



GROWTH AND RESOURCE MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT SERVICES DIVISION
CURRENT PLANNING ACTIVITY
123 W. Indiana Avenue, DeLand, FL 32720
(386) 943-7059

PUBLIC HEARING: November 12, 2013–Planning and Land Development Regulation Commission (PLDRC)

CASE NO: V-14-012

SUBJECT: Variance to the allowed maximum lot coverage percentage on Urban Single-Family Residential (R-4) zoned property.

LOCATION: Ormond Beach

APPLICANT: Doug Ross, Intervest Construction, Inc.

OWNER: CP & HG Residential Lots, LLC and HF Commercial Residential, LLC

STAFF: Scott Ashley, AICP, Senior Zoning Manager

I. SUMMARY OF REQUEST

The applicant requests an increase to the maximum lot coverage allowance for lots within the Chelsea Place Subdivision, which is an approved three-phase, 250-lot medium density residential community. New home models are being proposed with total floor plan areas that exceed the maximum lot area that may be occupied by a principal structure. This variance request will only affect the 176 subdivision lots controlled by the applicant.

The requested variance is:

Variance to Section 72-304(4) maximum lot coverage from the maximum allowed 35 percent to 40 percent for certain parcels in the Chelsea Place Subdivision on Urban Single-Family Residential (R-4) zoned property.

Staff recommendation: Approval, subject to staff recommended conditions.



III. BACKGROUND AND PREVIOUS ACTIONS

The applicant is the homebuilder for the Chelsea Place Subdivision, which is an approved 250-lot, single-family residential subdivision situated between Granada Boulevard and Hand Avenue that adjoins the City of Ormond Beach. The development is an approved cluster lot subdivision that includes lot width and lot size standards less than the R-4 zoning classification minimum of 75 feet and 7,500 square feet. The subdivision is a mix of 55-foot wide and 70-foot wide lots. This is an approved three-phase development that has two platted and developed phases, while the third phase has only obtained preliminary plat approval.

Chelsea Place was initially planned in 2003 for a mixture of one-story and two-story home products. According to the applicant, home sales over the past two years indicate that current consumers prefer a one-story home design. The builder wants to implement a new market approach to expand their current home offerings in Chelsea Place to include new larger sized, one-story homes, but these new home designs exceed the applicable maximum lot coverage requirement.

Section 72-304 of the zoning code contains the standards for a cluster subdivision. Subsection (4) lists a maximum lot coverage requirement that all principal and accessory structures cannot cover more 35 percent of the total lot area. To meet the current market demand, the applicant is proposing four new home floor plans to be located on the 55-foot wide lots and four new floor plans for the 70-foot wide lots. The homes will feature a large living floor area, a garage and lanai area all under roof. Under the Chelsea Place recorded covenants and restrictions, no accessory structures (except swimming pools) are allowed on the individual lots without consent of the developer. For the applicant to construct the new home models on most of the 55-foot and 70-foot wide lots, requires increasing the allowable building lot coverage would need to be increased up to 40 percent. This proposed variance will only be applicable to existing and approved vacant lots owned by the applicant.

IV. REVIEW CRITERIA AND ANALYSIS

Section 72-379 (1) a. 4 *Variances* of the zoning code contains five applicable criteria by which the PLDRC may grant a variance. Staff bases its evaluation on these criteria:

i. Special conditions and circumstances exist which are peculiar to the land, structure, sign, or building involved and which are not applicable to other lands, structures, signs, or buildings in the same zoning classification.

This variance application requests to increase the maximum lot coverage from 35 percent to 40 percent. The stated purpose for the variance is to allow the homebuilder to provide more one-story floor plan options for potential home buyers. The home models proposed will have a total building area greater than currently offered for the subdivision's two different lot width categories.

The special conditions stated by the applicant relates to the size of the single-family approved lots and the structures being marketed within the cluster subdivision. Based on recent home sales in Chelsea Place, the current market trend is large single-story homes. The applicant is not able to fully meet this demand with their present floor plan options. To take advantage of the recovering housing market, new floor plans have been produced to address this market change.

The special circumstances outlined by the applicant are peculiar to the Chelsea Place subdivision and the current housing market.

ii. The special conditions and circumstances do not result from the actions of the applicant.

The special circumstances surrounding the changing housing market is not the result of the applicant actions.

iii. Literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification, under the terms of the ordinance, and would work an unnecessary and undue hardship on the applicant.

Literal interpretation of the zoning code does not deprive the applicant from constructing houses on their various lots. It does limit the home floor plans that the applicant wants to offer, which is not uncommon. However, an approved cluster subdivision is a unique type of residential development that offered the opportunity to reduce the overall development footprint and provided more green space. If the variance is denied, the applicant must seek an approval of a redesigned subdivision layout and/or combine existing lots to meet the 35 percent lot coverage. The applicant would incur an undue hardship through the loss of developable lots to redesign the subdivision.

The application can meet this criterion with conditions.

iv. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, structure, or sign.

The only dimensional standard required to be modified to accommodate the new floor plans is lot coverage. Per the applicant, each floor plan shall meet all other minimum or maximum dimensional requirements applicable to this development.

The application can meet this criterion with conditions.

v. The grant of the variance will be in harmony with the general intent and purpose of this ordinance and the Volusia County Comprehensive Plan Ordinance No. 90-10, as amended, and that such variance will not be injurious to the area involved.

Granting the requested variance is in harmony general intent and purpose of this ordinance. There are no specific comprehensive plan policies applicable to the requested variance.

This variance should not be injurious to the area as the variance will make new house models available to be built on certain approved 55-foot and 70-foot wide lots, but does not specifically mandate construction of these larger homes.

The application can meet this criterion with conditions.

V. STAFF RECOMMENDATION

Staff finds that the application can meet all five criteria for granting the requested variance subject to staff recommended conditions. Staff recommends approval of the variance to section 72-304(4) to allow the maximum lot coverage from the maximum 35 percent to 40 percent for the Chelsea Place Subdivision on Urban Single-Family Residential (R-4) zoned property, subject to the following conditions:

1. Variance approval is limited to the 176 lots of Phase I, II and III of the Chelsea Place subdivision that are the subject of this application.
2. No accessory structure, except for a swimming pool and screen enclosure, shall be permitted for construction or placed upon any of the lots subject to this variance.
3. Any future expansion of the total single-family dwelling footprint not in compliance with the applicable 40 percent maximum lot coverage requirement granted by this variance shall require a separate variance.

VI. ATTACHMENTS

- Variance site plan
- Staff and agency comments
- Application
- Maps

VII. AUTHORITY AND PROCEDURE

The commission may, except as otherwise provided in Section 72-379 of the zoning code, authorize, after due public notice upon application on a form prescribed by the zoning enforcement official, such variance or variances from the terms of this ordinance as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provision of this ordinance would result in unnecessary and undue hardship. Said variance application shall be heard only if it is presented by the person owning 51 percent or more of the specific area of land involved or upon an administrative application by the county council.

Any new information to be presented at the planning and land development regulation commission meeting for any application will be grounds to continue an application to the next planning and land development regulation commission meeting. Applicants shall inform and provide staff with the new information prior to the planning and land development regulation commission meeting.



October 4, 2013

Scott Ashley, A.I.C.P.
Senior Zoning Manager
Volusia County
123 W. Indiana Avenue
DeLand, FL 32720-4604

Re: Chelsea Place Lot Coverage Variance Request

Dear Scott:

Enclosed are five (5) submittal packages for our request to approve a variance to increase the lot coverage from 35% to 40%. The reason for this request is due to a change in model types to meet the market demand for more single story homes on the 55 foot and 70 foot wide lots. The development of Chelsea Place began in 2003 and our market analysis then revealed a market for more two story type product catering to families and our models were designed accordingly. The project was successful initially but then the housing recession in 2007 basically caused the project sales to substantially decrease and it stayed that way until market activity began to pick up in 2011. As the market activity began to pick up we discovered that the customers were primarily active adults and empty nesters more interested in single story homes and the new models were designed to meet that demand. As sales activity increased in 2012 and 2013 it became apparent that there was demand for homes in the 2300 square foot range single story. As a result we found that the 35% lot coverage became a house fit constraint.

The purpose of this request is to change the lot coverage to 40% which will allow most all of our new models to fit most of the lots.

Chelsea Place is planned for a max of 250 lots in three phases. Phases 1 and 2 are developed and platted. Phase 3 is partially developed with fill, stormwater ponds and partial utilities and the plat is not recorded yet. Development was stopped when the housing market crashed but the County preliminary plat development order has been extended and still active until September 26, 2015.

If you have any questions or require any other information then please do not hesitate to contact me at 386-236-4160. It is my understanding that this request will be placed on November 12, 2013 PLDRC Hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Ross", written over the word "Sincerely,".

Douglas Ross
Corporate Sr. Executive
Vice President of Development

Cc: Kevin Mays, Volusia Flagler Division President

Intervest Construction, Inc.

2379 Beville Road, Daytona Beach, FL 32119 • Voice: 386.788.0820 • Fax: 386.760.2237 • www.ICIHomes.com

**VOLUSIA COUNTY
WRITTEN PETITION FOR A VARIANCE**

Section 72-379(1)(a)(4) of the Zoning Ordinance of Volusia County, as amended, requires that each applicant for a Variance submit a written petition as part of the application. The written petition must clearly describe how the Variance request satisfies all of the specific conditions necessary for the granting of the Variance, as listed in the Ordinance.

The following items must be completed in sufficient detail to allow Current Planning to determine if the application complies with the Ordinance (use additional sheets if necessary):

- A. What special condition(s) and circumstance(s) exist which are peculiar to your land, structure, building, or sign and are not applicable to other lands, structures, buildings, or signs in the same zoning classification? Were these special condition(s) and circumstance(s) the result of actions by you?

Please refer to attached for explanation

- B. How would literal interpretation of the Zoning Ordinance deprive you of rights commonly enjoyed by other properties in the same zoning classification and be an unnecessary and undue hardship on you?

Please refer to attached for explanation

- C. Explain how the Variance(s) you are requesting is/are the minimum Variance(s) that will make it possible for you to make reasonable use of your land, building, structure or sign:

Please refer to attached for explanation

- D. The general intent and purpose of the Zoning Ordinance and the Volusia County Comprehensive Plan Ordinance No. 90-10 is to lessen congestion in the streets; to promote public health, safety, morals, and the general welfare; to properly provide for the use of land and governmental services; and to preserve the character, appearance, and aesthetic qualities of Volusia County by regulating signs.

1. Is your request for Variance(s) consistent with this intent and purpose?

Please refer to attached for explanation

and

2. Explain how your request for Variance(s) will not be injurious to the surrounding area:

Please refer to attached for explanation

Applicant's Signature

Date

Applicant's Signature

Date

Volusia County Written Petition Explanation

- A. Our peculiar special condition and circumstance revolves around time and market change. When we planned and first entered the market with Chelsea Place in 2003, the R4 Cluster zoning and 35% coverage rule was not a hindrance to our marketing effort and sales strategy as our buyers were primarily young families looking for 2 story homes and high living area square footage. After the housing recession, and as the market has slowly improved, our target consumer buyer group has changed. We are now seeing more empty nester and active adult buyers in the price points supported by Chelsea Place. This buyer is not interested in climbing stairs and is demanding larger garages for storage and larger covered patio areas to enhance their outdoor lifestyles. This has created a need for us to design homes with all of the living area square footage, storage, and outdoor living space to be located on a single story home. As we design these market desired homes, the 35% coverage rule has become an impediment to our marketing of Chelsea Place.
- B. The hardship manifested by the 35% coverage rule due to the demand of our buyer group is simply a continued slow sales pace. We are just starting to see the fruits of a more stabilized housing market and we are trying to reengage our communities to meet the new buyer needs. This increased pace help create jobs and spending in our area.
- C. Relaxing the 35% coverage rule to a 40% coverage rule would enable us to offer a more diversified product line to our consumers. Currently at the 35% coverage rule we have half of our product line only fitting on 57% of the remaining lots (175), we also have 37 lots that none of our newly designed homes fit. At a 40% coverage, half of our product line will fit on 80% of the remaining lots and we have no lots where non of our product fits
- D. 1. Yes
2. This variance request will not impact any surrounding area as there is no deviation from the initially established and currently approved lot count, lot size, nor setback criteria.

Chelsea Place

10/15/2013

70' lots

Maximum coverage is 35%

This is for base elevation only, other elevations may alter percent of coverage

			Plan 2335				Plan 2460				Plan 2750				Plan 2730		Phases 1 and 2
			total sq. ft. under roof				total sq. ft. under roof				total sq. ft. under roof				total sq. ft. under roof		
			3137	fit			3547	MODEL			3784	fit			3632	fit	
Lot #	Lot Area sq. ft.	fit	percent of coverage		fit	percent of coverage		fit	percent of coverage		fit	percent of coverage		fit	percent of coverage		
3	10500	yes		29.88%	yes		33.78%	no		36.04%	yes		34.59%				
4	10566	yes		29.69%	yes		33.57%	no		35.81%	yes		34.37%				
5	10712	yes		29.28%	yes		33.11%	no		35.32%	yes		33.91%				
10	11189	yes		28.04%	yes		31.70%	yes		33.82%	yes		32.46%				
11	11015	yes		28.48%	yes		32.20%	yes		34.35%	yes		32.97%				
12	11205	yes		28.00%	yes		31.66%	yes		33.77%	yes		32.41%				
15	13647	yes		22.99%	yes		25.99%	yes		27.73%	yes		26.61%				
20	12083	yes		25.96%	yes		29.36%	yes		31.32%	yes		30.06%				
29	10164	yes		30.86%	yes		34.90%	no		37.23%	no		35.73%				
31	8995	yes		34.87%	no		39.43%	no		42.07%	no		40.38%				
53	10180	yes		30.82%	yes		34.84%	no		37.17%	no		35.68%				
54	10590	yes		29.62%	yes		33.49%	no		35.73%	yes		34.30%				
55	9615	yes		32.63%	no		36.89%	no		39.36%	no		37.77%				
57	10991	yes		28.54%	yes		32.27%	yes		34.43%	yes		33.05%				
58	11097	yes		28.27%	yes		31.96%	yes		34.10%	yes		32.73%				
59	9606	yes		32.66%	no		36.92%	no		39.39%	no		37.81%				
60	8400	no		37.35%	no		42.23%	no		45.05%	no		43.24%				
61	11156	yes		28.12%	yes		31.79%	yes		33.92%	yes		32.56%				
62	8447	no		37.14%	no		41.99%	no		44.80%	no		43.00%				
63	40458	yes		7.75%	yes		8.77%	yes		9.35%	yes		8.98%				
64	13610	yes		23.05%	yes		26.06%	yes		27.80%	yes		26.69%				
65	11716	yes		26.78%	yes		30.27%	yes		32.30%	yes		31.00%				
66	11131	yes		28.18%	yes		31.87%	yes		34.00%	yes		32.63%				
67	10182	yes		30.81%	yes		34.84%	no		37.16%	no		35.67%				
68	9540	yes		32.88%	no		37.18%	no		39.66%	no		38.07%				
69	10382	yes		30.22%	yes		34.16%	no		36.45%	yes		34.98%				
72	10245	yes		30.62%	yes		34.62%	no		36.94%	no		35.45%				
103	10200	yes		30.75%	yes		34.77%	no		37.10%	no		35.61%				
104	9049	yes		34.67%	no		39.20%	no		41.82%	no		40.14%				
105	10439	yes		30.05%	yes		33.98%	no		36.25%	yes		34.79%				
106	11391	yes		27.54%	yes		31.14%	yes		33.22%	yes		31.88%				
108	11020	yes		28.47%	yes		32.19%	yes		34.34%	yes		32.96%				
109	10328	yes		30.37%	yes		34.34%	no		36.64%	no		35.17%				
110	9121	yes		34.39%	no		38.89%	no		41.49%	no		39.82%				
111	8361	no		37.52%	no		42.42%	no		45.26%	no		43.44%				
113	9709	yes		32.31%	no		36.53%	no		38.97%	no		37.41%				
114	8401	no		37.34%	no		42.22%	no		45.04%	no		43.23%				
115	10205	yes		30.74%	yes		34.76%	no		37.08%	no		35.59%				
116	11473	yes		27.34%	yes		30.92%	yes		32.98%	yes		31.66%				
117	13203	yes		23.76%	yes		26.87%	yes		28.66%	yes		27.51%				
118	15012	yes		20.90%	yes		23.63%	yes		25.21%	yes		24.19%				
120	8622	no		36.38%	no		41.14%	no		43.89%	no		42.12%				
121	8400	no		37.35%	no		42.23%	no		45.05%	no		43.24%				
122	9000	yes		34.86%	no		39.41%	no		42.04%	no		40.36%				
123	9000	yes		34.86%	no		39.41%	no		42.04%	no		40.36%				
124	8400	no		37.35%	no		42.23%	no		45.05%	no		43.24%				
125	8683	no		36.13%	no		40.85%	no		43.58%	no		41.83%				
126	10461	yes		29.99%	yes		33.91%	no		36.17%	yes		34.72%				
127	10496	yes		29.89%	yes		33.79%	no		36.05%	yes		34.60%				
128	8665	no		36.20%	no		40.93%	no		43.67%	no		41.92%				
131	9950	yes		31.53%	no		35.65%	no		38.03%	no		36.50%				
133	8987	yes		34.91%	no		39.47%	no		42.11%	no		40.41%				
134	8452	no		37.12%	no		41.97%	no		44.77%	no		42.97%				
138	10469	yes		29.96%	yes		33.88%	no		36.14%	yes		34.69%				
141	9130	yes		34.36%	no		38.85%	no		41.45%	no		39.78%				
144	9197	yes		34.11%	no		38.57%	no		41.14%	no		39.49%				
145	13097	yes		23.95%	yes		27.08%	yes		28.89%	yes		27.73%				
146	14344	yes		21.87%	yes		24.73%	yes		26.38%	yes		25.32%				
147	9819	yes		31.95%	no		36.12%	no		38.54%	no		36.99%				
148	9814	yes		31.96%	no		36.14%	no		38.56%	no		37.01%				
149	10162	yes		30.87%	yes		34.90%	no		37.24%	no		35.74%				
150	11068	yes		28.34%	yes		32.05%	yes		34.19%	yes		32.82%				
217	9064	yes		34.61%	no		39.13%	no		41.75%	no		40.07%				
218	9800	yes		32.01%	no		36.19%	no		38.61%	no		37.06%				
220	9829	yes		31.92%	no		36.09%	no		38.50%	no		36.95%				
226	8574	no		36.59%	no		41.37%	no		44.13%	no		42.36%				
234	9345	yes		33.57%	no		37.96%	no		40.49%	no		38.87%				
235	8666	no		36.20%	no		40.93%	no		43.66%	no		41.91%				
244	11263	yes		27.85%	yes		31.49%	yes		33.60%	yes		32.25%				
245	8400	no		37.35%	no		42.23%	no		45.05%	no		43.24%				
246	12669	yes		24.76%	yes		28.00%	yes		29.87%	yes		28.67%				
247	11279	yes		27.81%	yes		31.45%	yes		33.55%	yes		32.20%				
248	8883	no		35.31%	no		39.93%	no		42.60%	no		40.89%				
249	8983	yes		34.92%	no		39.49%	no		42.12%	no		40.43%				
250	12325	yes		25.45%	yes		28.78%	yes		30.70%	yes		29.47%				

Lots picked up if 35% rule is relaxed to 40%

Lots still having restrictive coverage at 40%

Chelsea Place

10/15/2013

70' lots

This is for base elevation only, other elevations may alter percent of coverage

Maximum coverage is 35%

		Plan 2335		Plan 2460		Plan 2750		Plan 2730	
		total sq. ft. under roof		total sq. ft. under roof		total sq. ft. under roof		total sq. ft. under roof	
		3137		3547	MODEL	3784		3632	
Lot #	Lot Area sq. ft.	fit	percent of coverage	fit	percent of coverage	fit	percent of coverage	fit	percent of coverage
151	16474	yes	19.04%	yes	21.53%	yes	22.97%	yes	22.05%
152	9418	yes	33.31%	no	37.66%	no	40.18%	no	38.56%
153	8771	no	35.77%	no	40.44%	no	43.14%	no	41.41%
154	8807	no	35.62%	no	40.27%	no	42.97%	no	41.24%
155	14714	yes	21.32%	yes	24.11%	yes	25.72%	yes	24.68%
166	10122	yes	30.99%	no	35.04%	no	37.38%	no	35.88%
167	10108	yes	31.03%	no	35.09%	no	37.44%	no	35.93%
168	8875	no	35.35%	no	39.97%	no	42.64%	no	40.92%
169	8459	no	37.08%	no	41.93%	no	44.73%	no	42.94%
170	8782	no	35.72%	no	40.39%	no	43.09%	no	41.36%
171	10759	yes	29.16%	yes	32.97%	no	35.17%	yes	33.76%
172	8405	no	37.32%	no	42.20%	no	45.02%	no	43.21%
173	8410	no	37.30%	no	42.18%	no	44.99%	no	43.19%
174	8419	no	37.26%	no	42.13%	no	44.95%	no	43.14%
175	8431	no	37.21%	no	42.07%	no	44.88%	no	43.08%
176	8801	no	35.64%	no	40.30%	no	43.00%	no	41.27%
177	9789	yes	32.05%	no	36.23%	no	38.66%	no	37.10%
178	9983	yes	31.42%	no	35.53%	no	37.90%	no	36.38%
179	10200	yes	30.75%	yes	34.77%	no	37.10%	no	35.61%
181	10982	yes	28.56%	yes	32.30%	yes	34.46%	yes	33.07%
182	12403	yes	25.29%	yes	28.60%	yes	30.51%	yes	29.28%
183	13699	yes	22.90%	yes	25.89%	yes	27.62%	yes	26.51%
184	11069	yes	28.34%	yes	32.04%	yes	34.19%	yes	32.81%
185	8438	no	37.18%	no	42.04%	no	44.84%	no	43.04%
186	8408	no	37.31%	no	42.19%	no	45.00%	no	43.20%
187	8405	no	37.32%	no	42.20%	no	45.02%	no	43.21%
188	8403	no	37.33%	no	42.21%	no	45.03%	no	43.22%
189	8420	no	37.26%	no	42.13%	no	44.94%	no	43.14%
190	8532	no	36.77%	no	41.57%	no	44.35%	no	42.57%
191	8632	no	36.34%	no	41.09%	no	43.84%	no	42.08%
192	8611	no	36.43%	no	41.19%	no	43.94%	no	42.18%
193	9300	yes	33.73%	no	38.14%	no	40.69%	no	39.05%
211	11968	yes	26.21%	yes	29.64%	yes	31.62%	yes	30.35%
212	10775	yes	29.11%	yes	32.92%	no	35.12%	yes	33.71%
213	14057	yes	22.32%	yes	25.23%	yes	26.92%	yes	25.84%
214	11641	yes	26.95%	yes	30.47%	yes	32.51%	yes	31.20%
215	12222	yes	25.67%	yes	29.02%	yes	30.96%	yes	29.72%

Phase 3

Lots picked up if 35% rule is relaxed to 40%

Lots still having restrictive coverage at 40%



X = Sold Lots

CONCEPTUAL MASTER PLAN

for

CHELSEA PLACE

• A Private Gated Community •

VOLUSIA COUNTY, FLORIDA

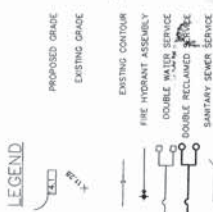
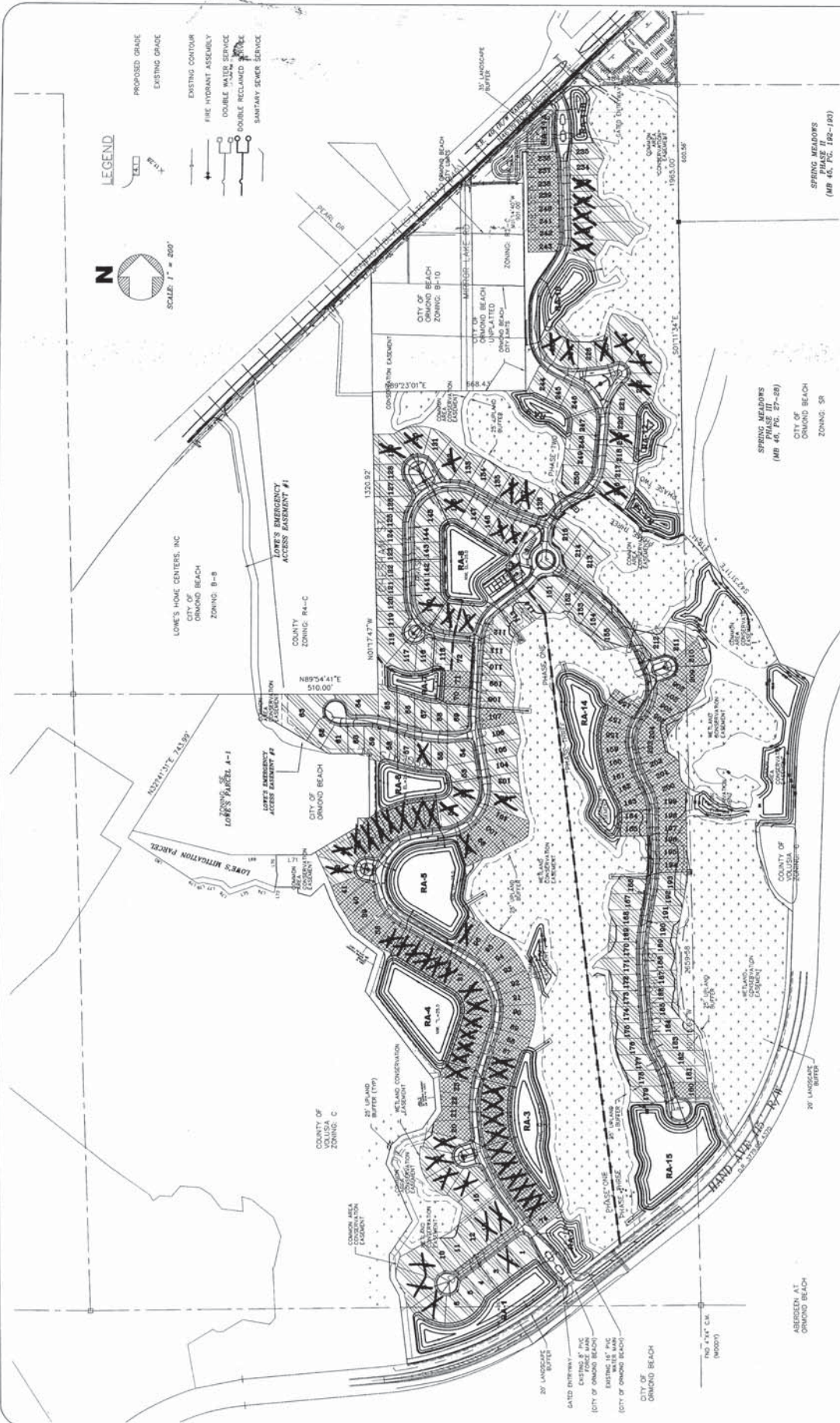


ICI HOMES

CLAYTON
JACKMAN
KIRCHER
ANGELIN
LOPEZ
WINEHART
ICI
June 9, 2003

CHELSEA PLACE LOT MIX
as of 10/4/2013

	PLAT MB/PG	SOLD		ICI		TOTAL	
		55 FT	70 FT	55 FT	70 FT	55 FT	70 FT
PHASE 1	51/151	35	16	25	38	60	54
PHASE 2	52/49	0	23	8	40	8	63
PHASE 3	Not Rec	0	0	27	38	27	38
TOTAL		35	39	60	116	95	155
		74		176		250	



SITE DATA

SITE AREA: 167.44 Acres
SINGLE FAMILY UNITS (TYPE A) = 96 (55' WIDE)
SINGLE FAMILY UNITS (TYPE B) = 154 (70' WIDE)
TOTAL SINGLE FAMILY UNITS = 250
AVERAGE LOT AREA = 7,273 SQ.FT.

LOT TYPES BY PHASE	
PHASE I	40
PHASE II	54
PHASE III	8
PHASE IV	63
PHASE V	28
PHASE VI	37

NOTE: MAXIMUM LOT COVERAGE FOR PRINCIPAL & ACCESSORY BUILDINGS IS 35%.

R-4 CLUSTER RESIDENTIAL SETBACKS	
FRONT	25'
REAR	20'
SEAR POOL DECK	5'
SIDE	5'
SIDE CORNER	15'
WATERFRONT	25'

X = SOLD LOTS

HARSTER ENGINEERING & SURVEYING, INC.
 CIVIL ENGINEERS
 436 NORTH GRANDVIEW AVENUE
 DAYTONA BEACH, FL 32118
 PHONE: (386)253-3241 FAX: (386)253-2502
 E-MAIL: msh@harstereng.com

CHELSEA PHASE I
 OVERALL DEVELOPMENT PLAN

PLANNERS
 SURVEYORS

DESIGN BY: SHL
 CHECKED BY: FMH
 DATE: 02-08-02
 SCALE: 1"=200'
 JOB NO.: 00-015
 DWG.: 0001SCUP-000.DWG
 XREF: 0001SCUP-BAS.DWG

SHEET 2
 OF 44 SHEETS

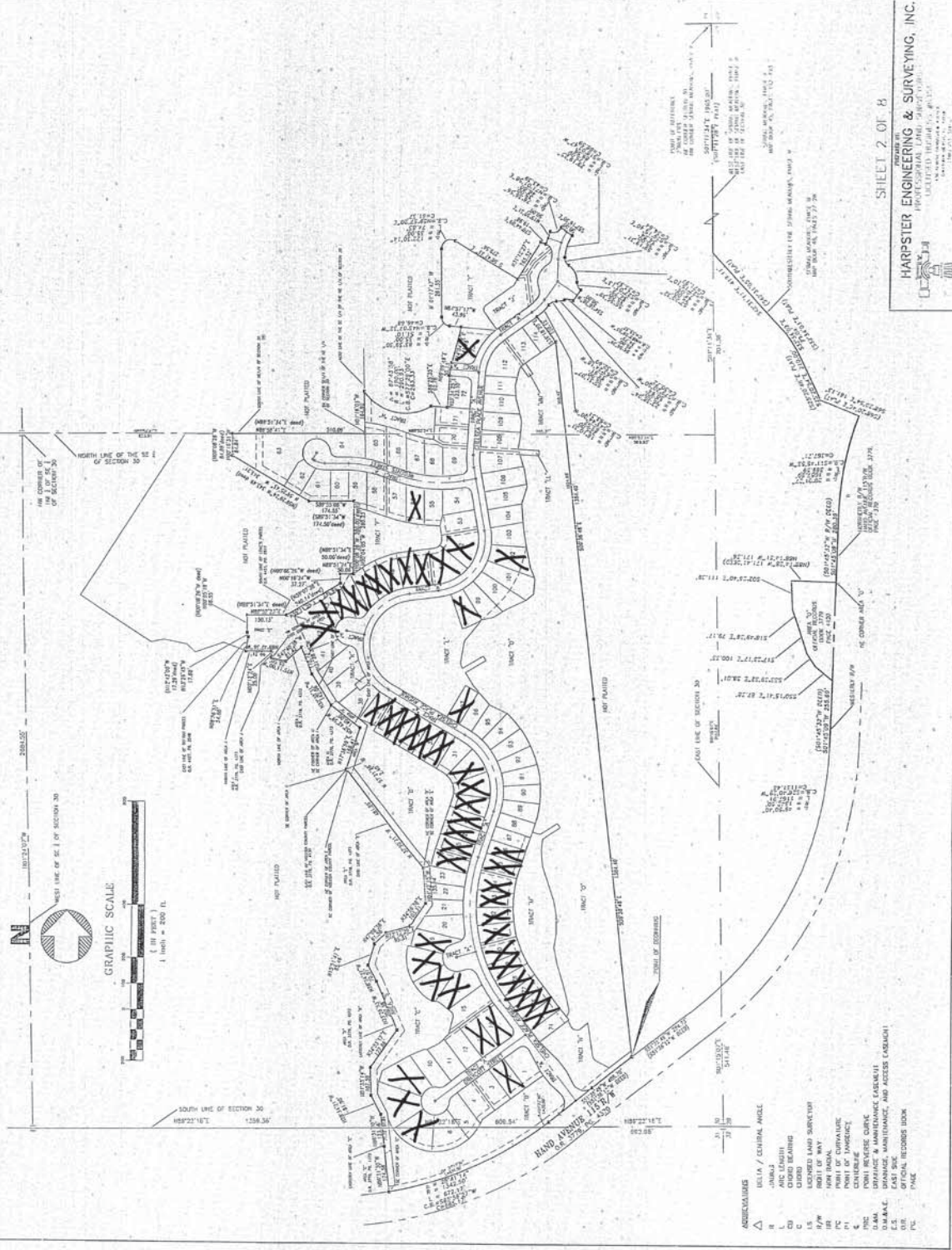
NO.	DATE	REVISIONS
1	8/1/02	REVISED FOR VOLusia COUNTY
2	9/16/02	REVISED FOR LAMAR COMMENTS
3	10/01/02	REVISED FOR VOLusia COUNTY COMMENTS
4	12/17/02	REVISED FOR JEFF COMMENTS
5	2/7/03	REVISED FOR JEFF COMMENTS
6	8/1/03	REVISED FOR JEFF COMMENTS
7	12/15/03	REVISED FOR JEFF COMMENTS
8	12/15/03	REVISED FOR JEFF COMMENTS
9	12/15/03	REVISED FOR JEFF COMMENTS
10	12/15/03	REVISED FOR JEFF COMMENTS
11	12/15/03	REVISED FOR JEFF COMMENTS
12	12/15/03	REVISED FOR JEFF COMMENTS
13	12/15/03	REVISED FOR JEFF COMMENTS



CHELSEA PLACE - PHASE I

PLAT BOOK 51 PAGE 152

BEING A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA



SHEET 2 OF 8

HARPSTER ENGINEERING & SURVEYING, INC.
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL SURVEYORS
FLORIDA LICENSE NO. 12345
FLORIDA LICENSE NO. 67890

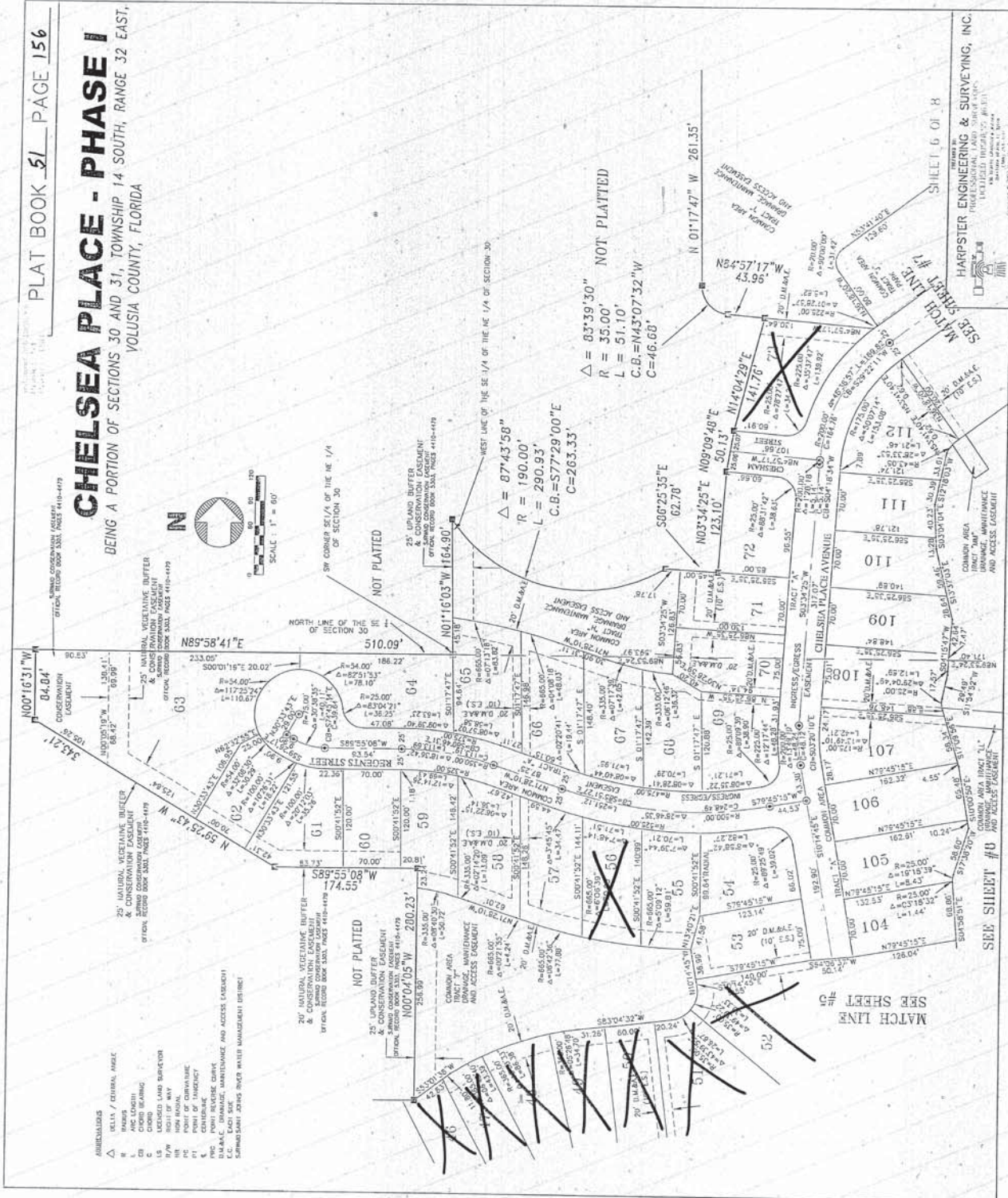
- ABBREVIATIONS**
- Δ ADJACENT LOTS
 - B BOUNDARY
 - C CENTERLINE
 - D DRAINAGE
 - E EASEMENT
 - F FENCE
 - G GROUND
 - H HIGHWAY
 - I INTERSECTION
 - J JOINT
 - K KURVE
 - L LOT
 - M MAINTENANCE
 - N NORTH
 - O OFFSET
 - P POINT
 - Q QUANTITY
 - R ROAD
 - S SURFACE
 - T TRACT
 - U UNDERGROUND
 - V VARIATION
 - W WAY
 - X EXISTING
 - Y YIELD
 - Z ZONE

HARPSTER ENGINEERING & SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED SURVEYORS #0354
100 NORTH GARDENHURST AVENUE
SARASOTA, FLORIDA 34234
(813) 551-5144

ANALYSES	DELTA /	CONJUGAL ANGLE
Δ	RADIUS	
H	AFC LENGTH	
CB	CHORD BEARING	
C	CHORD	
LS	LOCATED LAND SURVEYOR	
R/W	RIGHT OF WAY	
N	NON RADIAL	
PC	POINT OF CURVATURE	
PT	POINT OF TANGENCY	
C	CENTRALE	
ENC	POINT REVERSE CURVE	
DIMAC	DIMENSIONAL MAINTENANCE	
OR	OPTICAL RECORDS BOOK	
PG	PAGE	
T.S.	EACH SIDE	
S&B	SANITIZING INJECT WATER	

CHELSEA PLACE - PHASE I

BEING A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 14 SOUTH, RANGE 32 EAST,
VOLUSIA COUNTY, FLORIDA



CHelsea PLACE - PHASE II

BEING A PORTION OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA

PLAT BOOK 52 PAGE 51

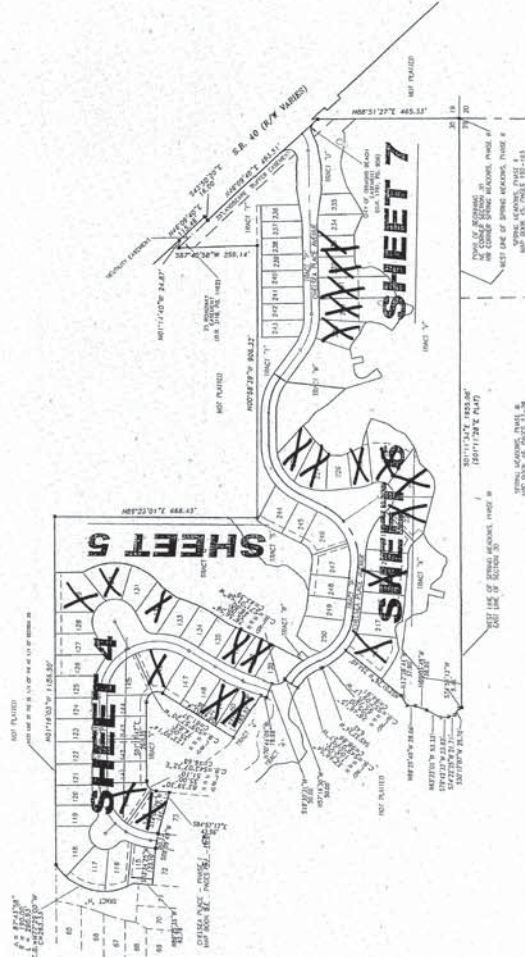
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GRAPHIC SCALE



1 inch = 100 ft.



- ABBREVIATIONS
- △ SETBACK / CENTER ANGLE
 - ▲ ADJUTANT
 - ▲ AIR LANE
 - CH CHORD BEARING
 - LS LICENSED LAND SURVEYOR
 - 1/4" 1/4" RIGHT OF WAY
 - 1/4" 1/4" RIGHT OF WAY
 - PT POINT OF TANGENCY
 - PT POINT OF TANGENCY
 - PTC CURVE
 - U&M DRAINAGE & MAINTENANCE EASEMENT

SHEET INDEX

SHEET 3 OF 7

HARPSTER ENGINEERING & SURVEYING, INC.



CHELSEA PLACE - PHASE II

BEING A PORTION OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA
NOT PLATTED

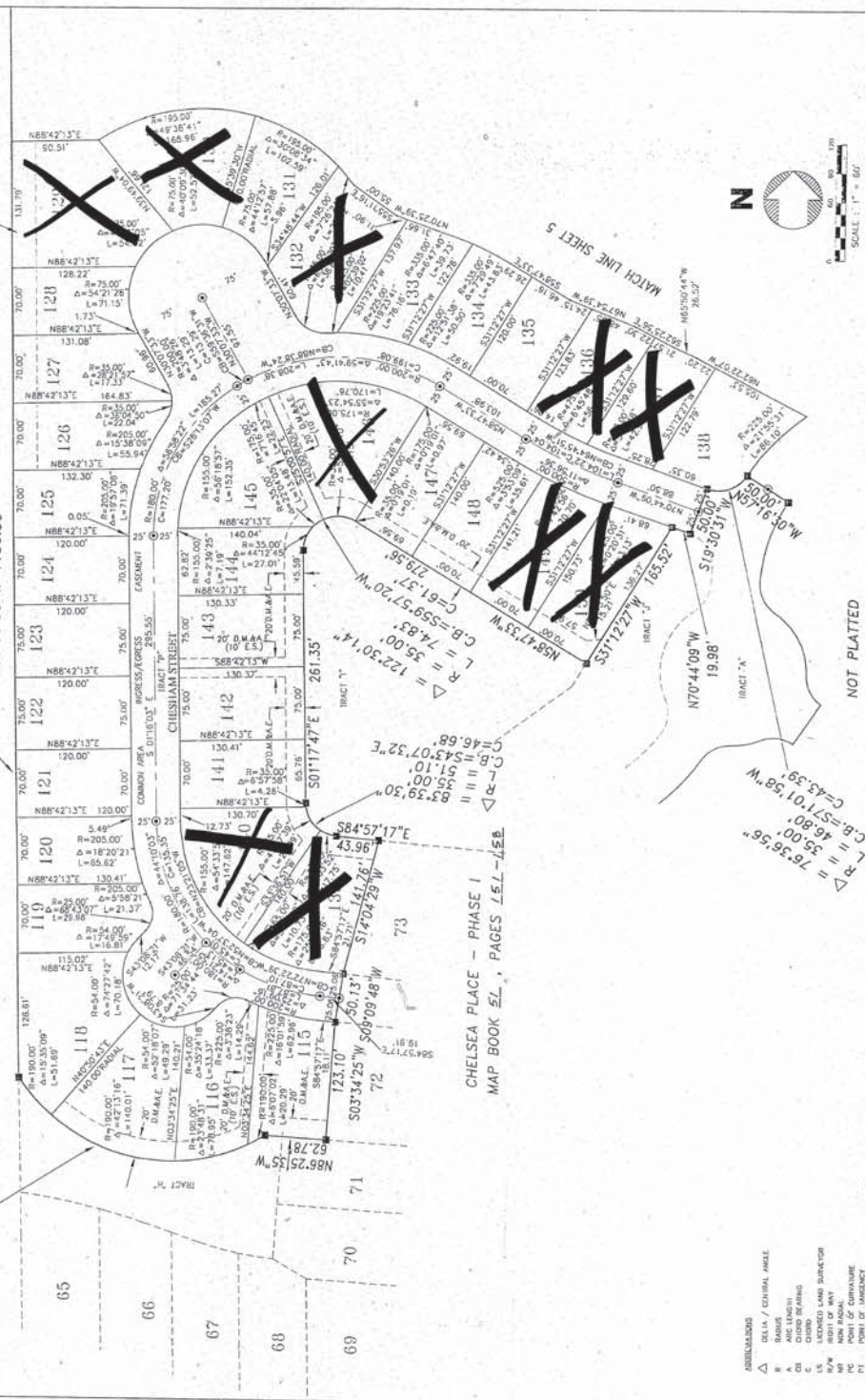
PLAT BOOK 52 PAGE 52

$\Delta = 87^{\circ}43'58''$
 $R = 190.00'$
 $L = 290.93'$
 $C.B. = N77^{\circ}29'00''W$
 $C = 263.33'$

WEST LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 30

N01°16'03"W 1156.50'

25' VERTICAL INTERFERE
AND
LAND CONCERNING GRADIENT
OFFICIAL RECORD BOOK 5301, PAGES 4410-4419



SHEET 4 OF 7

HARPSTER ENGINEERING & SURVEYING, INC.
11111 N. W. 11th Ave., Suite 100
Miami, FL 33150
Phone: (305) 555-1111
Fax: (305) 555-1112
www.harpster-engineering.com

- ADDITIONAL NOTES
- 1. ALL LOTS ARE TO BE CONVEYED TO THE STATE OF FLORIDA
- 2. THE STATE OF FLORIDA IS THE GRANTEE OF THIS SURVEY
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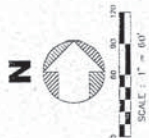


CHELSEA PLACE - PHASE II

BEING A PORTION OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA

PLAT BOOK 52 PAGE 54

- ABBREVIATIONS
- Δ DELTA / CENTRAL ANGLE
 - R RADIUS
 - L ARC LENGTH
 - B BEARING
 - C CHORD
 - LS LICENSED LAND SURVEYOR
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - PRC POINT REVERSE CURVE
 - D.M.A.L. DRAINAGE, MAINTENANCE AND ACCESS EASEMENT
 - E.S. EASEMENT
 - SURV. SART JONES SHOP WATER MANAGEMENT DISTRICT



HARPSTER ENGINEERING & SURVEYING, INC.
10000 W. BAYVIEW BLVD., SUITE 100
DADE COUNTY, FLORIDA 33147
TEL: 305.444.1111
FAX: 305.444.1112
WWW.HARPSTERENGINEERING.COM

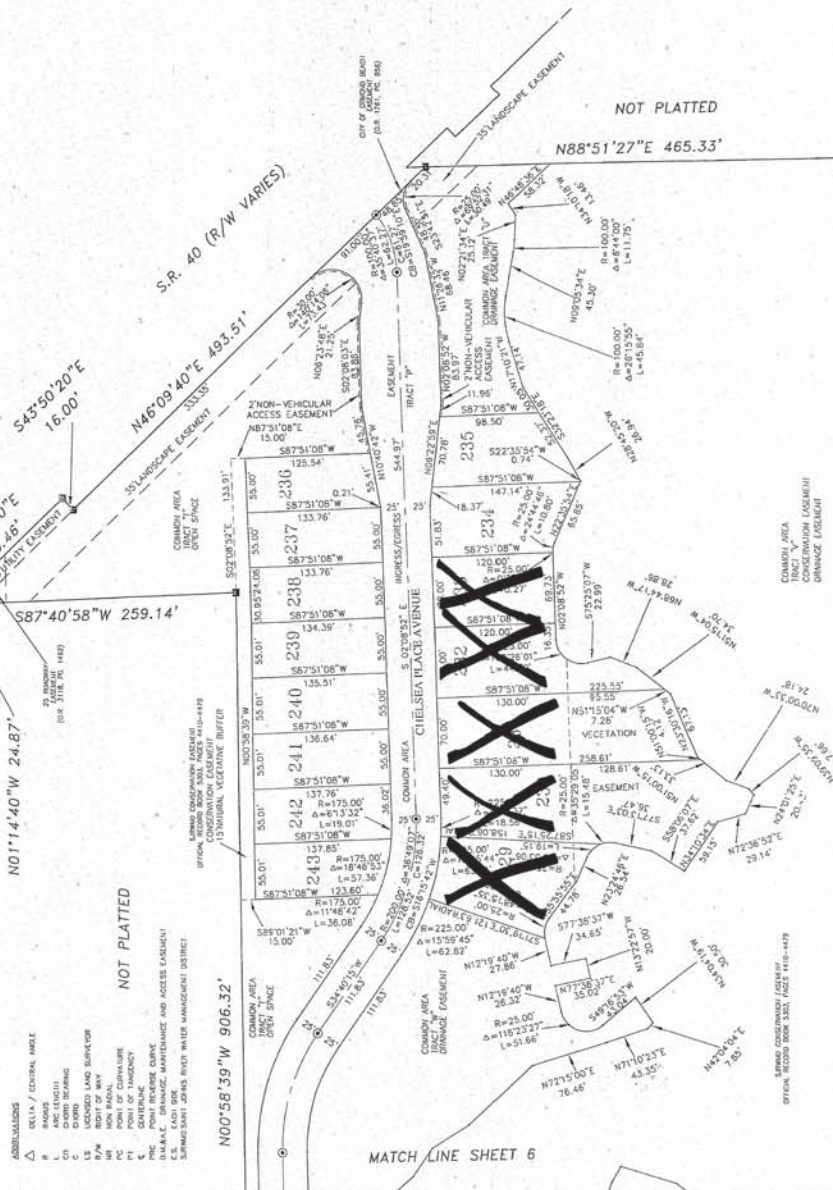
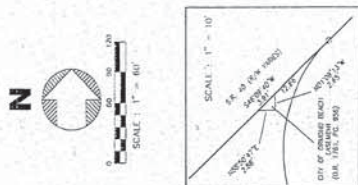
SHEET 6 OF 7

SPRING MEADOWS, PHASE III
MAP BOOK 46, PAGES 27-28

S01°11'34\"/>

CHELSEA PLACE - PHASE III

BEING A PORTION OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA



MATCH LINE SHEET 6

COURT REPORT 1979-80

S01°11'34"E 1955.06'

(S01°11'28"E PLAT)

SPRING MEADOWS, PHASE II
MAP BOOK 45, PAGES 192-193

SPRING MEADOWS, PHASE III
MAP BOOK 46, PAGES 27-28

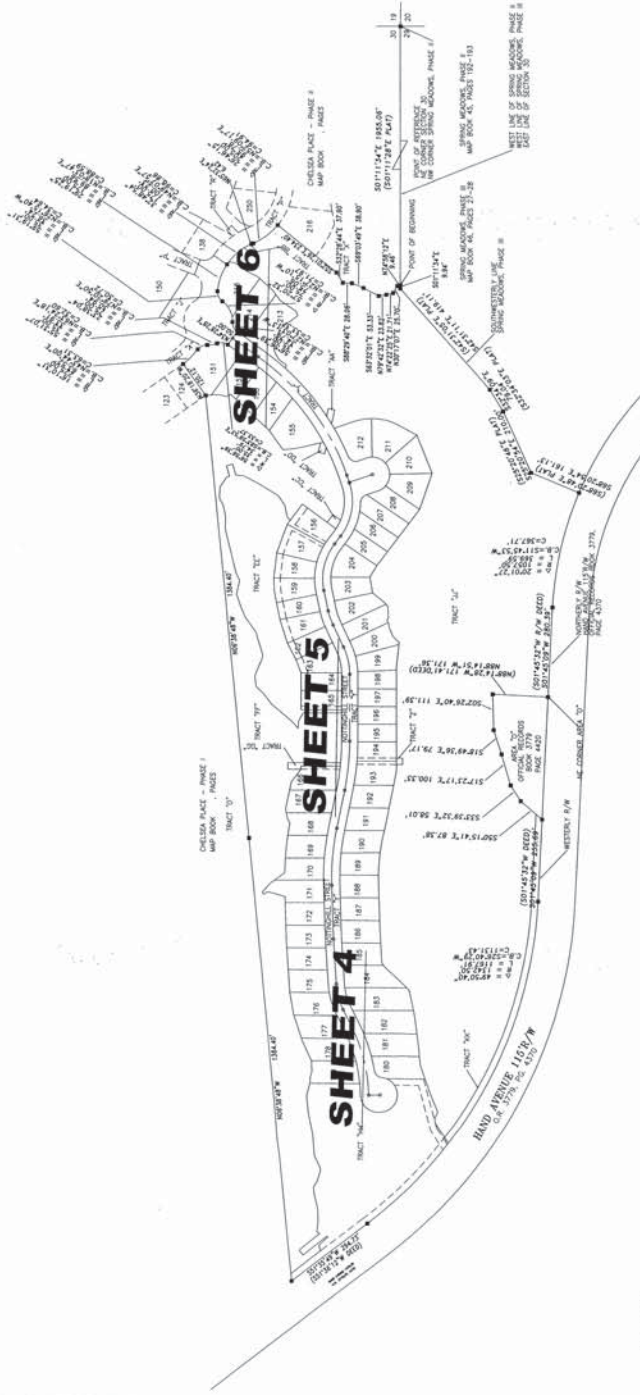
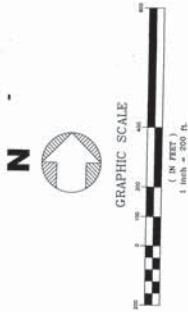
ENGINEERING & SURVEYING, INC.

 A small diagram showing a cross-section of a pipe with a central core and an outer shell, labeled 'A' and 'B'.

CHelsea PLACE - PHASE III

BEING A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 14 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____



- ABBREVIATIONS**
- Δ DELTA / CENTRAL ANGLE
 - R RADIUS
 - L ARC LENGTH
 - C CHORD
 - CHORD BEARING
 - LS LICENSED LAND SURVEYOR
 - LS LICENSED LAND SURVEYOR
 - NS NORTH
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - CE CENTERLINE
 - PRC POINT RADIISE CURVE
 - PRC POINT RADIISE CURVE
 - DRM.D.R. DRAINAGE, SANITARIUM, AND SEWER EASEMENT
 - E.S. EACH SIDE

SHEET INDEX

SHEET 3 OF 7

PREPARED BY
HARPSTER ENGINEERING & SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS #6351
1400 N. W. 10TH AVE., SUITE 200
DAVONIA BEACH, FL 32118

DESIGN BY: SHL	CHECKED BY: FMH
DATE: 01-31-03	SCALE: 1" = 200'
JOB NO.: 00-015	Dwg. 00015003-PL3.DWG
SHEET: NONE	SHEET: 24
OF 30 SHEETS	

HARPSTER ENGINEERING & SURVEYING, INC.
PLANNERS
SURVEYORS
CONSULTANTS
CIVIL ENGINEERS
436 NORTH GRANDVIEW AVENUE,
DAYTONA BEACH, FL 32118
PHONE: (386) 253-3241 FAX: (386) 253-2502
E-MAIL: msh@harpstereng.com
PRELIMINARY PLAT



COPYRIGHT 2003

NO.	DATE	REVISIONS
1	01-31-03	REVISIONS
2	01-31-03	REVISIONS
3	01-31-03	REVISIONS
4	01-31-03	REVISIONS
5	01-31-03	REVISIONS
6	01-31-03	REVISIONS
7	01-31-03	REVISIONS
8	01-31-03	REVISIONS
9	01-31-03	REVISIONS
10	01-31-03	REVISIONS

Legal Description
ICI Owned Lots

Phase I

Lots 1, 3, 4, 5, 6, 10, 11, 12, 15, 20, 21, 22, 23, 31, 38, 39, 40, 41, 53, 54, 55, 57, 58, 59, 60,
61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 74, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 99,
100, 101, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114

in the Chelsea Place – Phase I subdivision as recorded in Map Book 51 Pg 151-158, in the public
records of Volusia County, Florida

Chelsea Place Phase 1

ICI Owned Lots

As of: 10/2/13

Map Book 51 Pg 151-158

Lot	Sq. Ft.	Address	Parcel ID	
1	12,669	498 Chelsea Place Ave or 1200 Draycott Str	30-14-32-14-00-0010	CP & HG RESIDENTIAL LOTS LLC
3	10,500	1208 Draycott Str	30-14-32-14-00-0030	CP & HG RESIDENTIAL LOTS LLC
4	10,566	1212 Draycott Str	30-14-32-14-00-0040	CP & HG RESIDENTIAL LOTS LLC
5	10,712	1216 Draycott Str	30-14-32-14-00-0050	CP & HG RESIDENTIAL LOTS LLC
6	14,572	1220 Draycott Str	30-14-32-14-00-0060	CP & HG RESIDENTIAL LOTS LLC
10	11,189	1217 Draycott Str	30-14-32-14-00-0100	CP & HG RESIDENTIAL LOTS LLC
11	11,015	1213 Draycott Str	30-14-32-14-00-0110	CP & HG RESIDENTIAL LOTS LLC
12	11,205	1209 Draycott Str	30-14-32-14-00-0120	CP & HG RESIDENTIAL LOTS LLC
15	13,647	490 Chelsea Place Ave	30-14-32-14-00-0150	HF COMMERCIAL RESIDENTIAL LLC
20	12,083	470 Chelsea Place Ave	30-14-32-14-00-0200	CP & HG RESIDENTIAL LOTS LLC
21	7,483	468 Chelsea Place Ave	30-14-32-14-00-0210	CP & HG RESIDENTIAL LOTS LLC
22	7,245	464 Chelsea Place Ave	30-14-32-14-00-0220	CP & HG RESIDENTIAL LOTS LLC
23	8,050	460 Chelsea Place Ave	30-14-32-14-00-0230	CP & HG RESIDENTIAL LOTS LLC
31	8,995	428 Chelsea Place Ave	30-14-32-14-00-0310	CP & HG RESIDENTIAL LOTS LLC
38	10,420	400 Chelsea Place Ave	30-14-32-14-00-0380	CP & HG RESIDENTIAL LOTS LLC
39	11,276	396 Chelsea Place Ave	30-14-32-14-00-0390	CP & HG RESIDENTIAL LOTS LLC
40	10,786	392 Chelsea Place Ave	30-14-32-14-00-0400	CP & HG RESIDENTIAL LOTS LLC
41	8,495	388 Chelsea Place Ave	30-14-32-14-00-0410	CP & HG RESIDENTIAL LOTS LLC
53	10,180	340 Chelsea Place Ave	30-14-32-14-00-0530	CP & HG RESIDENTIAL LOTS LLC
54	10,590	336 Chelsea Place Ave or 1200 Regents St	30-14-32-14-00-0540	CP & HG RESIDENTIAL LOTS LLC
55	9,615	1204 Regents St	30-14-32-14-00-0550	CP & HG RESIDENTIAL LOTS LLC
57	10,991	1212 Regents St	30-14-32-14-00-0570	CP & HG RESIDENTIAL LOTS LLC
58	11,097	1216 Regents St	30-14-32-14-00-0580	CP & HG RESIDENTIAL LOTS LLC

Chelsea Place Phase 1

ICI Owned Lots

As of: 10/2/13

Map Book 51 Pg 151-158

Lot	Sq. Ft.	Address	Parcel ID	
59	9,606	1220 Regents St	30-14-32-14-00-0590	CP & HG RESIDENTIAL LOTS LLC
60	8,400	1222 Regents St	30-14-32-14-00-0600	CP & HG RESIDENTIAL LOTS LLC
61	11,156	1226 Regents St	30-14-32-14-00-0610	CP & HG RESIDENTIAL LOTS LLC
62	8,447	1230 Regents St	30-14-32-14-00-0620	CP & HG RESIDENTIAL LOTS LLC
63	40,458	1234 Regents St	30-14-32-14-00-0630	CP & HG RESIDENTIAL LOTS LLC
64	13,610	1221 Regents St	30-14-32-14-00-0640	CP & HG RESIDENTIAL LOTS LLC
65	11,716	1217 Regents St	30-14-32-14-00-0650	CP & HG RESIDENTIAL LOTS LLC
66	11,131	1213 Regents St	30-14-32-14-00-0660	CP & HG RESIDENTIAL LOTS LLC
67	10,182	1209 Regents St	30-14-32-14-00-0670	CP & HG RESIDENTIAL LOTS LLC
68	9,540	1205 Regents St	30-14-32-14-00-0680	CP & HG RESIDENTIAL LOTS LLC
69	10,382	1201 Regents St or 332 Chelsea Place Ave	30-14-32-14-00-0690	CP & HG RESIDENTIAL LOTS LLC
70	9,424	328 Chelsea Place Ave	30-14-32-14-00-0700	CP & HG RESIDENTIAL LOTS LLC
71	9,100	324 Chelsea Place Ave	30-14-32-14-00-0710	CP & HG RESIDENTIAL LOTS LLC
72	10,245	320 Chelsea Place Ave or 396 Chesham St	30-14-32-14-00-0720	CP & HG RESIDENTIAL LOTS LLC
74	7,700	513 Chelsea Place Ave	30-14-32-14-00-0740	CP & HG RESIDENTIAL LOTS LLC
87	7,700	461 Chelsea Place Ave	30-14-32-14-00-0870	HF COMMERCIAL RESIDENTIAL LLC
88	7,872	457 Chelsea Place Ave	30-14-32-14-00-0880	CP & HG RESIDENTIAL LOTS LLC
89	8,926	453 Chelsea Place Ave	30-14-32-14-00-0890	CP & HG RESIDENTIAL LOTS LLC
90	8,926	449 Chelsea Place Ave	30-14-32-14-00-0900	CP & HG RESIDENTIAL LOTS LLC
91	8,926	445 Chelsea Place Ave	30-14-32-14-00-0910	CP & HG RESIDENTIAL LOTS LLC
92	8,926	441 Chelsea Place Ave	30-14-32-14-00-0920	CP & HG RESIDENTIAL LOTS LLC
93	8,926	437 Chelsea Place Ave	30-14-32-14-00-0930	CP & HG RESIDENTIAL LOTS LLC
94	8,925	433 Chelsea Place Ave	30-14-32-14-00-0940	CP & HG RESIDENTIAL LOTS LLC

Chelsea Place Phase 1

ICI Owned Lots

As of: 10/2/13

Map Book 51 Pg 151-158

Lot	Sq. Ft.	Adress	Parcel ID	
95	8,055	429 Chelsea Place Ave	30-14-32-14-00-0950	CP & HG RESIDENTIAL LOTS LLC
96	7,594	425 Chelsea Place Ave	30-14-32-14-00-0960	CP & HG RESIDENTIAL LOTS LLC
99	10,229	369 Chelsea Place Ave	30-14-32-14-00-0990	CP & HG RESIDENTIAL LOTS LLC
100	12,480	365 Chelsea Place Ave	30-14-32-14-00-1000	CP & HG RESIDENTIAL LOTS LLC
101	14,836	361 Chelsea Place Ave	30-14-32-14-00-1010	CP & HG RESIDENTIAL LOTS LLC
103	10,200	353 Chelsea Place Ave	30-14-32-14-00-1030	CP & HG RESIDENTIAL LOTS LLC
104	9,049	349 Chelsea Place Ave	30-14-32-14-00-1040	CP & HG RESIDENTIAL LOTS LLC
105	10,439	345 Chelsea Place Ave	30-14-32-14-00-1050	CP & HG RESIDENTIAL LOTS LLC
106	11,391	341 Chelsea Place Ave	30-14-32-14-00-1060	CP & HG RESIDENTIAL LOTS LLC
107	11,892	337 Chelsea Place Ave	30-14-32-14-00-1070	CP & HG RESIDENTIAL LOTS LLC
108	11,020	333 Chelsea Place Ave	30-14-32-14-00-1080	CP & HG RESIDENTIAL LOTS LLC
109	10,328	329 Chelsea Place Ave	30-14-32-14-00-1090	CP & HG RESIDENTIAL LOTS LLC
110	9,121	325 Chelsea Place Ave	30-14-32-14-00-1100	CP & HG RESIDENTIAL LOTS LLC
111	8,361	321 Chelsea Place Ave	30-14-32-14-00-1110	CP & HG RESIDENTIAL LOTS LLC
112	13,187	317 Chelsea Place Ave	30-14-32-14-00-1120	CP & HG RESIDENTIAL LOTS LLC
113	9,709	313 Chelsea Place Ave	30-14-32-14-00-1130	CP & HG RESIDENTIAL LOTS LLC
114	8,401	309 Chelsea Place Ave	30-14-32-14-00-1140	CP & HG RESIDENTIAL LOTS LLC

63 lots

Legal Description
ICI Owned Lots

Phase II

Lots 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 131, 133, 134, 135,
138, 141, 142, 143, 144, 145, 147, 148, 217, 218, 220, 221, 226, 234, 235, 236, 237, 238,
239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250

in the Chelsea Place – Phase II subdivision as recorded in Map Book 52 Pg 49-55, in the public
records of Volusia County, Florida

Chelsea Place Phase 2

ICI Owned Lots

As of : 10/2/13

Map Book 52 Pg 49-55

Lot	Sq. Ft.	Address	Parcel ID	
				CP & HG RESIDENTIAL LOTS LLC
115	10,205	392 Chesham St	30-14-32-15-00-1150	
116	11,473	388 Chesham St	30-14-32-15-00-1160	CP & HG RESIDENTIAL LOTS LLC
117	13,203	384 Chesham St	30-14-32-15-00-1170	CP & HG RESIDENTIAL LOTS LLC
118	15,012	380 Chesham St	30-14-32-15-00-1180	CP & HG RESIDENTIAL LOTS LLC
119	9,270	376 Chesham St	30-14-32-15-00-1190	CP & HG RESIDENTIAL LOTS LLC
120	8,622	372 Chesham St	30-14-32-15-00-1200	CP & HG RESIDENTIAL LOTS LLC
121	8,400	368 Chesham St	30-14-32-15-00-1210	CP & HG RESIDENTIAL LOTS LLC
122	9,000	364 Chesham St	30-14-32-15-00-1220	CP & HG RESIDENTIAL LOTS LLC
123	9,000	360 Chesham St	30-14-32-15-00-1230	CP & HG RESIDENTIAL LOTS LLC
124	8,400	356 Chesham St	30-14-32-15-00-1240	CP & HG RESIDENTIAL LOTS LLC
125	8,683	352 Chesham St	30-14-32-15-00-1250	CP & HG RESIDENTIAL LOTS LLC
126	10,461	348 Chesham St	30-14-32-15-00-1260	CP & HG RESIDENTIAL LOTS LLC
127	10,496	344 Chesham St	30-14-32-15-00-1270	CP & HG RESIDENTIAL LOTS LLC
128	8,665	340 Chesham St	30-14-32-15-00-1280	CP & HG RESIDENTIAL LOTS LLC
131	9,950	328 Chesham St	30-14-32-15-00-1310	CP & HG RESIDENTIAL LOTS LLC
133	8,987	320 Chesham St	30-14-32-15-00-1330	CP & HG RESIDENTIAL LOTS LLC
134	8,452	316 Chesham St	30-14-32-15-00-1340	CP & HG RESIDENTIAL LOTS LLC
135	8,446	312 Chesham St	30-14-32-15-00-1350	CP & HG RESIDENTIAL LOTS LLC
138	10,469	300 Chesham St or 300 Chelsea Place Ave	30-14-32-15-00-1380	CP & HG RESIDENTIAL LOTS LLC
141	9,130	337 Chesham St	30-14-32-15-00-1410	CP & HG RESIDENTIAL LOTS LLC
142	9,779	333 Chesham St	30-14-32-15-00-1420	CP & HG RESIDENTIAL LOTS LLC
143	9,776	329 Chesham St	30-14-32-15-00-1430	CP & HG RESIDENTIAL LOTS LLC
144	9,779	325 Chesham St	30-14-32-15-00-1440	CP & HG RESIDENTIAL LOTS LLC

Chelsea Place Phase 2

ICI Owned Lots

As of: 10/2/13

Map Book 52 Pg 49-55

Lot	Sq. Ft.	Address	Parcel ID	
145	13,097	321 Chesham St	30-14-32-15-00-1450	CP & HG RESIDENTIAL LOTS LLC
147	9,819	313 Chesham St	30-14-32-15-00-1470	CP & HG RESIDENTIAL LOTS LLC
148	9,814	309 Chesham St	30-14-32-15-00-1480	CP & HG RESIDENTIAL LOTS LLC
217	9,064	245 Chelsea Place Ave	30-14-32-15-00-2170	CP & HG RESIDENTIAL LOTS LLC
218	9,800	241 Chelsea Place Ave	30-14-32-15-00-2180	CP & HG RESIDENTIAL LOTS LLC
220	9,829	233 Chelsea Place Ave	30-14-32-15-00-2200	CP & HG RESIDENTIAL LOTS LLC
221	13,281	229 Chelsea Place Ave	30-14-32-15-00-2210	CP & HG RESIDENTIAL LOTS LLC
226	8,574	209 Chelsea Place Ave	30-14-32-15-00-2260	CP & HG RESIDENTIAL LOTS LLC
234	9,345	109 Chelsea Place Ave	30-14-32-15-00-2340	CP & HG RESIDENTIAL LOTS LLC
235	8,666	105 Chelsea Place Ave	30-14-32-15-00-2350	CP & HG RESIDENTIAL LOTS LLC
236	7,132	104 Chelsea Place Ave	30-14-32-15-00-2360	CP & HG RESIDENTIAL LOTS LLC
237	7,357	108 Chelsea Place Ave	30-14-32-15-00-2370	CP & HG RESIDENTIAL LOTS LLC
238	7,367	112 Chelsea Place Ave	30-14-32-15-00-2380	CP & HG RESIDENTIAL LOTS LLC
239	7,422	116 Chelsea Place Ave	30-14-32-15-00-2390	CP & HG RESIDENTIAL LOTS LLC
240	7,484	120 Chelsea Place Ave	30-14-32-15-00-2400	CP & HG RESIDENTIAL LOTS LLC
241	7,546	124 Chelsea Place Ave	30-14-32-15-00-2410	CP & HG RESIDENTIAL LOTS LLC
242	7,601	128 Chelsea Place Ave	30-14-32-15-00-2420	CP & HG RESIDENTIAL LOTS LLC
243	7,279	132 Chelsea Place Ave	30-14-32-15-00-2430	CP & HG RESIDENTIAL LOTS LLC
244	11,263	200 Chelsea Place Ave	30-14-32-15-00-2440	CP & HG RESIDENTIAL LOTS LLC
245	8,400	204 Chelsea Place Ave	30-14-32-15-00-2450	CP & HG RESIDENTIAL LOTS LLC
246	12,669	208 Chelsea Place Ave	30-14-32-15-00-2460	CP & HG RESIDENTIAL LOTS LLC
247	11,279	212 Chelsea Place Ave	30-14-32-15-00-2470	CP & HG RESIDENTIAL LOTS LLC
248	8,883	216 Chelsea Place Ave	30-14-32-15-00-2480	CP & HG RESIDENTIAL LOTS LLC

Chelsea Place Phase 2

ICI Owned Lots

As of : 10/2/13

Map Book 52 Pg 49-55

Lot	Sq. Ft.	Adress	Parcel ID	
				CP & HG RESIDENTIAL
249	8,983	220 Chelsea Place Ave	30-14-32-15-00-2490	LOTS LLC
				CP & HG RESIDENTIAL
250	12,325	224 Chelsea Place Ave	30-14-32-15-00-2500	LOTS LLC

48 lots

LEGAL DESCRIPTION

CHELSEA PLACE PHASE III

A portion of Sections 29 and 30, Township 14 South, Range 32 East, Volusia County, Florida, being more particularly described as follows: From a point of reference, Commence at a 2" Iron Pipe marking the Northeast corner of said Section 30, being also the Northwest corner of SPRING MEADOWS, PHASE II, as per map recorded in Map Book 45, Pages 192-193, of the Public Records of Volusia County, Florida; thence run South 01°11'34" East (South 01°11'28" East per said plat), along the East line of said Section 30, being also the West line of said SPRING MEADOWS, PHASE II, and the West line of SPRING MEADOWS, PHASE III, as per map recorded in Map Book 46, Pages 27 and 28, of the Public Records of Volusia County, Florida, a distance of 1955.06 feet to the POINT OF BEGINNING; thence run South 01°11'34" East (South 01°11'28" East per said plat), along the East line of said Section 30, being also the west line of said SPRING MEADOWS, PHASE II, and the West line of SPRING MEADOWS PHASE III, a distance of 9.94 feet; thence, departing said East line of Section 30 and along the Southwesterly line of said SPRING MEADOWS, PHASE III, run South 42°31'11" East (South 42°31'05" East per said plat) a distance of 419.11 feet; thence run South 32°34'09" East (South 32°34'03" East per said plat) along the Southwesterly line of said SPRING MEADOWS, PHASE III, a distance of 79.04 feet; thence run South 25°20'54" East (South 25°20'48" East per said plat) along the Southwesterly line of said SPRING MEADOWS, PHASE III, a distance of 210.00 feet; thence run South 68°20'54" East (South 68°20'48" East per said plat) along the Southwesterly line of said SPRING MEADOWS, PHASE III, a distance of 161.13 feet to an intersection with the Northerly right-of-way line of the 115-foot wide right-of-way of Hand Avenue, as described in Official Records Book 3779, Page 4370, of the Public Records of Volusia County, Florida, said point lying on a curve, concave Southeasterly; thence run Southerly and Westerly, along said curved right-of-way line, having a radius of 1057.50 feet, an arc distance of 369.59, or through a central angle of 20°01'27", having a chord distance of 367.71 feet, and a chord bearing of South 11°45'53" West, to a Point of Tangency thereof; thence run South 01°45'09" West (South 01°45'32" West per said right-of-way deed), along said right-of-way line, a distance of 280.39 feet to a point therein and the Northeasterly corner of Area "O", as described in Warranty Deed from Patricia Lagoni, as Trustee No. IDI-1, to the County of Volusia, as recorded in Official Records Book 3779, Page 4420, of the Public Records of Volusia County, Florida; thence, departing the right-of-way line of said Hand Avenue, run Westerly and Southerly along the boundary of said Area "O" the following courses and distances; run North 88°14'51" West (North 88°14'28" West per said deed) a distance of 171.36 feet (171.41 feet per said deed); thence run South 02°26'40" East a distance of 111.39 feet; thence run South 18°49'36" East a distance of 79.17 feet; thence run South 17°23'17" East a distance of 100.33 feet; thence run South 33°39'32" East a distance of 58.01 feet; thence run South 50°15'41" East a distance of 87.38 feet to an intersection with the Westerly right-of-way line of the aforementioned Hand Avenue; thence run South 01°45'09" West (South 01°45'32" West per deed), along said Westerly right-of-way line, a distance of 255.69 feet to the Point of Curvature of a curve to the right; thence run Southerly and Westerly, along said curved right-of-way line, having a radius of 1342.50 feet, an arc distance of 1167.91 feet, or through a central angle of 49°50'40", having a chord distance of 1131.43 feet, and a chord bearing of South 26°40'29" West, to the Point of Tangency thereof; thence run South 51°35'49" West (South 51°36'12" West per said right-of-way deed), along said right-of-way line, a distance of 294.73 feet; thence North 06°38'48" East a distance of 1384.40 feet; thence continue North 06°38'48" West a distance of 1384.40 feet; thence North 36°18'20" West a distance of 120.12 feet to a point on a curve concave northwesterly having a radius of 225.00 feet, a central angle of 16°10'31", a chord bearing of North 43°44'00" East, a chord of 63.31 feet, thence along said curve for an arc length of 63.52 feet to the point of reverse curvature of a curve concave southeasterly having a radius of 35.00 feet, a central angle of 55°31'07", a chord bearing of North 63°24'18" East, a chord of 32.60 feet, thence along said curve for an arc length of 33.91 feet to the point of reverse curvature of a curve concave northwesterly having a radius of 75.00 feet, a central angle of 23°38'04", a chord bearing of North 79°20'50" East, a chord of 30.72 feet; thence along said curve for an arc length of 30.94 feet to the point of reverse curvature of a curve concave southerly having a radius of 35.00 feet, a central angle of 56°56'39", a chord bearing of South 83°59'53" East, a chord of 33.37 feet, thence along said curve for an arc length of 34.79 feet; thence North 34°28'28" East a distance of 50.00 feet to a point on a curve concave northeasterly having a radius of 35.00 feet, a central angle of 56°56'39", a chord bearing of North 27°03'13" West, a chord of 33.37 feet, thence along said curve for an arc length of 34.79 feet to the point of reverse curvature of a curve concave southwesterly having a radius of 75.00, a central angle of 57°20'32", a chord bearing of North 27°15'10" West, a chord of 71.97 feet, thence along said curve for an arc length of 75.06 feet to the point of reverse curvature of a curve concave northeasterly having a radius of 35.00 feet, a central angle of 59°19'31", a chord bearing of North 26°15'40" West, a chord of 34.64 feet; thence along said curve for an arc length of 36.24 feet to the point of compound curvature of a curve concave easterly having a radius of 175.00 feet, a central angle of 29°19'25", a chord bearing of North 18°03'47" East, a chord of 88.59 feet; thence along said curve for an arc length of 89.56 feet; thence continue along said curve having a radius of 175.00, a central angle of 32°48'54", a chord bearing of North 49°07'57" East, a chord of 98.86 feet; thence along said curve for an arc length of 100.23 feet to the point of tangency thereof; thence North 65°32'24" East a distance of 6.42 feet to the point of curvature of a curve concave northwesterly having a radius of 205.00 feet, a central angle of 26°46'15", a chord bearing of North 52°09'17" East, a chord of 94.91 feet; thence along said curve for an arc length of 95.78 feet; thence South 52°01'26" East a distance of 234.40 feet; thence South 32°28'44" East a distance of 37.90 feet; thence South 88°29'40" East a distance of 28.06 feet; thence South 69°03'49" East a distance of 38.90 feet; thence South 63°32'01" East a distance of 53.33 feet; thence North 79°42'32" East a distance of 23.82 feet; thence North 74°22'25" East a distance of 21.71 feet; thence North 30°17'07" East a distance of 25.70 feet; thence North 74°58'12" East a distance of 9.46 feet to the POINT OF BEGINNING.

Containing 2,460,002 Square Feet = 56.47 Acres more or less

Chelsea Place Phase 3

ICI Owned Lots

Plat Not Recorded

56.47 acres

As of: 10/2/13

Parcel ID:

29-14-32-00-00-0010

Lot	Address
	305 Chelsea Place Ave or
151	300 Nottingham St
152	304 Nottingham St
153	308 Nottingham St
154	312 Nottingham St
155	316 Nottingham St
156	348 Nottingham St
157	352 Nottingham St
158	356 Nottingham St
159	360 Nottingham St
160	364 Nottingham St
161	368 Nottingham St
162	372 Nottingham St
163	376 Nottingham St
164	380 Nottingham St
165	384 Nottingham St
166	400 Nottingham St
167	404 Nottingham St
168	408 Nottingham St
169	412 Nottingham St
170	416 Nottingham St
171	420 Nottingham St
172	424 Nottingham St
173	428 Nottingham St
174	432 Nottingham St
175	436 Nottingham St
176	440 Nottingham St
177	444 Nottingham St
178	448 Nottingham St
179	452 Nottingham St
180	449 Nottingham St
181	445 Nottingham St
182	441 Nottingham St
183	437 Nottingham St
184	433 Nottingham St
185	429 Nottingham St
186	425 Nottingham St
187	421 Nottingham St
188	417 Nottingham St
189	421 Nottingham St
190	409 Nottingham St

Chelsea Place Phase 3

ICI Owned Lots

Plat Not Recorded

56.47 acres

As of: 10/2/13

Parcel ID:

29-14-32-00-00-0010

Lot	Address	
191	405 Nottingham St	
192	401 Nottingham St	
193	397 Nottingham St	
194	393 Nottingham St	
195	389 Nottingham St	
196	385 Nottingham St	
197	381 Nottingham St	
198	377 Nottingham St	
199	373 Nottingham St	
200	369 Nottingham St	
201	365 Nottingham St	
202	361 Nottingham St	
203	357 Nottingham St	
204	353 Nottingham St	
205	349 Nottingham St	
206	345 Nottingham St	
207	341 Nottingham St	
208	337 Nottingham St	
209	333 Nottingham St	
210	329 Nottingham St	
211	325 Nottingham St	
212	321 Nottingham St	
213	309 Nottingham St	Construction Tr
214	305 Nottingham St	
	301 Nottingham St or	
215	301 Chelsea Place Ave	

65 lots

Harpster Engineering & Surveying, Inc

Consultants, Civil Engineer, Surveyor

1906 S. Peninsula Drive
Daytona Beach, FL 32118

(386) 677-9336

Fax (386) 677-9334

Email: mail@harpstereng.com

October 6, 2013

Mr. Douglas R. Ross, Jr.
Interwest Construction, Inc.
2379 Beville Road
Daytona Beach, FL 32119

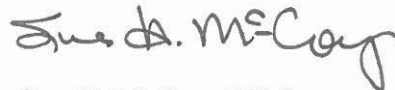
Re: Chelsea Place
Lot Coverage
HES#00-015

Dear Doug,

As you requested, I have reviewed the Stormwater Calculations as were approved by Volusia County and the St. Johns River Water Management District (Permit #4-127-83802) to confirm square footage and percent of building coverage for the lots in Chelsea Place. For the 70' by 120'(min) lots building coverage of 5000SF was utilized in the Stormwater Calculations. This equates to greater than 50% permitted coverage. For the 55' by 120'(min) lots building coverage of 3800SF was utilized also equating to greater than 50% permitted coverage.

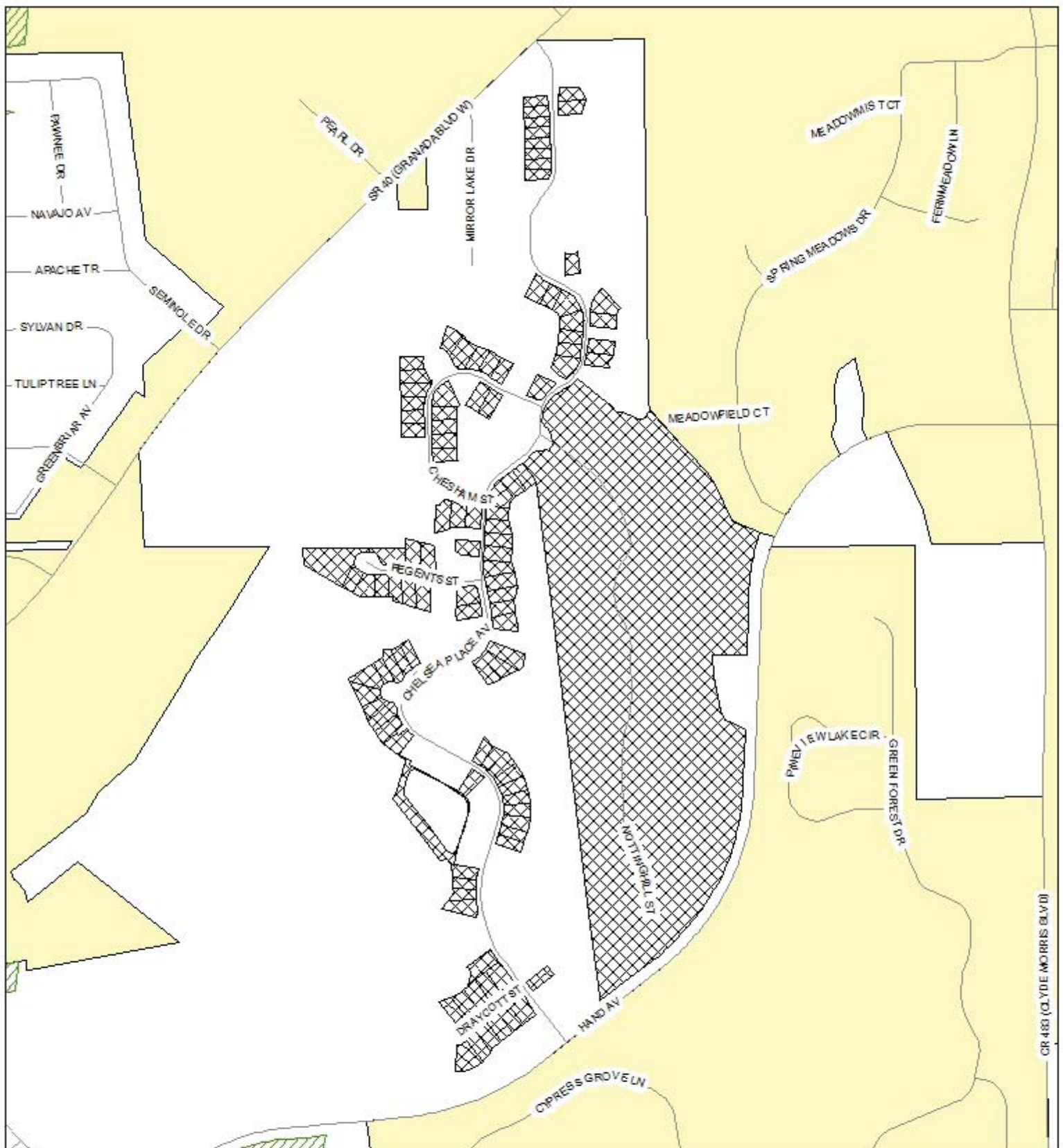
Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,






Sue H. McCoy, PSM
Harpster Engineering & Surveying, Inc.

Land Projects R2\00-015 Chelsea Place\Lot Coverage



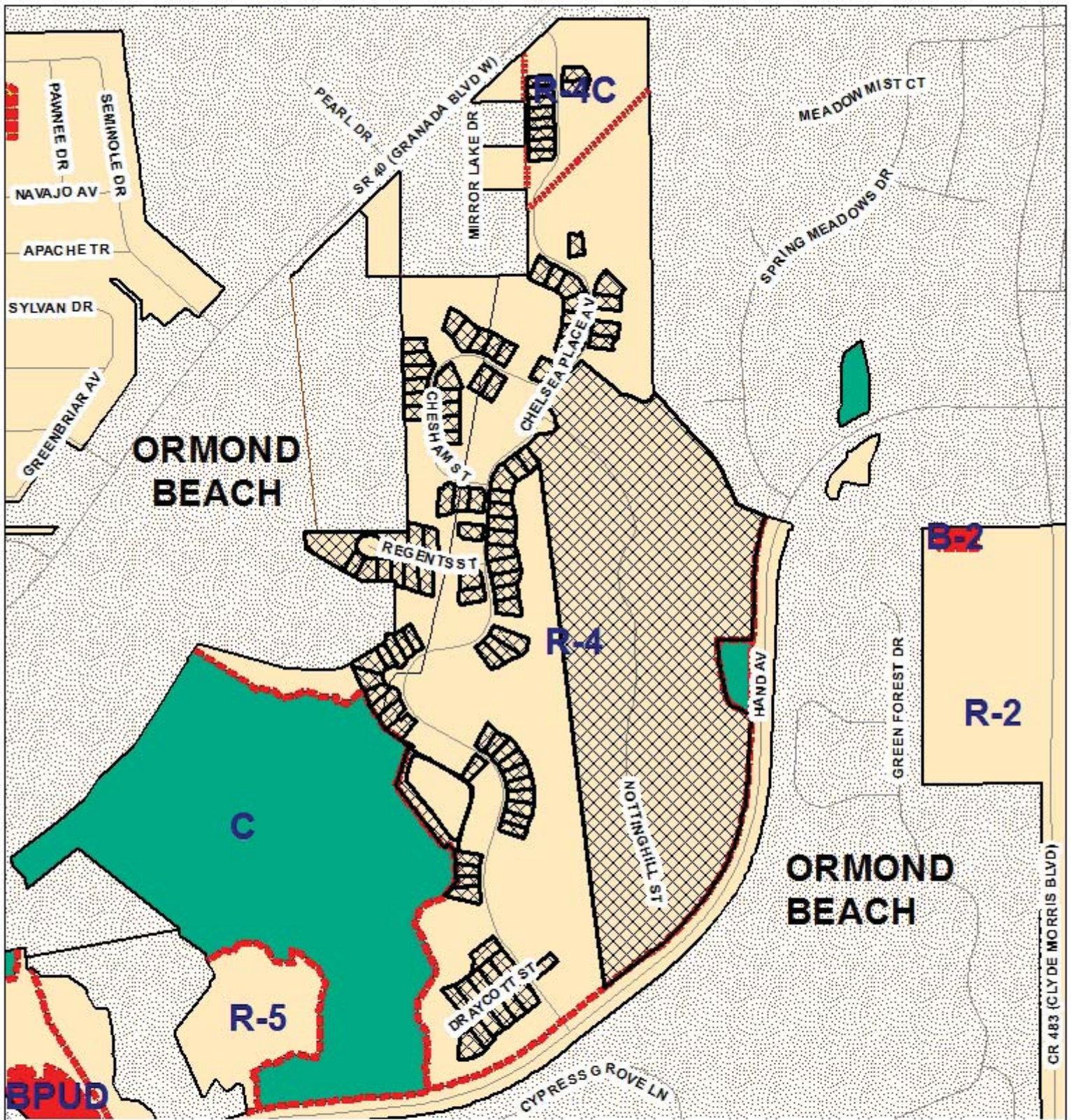
ECO/NRMA

 ECO
  NRMA
  REQUEST AREA

1 inch = 700 feet




VARIANCE
CASE NUMBER
V-14-012



ZONING CLASSIFICATION

1 inch = 700 feet

 REQUEST AREA

N

VARIANCE CASE NUMBER

V-14-012



AERIAL

IMAGE YEAR: 2012

1 inch = 700 feet

REQUEST AREA







**VARIANCE
CASE NUMBER**



V-14-012

CR 483 (CLYDE MORRIS BLVD)

1 inch = 700 feet

 COMMERCIAL (3)
  URBAN LOW INTENSITY (10)

 INCORPORATED (2)
  URBAN MEDIUM INTENSITY (6)

 URBAN HIGH INTENSITY (1)
  WATER (1)

**VARIANCE
CASE NUMBER
V-14-012**