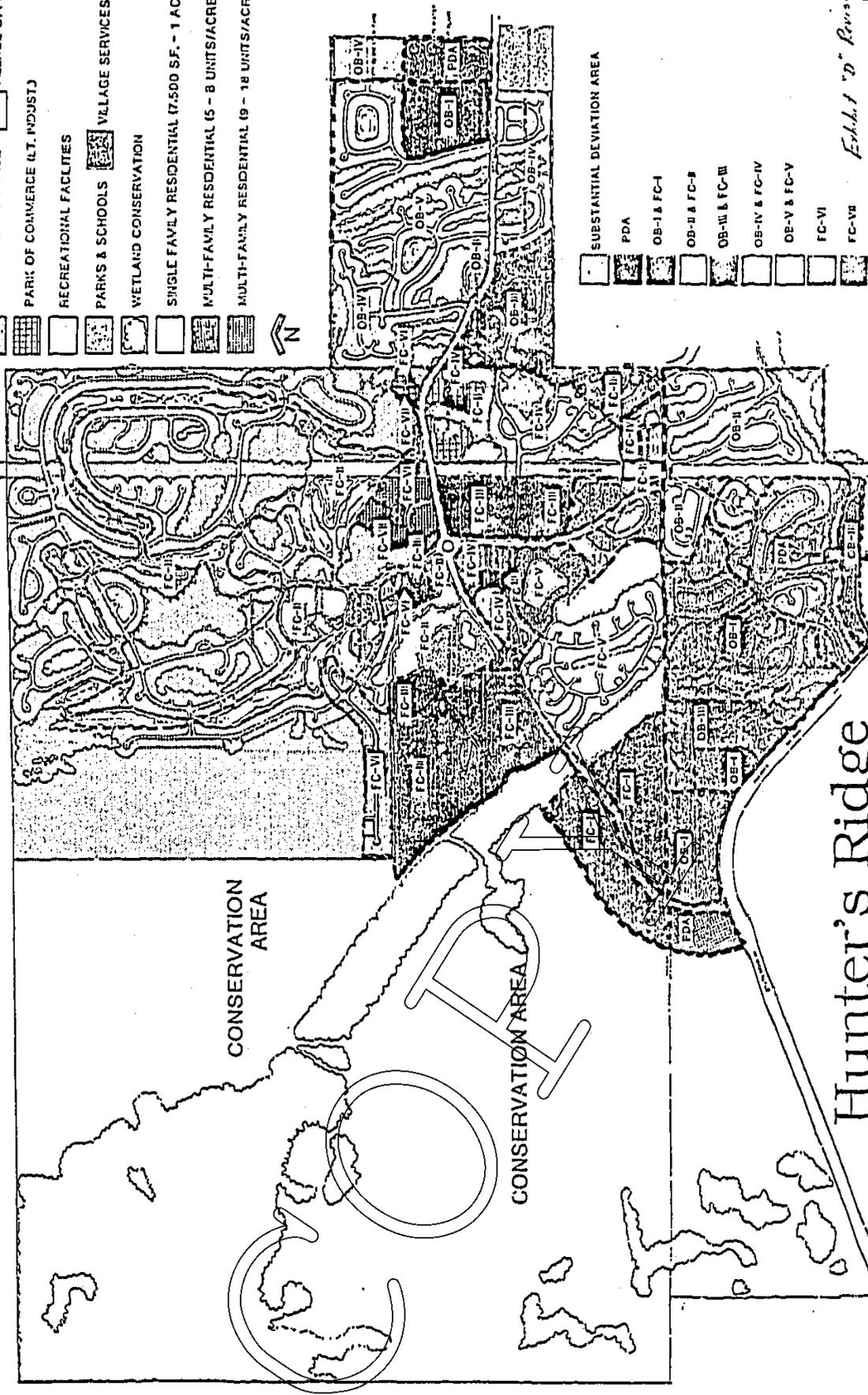
A TRUE COPY:

Jessie Blount, Jr.
CLERK CIRCUIT COURT 4-28-92
FLAGLER COUNTY, FLORIDA



LEGEND

- VILLAGE RETAIL OFFICE
- VILLAGE OFFICE
- PARK OF COMMERCE (LT. INDUS)
- RECREATIONAL FACILITIES
- PARKS & SCHOOLS
- VILLAGE SERVICES
- WETLAND CONSERVATION
- SINGLE FAMILY RESIDENTIAL (7,500 SF. - 1 ACRE)
- MULTI-FAMILY RESIDENTIAL (5 - 8 UNITS/ACRE)
- MULTI-FAMILY RESIDENTIAL (9 - 18 UNITS/ACRE)



Hunter's Ridge

A PLANNED UNIT DEVELOPMENT
REVISED DECEMBER 1, 1991

DEVELOPMENT PHASING MAP

4-27-92

Exhibit "D" Revised

- SUBSTANTIAL DEVIATION AREA
- PDA
- OB-I & FC-I
- OB-II & FC-II
- OB-III & FC-III
- OB-IV & FC-IV
- OB-V & FC-V
- FC-VI
- FC-VII

A TRUE COPY:

Judith H. [Signature]
CLERK CIRCUIT COURT 4-28-92
FLAGLER COUNTY, FLORIDA



OFF REC 0465 PAGE 1472

LAND USE	ORMOND BEACH	FLAGLER COUNTY	COMBINED TOTALS	%
Village Retail Office	0.00	11.61	11.61	0.42%
Village Office	0.00	5.71	5.71	0.21%
Light Industrial	0.00	16.68	16.68	0.60%
Village Services/Recreational	204.55	197.18	401.73	14.50%
Parks & Schools	30.61	90.89	121.50	4.39%
Multi-Family Residential (with Upland Buffer)	14.51	64.52	79.03	2.85%
Wetlands	174.54	259.34	433.88	15.66%
Roads, Drainage, Retention	110.95	146.93	257.88	9.31%
Lakes	28.65	52.90	81.55	2.94%
Golf Course	0.00	130.00	130.00	4.69%
FP&L Easement	17.32	57.25	74.57	2.69%
Single Family Residential (with Upland Buffer)	328.87	827.61	1,156.48	41.74%
TOTAL ACREAGE	910.00	1,860.62	2,770.62	100.00%

* REVISED

LAND USE	ORIGINAL	REVISED	CHANGED	%
Village Retail/Office	35.20	11.61	-23.59	-67.02%
Village Office	41.20	5.71	-35.49	-86.14%
Light Industrial	30.80	16.68	-14.12	-45.84%
Village Services/Recreational	164.00	400.68	236.68	144.32%
Parks & Schools	144.50	121.50	-23.00	-15.92%
Multi-Family Residential w/o Upland Buffers	191.00	64.03	-126.97	-66.48%
Single Family Residential w/o Upland Buffers	1,717.00	967.05	-749.95	-43.68%
Upland Buffers	644.00	199.98	-444.02	-68.95%
Wetlands	1,416.00	433.88	-982.12	-69.36%
Roads, Drainage, Golf Course, Retention, etc.	653.30	549.50	-103.80	-15.89%
TOTAL ACREAGE	5,037.00	2,770.62	-2,266.38	-44.99%

* REVISED

USE	EMPLOYMENT ESTIMATES*			
	ACRES	SQ. FT.	KSF	EMPLOYEES
Village Retail/Office (40% Office)	4.64	64,960	4/KSF	260
Village Retail/Office (60% Retail)	6.97	97,580	2.5/KSF	244
Village Office	5.71	79,940	4/KSF	320
Light Industrial/Office Warehouse	16.68	233,320	1.8/KSF	420
Golf & Tennis Club	N/A	N/A	AVERAGES	60
TOTAL EMPLOYEES				1,304

UNIT TYPE	FAMILY SIZE	DWELLING UNITS		POPULATION TOTALS
		ORMOND	FLAGLER	
Single Family	2.95	932	1237	6398
Multi-Family:				
(a) Townhouses & Villas	2.7	50	245	797
(b) Apartments & Condo's	2.1	0	220	462
TOTALS		982	1702	7657
GROSS DWELLING UNITS PER ACRE		1.09	0.91	AVG .97 DUA

*Employment Estimates are Based on the Following Source:

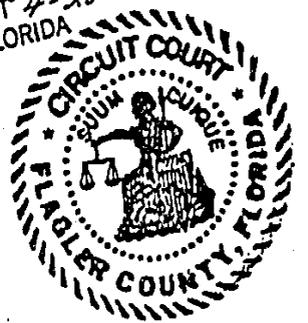
ITE Trip Generation, 4th Edition

- Village Office (40% of Village Retail/Office)
14,000 Square Feet of Building per Acre
4 Employees per KSF
- Village Retail (60% of Village Retail/Office)
10,000 Square Feet of Building per Acre
2.5 Employees per KSF
- Village Office
14,000 Square Feet of Building per Acre
4 Employees per KSF
- Light Industrial/Office Warehouse
14,000 Square Feet of Building per Acre
1.8 Employees per KSF

NOTE: SUBSTANTIAL DEVIATION LAND AREA IN FLAGLER COUNTY IS 1004 ACRES WITH 949 DWELLING UNITS OR A GROSS DENSITY OF .945 DWELLING UNITS PER ACRE.

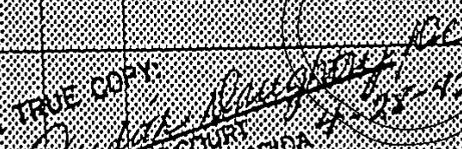
A TRUE COPY:

Judith Naughton, Jr.
CLERK CIRCUIT COURT 4-28-92
FLAGLER COUNTY, FLORIDA



OFF 0465 PAGE 1473 REC

ORMOND BEACH			FLAGLER COUNTY		
YEAR	PHASE	DESCRIPTION	YEAR	PHASE	DESCRIPTION
Present	PDA	108 Single Family Dwelling Units Deed: Airport Road R.O.V. Deed: Regional Water & Sewer Plant Sites Deed: Easement (Hudson Well Field)	Present	PDA	Deed: Airport Road R.O.V.
1 AND 2	OB-I	155 Single Family Dwelling Units Deed: City Rec. Park Site-State Road 40 Deed: Middle School Site	1 AND 2	FC-I	Start Equestrian Center & Polo Fields
3 AND 4	OB-II	153 Single Family Dwelling Units Construct Airport Rd. from East to West City Limits Deed Public Safety Site - Airport Road	3 AND 4	FC-II	100 Multi-Family Dwelling Units Construct Main Blvd to Airport Road Construct Airport Rd. from Elm School East to City of OB Light Industry 50,000 Square Feet Deed Elementary School Site Deed Public Safety Site Construct 4 Tenna Courts Village Center (15,000 Square Feet - Retail) Start Clearing for Golf Course
5	OB-III	146 Single Family Dwelling Units 82 Multi-Family Dwelling Units <i>9/1005576 FILED & RECORDED R. BOOK 465 PAGE 1466 1473 '92 APR 28 AM 1:50 Naughton, PC</i>	5	FC-III	Complete Golf Course Deed Community Recreation Park Light Industry 25,000 Square Feet Day Care Facility Deed Middle School Site Complete Airport Road to State Road 40 Deed Maintenance Yard Site Deed Regional Park Site 89 Single Family Dwelling Units 30 Multi-Family Dwelling Units Village Center Office 15,000 Square Feet
6 AND 7	OB-IV	Church Site - State Road 40 Deed City Recreation Park - Airport Road 200 Single Family Dwelling Units	6 AND 7	FC-IV	Light Industry 25,000 Square Feet 105 Single Family Dwelling Units Church Site Complete Tennis Club Library Village Office 20,000 Square Feet
8 AND 9	OB-V	170 Single Family Dwelling Units	8 AND 9	FC-V	Light Industry 25,000 Square Feet 166 Single Family Dwelling Units 55 Multi-Family Dwelling Units
			10	FC-VI	120 Multi-Family Dwelling Units 28 Single Family Dwelling Units Village Center Retail 30,000 Square Feet Village Center Office 20,000 Square Feet Light Industry 25,000 Square Feet
			11	FC-VII	60 Multi-Family Dwelling Units Light Industry 25,000 Square Feet Village Office 20,000 Square Feet
SUBSTANTIAL DEVIATION REQUEST IS REQUIRED FOR FUTURE PHASES					
			12	FC-VIII	Light Industry 30,000 Square Feet 100 Multi-Family Dwelling Units Village Office 20,000 Square Feet 150 Single Family Dwelling Units
			13	FC-IX	Village Center Retail 52,580 Square Feet Light Industry 28,520 Square Feet Village Center Office 29,960 Square Feet 250 Single Family Dwelling Units
			14	FC-X	250 Single Family Dwelling Units Village Office 19,940 Square Feet
			15	FC-XI	199 Single Family Dwelling Units

A TRUE COPY:

 CLERK OF COURT
 FLAGLER COUNTY, FLORIDA

