

ORDINANCE NO. 2014 - 15

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM CITY'S R-1 AND R-1A, SINGLE FAMILY RESIDENTIAL, TO CITY'S PD, PLANNED DEVELOPMENT, ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF BOSTON AVENUE AND BERESFORD AVENUE; APPROVING A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY 48.63 +/- ACRES OF PROPERTY; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Applicant, Michael Woods, Cobb & Cole, (hereinafter referred to as "Applicant"), is the authorized agent of the owner of 48.63 +/- acres of land located at the northwest corner of Boston Avenue and Beresford Avenue, which is more particularly described in the legal description attached hereto as Exhibit "A" and by this reference made a part hereof; and

WHEREAS, the Applicant has applied for a change of zoning from the present zoning classification of City's R-1 and R-1A, Single Family Residential to City's PD, Planned Development District for a portion of the subject property; and

WHEREAS, said rezoning as a PD District is consistent with both the Comprehensive Plan and the purpose and intent of Section 33-32 of the Code of Ordinances of the City of DeLand (the "Code"); and

WHEREAS, the Applicant has submitted an application for the approval of a development plan in order to change certain development standards for the property described in Exhibit "A" (hereinafter the "Property" or the "Project"), which property has already been developed as and for a single family residential subdivision, with the new development standards applying to houses that are to be built on existing single family lots; and

WHEREAS, the proposed development plan meets or exceeds the minimum conditions and standards for the PD District with respect to minimum development size, perimeter setbacks, comprehensive plan consistency, internal compatibility, external compatibility, open spaces, sidewalks, environmental constraints, internal access and circulation, external transportation access, off-street parking, public facilities and unified control; and

WHEREAS, the proposed development plan is consistent with the Low and Medium Density Residential land use designation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The City Commission has held a public hearing to approve the change of zoning from City's R-1 and R-1A, Single Family Residential to City's PD, Planned Development District, on the property located at the northwest corner of Boston Avenue and Beresford Avenue.

Section 2. Pursuant to the determination made at public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City to include the land described in Exhibit "A" as the Alexandria Pointe Residential PD, Planned Development District.

Section 3. The zoning of the Property as PD, Planned Development District, is made pursuant to Section 33-32 of the Code and the development of the Property shall take place in accordance with that Section and in substantial compliance with the Development Plan Agreement, Maps and other supporting documentation submitted by Applicant which shall be filed and retained for public inspection in the office of the City Planning Department and constitute a supplement to the official Zoning Map of the City.

Section 4. The approved Development Plan for the Alexandria Pointe Residential PD, Planned Development District, including the Development Plan Agreement, Map and other supporting documentation (on file with the City Planning Department), are attached hereto as Exhibit "B" and by this reference made a part hereof.

Section 5. The failure of the approved Development Plan to address a particular permit, condition, term or restriction shall not relieve the Applicant of the necessity of complying with any law governing said permitting requirements, conditions, terms or restrictions, as same may be amended or enacted from time to time in the future. All current land development regulations of the City are applicable to the PD District except to the extent that they conflict with a specific provision of the approved Development Plan.

Section 6. At the time of development, the Applicant shall comply with all relevant building codes and development standards contained in the City's Code of Ordinances or in the Development Plan; provided, however, that the development standards contained in the adopted Development Plan shall supersede comparable standards contained in the Code of Ordinances.

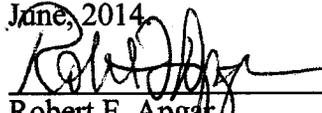
Section 7. Pursuant to Article 5 of the City's Land Development Regulations, the Applicant shall comply with all applicable infrastructure regulations.

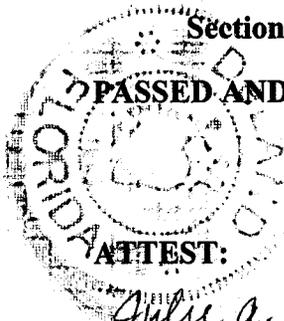
Section 8. The City Engineer, Planning Director, and Building Department are hereby directed to change the Comprehensive Zoning Map of the City of DeLand to conform with the change of zoning enacted in this Ordinance.

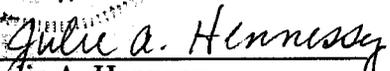
Section 9. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 10. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 2nd day of June, 2014

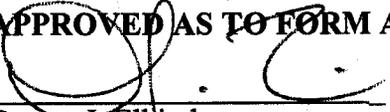

Robert F. Apgar
Mayor - Commissioner




Julie A. Hennessy
City Clerk - Auditor

Passed on first reading: May 19, 2014
Adopted on second reading: June 2, 2014

APPROVED AS TO FORM AND LEGALITY:


Darren J. Elkind
City Attorney

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EXHIBIT A

Legal Description

All land subject to the Alexandria Pointe Plat, recorded in the Public Records of Volusia County, Florida at Book 52, Pages 37-40, less and except the following lots: 1-15, 68-87, 96-99.

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PLANNED DEVELOPMENT AGREEMENT

IN THE CITY COMMISSION OF THE

CITY OF DELAND, FLORIDA

IN RE: Z-14-07 , Application of

KB HOME GOLD COAST, LLC and KB HOME JACKSONVILLE, LLC

ORDINANCE # 2014-15

ORDER AND RESOLUTION

GRANTING A REQUEST FOR CHANGE OF ZONING FROM R-1A TO ALEXANDRIA
POINTE RPD (RESIDENTIAL PLANNED DEVELOPMENT).

The application of KB HOME GOLD COAST, LLC, a Delaware limited liability
company, and KB HOME JACKSONVILLE, LLC, a Delaware limited liability
company, by and through its counsel and authorized agent, Cobb Cole, P.A.,
hereinafter "Applicant", for rezoning was heard by and before the City
Commission, DeLand Florida, on June 2, 2014. Based upon the verified
Application and other supporting documents, maps, charts, overlays, other
evidence and instruments; the advice, report, and recommendations of the
Community Development, and other Departments and agencies of DeLand,
Florida; and the testimony adduced and evidence received at the Public Hearing
on this Application by the Planning Board on April 16, 2014, and otherwise being
fully advised, the City Commission does hereby find and determine as follows:

GENERAL FINDINGS

1

2 A. That the application of KB HOME GOLD COAST, LLC and KB HOME
3 JACKSONVILLE, LLC, was duly and properly filed herein on January 21, 2014 as
4 required by law.

5

6 B. That all fees and costs which are by law, regulation, or Ordinance
7 required to be borne and paid by the applicant have been paid.

8

9 C. That the Applicant is the Owner of \pm 48.630 acres of contiguous
10 parcels of land which are situated in DeLand, Florida. These parcels of land are
11 described more particularly in the plat of the Alexandria Pointe subdivision which
12 is recorded in Plat Book 52, Pages 37-40, of the Public Records of Volusia County,
13 Florida. A portion of the said subdivision, which is more particularly described in
14 the legal description attached hereto as Exhibit "A", constitutes the property
15 which is subject to this Order and Resolution and the Development Agreement
16 contained herein.

17

18 D. That the Applicant has complied with the concept plan provision as
19 required by Land Development Regulations Ordinance # 2011-04, as amended.

20

21 E. That the Applicant has complied with the "Due Public Notice"
22 requirements of the City Commission, Land Development Regulations Ordinance #
2011-04, as amended.

23

24 F. That the owners of the property, KB HOME GOLD COAST, LLC, and
25 KB HOME JACKSONVILLE, LLC, agree with the provisions of the Development
26 Agreement.

1

FINDINGS REGARDING REZONING

2

A. That the Applicant has applied for a change of zoning from the present zoning classification(s) of the property described in Exhibit "A" from R-1A TO PD (Planned Development).

5

B. That the said rezoning to PD is consistent with the City of DeLand Comprehensive Plan Ordinance # 1990-04, as amended, and the intent and purpose of the City of DeLand Land Development Regulations Ordinance # 2011-04, as amended, the DeLand 2050 plan, and does promote the public health, safety, morals, general welfare and orderly growth of the area affected by the rezoning request.

11

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY OF DELAND, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE CITY COMMISSION CHAMBERS, 120 SOUTH FLORIDA AVENUE, DELAND, FLORIDA, THIS (public hearing date) DAY OF June 2, A.D., 2014, AS FOLLOWS:

16

A. That the Application of KB HOME GOLD COAST, LLC and KB HOME JACKSONVILLE, LLC for the rezoning of the subject property is hereby granted.

18

B. That the zoning classification of the subject property described in Exhibit "A" attached hereto is hereby amended from R-1A to PD as described in Article VII of the City of DeLand, Land Development Regulations Ordinance # 2011-04, as amended.

22

C. That the Official Zoning Map of the City of DeLand, is hereby amended

1 to show the rezoning of subject property to ALEXANDRIA POINTE PD.

2 D. That the City of DeLand Land Development Regulations Ordinance #
3 2011-04, as amended, is consistent with the provisions of the "Development
4 Agreement" as hereinafter set forth in this Ordinance and with respect to any
5 conflict between Land Development Regulations Ordinance # 2011-04, as
6 amended, and the "Development Agreement", the provisions of the "Development
7 Agreement" shall govern. Ordinance No. 2011-04, as amended, shall govern with
8 respect to any matter not covered by the "Development Agreement." The City of
9 DeLand, will ensure overall compliance with this Ordinance.

10 E. Unless otherwise provided for herein the City of DeLand, Land
11 Development Regulations Ordinance # 2011-04, as amended, shall apply to the
12 PD in the same manner as the R-1A zoning classification.

13 F. Nothing in this Ordinance shall abridge the requirements of any City
14 of DeLand Ordinance other than Ordinance 2011-04, as amended. Timing and
15 review procedures contained in this Order and Resolution may be modified to
16 comply with the City of DeLand Land Development Regulations, Ordinance No.
17 2011-04, as amended. Further, nothing in the Development Agreement is
18 intended to abridge the requirements of Ordinance No. 2011-04, as amended, and
19 any other City Ordinances.

20 DEVELOPMENT AGREEMENT

21 **A. Development Concept.** The property shall be developed as a
22 Residential PD substantially in accordance with the Planned Development Plan.

1 The intent of the Development Agreement is to modify three zoning criteria for a
2 portion of a previously platted subdivision: front setbacks, rear setbacks and
3 maximum impervious surface. The Planned Development Plan shall govern the
4 development of the property as a PD and shall regulate the future land use of this
5 parcel. Unless otherwise provided herein, all definitions, development standards
6 or dimensional criteria shall be as set forth in the City of DeLand Land
7 Development Regulations, Ordinance No. 2011-04, as amended.

8 1. Planned Development Plan. The Planned Development Plan
9 ("PD Plan") shall consist of the Alexandria Pointe Plat, recorded in the Public
10 Records of Volusia County, Florida at Plat Book 52, Pages 37-40, a listing of the
11 parcels owned by Applicant as of the adoption of this development agreement and
12 this development agreement. The PD Plan is hereby approved and incorporated in
13 this Ordinance by reference to the Alexandria Pointe Plat, and the list of parcels
14 included in the subject property which is attached hereto as Exhibit "B". The PD
15 Plan shall be filed and retained for public inspection in the Planning Department
16 and it shall constitute a supplement to the Official Zoning Map of the City of
17 DeLand.

18 2. Amendments. All amendments to the PD Plan, other than
19 those deemed by the Planning Department to be minor amendments as set out in
20 Ordinance No. 2011-04, as amended, shall require the review and
21 recommendation of the Planning Board and action by the City Commission in the
22 same manner as a rezoning of the parcel.

1 3. Subdivision Plan Approval. The property has been previously
2 subdivided and the plat of the Alexandria Pointe subdivision is recorded in the
3 Public Records of Volusia County, Florida at Plat Book 52, Pages 37-40.

4 4. Final Site Plan Approval. Final Site Plan approval is not
5 required as the development will be governed by the PD plan and the previously
6 approved plat of the Alexandria Pointe subdivision.

7 **B. Unified Ownership.** The Applicant or its successors shall maintain
8 unified ownership of the property until after recording of this development
9 agreement.

10 **C. Phases of Development.** The project shall not be phased.

11 **D. Land Uses Within the PD.** The development of the property shall be
12 consistent with the uses prescribed for each area within the PD. The location and
13 size of said land use areas are shown on the Development Plan. The following
14 land uses shall be allowed as permitted principal uses and structures along with
15 their customary accessory uses and structures:

16 1. R-1A Residential Area:
17 Single Family Residential and other permitted and accessory
18 uses for the R-1A zoning classification identified in Table 33-
19 17.03, DeLand Land Development Regulations, as amended.

20 **E. Development Standards.** The intent of the rezoning is to modify the
21 front yard setbacks, the rear yard setbacks and the maximum impervious surface
22 from the standards provided by the R-1A zoning category. Where this document is

1 silent, the development standards for the R-1A zoning category shall control.

- 2 1. Minimum lot area 8,250 square feet
- 3 2. Minimum lot width and/or depth 75 feet, corner lots must
- 4 be 15% greater in width and area than the minimum
- 5 requirement for interior lots. Lots fronting on a curve must
- 6 have a minimum 50-foot width at the street line.
- 7 3. Minimum yard size (building)
- 8 a. Front yard: 25 feet
- 9 b. Rear yard: 20 feet
- 10 c. Side yard: 12.5 feet
- 11 d. Corner Lot: Street Side Setback 20 feet, provided the
- 12 corner lot faces the same as all other lots on the street.
- 13 4. Minimum floor area: 1,400 square feet. Two
- 14 story: 900 square foot ground floor.
- 15 5. Maximum lot coverage 50 percent
- 16 6. Maximum building height 35 feet
- 17 7. Landscape buffer requirements Per LDRs
- 18 8. RPD Perimeter building setbacks Per LDRs
- 19 9. Minimum building separation
- 20 a. Vehicle Use Area and Residence 1 foot
- 21 b. Vehicle Use Area and all other uses 10 feet.
- 22 10. Off-street parking requirements Two off-street parking
- 23 spaces per unit.
- 24 11. Signage requirements Per LDRs
- 25 12. Open Space and/or Common Area requirements are as
- 26 provided in the plat of the Alexandria Pointe subdivision,
- 27 recorded in the Public Records of Volusia County, Florida at
- 28 Plat Book 52, Pages 37-40.

29 **F. Environmental Considerations.** Stormwater, tree preservation and

1 open space are as provided in the plat of the Alexandria Pointe subdivision,
2 recorded in the Public Records of Volusia County, Florida at Plat Book 52, Pages
3 37-40.

4 **G. Sewage Disposal, Potable Water and Reclaimed Water.** Provision
5 for sewage disposal and potable water needs of the PD will be provided in
6 accordance with the Comprehensive Plan, Ordinance N [REDACTED] as amended,
7 the Land Development Regulations Ordinance No. 2011-04, as amended, and
8 State of Florida Administrative Code 64E-6.

9 **H. Stormwater Drainage.** Provision for stormwater retention shall be in
10 accordance with the Land Development Regulations Ordinance # 2011-04, as
11 amended and in accordance the plat of the Alexandria Pointe subdivision,
12 recorded in the Public Records of Volusia County, Florida at Plat Book 52, Pages
13 37-40, and in accordance with any water management district or other applicable
14 permit.

15 **I. Access and Transportation System Improvements.** All access and
16 transportation system improvements shall be provided in accordance with the
17 Land Development Regulations, Ord. 2011-04, as amended.

18 1. Access Points.

19 Access to the subdivision will be as depicted in the plat of the
20 Alexandria Pointe subdivision, recorded in the Public Records of Volusia County,
21 Florida at Plat Book 52, Pages 37-40.

22 2. Transportation System Improvements. Transportation System

1 Improvements were addressed at platting and have been resolved.

2 **J. Internal Roadways.** The final internal roadway network is as
3 depicted in the Alexandria Pointe Plat, recorded in the Public Records of Volusia
4 County, Florida at Book 52, Pages 37-40.

5 **K. Home Owners Association.** A homeowners association has
6 previously been formed to enforce the private agreements, covenants, easements
7 and restrictions which have been entered into with respect to the Alexandria
8 Pointe subdivision.

9 With respect to the enforcement of said agreements, covenants, easements
10 or restrictions entered into between the Applicant and the owners or occupiers of
11 property within the PD, the City of DeLand shall only enforce the provisions of the
12 "Development Agreement" and City of DeLand Land Development Regulations
13 Ordinance # 2011-04, as amended, whichever is applicable, and not the private
14 agreements entered into between the aforementioned parties.

15 **L. Reverter Provision.** Due to the fact that the entirety of the property
16 has previously been developed and is only awaiting the construction of individual
17 homes on the previously developed lots, this development agreement does not
18 contain a reverter provision.

19 **N. Binding Effect of Plans; Recording; and Effective Date.** The PD
20 Plan, including any and all amendments, shall bind and inure to the benefit of the
21 Applicant and his successor in title or interest. The PD zoning, provisions of the
22 "Development Agreement," and all approved plans shall run with the land and

1 shall be administered in a manner consistent with Article 12 of the City of DeLand
2 Land Development Regulations Ordinance # 2011-04, as amended.

3 This Ordinance and all subsequent amendments shall be filed with the
4 Clerk of the Court and recorded within forty-five (45) days following execution of
5 the document by the City Commission, in the Official Records of Volusia County,
6 Florida. One copy of the document, bearing the book and page number of the
7 Official Record in which the document was recorded, shall be submitted to the
8 Planning Department for placement in the public file. The date of recording of this
9 document shall constitute the effective date of the PD or its subsequent
10 amendments. The applicant shall pay all filing costs for recording documents.

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1 DONE and ORDERED by the City Commission, City of DeLand,
2 Florida, this 2 day of June, 2014. (mo/yr).

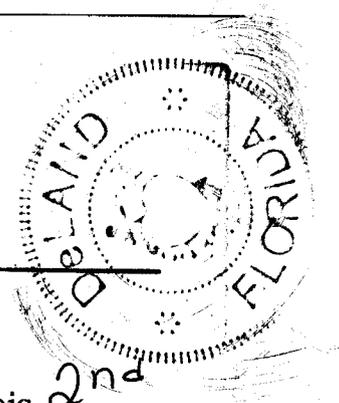
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5 ATTEST: City Commission of DeLand Florida

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8 Michael Pleus
9 Michael Pleus
10 City Manager

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13 Robert Apgar
14 Robert Apgar
15 Mayor

16 STATE OF FLORIDA
17 CITY OF DELAND

18 Julie A. Hennessy
19 Julie A. Hennessy, MMC
20 City Clerk - Auditor



21 The foregoing instrument was acknowledged before me this 2nd
22 day of June, 2014 (mo/yr), by Michael Pleus and Robert Apgar, as
23 City Manager and Mayor, City of DeLand, respectively, on behalf of
24 the City of DeLand, and who are personally known to me.

25 NOTARY PUBLIC, STATE OF FLORIDA

26 Type or Print Name: Kendra R. Curry

K.R.C.

27 Commission No.: EE099155

My Commission

Expires: 8/19/2015



KENDRA R. CURRY
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE099155
Expires 8/19/2015

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EXHIBIT A

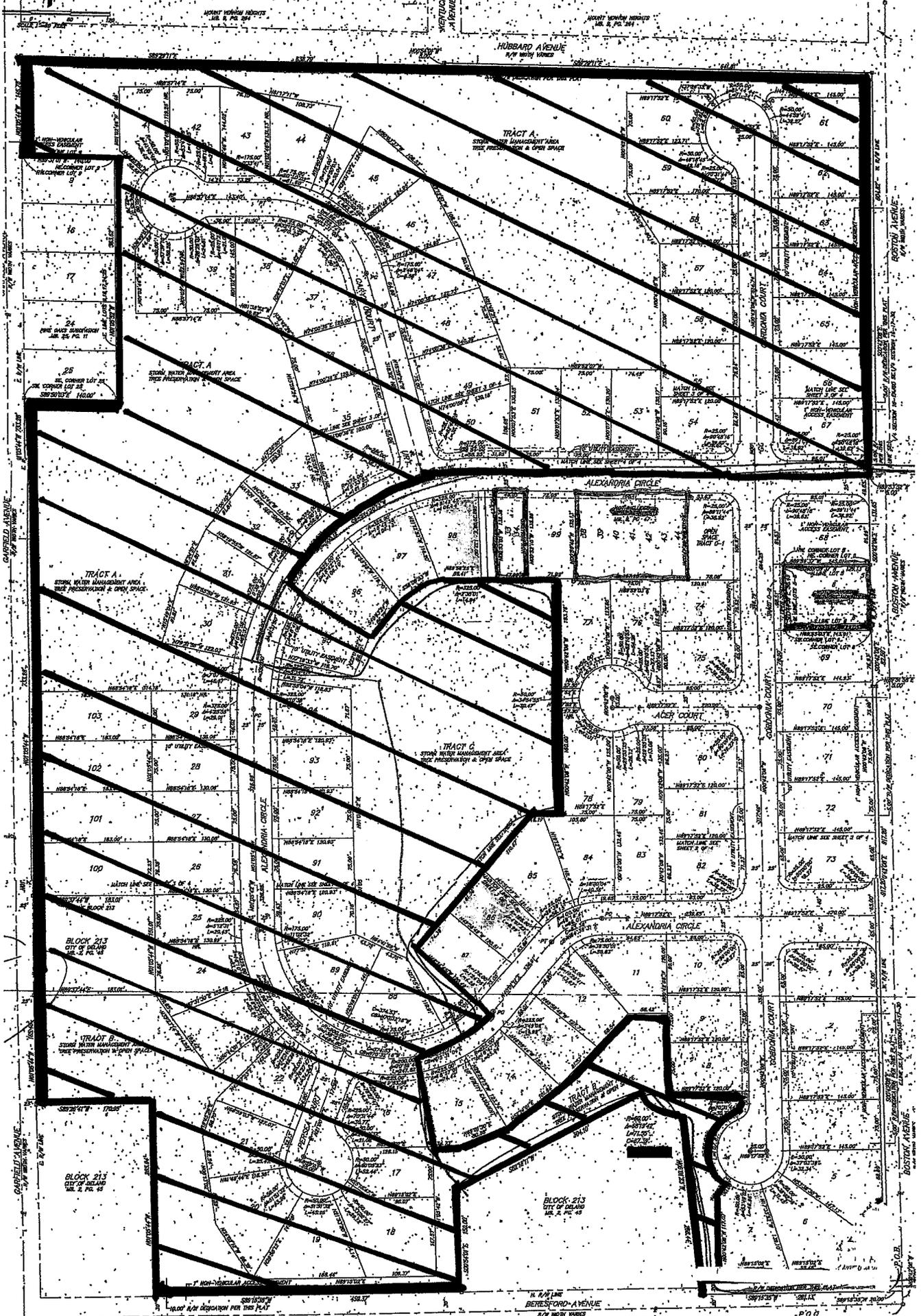
Legal Description

All land subject to the Alexandria Pointe Plat, recorded in the Public Records of Volusia County, Florida at Book 52, Pages 37-40, less and except the following lots: 1-15, 68-87, 96-99.

ALEXANDRIA POINTE
LOCATED IN SECTION 16, TOWNSHIP 17 SOUTH, RANGE 30 EAST
CITY OF DELAND
VOLUSIA COUNTY, FLORIDA

EXHIBIT B

Instrument# 2014-119513 # 17
Book: 7007
Page: 1278



2-14-67

MAR 19 2014

Received

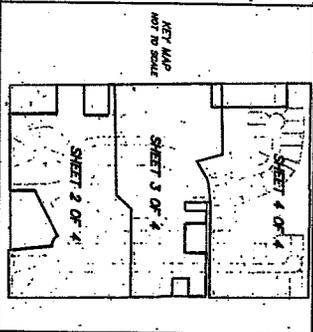
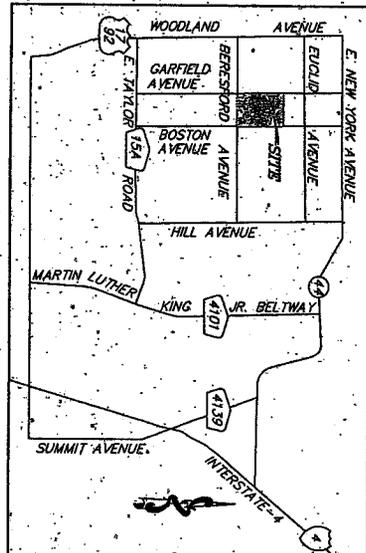
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EXHIBIT B

ALEXANDRIA POINTE
LOCATED IN SECTION 16, TOWNSHIP 17 SOUTH, RANGE 30 EAST
CITY OF DELAND
VOLUSIA COUNTY, FLORIDA

SHEET 1 OF 4

LOCAL DESCRIPTION
A TRACT OF LAND Lying in Section 16, Township 17 South, Range 30 East, and in the City of Deland, Volusia County, Florida, containing approximately 1.00 acre, more or less, as shown on the attached plat, and more particularly described as follows: [REDACTED]



- PLANNERS' NOTES:
- 1) - D - DENOTES A PERMANENT RESERVATION MONUMENT (P.R.M.) SET 4' x 4' CONCRETE MONUMENT WITH BRASS DISK STAMPED FROM U.S. 404, UNLESS NOTED OTHERWISE.
 - 2) - @ - DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED FROM U.S. 404, UNLESS NOTED OTHERWISE.
 - 3) - DENOTES SPONGE RUBBER ARE ASSUMED BASED ON THE EAST LINE OF SECTION 16, TOWNSHIP 17 SOUTH RANGE 30 EAST, BEING 300' x 300'.
 - 4) - ERROR OF CLOSURE DOES NOT EXCEED 1" IN 10,000 FEET.
 - 5) - PRIVATE ACCESS EASEMENTS ARE GRANTED TO VOLUSIA COUNTY.
 - 6) - PRIVATE ACCESS EASEMENTS ARE GRANTED TO VOLUSIA COUNTY FOR CONSTRUCTION OF GENERAL ACCESS FACILITIES.
 - 7) - UTILITY EASEMENTS ARE GRANTED TO PUBLIC AND PRIVATE UTILITY SERVICE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND OPEN SPACE ARE DESIGNATED TO AND MAINTAINED BY THE ALEXANDRIA HOMEOWNERS ASSOCIATION. THE PROPERTY PURPOSES OF THESE TRACTS IS FOR THE STORAGE AND MAINTENANCE OF STORMWATER FROM THE SUBDIVISION.
 - 8) - THE PRESERVATION EASEMENTS ARE FOR THE PURPOSE OF INSURING THE ASSET IS MAINTAINED IN A MANNER CONSISTENT WITH THE INTENT OF THE TRACTS OR LOTS OR CARNES ARE RENTAL UNLESS DENOTED AND (NOT RENTAL).
 - 9) - TRACTS 0-1 AND 0-2 OPEN TRACTS ARE DESIGNATED TO AND MAINTAINED BY THE ALEXANDRIA HOMEOWNERS ASSOCIATION.

NOTICE
THIS PLAN AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL BE CONSIDERED AS SUCH IN ALL PROCEEDINGS IN ANY COURT OF RECORD OR IN ANY OTHER PROCEEDING OR IN ANY FORM OF THE PLAN THERE MAY BE ADDITIONAL RECORDS IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT BOOK 52 PAGE 37
ALEXANDRIA POINTE
DEVELOPER
I HEREBY CERTIFY that ALEXANDRIA POINTE, LC has been approved by the Volusia County Board of Planning and Zoning in accordance with the provisions of the Volusia County Comprehensive Zoning Ordinance, Chapter 222, Florida Statutes, and that I, [Name], Vice President of Alexandria Pointe, LC, hereby certify that the project complies with all applicable provisions of the Ordinance and that the project is in compliance with all applicable provisions of the Ordinance. I declare under penalty of perjury that the information provided herein is true and correct to the best of my knowledge and belief. My commission expires on [Date].
WITNESS MY HAND AND SEAL OF OFFICE this [Day] of [Month], 2014.
[Signature]
[Title]

STATE OF FLORIDA, County of Volusia
I, [Name], Clerk of Volusia County, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office. My commission expires on [Date].
[Signature]

NOTARY PUBLIC State of Florida
My Commission Expires [Date]
[Signature]

DEVELOPER OF RECORD OF THE DESIGN AND INSTALLATION OF THE SUBDIVISION
I, [Name], hereby certify that the design and installation of the subdivision shown on this plat complies with all applicable provisions of the Volusia County Comprehensive Zoning Ordinance, Chapter 222, Florida Statutes, and that the project is in compliance with all applicable provisions of the Ordinance. I declare under penalty of perjury that the information provided herein is true and correct to the best of my knowledge and belief. My commission expires on [Date].
[Signature]

ADJUTANT CLERK OF VOLUSIA COUNTY
I, [Name], do hereby certify that the foregoing is a true and correct copy of the original as filed in my office. My commission expires on [Date].
[Signature]

FL REG. # [Number] SALES TAXES
I, [Name], do hereby certify that the foregoing is a true and correct copy of the original as filed in my office. My commission expires on [Date].
[Signature]

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD
The Deland Planning Board does hereby approve the plat for the subdivision shown on this plat. My commission expires on [Date].
[Signature]

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION
The Deland City Commission does hereby approve the plat for the subdivision shown on this plat. My commission expires on [Date].
[Signature]

CERTIFICATE OF CLERK
I, [Name], do hereby certify that the foregoing is a true and correct copy of the original as filed in my office. My commission expires on [Date].
[Signature]

EXHIBIT B

LOTS TO BE INCLUDED WITHIN THE REZONING APPLICATION

ALEXANDRIA POINTE SUBDIVISION PLAT RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA MAP BOOK 52 PAGES 37-40.

	Lot Number	Parcel Number		Lot Number	Parcel Number
1	16	7016 57 00 0160	33	48	7016 57 00 0480
2	17	7016 57 00 0170	34	49	7016 57 00 0490
3	18	7016 57 00 0180	35	50	7016 57 00 0500
4	19	7016 57 00 0190	36	51	7016 57 00 0510
5	20	7016 57 00 0200	37	52	7016 57 00 0520
6	21	7016 57 00 0210	38	53	7016 57 00 0530
7	22	7016 57 00 0220	39	54	7016 57 00 0540
8	23	7016 57 00 0230	40	55	7016 57 00 0550
9	24	7016 57 00 0240	41	56	7016 57 00 0560
10	25	7016 57 00 0250	42	57	7016 57 00 0570
11	26	7016 57 00 0260	43	58	7016 57 00 0580
12	27	7016 57 00 0270	44	59	7016 57 00 0590
13	28	7016 57 00 0280	45	60	7016 57 00 0600
14	29	7016 57 00 0290	46	61	7016 57 00 0610
15	30	7016 57 00 0300	47	62	7016 57 00 0620
16	31	7016 57 00 0310	48	63	7016 57 00 0630
17	32	7016 57 00 0320	49	64	7016 57 00 0640
18	33	7016 57 00 0330	50	65	7016 57 00 0650
19	34	7016 57 00 0340	51	66	7016 57 00 0660
20	35	7016 57 00 0350	52	67	7016 57 00 0670
21	36	7016 57 00 0360	53	88	7016 57 00 0880
22	37	7016 57 00 0370	54	89	7016 57 00 0890
23	38	7016 57 00 0380	55	90	7016 57 00 0900
24	39	7016 57 00 0390	56	91	7016 57 00 0910
25	40	7016 57 00 0400	57	92	7016 57 00 0920
26	41	7016 57 00 0410	58	93	7016 57 00 0930
27	42	7016 57 00 0420	59	94	7016 57 00 0940
28	43	7016 57 00 0430	60	95	7016 57 00 0950
29	44	7016 57 00 0440	61	100	7016 57 00 1000
30	45	7016 57 00 0450	62	101	7016 57 00 1010
31	46	7016 57 00 0460	63	102	7016 57 00 1020
32	47	7016 57 00 0470	64	103	7016 57 00 1030