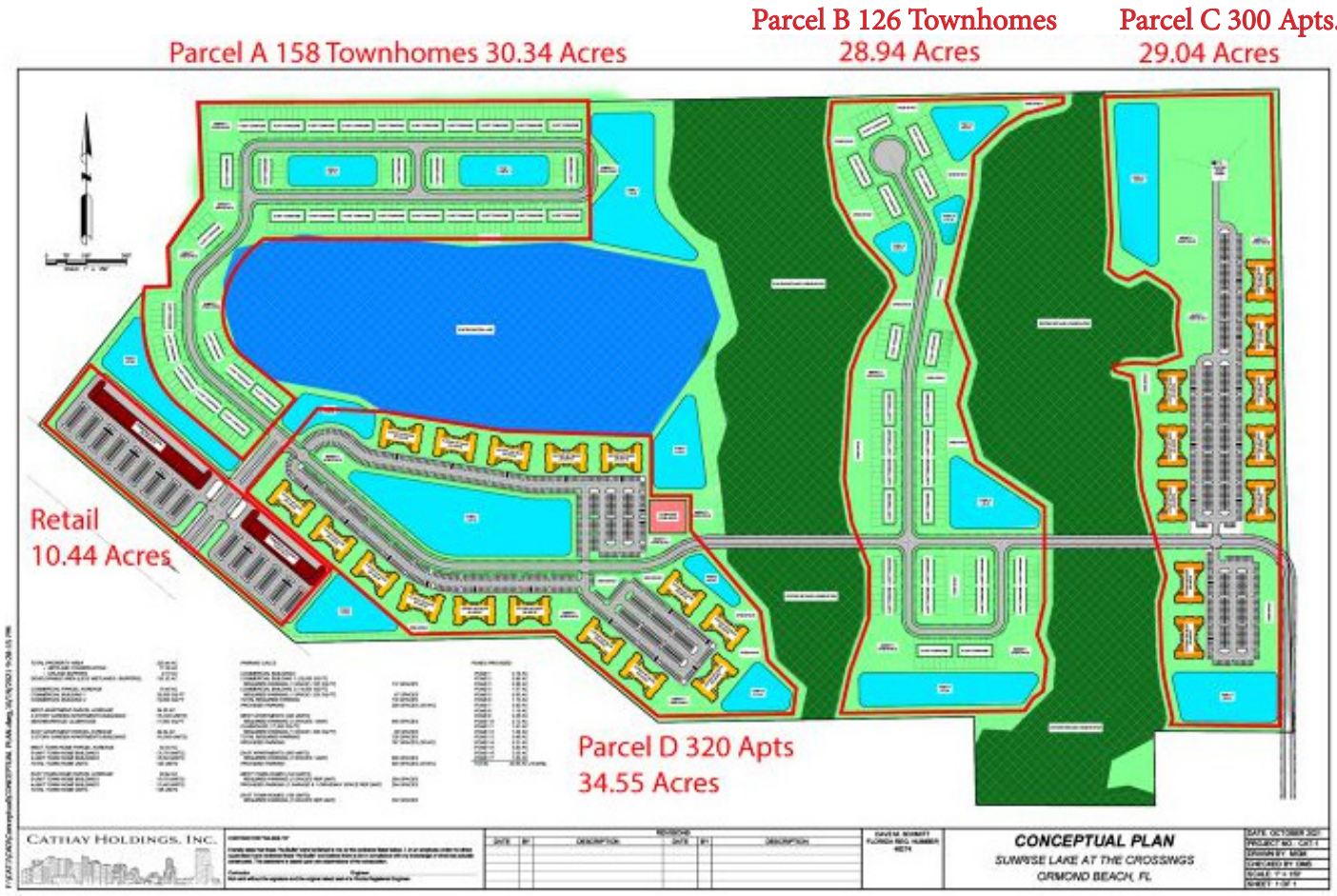
Sunrise Lake at the Crossings



1845 N US-1, Ormond Beach, FL 32714

Details:

Property type.....Land
Lot Size (acres).....220
Subtype.....Commercial, Residential

WH

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Multifamily and Retail with zoning to build apartments and town houses in multi-family community located in Ormond Beach.

The entry-level townhomes in the adjacent community are selling in the **$379,000 $400,000** range and other properties are all the way up to **multimillion-dollar single-family homes**. This beautiful property zoned for multifamily and retail development is located in Ormond Beach adjacent to Ormond Crossings on 1845 N US HWY 1 only 1 mile from US 95 exit 273. The property is 15 minutes from the beach and 15 minutes from Daytona. The property is ideal for a rental community and will be subdivided for apartments and town homes. It encompasses a beautiful 21 acre lake and beautiful and foliage.

The subject property is 220 acres compromised of five (5) different land parcels, where the Future Land Use is Low-Intensity Commercial but Multi-family is a conditional use within the zoning district. The current density is a minimum of 3 units per acre and a max of 10 units per acre (UNITS REQUIRED TO BE ATTACHED). A design professional and engineering professional is required to advise on the number of units that could be developed on the site after meeting setback, buffer requirements, stormwater, parking, wetlands, sewer capacity, etc.

The most interesting part of this property is the zoning. Featuring a 20-acre lake as part of the property as well as areas of wetlands that run through the property which can be used as an amenity. The definition for multi-family and the conditions are;

Dwelling, multiple-family.

The term “multiple-family dwelling” means a building containing three (3) or more dwelling units.

The term “multiple-family dwelling” does not mean any form of transient lodging including, but not limited to, hotels, motels, tourist courts, boardinghouses, manufactured homes, cabins, or pxbtents.

Conditions

(22) Dwelling, multifamily.

A landscaped buffer of a minimum width as provided in Chapter 3, Article I of the Land Development Code, or as stated in a development order shall be provided along all perimeters of the project.

Parking areas shall be buffered and screened from abutting single-family residential properties adequate to provide a visual and headlight barrier.

No multifamily building shall be located within fifty feet (50) of a conforming single-family home or a residential district that is restricted to a single-family use

No building shall be closer than ten feet (10) to any parking area.

If the project includes more than one (1) building, the distance between buildings (D) shall not be less than twenty feet (20), plus an additional five feet (5) for each story over two (2). However, where a planned development rezoning is obtained, the minimum separation (D) shall be measured along the diagonal (b) extending between the closest corner of each building; in addition, where the face of one (2) building angles away from the adjacent building, the minimum separation (D) shall be measured as the length of the diagonal (b), plus one-half (½) the sum of the length of the angled face (c) and the length of the additional separation (d). (See figure 3.1 at the end of this subsection.

No structure shall exceed one hundred eighty feet (180) in length unless a planned development is obtained.

The multifamily development shall be compatible with the existing character of the area. The architectural design of the buildings shall be developed with consideration given to the relationship of existing adjacent development in terms of building height, mass, texture, and pattern

Maximum possible privacy shall be provided for each dwelling unit through the use of structural screening and landscaping and building orientation. Auditory privacy shall be enhanced through the use of sound-absorbing building materials.

The landscaping and architecture shall be coordinated to establish an optimum environment with regard to the compatibility of materials, scale, and access, and utility of open spaces.

Concepts