

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.

II. SITE INFORMATION

1. Location: The property is located on the south side of Granada Boulevard

and extending to Hand Avenue, Ormond Beach.

2. Parcel No(s): Multiple parcels
3. Property Size: ± 56.47 acres

4. Council District: 4

5. Zoning: Urban Single-Family Residential (R-4)

6. Future Land Use: Urban Low Intensity (ULI) and Urban Medium Intensity (UMI)

7. ECO Overlay: No 8. NRMA Overlay: No

9. Adjacent Zoning and Land Use:

	<u> </u>		
DIRECTION	ZONING	FUTURE LAND USE	CURRENT USE
North:	SR and B-10	P/I and O/P	House of worship, medical
	(Ormond Beach)	(Ormond Beach)	office development, and
			vacant lot
East:	SR (Ormond Beach)	SLDR (Ormond	Single-family dwellings and
		Beach)	forested conservation lands
			of the Spring Meadows
			Subdivision
South:	R-2 (County); and T-	MDR and OS/C	Mobile home dwellings and
	1 (Ormond Beach)	(Ormond Beach)	forested conservation lands
	south of Hand		of the Aberdeen
	Avenue		development
West:	R-2 and C (County);	Urban Medium	Single family dwellings,
	R-4C, R-4, B-10,	Intensity (County);	medical office, undeveloped
	and SE (Ormond	and OS/C	forested land, and
	Beach)	(Ormond Beach)	conservation lands

10. Location Maps:



Zoning Map



Aerial Map

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 ANAYLSIS

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

Douglas Ross

Corporate Sr. Executive

Vice President of Development

Cc: Kevin Mays, Volusia Flagler Division President

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):

	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
l.	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
).	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
	. 1
and	
	2. Explain how your request for Variance(s) will not be injurious to the surrounding area:
	Please refer to attached for explanation
Appl	icant's Signature Date
Anni	icant'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

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

/0' lots	. 2504				-	11113 13 101 10	ise elevation only	, otilei	elevaloris	iliay aiter percen	t or cov	erage		
Maximum	coverage is 35%										1			i
				lan 2335			an 2460			an 2750	1		an 2730	
				. ft. under roof			ft. under roof			ft. under roof	l		ft. under roof	
			3137			3547	MODEL		3784			3632		
Lot #	Lot Area sq. ft.	fit	percen	nt of coverage	fit	percen	t of coverage	fit	percen	t of coverage	fit	percen	t of coverage	
3	10500	yes		29.88%	yes		33.78%	no		36.04%	yes		34.59%	Phases 1 and 2
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%			32.41%	
						1					_			
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%			8.98%	
		_												
64	13610	yes	 	23.05%	yes	 	26.06%	yes		27.80%	yes		26.69%	
65	11716	yes	ļ	26.78%	yes	ļ	30.27%	yes		32.30%			31.00%	ĺ
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%			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			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%	_		24.73%	yes		26.38%			25.32%	
147	9819	yes	ļ	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%	İ
149	10162	yes		30.87%	yes		34.90%	no		37.24%	no		35.74%	İ
150	11068	yes		28.34%	yes		32.05%	yes		34.19%	yes		32.82%	İ
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%			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%			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%	İ
249	8983	yes		34.92%	no		39.49%	no		42.12%	no		40.43%	İ
250	12325	yes		25.45%	yes		28.78%	yes		30.70%	yes		29.47%	İ
														•

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

Lots still having restrictive coverage at 40%

Chelsea Place

10/15/2013

70 1013

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

	Maximum coverage is 35%											_		
				P	an 2335		Pl	an 2460		P	lan 2750		PI	an 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	
ſ	Lot#	Lot Area sq. ft.	fit	percen	t of coverage	fit	percen	t of coverage	fit	percer	nt of coverage	fit	percen	t of coverage

151	16474	yes	19.04%	yes	21.53%	yes	22.97%	yes	22.059	% Phase 3
152	9418	yes	33.31%	no	37.66%	no	40.18%	no	38.569	<mark>%</mark>
153	8771	no	35.77%	no	40.44%	no	43.14%	no	41.419	%
154	8807	no	35.62%	no	40.27%	no	42.97%	no	41.249	%
155	14714	yes	21.32%	yes	24.11%	yes	25.72%	yes	24.689	%
166	10122	yes	30.99%	no	35.04%	no	37.38%	no	35.889	%
167	10108	yes	31.03%	no	35.09%	no	37.44%	no	35.939	<mark>/6</mark>
168	8875	no	35.35%	no	39.97%	no	42.64%	no	40.929	%
169	8459	no	37.08%	no	41.93%	no	44.73%	no	42.949	%
170	8782	no	35.72%	no	40.39%	no	43.09%	no	41.369	%
171	10759	yes	29.16%	yes	32.97%	no	35.17%	yes	33.769	%
172	8405	no	37.32%	no	42.20%	no	45.02%	no	43.219	%
173	8410	no	37.30%	no	42.18%	no	44.99%	no	43.199	%
174	8419	no	37.26%	no	42.13%	no	44.95%	no	43.149	%
175	8431	no	37.21%	no	42.07%	no	44.88%	no	43.089	%
176	8801	no	35.64%	no	40.30%	no	43.00%	no	41.279	%
177	9789	yes	32.05%	no	36.23%	no	38.66%	no	37.109	<mark>/6</mark>
178	9983	yes	31.42%	no	35.53%	no	37.90%	no	36.389	<mark>%</mark>
179	10200	yes	30.75%	yes	34.77%	no	37.10%	no	35.619	<mark>%</mark>
181	10982	yes	28.56%	yes	32.30%	yes	34.46%	yes	33.079	%
182	12403	yes	25.29%	yes	28.60%	yes	30.51%	yes	29.289	%
183	13699	yes	22.90%	yes	25.89%	yes	27.62%	yes	26.519	%
184	11069	yes	28.34%	yes	32.04%	yes	34.19%	yes	32.819	%
185	8438	no	37.18%	no	42.04%	no	44.84%	no	43.049	%
186	8408	no	37.31%	no	42.19%	no	45.00%	no	43.209	%
187	8405	no	37.32%	no	42.20%	no	45.02%	no	43.219	%
188	8403	no	37.33%	no	42.21%	no	45.03%	no	43.229	%
189	8420	no	37.26%	no	42.13%	no	44.94%	no	43.149	%
190	8532	no	36.77%	no	41.57%	no	44.35%	no	42.579	%
191	8632	no	36.34%	no	41.09%	no	43.84%	no	42.089	%
192	8611	no	36.43%	no	41.19%	no	43.94%	no	42.189	%
193	9300	yes	33.73%	no	38.14%	no	40.69%	no	39.059	%
211	11968	yes	26.21%	yes	29.64%	yes	31.62%	yes	30.359	%
212	10775	yes	29.11%	yes	32.92%	no	35.12%	yes	33.719	%
213	14057	yes	22.32%	yes	25.23%	yes	26.92%	yes	25.849	%
214	11641	yes	26.95%	yes	30.47%	yes	32.51%	yes	31.209	%
215	12222	yes	25.67%	yes	29.02%	yes	30.96%	yes	29.729	%

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

Lots still having restrictive coverage at 40%





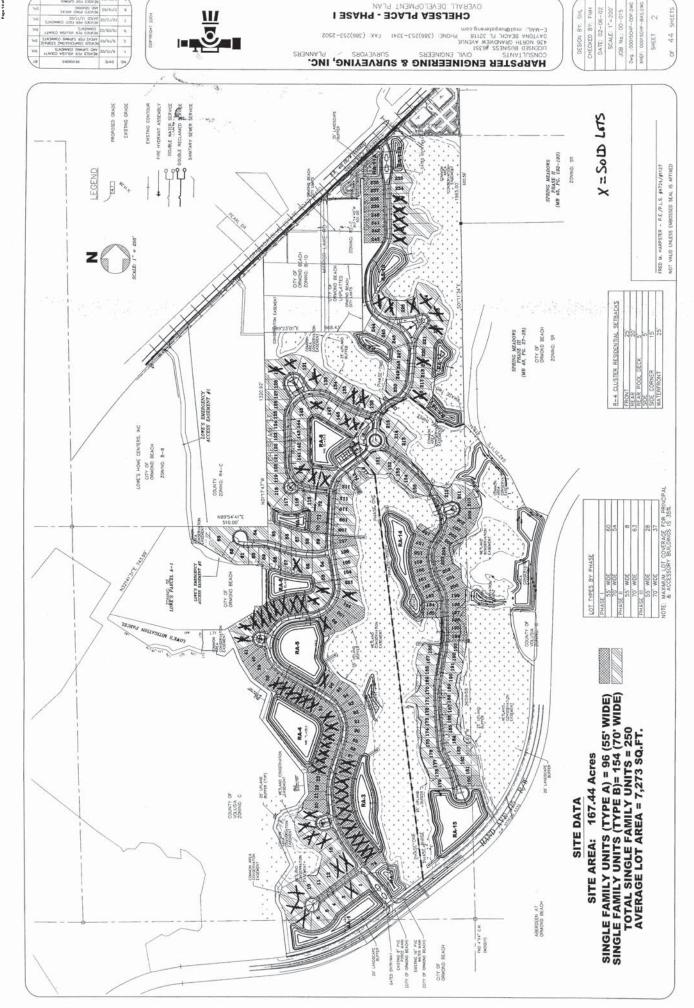




CHELSEA PLACE LOT MIX as of 10/4/2013

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		SOLD		ICI		TOTAL		
	MB/PG	55 FT	70 FT	55 FT	70 FT	55 FT	70 FT	TOTAL
PHASE 1		35	16	25	38	09	54	114
	51/151							
PHASE 2		0	23	∞	40	8	63	7.1
	52/49							
PHASE 3		0	0	27	38	27	38	65
	Not Rec							
94Ba								
TOTAL		35	39	09	116	95	155	250
			74		176	-0.		250

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CHEISEA PLACE

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

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HARPSTER ENGINEERPHO & SURVEYING, INC.

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LOCATION MAP

PAGE 151 2 PLAT BOOK.

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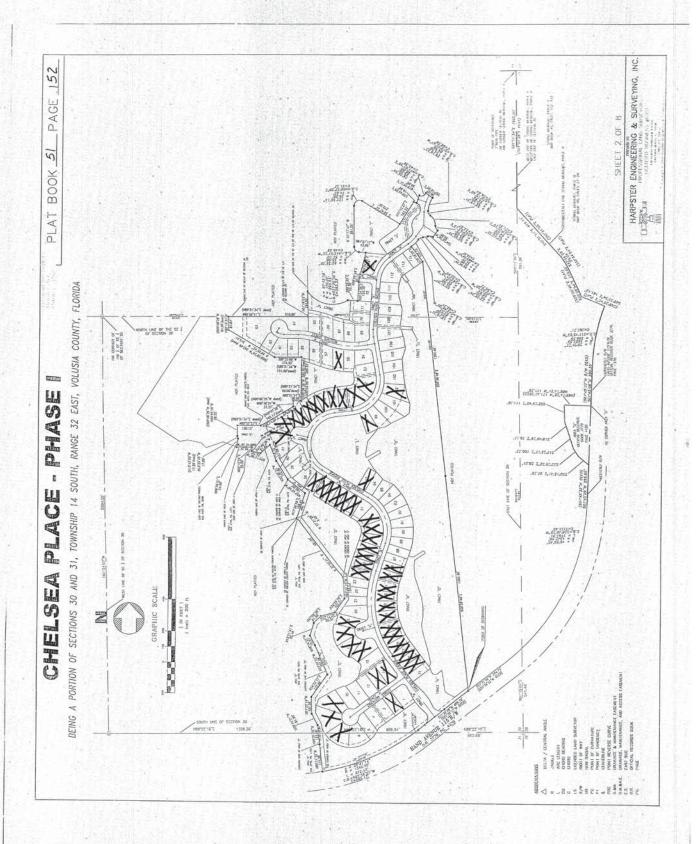
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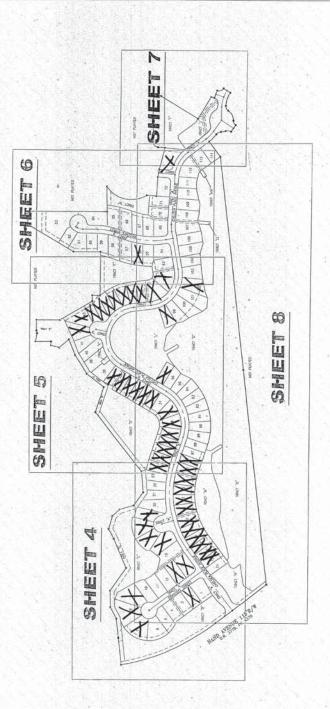


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CHEISEA PLACE - PHASE |

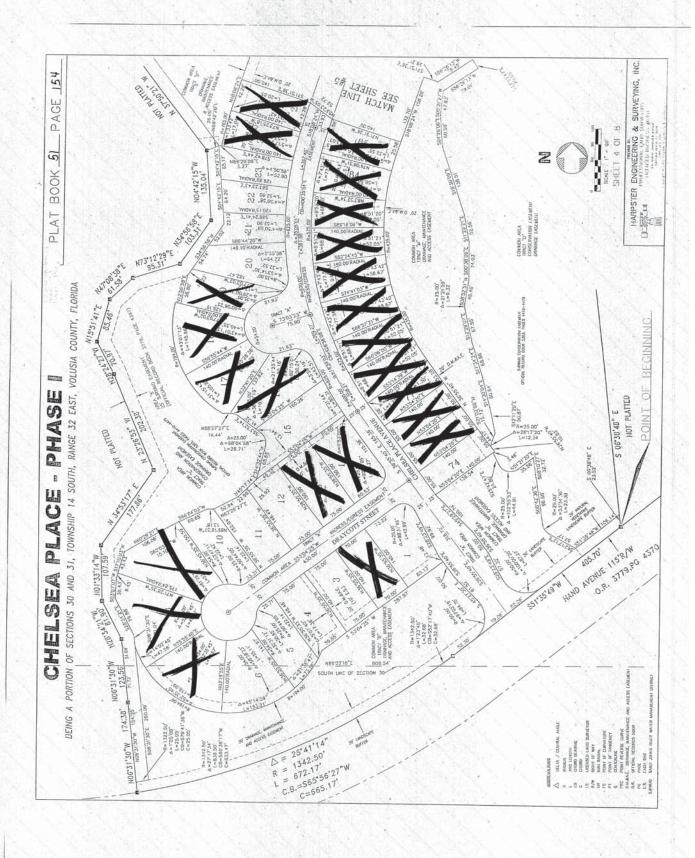


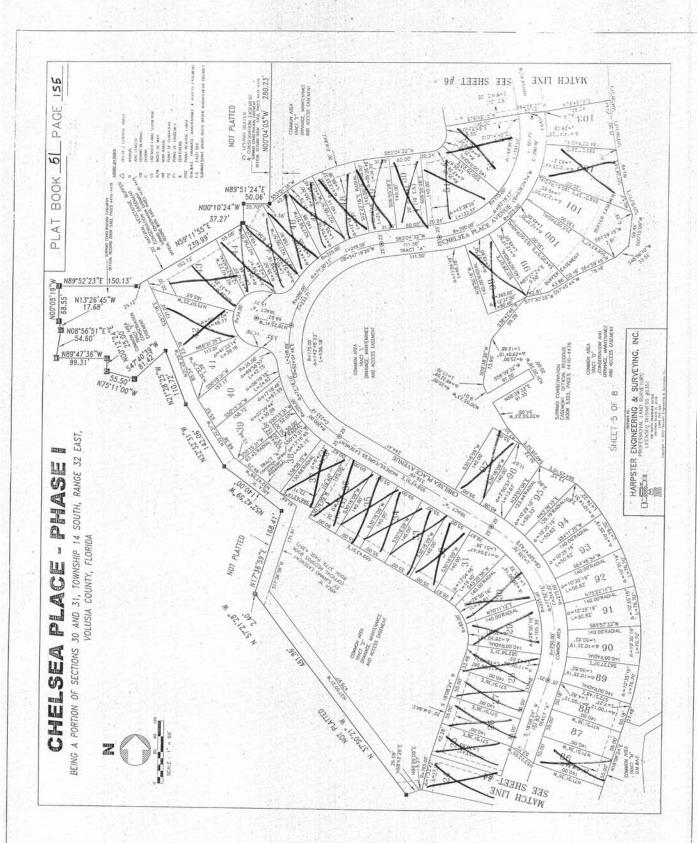


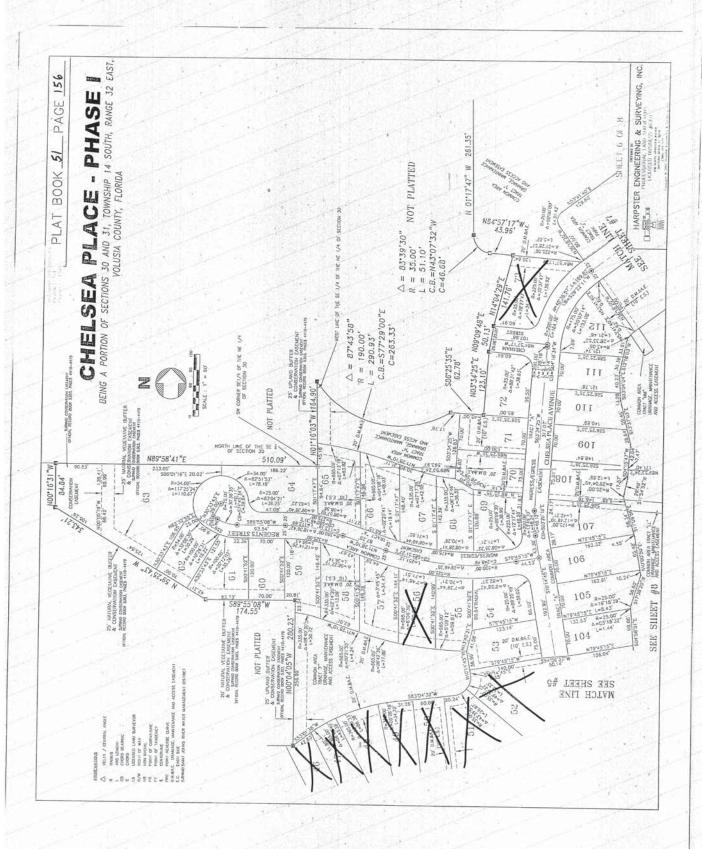
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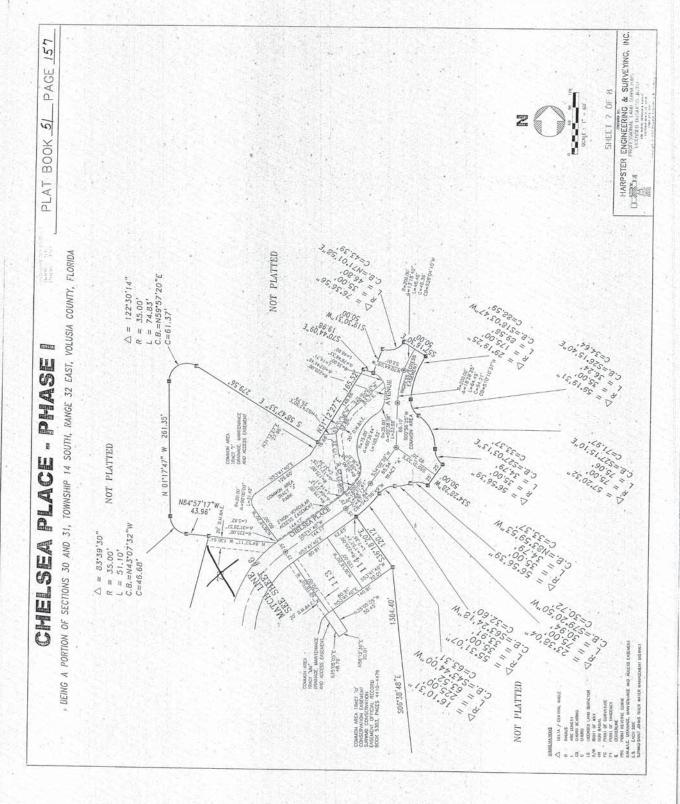
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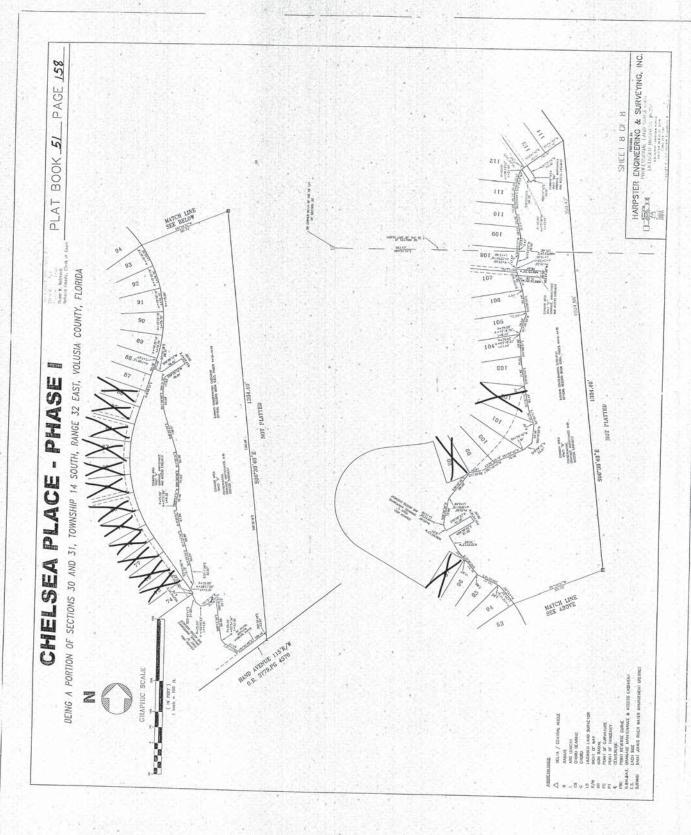
HARPSTER ENGINEERING & SURVEYING, INC.











Page 23 of 52

CHELSEA PLACE - PHASE II

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

LEGAL DESCRIPTION

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PLAT BOOK 52 PAGE 49

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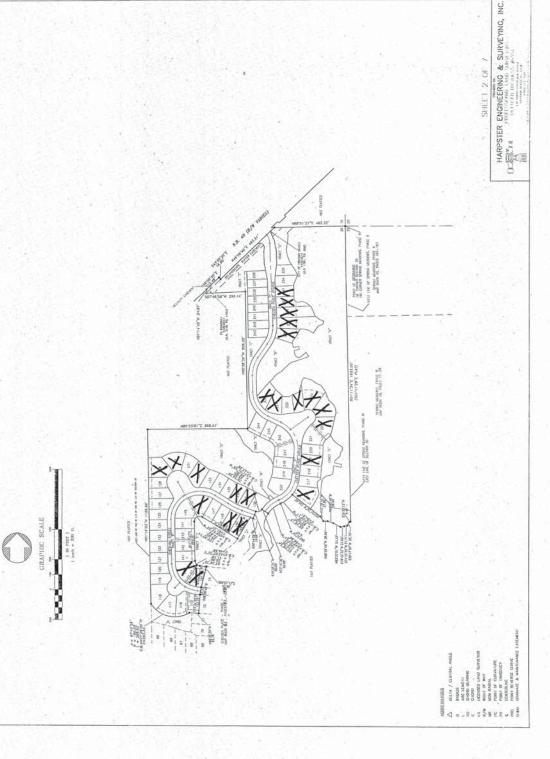
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PLAT BOOK 52 PAGE 50

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



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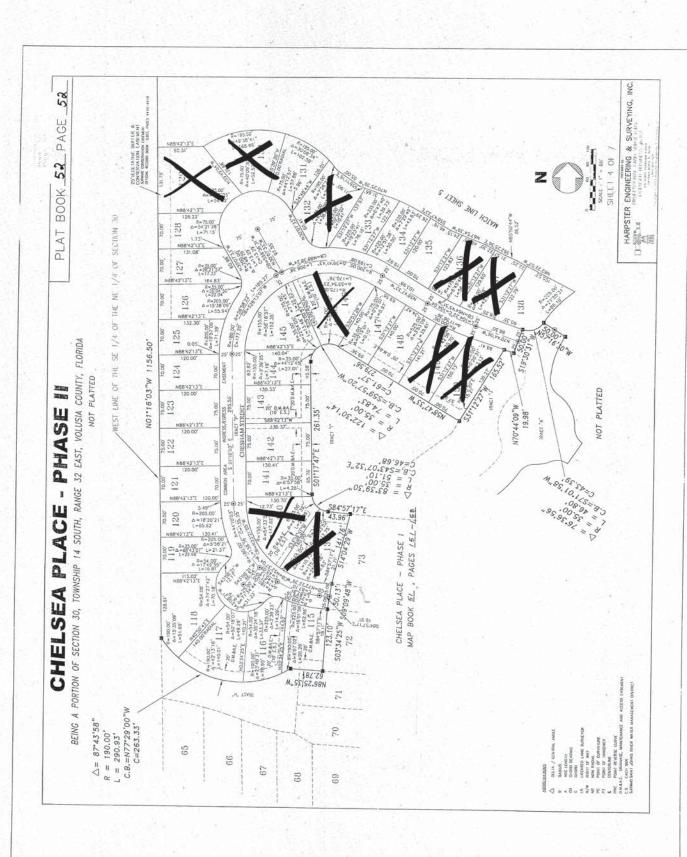
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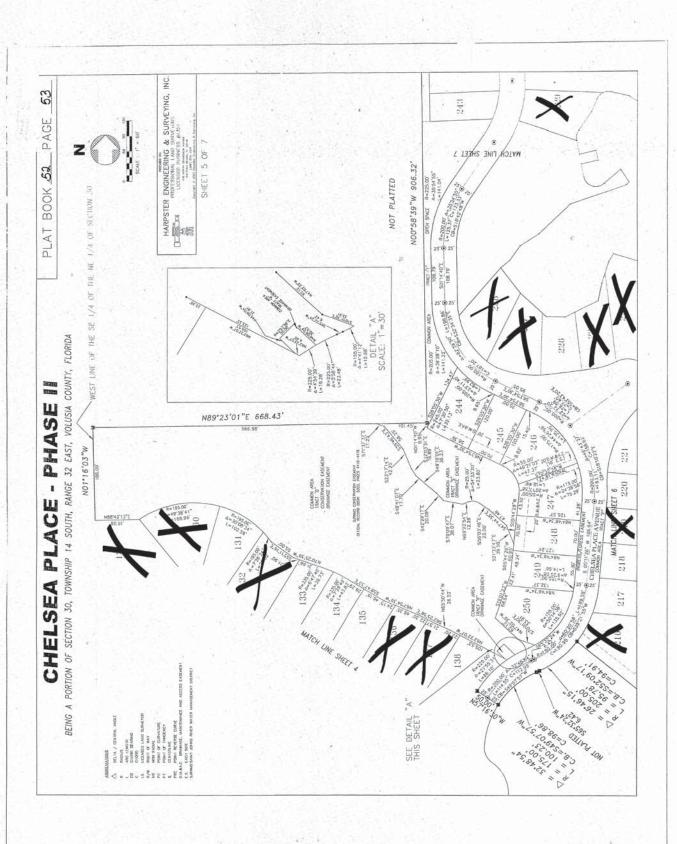
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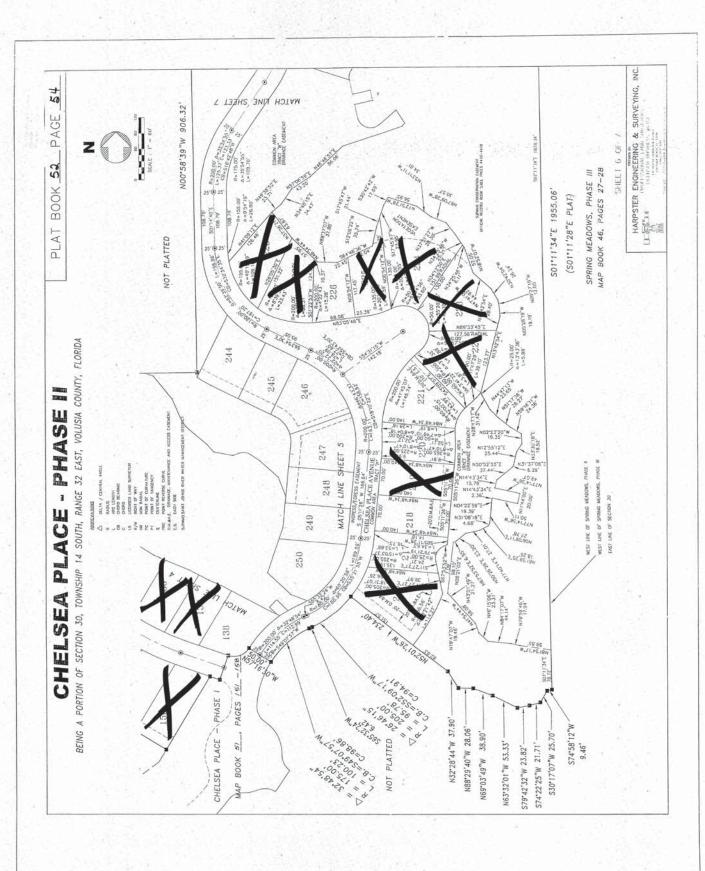
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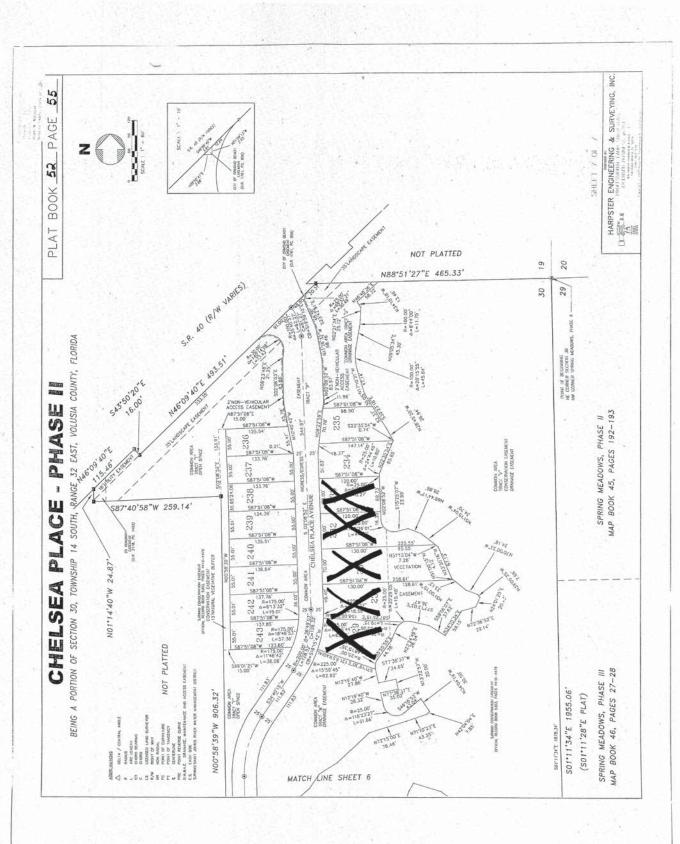
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PAGE BOOK

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M. USA LABREE P.L.S. NO. 5445 HARPSTER ENDINGERING & SURVEYING, INC. UBJ6351 CERTIFICATE OF APPROVAL
THIS IS TO CERTIFY, THAT ON THE _____ DAY OF FORECOME PLAT WAS APPROVED.

SEAL

JOB No.: 00–015

Dwg.: D0015093-PLI.DW5

XREF: NOME

SHEET 22 30 SHEETS

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CHELSEA PLACE - PHASE

LEGAL DESCRIPTION

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LOCATION MAP 1"=1000"

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CRITICALE OF APPROVIL BY COUNTY COUNCY.
THIS IS TO CRITICY, THAT ON
TORICONS PLAT HAS APPROVED BY THE COUNTY COUNCY, OF VOLUSIA COUNTY,
TORICONS PLAT HAS APPROVED BY THE COUNTY COUNTY, BY CHARLAR OF THE COUNTY COUNCE, OF VICUSA COUNTY, FLORICA ATTEST. AND ST.-CPTDO CLERK AND ST.-CPTDO CLERK MANAGER OF VOLUSIA COUNTY-OFFICE CLERK

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OF 30 SHEETS

HARPSTER ENGINEERS SURVEYORS PLANKERS CONT. ENGINEERS

PAGE BOOK PLAT

CHELSEA PLACE - PHASE III

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

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OF 30 SHEETS

HARPSTER ENGINEERING & SURVEYING, INC.

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OUGUSED BUSINESS 453-1

DUCKTORN BEACH EL 2311B, PHONE: (386) 253-3241 FAX: (386) 253-2502

E-MAIL: molitionsplareng-com

E-MAIL: molitionsplareng-com

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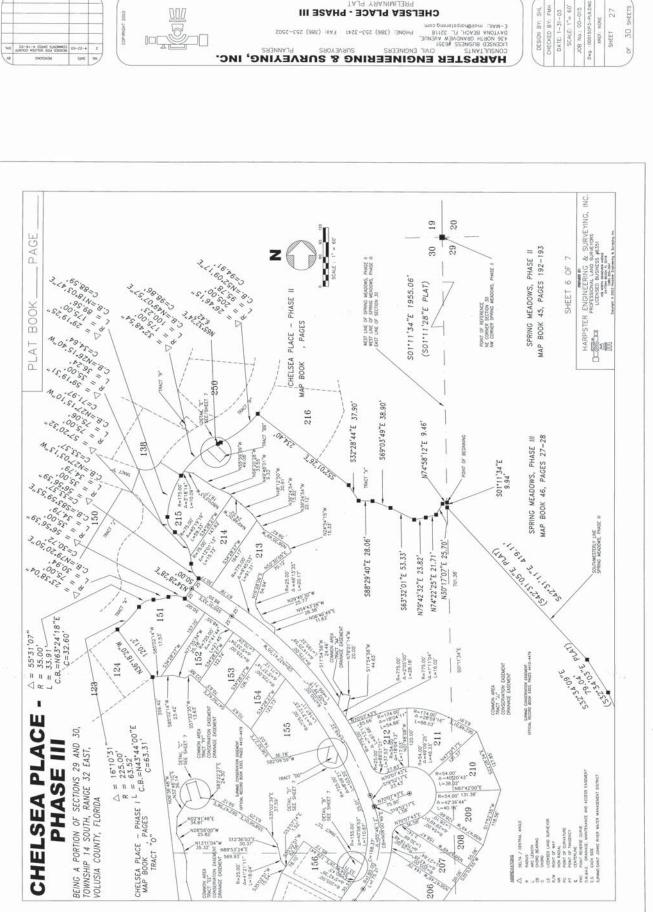
HARPSTER ENGINEERS & SURVERING, CONSULTANTS CYLL ENGINEERS SURVEYORS PLANNERS ON ORTH GRANDVEW ARSVUE.

DATORAL BEACH, FL. 23118

PHONE (386) 253-3241 FAX (386) 253-2502

E-MAIL molidherpstereng.com

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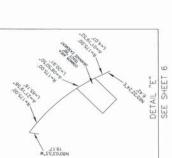
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PLAT BOOK

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

CHELSEA PLACE - PHASE III

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

		ICI OV	viica Bots	3.6 D 1.51 D 1.51 1.50
			As of: 10/2/13	Map Book 51 Pg 151-158
Lot	Sq. Ft.	Adress	Parcel ID	OF A YEAR PROTECTION OF A STATE O
50 - 100 - 50 - 50 - 50 - 50 - 50 - 50 -	5	498 Chelsea Place Ave or		CP & HG RESIDENTIAL
1	12,669	1200 Draycott Str	30-14-32-14-00-0010	LOTS LLC
				CP & HG RESIDENTIAL
3	10,500	1208 Draycott Str	30-14-32-14-00-0030	LOTS LLC
				CP & HG RESIDENTIAL
4	10,566	1212 Draycott Str	30-14-32-14-00-0040	LOTS LLC
		3		CP & HG RESIDENTIAL
5	10,712	1216 Draycott Str	30-14-32-14-00-0050	LOTS LLC
-	· · · · · · · · · · · · · · · · · · ·			CP & HG RESIDENTIAL
6	14,572	1220 Draycott Str	30-14-32-14-00-0060	LOTS LLC
	,-			CP & HG RESIDENTIAL
10	11,189	1217 Draycott Str	30-14-32-14-00-0100	LOTS LLC
	11,100	1211 214) 0000 01		CP & HG RESIDENTIAL
11	11,015	1213 Draycott Str	30-14-32-14-00-0110	LOTS LLC
	11,010	1215 Diay ook 54		CP & HG RESIDENTIAL
10	11 205	1209 Draycott Str	30-14-32-14-00-0120	LOTS LLC
12	11,205	1209 Braycott Sti	50 11 52 11 00 01=1	HF COMMERCIAL
1.5	10.047	490 Chelsea Place Ave	30-14-32-14-00-0150	RESIDENTIAL LLC
15	13,647	490 Cheisea Flace Ave	30-14-32-14-00-0130	CP & HG RESIDENTIAL
		470 Cl. I Dlags Avis	30-14-32-14-00-0200	LOTS LLC
20	12,083	470 Chelsea Place Ave	30-14-32-14-00-0200	CP & HG RESIDENTIAL
		ico di i Di	30-14-32-14-00-0210	LOTS LLC
21	7,483	468 Chelsea Place Ave	30-14-32-14-00-0210	CP & HG RESIDENTIAL
			20 14 22 14 00 0220	LOTS LLC
22	7,245	464 Chelsea Place Ave	30-14-32-14-00-0220	CP & HG RESIDENTIAL
			20 14 20 14 00 0220	LOTS LLC
23	8,050	460 Chelsea Place Ave	30-14-32-14-00-0230	CP & HG RESIDENTIAL
		SOLUTIONS FORME LINE VENEZAN JOSE	20 14 20 14 20 2212	
31	8,995	428 Chelsea Place Ave	30-14-32-14-00-0310	LOTS LLC
				CP & HG RESIDENTIAL
38	10,420	400 Chelsea Place Ave	30-14-32-14-00-0380	LOTS LLC
				CP & HG RESIDENTIAL
39	11,276	396 Chelsea Place Ave	30-14-32-14-00-0390	LOTS LLC
				CP & HG RESIDENTIAL
40	10,786	392 Chelsea Place Ave	30-14-32-14-00-0400	LOTS LLC
				CP & HG RESIDENTIAL
41	8,495	388 Chelsea Place Ave	30-14-32-14-00-0410	LOTS LLC
*				CP & HG RESIDENTIAL
53	10,180	340 Chelsea Place Ave	30-14-32-14-00-0530	LOTS LLC
		336 Chelsea Place Ave or		CP & HG RESIDENTIAL
54	10,590	1200 Regents St	30-14-32-14-00-0540	LOTS LLC
	.0,000	5		CP & HG RESIDENTIAL
55	9,615	1204 Regents St	30-14-32-14-00-0550	LOTS LLC
	3,010	120 1 110 0 110 0 0		CP & HG RESIDENTIAL
57	10.001	1212 Regents St	30-14-32-14-00-0570	LOTS LLC
57	10,991	1212 Regents of		CP & HG RESIDENTIAL
50	44 007	1216 Regents St	30-14-32-14-00-0580	LOTS LLC
58	11,097	1210 Regents St	50 11 52 11 00 0500	

		ICI OW	fied Lots	**** **** * **** * ****
			As of: 10/2/13	Map Book 51 Pg 151-158
Lot	Sq. Ft.	Adress	Parcel ID	
				CP & HG RESIDENTIAL
59	9,606	1220 Regents St	30-14-32-14-00-0590	LOTS LLC
				CP & HG RESIDENTIAL
60	8,400	1222 Regents St	30-14-32-14-00-0600	LOTS LLC
				CP & HG RESIDENTIAL
61	11,156	1226 Regents St	30-14-32-14-00-0610	LOTS LLC
	11,100	122-5		CP & HG RESIDENTIAL
62	8,447	1230 Regents St	30-14-32-14-00-0620	LOTS LLC
	0,447	1230 100 511		CP & HG RESIDENTIAL
63	40,458	1234 Regents St	30-14-32-14-00-0630	LOTS LLC
- 03	40,430	1254 Regents of		CP & HG RESIDENTIAL
C 1	13,610	1221 Regents St	30-14-32-14-00-0640	LOTS LLC
64	13,010	1221 Regents of		CP & HG RESIDENTIAL
(5	44 740	1217 Pagents St	30-14-32-14-00-0650	LOTS LLC
65	11,716	1217 Regents St	30 11 32 11 00 000	CP & HG RESIDENTIAL
		1012 December St	30-14-32-14-00-0660	LOTS LLC
66	11,131	1213 Regents St	30-14-32-14-00 0000	CP & HG RESIDENTIAL
	- 1-1-1-1	1000 P	30-14-32-14-00-0670	LOTS LLC
67	10,182	1209 Regents St	30-14-32-14-00-0070	CP & HG RESIDENTIAL
			30-14-32-14-00-0680	LOTS LLC
68	9,540	1205 Regents St	30-14-32-14-00-0000	CP & HG RESIDENTIAL
		1201 Regents St or	20.14.20.14.00.0000	LOTS LLC
69	10,382	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
71	9,100	324 Chelsea Place Ave	30-14-32-14-00-0710	LOTS LLC
*		320 Chelsea Place Ave or		CP & HG RESIDENTIAL
72	10,245	396 Chesham St	30-14-32-14-00-0720	LOTS LLC
				CP & HG RESIDENTIAL
74	7,700	513 Chelsea Place Ave	30-14-32-14-00-0740	LOTS LLC
<u> </u>				HF COMMERCIAL
87	7,700	461 Chelsea Place Ave	30-14-32-14-00-0870	RESIDENTIAL LLC
		3		CP & HG RESIDENTIAL
88	7,872	457 Chelsea Place Ave	30-14-32-14-00-0880	LOTS LLC
				CP & HG RESIDENTIAL
89	8,926	453 Chelsea Place Ave	30-14-32-14-00-0890	LOTS LLC
	•			CP & HG RESIDENTIAL
90	8,926	449 Chelsea Place Ave	30-14-32-14-00-0900	LOTS LLC
	0,020			CP & HG RESIDENTIAL
91	8,926	445 Chelsea Place Ave	30-14-32-14-00-0910	LOTS LLC
71	0,820	, , , , , , , , , , , , , , , , , , , ,		CP & HG RESIDENTIAL
02	8,926	441 Chelsea Place Ave	30-14-32-14-00-0920	LOTS LLC
92	0,920	771 Choisea i lace / 170		CP & HG RESIDENTIAL
0.2	0.000	437 Chelsea Place Ave	30-14-32-14-00-0930	LOTS LLC
93	8,926		30 14 32 11 00 030	CP & HG RESIDENTIAL
0.1	0.005	433 Chelsea Place Ave	30-14-32-14-00-0940	LOTS LLC
94	8,925	433 Cheisea Flace Ave	30 11 32 11 00 09 10	

ICI Owned Lots

		As of: $10/2/13$	Map Book 51 Pg 151-158
Sq. Ft.	Adress	Parcel ID	
1			CP & HG RESIDENTIAL
8,055	429 Chelsea Place Ave	30-14-32-14-00-0950	LOTS LLC
 	<u> </u>		CP & HG RESIDENTIAL
7,594	425 Chelsea Place Ave	30-14-32-14-00-0960	LOTS LLC
			CP & HG RESIDENTIAL
10,229	369 Chelsea Place Ave	30-14-32-14-00-0990	LOTS LLC
			CP & HG RESIDENTIAL
12,480	365 Chelsea Place Ave	30-14-32-14-00-1000	LOTS LLC
			CP & HG RESIDENTIAL
14,836	361 Chelsea Place Ave	30-14-32-14-00-1010	LOTS LLC
		9	CP & HG RESIDENTIAL
10,200	353 Chelsea Place Ave	30-14-32-14-00-1030	LOTS LLC
			CP & HG RESIDENTIAL
9,049	349 Chelsea Place Ave	30-14-32-14-00-1040	LOTS LLC
			CP & HG RESIDENTIAL
10,439	345 Chelsea Place Ave	30-14-32-14-00-1050	LOTS LLC
			CP & HG RESIDENTIAL
11,391	341 Chelsea Place Ave	30-14-32-14-00-1060	LOTS LLC
			CP & HG RESIDENTIAL
11,892	337 Chelsea Place Ave	30-14-32-14-00-1070	LOTS LLC
			CP & HG RESIDENTIAL
11,020	333 Chelsea Place Ave	30-14-32-14-00-1080	LOTS LLC
3,000		4	CP & HG RESIDENTIAL
10,328	329 Chelsea Place Ave	30-14-32-14-00-1090	LOTS LLC
			CP & HG RESIDENTIAL
9,121	325 Chelsea Place Ave	30-14-32-14-00-1100	LOTS LLC
			CP & HG RESIDENTIAL
8,361	321 Chelsea Place Ave	30-14-32-14-00-1110	LOTS LLC
		V	CP & HG RESIDENTIAL
13,187	317 Chelsea Place Ave	30-14-32-14-00-1120	LOTS LLC
			CP & HG RESIDENTIAL
9,709	313 Chelsea Place Ave	30-14-32-14-00-1130	LOTS LLC
			CP & HG RESIDENTIAL
8,401	309 Chelsea Place Ave	30-14-32-14-00-1140	LOTS LLC
	7,594 10,229 12,480 14,836 10,200 9,049 10,439 11,391 11,892 11,020 10,328 9,121 8,361 13,187 9,709	8,055 429 Chelsea Place Ave 7,594 425 Chelsea Place Ave 10,229 369 Chelsea Place Ave 12,480 365 Chelsea Place Ave 14,836 361 Chelsea Place Ave 10,200 353 Chelsea Place Ave 9,049 349 Chelsea Place Ave 10,439 345 Chelsea Place Ave 11,391 341 Chelsea Place Ave 11,892 337 Chelsea Place Ave 10,328 329 Chelsea Place Ave 9,121 325 Chelsea Place Ave 8,361 321 Chelsea Place Ave 13,187 317 Chelsea Place Ave 9,709 313 Chelsea Place Ave	Sq. Ft. Adress Parcel ID 8,055 429 Chelsea Place Ave 30-14-32-14-00-0950 7,594 425 Chelsea Place Ave 30-14-32-14-00-0960 10,229 369 Chelsea Place Ave 30-14-32-14-00-0990 12,480 365 Chelsea Place Ave 30-14-32-14-00-1000 14,836 361 Chelsea Place Ave 30-14-32-14-00-1010 10,200 353 Chelsea Place Ave 30-14-32-14-00-1030 9,049 349 Chelsea Place Ave 30-14-32-14-00-1040 10,439 345 Chelsea Place Ave 30-14-32-14-00-1050 11,391 341 Chelsea Place Ave 30-14-32-14-00-1060 11,892 337 Chelsea Place Ave 30-14-32-14-00-1070 11,020 333 Chelsea Place Ave 30-14-32-14-00-1080 10,328 329 Chelsea Place Ave 30-14-32-14-00-1090 9,121 325 Chelsea Place Ave 30-14-32-14-00-1110 8,361 321 Chelsea Place Ave 30-14-32-14-00-1110 13,187 317 Chelsea Place Ave 30-14-32-14-00-1120 9,709 313 Chelsea Place Ave 30-14-32-14-00-1130

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

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		ICI (JWIICU LOIS	- 1 50 D 10 55
			As of: 10/2/13	Map Book 52 Pg 49-55
Lot	Sq. Ft.	Adress	Parcel ID	CP & HG RESIDENTIAL
				LOTS LLC
115	10,205	392 Chesham St	30-14-32-15-00-1150	STATE CORNAL SECURIOR CANADA SERVICE
				CP & HG RESIDENTIAL
116	11,473	388 Chesham St	30-14-32-15-00-1160	LOTS LLC
				CP & HG RESIDENTIAL
117	13,203	384 Chesham St	30-14-32-15-00-1170	LOTS LLC
111			- Marie Marie Sala V	CP & HG RESIDENTIAL
118	15,012	380 Chesham St	30-14-32-15-00-1180	LOTS LLC
110	10,012	300 Chesham 31		CP & HG RESIDENTIAL
110	0.070	376 Chesham St	30-14-32-15-00-1190	LOTS LLC
119	9,270	370 Chesham St		CP & HG RESIDENTIAL
		272 01 1 04	30-14-32-15-00-1200	LOTS LLC
120	8,622	372 Chesham St	50-14 52 15 00 1200	CP & HG RESIDENTIAL
		er tone pages also	30-14-32-15-00-1210	LOTS LLC
121	8,400	368 Chesham St	30-14-32-13-00-1210	CP & HG RESIDENTIAL
	S011/		30-14-32-15-00-1220	LOTS LLC
122	9,000	364 Chesham St	30-14-32-15-00-1220	CP & HG RESIDENTIAL
		The second secon		
123	9,000	360 Chesham St	30-14-32-15-00-1230	LOTS LLC
			10 Year David 60732 2000s	CP & HG RESIDENTIAL
124	8,400	356 Chesham St	30-14-32-15-00-1240	LOTS LLC
				CP & HG RESIDENTIAL
125	8,683	352 Chesham St	30-14-32-15-00-1250	LOTS LLC
123	0,000	JJZ CHODIAM DV	1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	CP & HG RESIDENTIAL
106	10.461	348 Chesham St	30-14-32-15-00-1260	LOTS LLC
126	10,461	346 Chesham St		CP & HG RESIDENTIAL
		2.4.4 Cl l. o. Ct	30-14-32-15-00-1270	LOTS LLC
127	10,496	344 Chesham St	30 11 22 10 01	CP & HG RESIDENTIAL
		340 Chesham St	30-14-32-15-00-1280	LOTS LLC
128	8,665		30-14-32-13-00 1200	CP & HG RESIDENTIAL
	9,950	328 Chesham St	30-14-32-15-00-1310	LOTS LLC
131			30-14-32-13-00-1310	CP & HG RESIDENTIAL
			20 14 22 15 00 1220	LOTS LLC
133	8,987	320 Chesham St	30-14-32-15-00-1330	
-				CP & HG RESIDENTIAL
134	8,452	316 Chesham St	30-14-32-15-00-1340	LOTS LLC
				CP & HG RESIDENTIAL
135	8,446	312 Chesham St	30-14-32-15-00-1350	LOTS LLC
		300 Chesham St or		CP & HG RESIDENTIAL
138	10,469	300 Chelsea Place Ave	30-14-32-15-00-1380	LOTS LLC
130	10,403	VANCOUNT OFFICE AND AND AND AND AND AND AND AND AND AND		CP & HG RESIDENTIAL
1 / 1	0.420	337 Chesham St	30-14-32-15-00-1410	LOTS LLC
141	9,130	Jar Chesham St		CP & HG RESIDENTIAL
9.32		333 Chesham St	30-14-32-15-00-1420	LOTS LLC
142	9,779		30-14-32-13-00-1-120	CP & HG RESIDENTIAL
			30-14-32-15-00-1430	LOTS LLC
143	9,776	329 Chesham St	30-14-32-13-00-1430	CP & HG RESIDENTIAL
		- 12 Sc 154,000	20 14 22 15 00 1440	LOTS LLC
144	9,779	325 Chesham St	30-14-32-15-00-1440	TO 19 PPC
	2		m):	

			WHEU LOW	
			As of: $10/2/13$	Map Book 52 Pg 49-55
Lot	Sq. Ft.	Adress	Parcel ID	CD 0 HG DEGIDENITIAL
	1			CP & HG RESIDENTIAL
145	13,097	321 Chesham St	30-14-32-15-00-1450	LOTS LLC
		12 - 20 - 24	1	CP & HG RESIDENTIAL
147	9,819	313 Chesham St	30-14-32-15-00-1470	LOTS LLC
117	-,			CP & HG RESIDENTIAL
148	9,814	309 Chesham St	30-14-32-15-00-1480	LOTS LLC
140		307 0		CP & HG RESIDENTIAL
217	9,064	245 Chelsea Place Ave	30-14-32-15-00-2170	LOTS LLC
217	9,004	243 Cheisea Fiace Five		CP & HG RESIDENTIAL
010	0.000	241 Chelsea Place Ave	30-14-32-15-00-2180	LOTS LLC
218	9,800	241 Cheisea i lace Ave		CP & HG RESIDENTIAL
		202 GL 1 DI A	30-14-32-15-00-2200	LOTS LLC
220	9,829	233 Chelsea Place Ave	50-14 52 15 00 2200	CP & HG RESIDENTIAL
		The same of the sa	30-14-32-15-00-2210	LOTS LLC
221	13,281	229 Chelsea Place Ave	30-14-32-13-00-2210	CP & HG RESIDENTIAL
			20 14 20 15 00 2260	LOTS LLC
226	8,574	209 Chelsea Place Ave	30-14-32-15-00-2260	CP & HG RESIDENTIAL
		8		
234	9,345	109 Chelsea Place Ave	30-14-32-15-00-2340	LOTS LLC
			CBURP Re-and/date tide	CP & HG RESIDENTIAL
235.	8,666	105 Chelsea Place Ave	30-14-32-15-00-2350	LOTS LLC
				CP & HG RESIDENTIAL
236	7,132	104 Chelsea Place Ave	30-14-32-15-00-2360	LOTS LLC
250	7,102	10.10	The state of the s	CP & HG RESIDENTIAL
227	7,357	108 Chelsea Place Ave	30-14-32-15-00-2370	LOTS LLC
237	7,307	108 Cheisea i lace 7170		CP & HG RESIDENTIAL
000	7.007	112 Chelsea Place Ave	30-14-32-15-00-2380	LOTS LLC
238	7,367	112 Cheisea Place Ave	301132 13 14	CP & HG RESIDENTIAL
		ni	30-14-32-15-00-2390	LOTS LLC
239	7,422	116 Chelsea Place Ave	30-14-32-13-00-2370	CP & HG RESIDENTIAL
		- M	30-14-32-15-00-2400	LOTS LLC
240	7,484	120 Chelsea Place Ave	30-14-32-13-00-2400	CP & HG RESIDENTIAL
			22 44 22 45 22 2410	LOTS LLC
241	7,546	124 Chelsea Place Ave	30-14-32-15-00-2410	
				CP & HG RESIDENTIAL
242	7,601	128 Chelsea Place Ave	30-14-32-15-00-2420	LOTS LLC
				CP & HG RESIDENTIAL
243	7,279	132 Chelsea Place Ave	30-14-32-15-00-2430	LOTS LLC
			ŧ	CP & HG RESIDENTIAL
244	11,263	200 Chelsea Place Ave	30-14-32-15-00-2440	LOTS LLC
2-1-1	11,200			CP & HG RESIDENTIAL
245	8,400	204 Chelsea Place Ave	30-14-32-15-00-2450	LOTS LLC
243	0,400	204 Onoisea Flace 1140	2 Sept. 2 Sept	CP & HG RESIDENTIAL
0.46	10.000	208 Chelsea Place Ave	30-14-32-15-00-2460	LOTS LLC
246	12,669	208 Cheisea Flace Ave		CP & HG RESIDENTIAL
	Section 2 to the second section 2	010 GL 1 - DI - 1	30-14-32-15-00-2470	LOTS LLC
247	11,279	212 Chelsea Place Ave	JU-14-JZ-1J-00-Z-F10	CP & HG RESIDENTIAL
				CI CO ICOLODDINITION
		216 Chelsea Place Ave	30-14-32-15-00-2480	LOTS LLC

ICI Owned Lots

			As of: 10/2/13	Map Book 32 Pg 49-33
Lot	Sa. Ft.	Adress	Parcel ID	
LOL	5q. 1 t.	1747.00		CP & HG RESIDENTIAL
249	8.983	220 Chelsea Place Ave	30-14-32-15-00-2490	
	0,000			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 rightof-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:

		Parcel ID:
Lot	Address	29-14-32-00-00-0010
	305 Chelsea Place Ave or	
151	300 Nottinghill St	
152	304 Nottinghill St	
153	308 Nottinghill St	
154	312 Nottinghill St	
155	316 Nottinghill St	
156	348 Nottinghill St	
157	352 Nottinghill St	
158	356 Nottinghill St	
159	360 Nottinghill St	
160	364 Nottinghill St	3
161	368 Nottinghill St	
162	372 Nottinghill St	
163	376 Nottinghill St	
164	380 Nottinghill St	
165	384 Nottinghill St	
166	400 Nottinghill St	
167	404 Nottinghill St	
168	408 Nottinghill St	
169	412 Nottinghill St	
170	416 Nottinghill St	
171	420 Nottinghill St	
172	424 Nottinghill St	
173	428 Nottinghill St	
174	432 Nottinghill St	
175	436 Nottinghill St	
176	440 Nottinghill St	
177	444 Nottinghill St	
178	448 Nottinghill St	
179	452 Nottinghill St	
180	449 Nottinghill St	
181	445 Nottinghill St	
182	441 Nottinghill St	
183	437 Nottinghill St	**
184	433 Nottinghill St	
185	429 Nottinghill St	
186	425 Nottinghill St	
187	421 Nottinghill St	
188	417 Nottinghill St	
189	421 Nottinghill St	
190	409 Nottinghill St	

Chelsea Place Phase 3 ICI Owned Lots

Plat Not Recorded 56.47 acres

As of: 10/2/13

Parcel ID:

		Parce	111).
Lot	Address	ÿ	29-14-32-00-00-0010
191	405 Nottinghill St		
192	401 Nottinghill St		and the second s
193	397 Nottinghill St		
194	393 Nottinghill St		
195	389 Nottinghill St		
196	385 Nottinghill St		
197	381 Nottinghill St		
198	377 Nottinghill St		
199	373 Nottinghill St		
200	369 Nottinghill St		
201	365 Nottinghill St		
202	361 Nottinghill St	,	
203	357 Nottinghill St		
204	353 Nottinghill St		
205	349 Nottinghill St		
206	345 Nottinghill St		
207	341 Nottinghill St		- M
208	337 Nottinghill St		
209	333 Nottinghill St		
210	329 Nottinghill St	100 m	
211	325 Nottinghill St		
212	321 Nottinghill St		
213	309 Nottinghill St	Construction '	<u>l'r</u>
214	305 Nottinghill St		
	301 Nottinghill St o		
215	301 Chelsea Place	Ave	

65 lots

Page 2 of 2

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. Intervest 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.

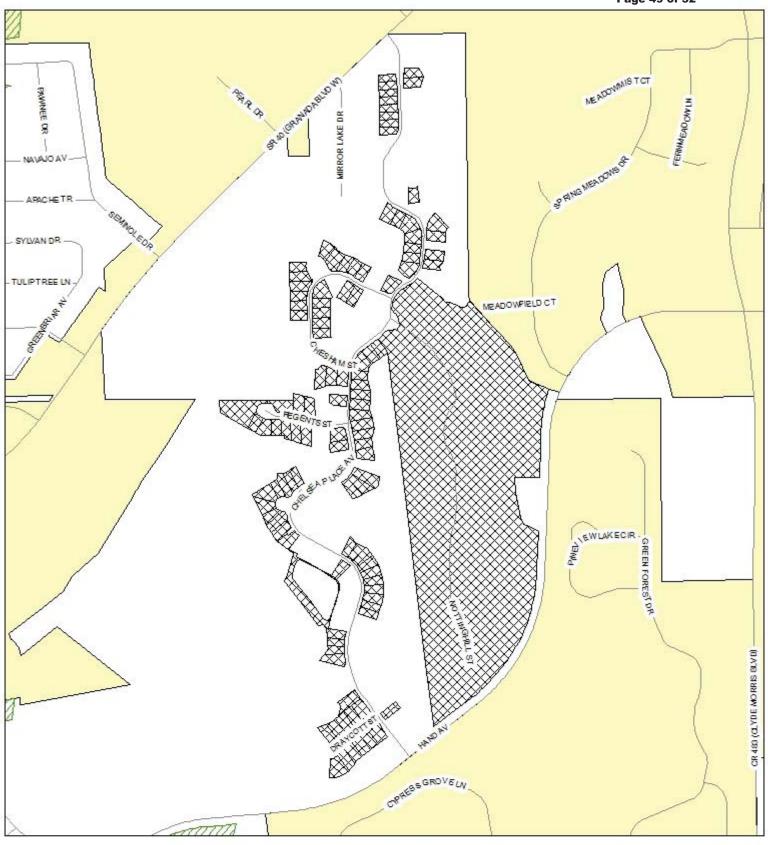
Sincerely,

Sue H. McCoy, PSM

Sue da. Mª Coy

Harpster Engineering & Surveying, Inc.

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



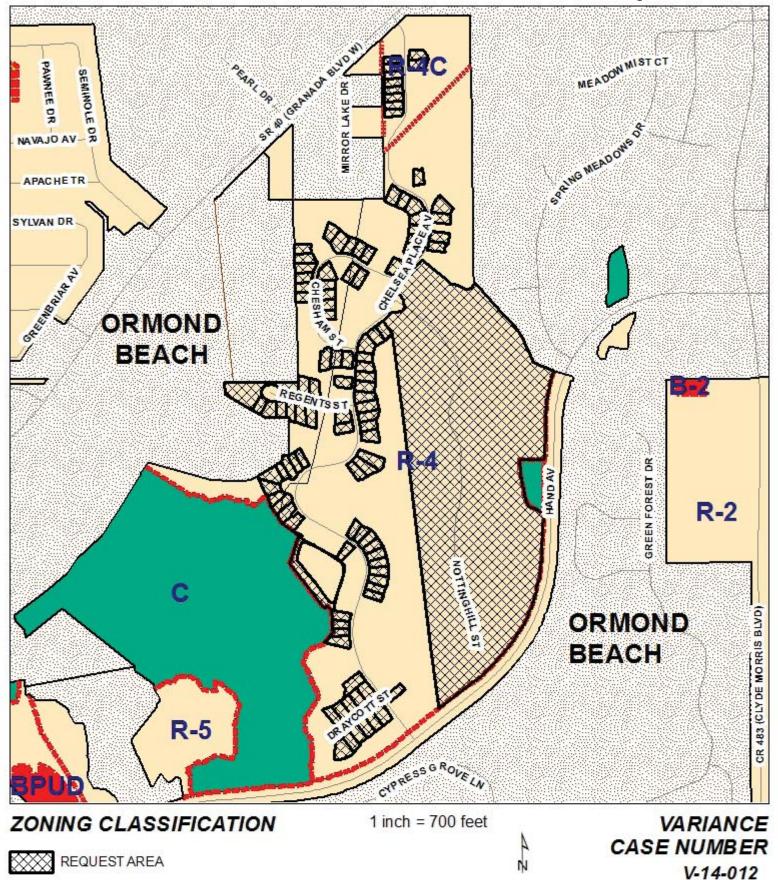
ECO/NRMA

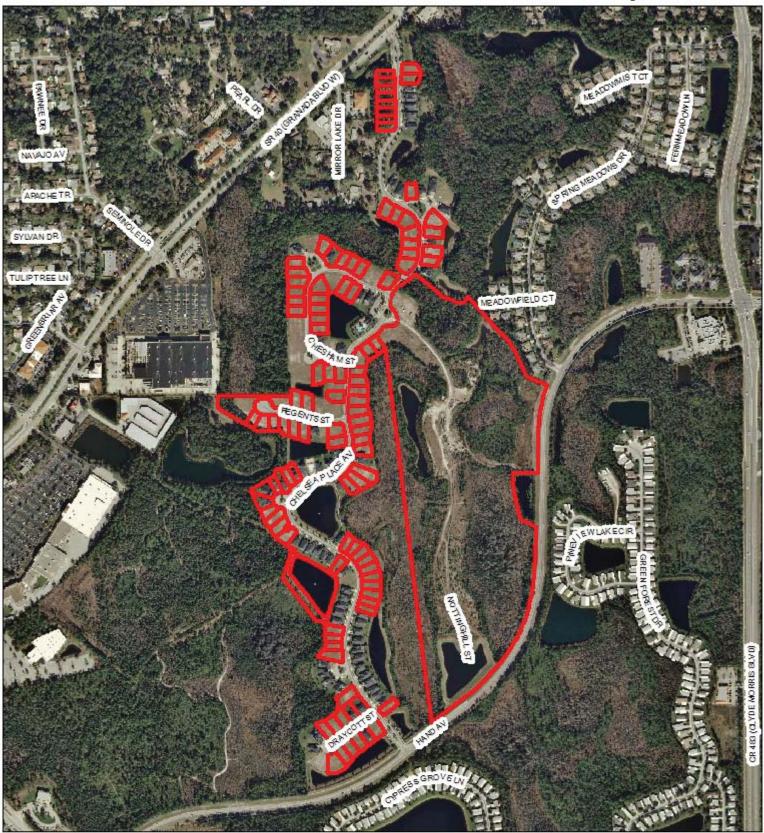
//// ECO NRMA

NRMA REQUEST AREA

1 inch = 700 feet

VARIANCE CASE NUMBER V-14-012





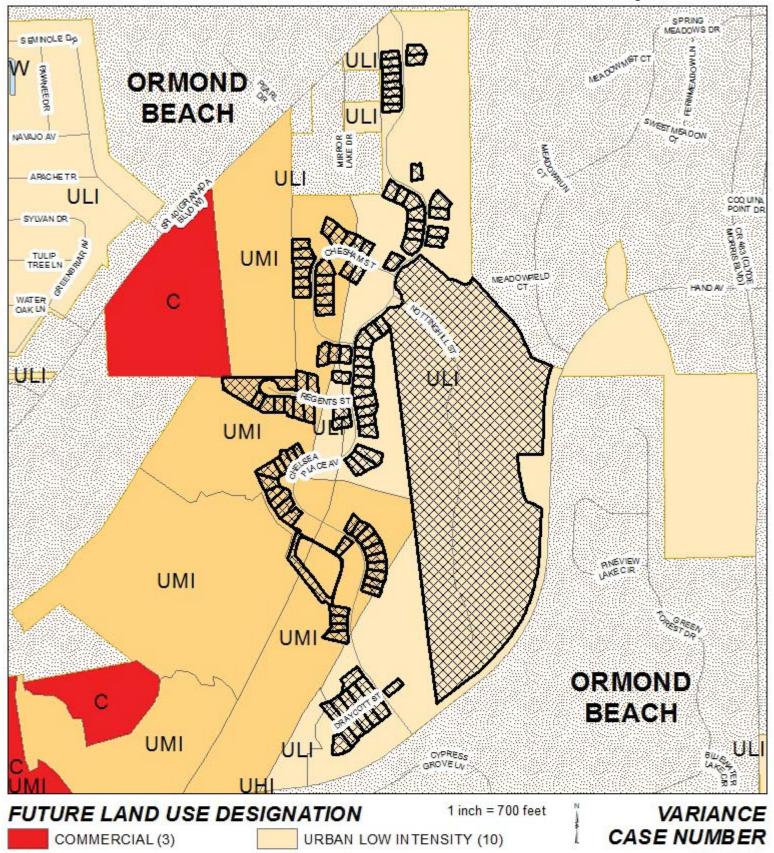
AERIAL

IMAGE YEAR: 2012
REQUEST AREA

1 inch = 700 feet

VARIANCE N CASE NUMBER V-14-012

V-14-012



URBAN MEDIUM INTENSITY (6)

WATER (1)

INCORPORATED (2)

URBAN HIGH INTENSITY (1)