

paragraphs (a) and (e), the thresholds set forth in paragraph (b) and the presumptions set forth in paragraph (c) and (d) and subparagraphs (e)1 and 3 of Chapter 380.06 (19) Florida Statutes in determining whether further development of regional impact review is required.

C. The staff of the Northeast Florida Regional Planning Council notified the Flagler County Planning Department 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.

D. The Department of Community Affairs was notified of the hearing but did not appear or participate.

E. No one appeared at the hearing to offer testimony or other evidence opposing the proposed change.

F. There was no evidence presented that residents living within the development or in close proximity thereto relied upon the 1991 phasing plan or who 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.

G. No construction or development has been undertaken within the development of regional impact project.

H. The proposed modification will not result in additional or new regional impacts.

Section 4. Determinations and Order.

A. The proposed change does not require further development of regional impact review, and does not constitute a substantial deviation.

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 switch 49 units of OB-IV with the 50 Multi-Family Units in Phase OB-III as shown on Exhibit "D" and Exhibit "F" revised September 30, 1997.
2. Item 12.00 Density, Building Spacing, Land Use Classification, and other Development Requirements will change as follows:

(Page B-47 Paragraph 12.1 F) The Revised Phasing Map dated September 30, 1997 is

hereby incorporated as Exhibit "D" Revised and along with Exhibit "F" Revised dated September 30, 1997 shall be adhered to with regard to phasing of the project.

(Page B-47 Paragraph 12.1 H) The Revised Development Phasing Schedule dated September 30, 1997, is hereby incorporated as Exhibit "F" Revised and along with Exhibit "D" Revised shall be adhered to with regard to phasing of the project. The phasing schedule in the County may be altered without a substantial deviation review pursuant to Section 380.06 (10), Florida Statutes, if the Applicant and the County agree to the revised phasing proposal.

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

(Page B-66, Paragraph 14.1 F.) The Revised Phasing Map dated September 30, 1997 is hereby incorporated as Exhibit "D" Revised and along with Exhibit "F" Revised dated September 30, 1997 shall be adhered to with regard to phasing of the project.

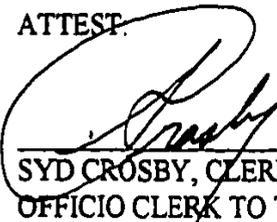
(Page B-67, Paragraph 14.1 H.) The Revised Development Phasing Schedule dated September 30, 1997, is hereby incorporated as Exhibit "F" Revised and along with Exhibit "D" Revised shall be adhered to with regard to phasing of the project. The phasing schedule in the County may be altered without a substantial deviation review pursuant to Section 380.06(19), Florida Statutes, if the Applicant and the County agree to the revised phasing proposal.

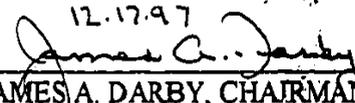
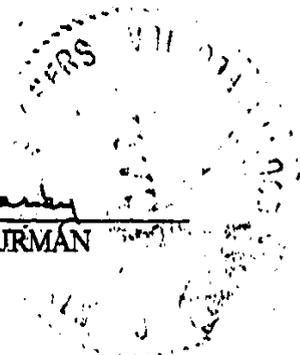
D. All remaining conditions of the Development Order not expressly changed herein, shall remain in force and effect.

Adopted by the Flagler County Board of County Commissioners this 1st day of December, 1997, at Bunnell, Flagler County, Florida.

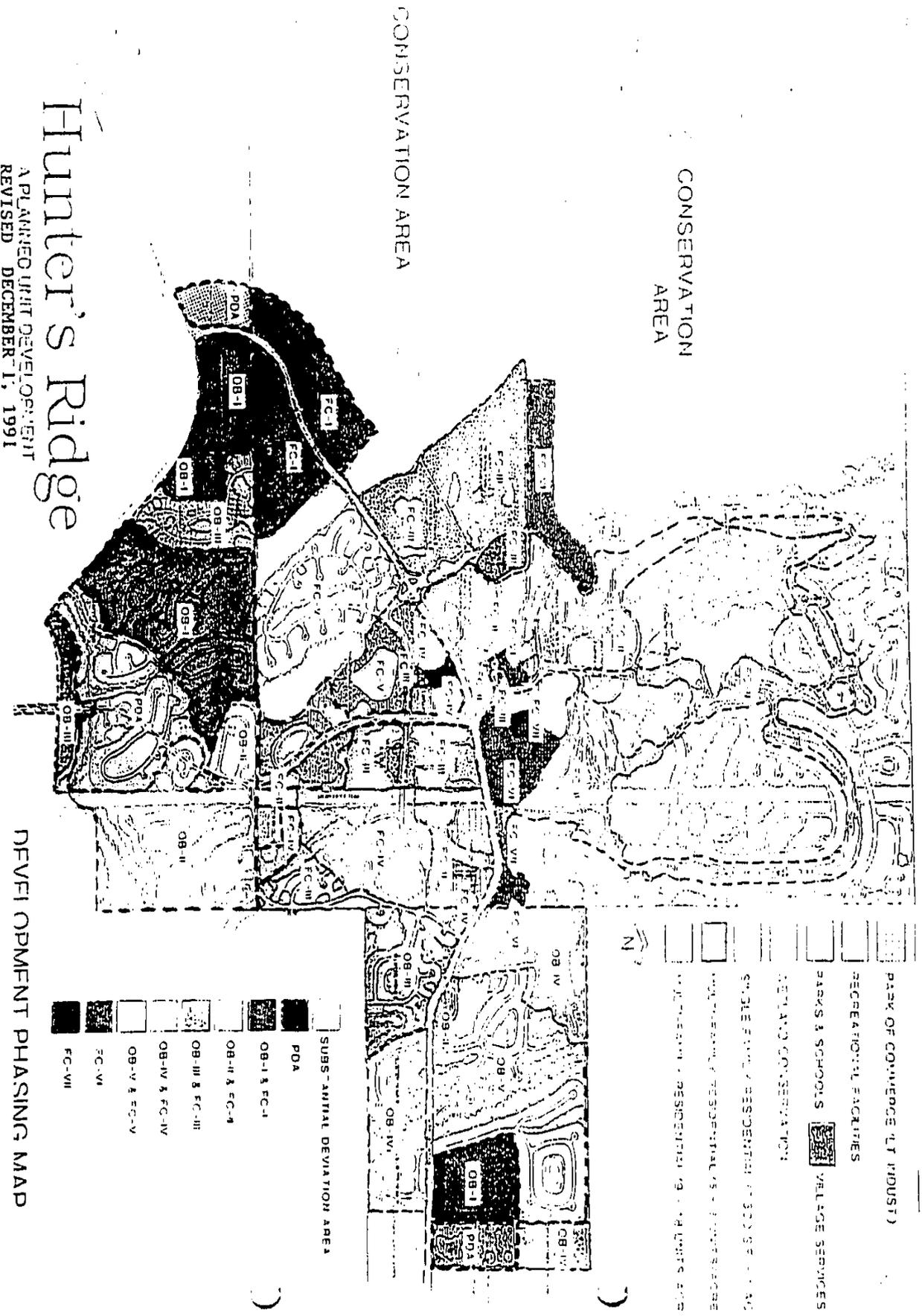
FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

ATTEST.


SYD CROSBY, CLERK AND EX OFFICIO CLERK TO THE BOARD

12-17-97

JAMES A. DARBY, CHAIRMAN


Asst.



Hunter's Ridge

A PLANNED UNIT DEVELOPMENT
REVISED DECEMBER 1, 1991

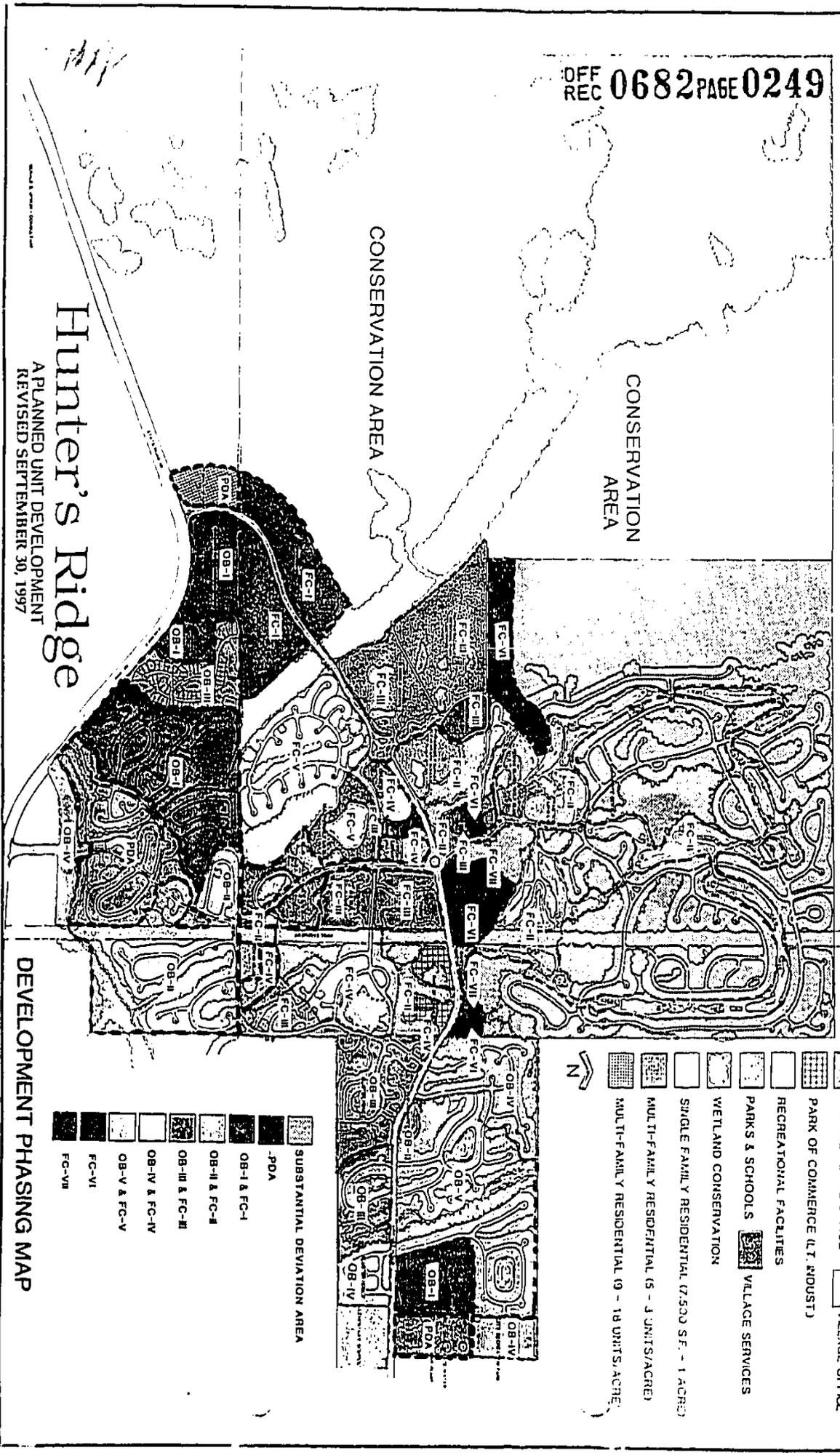
DEVELOPMENT PHASING MAP

CONSERVATION AREA

CONSERVATION AREA

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

- PARK OF CONVENIENCE (T. INDUST.)
- RECREATION FACILITIES
- PARKS & SCHOOLS
- VILLAGE SERVICES
- WETLAND CONSERVATION
- SINGLE-FAMILY RESIDENTIAL (3000 SF. +)
- MULTIFAMILY RESIDENTIAL (5 - 10 UNIT BLDG)
- MULTIFAMILY RESIDENTIAL (1 - 4 UNITS BLDG)



Hunter's Ridge

A PLANNED UNIT DEVELOPMENT
REVISED SEPTEMBER 30, 1997

DEVELOPMENT PHASING MAP

- LEGEND**
- VILLAGE RETAIL OFFICE
 - VILLAGE OFFICE
 - PARK OF COMMERCE (I.T. ROSTU)
 - RECREATIONAL FACILITIES
 - PARKS & SCHOOLS
 - VILLAGE SERVICES
 - WETLAND CONSERVATION
 - SINGLE FAMILY RESIDENTIAL (7,500 S.F. - 1 ACRE)
 - MULTI-FAMILY RESIDENTIAL (5 - 3 UNITS/ACRE)
 - MULTI-FAMILY RESIDENTIAL (9 - 18 UNITS/ACRE)
- DEVELOPMENT PHASING MAP**
- 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
 - FC-VIII

EXHIBIT "F" REVISED

OFF REC 0682 PAGE 0250
REVISED DEVELOPMENT SCHEDULE: DECEMBER 1, 1991

ORDMOND 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 AMB 2	OB-I	135 Single Family Dwelling Units Deed: City Rec. Park Site-State Road 40 Deed: Middle School Site	1 AMB 2	FC-I	Start Equestrian Center & Polo Fields
3 AMB 4	OB-II	153 Single Family Dwelling Units Construct Airport Rd. from East to West City Limits Deed Public Safety Site - Airport Road	3 AMB 4	FC-II	100 Multi-Family Dwelling Units Construct Main Blvd to Airport Road Construct Airport Rd. from Clem School East to City of OB Light Industry 50,000 Square Feet Deed Elementary School Site Deed Public Safety Site Construct 4 Tennis Courts Village Center (15,000 Square Feet - Retail) Start Clearing for Golf Course
5	OB-III	146 Single Family Dwelling Units 50 Multi-Family Dwelling Units	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 AMB 7	OB-IV	Church Site - State Road 40 Deed City Recreation Park - Airport Road 200 Single Family Dwelling Units	6 AMB 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 AMB 9	OB-V	170 Single Family Dwelling Units	8 AMB 9	FC-V	Light Industry 25,000 Square Feet 166 Single Family Dwelling Units 53 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

Handwritten initials

EXHIBIT "F" REVISED

REVISED DEVELOPMENT SCHEDULE SEPTEMBER 30, 1997

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: Estover (Hudson Well Field)	Present	PDA	Deed: Airport Road R.O.V. OFF REC 0682 PAGE 0251	
1	AMD 2	OB-I	1	AMD 2	FC-I	Start Equestrian Center & Polo Fields
2	AMD 4	OB-II	2	AMD 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 Tennis Courts Village Center (15,000 Square Feet - Retail) Start Clearing for Golf Course
5		OB-III	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	AMD 7	OB-IV	6	AMD 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	AMD 9	OB-V	8	AMD 9	FC-V	Light Industry 25,000 Square Feet 166 Single Family Dwelling Units 35 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 28,320 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	139 Single Family Dwelling Units

A/H