

Agenda Item 8 (Quasi-Judicial Hearing)

Major Subdivision Preliminary Plat

DEV2018-043

Tomoka Town Center

STAFF REPORT

DATE: May 24, 2018

TO: Planning Board Members

FROM: Doug Gutierrez, AICP, Senior Planner

PROJECT REQUEST

A request by Robert Merrell III, Esquire, Cobb Cole, on behalf of Tomoka Pointe Housing, LP to approve the Preliminary Plat for the Tomoka Pointe Housing a part of Tomoka Town Center development located at LPGA and I-95 in Daytona Beach.

PROJECT LOCATION

The subject property is generally located on the north side of Mason Avenue and west of Williamson Blvd. The property and the adjacent Future Land Use (FLU) and Zoning classifications are more clearly illustrated in the attached maps and in the following table:

Table 1: Land Use and Zoning

	Existing Uses*	Future Land Use Designation	Existing Zoning Classification
Site	Undeveloped	Mixed Use	Planned Development-General (PD-G)
North	NADG	Mixed Use	Planned Development-General (PD-G)
South	Undeveloped	Mixed Use	Industrial Park (M4)
East	NADG Halifax Hospital Medical Center	Mixed Use	Planned Development-General (PD-G) & General Industry (M3)
West	NADG	Mixed Use	Planned Development-General (PD-G)

A development order approving a Major Subdivision Preliminary Plat authorizes the submittal of an application for approval of a Final Plat for the subdivision or an approved phase of the subdivision, in accordance with the Land Development Code (LDC). The proposed Major Subdivision Preliminary Plat (*Attachment A*) will allow the applicant to move forward with the Final Plat approval process, which is required before the subdivision of land (whether improved or unimproved). The proposed Preliminary Plat is consistent with the Tomoka Town Center PD-

G zoning of the property, which was approved by the City Commission in February 1, 2017 (Ordinance 17-42).

The Preliminary Plat includes area containing 17.74± acres within the 118± acres of the Tomoka Town Center Planned Development. Staff has reviewed the proposed plat and offers no objections. The applicant has submitted concurrent Final Plat application that will require City Commission review and approval.

PROJECT ANALYSIS

The purpose of a Subdivision Plat is to provide a uniform means for the approval of divisions of land and to ensure, in conjunction with Article 7 of the LDC (Subdivision and Infrastructure), that subdivisions promote the health, safety, convenience, order, prosperity, and welfare of the present and future inhabitants of the city by:

- a) Providing for the orderly growth and development of the city;
- b) Coordinating streets and roads within proposed subdivisions with the city's street system and transportation plans, and with other public facilities;
- c) Providing rights-of-way for streets and utility easements;
- d) Avoiding congestion and overcrowding, and encouraging the proper arrangement of streets in relation to existing or planned streets;
- e) Ensuring there is adequate open space and recreation facilities to serve development; and
- f) Ensuring there is proper recordation of landownership or property owner association records, where applicable.

Major Subdivision Preliminary Plat Review Standards

An application for a Major Subdivision Preliminary Plat shall be approved only on a finding there is competent substantial evidence in the record that the proposed subdivision and associated development complies with:

- i. The standards in Article 7: Subdivision and Infrastructure;
- ii. Applicable standards in Article 6: Development Standards;
- iii. All other applicable standards in this Code;
- iv. All requirements or conditions of any prior applicable development orders; and
- v. All other applicable City regulations.

As determined by the City's Technical Review Team (TRT), the proposed Major Subdivision Preliminary Plat is in compliance with the subdivision requirements of the Land Development Code.

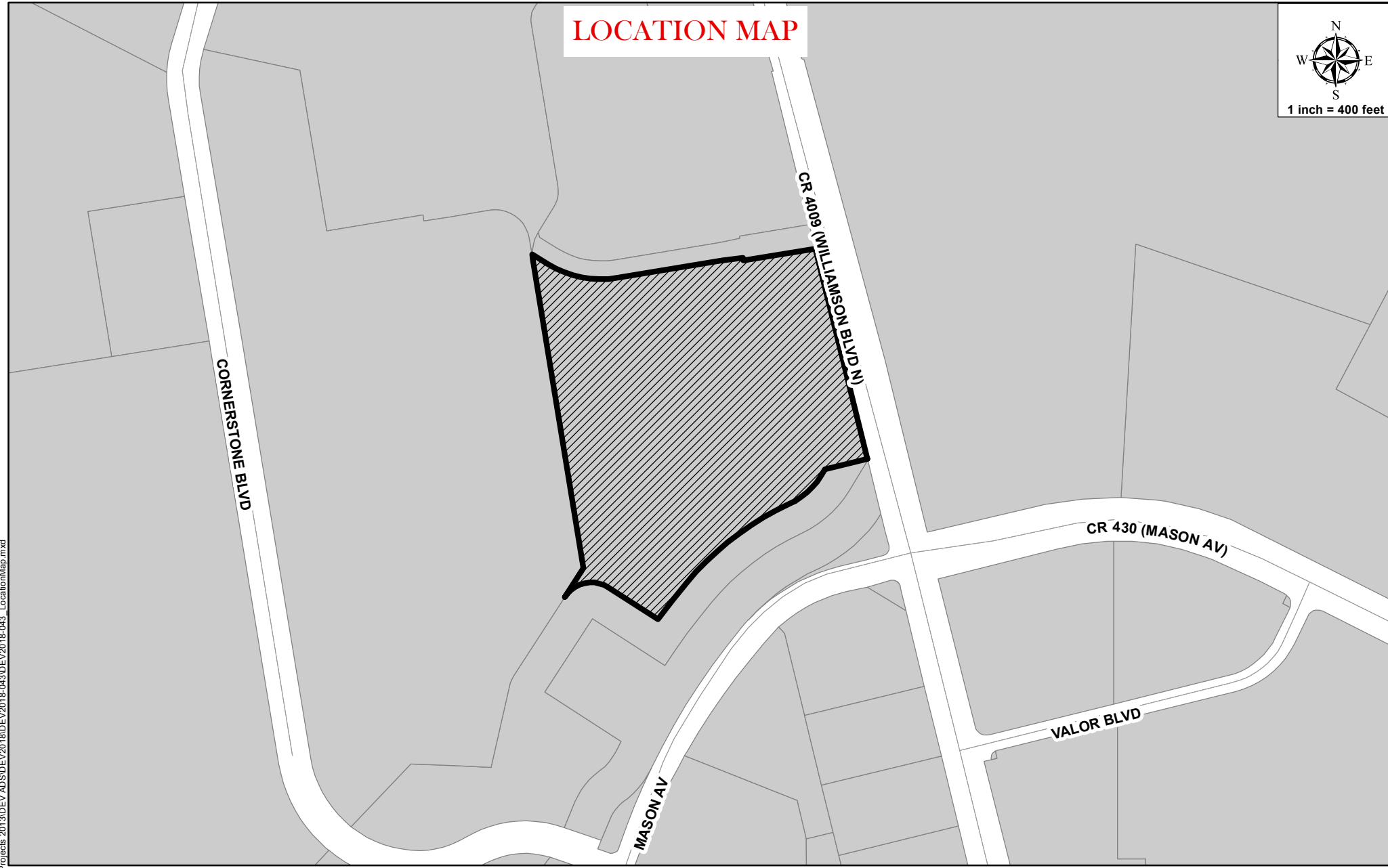
Major Subdivision Preliminary Plat plans must be approved by the Planning Board as well as the City Commission. A development order approving a Major Subdivision Preliminary Plat authorizes the submittal of an application for approval of a Final Plat for the subdivision or an approved phase of the subdivision. Final Plats require approval from the City Commission only. The Final Plat empowers the subdivision of land; however it does not act as a site plan approval.

A development order approving a Major Subdivision Preliminary Plat shall automatically expire if an application for approval of a Final Plat for the subdivision, or an approved phase of the subdivision, is not submitted within two years after the date of the development order, or an extension of this time period that is authorized in accordance with the LDC.

RECOMMENDATION

Staff recommends approval of the Major Subdivision Preliminary Plat request. A majority vote of the Planning Board members present and voting are required to recommend approval to the City Commission.

LOCATION MAP



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DEV2018-043 MAJOR PRELIMINARY PLAT LOCATION MAP

City of Daytona Beach Map disclaimer:
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AERIAL MAP



1 inch = 400 feet



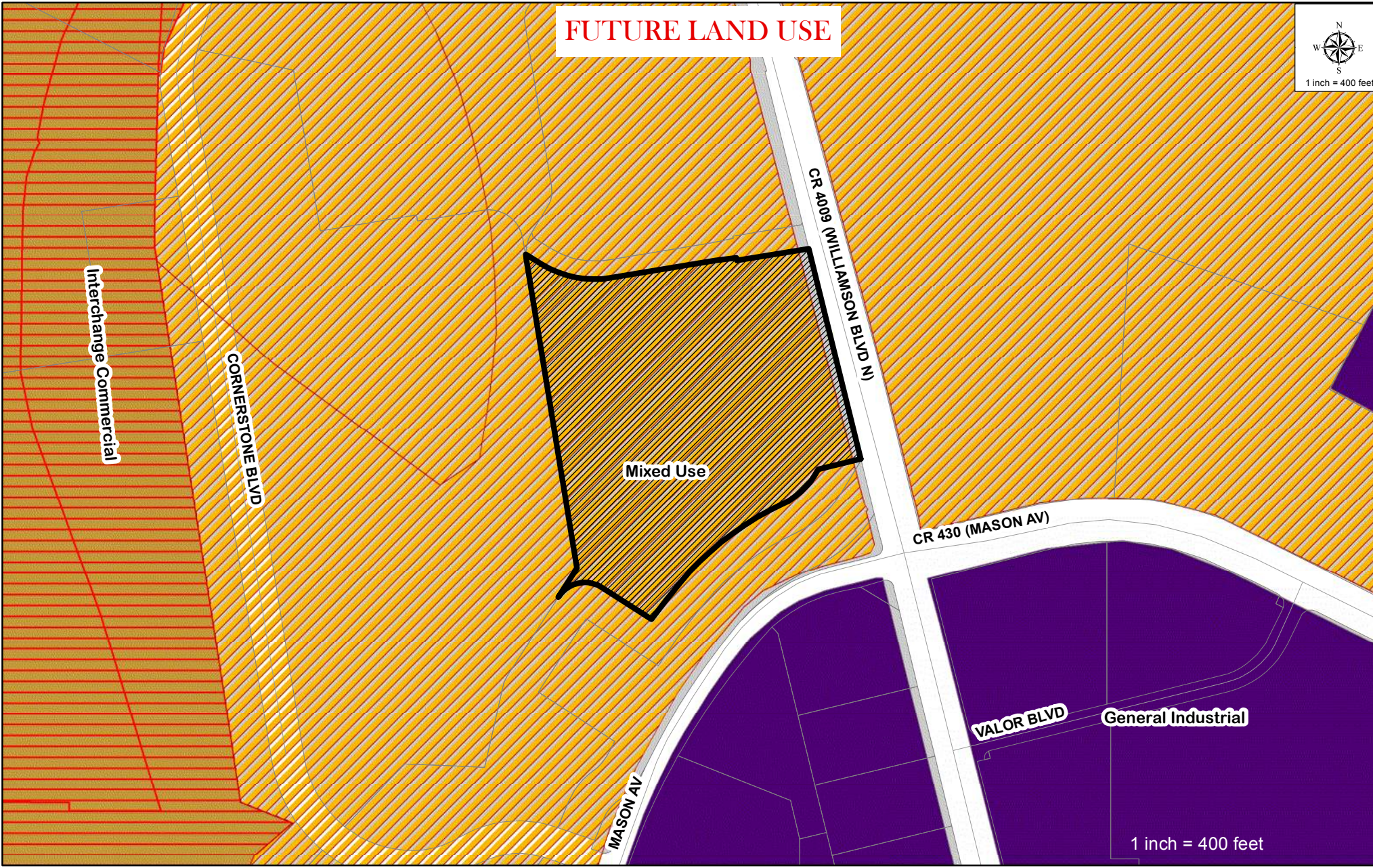
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DEV2018-043 MAJOR PRELIMINARY PLAT AERIAL MAP

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FUTURE LAND USE



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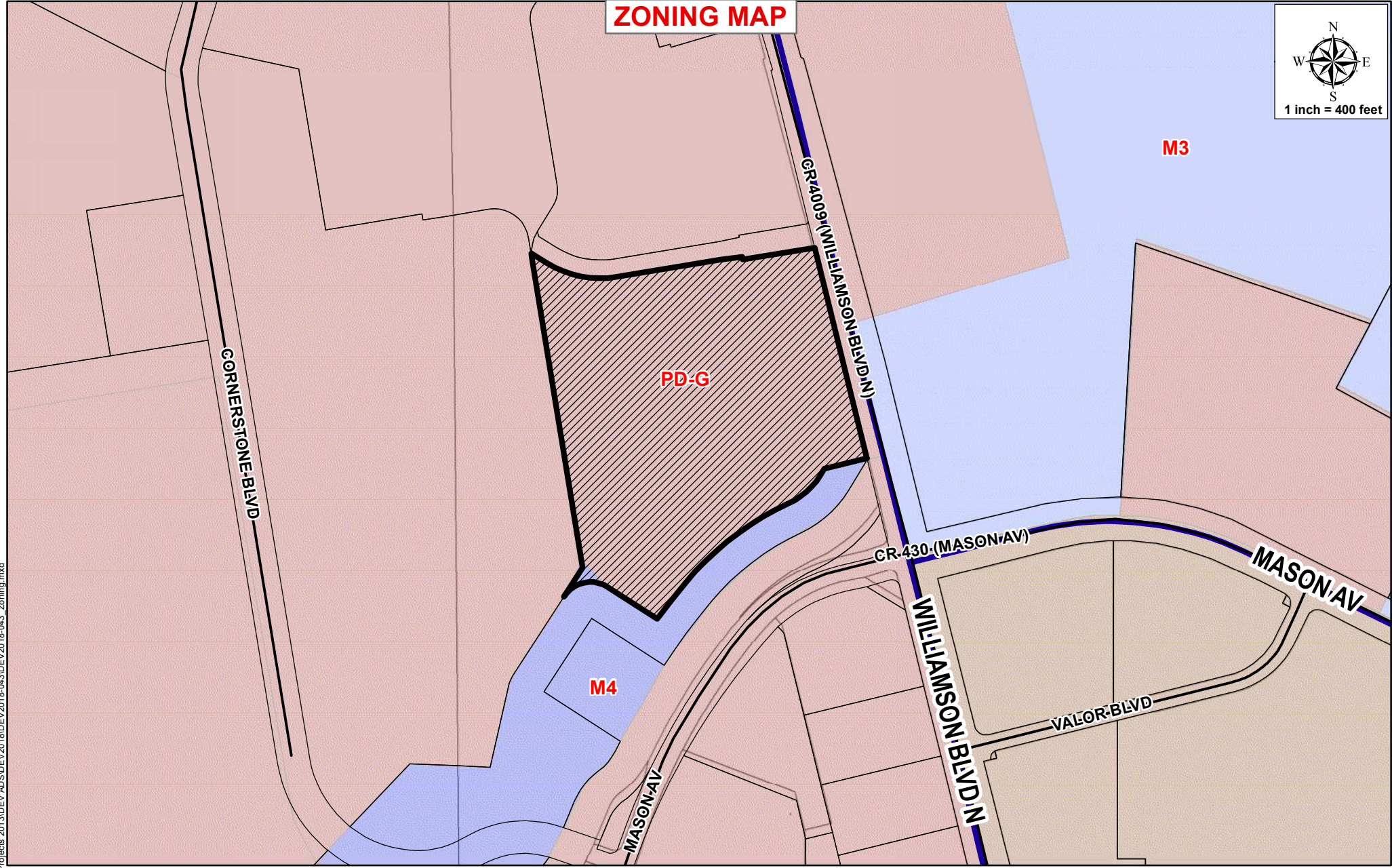
DEV2018-043 MAJOR PRELIMINARY PLAT FUTURE LAND USE MAP

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ZONING MAP



1 inch = 400 feet



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DEV2018-043 MAJOR PRELIMINARY PLAT ZONING MAP

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TOMOKA TOWN CENTER PARCEL B PARTIAL REPLAT

BEING A PORTION OF PARCEL B, TOMOKA TOWN CENTER, AS RECORDED IN PLAT BOOK 57, PAGES 127-135, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING IN SECTION 10, TOWNSHIP 15 SOUTH, RANGE 32 EAST, CITY OF DAYTONA BEACH, 01 VOLUSIA COUNTY, FLORIDA

PLAT BOOK: __ PAGE: __

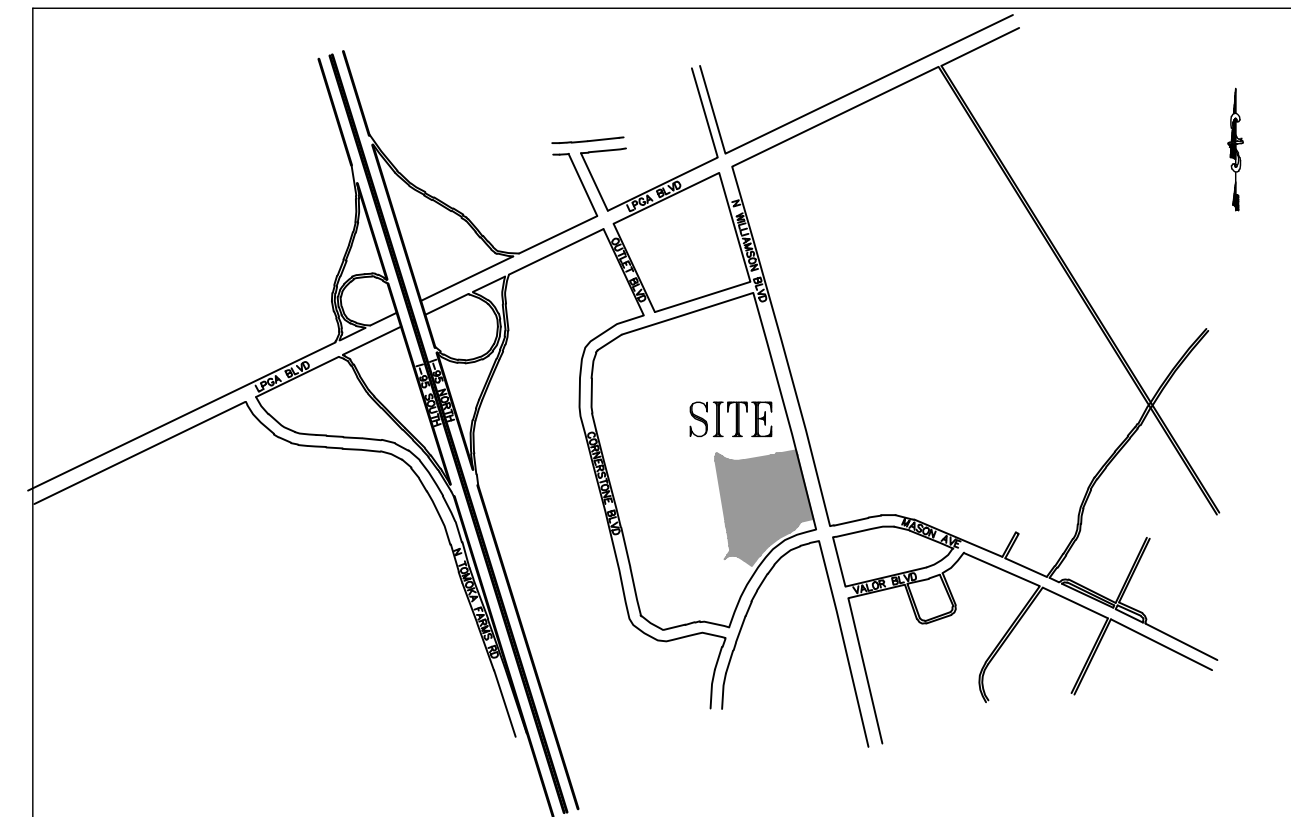
DESCRIPTION

A PORTION OF PARCEL B, TOMOKA TOWN CENTER, AS RECORDED IN PLAT BOOK 57, PAGES 127 THROUGH 135, INCLUSIVE, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING IN SECTION 10, TOWNSHIP 15 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHEAST CORNER OF SAID PARCEL B; THENCE RUN ALONG THE BOUNDARY OF SAID PARCEL B THE FOLLOWING EIGHT (8) COURSES: 578'06"18"W, 135.07 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 232.00 FEET, A CENTRAL ANGLE OF 38'37"06" AND A CHORD BEARING S45'52'25"W, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 156.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 898.00 FEET AND A CENTRAL ANGLE OF 25'28"00"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 399.14 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE HAVING A RADIUS OF 2310.20 FEET AND A CENTRAL ANGLE OF 03'34"15"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 143.98 FEET; THENCE N57'07"41"W, 180.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 98.00 FEET AND A CENTRAL ANGLE OF 90'00"00"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 153.94 FEET; THENCE N25'27'95", 106.59 FEET; THENCE N09'21"14"W, 963.70 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 40'38"00"; THENCE DEPART THE BOUNDARY OF SAID PARCEL B NORTHERLY ALONG THE ARC OF SAID CURVE, 88.65 FEET; THENCE S15'15"48"E, 20.56 FEET; THENCE S88'24"10"E, 65.11 FEET TO BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 254.00 FEET, AND A CENTRAL ANGLE OF 40'56"37"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, 181.51 FEET; THENCE N80'39"13"E, 326.90 FEET; THENCE N78'53'29"E, 64.91 FEET; THENCE N09'20'47"W, 8.00 FEET; THENCE N80'39"13"E, 211.49 FEET; THENCE N33'22'48"E, 8.14 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID WILLIAMSON BOULEVARD; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE S13'53'37"E, 748.83 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES

- 1) "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 2) DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- 3) BEARING STRUCTURE BASED ON NAD 83 FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, WITH THE BEARING ON THE WESTERLY RIGHT OF WAY LINE OF WILLIAMSON BOULEVARD BEING S13'53'37"E.
- 4) DENOTES PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT STAMPED PRM LB 3019.
 DENOTES NAIL & CAP SET STAMPED PRM LB 3019.
- 5) UTILITIES IN UTILITY EASEMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO, PUBLIC UTILITIES, NATURAL GAS, ELECTRIC (INCLUDING FLORIDA POWER & LIGHT CO.), TELEPHONE, CABLE TV, ALL RIGHTS, DUTIES AND OBLIGATIONS RELATED TO THAT PERPETUAL, NONEXCLUSIVE EASEMENT RECORDED AT BK 4256, PG 4709 SHALL BE AS PROVIDED IN SAID DOCUMENT.
- 6) ALL PLATTED EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGE. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 7) THE UTILITY EASEMENTS REFERENCED ABOVE AND DEPICTED AS SHOWN HEREON ARE GRANTED AND CONVEYED TO ANY PUBLIC OR PRIVATE UTILITY AND ARE SEVERABLE, NON-EXCLUSIVE EASEMENTS GRANTING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR UNDERGROUND PUBLIC UTILITY SYSTEMS (INCLUDING WIRES, CABLES, CONDUITS, AND ABOVE GROUND APPURTENANT EQUIPMENT UNLESS OTHERWISE INDICATED).
- 8) ALL LINES INTERSECTING CURVES ARE RADIAL, UNLESS SHOWN AS NON-RADIAL AND NOTED (NR)
- 9) COORDINATE VALUES SHOWN HEREON BASED UPON FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE) NAD 83 DATUM.
- 10) NOTE: ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT OR METER ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY. ALL MEASUREMENTS SHALL USE THE 39.37/12=3.28083333333 EQUATION FOR CONVERSION FROM A U.S. FOOT TO METERS.
- 11) TOTAL NUMBER OF LOTS =1
- 12) PER F.S. 177.081(3) "WHEN A TRACT OR PARCEL OF LAND HAS BEEN SUBDIVIDED AND A PLAT THEREOF BEARING THE DEDICATION OF THE OWNERS OF RECORD AND MORTGAGEES HAVING A RECORD INTEREST IN THE LANDS SUBDIVIDED, AND WHEN THE APPROVAL OF THE GOVERNING BODY HAS BEEN SECURED AND RECORDED IN COMPLIANCE WITH THIS PART, ALL STREETS, ALLEYS, EASEMENTS, RIGHTS OF WAY, AND PUBLIC AREAS SHOWN ON SUCH PLAT, UNLESS OTHERWISE STATED, SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR THE USES AND PURPOSES THEREON STATED. HOWEVER, NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON ANY GOVERNING BODY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS EXCEPT WHEN THE OBLIGATION IS VOLUNTARILY ASSUMED BY THE GOVERNING BODY"
- 13) THE PROPERTY DESCRIBED IN THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR TOMOKA TOWN CENTER AS RECORDED IN OFFICIAL RECORDS BOOK 7185, PAGE 1 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS FURTHER AFFECTED BY THAT CERTAIN FIRST AMENDMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7201, PAGE 3102, SAID PUBLIC RECORDS.
- 14) THE PROPERTY IN THIS PLAT IS PART OF THE TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED PURSUANT TO THAT CERTAIN NOTICE OF ESTABLISHMENT OF THE TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 7129, PAGE 4473, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- 15) TRACT A IS A PRIVATE DRIVE WITH RIGHTS AND PRIVILEGES DEFINED UNDER SEPARATE DOCUMENTATION TO BE DRAFTED AT A LATER DATE. TRACT A IS NOT DEDICATED NOR OTHERWISE CONVEYED TO THE PUBLIC NOR TO THE CITY OF DAYTONA BEACH AND NOTHING CONTAINED HEREIN SHALL CREATE AN OBLIGATION OR RESPONSIBILITY OF THE CITY OF DAYTONA BEACH TO CONSTRUCT, REPAIR OR MAINTAIN IMPROVEMENTS LOCATED WITHIN TRACT A.
- 16) THE CITY OF DAYTONA BEACH SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY COMMON AREAS OR EASEMENTS AND SUCH COMMON AREAS AND EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE _____ PROPERTY OWNERS ASSOCIATION, INC.
- 17) THE DRAINAGE EASEMENTS SHOWN ON THE PLAT ARE CONVEYED TO THE CITY OF DAYTONA BEACH FOR THE PURPOSE OF CONVEYING AND STORING STORMWATER FROM THE PUBLIC RIGHT-OF-WAY. THE EASEMENT RIGHTS INCLUDE THE RIGHT TO CONVEY SUCH STORMWATER THROUGH ANY UNDER DRAINS INSTALLED BY THE PROPERTY OWNER WITHIN THESE EASEMENTS. THE RIGHTS GRANTED HEREIN WILL NOT BE DEEMED TO BE AN OBLIGATION ON THE CITY'S PART TO PROVIDE SUCH MAINTENANCE OR REPAIR, IN ACCORDANCE WITH PARAGRAPHS A AND B OF SECTION 7.2.M.8. OF THE CITY OF DAYTONA BEACH LAND DEVELOPMENT CODE, AS AMENDED, THE PROPERTY OWNER WILL REMAIN RESPONSIBLE FOR MAINTENANCE AND REPAIR OF SUCH DRAINAGE STRUCTURES AND FACILITIES, INCLUDING ANY UNDER DRAINS, AND THE CITY OF DAYTONA BEACH WILL HAVE THE RIGHT TO PERFORM MAINTENANCE ACTIVITY AT THE COST OF THE PROPERTY OWNER UNDER THE CIRCUMSTANCES DESCRIBED THEREIN.



VICINITY MAP
1"=1500'

LEGEND	
Δ	DELTA OR CENTRAL ANGLE
R	RADIUS
AL	ARC LENGTH
CB	CHORD BEARING
C	CHORD LENGTH
LB	LICENSED BUSINESS
LS	LAND SURVEYOR
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
CA	COMMON AREA
U.E.	UTILITY EASEMENT

PREPARED BY:
SLIGER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 3921 NOVA ROAD
 PORT ORANGE, FL 32127
 (386) 761-5385
 LICENSED BUSINESS CERTIFICATION NO. 3019

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT TOMOKA POINTE HOUSING, LP, A DELAWARE LIMITED PARTNERSHIP, BEING THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN ON THE ATTACHED PLAT, ENTITLED, "TOMOKA TOWN CENTER PARCEL B PARTIAL REPLAT", LOCATED IN THE CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA, DOES HEREBY DEDICATE SAID REAL PROPERTY FOR PROPER PURPOSES AND USES AND DEDICATE OTHER INTERESTS AS SET FORTH IN THIS PLAT.

IN WITNESS WHEREOF, TOMOKA POINTE HOUSING, LP HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2018

SIGNED AND SEALED IN THE PRESENCE OF:

PRINT NAME _____ TOMOKA POINTE HOUSING, LP
 BY: TOMOKA POINTE HOUSING, LLC, ITS GENERAL PARTNER
 BY: EASTWIND INVESTORS, LLC, ITS MANAGER
 BY: JOHN F. WEIR, MANAGER
 ATTESTED BY: _____
 PRINTED NAME _____

NOTARY PUBLIC:

STATE OF FLORIDA, COUNTY OF VOLUSIA

I HEREBY CERTIFY THAT ON THIS DAY BEFORE ME PERSONALLY APPEARED JOHN F. WEIR, MANAGER OF EASTWIND INVESTORS, LLC, MANAGER OF TOMOKA POINTE HOUSING, LLC, GENERAL PARTNER OF TOMOKA POINTE HOUSING, LP, AND _____ AS _____ ON BEHALF OF THE TOMOKA POINTE HOUSING, LP WHO EXECUTED THE FOREGOING INSTRUMENT AND THEY ARE KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION. THIS ____ DAY OF _____, 2018.

PRINTED NAME _____ SEAL
 MY COMMISSION EXPIRES _____
 STATE OF FLORIDA

JOINER AND CONSENT TO DEDICATION:

BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA FOR PROFIT CORPORATION HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE PROPERTY SHOWN AND DESCRIBED ON THE ATTACHED PLAT ENTITLED, "TOMOKA TOWN CENTER PARCEL B PARTIAL REPLAT", LOCATED IN THE CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA, AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION SHOWN ON THE PLAT OF LANDS DESCRIBED HEREIN AND AGREES THAT ITS MORTGAGE AS RECORDED IN OFFICIAL RECORD BOOK _____ PAGE _____ PUBLIC RECORDS OF _____ SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS CORPORATE NAME AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS DULY AUTHORIZED OFFICERS THIS ____ DAY ____ OF 20____.

SIGNED AND SEALED IN THE PRESENCE OF:

PRINTED NAME _____ BRANCH BANKING AND TRUST COMPANY,
 A NORTH CAROLINA FOR PROFIT CORPORATION
 BY _____
 PRINTED NAME _____
 PRINTED NAME _____ TITLE _____

NOTARY PUBLIC:

STATE OF FLORIDA
 COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, BY _____ AS _____ OF BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND HAS _____ HAS NOT _____ TAKEN AN OATH.

NOTARY PUBLIC MY COMMISSION EXPIRES:
 STATE OF FLORIDA AT LARGE TITLE/RANK
 COMMISSION NUMBER:

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON FEBRUARY ____ 20____ THE SURVEY WAS COMPLETED OF THE LANDS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED; THAT SAID PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA.

J.E. ZAPERT P.L.S.No. 4046 STATE OF FLORIDA DATE _____
 SLIGER & ASSOCIATES, INC. L.B.No. 3019
 3921 NOVA ROAD
 PORT ORANGE, FLORIDA 32127

CERTIFICATE OF APPROVAL BY THE CITY OF DAYTONA BEACH MANAGER

THIS IS TO CERTIFY THAT ON _____ THIS PLAT WAS APPROVED BY THE CITY OF DAYTONA BEACH, FLORIDA

CITY MANAGER _____

CERTIFICATE OF APPROVAL BY THE CITY OF DAYTONA BEACH ENGINEER

THIS IS TO CERTIFY THAT ON _____ THIS PLAT WAS APPROVED.

CITY ENGINEER _____

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD

ON _____, AT _____

CLERK OF THE CIRCUIT COURT FILE NUMBER _____
 IN AND FOR VOLUSIA COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL BY THE CITY OF DAYTONA BEACH SURVEYOR

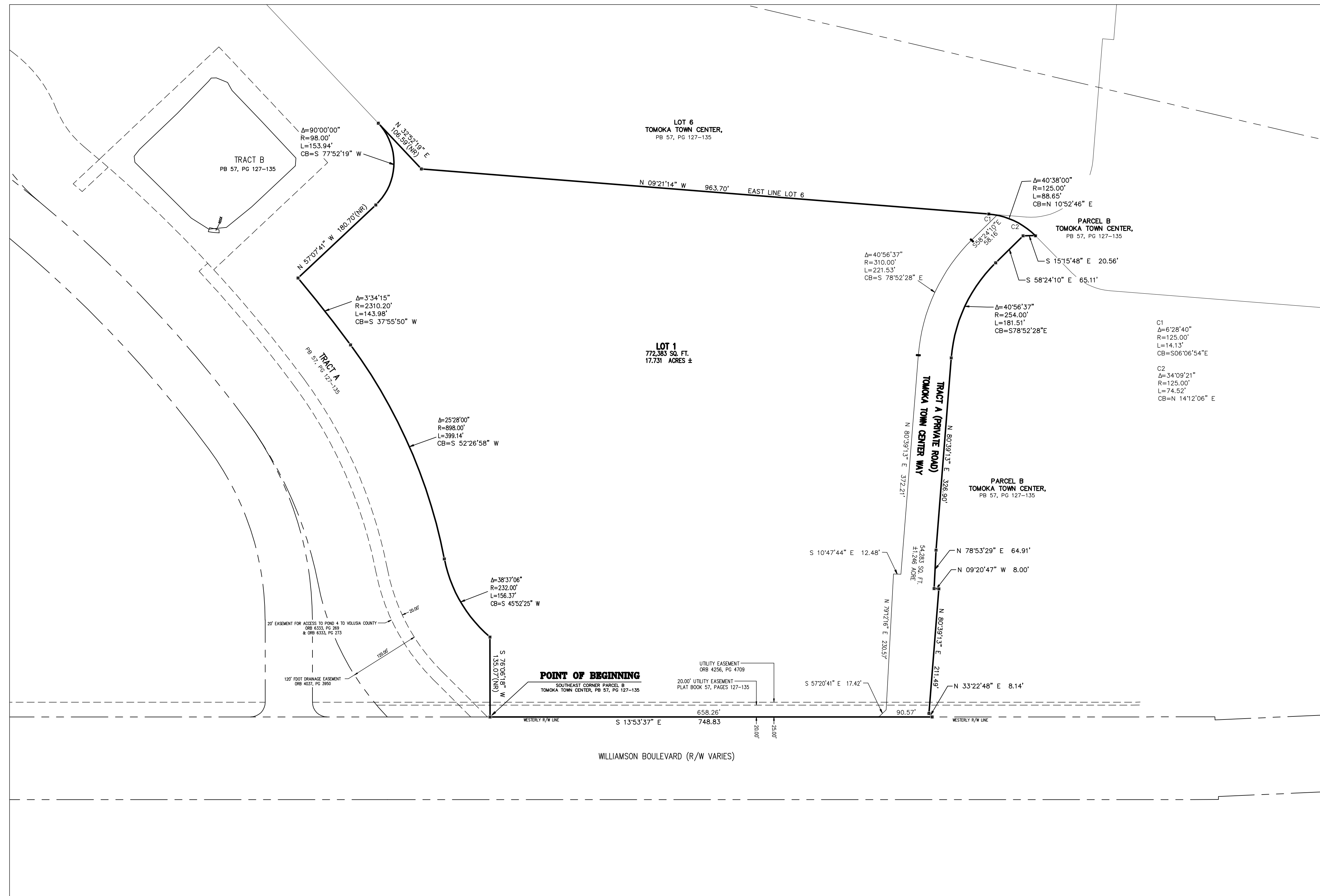
I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND IT CONFORMS TO CHAPTER 177, FLORIDA STATUTES.

DATE _____
 PROFESSIONAL SURVEYOR & MAPPER # _____

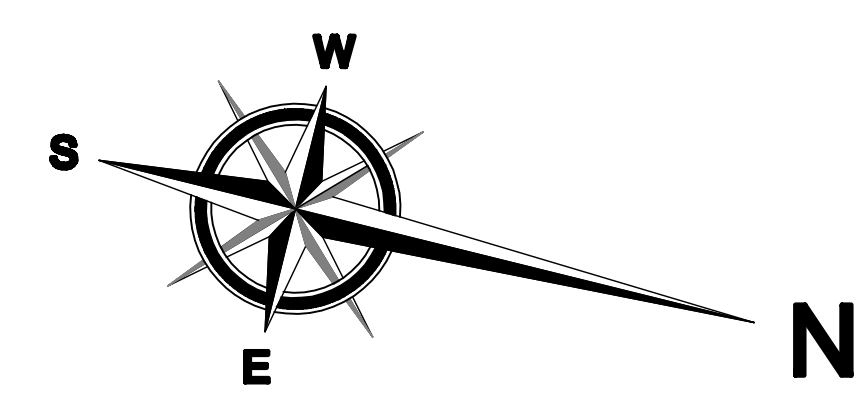
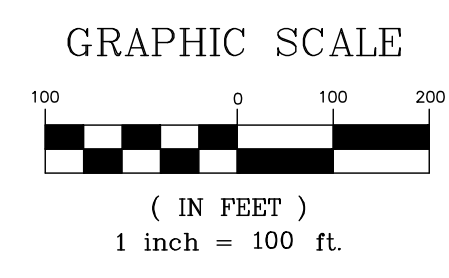
TOMOKA TOWN CENTER PARCEL B PARTIAL REPLAT

PLAT BOOK: __ PAGE: __

BEING A PORTION OF PARCEL B, TOMOKA TOWN CENTER, AS RECORDED IN PLAT BOOK 57, PAGES 127-135, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING IN SECTION 10, TOWNSHIP 15 SOUTH, RANGE 32 EAST, CITY OF DAYTONA BEACH, 01 VOLUSIA COUNTY, FLORIDA



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ORB	OFFICIAL RECORDS BOOK
PG	PAGE
C.A.	COMMON AREA
U.E.	UTILITY EASEMENT



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△	DENOTES NAIL & CAP SET STAMPED PRM LB 3019.
	DENOTES PC / PT

PREPARED BY:

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PROFESSIONAL LAND SURVEYORS

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LICENSED BUSINESS CERTIFICATION NO. 3019