

EXHIBIT "A"
LEGAL DESCRIPTION

DESCRIPTION

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 16 SOUTH, RANGE 32 EAST,
VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 5, RUN SOUTH 01 DEGREES
06 MINUTES 26 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 5
A DISTANCE OF 212.58 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF
U.S. HIGHWAY NO. 92 (S.R. 600), AND TO THE POINT OF BEGINNING;
THENCE DEPARTING THE EASTERLY LINE OF SAID SECTION 5, RUN SOUTH
50 DEGREES 51 MINUTES 45 SECONDS WEST ALONG THE SOUTHERLY RIGHT
OF WAY LINE OF SAID U.S. 92 THE FOLLOWING COURSES AND DISTANCES:
1169.82 FEET; THENCE SOUTH 39 DEGREES 08 MINUTES 17 SECONDS EAST
A DISTANCE OF 15.94 FEET TO THE P.C. OF A CURVE CONCAVE SOUTHEAST
AND HAVING A RADIUS OF 11389.20 FEET, THENCE FROM A TANGENT
BEARING OF SOUTH 50 DEGREES 48 MINUTES 45 SECONDS WEST RUN
SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
OF 5 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 993.895 FEET TO
THE P.T. OF SAID CURVE; THENCE SOUTH 45 DEGREES 48 MINUTES 45
SECONDS WEST A DISTANCE OF 138.19 FEET TO THE P.C. OF A CURVE
CONCAVE SOUTHEAST AND HAVING A RADIUS OF 1840.08 FEET, THENCE
DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF SAID U.S. 92 AND
MERGING INTO THE EASTERLY RIGHT OF WAY LINE OF THAT PORTION OF
ROADWAY CONNECTING SAID U.S. 92 AND INTERSTATE HIGHWAY NO. 4, RUN
SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 45 DEGREES 47 MINUTES 00 SECONDS A DISTANCE OF
1470.35 FEET TO THE P.T. OF SAID CURVE, THENCE SOUTH 0 DEGREES 01
MINUTES 45 SECONDS WEST A DISTANCE OF 247.09 FEET, THENCE SOUTH
89 DEGREES 58 MINUTES 15 SECONDS EAST A DISTANCE OF 24.00 FEET,
THENCE SOUTH 0 DEGREES 01 MINUTES 45 SECONDS WEST A DISTANCE OF
1088.79 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY RIGHT
OF WAY LINE OF SAID CONNECTING ROAD AND THE NORTHERLY RIGHT OF
WAY LINE OF SAID I-4, A 300 FOOT RIGHT OF WAY, THENCE NORTH 64
DEGREES 13 MINUTES 15 SECONDS EAST ALONG THE NORTHERLY RIGHT OF
WAY LINE OF SAID I-4 A DISTANCE OF 3669.14 FEET TO A POINT ON THE
NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 4, THENCE DEPARTING
THE NORTHERLY RIGHT OF WAY LINE OF SAID I-4, RUN SOUTH 88 DEGREES
46 MINUTES 29 SECONDS WEST ALONG THE NORTHERLY LINE OF THE SOUTH
1/2 OF SAID SECTION 4, A DISTANCE OF 981.62 FEET TO THE NORTHWEST
CORNER OF THE SOUTH 1/2 OF SAID SECTION 4, THENCE DEPARTING THE
NORTHERLY LINE OF THE SOUTH 1/2 OF SAID SECTION 4, RUN NORTH 1
DEGREES 06 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF SECTION
4 AND THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 2588.01 FEET
TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD IF ANY.

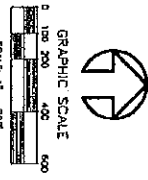
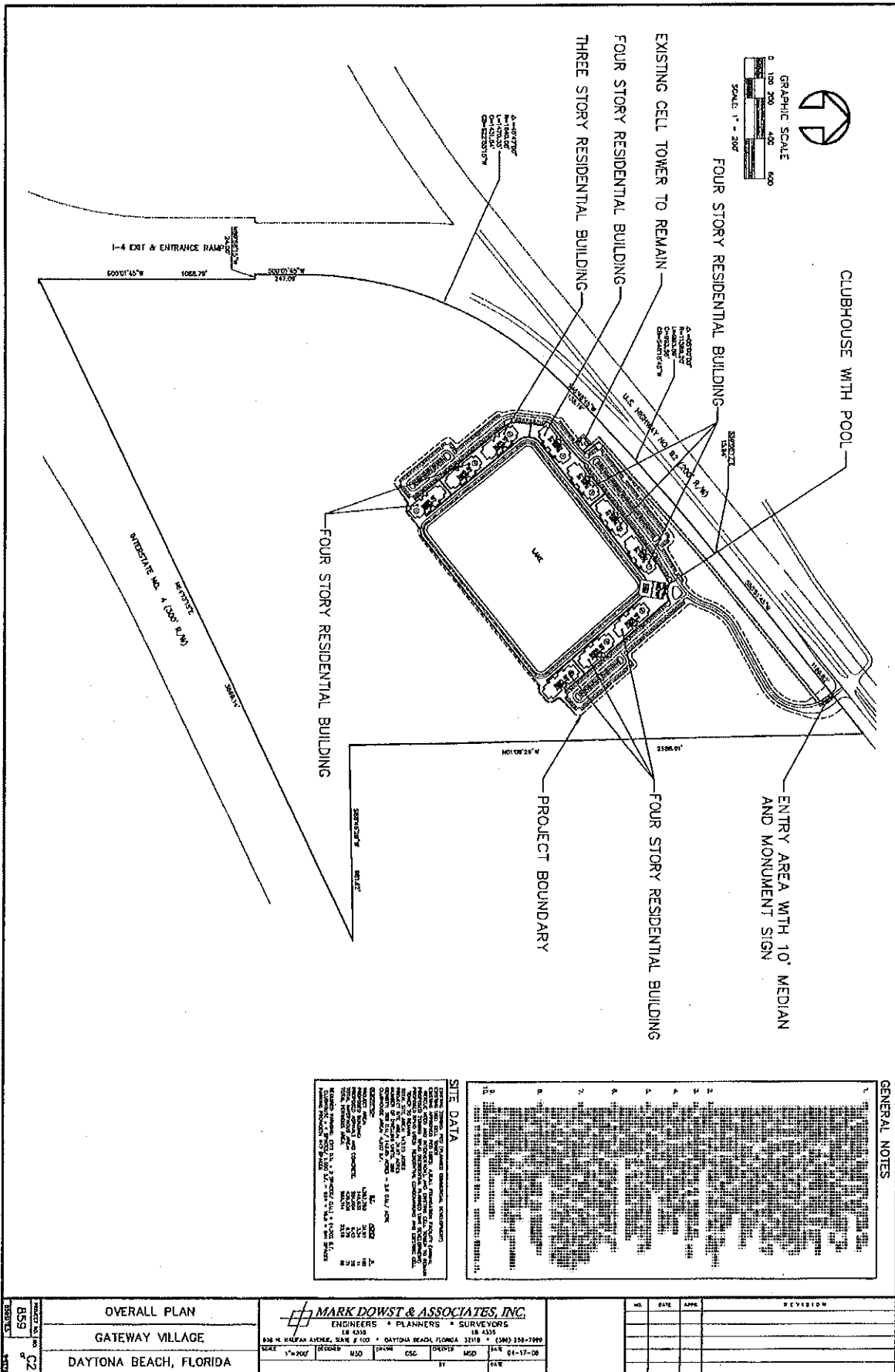
CONTAINING 143.44 ACRES

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EXHIBIT "B"
SITE PLAN

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GENERAL NOTES	
1.	SEE SHEET 15 FOR SITE BOUNDARY AND ADJACENT PROPERTIES.
2.	ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
3.	EXISTING CELL TOWER TO REMAIN.
4.	PROPOSED FOUR STORY RESIDENTIAL BUILDINGS.
5.	PROPOSED CLUBHOUSE WITH POOL.
6.	PROPOSED ENTRY AREA WITH 10' MEDIAN AND MONUMENT SIGN.
7.	PROPOSED LEAD ASBESTOS ABATEMENT.
8.	PROPOSED 1-4 EXIT AND ENTRANCE RAMP.
9.	PROPOSED DRIVEWAY AND PARKING AREAS.
10.	PROPOSED LANDSCAPE AND PLANTING.
11.	PROPOSED UTILITY TRENCHES AND CONDUITS.
12.	PROPOSED FENCE AND SIGNAGE.
13.	PROPOSED ACCESSORY BUILDINGS.
14.	PROPOSED TRAILER PLACEMENT.
15.	PROPOSED STORAGE AREAS.
16.	PROPOSED MAINTENANCE BUILDING.
17.	PROPOSED SECURITY SYSTEM.
18.	PROPOSED FLOOD LIGHTING.
19.	PROPOSED SOUND BARRIER WALL.
20.	PROPOSED RETAINING WALLS.
21.	PROPOSED EROSION CONTROL MEASURES.
22.	PROPOSED STORMWATER MANAGEMENT.
23.	PROPOSED AIR QUALITY CONTROL MEASURES.
24.	PROPOSED NOISE ABATEMENT MEASURES.
25.	PROPOSED TRAFFIC CALMING MEASURES.
26.	PROPOSED VISUAL SCREENING MEASURES.
27.	PROPOSED LIGHT POLLUTION CONTROL MEASURES.
28.	PROPOSED HEAT ISLAND MITIGATION MEASURES.
29.	PROPOSED BIODIVERSITY ENHANCEMENT MEASURES.
30.	PROPOSED CLIMATE RESILIENCE MEASURES.
31.	PROPOSED WATER CONSERVATION MEASURES.
32.	PROPOSED ENERGY EFFICIENCY MEASURES.
33.	PROPOSED SUSTAINABLE DESIGN MEASURES.
34.	PROPOSED ACCESSIBILITY MEASURES.
35.	PROPOSED SAFETY MEASURES.
36.	PROPOSED SECURITY MEASURES.
37.	PROPOSED HEALTH AND SAFETY MEASURES.
38.	PROPOSED COMMUNITY ENGAGEMENT MEASURES.
39.	PROPOSED PUBLIC PARTICIPATION MEASURES.
40.	PROPOSED TRANSPARENT GOVERNANCE MEASURES.
41.	PROPOSED ACCOUNTABILITY MEASURES.
42.	PROPOSED ETHICAL BEHAVIOR MEASURES.
43.	PROPOSED INTEGRITY MEASURES.
44.	PROPOSED HONESTY MEASURES.
45.	PROPOSED FAIRNESS MEASURES.
46.	PROPOSED RESPECT MEASURES.
47.	PROPOSED RESPONSIBILITY MEASURES.
48.	PROPOSED TRANSPARENCY MEASURES.
49.	PROPOSED OPENNESS MEASURES.
50.	PROPOSED COMMUNICATION MEASURES.
51.	PROPOSED INFORMATION MEASURES.
52.	PROPOSED CONSULTATION MEASURES.
53.	PROPOSED COOPERATION MEASURES.
54.	PROPOSED PARTNERSHIP MEASURES.
55.	PROPOSED COLLABORATION MEASURES.
56.	PROPOSED PARTICIPATION MEASURES.
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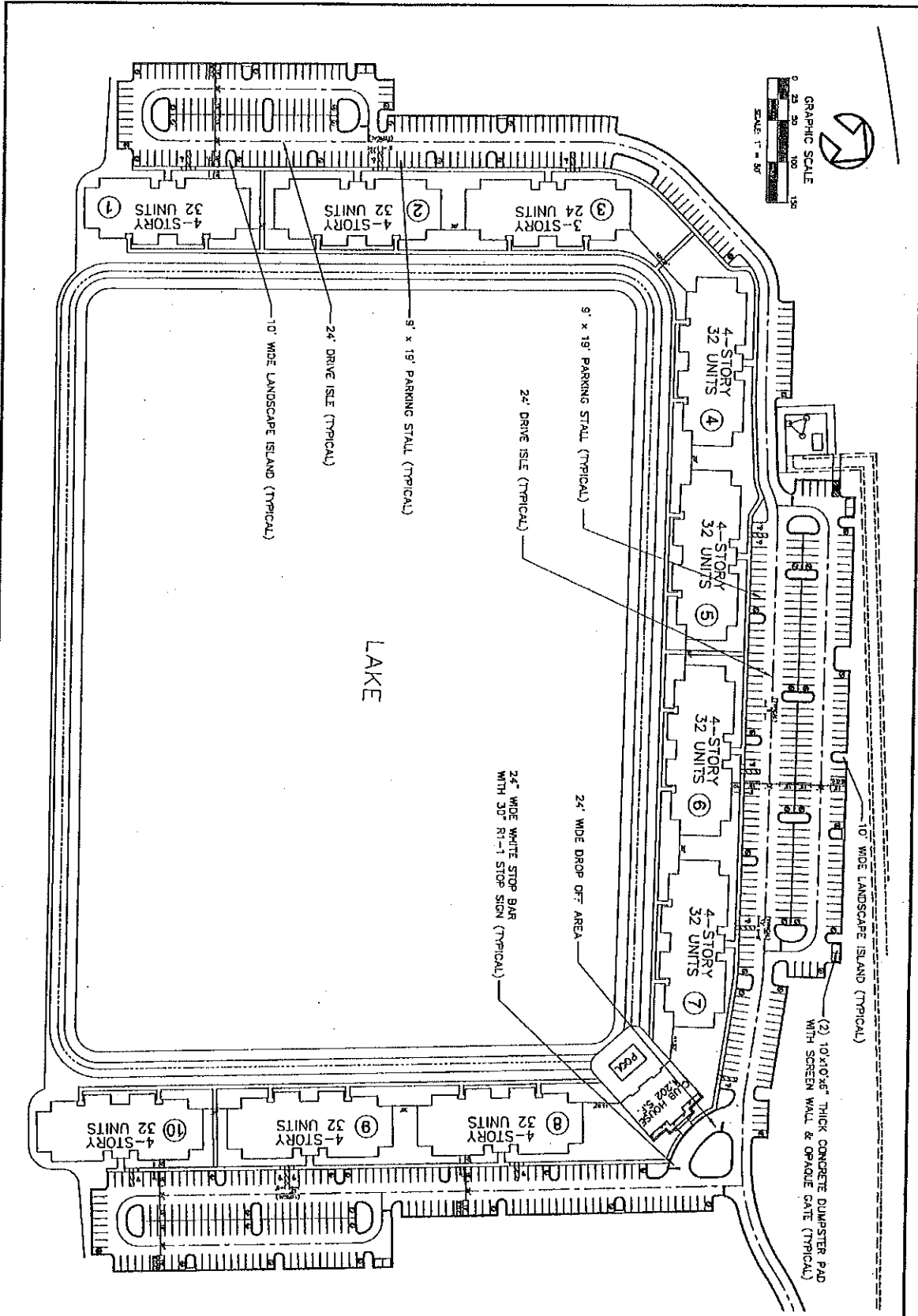
OVERALL PLAN
GATEWAY VILLAGE
DAYTONA BEACH, FLORIDA

MARK DOWST & ASSOCIATES, INC.
 ENGINEERS * PLANNERS * SURVEYORS
 18 4305
 486 N. HALPAX AVENUE, SUITE # 100 • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7999
 SCALE: 1"=200' REGION: M50 DRAWING: 22101 DATE: 01-17-08
 BY: [Signature] DATE: [Blank]

NO.	DATE	APP.	REVISION

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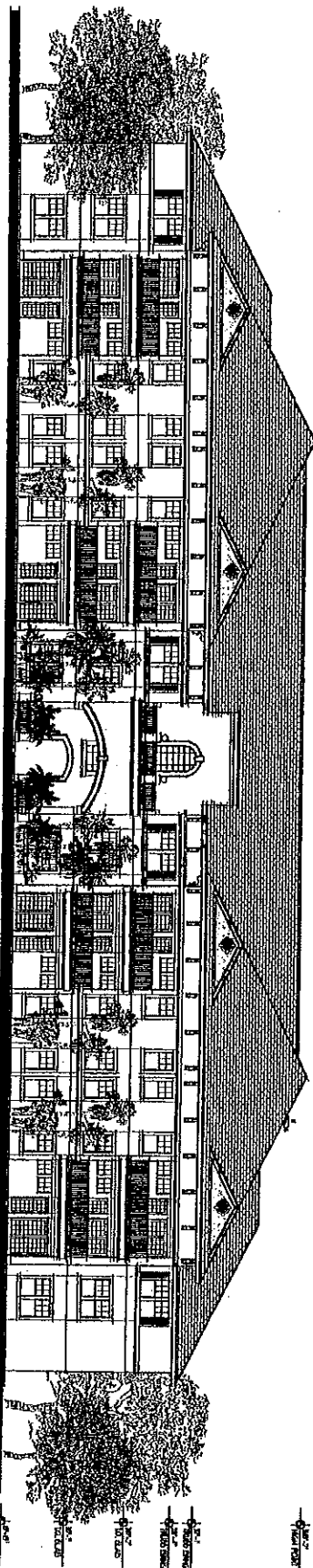
DIMENSION PLAN GATEWAY VILLAGE DAYTONA BEACH, FLORIDA	MARK DOWST & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS 536 N. HILFAY AVENUE, SUITE # 100 • DAYTONA BEACH, FLORIDA 32119 • (904) 255-7888 FAX: (904) 255-7889 REG. NO. 1-507 REG. NO. 1520 DRAWN: CSC CHECKED: MSD DATE: 04-17-06	NO.	DATE	APPR.	REVISION
		1	10-26-06	MSD	REWORK FOR CITY COMMENTS

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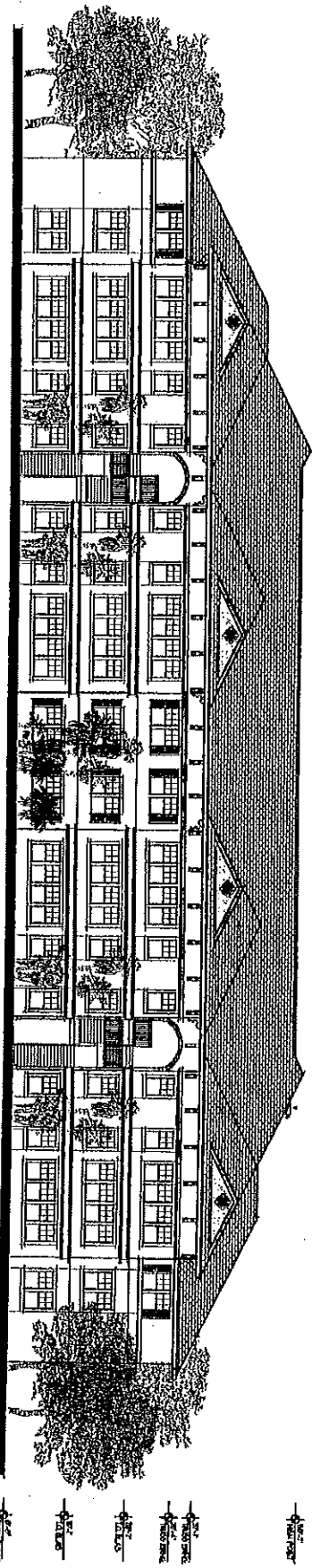
EXHIBIT "C"
CONCEPTUAL ELEVATIONS

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Instrument# 2007-056458 # 19
Book: 6021
Page: 4114



Front Elevation



Rear Elevation

3 Story Bldg. Exterior Elevations



Fugleberg Koch

FUGLEBERG KOCH

2555 TEMPLE TRAIL

WINTER PARK

FLORIDA

32788

TEL:407-628-8385

FAX:407-628-1057

KRAEFER ENGINEERING, P.A.

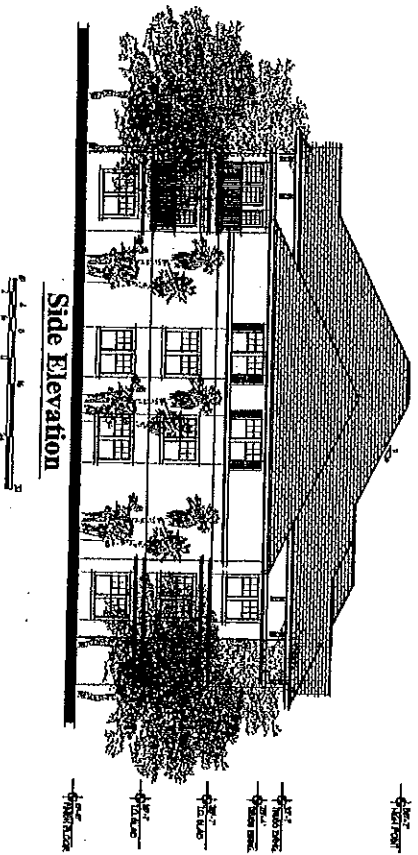
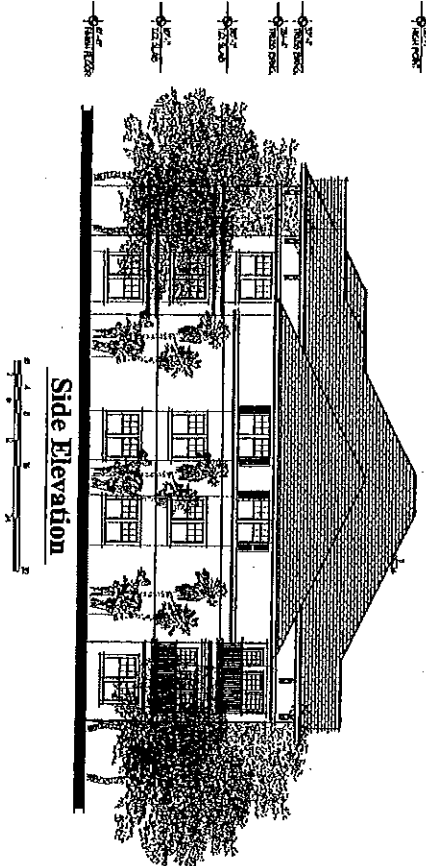
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START DATE: 12-21-2005
DRAWING NO: 3 STORY BLDG. EXTERIOR ELEVATIONS

Gateway Village
Daytona Beach, Florida

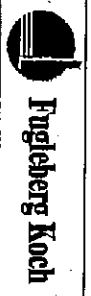
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3 Story Bldg. Exterior Elevations

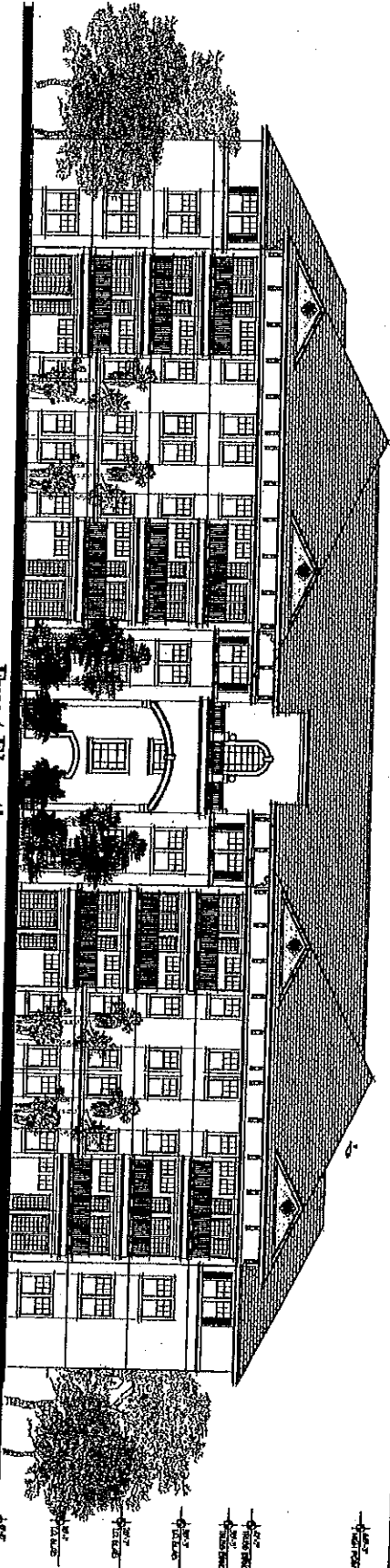


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 ISSUE DATE: 12.21.2005
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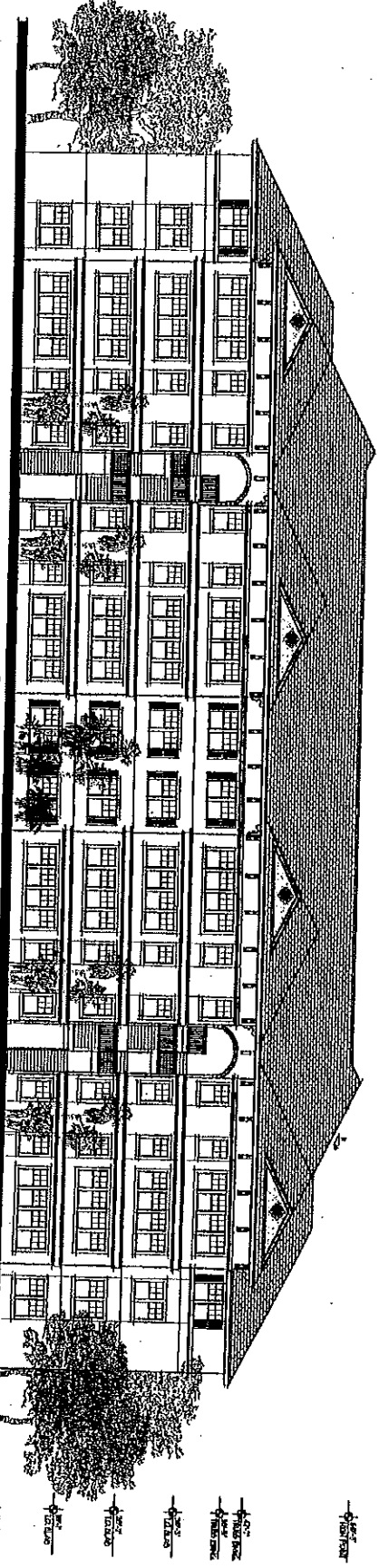
2555 TEMPLE TRAIL WINTER PARK FLORIDA 32788
 TEL: 407-628-0585 FAX: 407-628-1057
 GATEWAY VILLAGE DAYTONA BEACH, FLORIDA A8
 FUGLEBERG KOCH
 FKA@FUGLEBERGKOCCH.COM AACDD0146

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Front Elevation



Rear Elevation

4 Story Bldg. Exterior Elevations



FUGLEBERG KOCH

2005 TEMPLE TRAIL

WINTER PARK

FLORIDA

32788

TEL:407-828-0553

FAX:407-828-1037

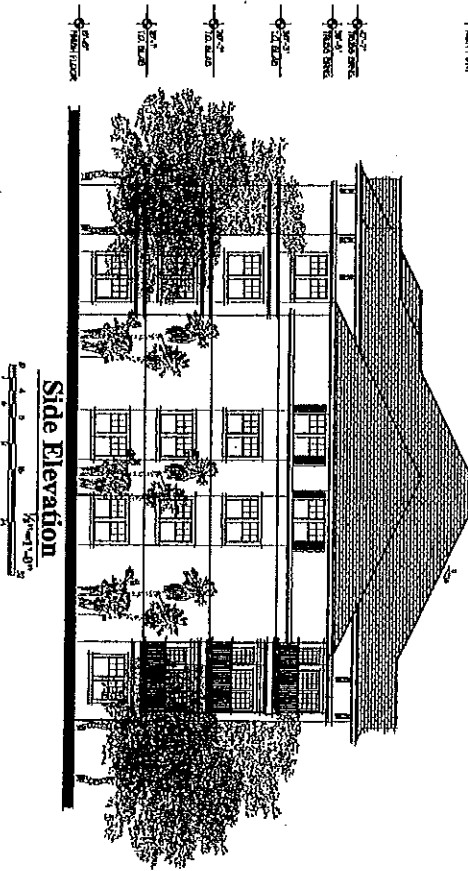
Gateway Village
Daytona Beach, Florida

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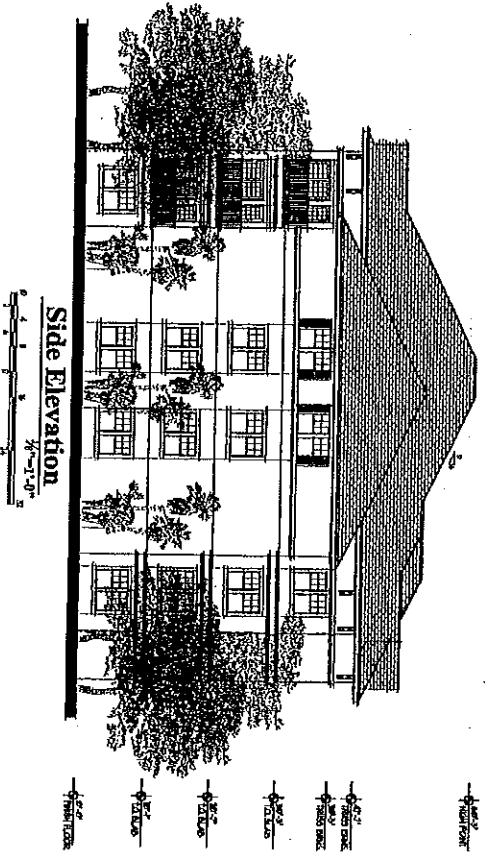
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ISSUE DATE: 12-21-2005
SHEET NO: 4 STORY BLDG. EXTERIOR ELEVATIONS

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Side Elevation
1/8" = 1'-0"



Side Elevation
1/8" = 1'-0"

4 Story Bldg. Exterior Elevations



Fugleberg Koch

FUGLEBERG KOCH

2535 TEMPLE TRAIL

WINTER PARK

FLORIDA

32788

TEL:407-622-0383

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RKA@FUGLEBERGKCOCH.COM

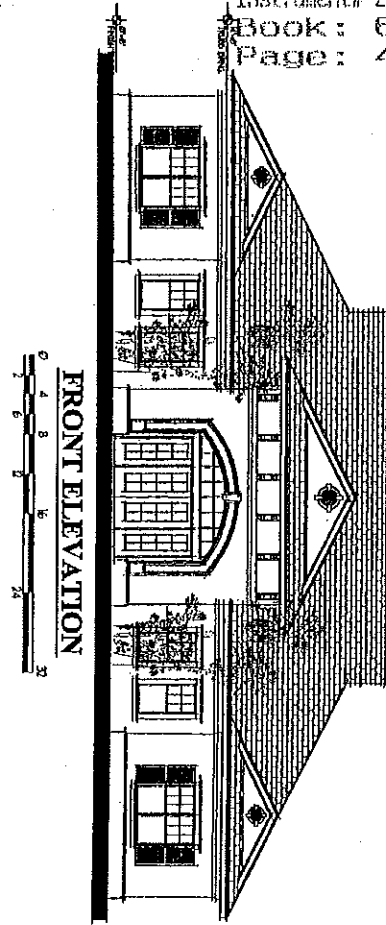
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ISSUE DATE: 12-21-2005
REVISION: 4 STORY BLDG. EXTERIOR ELEVATIONS

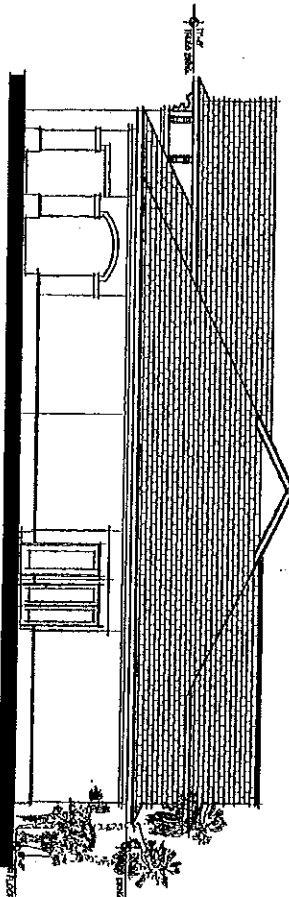
Gateway Village
Daytona Beach, Florida
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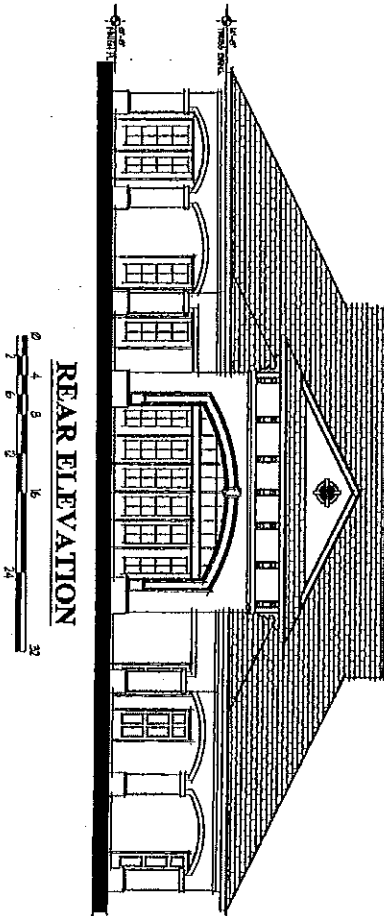
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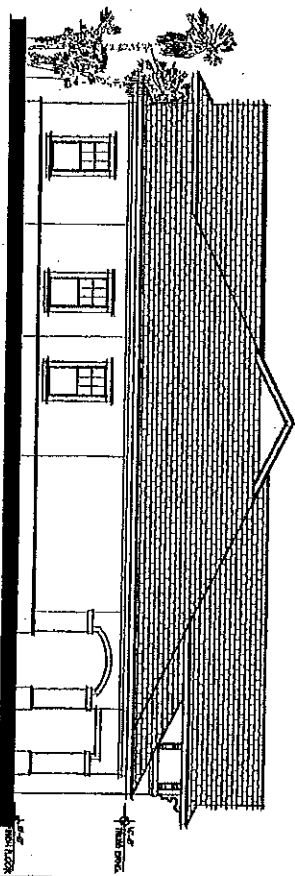
FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

CLUBHOUSE EXTERIOR ELEVATIONS



Fugleberg Koch

FUGLEBERG KOCH

2583 TEMPLETAIL

WINTER PARK

FLORIDA

32758

TEL:407-620-0585

FAX:407-028-1057

FKA@FUGLEBERGKCOCH.COM

AAC0001-6

PROJECT NO: 4708-00
ISSUE DATE: 12-21-2005
PROJECT: CLUBHOUSE EXTERIOR ELEVATIONS

Gateway Village
Daytona Beach, Florida
A12

LDC ARTICLE 17, SECTION 2. USES**Sec. 2.159. Telecommunications antennas and towers.**

(a) *Purpose.* The purpose of this section is to facilitate the orderly, coordinated development of television and telecommunications antennas and support structures in the city. These regulations provide reasonable opportunities for construction and operation of antennas for television and telecommunications needs of residents, visitors, and businesses, while preserving the character and appearance of neighborhoods and scenic vistas in the city.

(b) *Definitions.* The following definitions shall apply in this section:

Telecommunications antenna or antenna. An exterior device more than one meter in diameter used to send or receive electromagnetic waves for telephone, radio, or television communications.

Telecommunications tower or tower. Any structure designed and constructed for the primary for the [sic] purpose of supporting one or more telecommunications antennas. Telecommunications towers may be of the following construction types:

Guyed. A vertical structure anchored by guy wires.

Monopole. A vertical self-supporting structure, not guyed, made of spin-cast concrete, concrete, steel, or similar material, presenting a solid appearance.

Lattice. A vertical self-supporting structure, not guyed, with three or more sides consisting of open-frame supports.

(c) *Exemptions.* The following are exempt from the requirements of this section:

1. Telecommunications facilities operated by or under the direction of a governmental agency during an emergency.
2. Temporary antennas and "COWs" ("cellular on wheels") used during a special event, mobile satellite uplink vehicles, and temporary news communications vehicles.
3. Amateur radio or shortwave antennas owned and operated by a homeowner or in connection with the principal use on the site, provided any tower constructed for the antenna shall be located in the side or rear yard behind the front of the principal building, and shall be limited in height to the minimum reasonably necessary.
4. Satellite dish, parabolic, or spherical antennas one meter or less in diameter used to receive telecommunications signals.

(d) *General conditions applicable to all telecommunications towers and antennas.* All towers and antennas shall meet the following general conditions:

1. Any structurally sufficient structure may be used to support one or more antennas. Appropriate structures include buildings, water towers, utility poles, and towers.
2. An applicant seeking to construct a tower must demonstrate that there are no reasonable opportunities to locate its antenna or antennas on existing towers or other support structures.
3. Towers shall be designed and constructed to accommodate multiple antennas based on tower height:

TABLE INSET:

Height of Tower	Minimum Number of Antennas
Less than 120 feet	2 antennas
Over 120 feet	3 antennas

4. All towers over 35 feet in height shall be designed and certified by a professional engineer licensed by the State of Florida as structurally sufficient. The tower owner shall provide an inspection report at the time of original construction, and upon the addition of any new antenna to the tower. The report shall be signed and sealed by a professional structural engineer licensed by the State of Florida, and shall certify that the tower meets FCC and ANSI operating specifications.
5. No signage or advertising shall be affixed to a tower or support structure, or to any accessory structure, in connection with the antenna use, except one sign not more than three square feet identifying the owner of the tower and "no trespassing" signs.
6. A tower shall be compatible with surrounding uses and structures in character, appearance of ground facilities, visibility, and proximity to other towers.
7. Towers and accessory ground facilities, including equipment cabinets, buildings, and generators, shall meet the following setback requirements:
 - a. Ground facilities shall meet the setbacks for the district in which the tower is located.
 - b. Towers shall be set back at least one-half the height of the tower from each property line, and shall be set back at least two times the height of the tower from any property line adjoining a platted single-family lot.
 - c. The setbacks may be modified by the city commission as part of a public or semipublic use permit, upon a finding that the character of the area supports the modification.
8. Unless otherwise required by FAA regulations, towers shall be finished in galvanized steel or a neutral color to reduce visual obtrusiveness. Ground facilities, including any perimeter fencing, shall be of materials, colors, and landscaping sufficient to allow the tower to blend in with surrounding uses and enhance compatibility with nearby structures. Towers shall not be artificially lighted unless required by FAA or other government regulation. If lighting is required, that means which is least obtrusive to visibility from the ground shall be used.
9. Antennas may be added to any existing building or support structure. The antenna or antennas shall be designed and placed in a manner to blend in with the structure, and shall not extend more than 20 feet above the height of the existing structure.
10. Towers and antennas shall meet all applicable requirements of the Federal Communications Commission, Federal Aviation Authority, Florida Statutes, and any other applicable statutes or regulations.
11. If the use of a tower is discontinued for a continuous period of six months, it shall be deemed abandoned. The city shall provide written notice of abandonment to the owner, and the owner shall have six months from the date of receipt of the notice to either resume use or remove the tower.

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Diane M. Matousek

Volusia County, Clerk of Court

(e) *Monopole towers a conditional use.* Monopole telecommunications towers shall be permitted as a conditional use in accordance with the general conditions above and the following:

1. In residential districts, tower and antenna height shall not exceed 90 feet, except that no tower shall be permitted on any platted single-family lot.
2. In nonresidential zoning districts, tower and antenna height shall not exceed 180 feet.
3. No telecommunications tower may be located in a historic overlay district.

(f) *Monopole towers over 180 feet, lattice towers, and guyed towers a semipublic use in any nonresidential district.* Monopole towers over 180 feet in height, lattice towers, and guyed towers may be permitted as public or semipublic uses in any nonresidential district in accordance with the provisions of article 4, section 5 and the general conditions above.

(g) *On city-owned or -controlled property in any district.* Telecommunications towers may be permitted on city-owned or -controlled property in any district pursuant to the procedure for public uses by the city set forth in article 4, sections 5.2(b) and 5.3, and in accordance with the general conditions above.

Secs. 2.160--2.164. Reserved.