

ORDINANCE NO. 2014 - 01

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM CITY'S R-12, MULTI-FAMILY, TO CITY'S PD, PLANNED DEVELOPMENT, ON PROPERTY LOCATED AT THE SOUTHWEST CORNER OF VOORHIS AVENUE AND GARFIELD AVENUE; APPROVING A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY 9.18 ± 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; CONDITIONING FINAL DEVELOPMENT APPROVAL ON A DETERMINATION OF CONCURRENCY; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Applicant, Patrick Monaghan, of Peritus Civil, on behalf of the DeLand Housing Authority (hereinafter referred to as the "Applicant"), owns 9.18 ± acres of land located at the southwest corner of Voorhis Avenue and Garfield Avenue, which is more particularly described in the legal description attached hereto as Exhibit "A" and which by this reference is made a part hereof; and

WHEREAS, the Applicant has applied for a change of zoning from the present zoning classification of City's R-12, Multi-family, to the City's PD, Planned Development District; 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 redevelop the property for site improvements to encompass all of the property described in Exhibit "A" (hereinafter the "Property" or the "Project"); 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 Medium Density Residential land use should serve as a transitional area between nonresidential or high-density residential and low-density residential land uses. Medium density development shall be encouraged to provide recreation and open space through the clustering of dwelling units.

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 the City's R-12, Multi-family, to the City's PD, Planned Development District, on the Property, which is located at the southwest corner of Voorhis Avenue and Garfield Avenue.

Section 2. Pursuant to the determination made at a public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City to include the land described in Exhibit "A" as Laurel Court, 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 the 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 Laurel Court, 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 Commission may rezone any portion of the Project which has not obtained a site plan approval within five years from the date of adoption of this Ordinance.

Section 9. Prior to the issuance of a building permit, the Applicant shall submit an easement document, acceptable to the City of DeLand, permitting additions to shared access, utilities and stormwater.

Section 10. 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 11. No rights to obtain final development orders nor any rights to develop the property have been granted or implied by this Ordinance. Final development orders for the property including, but not limited to, site plan approval shall be subject to a determination of concurrency.

Section 12. 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 13. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 21st day of January, 2014.



Robert F. Aggar
Mayor - Commissioner



ATTEST:

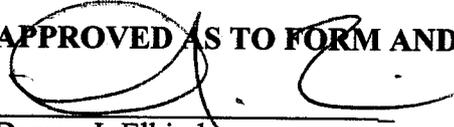


Julie A. Hennessy
City Clerk - Auditor

Passed on first reading: December 16, 2013

Adopted on second reading: January 21, 2014

APPROVED AS TO FORM AND LEGALITY:



Darren J. Elkind
City Attorney

EXHIBIT "A"

PARCEL B (LAUREL COURT APARTMENTS)

A parcel of land being a portion of the West 1/2 of the Northeast 1/4 of Section 16, Township 17 South, Range 30 East, City of Deland, Volusia County, Florida, said parcel being more particularly described as follows:

Commencing at the intersection of the Northerly right of way line of Euclid Avenue (a 50 foot right of way as now exists) and the Westerly right of way line of Garfield Avenue (a 40 foot right of way as now exists); thence North 87°45'39" West, along said Northerly right of way line of Euclid Avenue, a distance of 851.82 feet; thence North 00°01'26" East, departing said Northerly right of way line, a distance of 473.33 feet; thence South 75°51'43" East, a distance of 0.63 feet; thence North 00°00'38" West, a distance of 318.88 feet to the Point of Beginning; thence continue North 00°00'38" West, a distance of 486.88 feet to the Southerly right of way line of East Voorhis Avenue (a 50 foot right of way as now exists); thence South 87°45'27" East, along said Southerly right of way line, a distance of 521.51 feet; thence South 07°05'30" West, departing said Southerly right of way of East Voorhis Avenue, a distance of 226.01 feet; thence South 82°54'30" East, a distance of 159.48 feet; thence North 07°05'30" East, a distance of 239.54 feet, returning to the intersection with the aforementioned Southerly right of way line of East Voorhis Avenue; thence South 87°45'27" East, along said Southerly right of way line of East Voorhis Avenue, a distance of 169.93 feet to aforementioned Westerly right of way line of Garfield Avenue; thence South 00°00'53" West, along said Westerly right of way line of Garfield Avenue, a distance of 453.94 feet; thence North 89°58'29" West, departing said Westerly right of way line, a distance of 850.63 feet Point of Beginning.

PARCEL C (DELAND HOUSING AUTHORITY OFFICE)

A parcel of land being a portion of the West 1/2 of the Northeast 1/4 of Section 16, Township 17 South, Range 30 East, City of Deland, Volusia County, Florida, said parcel being more particularly described as follows:

Commencing at the intersection of the Northerly right of way line of Euclid Avenue (a 50 foot right of way as now exists) and the Westerly right of way line of Garfield Avenue (a 40 foot right of way as now exists); thence North 87°45'39" West, along said Northerly right of way line of Euclid Avenue, a distance of 851.82 feet; thence North 00°01'26" East, departing said Northerly right of way line, a distance of 473.33 feet; thence South 75°51'43" East, a distance of 0.63 feet; thence North 00°00'38" West, a distance of 318.88 feet; thence continue North 00°00'38" West, a distance of 486.88 feet to the Southerly right of way line of East Voorhis Avenue (a 50 foot right of way as now exists); thence South 87°45'27" East, along said Southerly right of way line, a distance of 521.51 feet to the Point of Beginning; thence South 07°05'30" West, departing said Southerly right of way of East Voorhis Avenue, a distance of 226.01 feet; thence South 82°54'30" East, a distance of 159.48 feet; thence North 07°05'58" East, a distance of 239.54 feet, returning to the aforementioned Southerly right of way line of East Voorhis Avenue; thence North 87°45'27" West, along said Southerly right of way line of East Voorhis Avenue, a distance of 160.05 feet to Point of Beginning.

1 "LAUREL COURT" PLANNED DEVELOPMENT AGREEMENT

2 IN THE CITY COMMISSION OF THE

3 CITY OF DELAND, FLORIDA

4 IN RE: Z-13-51, Application of

5 DeLand Housing Authority

6 ORDINANCE # 2014-01

7
8 GRANTING A REQUEST FOR CHANGE OF ZONING FROM R-12

9 TO

10 LAUREL COURT PD (PLANNED DEVELOPMENT)

11
12 The application of the DeLand Housing Authority, hereinafter, "Applicant", for rezoning
13 was heard by and before the City Commission, DeLand Florida, on January 21, 2014.
14 Based upon the verified Application and other supporting documents, maps, charts,
15 overlays, other evidence and instruments; the advice, report, and recommendations of the
16 Community Development Department, and other Departments and agencies of DeLand,
17 Florida; and the testimony adduced and evidence received at the Public Hearing on this
18 Application by the Planning Board on November 20, 2013, and otherwise being fully
19 advised, the City Commission does hereby find and determine as follows:

20
21
22 GENERAL FINDINGS

23
24 A. That the application of the *DeLand Housing Authority* was duly and properly
25 filed herein on August 19, 2013 as required by law.

1
2 B. That all fees and costs, which are by law, regulation, or Ordinance required to
3 be borne and paid by the Applicant have been paid.

4
5 C. That the Applicant is the owner of a 9.18 acre parcel of land which is situated
6 in DeLand, Florida. This parcel (hereinafter referred to as "The Parcel") of land is
7 described more particularly in the survey and legal description, a true copy of which is
8 attached hereto as Exhibit "A".

9
10 D. That the Applicant has complied with the "Due Public Notice" requirements
11 of the City Commission, Land Development Regulations Ordinance #2013-11, as
12 amended.

13
14 FINDINGS REGARDING REZONING

15
16 A. That the Applicant has applied for a change of zoning from the present zoning
17 classification(s) of the The Parcel described in Exhibit "A" from R-12 to Laurel Court PD
18 (Planned Development).

19
20 B. That the said rezoning to a Residential PD is consistent with both the City
21 of DeLand Comprehensive Plan Ordinance # 1990-04, as amended, and the intent and
22 purpose of the City of DeLand Land Development Regulations Ordinance #2013-11,
23 as amended, and does promote the public health, safety, morals, general welfare and
24 orderly growth of the area affected by the rezoning request.

25
26 NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY OF
27 DELAND, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE CITY
28 COMMISSION CHAMBERS, 120 SOUTH FLORIDA AVENUE, DELAND,
29 FLORIDA, THIS DAY OF January 21, A.D., 2014, AS FOLLOWS:

1 A. That the Application of the DeLand Housing Authority for the rezoning of
2 The Parcel is hereby granted.

3
4 B. That the zoning classification of The Parcel described in Exhibit "A" attached
5 hereto is hereby amended from R-12 to Laurel Court PD as described in Article VII of the
6 City of DeLand, Land Development Regulations Ordinance #2013-11, as amended.

7
8 C. That the Official Zoning Map of the City of DeLand, is hereby amended to
9 show the rezoning of The Parcel to Laurel Court PD.

10
11 D. That the City of DeLand Land Development Regulations Ordinance # 2013-
12 11, as amended, is consistent with the provisions of the "Development Agreement" as
13 hereinafter set forth in this Ordinance and with respect to any conflict between Land
14 Development Regulations Ordinance #2013-11, as amended, and the "Development
15 Agreement", the provisions of the "Development Agreement" shall govern. Ordinance
16 No. 2013-11, as amended, shall govern with respect to any matter not covered by the
17 "Development Agreement." The City of DeLand, will ensure overall compliance with this
18 Ordinance.

19
20 E. Unless otherwise provided for herein, the City of DeLand, Land Development
21 Regulations Ordinance #2013-11, as amended, shall apply to the PD in the same manner
22 as the R-12 zoning classification.

23
24 F. Nothing in this Ordinance shall abridge the requirements of any City of
25 DeLand Ordinance other than Ordinance 2013-11, as amended. Timing and review
26 procedures contained in this Ordinance may be modified to comply with the City of
27 DeLand Land Development Regulations, Ordinance No. 2013-11, as amended. Further,
28 unless otherwise provided for herein nothing in the Development Agreement is intended
29 to abridge the requirements of Ordinance No. 2013-11, as amended, and any other City
30 Ordinances.

DEVELOPMENT AGREEMENT

1
2
3 A. **Development Concept.** The Parcel shall be developed as a PD substantially in
4 accordance with the Planned Development Plan. The Planned Development Plan shall
5 govern the development of The Parcel as a PD and shall regulate the future land use.

6 1. **Planned Development Plan.** The Planned Development Plan shall consist of
7 the Development Plan Map prepared by Peritus Civil, Inc., dated 9/16/13 and this
8 Development Agreement. The Planned Development Plan is hereby approved and
9 incorporated in this Ordinance by reference as Exhibit "B". The Planned Development
10 Plan shall be filed and retained for public inspection in the Planning Department and it
11 shall constitute a supplement to the Official Zoning Map of the City of DeLand.
12

13 2. **Amendments.** All amendments of the Planned Development Plan, other than
14 those deemed by the Planning Department to be minor amendments as set out in
15 Ordinance No. 2013-11, as amended, shall require the review and recommendation of the
16 Planning Board and action by the City Commission in the same manner as a rezoning of
17 The Parcel.
18

19 3. **Subdivision Approval.** After the Planned Development Plan is recorded, and
20 prior to any construction, including clearing and landfill, an application for a preliminary
21 plat of the area to be subdivided shall be submitted for review and approval in the manner
22 required by Article 13 of the City of DeLand Land Development Regulations, Ordinance
23 No. 2013-11, as amended.
24

25 4. **Final Site Plan Approval.** After the Planned Development Plan is recorded, and
26 prior to issuance of any permits for construction, including clearing and landfill, a Final
27 Site Plan shall be prepared and submitted for review and approval in the manner required
28 by Article 12 of the City of DeLand, Land Development Regulations Ordinance #2013-
29 11, as amended.
30

1 B. **Unified Ownership.** The Applicant or his successors shall maintain unified
2 ownership of The Parcel until after issuance of the Final Site Plan Development Order.

3

4 C. **Phases of Development.** The project shall have no phasing, both the residential and
5 office shall be constructed concurrently.

6

7 D. **Land Uses Within the PD.** The development of The Parcel shall be consistent with
8 the uses prescribed for each area within the proposed Laurel Court PD. The location and
9 size of said land use areas are shown on the Development Plan Map, Exhibit "B". The
10 following land uses shall be allowed as permitted principal uses and structures along with
11 their customary accessory uses and structures:

12

13 1. Multifamily Up to eighty-one (81) senior housing
14 units with associated amenities shall be constructed on approximately 8.33 +/-
15 acres giving an approximate density of 9.72 +/- units per acre.

16 2. Office Up to a total of 6,000 sf of office
17 space is proposed on the 0.85 acre parcel. This office space will be utilized by
18 the applicant for leasing of the proposed facility and the daily operations of
19 the Housing Authority, which shall include bookkeeping, data processing,
20 management, and employee training.

21

22 E. **Development Standards.**

23

- 24 1. Permitted Density 12 units per Acre
25 2. Minimum lot area 7,500 sf.
26 3. Minimum lot width 75 feet
27 4. Building Setbacks at Adjacent Property Lines and Right of Way
28 a. Front yard: 30 feet
29 b. Rear yard: 25 feet
30 c. Side yard: 25 feet
31 5. Building Setbacks at Interior Property Lines within PD

- 1 a. Front yard: 0 feet
- 2 b. Rear yard: 0 feet
- 3 c. Side yard: 0 feet
- 4 6. Multifamily Minimum Unit floor area: 575 sq. ft.
- 5 7. Maximum Building Coverage: 20%
- 6 8. Maximum impervious ratio for the PD is 50%. Individual lots may
- 7 exceed the 50% threshold, provided that the total ratio for the entire
- 8 PD is not exceeded.
- 9 9. Maximum Building Length: 650 feet
- 10 10. Maximum Building Height: 45 feet
- 11 11. Minimum Building Separation: 0 feet
- 12 12. Off-street parking requirements
- 13 1. Senior Multifamily Dwelling: 1.25 spaces / unit
- 14 2. Office: 1 space / 250 sf gross floor area
- 15 13. Signage requirements
- 16 The PD shall have a maximum of two (2) monument signs whose
- 17 design, size and location shall meet the requirements of Article VII
- 18 Signs in the code of Ordinances.
- 19 14. PD Perimeter Buffer at Public Right of Ways
- 20 Width of Buffer 20 Feet
- 21 Canopy 2.4 (2" DBH) per 100 LF of buffer
- 22 Understory 1.2 per 100 LF of buffer
- 23 Shrubs 12.0 per 100 LF of buffer
- 24 15. Western Buffer shall be planted in a manner to mask the existing wall
- 25 with trees 25' on center with a minimum 2" DBH.
- 26 16. Southern Buffer shall include natural areas that are adjacent to the
- 27 existing buffers from Laurel Villas. No additional planting is required
- 28 beyond that required of the tree protection area.
- 29
- 30 17. There shall be no landscaped buffers along interior property lines
- 31 within the limits of the PD.

1
2 18. Building architecture shall be consistent with the architectural features
3 depicted on the attached Exhibit C. The building shall consist of two
4 primary wings which are broken up in scale by emphasized massing
5 projections with hipped roofs between which occur recessed façade
6 elements. The Clubhouse portion shall create a varied scale with its
7 large porte-cochere and low roofs, which step back as the core becomes
8 a 3-story elevation beyond. The secondary wing, in respect to the main
9 entry, shall be pivoted at a 45-degree angle, which allows nearly half of
10 the building façade to become diminished in a natural view of the
11 property. The office shall provide a different scale by being a one-story
12 element with a porch, also breaking up the secondary wing portion.

13 a. Changes to the building architecture for permitting
14 requirements or loss due to natural disasters and or acts of God
15 shall be approved by the Technical Review Committee. New
16 building architecture must meet the requirements outlined in
17 the Development Standards for building height and length.

18
19 19. Building Colors. The colors for the building will be consistent with
20 other colors used in the adjacent Laurel Village. Specifically the colors
21 of the building will be as follows:

- 22 a. Rockwood Brown-SW 2806 Body Color
23 b. Renwick Beige-SW 2805 Body Color
24 c. China Doll-SW 7517 Body Color
25 d. Alabaster-SW 7008 Trim
26 e. Rockwood Shutter Green –SW 2809 Doors, rails, band

27 Stone accent may be used by the developer.

28
29 1. Should the paint colors be discontinued or a change is required the
30 developer may use colors having a light reflectance value (LRV) of 15 or
31 greater per the manufacturers standard.

1

2 F. **Environmental Considerations.** The location and design of the building has been
3 chosen to minimize impacts to the existing topography. A contiguous natural area (tree
4 protection area) will be provided per the Land Development Regulations. The required
5 natural area (tree protection area) for parcels may be contained on a singular parcel
6 within the PD boundary. Clearance of the underbrush within buffers or tree protection
7 areas shall be permitted as necessary to protect the public health, safety and welfare.

8

9 G. **Sewage Disposal and Potable Water.** Provision for sewage disposal and potable
10 water needs of the PD will be provided in accordance with the Comprehensive Plan,
11 Ordinance No. [REDACTED] as amended, the Land Development Regulations Ordinance No.
12 2013-11, as amended, and 10 State of Florida Administrative Code 64E-6.

13

14 H. **Stormwater Drainage.** Provision for stormwater retention shall be in accordance
15 with the Land Development Regulations Ordinance #2013-11, as amended. A master
16 stormwater treatment facility shall serve all uses in the PD.

17

18 I. **Access and Transportation System Improvements.** All access and transportation
19 system improvements shall be provided in accordance with the Land Development
20 Regulations, Ord. 13-11, as amended. The Parcel shall be developed in substantial
21 accordance with the following access and transportation system improvements:

22

23 1. **Access.** Ingress/egress for the buildings will be from two new driveway
24 connections located on E. Voorhis Ave. All other existing driveways will be
25 closed.

26 2. **Transportation System Improvements.** No offsite improvements are proposed.

27

28 J. **Internal Roadways.** The development does not have any private or public right of
29 ways. Access and parking shall be granted to all uses by the conveying of reciprocal
30 easements.

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K. Building or Property Owners Association.: No building or property association will be established for the PD. Covenants and Easements may be established by the owner to allow ingress/egress and or maintenance of the utilities and stormwater system. The applicant shall bear and pay all costs for recording all of the aforementioned documents.

With respect to the enforcement of said agreements, covenants, easements or restrictions entered into between the applicant and the owners or occupiers of property within the Laurel Court PD, the City of DeLand shall only enforce the provisions of the "Development Agreement" and City of DeLand Land Development Regulations Ordinance #2013-11, as amended, whichever is applicable, and not the private agreements entered into between the aforementioned parties.

L. Reserved

M. Reverter Provision. : The City Commission may rezone any portion of the project which has not secured a final development order on or before 5 years from the effective date of this ordinance as may be necessary or appropriate to protect adjoining properties or the public health, safety and welfare, unless the City Commission, for good cause shown, shall extend the time period indicated in this paragraph.

N. Binding Effect of Plans; Recording and Effective Date. The Planned Development Plan, including any and all amendments shall bind and inure to the benefit of the Applicant and its successor in title or interest. The Laurel Court PD zoning, provisions of the "Development Agreement," and all approved plans shall run with the land and shall be administered in a manner consistent with Article 12 of the City of DeLand Land Development Regulations Ordinance #2013-11, as amended.

This Ordinance and all subsequent amendments shall be filed with the Clerk of the Court and recorded within forty-five (45) days following execution of the document by

1 the City Commission, in the Official Records of Volusia County, Florida. One copy of the
2 document, bearing the book and page number of the Official Record in which the
3 document was recorded, shall be submitted to the Planning Department for placement in
4 the public file. The date of recording of this document shall constitute the effective date
5 of the Laurel Court PD or its subsequent amendments. The applicant shall pay all filing
6 costs for recording documents.

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13 DONE and ORDERED by the City Commission, City of DeLand, Florida, this 21st
14 day of January 2014 (mo/yr).

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17 ATTEST:

City Commission of DeLand Florida

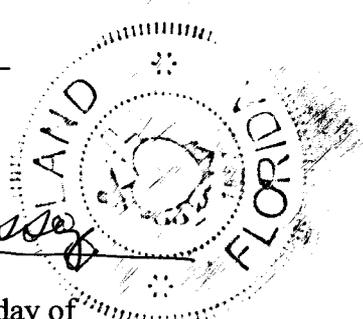
18
19
20 Michael Pleus
21 Michael Pleus
22 City Manager

23 Robert F. Apgar
24 Robert F. Apgar
25 Mayor

ATTEST:

26 STATE OF FLORIDA
27 CITY OF DELAND

Julie A. Hennessey



28 The foregoing instrument was acknowledged before me this 21st day of
29 January, 2014 (mo/yr), by Michael Pleus and Robert Apgar, as City Manager
30 and Mayor, City of DeLand, respectively, on behalf of the City of DeLand, and who are
31 personally known to me.

32
33

34 NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

[Signature]

37 Commission No. EE099155

38 My Commission Expires: 8/19/2015

39
40



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

43 WITNESSES:

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Millie Quinones

Millie Quinones, Executive Director
Applicant's Name, Title & Corporation

Applicant's Name, Title & Corporation

Owner of Property (if other than applicant)

The foregoing instrument was acknowledged before me this 28th day of
May, 2014 (mo/yr), by (Millie Quinones), who is personally
known to me ~~or who has produced~~ _____ as
identification.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

Judith A. Warensford

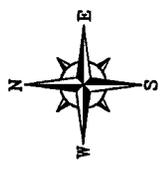
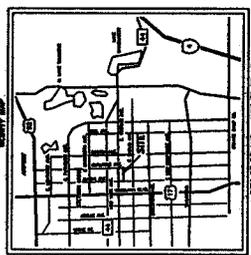
Commission No.:

My Commission Expires:



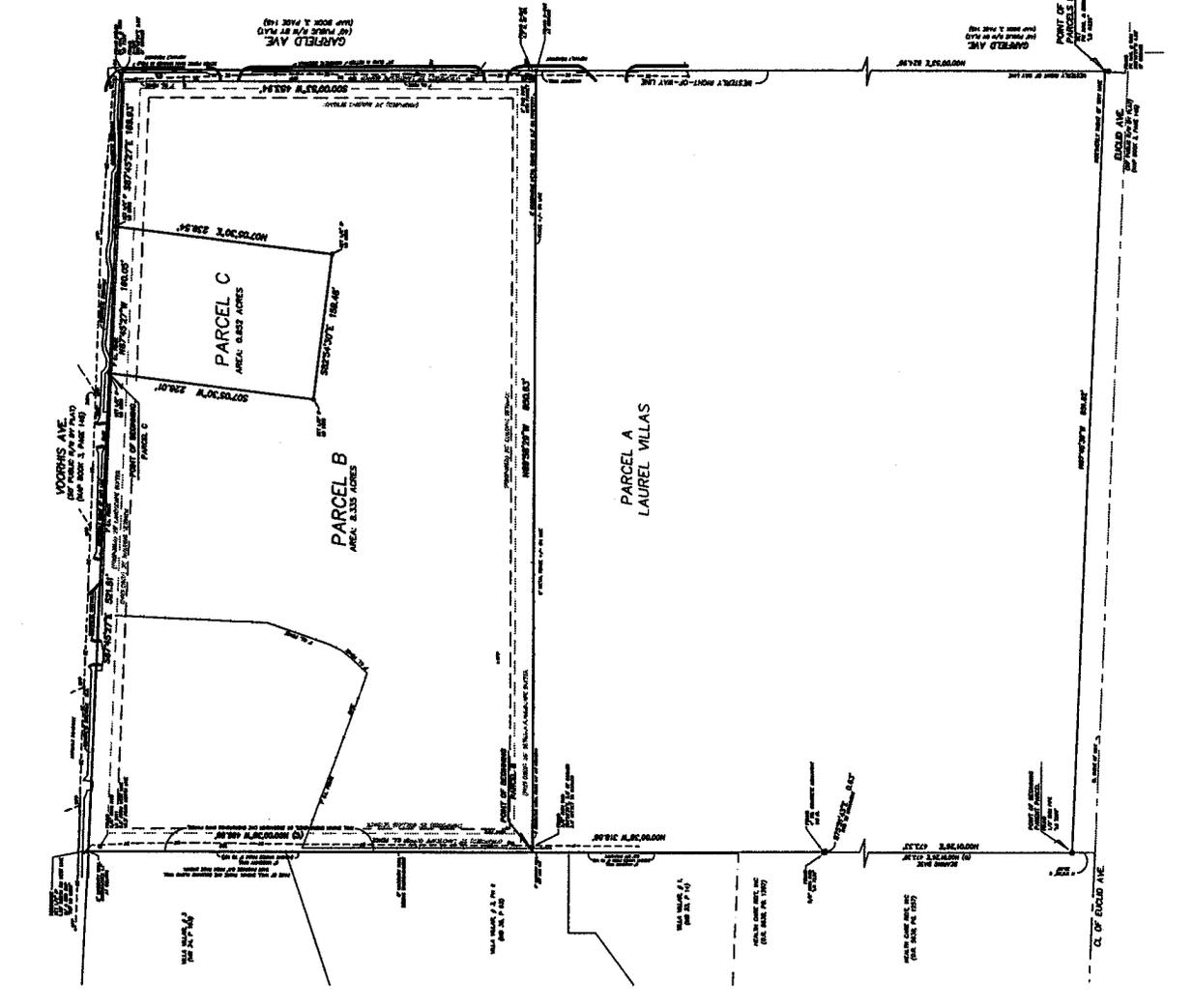
EXHIBIT "A"

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A LICENSED SURVEYOR AND LAYERS THIS DRAWING, IT IS VOID AND NOT VALID.
 PROJECT NO. 615600 B
 LAND AND ENGINEERING SURVEYS
 2075 W. UNIVERSITY BLVD., SUITE 100, TAMPA, FL 33613
 PHONE 813.977.9999 - FAX 813.977.9970
 CLIENT: PIERRE DEVELOPMENT



ADJUSTMENT TABLE

LINE NO.	BEARING	LENGTH	ADJUSTED BEARING	ADJUSTED LENGTH
1	N 89° 59' 54" W	100.00	N 89° 59' 54" W	100.00
2	S 89° 59' 54" E	100.00	S 89° 59' 54" E	100.00
3	N 89° 59' 54" W	100.00	N 89° 59' 54" W	100.00
4	S 89° 59' 54" E	100.00	S 89° 59' 54" E	100.00
5	N 89° 59' 54" W	100.00	N 89° 59' 54" W	100.00
6	S 89° 59' 54" E	100.00	S 89° 59' 54" E	100.00
7	N 89° 59' 54" W	100.00	N 89° 59' 54" W	100.00
8	S 89° 59' 54" E	100.00	S 89° 59' 54" E	100.00
9	N 89° 59' 54" W	100.00	N 89° 59' 54" W	100.00
10	S 89° 59' 54" E	100.00	S 89° 59' 54" E	100.00
11	N 89° 59' 54" W	100.00	N 89° 59' 54" W	100.00
12	S 89° 59' 54" E	100.00	S 89° 59' 54" E	100.00
13	N 89° 59' 54" W	100.00	N 89° 59' 54" W	100.00
14	S 89° 59' 54" E	100.00	S 89° 59' 54" E	100.00
15	N 89° 59' 54" W	100.00	N 89° 59' 54" W	100.00
16	S 89° 59' 54" E	100.00	S 89° 59' 54" E	100.00
17	N 89° 59' 54" W	100.00	N 89° 59' 54" W	100.00
18	S 89° 59' 54" E	100.00	S 89° 59' 54" E	100.00
19	N 89° 59' 54" W	100.00	N 89° 59' 54" W	100.00
20	S 89° 59' 54" E	100.00	S 89° 59' 54" E	100.00
21	N 89° 59' 54" W	100.00	N 89° 59' 54" W	100.00
22	S 89° 59' 54" E	100.00	S 89° 59' 54" E	100.00
23	N 89° 59' 54" W	100.00	N 89° 59' 54" W	100.00
24	S 89° 59' 54" E	100.00	S 89° 59' 54" E	100.00
25	N 89° 59' 54" W	100.00	N 89° 59' 54" W	100.00
26	S 89° 59' 54" E	100.00	S 89° 59' 54" E	100.00
27	N 89° 59' 54" W	100.00	N 89° 59' 54" W	100.00
28	S 89° 59' 54" E	100.00	S 89° 59' 54" E	100.00
29	N 89° 59' 54" W	100.00	N 89° 59' 54" W	100.00
30	S 89° 59' 54" E	100.00	S 89° 59' 54" E	100.00



MAP SHOWING AN ALTA/ACSM LAND TITLE SURVEY OF:

PARCEL B
 Parcel B is a portion of the land described in the plat of the City of Seaside, Florida, known as the 'Seaside Subdivision' and is bounded on the north by Seaside Ave, on the east by Garfield Ave, on the south by Voochris Ave, and on the west by the right-of-way of Seaside Ave. The area of Parcel B is 0.335 acres. The survey shows the boundaries of Parcel B and its location within the larger subdivision. The survey also shows the location of Parcel C, which is adjacent to Parcel B on the east. The survey was conducted on August 15, 2014, and the map was prepared on August 15, 2014.

SURVEYOR'S REPORT AND NOTES:

1. THIS IS AN ALTA/ACSM LAND TITLE SURVEY.
2. THE SURVEY WAS CONDUCTED ON AUGUST 15, 2014, AT THE LOCATION OF THE SURVEY.
3. THE SURVEY WAS CONDUCTED BY THE SURVEYOR, WHO IS A LICENSED SURVEYOR IN THE STATE OF FLORIDA.
4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF FLORIDA.
5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF FLORIDA.
6. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF FLORIDA.
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11. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF FLORIDA.
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13. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF FLORIDA.
14. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF FLORIDA.



DATE: 08/15/14
 SURVEYOR: [Name]
 LICENSE NO.: [Number]
 PROJECT NO.: 615600 B

PARCEL B (LAUREL COURT APARTMENTS)

A parcel of land being a portion of the West 1/2 of the Northeast 1/4 of Section 16, Township 17 South, Range 30 East, City of Deland, Volusia County, Florida, said parcel being more particularly described as follows:

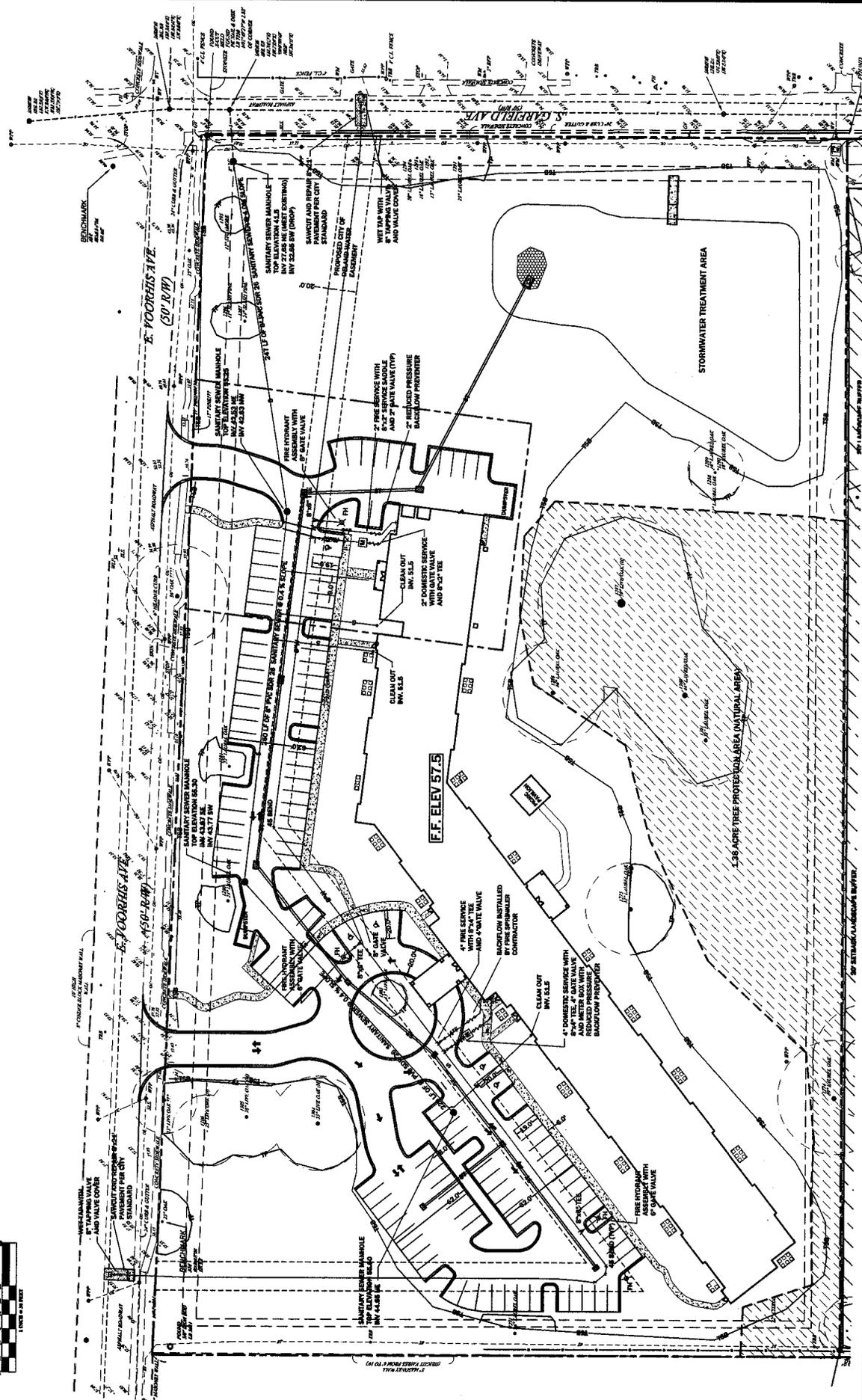
Commencing at the intersection of the Northerly right of way line of Euclid Avenue (a 50 foot right of way as now exists) and the Westerly right of way line of Garfield Avenue (a 40 foot right of way as now exists); thence North 87°45'39" West, along said Northerly right of way line of Euclid Avenue, a distance of 851.82 feet; thence North 00°01'26" East, departing said Northerly right of way line, a distance of 473.33 feet; thence South 75°51'43" East, a distance of 0.63 feet; thence North 00°00'38" West, a distance of 318.88 feet to the Point of Beginning; thence continue North 00°00'38" West, a distance of 486.88 feet to the Southerly right of way line of East Voorhis Avenue (a 50 foot right of way as now exists); thence South 87°45'27" East, along said Southerly right of way line, a distance of 521.51 feet; thence South 07°05'30" West, departing said Southerly right of way of East Voorhis Avenue, a distance of 226.01 feet; thence South 82°54'30" East, a distance of 159.48 feet; thence North 07°05'30" East, a distance of 239.54 feet, returning to the intersection with the aforementioned Southerly right of way line of East Voorhis Avenue; thence South 87°45'27" East, along said Southerly right of way line of East Voorhis Avenue, a distance of 169.93 feet to aforementioned Westerly right of way line of Garfield Avenue; thence South 00°00'53" West, along said Westerly right of way line of Garfield Avenue, a distance of 453.94 feet; thence North 89°58'29" West, departing said Westerly right of way line, a distance of 850.63 feet Point of Beginning.

PARCEL C (DELAND HOUSING AUTHORITY OFFICE)

A parcel of land being a portion of the West 1/2 of the Northeast 1/4 of Section 16, Township 17 South, Range 30 East, City of Deland, Volusia County, Florida, said parcel being more particularly described as follows:

Commencing at the intersection of the Northerly right of way line of Euclid Avenue (a 50 foot right of way as now exists) and the Westerly right of way line of Garfield Avenue (a 40 foot right of way as now exists); thence North 87°45'39" West, along said Northerly right of way line of Euclid Avenue, a distance of 851.82 feet; thence North 00°01'26" East, departing said Northerly right of way line, a distance of 473.33 feet; thence South 75°51'43" East, a distance of 0.63 feet; thence North 00°00'38" West, a distance of 318.88 feet; thence continue North 00°00'38" West, a distance of 486.88 feet to the Southerly right of way line of East Voorhis Avenue (a 50 foot right of way as now exists); thence South 87°45'27" East, along said Southerly right of way line, a distance of 521.51 feet to the Point of Beginning; thence South 07°05'30" West, departing said Southerly right of way of East Voorhis Avenue, a distance of 226.01 feet; thence South 82°54'30" East, a distance of 159.48 feet; thence North 07°05'58" East, a distance of 239.54 feet, returning to the aforementioned Southerly right of way line of East Voorhis Avenue; thence North 87°45'27" West, along said Southerly right of way line of East Voorhis Avenue, a distance of 160.05 feet to Point of Beginning.

EXHIBIT "B"



DESIGNED BY: JEM		REVISION		ISSUE		DATE BY	
DRAWN BY: JEM		NO.	DATE	NO.	DATE	NO.	DATE
CHECKED BY: JEM		DESCRIPTION		DESCRIPTION		DESCRIPTION	
APPROVED BY:							
PERITUS CIVIL, INC		LAUREL COURT SENIOR HOUSING					
1447 RIVER OF MAY		PROJECT NO. 415					
ST. AUGUSTINE, FL 32092		4 OF 12					
REGISTERED PROFESSIONAL ENGINEER		SHAWING					

EXHIBIT "C"

