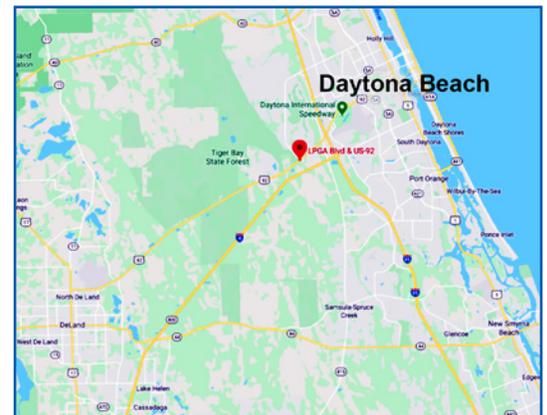


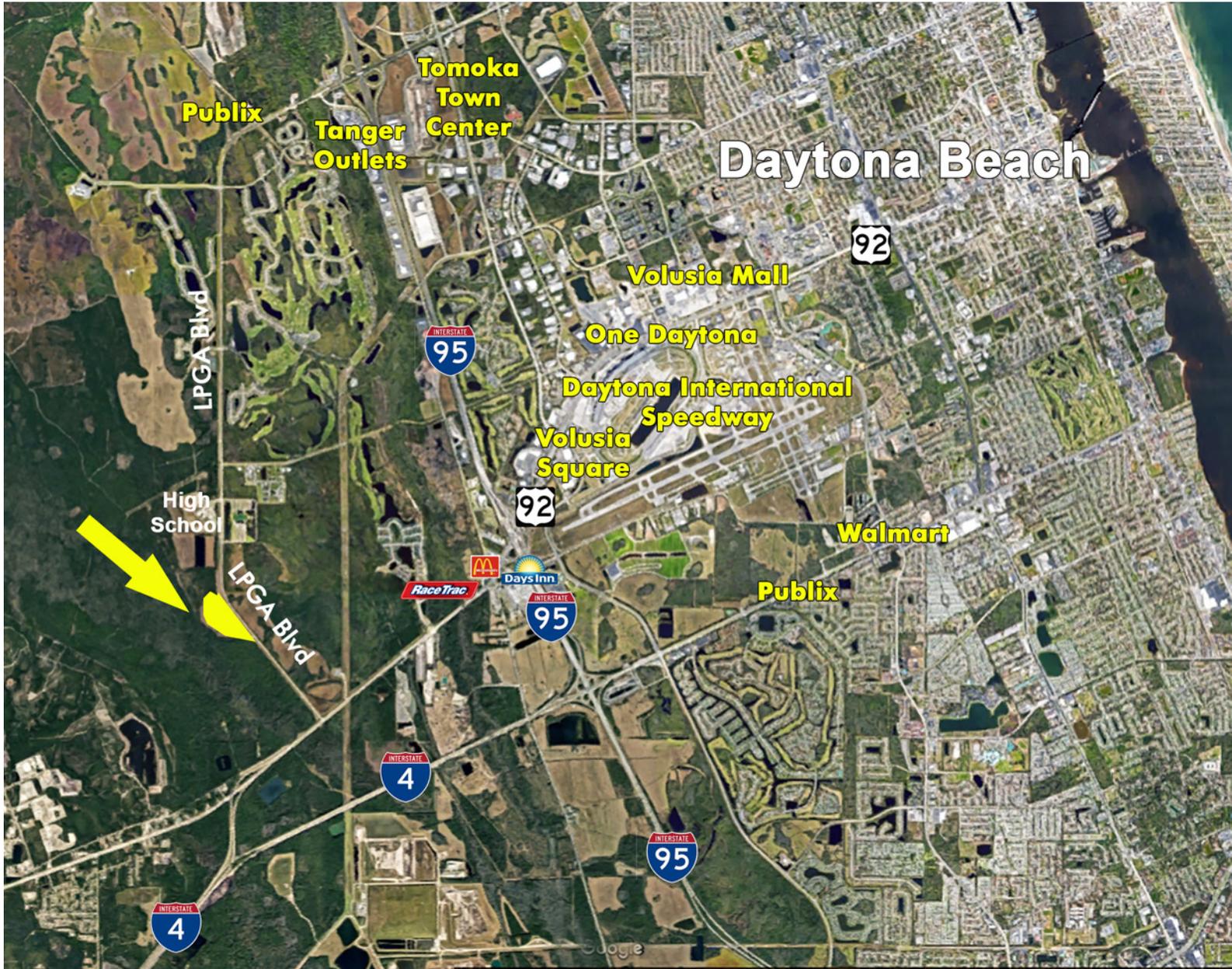


KEY FEATURES

- PD application for two 280 unit phases of luxury apartments in progress
- Prime location on LPGA Blvd., 4 miles south of the Regional Tomoka Town Center Shopping district
- 9 miles from world famous Daytona Beach
- 4 miles from Daytona International Speedway
- 3 miles from Publix supermarket and other retail & restaurant services



Major Area Retailer Locations



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1. Speedway West Town Center – 178 acre, mixed use development. Proposed uses include residential, medical, restaurant, office and retail sales and service. The proposed FAR is 3.0 and the Land Use is split between Level 2 Residential (max 20 dwelling units per acre (du/ac)) and Retail (max 40 du/ac). Status: PD Rezoning currently in staff review.
2. Integrated LPGA – 392 acre, residential development. Proposed uses include attached and detached single family. Maximum 703 residential units. Status: PD Rezoning currently in staff review.
3. Preserve at LPGA – 130 acre, single family residential development. 158 units proposed. Status: PD Rezoning currently in staff review.
4. Grand Champion – 116 acre, single family residential development. 158 units proposed. Status: PD Rezoning currently in staff review.
5. Silver Pine - 141 acre, single family residential development. 324 units proposed. Status: PD Rezoning currently in staff review.
6. Royal Oaks – 56 acre, single family residential development. 199 units proposed. Status: PD Rezoning currently in staff review.
7. Mosaic (aka Bayberry Cove) – 765 acre, single family residential development. 1200 units proposed. Status: PD Rezoning currently in staff review.
8. Minto Parcel B – 1,586 acre, mixed use development. Proposed uses include residential and commercial. 3,400 residential units and up to 215,000 square feet commercial. Status: Residential partially completed (313 CO's to date). Commercial under construction.
9. Minto Parcel A – 1,614 acre, mixed use development. Proposed uses include residential and commercial. 3,250 residential units and up to 200,000 square feet commercial. Status: PD Rezoning approved. Plat/site plan applications not submitted.

10. Tomoka Parcel F – 1,030 acre, mixed use development. Proposed uses include residential and commercial. Status: PD Rezoning currently in staff review.
11. Tymber Creek Commercial – 41 acre, mixed use development. Proposed uses include residential, medical, restaurant, office and retail sales and service. The proposed FAR is 3.0 and the Land Use is split between Level 1 Residential (max 8 du/ac) and Mixed Use (max 25 du/ac). Status: PD Rezoning currently in staff review.
12. Great American (CV/CR) – 19 acre, auto dealership. Status: Phase one in site plan review. 14k square foot building
13. Subaru – 26,000 square feet of auto dealership. Status: First phase under construction.
14. Crown Park – 13 acre, mini-warehouse and storage. Status: In site plan and re-platting review.

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