Good morning,

Staff is receiving some inquiries on the zoning map amendment for the Plantation Oaks zoning map amendment and put together a short summary and I thought I would provide it to you:

<table>
<thead>
<tr>
<th>Action/Approval date</th>
<th>Description</th>
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</table>
| **December 30, 1986**  
Volusia County Council Resolution 86-192 | National Gardens Development of Regional Impact (DRI) approved 3,930 residential units on 2,009 acres. |
| **November 21, 2002**  
Volusia County Council Resolution 2002-199 | Zoning approval for 1,577 residential units. Key components include:  
- 1,033.75 acres in subdivision.  
- Units are to be site built, single-family, standard dwellings on fee simple lots.  
- Adult community with a minimum of 80% of the residents 55 years or older.  
- Project agreed to pay school impact fee for all dwellings.  
- Established |
<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
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<tbody>
<tr>
<td>November 11, 2004</td>
<td>Volusia County DRI amendment. Removed 407 acres of land from the DRI adding it to the Tooke State Park.</td>
</tr>
<tr>
<td>July 18, 2007</td>
<td>Minor amendment to 2002 RPUD to increase the required buffer on Old Dixie Highway to 175 feet.</td>
</tr>
<tr>
<td>January 19, 2012</td>
<td>First major amendment to 2002 RPUD to:</td>
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<td></td>
<td>- Delete the requirement for standard dwelling units and allowed mobile homes.</td>
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<tr>
<td></td>
<td>- Required hardened central clubhouse for the development of manufactured homes.</td>
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<tr>
<td>August 18, 2015</td>
<td>Annexation agreement was approved to serve</td>
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</tbody>
</table>
Annexation of the Plantation Oaks development area was required based on a connection to city utilities. The city is required to assign city land use and zoning. **The proposed City zoning designation seeks to incorporate the existing Volusia County development order approvals.** There is one project amendment to allow the Phase 1 (669 lots) of the Plantation Oaks subdivision to delete the age-restriction that limits residents to 55 years of age and over. All homes constructed within Phase 1 shall only be site built, single-family, standard dwellings on fee simple lots, with no manufactured or mobile homes allowed.

The city zoning designation shall maintain the required 175 foot buffer (see highlighted minor amendment above) that Volusia County approved. There is no development allowed in this
area. The complete Planning Board packet is available at https://www.ormondbeach.org/224/Planning-Board regarding the zoning map amendment. Please contact me with any questions.

Thank you

Steven

Steven Spraker, AICP
Planning Director

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From: Spraker, Steven
Sent: Monday, June 1, 2020 8:31 AM
To: 'JoelJaynes@cfl.rr.com' <JoelJaynes@cfl.rr.com>
Subject: June 11, 2020 Planning Board agenda and packet information

Good morning,

Please see the agenda for the June 11, 2020 Ormond Beach Planning Board. The Plantation Oaks agenda item is too large to e-mail and is available at: https://www.ormondbeach.org/224/Planning-Board under "Agendas, Agenda Packets & Minutes" then "Agenda Packets".

Please let me know if you have any issues accessing the Planning Board packet.

Thank you

Steven

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