

This Document was Prepared by:
Robert A. Merrell III, Esquire
Cobb Cole
150 Magnolia Avenue
Daytona Beach, Florida 32114

PARADISE VILLAGE AT OLD DIXIE PLANNED UNIT

DEVELOPMENT AGREEMENT

THIS PARADISE VILLAGE AT OLD DIXIE PLANNED UNIT DEVELOPMENT AGREEMENT (this "Paradise Village at Old Dixie PUD Agreement" or "Agreement") is entered into this 20th day of October, 2011 between **OLD DIXIE AT FLAGLER, LLC**, of 600 Packard Court, Safety Harbor, Florida 34695 (hereinafter referred to as the "Owner") and the **FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS**, of 1769 E. Moody Boulevard, Building 2, Bunnell, Florida 32110 (hereinafter referred to as the "County"); collectively, the Owner and County shall be referred to as the "Parties."

WHEREAS, Owner has applied for and the County has approved Planned Unit Development ("PUD") rezoning Application #2849 for Paradise Village at Old Dixie, a residential subdivision located within Flagler County, Florida; and

WHEREAS, this Paradise Village at Old Dixie PUD Agreement is binding on the Owner, their successors in title, and shall run with the land and bind all future owners; and

WHEREAS, this is a non-statutory Development Agreement which is not subject to or enacted pursuant to the provisions of Section 163.3220 through 163.3243, Florida Statutes; and

WHEREAS, this Paradise Village at Old Dixie PUD Agreement shall not adversely affect the health and safety of residents or workers in the vicinity of the Paradise Village at Old Dixie residential subdivision and will not be detrimental to the use of adjacent properties or the general neighborhood; and

WHEREAS, approval of this Paradise Village at Old Dixie PUD Agreement will not only benefit the future residents of the PUD property, but will also positively impact Flagler County in general by creating construction jobs, increasing the tax base, and adding to the diversity of housing within the County, and

WHEREAS, the Owner intends to develop the Property utilizing principles of “low impact development” to the extent practicable and appropriate.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the County and the Owner hereby agree as follows:

A. **Development Concept.** The Paradise Village at Old Dixie PUD is a 48.83+/- acre planned residential subdivision, located in Flagler County, Florida (the “Property”). This Agreement allows a diversity of lot sizes, floor areas, and setbacks which will allow for a variety of housing types and prices to meet the needs of anticipated residents. A legal description of the Property is attached hereto as Exhibit "A". The Property shall be developed under the Planned Unit Development zoning designation as set forth by this Agreement and substantially in accordance with the PUD Concept Plan, attached hereto as Exhibit "B". Collectively, this Agreement, including all exhibits, shall control the development of the Property. Where this Agreement is silent as to any aspect of development, the provisions of the Flagler County Land Development Code (the “LDC”) in effect at the time of issuance of a development permit shall control. The County has determined that the terms and conditions of this Agreement and the development permitted hereunder are consistent with the County’s Comprehensive Plan.

1. **Master Development Plan.** The PUD Concept Plan prepared by Zev Cohen & Associates, Inc., is hereby approved and incorporated in this Paradise Village at Old Dixie PUD Agreement at Exhibit "B". The Paradise Village at Old Dixie PUD Agreement shall be recorded in the

public records of Flagler County, Florida and a copy retained for public inspection in the Flagler County Planning and Zoning Department.

2. Amendments. All amendments to the Paradise Village at Old Dixie PUD Agreement, other than those deemed by the Planning and Zoning Director to be minor amendments as set out by the LDC, as amended, shall require the review, recommendation and approval of the Flagler County Board of County Commissioners in the same manner as a rezoning of the parcel.

3. Subdivision Approval. After the Paradise Village at Old Dixie PUD Agreement is recorded and prior to the commencement of any construction, a PUD Site Development Plan and preliminary and/or final plat for the Property shall be approved in the manner required by the LDC, as amended. The Plat shall be reviewed in order to meet the requirements of the Plat paragraph below.

B. Unified Ownership. The Applicant or their successors shall maintain unified ownership of the subject parcel until recordation of a final plat.

C. Plat. The Applicant shall plat all of the Property as required by the LDC. The plat may contain designation of certain drainage or other areas which are not dedicated for maintenance by any governmental entity but may be so designated on the plat for identification purposes and to recite the maintenance responsibility thereof by a homeowners association. Additionally, the plat shall provide for maintenance of all common areas by the homeowners' association and placement of street/common area lighting.

D. Land Uses Within the PUD. The development of the Property shall be as a residential subdivision, providing a diversity of housing options including single-family residential homes, residential estate homes, attached zero lot line residences, patio residences, and clustered residential; however, the Owner retains the right to the extent provided herein and consistent with the PUD Concept Plan to develop the Property with any or all of the listed housing options, the phasing of which shall be consistent with the

Phased Schedule paragraph as included herein. Development of the Property shall also include recreational areas accessory to residential development and customary accessory uses and structures. The specific size and configuration of recreational areas, as well as landscaping, pedestrian access details, parking and all compliance related to applicable County codes and regulations shall be determined concurrent with preliminary plat submittal. Additionally, up to three (3) model residences and/or temporary construction/sales trailers may be permitted on the Property in order to facilitate the sale and construction of residential units on the Property. A permit for a temporary construction/sales trailer may be submitted by the Owner following approval of final construction plans and issuance of a County land development permit. A permit for a model residence may be submitted following approval of any final plat. Any temporary construction/sales trailer may remain for a period not to exceed three (3) years following the date of permit issuance for the trailer unless such time is extended by the Flagler County Board of County Commissioners upon application by the Owner. No duration is placed on the use of any model residences within the Property; however, the termination of the use of a model residence shall not re-entitle or re-allocate the development of an additional model residence to exceed the three (3) model residence limitation for the Property.

E. **Development Standards.** This residential PUD may be comprised of residential uses not to exceed 110 units, subject to the following development standards:

1. Maximum Building Height: 35 feet
2. Wetland Buffers: 25 feet average width but not less than 15 feet
3. Main Entrance Signage: 50 square feet - maximum sign area
(signage to be illuminated at discretion of the owner)
7 feet - maximum sign height
20 feet - minimum setback from property line

4. **Minimum Lot Areas:**
 - 10,000 square feet (residential estate)
 - 6,000 square feet (clustered residential)
 - 5,000 square feet (patio residences)
 - 3,500 square feet (attached zero lot line residences)
5. **Minimum Lot Width:**
 - 65 feet (residential estate)
 - 35 feet (attached zero lot line residences)
 - 40 feet (all other residential types)
6. **Minimum Setbacks*:**
 - Front Yard - 25 feet
 - Rear Yard - 20 feet
 - 10 feet - swimming pool/screen enclosures
 - Side Yard -Interior lot - 7.5 feet (residential estate)
 - 0 feet and 15 feet (zero lot lines)
 - 7.5 feet (clustered/patio residences)
 - Abutting any street - 20 feet
 - (any lot type)
7. **Minimum living area:**
 - 1,600 square feet (residential estate)
 - 1,000 square feet (all other residential types)
8. **Maximum lot coverage** 40% for principal and accessory buildings

Minimum setbacks shall be measured from the exterior wall to the lot line at its closest point and apply to principal and accessory structures but not sidewalks, driveways, or patios. As required by the LDC, mechanical equipment and flatwork (slabs, sidewalks, etc.) shall not encroach into side yard easements.

F. Environmental Considerations. The requirements of the LDC, as amended, shall be met with regard to environmental protection, including but not limited to tree preservation and buffers, unless specifically addressed herein.

1. **Wetland Impacts.** Wetland impacts may be permitted as provided by the LDC and all other agencies with jurisdictional authority. Upland buffers around all wetlands shall be provided with an average width of 25 feet, but not less than 15 feet and shall be included within conservation easements. Upland buffer areas included within conservation easements and jurisdictional wetlands or portions thereof may not be included in platted lots unless permitted by the LDC, as amended, but may be included in common areas, and shall be subject to conservation easements when not impacted. Conservation easements and adjacent upland buffer areas shall be shown on final plat(s) and dedicated to the St. Johns River Water Management District. All preserved wetlands shall be maintained in their natural state. Conservation easements shall have that meaning prescribed by Chapter 704, Florida Statutes. Limited improvements and disturbance shall be permitted within conservation easement areas, but only as permitted by the LDC and the St. John River Water Management District and any other government agency with regulating jurisdiction over the wetland areas.

2. All environmental restrictions provided in this Development Agreement also shall be included in the Covenants, Conditions and Restrictions of the homeowners association and recorded within the Public Records of Flagler County, Florida.

G. Sewage Disposal and Potable Water. Provision for sewage disposal and potable water needs of the PUD will be provided in accordance with the Flagler County Comprehensive Plan (as amended), the LDC (as amended), and applicable provisions of the Florida Administrative Code. Central potable water and sanitary sewer service will be provided to Paradise Village at Old Dixie PUD through an executed Utilities Service Agreement that shall be provided to the County with the preliminary plat

application for the property. The Utilities Service Agreement will provide for the utility capacity that is required at that time. Prior to the completion of the Utilities Service Agreement and preliminary and/or final plat processes, this PUD Agreement will in and of itself create no additional utility capacity in Flagler County.

H. Stormwater Drainage. Provision for stormwater retention shall meet or exceed the requirements of the LDC (as amended), and any and all permits issued by the St. Johns River Water Management District. All onsite stormwater collection and retention facilities will be owned and maintained by the homeowners association. Stormwater retention facilities shall be utilized to provide reuse irrigation water throughout the Paradise Village at Old Dixie PUD or "dry-lines" for available reuse from Flagler County will be installed, as required by county code at the time of issuance of a preliminary plat or site plan development order.

I. Access and Transportation System Improvements. All roads within the Property shall be owned and maintained by the Owner and/or the homeowners association. Membership in the homeowners association by the owner(s) of each lot will be mandatory. Access and transportation system improvements shall be provided in accordance with the PUD Concept Plan and, to the extent not inconsistent with this Agreement, the LDC (as amended), and Flagler County Public Works Manual. The Property shall be developed in substantial accordance with the following access and transportation system improvements:

1. **Access.** Access to the Property shall be provided from Old Dixie Highway through private street connection meeting all requirements of the LDC. Internal access to all residential lots and structures shall be provided by a private road tract that will provide perpetual access to the development. The private road tract may be gated and restricted by use from the general public with the exception of providing emergency route access for the residents and for emergency personnel and other

service providers. The minimum private road tract width shall be fifty (50) feet. Maintenance of the private road tract will be the responsibility of the homeowners association.

2. Secondary Emergency Access. Secondary emergency access shall be provided via an emergency access easement as shown on the PUD Concept Plan, Exhibit "B". The emergency access point will consist of a stabilized surface and an emergency gate equipped with a siren operated sensor will be provided at the access point along Bayberry Village Road.

3. Transportation System Improvements. Off-site transportation system improvements shall be as warranted by the Florida Department of Transportation and Flagler County use permits and traffic impact analysis.

4. Dedication of Old Dixie Highway Right-of-Way. A minimum of 20' of the project frontage along Old Dixie Highway shall be dedicated to Flagler County for right-of-way purposes upon final plat approval ("Dedicated Right-of-Way"). Any required turn lanes shall be constructed outside of this dedicated right-of-way

5. The Developer agrees to coordinate with the Flagler County School District to provide sufficient provisions for school bus pick up in a location within the Property to be determined at the time of the final PUD Site Development Plan review.

J. Homeowners' Association. The charter and bylaws of the homeowners' association and other applicable agreements, covenants, easements or restrictions shall be furnished to Flagler County at the time of final plat approval. The Owner shall be responsible for recording these documents in the Public Records of Flagler County, Florida. Also, the Owner shall bear and pay all costs for recording of the aforementioned documents.

With respect to the enforcement of agreements, covenants, easements or restrictions entered into between the Owner and the owners or occupiers of property within the PUD, Flagler County shall only

enforce the provisions of this Paradise Village at Old Dixie PUD Agreement and the LDC, as amended, whichever is applicable and not the private agreements entered into between the aforementioned parties.

K. Phased Development. The implementation of the development of the Paradise Village at Old Dixie PUD shall be carried out in multiple phases; the actual lot designation and number of lots within a phase listed in the initial application and/or plat approval shall be a minimum of thirty (30) lots, with the remainder of the development platted as future development tracts. Subsequent phase sizing and areas of re-plat will be at the discretion of the Owner. Application for site plan and/or plat approval for the initial phase of the project shall be submitted within five (5) years of execution of this Agreement. One five (5) year extension of this date may be granted by the Board of County Commissioners. Adequate emergency vehicle access and turn-arounds as determined by Flagler County shall be provided at all times consistent with the LDC and Fire Rescue Division requirements and standards. Access for emergency vehicles and evacuation of residents shall be provided within each section or phase of development per County Land Development Code and Fire Rescue requirements and standards. The Owner or their successors in title or interest may request and the Flagler County Commission may grant extensions to the site plan application expiration dates. If such expiration dates pass without extension, the approval of the PUD shall become invalid and the area shall revert back to the previous zoning classification for those areas of the Property yet to be developed pursuant to this Agreement.

L. Binding Effect of Plans; Recording; and Effective Date. This Paradise Village at Old Dixie PUD Agreement, including any and all supplementary orders and resolutions, shall bind and inure to the benefit of the Owner and their successors in title or interest. The PUD zoning, provisions of this Agreement, and all approved plans shall run with the land and shall be administered in a manner consistent with the Flagler County LDC (as amended). This Agreement and all subsequent Agreements shall be filed with the Clerk of the Court and recorded in the Official Records of Flagler County, Florida

within forty-five (45) days following execution of the document by the Chair of the Flagler County Board of County Commissioners. One copy of the document bearing the book and page number of the Official Record in which the document was recorded shall be submitted to the Flagler County Planning and Zoning Department. The date of final execution by the Parties shall constitute the effective date of this Agreement or its subsequent amendments. The Applicant shall pay all filing costs for the recording documents.

M. Applicable Law. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida.

N. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original but all of which together shall constitute one and the same instrument.

O. Captions. Captions of the Sections and Subsections of this Agreement are for convenience and reference only, and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction, or meaning of the provisions of this Agreement.

P. Severability. If any word, sentence, phrase, paragraph, provision, or portion of this Agreement is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereof so long as the purpose and intent of this Agreement can still be achieved.

Q. Construction. In the event of an inconsistency between the terms of this Agreement and any exhibits included herein, the terms of this Agreement shall control.

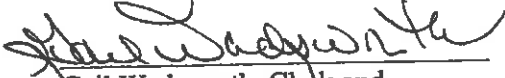
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DONE and ORDERED by the Board of County Commissioners of Flagler County, Florida, this

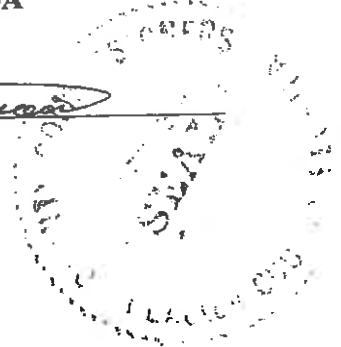
3RD day of OCTOBER, 2011.

**BOARD OF COUNTY COMMISSIONERS OF
FLAGLER COUNTY, FLORIDA**

ATTEST:


Gail Wadsworth, Clerk and
Ex-Officio Clerk of the Board

By: 
Alan Peterson, Chairman



Approved as to form:


Albert J. Hadeed, County Attorney

WITNESSES:

~~Barbara S. Shelfer~~
Barbara S. Shelfer
Name Printed or Typed

Joye Saunders
Joye Saunders
Name Printed or Typed

OLD DIXIE AT FLAGLER, LLC, Owner/Developer

By: [Signature]
Sid Boughton, Manager

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 20th day of October, 2011, by Sid Boughton, as Manager, on behalf of Old Dixie at Flagler, LLC, who is personally known to me or has produced _____ as identification.

Sheila McCracken
Notary Public
My Commission Expires:

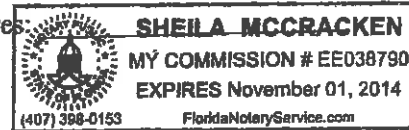


EXHIBIT "A"

LEGAL DESCRIPTION OF PUD PROPERTY

LEGAL DESCRIPTION (AS SUPPLIED BY CLIENT)

THE EAST ½ OF TRACTS 1 AND 2; TRACTS 10,11, AND 12, BLOCK B, BUNNELL DEVELOPMENT COMPANY SUBDIVISION, SECTION 4, TOWNSHIP 13 SOUTH, RANGE 31 EAST, EXCEPTING THAT PART OF TRACT 10, LYING SOUTH OF OLD DIXIE HIGHWAY, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 1, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

BEING ALSO DESCRIBED AS;

LEGAL DESCRIPTION: (CREATED BY SURVEYOR)

A PORTION OF TRACTS 1, 2, 10, 11 AND ALL OF TRACT 12, BLOCK B, BUNNELL DEVELOPMENT COMPANY SUBDIVISION, PER MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SECTION 4, TOWNSHIP 13 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, LYING NORTH OF THE NORTHERLY RIGHT OF WAY OF OLD DIXIE HIGHWAY, A 66 FOOT RIGHT OF WAY AS NOW LAID OUT AND USED, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH ¼ CORNER OF SAID SECTION 4, TOWNSHIP 13 SOUTH, RANGE 31 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT 2, BLOCK B, OF SAID BUNNELL DEVELOPMENT COMPANY SUBDIVISION; THENCE SOUTH 01 DEGREES 28 MINUTES 40 SECONDS EAST ALONG THE EASTERLY LINE OF TRACT 2, TRACT 1, TRACT 12 AND TRACT 11 OF SAID BUNNELL DEVELOPMENT COMPANY SUBDIVISION, A DISTANCE OF 2626.15 FEET TO THE NORTHERLY RIGHT OF WAY OF AFORESAID OLD DIXIE HIGHWAY A 66 FOOT RIGHT OF WAY AS NOW LAID OUT AND USED; THENCE SOUTH 89 DEGREES 25 MINUTES 13 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 422.72 FEET, TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2831.80 FEET AND A CENTRAL ANGLE OF 18 DEGREES 51 MINUTES 34 SECONDS; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 932.11 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 81 DEGREES 09 MINUTES 00 SECONDS WEST, A DISTANCE OF 927.91 FEET TO THE END OF SAID CURVE AND TO THE INTERSECTION OF SAID RIGHT OF WAY AND THE WESTERLY LINE OF AFORESAID TRACT 10; THENCE DEPARTING SAID RIGHT OF WAY NORTH 01 DEGREES 17 MINUTES .04 SECONDS WEST AND ALONG SAID WESTERLY LINE OF TRACT 10, A DISTANCE OF 1146.04 FEET TO THE NORTHWEST CORNER OF SAID TRACT 10; THENCE NORTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 10 AND TRACT 12, A DISTANCE OF 998.88 FEET TO THE SOUTHWEST CORNER OF THE EAST ½ OF AFORESAID TRACT 1; THENCE NORTH 01 DEGREES 25 MINUTES 46 SECONDS WEST ALONG THE WESTERLY LINE OF THE EAST ½ OF SAID TRACT 1 AND TRACT 2, A DISTANCE OF 1327.28 FEET TO THE NORTHERLY LINE OF AFORESAID SECTION 4, SAID NORTHERLY LINE ALSO BEING THE NORTH LINE OF SAID TRACT 2; THENCE

NORTH 89 DEGREES 19 MINUTES 31 SECONDS EAST ALONG SAID NORTHERLY LINE OF TRACT 2, A DISTANCE OF 331.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 48.83 ACRES MORE OR LESS.

EXHIBIT "B"

PLANNED UNIT DEVELOPMENT CONCEPT PLAN

ORDINANCE NO. 2011 - 07

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA AMENDING THE ZONING CLASSIFICATION OF A TOTAL OF 48.83 ACRES, MORE OR LESS, LOCATED NORTH OF OLD DIXIE HIGHWAY AND WEST OF BAYBERRY VILLAGE ROAD, PARCEL NUMBER 04-13-31-0650-000B0-0011, FROM R-1 (RURAL RESIDENTIAL) DISTRICT AND AC (AGRICULTURE) DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) DISTRICT; CREATING THE PARADISE VILLAGE AT OLD DIXIE PLANNED UNIT DEVELOPMENT; PROVIDING FOR FINDINGS; PROVIDING FOR AMENDMENT OF THE ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Cobb Cole represented by Robert A. Merrell, III, Esquire as applicant submitted Application #2849 on behalf of Old Dixie at Flagler, LLC, as owner to rezone a 48.83 acre parcel described herein; and

WHEREAS, said parcel is classified as Residential Low Density Single Family on the Flagler County Future Land Use Plan Map; and

WHEREAS, on September 13, 2011 the Planning and Development Board conducted a public hearing on this request and voted to recommend approval with conditions; and

WHEREAS, public notice of this action has been provided in accordance with Chapter 125.66, F.S., and Section 2.07.00, Flagler County Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS:

Section 1. FINDINGS

- A. The Board of County Commissioners, pursuant Section 3.04.02 of the Flagler County Land Development Code, finds as follows:

1. The proposed PUD does not adversely affect the orderly development of Flagler County and complies with applicable Comprehensive Plan goals, objectives and policies; and,
2. The proposed PUD will not adversely affect the health and safety of residents or workers in the area and will not be detrimental to the use of adjacent properties or the general neighborhood.

Section 2. ZONING MAP AMENDMENT

- A. The real property containing approximately 48.83 acres more or less, legally described as:

LEGAL DESCRIPTION (AS SUPPLIED BY APPLICANT)
THE EAST ½ OF TRACTS 1 AND 2, TRACTS 10, 11, AND 12,
BLOCK B, BUNNELL DEVELOPMENT COMPANY SUBDIVISION,
SECTION 4, TOWNSHIP 13 SOUTH, RANGE 31 EAST,
EXCEPTING THAT PART OF TRACT 10, LYING SOUTH OF OLD
DIXIE HIGHWAY, ACCORDING TO MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 1, PAGE(S) 1, PUBLIC RECORDS
OF FLAGLER COUNTY, FLORIDA.

BEING ALSO DESCRIBED AS:
LEGAL DESCRIPTION (CREATED BY SURVEYOR)

A PORTION OF TRACTS 1, 2, 10, 11 AND ALL OF 12, BLOCK B,
BUNNELL DEVELOPMENT COMPANY SUBDIVISION, PER MAP
BOOK 1, PAGE 1, PUBLIC RECORDS OF FLAGLER COUNTY,
FLORIDA, SECTION 4, TOWNSHIP 13 SOUTH, RANGE 31 EAST,
FLAGLER COUNTY, FLORIDA, LYING NORTH OF THE
NORTHERLY RIGHT OF WAY OF OLD DIXIE HIGHWAY, A 66
FOOT RIGHT OF WAY AS NOW LAID OUT AND USED, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH ¼ CORNER OF SAID SECTION 4,
TOWNSHIP 13 SOUTH, RANGE 31 EAST, SAID POINT ALSO
BEING THE NORTHEAST CORNER OF TRACT 2, BLOCK B OF
SAID BUNNELL DEVELOPMENT COMPANY SUBDIVISION;
THENCE SOUTH 01 DEGREES 28 MINUTES 40 SECONDS

EAST ALONG THE EASTERLY LINE OF TRACT 2, TRACT 1, TRACT 12 AND TRACT 11 OF SAID BUNNELL DEVELOPMENT COMPANY SUBDIVISION, A DISTANCE OF 2626.15 FEET TO THE NORTHERLY RIGHT OF WAY OF AFORESAID OLD DIXIE HIGHWAY A 66 FOOT RIGHT OF WAY AS NOW LAID OUT AND USED; THENCE SOUTH 89 DEGREES 25 MINUTES 13 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 422.72 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2831.80 FEET AND A CENTRAL ANGLE OF 18 DEGREES 51 MINUTES 34 SECONDS; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 932.11 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 81 DEGREES 09 MINUTES 00 SECONDS WEST, A DISTANCE OF 927.91 FEET TO THE END OF SAID CURVE AND TO THE INTERSECTION OF SAID RIGHT OF WAY AND THE WESTERLY LINE OF AFORESAID TRACT 10; THENCE DEPARTING SAID RIGHT OF WAY NORTH 01 DEGREES 17 MINUTES 04 SECONDS WEST AND ALONG SAID WESTERLY LINE OF TRACT 10, A DISTANCE OF 1146.04 FEET TO THE NORTHWEST CORNER OF SAID TRACT 10; THENCE NORTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 10 AND TRACT 12, A DISTANCE OF 998.88 FEET TO THE SOUTHWEST CORNER OF THE EAST ½ OF AFORESAID TRACT 1; THENCE NORTH 01 DEGREES 25 MINUTES 46 SECONDS WEST ALONG THE WESTERLY LINE OF THE EAST ½ OF SAID TRACT 1 AND TRACT 2 A DISTANCE OF 1327.28 FEET TO THE NORTHERLY LINE OF AFORESAID SECTION 4, SAID NORTHERLY LINE ALSO BEING THE NORTH LINE OF SAID TRACT 2; THENCE NORTH 89 DEGREES 19 MINUTES 31 SECONDS EAST ALONG SAID NORTHERLY LINE OF TRACT 2, A DISTANCE OF 331.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 48.83 ACRES MORE OR LESS.

is hereby rezoned to the Planned Unit Development (PUD) District. The Official Zoning Map of Flagler County shall be amended to reflect this amendment.

- B. Development within the boundaries of the PUD District as approved shall take place in accordance with the Flagler County Land Development Code as may be modified or amended and the Paradise Village at Old Dixie Planned Unit Development Agreement executed by the owner and Flagler County pursuant to this Ordinance. A copy of said Agreement containing the conceptual plan is attached hereto as Exhibit 1 and made a part hereof.
- C. The applicant shall signify its acceptance of this PUD designation by filing its written acceptance with the Clerk of the Circuit Court within thirty (30) days.

Section 3. EFFECTIVE DATE

This Ordinance shall take effect upon Official Acknowledgement by the Secretary of State that the Ordinance has been filed.

PASSED AND GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY, FLORIDA THIS 3RD DAY OF OCTOBER, 2011.

**BOARD OF COUNTY COMMISSIONERS
OF FLAGLER COUNTY, FLORIDA**


Alan Peterson, Chairman

ATTEST:


Gail Wadsworth, Clerk and Ex Officio
to the Board

APPROVED AS TO FORM:


Albert J. Hageed, County Attorney

**NOTICE OF TIME EXTENSION
FOR PARADISE VILLAGE AT OLD DIXIE PLANNED UNIT DEVELOPMENT**

Notice is hereby given that the Flagler County Board of County Commissioners at its regular meeting on March 7, 2016, approved a time extension for the development schedule for the Paradise Village at Old Dixie Planned Unit Development (PUD), Parcel No. 04-13-31-0650-000B0-0011. The PUD agreement text adopted through Ordinance No. 2011-07 on October 3, 2011 provided for consideration by the Board of County Commissioners of one five (5) year extension of development time upon written request from the Developer (Sec. K, Exhibit 1, Ordinance No. 2011-07); Ordinance No. 2011-07 is recorded at Official Records Book 1841, Page 93, Public Records of Flagler County, Florida.

Old Dixie at Flagler, LLC, made application to extend the date for submittal of an application for site plan and/or plat approval for the initial phase of development from October 20, 2016 to October 20, 2021. The Board of County Commissioners, through their action on March 7, 2016, has found that the requested extension of development time is appropriate and is hereby granted.

**PASSED AND GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF FLAGLER COUNTY,
FLORIDA THIS 7TH DAY OF MARCH, 2016.**

**FLAGLER COUNTY BOARD OF
COUNTY COMMISSIONERS**

By: Barbara S. Revels
Barbara S. Revels, Chair

ATTEST:

By: Gail Wadsworth
Gail Wadsworth, Clerk of the
Circuit Court and Comptroller

Approved as to form:

By: Al Hadeed
Al Hadeed, County Attorney



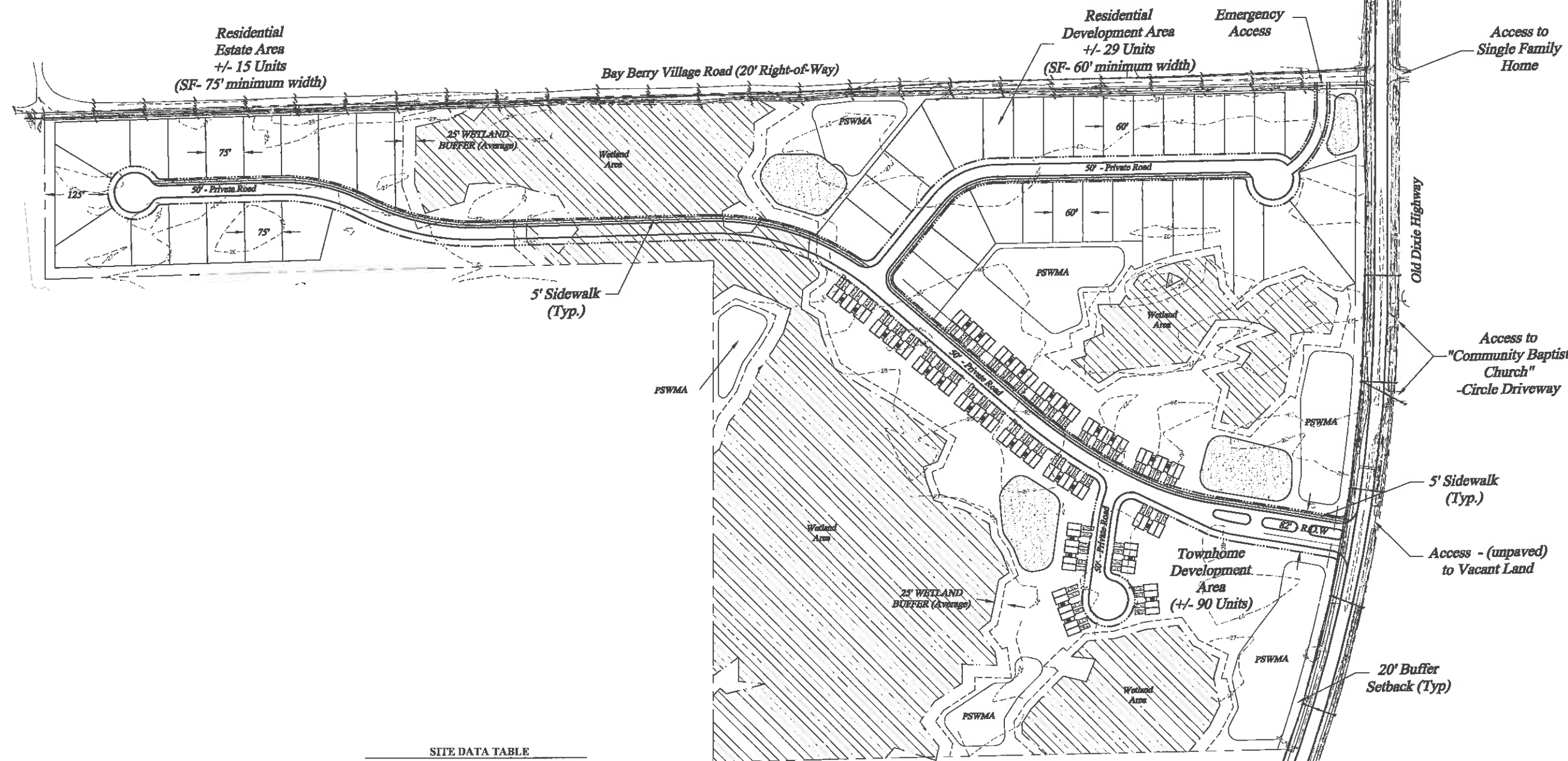
ZEV COHEN & ASSOCIATES, INC.
 1000 W. UNIVERSITY BLVD., SUITE 100
 AUSTIN, TEXAS 78705
 (512) 452-1100
 WWW.ZEVCOHEN.COM

**FOR REVIEW ONLY
 NOT FOR CONSTRUCTION**

**PARADISE VILLAGE @ OLD DIXIE
 PLANNED UNIT DEVELOPMENT
 CONCEPT PLAN**

ZEV COHEN & ASSOCIATES, INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
 PLANNERS • TRANSPORTATION • ENVIRONMENTAL
 PROJECT NO. 17003 DRAFTED BY: BMO
 ISSUE DATE: 8-2-10 CHECKED BY: PMAL
 DESIGNED BY: BMO DRAWN/FILE: (BMO)P-1
 REVISED BY: BMO

FILE LOCATION: 1
 SCALE: 1" = 100'
 SHEET: 1 OF 1



SITE DATA TABLE

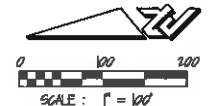
TOTAL PROJECT AREA:	48.83 ACRES
TOTAL WETLAND AREA:	16.43 ACRES
TOTAL BUFFER AREA:	4.26 ACRES
TOTAL UPLAND AREA:	28.14 ACRES

- DEVELOPMENTAL NOTES**
- Housing product size and type subject to market conditions and may change per plan but will remain within parameter of approved PUD text.
 - Recreation areas shown are approximate, actual areas will be determined at time of preliminary plat approval.
 - "Private Road" dimensions shown are not actual pavement dimensions, dimensions represent private road are reservation for utilities, road, pedestrian facilities, etc.
 - Maximum density of site not to exceed 110 units per PUD Agreement.
 - Recreation areas shown for intent only, actual size, location and makeup to be determined at final site plan stage.

- NOTES**
- Stormwater management areas shown are approximate and subject to change at the time of final engineering and permitting.
 - Wetland lines are jurisdictional and have been approved by St. John's River Water Management District in Formal Wetland Determination. Wetland lines are subject to impact and change based on final design. All impacts will be mitigated accordingly through the respective agencies at the time of site plan approval.
 - Common areas will be maintained by Home Owners Association.
 - Water and sewer utilities will be provided and maintained by Plantation Bay Utility Plant Company.
 - Pedestrian access facilities to the public right of way will be provided and shown on construction plans at time of Preliminary Plat submittal.
 - Refer to PUD agreement for site development details.
 - Bayberry Village Road right-of-way shown on this plan for reference only. Actual surveyed right-of-way to be shown on Preliminary Plat and Subdivision plans.

LEGEND

	POTENTIAL STORMWATER MANAGEMENT AREA
	WETLAND AREA
	RIGHT-OF-WAY LINE
	CONTOUR LINES
	TOPOGRAPHIC SPOT GRADES
	RECREATION AREA (SUBJECT TO FINAL DESIGN) +/- 1.5 ACRES



SPECIFIC PURPOSE SURVEY "WETLAND LOCATION"

BEING A PORTION OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 31 EAST FLAGLER COUNTY, FLORIDA

LEGAL DESCRIPTION: (AS SUPPLIED BY CLIENT)

THE EAST 1/2 OF TRACTS 1 AND 2; TRACTS 10, 11 AND 12, BLOCK B, BUNNELL DEVELOPMENT COMPANY SUBDIVISION, SECTION 4, TOWNSHIP 13 SOUTH, RANGE 31 EAST, EXCEPTING THAT PART OF TRACT 10, LYING SOUTH OF OLD DIXIE HIGHWAY, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 1, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

LEGAL DESCRIPTION: (CREATED BY SURVEYOR)

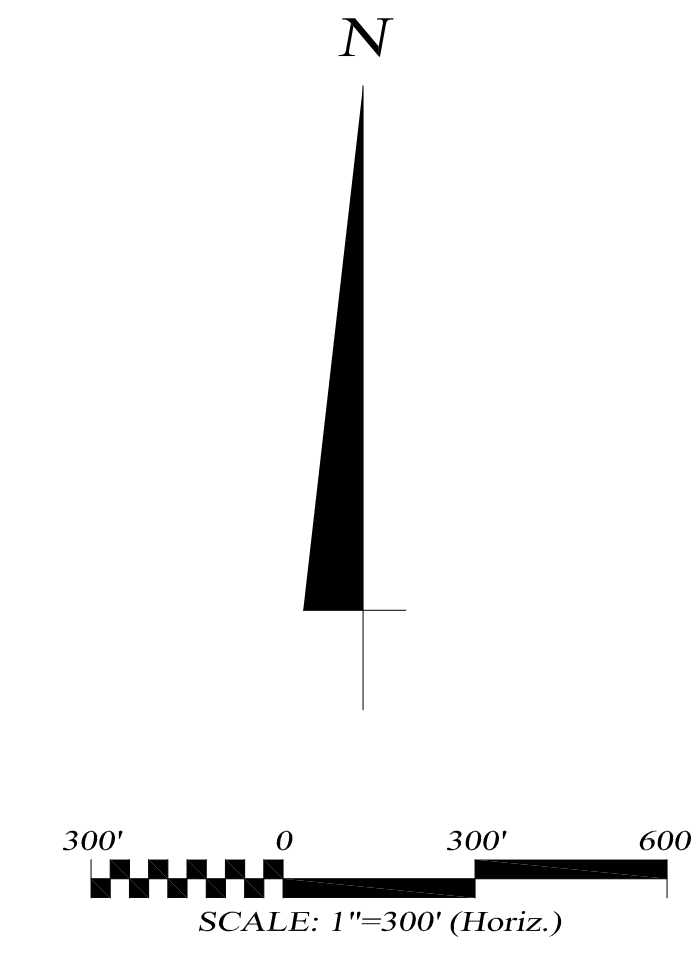
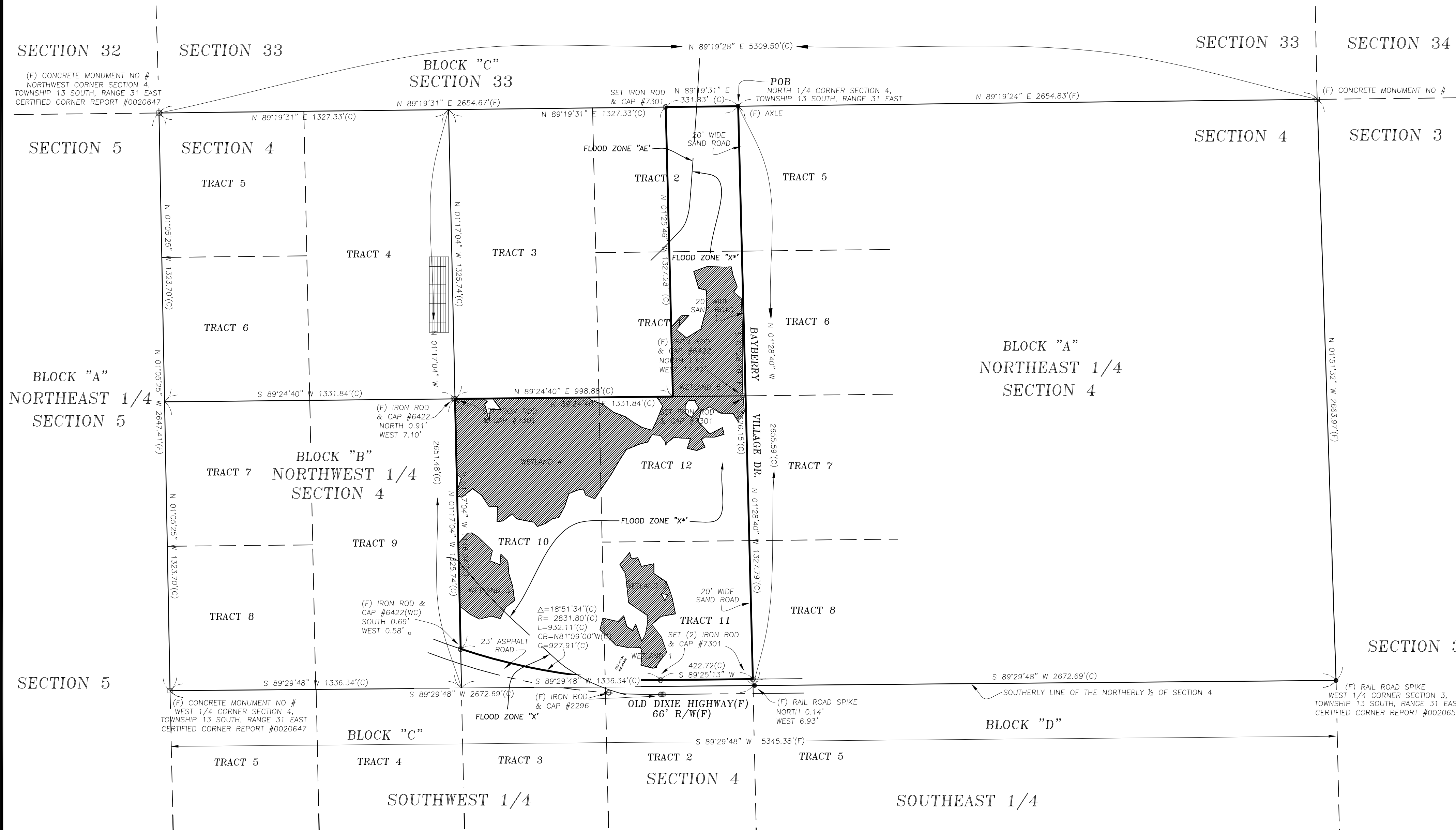
A PORTION OF TRACTS 1, 2, 10, 11 AND ALL OF TRACT 12, BLOCK B, BUNNELL DEVELOPMENT COMPANY SUBDIVISION, PER MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SECTION 4, TOWNSHIP 13 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, LYING NORTH OF THE NORTHERLY RIGHT OF WAY OF OLD DIXIE HIGHWAY, A 66 FOOT RIGHT OF WAY AS NOW LAID OUT AND USED, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH 1/4 CORNER OF SAID SECTION 4, TOWNSHIP 13 SOUTH, RANGE 31 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT 2, BLOCK B, OF SAID BUNNELL DEVELOPMENT COMPANY SUBDIVISION; THENCE SOUTH 01 DEGREES 28 MINUTES 40 SECONDS EAST ALONG THE EASTERLY LINE OF TRACT 2, TRACT 1, TRACT 12 AND TRACT 11 OF SAID BUNNELL DEVELOPMENT COMPANY SUBDIVISION, A DISTANCE OF 2626.15 FEET TO THE NORTHERLY RIGHT OF WAY OF AFORESAID OLD DIXIE HIGHWAY A 66 FOOT RIGHT OF WAY AS NOW LAID OUT AND USED; THENCE SOUTH 89 DEGREES 25 MINUTES 13 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 422.72 FEET, TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2831.80 FEET AND A CENTRAL ANGLE OF 18 DEGREES 51 MINUTES 34 SECONDS; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 932.11 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 81 DEGREES 09 MINUTES 00 SECONDS WEST, A DISTANCE OF 927.91 FEET TO THE END OF SAID CURVE AND TO THE INTERSECTION OF SAID RIGHT OF WAY AND THE WESTERLY LINE OF AFORESAID TRACT 10; THENCE DEPARTING SAID RIGHT OF WAY NORTH 01 DEGREES 17 MINUTES 04 SECONDS WEST AND ALONG SAID WESTERLY LINE OF TRACT 10, A DISTANCE OF 1146.04 FEET TO THE NORTHWEST CORNER OF SAID TRACT 10; THENCE NORTH 89 DEGREES 24 MINUTES 40 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID TRACT 10 AND TRACT 12, A DISTANCE OF 998.88 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF AFORESAID TRACT 1; THENCE NORTH 01 DEGREES 25 MINUTES 46 SECONDS WEST ALONG THE WESTERLY LINE OF THE EAST 1/2 OF SAID TRACT 1 AND TRACT 2, A DISTANCE OF 1327.28 FEET TO THE NORTHERLY LINE OF AFORESAID SECTION 4, SAID NORTHERLY LINE ALSO BEING THE NORTH LINE OF SAID TRACT 2; THENCE NORTH 89 DEGREES 19 MINUTES 31 SECONDS EAST ALONG SAID NORTHERLY LINE OF TRACT 2, A DISTANCE OF 331.83 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 48.83 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- 1) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY MCMILLEN LAND SURVEYING INC., INCORPORATED FOR EASEMENTS AND OR RIGHTS OF WAY OF RECORD.
- 2) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.
- 3) THIS IS AN ABOVE GROUND SURVEY AND LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY, NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL ABOVE GROUND & UNDERGROUND UTILITIES IMPROVEMENTS NOT SHOWN ON THIS SURVEY.
- 4) THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.
- 5) ATTORNEYS' TITLE INSURANCE FUND, INC. TITLE SEARCH REPORT # 61-2006-314 DATED 05-16-06 USED IN PREPARATION OF THIS SURVEY.
- 6) BEARING STRUCTURE BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, THE NORTH LINE OF SECTION 4, BEING NORTH 89 DEGREES 19 MINUTES 28 SECONDS EAST.
- 7) MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- 8) THE EXISTING MONUMENTATION AS SHOWN HEREON HAS BEEN HELD TO DEFINE THE PLAT AND RECORD BOUNDARY TITLE DESCRIPTIONS. SAID MONUMENTATION HAS BEEN DETERMINED TO BE THE BEST ACCEPTABLE EVIDENCE OF THE DEEDING INTENT OF THOSE AREAS INVOLVED. SAID EXISTING MONUMENTATION MAY OR MAY NOT HARMONIZE WITH STANDARD SECTIONALIZED LANDS LINES, OTHER RECORD PLAT BOUNDARIES OR LIMITS AND OTHER FEE TITLE DESCRIPTIONS ADJACENT TO THE AREA SHOWN HEREON.
- 9) NO INSTRUMENT OF RECORD REFLECTING EASEMENTS FOR ANY PURPOSE HAS BEEN SUPPLIED TO SURVEYOR AT THIS TIME. SURVEYOR BELIEVES THAT THERE MAY BE AN EASEMENT PROVIDING AN ACCESS, INGRESS/EGRESS EASEMENT ADJOINING OR NEAR THE EASTERLY & NORTHERLY BOUNDARY OF SUBJECT PARCEL, HOWEVER NO DOCUMENT REFLECTING ANY EASEMENT HAS BEEN SUPPLIED AT THIS TIME. THE SURVEY REFLECTS A 20 FOOT WIDE AREA ADJOINING THE EAST AND NORTHERLY BOUNDARIES THAT MAY BE CURRENTLY UTILIZED FOR ACCESS PURPOSES AND IS SHOWN FOR REFERENCE ONLY. THE LOCATION AND SIZE OF THESE AREAS REQUIRES VALIDATION FROM OTHERS PRIOR TO BEING RELIED UPON AS TRUE AND ACCURATE.
- 10) THE SUPPLIED LEGAL DESCRIPTION DOES NOT EXCLUDE ANY PORTION OF TRACT 11 LYING SOUTH OF THE NORTHERLY RIGHT OF WAY OF OLD DIXIE HIGHWAY. LEGAL ADVICE RECOMMENDED.
- 11) WETLANDS & SEASONAL HIGH WATER LOCATION AS SHOWN HEREON WERE ESTABLISHED BY JODY N. SISK, 03-01-07, SENIOR ENVIRONMENTAL SCIENTIST, ZEV COHEN & ASSOCIATES, INC., 4475 U.S. 1 SOUTH, SUITE 601, ST. AUGUSTINE, FLORIDA 32086 (PHONE 904/767-1610).
- 12) WETLANDS REVIEWED & ADJUSTED 11/17/07 PER LANCE HART AND STAFF OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT & JODY N. SISK, ZEV COHEN & ASSOCIATES, INC.
- 13) ELEVATIONS BASED UPON MONUMENT L 220, PUBLISHED ELEVATION 28.04, NGVD 1929 DATUM.
- 14) BORING LOCATIONS ESTABLISHED BY MATT McLEER WITH UNIVERSAL ENGINEERING SCIENCES (PHONE 386/986-2122).

SECTION 33, TOWNSHIP 12 SOUTH, RANGE 31 EAST



LEGEND	
Δ	DELTA OR CENTRAL ANGLE
R	RADIUS
A	ARC LENGTH
CB	CHORD BEARING
C	CHORD LENGTH
LB	LICENSED BUSINESS
LS	LAND SURVEYOR
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE
(C)	CALCULATED
(F)	FOUND OR FIELD MEASURED
R/W	RIGHT OF WAY

FLOOD ZONE NOTE *:

AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SURVEYOR'S CERTIFICATE:
UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

DAVID McMILLEN P.S.M. #6378 STATE OF FLORIDA DATE: _____

NOTICE:
NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL RESTRICTIONS AND / OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORDED PLATS IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER, PER FLORIDA STATUTES RULE 61017-6.003(14)(C). IF THE TOWN CENTERED AS USED IN THIS STATEMENT IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED ON THIS SURVEY, IT IS ALSO UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR AND THE FIRM FROM WHICH THE SHEET COMPIRES THE PLAT OR MAP. NO SINGLE SHEET SHALL BE CONSIDERED FULL AND COMPLETE WITHOUT THE OTHERS. THIS SURVEY AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCOMPLETE INFORMATION FURNISHED BY THE OWNER, LENDER, OR OWNERS CONTRACTORS OR OTHERS, WHICH IS USED AS A BASIS TO FURNISH THIS SURVEYING OPINION.

ADDITIONS OR DELETIONS TO THESE SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY PER FLORIDA STATUTES RULE 61017-6.003(12). RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN CONSENT FROM THE ENTITY IN WHICH IT WAS PREPARED FOR, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SIGNING SURVEYOR OR HIS FIRM. NOTHING HEREON SHALL BE CONSIDERED TO OWE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE WHOM THE SURVEY WAS PREPARED FOR. THIS MAP CONSISTS OF _____ SHEET(S) WHEN MULTIPLE SHEETS COMPIRE THE PLAT OR MAP. NO SINGLE SHEET SHALL BE CONSIDERED FULL AND COMPLETE WITHOUT THE OTHERS.

THIS SURVEY AS SHOWN HEREON CONFORMS TO THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.022, FLORIDA STATUTES, EFFECTIVE JULY 1, 1996.

PREPARED BY:

McMillen Land Surveying, Inc.
880 Airport Road, Unit 105
Ormond Beach, Florida, 32174
Phone: (386)677-2411 Fax: (386)677-2325
Certificate of Authorization No. LB 7301
www.mcmillen-surveying.com

THIS IS NOT A BOUNDARY SURVEY

PREPARED FOR:
RJN DESIGN & DEVELOPMENT

SURVEY PROJECT NUMBER: 070049
DATE OF FIELD SURVEY: 3/9/07 & 11/28/07
DRAWING DATE: 4/2/07 & 3/12/07
DRAWN BY: SH
SCALE: 1" = 300' & 1" = 100'
CITY: N/A
COUNTY: FLAGLER
SECTION: 4, TOWNSHIP 13 SOUTH, RANGE 31 EAST
CREW CHIEF: GL FIELD BOOK #72 PAGE #27-45

THIS SITE APPEARS TO BE IN FLOOD ZONE "X", "X*" & "AE", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12035C245D, WITH AN EFFECTIVE DATE OF 7-17-06.
PUBLISHED BASE FLOOD ELEVATION (EL 27)

REVISION	DATE
REVISED TO ADD SURFACE WATER AREA "E"	7/29/08
REVISED PER ST. JOHNS COMMENTS	7/28/08
REVISED PER COMMENTS	4/10/08
REVISED WETLAND LOCATION (SEE NOTE 12)	12/3/07

SHEET NUMBER
1 OF 2

Approximate Project Limits
Flood Zones

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE AE Base Flood Elevations determined.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.



**ZONE AE
(EL 27)**

ZONE X

ZONE X

Old Dixie HWY (CR 235)

Bayberry Village Rd

Source : FEMA FIRM FM12035C0245D

Date : 06/18/2008
Path : Z:\57003\sanctuary.apr



FLOOD MAP SANCTUARY @ OLD DIXIE FLAGLER COUNTY, FLORIDA

ZEV COHEN
ASSOCIATES, INC.
Civil Engineering · Landscape Architecture
Planning · Environmental Services
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Ormond Beach, Florida 32176
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