

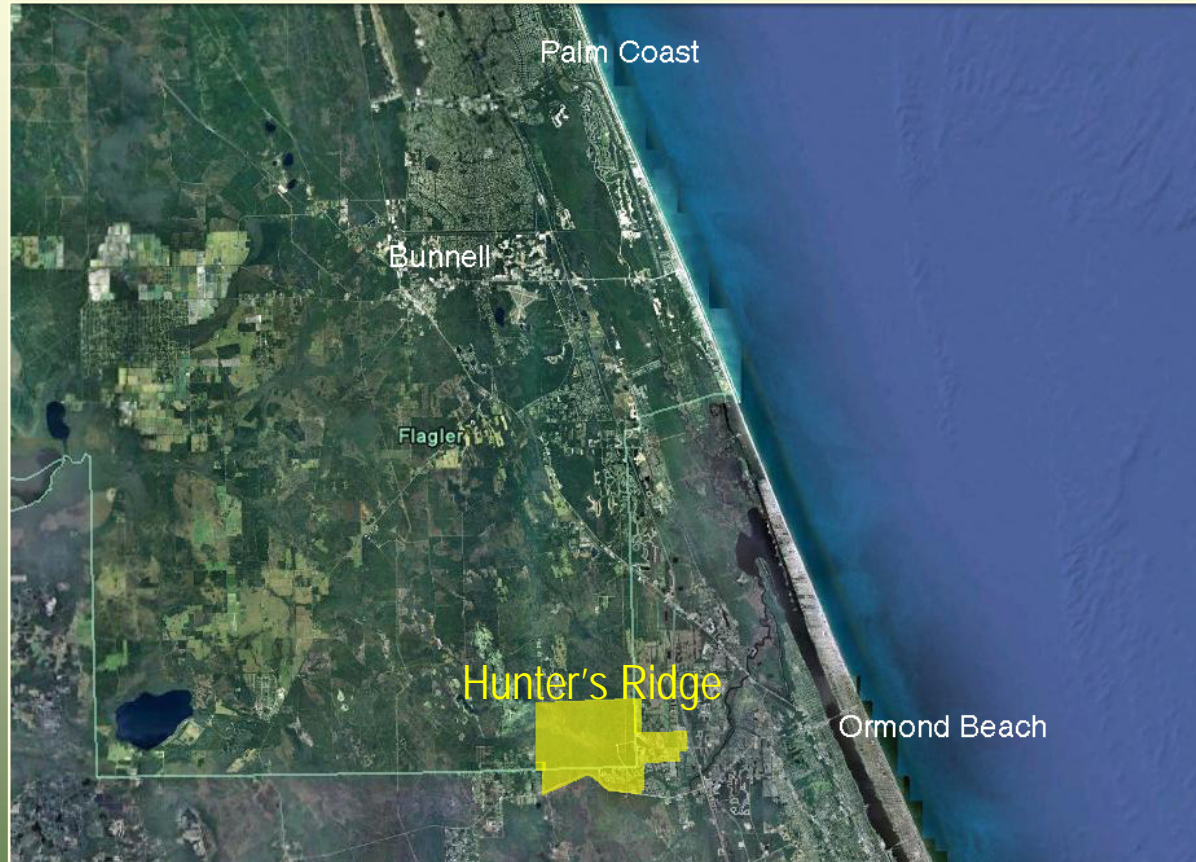


Hunter's Ridge DRI Substantial Deviation June 3, 2010





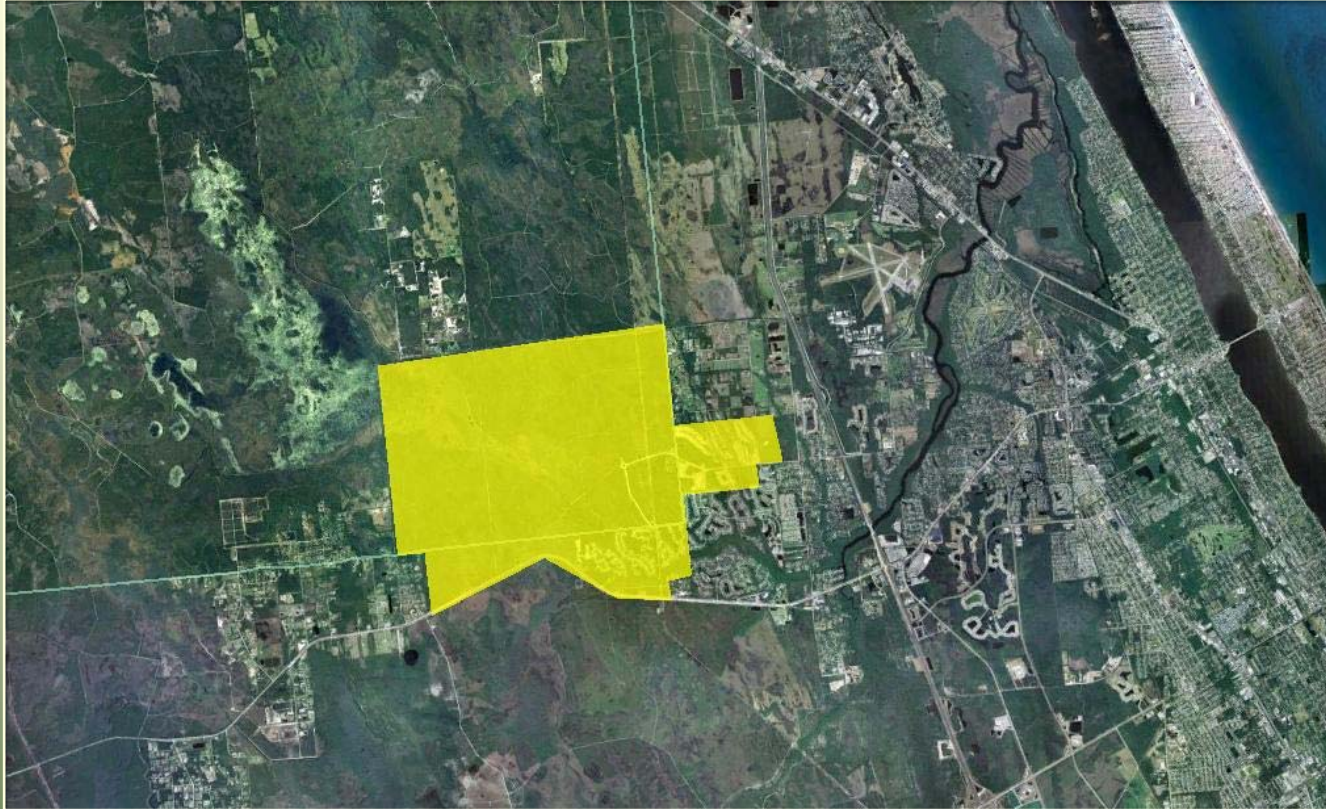
Background



- 5,037 acres
- Southeast Corner – Flagler
- Contiguous – Ormond Beach
- Development Order 1991



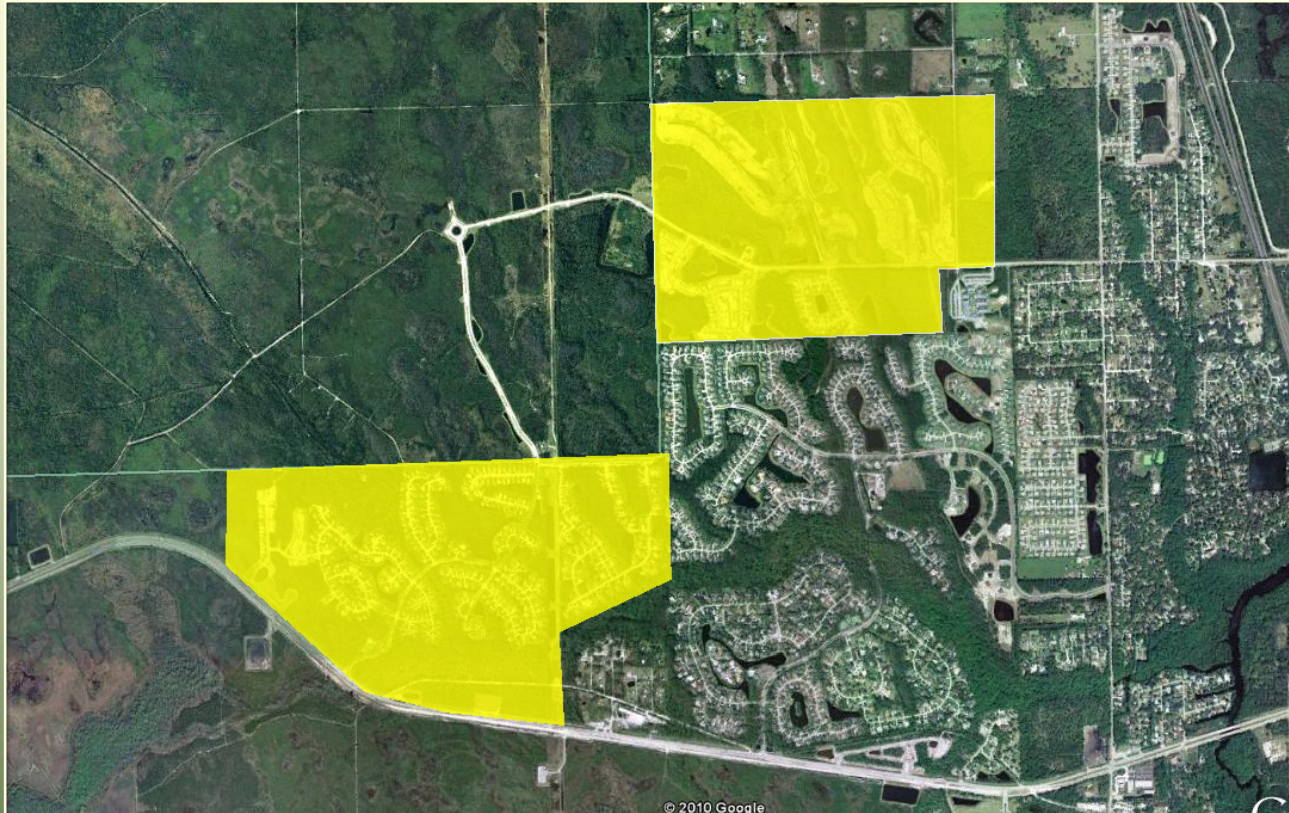
Development Order



- Regional Conservation Area (2,100 acres)
- Residential – 2,684 total units
- Nonresidential – 467,000 square feet
- Deeded Parcels



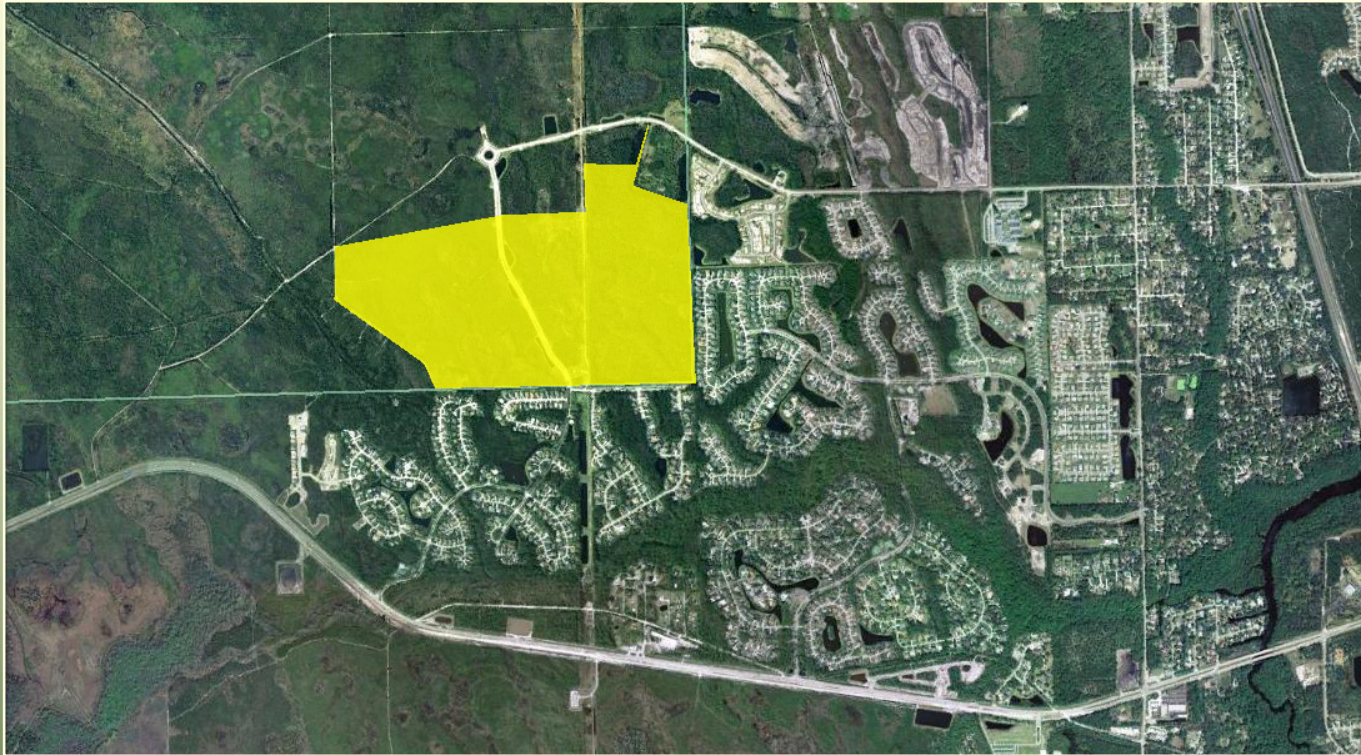
Ormond Beach Developed Areas



- Residential – 932 / 982 units
- Conservation Area



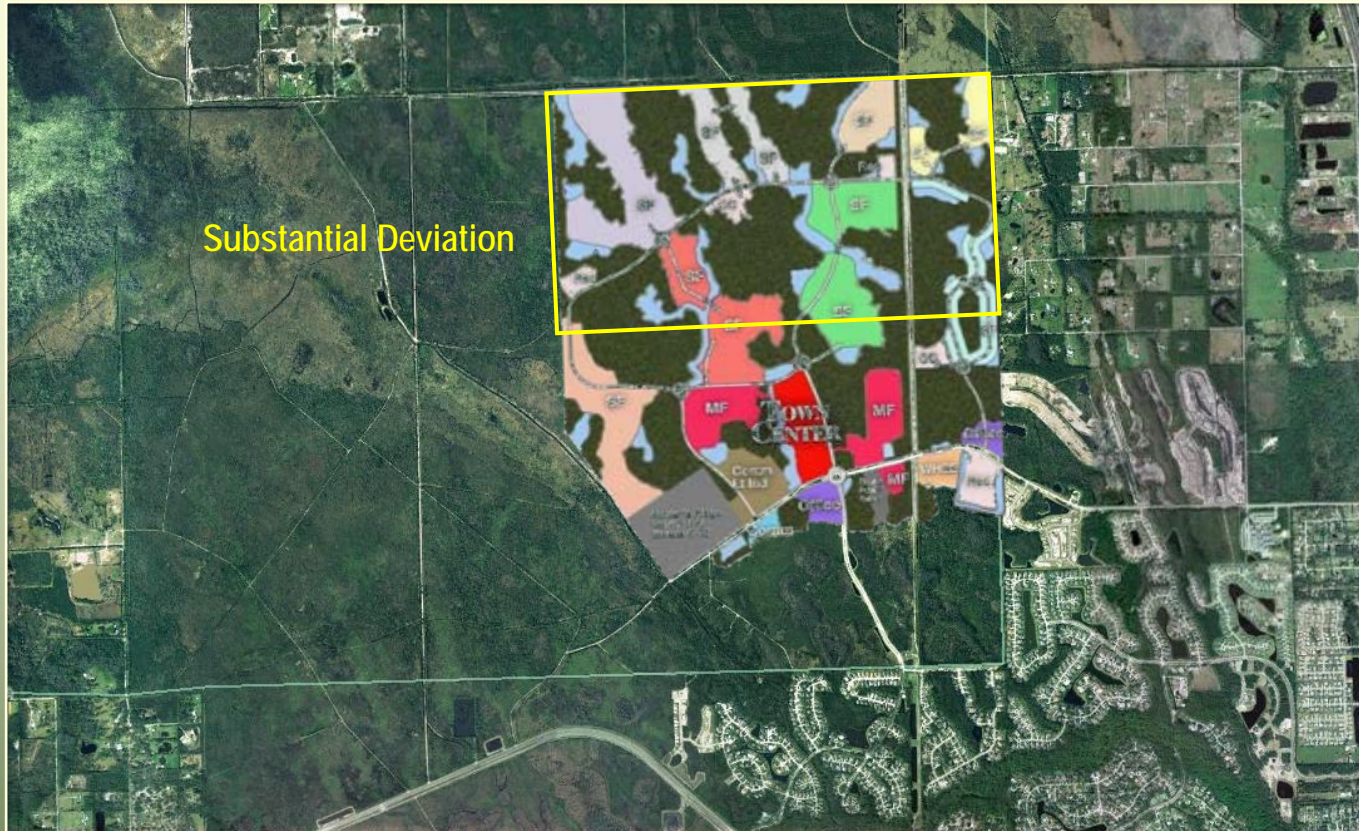
Flagler County Developed Areas



- Residential – 407 / 1,702 units
- Interlocal Agreements



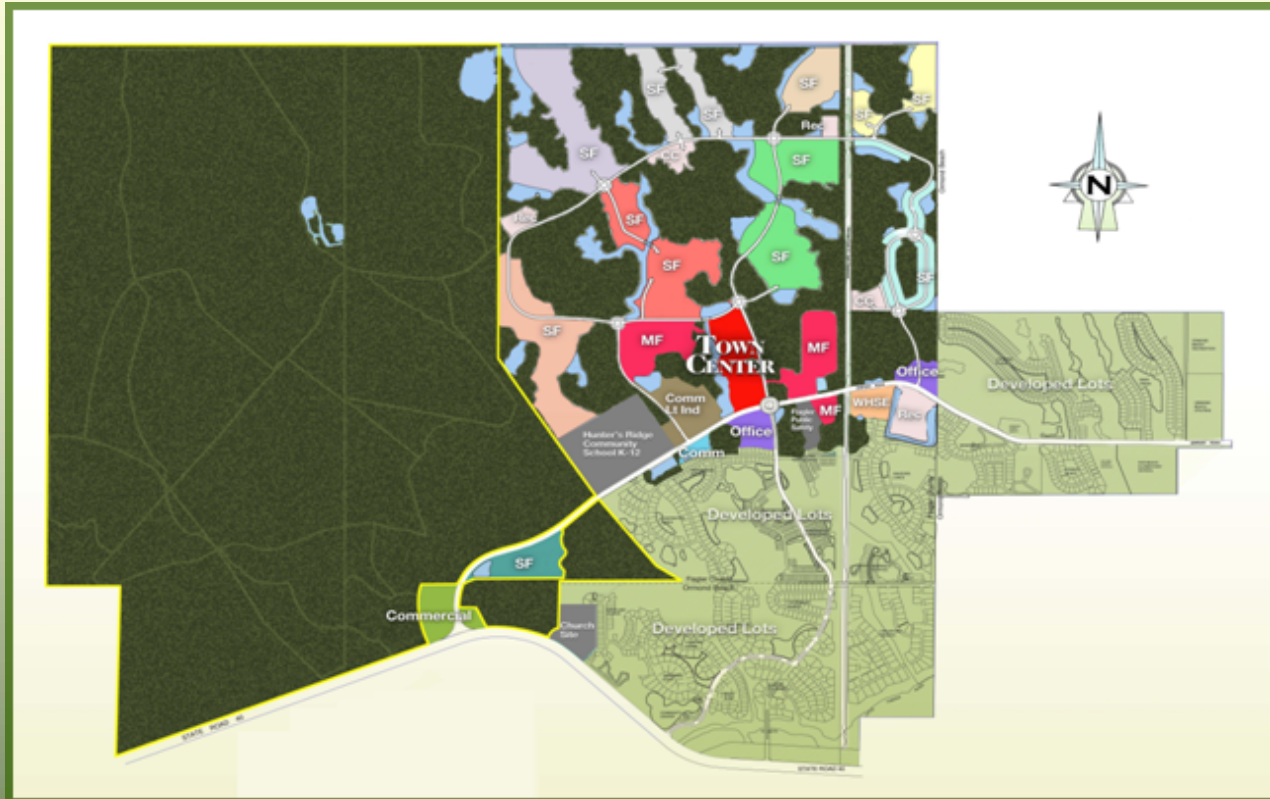
Substantial Deviation Area



- 977 Acres
- Golf Course Only
- 1,702 Approved
- Fulfilled Obligations



Proposed



- Regional Park (2,366 acres)
- Environmental Impacts (-65%)
- Density
 - Residential +1,281 (+48%)
 - Nonresidential + 229,940 (+48%)
- 1,480 Acre – Development Area



Comparison

Original

- 2,684 units
 - 1,702 Flagler
- 2,067 Acre Conservation Area
- 525 Acre – Wetland Impacts
- Golf Course – Required
- Marginal Self Sufficiency

- Government Obligations

Proposed

- 3,983 Units
 - 2,983 Flagler
- 2,367 Acre Regional Park
- 147 Acre – Wetland Impacts
- Golf Course – Optional
- Sustainable Mixed Uses
 - Internal Capture
- Reduced Government Obligations
 - Road
 - Community Park



Summary

Increased
Environmental
Protection

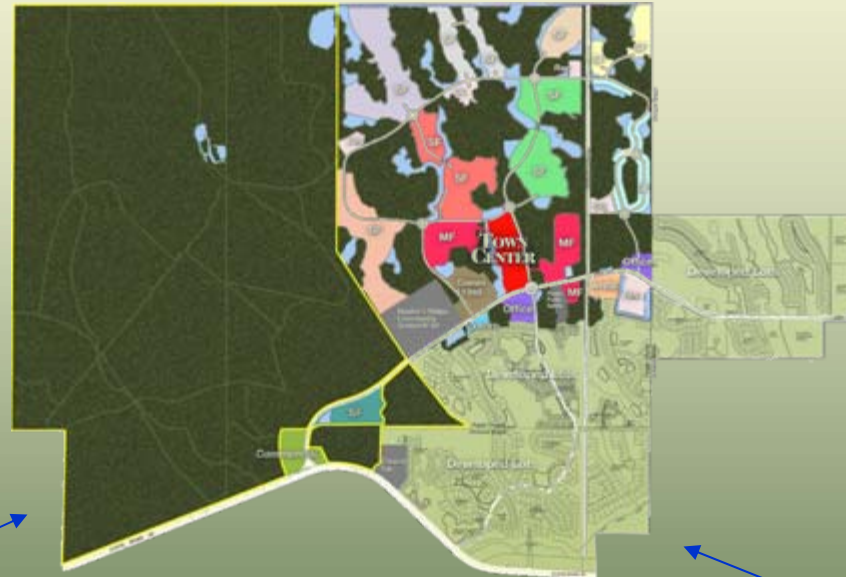
Sustainable &
Mixed "Land Uses"

Develop
Regional
Park

Reduced
Government
Services

Smaller/ Clustered
Housing (Marketplace)

Reduced
Offsite Impact



- "Green" Community
- Self Sufficiency
- Regional Recreation



Existing Facilities

