CITY OF DELAND
REGULAR MEETING OF THE CITY COMMISSION
JULY 7, 2025 AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

INVOCATION-Pastor Mose Hawkins, No Limit Praise Tabernacle

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

1. Introduction of New Police Officer-Zachery Whigham.

2. Fire Engineer Promotions-Trent Sanders, Josh Brown, Justin Pacifico.

CONSENT AGENDA

1. Resolution Approving Final Plat, Plum Tree Townhomes, Located at 613 West Indiana Avenue.

   This is a request for approval of a final subdivision plat for Plum Tree Townhomes, which includes 15 townhome lots.

2. Consideration re Contract Amendment for School Resource Officers.

   It is recommended the City Commission approve the SRO Agreement.

3. Consideration re Timmons Group Agreement for Professional Services, Geographic Information System (GIS) Utility Network Migration.

   Staff recommends that the City Commission approve Timmons Group Geospacial Solutions professional services contract for GIS Utility Network Migration Phase 1 in the amount of $52,360.00.

4. Consideration re RFP Ranking, Award of Contract to I2 Visual Inc. for Earl Brown Park Signs.

   Staff recommends that the Commission approve Staff's recommended ranking of the respondents to the RFP for the Earl Brown Park Signs and award a contract to I2 Visual Inc. to reconstruct six existing signs and construct three new signs throughout the Earl Brown Park complex including graphic displays for the sign on Woodland Blvd. and Hubbard Ave. and an additional sign in the Alabama Ave. median south of Euclid Ave. for a total award of $151,470. Staff also requests that the Commission consider if it desires to adjust the name of the David E. Disney Tennis Center to reflect its use for pickleball.

5. Consideration re Lease Agreement, 6th Congressional District of Florida Office Space.

   Approve the lease agreement with the 6th Congressional District of Florida for office space.

6. Resolution Approving Amendment #1 to FDOT Public Transportation Grant Agreement Award for Construction of NON_AIP Eligible Items for the West Apron Rehab Project.

   Staff recommends that the City Commission accept amendment #1 to the FDOT PTGA Number 447565-3-94-01 and also approve the accompanying resolution authorizing the Mayor-Commissioner to execute the grant on behalf of the City of DeLand.

7. Resolution Approving CPI Adjustment to Solid Waste and Recycling Rates.

   The solid waste contract with GFL provides for a CPI adjustment based upon the garbage and trash collection in U.S. city average of the CPI index for all urban consumers (CPI-U). The change this year equates to 4.7%. Since this year's increase did not exceed 6% the max allowable reverts back to 3%. This increase would take effect October 1, 2025.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

OLD BUSINESS

1. Request to Continue First Reading of Ordinance Annexing ±10.64 Acres of Property, Located at 1290 West Plymouth Avenue (Delaney Trinity Reserve).

   Request to continue to the August 4, 2025, City Commission Meeting.

2. Request to Continue First Reading of Ordinance Changing the Land Use for Approximately ±10.14 Acres of Property, Located at 1290 West Plymouth Avenue, from Volusia County Urban Low Intensity (ULI) to City of DeLand Medium Density Residential (MDR).

   Request to continue to the August 4, 2025, City Commission Meeting.

3. Request to Continue the First Reading of Ordinance Changing the Zoning for ±10.14 Acres of Property, Located at 1290 West Plymouth Avenue, from Volusia County A-3 and A-3A to City of DeLand Planned Development (Delaney Trinity Reserve Planned Development).

   Request to continue to the August 4, 2025, City Commission Meeting.

NEW BUSINESS

1. Resolution Approving the Preservation Assessment and Recommended Action for One Historic Tree Located at 115 E Lake Victoria Circle.

   The Applicant, Victoria Park Homeowners Association, has requested that one historic tree located at 115 East Lake Victoria Circle be allowed to be removed.

2. Resolution Approving the Preservation Assessment and Recommended Action for One Historic Tree Located at 1729 South Woodland Boulevard.

   The Applicant, Parks Toyota of DeLand, has requested that one historic tree located at 1729 South Woodland Boulevard be allowed to be removed.

3. First Reading of Ordinance Amending Section-33-27.05 Low Intensity Agriculture, and Creating a New Section, 33-27.06 Urban or Backyard Chickens.

   First Reading of Ordinance Amending Land Development Regulations related to Urban Chickens.

4. Consideration re Special Event Policy Update.

   Consideration of updates to the Special Event Policy.

CITY COMMISSION REPORTS

1. Report re Elected Officials Round Table.
2. Report re Volusia-Flagler TPO.
3. Report re River of Lakes Heritage Corridor.

CITY MANAGER REPORT

CITY ATTORNEY REPORT

CITY CLERK REPORT

CITY COMMISSION

ADJOURNMENT

The DeLand City Commission holds its regular meetings on the first and third Mondays of each month at 7:00 p.m. in the DeLand City Commission Chambers, 120 South Florida Avenue, DeLand. Notice of special meetings, workshops, changes in dates, times or locations are provided by separate Public Notices, which are posted at City Hall and on the City's web site.

The City of DeLand may take action on any matter during this meeting, including items that are not set forth within this agenda.

Public participation is encouraged on any matter on the agenda. If you desire to be recognized by the Mayor, please fill out a Speaker's Card and present it to the City Clerk.

Minutes of the DeLand City Commission meetings are not transcribed verbatim. If any person decides to appeal a decision made by the City Commission with respect to any matter considered at a public meeting or hearing, he/she will need a record of the proceedings including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made by a court reporter, at the person's own expense.

In accordance with the American Disabilities Act, persons needing a special accommodation in order to participate in the proceedings should notify the City Clerk's Office at least 48 hours in advance of the meeting: 626-7132.

Assisted Listening System receivers are available for the hearing impaired, and can be obtained from the City Clerk.

If you wish to obtain information regarding the City Commission's Agenda, please call the City Clerk's Office: 626-7132.

We respectfully request that all pagers and cell phones be turned OFF during City Commission meetings.

Electronic Information! City Commission agendas and short form minutes are now available on the City's web page: www.deland.org.

CITY OF DELAND
Request for Commission Action
July 7, 2025

SUBJECT: Resolution Approving Final Plat, Plum Tree Townhomes, Located at 613 West Indiana Avenue.

DEPARTMENT: Planning

PREPARED BY: Carol Kuhn, Planning Director, Sam Nelson, Planner 1

ATTACHMENTS: Resolution, Plat for City Commission - FSB24-025, Boundary Survey - FSB24-025, Staff Report -FSB24-025 - Plum Tree Townhomes, Approved Preliminary Plat - PSB21-105, School Concurrency Letter, FSB24-025 Zoning Aerial, FSB24-025 Zoning Map

APPROVED BY: Michael Grebosz, Asst. City Manager, June 27, 2025

SUMMARY/HIGHLIGHT:

The applicant, Mimeca Construction Group LLC, is seeking approval of a Final Plat for 15 townhome lots, stormwater tracts, tree protection areas and right of way at 613 West Indiana Avenue. All lots in the proposed plat meet the minimum dimensions and lot area standards set forth in the R-12 zoning district. The maximum impervious coverage requirement is exceeded on the individual townhome lots, but is met for the project area as a whole. Staff reviewed the application for consistency with the approved preliminary plat (PSB21-105). On March 21, 2024, the Technical Review Committee recommended that the Final Plat be forwarded on to the City Commission meeting, once all comments were satisfied, including those from the City Attorney and City Surveyor.

All comments have been satisfactorily addressed.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Institute Smart Growth Principles - Community Consistent Growth.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

Recording of the final plat will allow for the individual lots and homes to be entered into the City's tax revenue.

RECOMMENDATION:

It is recommended that the City Commission approve the Final Plat for Plum Tree Townhomes, incorporating the project-wide impervious area calculation approved at the time of the Preliminary Plat.

BACKGROUND/DISCUSSION:

The applicant, Mimeca Construction Group LLc., has submitted an application for the review and approval of a final plat, Plum Tree subdivision. The subject property, containing 1.36 acres, is located at 613 W. Indiana

Ave., at the southwest corner of W. Rich Ave. and N. Orange Ave. The applicant is developing the subject property into a 15-lot townhome subdivision. All lots in the proposed subdivision meet the minimum dimensions and lot area standards for townhomes in the existing R-12 zoning district. The northeastern corner of the property, which is zoned R-1B, will only be utilized for stormwater retention for the project. The dwellings are grouped into four 2-story buildings, of 3–4 units each. The units will be owned individually, with an association maintaining the common areas of the community, including the internal drive. Each townhome lot is 23' x 40' in size, or 920 square feet. The proposed building footprints are approximately 920 square feet, thereby rendering the individual lots wholly impervious and exceeding the maximum impervious requirement of 50% on each townhome parcel. While each lot does not meet the maximum impervious coverage requirement of 50%, overall, when taken as a whole, the site conforms to the maximum impervious coverage requirement at 45.9%. The impervious coverage was reviewed and approved in this manner at the time of the preliminary plat review (PSB21-105). A 20-ft. landscape buffer with 8-ft. screening wall has been provided between the project and the adjacent single-family lots to the east. Access will be via said internal drive running north-south between W. Rich and W. Indiana Avenues. The associated preliminary plat (PSB21-105) was approved on January 18, 2022. On March 21, 2024, the Technical Review Committee recommended that the Final Plat be forwarded on to the City Commission meeting, once all comments were satisfied, including those from the City Attorney and City Surveyor.

RESOLUTION NO. 2025 -

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, APPROVING THE FINAL SUBDIVISION PLAT FOR PLUM TREE TOWNHOMES, LOCATED AT 613 WEST INDIANA AVENUE; PROVIDING FOR A CONDITION AND AN EFFECTIVE DATE.

WHEREAS, the applicant, Mimeca Construction Group, LLC, has submitted a proper and complete application under Chapter 33, Article 13, of the City of DeLand Code of Ordinances (hereinafter the "Code") for the final plat approval for Plum Tree Townhomes located at 613 West Indiana Avenue; and

WHEREAS, the applicant intends to develop the subject property into a 15-lot townhome subdivision; and

WHEREAS, on March 21, 2024, the Technical Review Committee recommended that the Final Plat be forwarded to the City Commission pending all comments were satisfied, including those from the City Attorney and City Surveyor; and

WHEREAS, at the time of Preliminary Plat approval, the maximum impervious requirement was considered for entire project area; and

WHEREAS, staff determined that all comments have been addressed and recommended approval of the final subdivision plat for Plum Tree Townhomes, incorporating the project-wide impervious area calculation approved at the time of the Preliminary Plat .

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

Section 1. The City Commission hereby approves the final subdivision plat for Plum Tree Townhomes, located at 613 West Indiana Avenue, on the condition that the applicant incorporate the project-wide impervious area calculation approved at the time of the Preliminary Plat.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 7th day of July, 2025.

_____
Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk – Auditor

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

PLUM TREE

A RE-PLAT OF A PORTION OF LOT "A" AND LOT "B", BLOCK 11, MAP OF RICH'S ADDITION TO THE TOWN OF DELAND, AS RECORDED IN DEED BOOK "L", PAGE 688 AND RE-FILED IN MAP BOOK 12, PAGE 91, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

SECTION 8, TOWNSHIP 17 SOUTH, RANGE 30 EAST
CITY OF DELAND
VOLUSIA COUNTY, FLORIDA

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.

GENERAL NOTES:

1. PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES 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 DAMAGES.

2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BLOCK 11, MAP OF RICH'S ADDITION TO THE TOWN OF DELAND, AS RECORDED IN DEED BOOK "L", PAGE 688 AND RE-FILED IN MAP BOOK 12, PAGE 91, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, WHICH BEARS NORTH 89°45'08" EAST (ASSUMED) PER THAT CERTAIN BOUNDARY SURVEY OF THE PARENT PARCEL PREPARED BY EFIRD SURVEYING GROUP, INC. DATED JANUARY 5, 2024.

3. ALL MEASUREMENTS SHOWN HEREON REFER TO THE HORIZONTAL PLANE AND ARE EXPRESSED IN THE U.S. SURVEY FOOT DEFINITION AS ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY IN ACCORDANCE WITH CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES.

4. IMPROVEMENTS IN THIS SUBDIVISION ARE NOT SHOWN.

5. A PERPETUAL TREE PROTECTION EASEMENT IS HEREBY GRANTED TO THE CITY OF DELAND, ON TRACTS A,B,C,D, & E, AS INDICATED ON THIS PLAT FOR THE PURPOSE OF PROTECTING TREES AND NATURAL VEGETATION WITHIN THE DESIGNATED AREAS. THE FOLLOWING ARE PROHIBITED IN THE TREE PROTECTION EASEMENT: STRUCTURES, IMPERVIOUS SURFACE OF ANY KIND INCLUDING DRIVEWAYS OR SIDEWALKS, TRENCHING FOR UTILITIES, CHANGE IN THE NATURAL GRADE, OR STOCKPILING OR STORAGE OF ANY MATERIALS. PLACEMENT OF SOD AND IRRIGATION, MOWING, AND MECHANICAL EDGING IS PROHIBITED. THE USE OF LANDSCAPE PLANTS AND MULCH IS ACCEPTABLE. LIMITED CROSSINGS OF THE EASEMENT MAY BE PERMITTED AS APPROVED BY THE CITY FORESTER, IF SUCH IMPROVEMENTS ARE CONSTRUCTED OF PERVIOUS MATERIAL THAT DOES NOT CHANGE THE NATURAL GRADE OR DAMAGE THE ROOTS OF THE TREES OR NATURAL VEGETATION.

6. GOLDEN PLUM OF DELAND HOMEOWNERS ASSOCIATION, INC. SHALL BE HEREINAFTER REFEREED TO AS "THE H.O.A."

7. TRACTS "A", "B" AND "C" ARE DESIGNATED AS TREE PROTECTION AREAS AND LANDSCAPE BUFFER TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.

8. TRACT "D" AND "E" ARE DESIGNATED AS TREE PROTECTION AREAS AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.

9. TRACT "F" AND "G" ARE DESIGNATED AS COMMON AREAS AND ARE SUBJECT TO A 5.00 FEET WIDE UTILITY EASEMENT ADJACENT TO AND CONTIGUOUS WITH TRACT "I" IN FAVOR OF THE CITY OF DELAND AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.

10. TRACT "H" IS DESIGNATED AS A DRAINAGE EASEMENT IN FAVOR OF THE CITY OF DELAND AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.

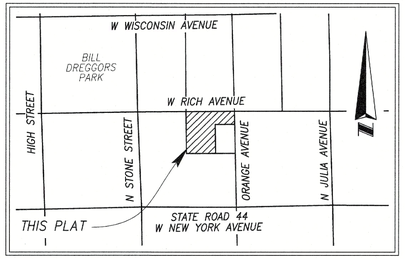
11. TRACT "I" IS DESIGNATED AS AN ACCESS AND UTILITY EASEMENT IN FAVOR OF THE CITY OF DELAND AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.

12. ALL CORNERS SET BEFORE THE TRANSFER OF A LOT IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES.

13. THIS PLAT AND ALL LOTS LOCATED HEREIN ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR GOLDEN PLUM OF DELAND HOMEOWNERS ASSOCIATION, INC. WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PREPARED BY:
EFIRD SURVEYING GROUP, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
475 S. BLUE LAKE AVE.
DELAND, FLORIDA 32724
PH: (386) 740-4144 FAX: (386) 740-4155
CERTIFICATE OF AUTHORIZATION NO. LB 7230

LOCATION MAP
(NOT TO SCALE)



LEGAL DESCRIPTION:

THE NORTH 259.6 FEET OF THE WEST 22.7 FEET OF LOT "A", AND THE NORTH 259.6 FEET OF LOT "B" AND THE NORTH 75 FEET OF THE EAST 125 FEET OF LOT "A" BLOCK 11, RICH'S ADDITION TO DELAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK L, PAGE 688, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

PLAT DESCRIPTION AND EXCEPTIONS PER TITLE OPINION BY THE BOUTTY LAW FIRM, P.A. AND DATED MAY 7, 2025.

LEGEND:

H.O.A.	=	GOLDEN PLUM HOMEOWNERS ASSOCIATION, INC.
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
R/W	=	RIGHT-OF-WAY
■	=	DENOTES SET 4"X4" CONCRETE MONUMENT W/ NAIL & DISC STAMPED "P.R.M. LB# 7230"
◉	=	DENOTES SET NAIL & DISC STAMPED "PCP LB# 7230"

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS AND STANDARDS AND ALL APPLICABLE REGULATIONS IN PLUM TREE SUBDIVISION, OR THAT A GUARANTEE OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN A MANNER ACCORDING TO SECTION 33-147 OF THE CITY CODE HAD BEEN RECEIVED.

BY: _____
CITY ENGINEER

_____
DATE

MAP BOOK _____ PAGE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT, VIVEMEX, LLC, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT, ENTITLED PLUM TREE, LOCATED IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY DEDICATES ALL UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON TO THE PERPETUAL USE OF THE PUBLIC

TRACTS: "A", "B" AND "C" (TREE PROTECTION AND LANDSCAPE BUFFER AREAS); TRACT "D" AND "E" (TREE PROTECTION AREAS); TRACT "F" AND "G" (COMMON AREAS); TRACT "H" (DRAINAGE EASEMENT); AND TRACT "I" (ACCESS & UTILITIES EASEMENT) ARE HEREBY DEDICATED AND CONVEYED TO GOLDEN PLUM OF DELAND HOMEOWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, VIVEMEX, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW.

_____ DAY OF _____ ,A.D. 20____

VIVEMEX, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
SERGIO PERALTA SERRANO, MANAGER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: _____ _____
SIGNATURE PRINTED NAME

WITNESS: _____ _____
SIGNATURE PRINTED NAME

STATE OF FLORIDA, COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS EXECUTED AND ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTORIZATION, THIS _____ DAY OF_____ ,20_____ BY _____ ON BEHALF OF THE COMPANY, WHO _____ IS PERSONALLY KNOWN TO ME OR _____ HAS PRODUCED _____ FOR IDENTIFICATION.

NOTARY PUBLIC – STATE OF FLORIDA

NAME: _____

MY COMMISSION EXPIRES: _____ (AFFIX NOTARY SEAL)

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THE DELAND CITY COMMISSION HEREBY APPROVES THE FINAL PLAT FOR THE PLUM TREE SUBDIVISION.

_____ _____
MAYOR, CITY OF DELAND, FLORIDA DATE:

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON _____ AT _____ FILE NO. _____

_____
DEPUTY CLERK
CLERK OF THE CIRCUIT COURT IN AND FOR
VOLUSIA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY CITY REGISTERED SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES. NO CONFIRMATION OF MATHEMATICAL CLOSURE OR THE PLACEMENT OF PRM'S AND PCP'S IN THE FIELD WAS MADE IN THIS REVIEW.

CPH CONSULTING, LLC, L.B. #7143
500 WEST FULTON STREET
SANFORD, FL 32771

FOR THE FIRM BY:
RANDALL L. ROBERTS, R.L.S.
FLORIDA REGISTRATION NO. 3144

DATE _____ _____

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON JANUARY 5, 2024, I COMPLETED A BOUNDARY SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT, THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED; THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AND COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN VOLUSIA COUNTY.

_____ _____
(SIGNATURE) (DATE)

SEAL

LARRY R. EFIRD, JR., P.S.M.
FLORIDA CERTIFICATE NO. 5823

EFIRD SURVEYING GROUP, INC.
475 SOUTH BLUE LAKE AVENUE
DELAND, FLORIDA 32724
CERTIFICATE OF AUTHORIZATION- L.B.# 7230
PHONE (386) 740-4144

PLUM TREE

SHEET 2 OF 2

MAP BOOK _____ PAGE _____

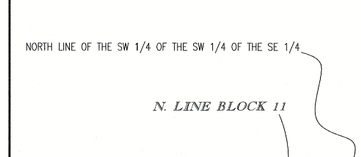
A RE-PLAT OF A PORTION OF LOT 'A' AND LOT 'B', BLOCK 11, MAP OF RICH'S ADDITION TO THE TOWN OF DELAND, AS RECORDED IN DEED BOOK 'L', PAGE 688 AND RE-FILED IN MAP BOOK 12, PAGE 91, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

SECTION 8, TOWNSHIP 17 SOUTH, RANGE 30 EAST

CITY OF DELAND

VOLUSIA COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	35.00'	34°44'56"	21.23'	N18°11'29"W	20.90'
C2	35.00'	35°45'48"	21.85'	S17°03'53"W	21.49'
C4	35.00'	34°54'44"	21.33'	S17°29'25"W	21.00'
C5	35.00'	66°04'41"	40.36'	N32°13'20"E	38.16'
C6	35.00'	60°50'06"	37.16'	S31°14'04"E	35.44'
C7	35.00'	62°26'59"	38.15'	N34°02'11"E	36.29'
C10	35.00'	60°13'59"	36.79'	S31°32'07"E	35.12'



LEGEND:

NR = NON-RADIAL
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
■ = DENOTES SET 4"X4" CONCRETE MONUMENT W/ NAIL & DISC STAMPED "P.R.M. LB# 7230"
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PREPARED BY:

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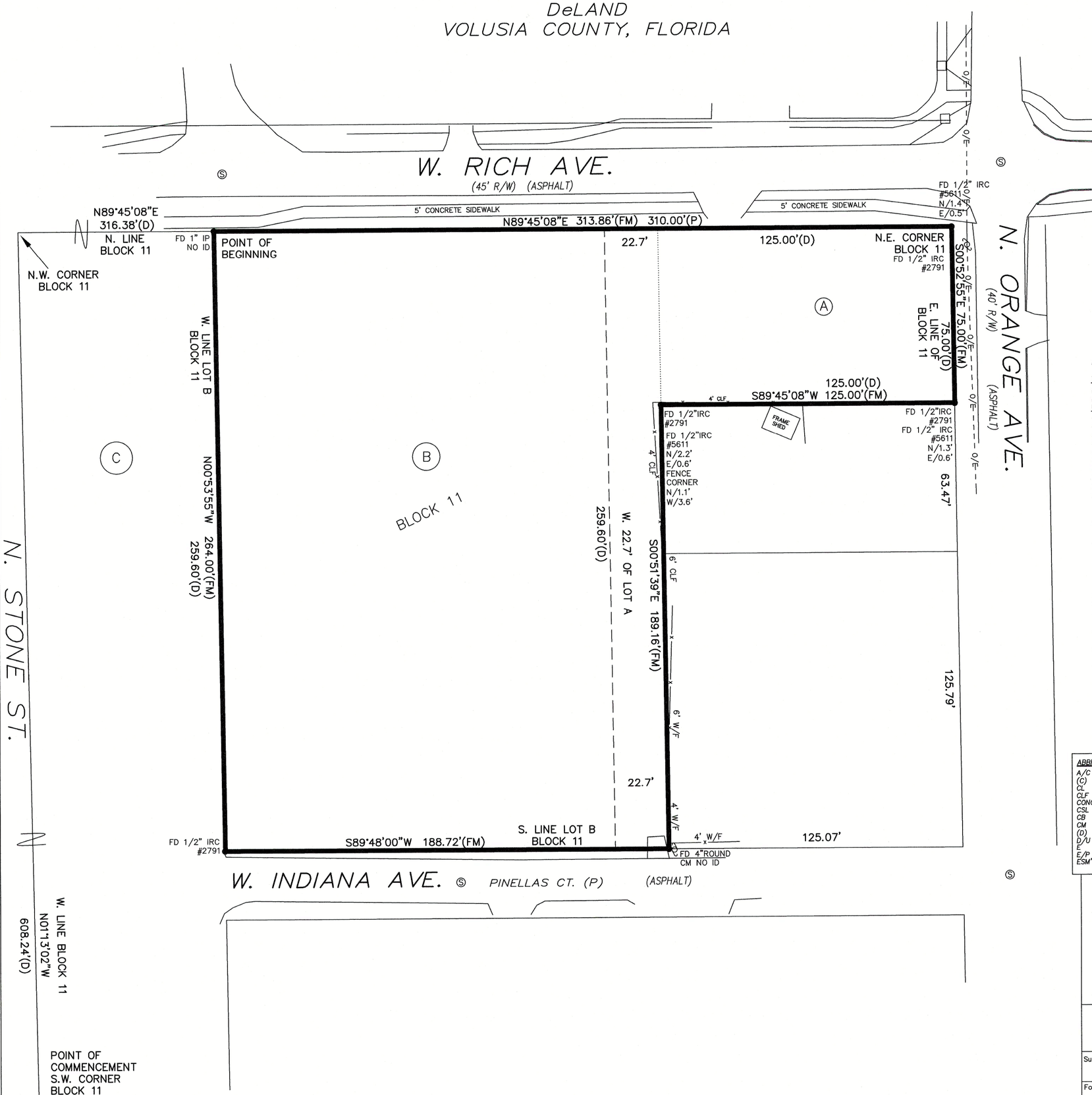
VOLUSIA COUNTY, FLORIDA



1" = 30' GRAPHIC SCALE
0 15 30 60

DESCRIPTION: (PER ORB 8368 PG. 831 AND TITLE OPINION PROVIDED BY THE BOUTTY LAW FIRM, P.A.)

The North 259.6 feet of the West 22.7 feet of Lot "A", and the North 259.6 feet of Lot "B", and the North 75 feet of the East 125 feet of Lot "A", Block 11, Rich's Addition to DeLand, according to the map or plat thereof, as recorded in Deed Book L, Page 688, of the Public Records of Volusia County, Florida.

NOTE:

THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS SHOWN HEREON, ON THE MOST CURRENT DATE SHOWN, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY. THIS SURVEY IS PREPARED WITH BENEFIT OF TITLE OPINION PROVIDED BY THE BOUTTY LAW FIRM, P.A.. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS SURVEY DRAWING IS THE PROFESSIONAL OPINION OF THIS SURVEYOR AND MAPPER AND THE FIRM, WHICH WAS PREPARED UTILIZING THE BEST AVAILABLE INFORMATION AND AS SUCH DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE HELD LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED TO THE SURVEYOR, WHICH WAS USED AS A BASIS IN THE PREPARATION OF THIS SURVEY DRAWING.

NOTES:

1. *NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.*
2. *NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.*
3. *NO UNDERGROUND IMPROVEMENTS OR INSTALLATIONS OR OTHER INTERIOR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN, AS PER THE REQUEST OF THE CLIENT.*
4. *LEGAL DESCRIPTION FURNISHED BY THE BOUTTY LAW FIRM, P.A.*
5. *FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.*
6. *THIS SURVEY WAS PERFORMED WITH BENEFIT OF A TITLE OPINION FROM THE BOUTTY LAW FIRM, P.A.,*
7. *WHERE APPLICABLE, MONUMENT DIAMETERS, ETC.. AND/OR LS OR LB NUMBERS ARE SHOWN NEAR RESPECTIVE SYMBOL ABOVE, UNLESS SHOWN IN LEGEND.*
8. *BEARINGS AND GEOMETRY SHOWN HEREON BASED ON GPS OBSERVATIONS, FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST COAST ZONE (0901), NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT.*
9. *UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.*
10. *SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, CITY OF DELAND COMMUNITY #120307, PANEL #12127C0465 H, DATED FEBRUARY 19, 2014. THIS FLOOD INSURANCE RATE MAP IS NOT A SURVEY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF SAID MAP.*

ABBREVIATIONS:

A/C = AIR CONDITIONER	ELEV. = ELEVATION	N/W = NAIL AND WASHER	Ⓢ = SANITARY MANHOLE
(C) = CALCULATED	F.F. = FINISHED FLOOR	O.R. = OFFICIAL RECORDS	S = SOUTH
CL = CENTERLINE	FD. = FOUND	O/H = OVERHANG	S/T = SEPTIC TANK
CLF = CHAIN LINK FENCE	(FM) = FIELD MEASURED	O/E = OVERHEAD ELECTRIC LINE	S.F. = SQUARE FEET
CONC. = CONCRETE	I.D. = IDENTIFICATION	PG. = PAGE	TYP. = TYPICAL
CSL = CONCRETE SLAB	IP = IRON PIPE	(P) = PLAT (MAP) DIMENSION	W = WEST
CB = CONCRETE BLOCK	IR = IRON ROD	P/P = POWER POLE	W/F = WOOD FENCE
CM = CONCRETE MONUMENT	IR&C = IRON ROD AND CAP	P.C. = POINT OF CURVATURE	W/M = WATER METER
(D) = DEED OR DESCRIPTION	LS = LICENSED SURVEYOR	F.F. = FINISHED FLOOR	△ = DELTA ANGLE
D/U = DRAINAGE/UTILITY EASEMENT	LB = LICENSED SURVEY BUSINESS	P.O.B. = POINT OF BEGINNING	L = LENGTH OF CURVE
E = EAST	N = NORTH	P/L = PROPERTY LINE	R = RADIUS
E/P = EDGE OF PAVEMENT	N/D = NAIL AND DISK	R/W = RIGHT-OF-WAY	T = TANGENT DISTANCE
ESM'T. = EASEMENT			C.B. = CHORD BEARING
			CH. = CHORD DISTANCE

EFIRD SURVEYING GROUP, INC.
475 S. BLUE LAKE AVENUE
DELAND, FLORIDA 32724
PHONE: (386) 740-4144 FAX: (386) 740-4155
WEBSITE: www.efirdsurveying.com
e-mail: larry@efirdsurveying.com
Certificate Of Authorization Licensed Business Number 7230

Boundary Survey

Survey Date:	Drawing Number:	Scale:	For:
1/7/2025	23-0441-C	1"=30'	VIVEMEX, LLC
		Drawn By: JM	613 W. INDIANA AVE., DeLAND

I HEREBY CERTIFY THIS SURVEY DRAWING TO BE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND COMPLIES IN FORM WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, F.A.C. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LARRY R. EFIRD JR. 1/7/2025
Professional Surveyor & Mapper No. 5823

PLANNING DIVISION STAFF REPORT
TO
CITY COMMISSION

July 7, 2025

APPLICATION NO.: FSB24-025

STAFF PLANNER: Sam Nelson, Planner I

APPLICANT: Mimeca Construction Group LLC

REQUEST: Approval of a Final Plat for Plum Tree Townhomes

APPLICABLE REGULATIONS: Sec. 33-146. - Procedures for securing subdivision plat approval

33-146.04. *Final plat. As the third step in the plat action procedure, the subdivider shall submit a final plat.*

33-146.04. (c) *The city commission shall approve, disapprove or table for cause within 45 days of the date such plat was submitted to the city.*

SITE FACTORS:

Location:	613 W Indiana Ave
Size:	±1.36 acres
Land Use:	Medium Density Residential/Low Density Residential
Existing Zoning:	R-12 Multi-Family Dwelling/ R-1A Single-Family Dwelling (Stormwater Pond)
Existing Use:	Vacant

	SURROUNDING LAND USE:	SURROUNDING ZONING:
North:	**Low Density Residential**	**R-1B Single-Family**
South:	**Medium Density Residential**	**R-12 Multi-Family**
East:	**Low Density Residential**	**R-1A Single-Family**
West:	**Medium Density Residential**	**R-12 Multi-Family**

ANALYSIS:
The proposed 15-unit townhome subdivision is located at the southwest corner of West Rich Ave. and South Orange Ave., within the Core Area of the City. The townhomes are to be accessed via an internal, private drive that connects north to south, Rich to Indiana Ave. The dwellings are grouped into four, 2-story buildings, of 3-4 units each. The units will be owned individually, with an association maintaining the common areas of the community, including the internal drive. The individual units/lots will be 23’ x 40’ in size. A 20-ft. landscape buffer with 8-ft. screening wall has been provided between the project and the adjacent single-family lots to the east.

City staff reviewed the application for consistency with the Land Development Regulations, and the Comprehensive Plan. The R-12 zoning district, as outlined in the Land Development

Regulations (LDRs), establishes a maximum of 12 dwelling-units per gross acre, giving a maximum total of 16.32 dwelling-units per acre on this 1.36-acre site. The R-12 zoning district requires a minimum size for multi-family sites of 10,000 square feet for the first three units plus 3,700 square feet for each additional unit. For a 15-unit townhome project, the minimum required site area is 54,400 square feet or 1.25 acres. A total of 34 parking spaces are being provided, as well as 4 bicycle parking spaces.

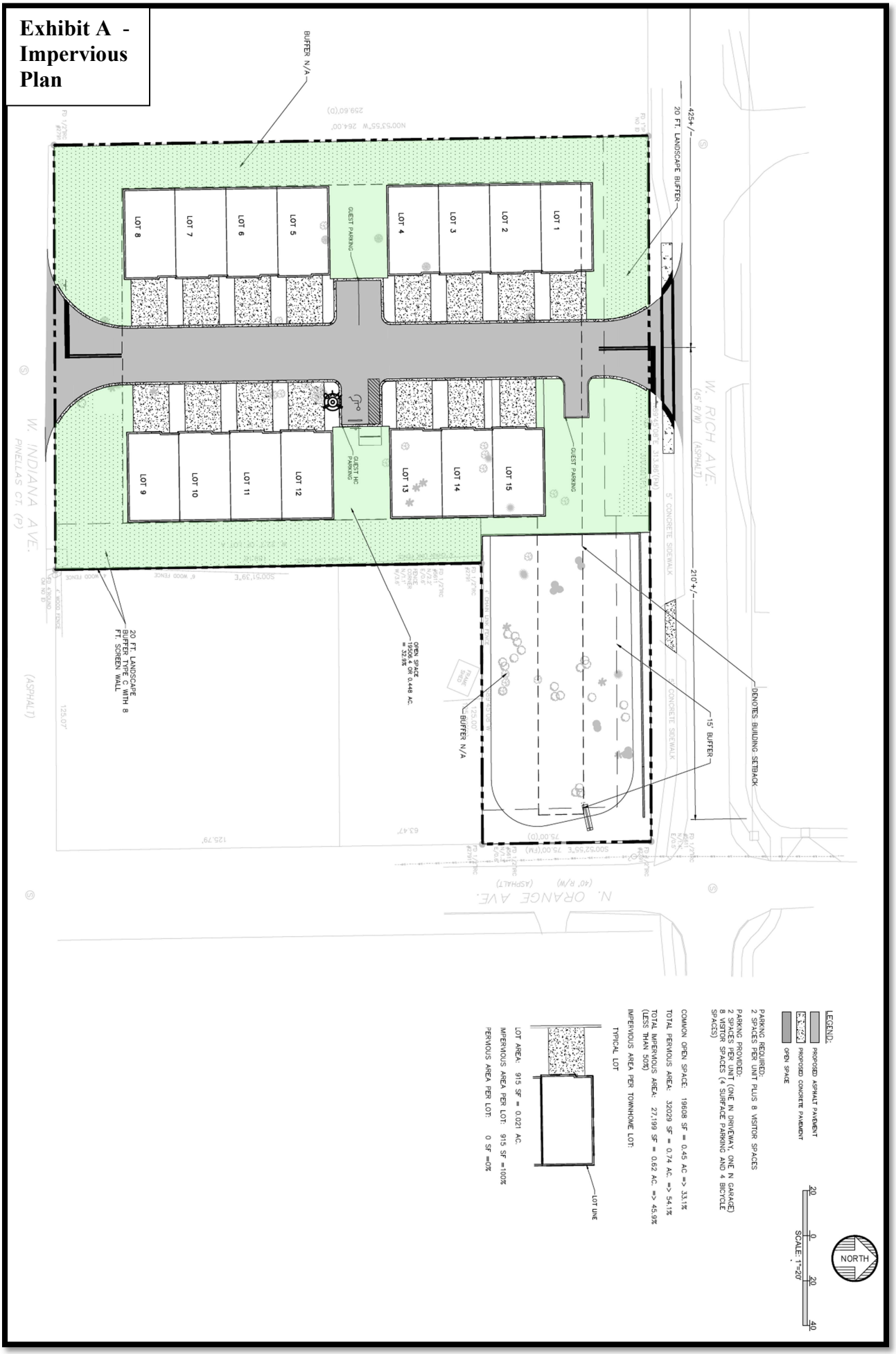
Each townhome lot is 23' x 40' in size, or 920 square feet. The proposed building footprints are approximately 920 square feet, thereby rendering the individual lots wholly impervious and exceeding the maximum impervious requirement of 50% on each townhome parcel. (Exhibit A) While each lot does not meet the maximum impervious coverage requirement of 50%, overall, when taken as a whole, the site conforms to the maximum impervious coverage requirement at 45.9%. The impervious coverage was reviewed and approved in this manner at the time of the preliminary plat review (PSB21-105).

A school concurrency letter dated August 23, 2021, and reissued on May 28, 2025, was provided by the Volusia County School Board with the proposed use of a 15-unit multi-family development. This letter from the School Board offers no objections to the development. The minimum requirement of 15% Tree Protection Area (TPA) has been met by the providing of 23.7% (0.32 ac.) of TPA. Stormwater management will be addressed on-site via a retention pond in the northeastern corner of the development. Due to the size of the development, a Traffic Impact Analysis (TIA) was not required for this project, and no traffic information has been provided by the applicant. Water, sewer, and reclaim services will be provided by the City.

The project was first submitted as a subdivision sketch, which was reviewed by the Planning Board at their December 16, 2020 meeting. The preliminary plat application (PSB21-105) was approved by the City Commission at their January 18, 2022 meeting. On March 21, 2024 the Technical Review Committee recommended the final plat be forwarded to City Commission subject to satisfaction of the remaining comments provided and approval from the City Surveyor and Attorney. All comments from staff, the City Attorney, and Surveyor have now been addressed prior to the item being placed on the City Commission agenda.

STAFF RECOMMENDATION:
Staff finds that, when considering the impervious coverage of the site as a whole, this final plat is consistent with the subdivision requirements outlined in Section 33-146.04 and recommends that the City Commission approve the Final Plat for Plum Tree Townhomes while permitting the maximum impervious coverage requirement to be considered for the entire subdivision as approved during the Preliminary Plat.

Exhibit A - Impervious Plan



APPROVED
PSB21-105
2/3/2022

PLUM TREE TOWNHOMES

TOWNHOME SUBDIVISION

613 W. INDIANA AVE., DELAND, FL 32720

ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

LEGAL DESCRIPTION

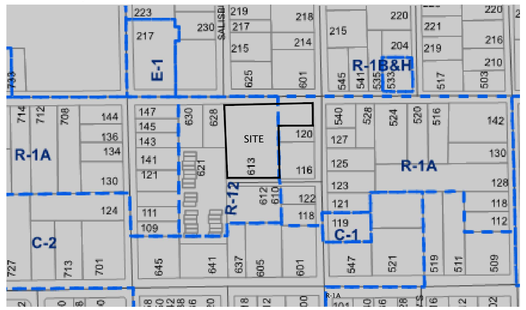
DESCRIPTION: (PER ORB 3803 PG. 492)

The North 75.00 feet of the North 133.60 feet of the East 125.00 feet of Lot "A", Block 11, Map of Rich's Addition to the town of DeLand, according to the map thereof, as recorded in Map Book 12, Page 91, Public Records of Volusia County, Florida.

DESCRIPTION: (PER ORB 4254 PG. 3501)

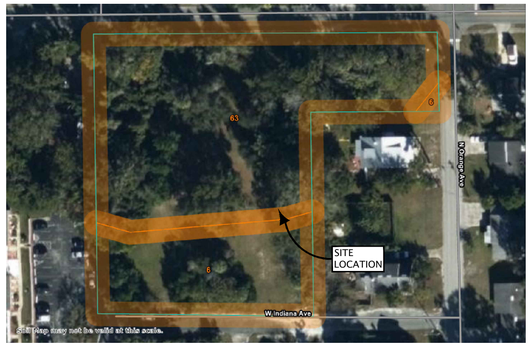
The North 259.6 feet of the West 22.7 feet of Lot "A", and the North 259.6 feet of Lot "B", Block 11, Rich's Addition to DeLand, a subdivision according to map in Deed Book L, Page 688, Public Records of Volusia County, Florida.

LOCATION/ZONING MAP



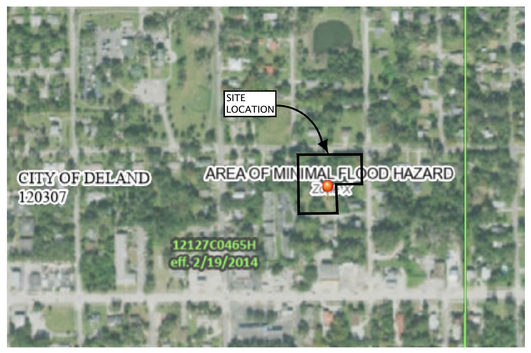
TAX PARCEL ID NUMBER: 7008-4311-0020

SOILS MAP



ASTATULA-URBAN LAND COMPLEX MAP SYMBOL 6, HYDROLOGIC GROUP A
TAVARES FINE SAND MAP SYMBOL 63, HYDROLOGIC GROUP A

FEMA FLOOD MAP



FLOOD ZONE "X" FIRM PANEL 12127C0465H EFF. 2/19/2014 (NO SCREEN IS AREA OF MINIMAL FLOOD HAZARD)

OWNER:
613 RICH PARTNERS, LLC
104 SPINNAKER CIR.
DAYTONA BEACH, FL 32119
386-299-6845
JWINE38@YAHOO.COM

APPLICANT:
JOHN WINE, MEMBER
613 RICH PARTNERS, LLC
104 SPINNAKER CIR.
DAYTONA BEACH, FL 32119
386-299-6845
JWINE38@YAHOO.COM

SURVEYORS:
EFIRD SURVEYING GROUP, INC.
475 BLUE LAKE AVE.
DELAND, FL 32724
386-740-4144
LARRY@EFIRDSURVEYING.COM

ENGINEER:
THE ALANN ENGINEERING GROUP, INC.
880 AIRPORT RD. STE. 113
ORMOND BEACH, FL 32174
386-673-7640
KAB@AE-GROUP.COM

LANDSCAPE ARCHITECT:
CARA CULLIVER, RLA, ASLA
CULLIVER DESIGN, INC.
173 SUNTREE COURT
ORMOND BEACH, FL 32174
386-871-5293
CULLIVERDESIGN@CFL.RR.COM

SITE DATA:

FLOOD ZONE: "X" - 12127C0465H EFF. 2/19/2014
EXISTING ZONING: R-12 & R-1A (MULTIPLE-FAMILY DWELLING & SINGLE-FAMILY DWELLING)
ADJACENT ZONING (SEE LOCATION MAP FOR CLARIFICATION):
SOUTH: R-12
WEST: R-12
NORTH: R-1B
EAST: R-1A

FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL & LOW DENSITY RESIDENTIAL

TOTAL PARCEL AREA: 1.36 ACRES

MINIMUM LOTS SIZE: 23' X 40' (920 SF)
ALLOWABLE DENSITY: 12 UNITS PER AC. & 5.28 UNITS PER AC.
1.14 X 12 = 13.74 UNITS PLUS 0.21 AC X 5.28 = 1.11 UNITS = 15 UNITS
DENSITY PROVIDED: 15 UNITS
MAXIMUM BUILDING HEIGHT: 65'
MINIMUM FLOOR AREA: 725 SF, FOR 2 BEDROOM PLUS 150 SF FOR EACH ADDITIONAL BEDROOM

MAXIMUM NUMBER OF STORIES: 3
MAXIMUM IMPERVIOUS AREA: 50%

PROPOSED IMPERVIOUS SURFACE: 0.64 AC. = 47.1%
PROPOSED PERVIOUS SURFACE: 0.72 AC. = 52.9%

BUILDING SETBACKS REQUIRED:
FRONT: 30' FROM PERIMETER LOT LINE; REAR: 20'; SIDE: 20'; 20' PLUS WALL ADJACENT TO SF RESIDENTIAL , SPACING BETWEEN BUILDINGS 25', SIDE: 20'

PARKING:
PARKING REQUIRED: 2 SPACES PER UNIT PLUS 0.5 SPACES PER UNIT FOR VISITORS. 15 UNITS REQUIRES 30 PARKING SPACES PLUS 8 VISITOR SPACES
PARKING PROVIDED: 1 GARAGE SPACE PER UNIT, PLUS 1 SURFACE SPACE PER UNIT = 30 SPACES PLUS 4 VISITOR SPACES (REDUCTION ALLOWED DUE TO BIKE PARKING PROVIDED)

BICYCLE PARKING:
BICYCLE PARKING REQUIRED: 1 SPACE PER 4 UNITS = 15 UNITS REQUIRES 4 SPACES
BICYCLE PARKING PROVIDED: 4 COVERED SPACES.

EXISTING USES:

VACANT

PROPOSED USES:

TOWNHOME SUBDIVISION

STATEMENT OF INTENT

TO CONSTRUCT A 15 LOT TOWNHOME SUBDIVISION WITH STORMWATER AND INFRASTRUCTURE TO SERVE THE DEVELOPMENT

UTILITY NOTES:

1. FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY SIGNIFICANT DEVIATIONS SHALL BE BROUGHT TO THE CONSTRUCTION MANAGER'S ATTENTION.
2. PROTECT ALL UTILITY SYSTEMS AT ALL TIMES DURING CONSTRUCTION. SHOULD A SYSTEM BECOMED DAMAGED, ALTERED OR EXTENDED AFTER THE INITIAL TESTING, THE AFFECTED PORTION OF THE SYSTEM SHALL BE RESTORED AS NECESSARY AND RETESTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
3. MAINTAIN A MINIMUM 3 FEET COVER OVER ALL NEW UTILITY MAINS, UNLESS OTHERWISE SPECIFIED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. AND FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION TEMPORARY DISRUPTION OF SERVICE, OR CLARIFICATION OF ACTIVITY REGARDING SAID FACILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY. WHETHER SHOWN ON THESE DRAWINGS OR FIELD LOCATED. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY EXISTING WATER AND SEWER LINE FOUND IN CONFLICT WITH PROPOSED FACILITIES SHALL BE RELOCATED BY THE DEVELOPER/CONTRACTOR. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. CONTRACTOR SHALL CALL "SUNSHINE 811" BEFORE BEGINNING WORK.
5. CONTRACTOR SHALL FOLLOW ALL APPLICABLE FDEP RULES, ALONG WITH ANY APPLICABLE UTILITY PROVIDERS RULES AND REGULATIONS.
6. LOCATION OF UTILITIES ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY.
7. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE BOTTOM OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY TWELVE INCHES, ABOVE OR AT LEAST TWELVE BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

   AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
8. WATER MAIN PRESSURE TESTING: 150 PSI.
9. ALL WATER MAINS SHALL MAINTAIN 3 FEET OF COVER. WHERE SHALLOW UTILITIES CONFLICT, INSTALL WATER MAIN BELOW CONFLICTING UTILITY.
10. HYDROSTATIC TESTS CONSISTING OF PRESSURE TEST AND LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES. THE TESTS SHALL BE IN ACCORDANCE WITH AWWA C-600 OR M-23 AS APPLICABLE.
11. DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C-651, DISINFECTING WATER MAINS.
12. UNLESS OTHERWISE NOTED, FOLLOW FDOT STANDARD SPECIFICATIONS, LATEST VERSION.
13. FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH CITY OF DELAND STANDARD DETAILS.
14. COORDINATE INSTALLATION OF UTILITIES WITH THE CITY OF DELAND

UTILITY PROVIDERS:

CITY OF DELAND:
JIM AILES, DEPUTY PUBLIC SERVICES/UTILITIES DIRECTOR
AILESJ@DELAND.ORG
386-626-7250

AT&T:
MICHAEL J. MOORE
MM0409@ATT.COM
386-281-6953

SPECTRUM:
PAUL LIAKOS
PAUL.E.LIAKOS@CHARTER.COM
407-215-8838

DUKE ENERGY:
SERVICE & INSTALLATION
NEWCONSTRUCTION@DUKE-ENERGY.COM
866-372-4663

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DELAND'S LAND DEVELOPMENT CODE REQUIREMENTS, AND STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS.
2. NO LAND SHALL BE CLEARED, EXCAVATED OR FILLED AND NO STRUCTURE SHALL BE ERECTED, REPAIRED OR DEMOLISHED WITHOUT PROPER PERMIT(S) AS REQUIRED BY THE CITY OF DELAND.
3. NOTIFY THE CITY OF DELAND 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. ANY CONSTRUCTION CHANGES TO APPROVED PLANS SHALL BE SUBMITTED TO THE CITY OF DELAND FOR APPROVAL PRIOR TO PERFORMING THE WORK.
7. UNSTABLE/UNSUITABLE MATERIALS SHALL BE REMOVED FROM CONSTRUCTION AREAS AND BACKFILLED WITH SUITABLE MATERIAL. REFER TO GEOTECHNICAL REPORT AND RECOMMENDATIONS DURING CONSTRUCTION.
8. ROAD CONSTRUCTION AND PIPE INSTALLATION COMPACTION AND DENSITY TESTING SHALL CONFORM TO THE CITY OF DELAND'S MINIMUM REQUIREMENTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO THE CITY INSPECTOR AND ENGINEERING DIVISION.
9. A PRE-PAVING UTILITY INSPECTION MUST BE REQUESTED AND COMPLETED PRIOR TO THE PAVING OF ALL ROADS, STREETS, AND PARKING AREAS.
10. A FINAL INSPECTION, TO BE CONDUCTED BY THE CITY OF DELAND, SHALL BE PERFORMED ON ALL CONSTRUCTION. THE DESIGN ENGINEER SHALL NOTIFY THE CITY WHEN REQUESTING A FINAL INSPECTION.
11. AS-BUILT DRAWINGS SHALL BE SUBMITTED IN ACCORDANCE TO THE CITY OF DELAND RULES & REGULATIONS.
12. UTILITIES ARE SHOWN BASED ON AS-BUILTS AND BEST AVAILABLE INFORMATION. CONTRACTOR SHALL LOCATE & FIELD VERIFY ALL UTILITIES PRIOR TO START OF CONSTRUCTION.
13. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
14. CONTRACTOR SHALL ATTEND A MANDATORY PRE-CONSTRUCTION MEETING W/CITY STAFF PRIOR TO ANY DISTURBANCE OF PROPERTY.

Sheet List Table

Sheet Number	Sheet Title
C001	COVER
C002	OVERALL LAYOUT PLAN
C003	DEMOLITION & EROSION CONTROL PLAN
C004	TREE REMOVAL PLAN
C005	DIMENSION PLAN
C006	GRADING PLAN
C007	UTILITY & DRAINAGE PLAN
C008	EROSION CONTROL DETAILS
C009	GENERAL UTILITIES
C010	GENERAL UTILITIES
C011	WATER DETAILS
C012	WATER DETAILS
C013	SANITARY DETAILS
C014	RECLAIM DETAILS
C015	ROADWAY DETAILS
C016	ROADWAY DETAILS
C017	MISC DETAILS
C018	FDOT DETAILS
C019	FDOT DETAILS
C020	FDOT DETAILS
C021	FDOT DETAILS

PLUM TREE TOWNHOMES
DELAND, FL
COVER

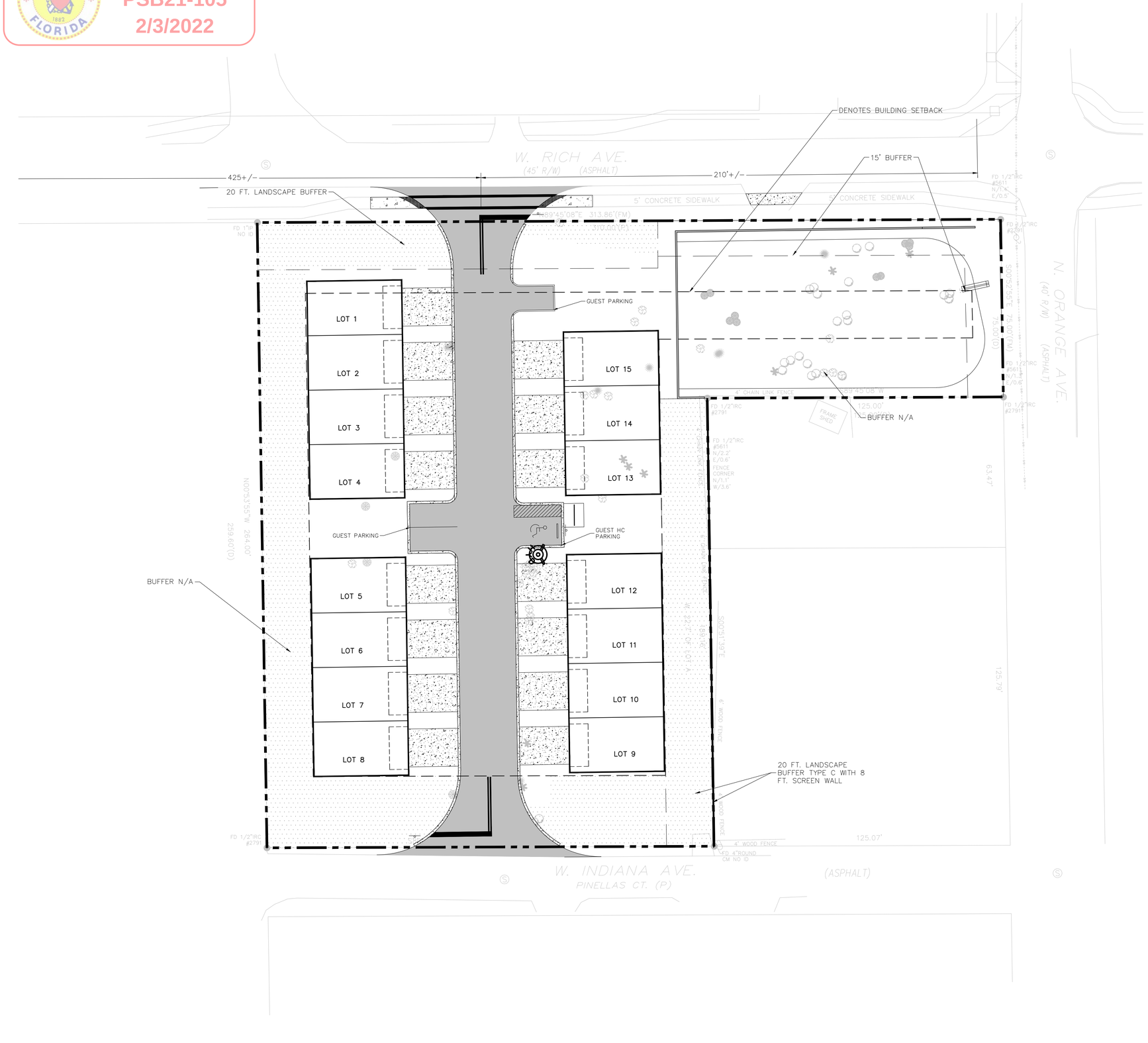
NO.	DATE	REVISION	BY
3	1/28/22	CITY COMMENTS	KAB
2	12/9/21	CITY COMMENTS	KAB
1	7/27/21	CITY COMMENTS	KAB

DESIGNER	KAB	DRAWN BY	WKS
FILE	2034-1	PROJECT	2034-1
DATE	6-21-2021	SCALE	AS NOTED

Digitally signed by Kimberly A. Buck
DN: C=US, S=FL, L=ORMOND BEACH, O="The Alann Engineering Group, Inc.", CN=Kimberly A. Buck, E=kab@ae-group.com
Location: Ormond Beach, FL
Date: 2022.01.28 12:12:01 -05'00'

SHEET
C001

APPROVED
PSB21-105
2/3/2022



LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

NORTH

20 0 20 40
SCALE: 1"=20'

PARKING REQUIRED:
2 SPACES PER UNIT PLUS 8 VISITOR SPACES

PARKING PROVIDED:
2 SPACES PER UNIT (ONE IN DRIVEWAY, ONE IN GARAGE)
8 VISITOR SPACES (4 SURFACE PARKING AND 4 BICYCLE SPACES)

ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

PLUM TREE TOWNHOMES
DELAND, FL
OVERALL LAYOUT PLAN

NO.	DATE	REVISION	BY
3	1/28/22	CITY COMMENTS	KAB
2	12/9/21	CITY COMMENTS	KAB
1	7/27/21	CITY COMMENTS	KAB

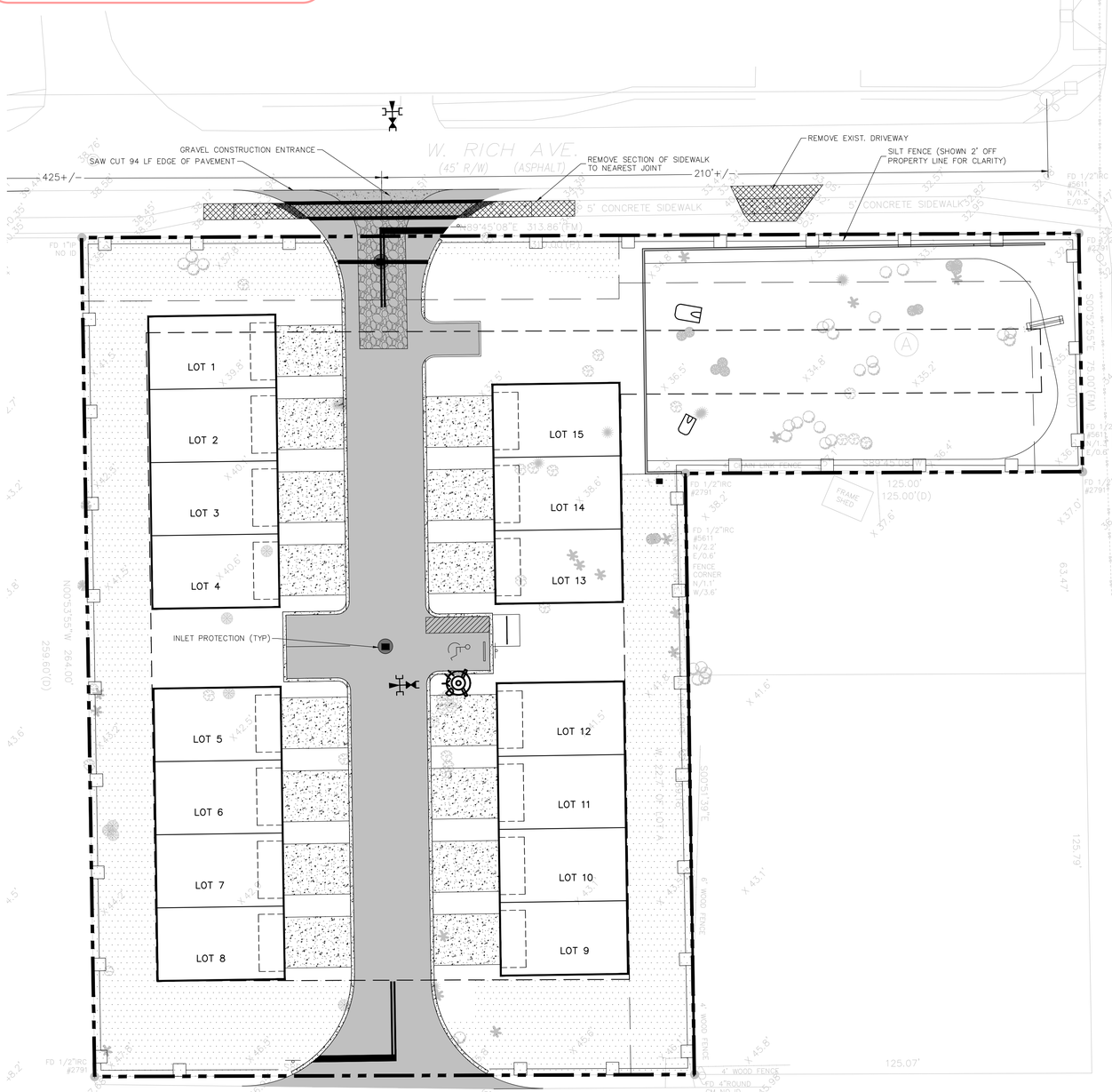
DESIGNER KAB	FILE 2034-1	DATE 6-21-2021	
DRAWN BY WRS	PROJECT 2034-1	SCALE AS NOTED	

NOT VALID UNLESS SIGNED AND SEALED
KIMBERLY A. BUCK P.E. 38565

SHEET
C002

APPROVED
PSB21-105
2/3/2022

SECTION 8, TOWNSHIP 17 SOUTH, RANGE 30 EAST
DeLAND, VOLUSIA COUNTY, FLORIDA



SITE DESCRIPTION
1.36 ACRES OF UNDEVELOPED PROPERTY.

PROJECT NAME AND LOCATION
613 W. INDIANA AVE.
DELAND, FL

OWNER NAME AND ADDRESS:
613 RICH PARTNERS, LLC
104 SPINNAKER CIR.
DAYTONA BEACH, FL 32119

DESCRIPTION:
COMMERCIAL SUBDIVISION

SOIL DISTURBING ACTIVITIES WILL INCLUDE:
- CLEARING AND GRUBBING;
- EARTHWORK, AND GRADING;
- STORM SEWER, WATER MAIN, SANITARY SEWER, REUSE MAIN, IRRIGATION AND PREPARATION FOR FINAL PLANTING AND SEEDING.

RUNOFF CURVE NUMBERS:
1. PRE-CONSTRUCTION - 74
2. DURING CONSTRUCTION - 74
3. POST-CONSTRUCTION - 74

SOILS:
#6 ASTATULA-URBAN LAND COMPLEX
#63 TAVARES FINE SAND

SITE MAPS:
SEE ATTACHED GRADING PLAN FOR PRE- & POST-DEVELOPMENT GRADES, AREAS OF SOILS DISTURBANCE, LOCATION OF PROTECTED AREAS, MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS AND STORM WATER DISCHARGE POINTS. SEE STORMWATER POLLUTION PREVENTION PLAN AND ACCOMPANYING DETAILS PERTAINING TO LOCATION OF TEMPORARY STABILIZATION PRACTICES AND TURBIDITY BARRIERS. SEE GENERAL NOTES FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION.

SPILL PREVENTION:
MATERIAL MANAGEMENT PRACTICES THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF. GOOD HOUSEKEEPING THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT. AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB. ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL. SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED. THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE. ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND SITE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

[X] CONCRETE [X] FERTILIZERS [X] WOOD
[X] ASPHALT [ ] PETROLEUM BASED PRODUCTS [X] MASONRY BLOCKS
[X] TAR [X] CLEANING SOLVENTS [X] ROOFING MATERIALS
[X] DETERGENTS [X] PLANTS [X] METAL STUDS
[ ] _____ [ ] _____ [ ] _____

OTHER CONTROLS

WASTE DISPOSAL WASTE MATERIALS:
ALL WASTE MATERIALS EXCEPT LAND CLEANING DEBRIS SHALL BE COLLECTED AND SORTED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED>

HAZARDOUS WASTE:
ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS,, WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE:
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTES WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS

OFF-SITE VEHICLE TRACKING:
A STANDARD CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OR SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN:
THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

SITE AREA:
1. TOTAL AREA OF SITE - 1.36 ACRES
2. TOTAL AREA TO BE DISTURBED - 1.36 ACRES
3. NAME OF RECEIVING WATERS: CITY OF DELAND MSTU

CONTROLS
THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTOR'S RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT

STORMWATER MANAGEMENT WILL BE HANDLED BY A MASTER STORMWATER SYSTEM FOR THIS SITE.

THIS SITE IS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR THE TYPE OF DEVELOPMENT AT THE TIME OF PERMITTING.

TIMING OF CONTROL MEASURES:
REFER TO "CONTRACTOR'S RESPONSIBILITY" FOR THE TIMING OF CONTROL MEASURES.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS:
IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.
- C.O.E. DREDGE / FILL PERMIT # N/A
- S.J.R.W.M.D. ENVIRONMENTAL RESOURCE PERMIT NO. _____

CITY'S REQUIREMENTS:

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.

LEGEND:

LIMITS OF CLEARING

SILT FENCE

NOTES:
- SEE ATTACHED SWPPP REPORT FOR EROSION CONTROL NOTES AND DETAILS.
- ANY MATERIAL THAT NEEDS TO BE STOCKPILED DURING CONSTRUCTION SHALL BE LOCATED ON THE MAIN SITE WITHIN THE BOUNDARY OF THE SILT FENCE.

NORTH

20 0 20 40
SCALE: 1"=20'

SEQUENCE OF MAJOR ACTIVITIES: THE ORDER OF ACTIVITIES SHALL BE AS FOLLOWS:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES OFF RICH AVE.
2. INSTALL SILT FENCES AND TREE BARRICADES AS SPECIFIED IN DETAILS.
3. CLEAR AND GRUB. STOCK PILE TOP SOIL ON SITE.
4. PERFORM PRELIMINARY GRADING ON SITE AS NECESSARY.
5. STABILIZE DENUDED AREAS AS SOON AS GRADING IS COMPLETE.
6. INSTALL SANITARY SEWER AND STORM DRAIN SYSTEMS AND OTHER UTILITIES.
7. COMPLETE GRADING.
8. PLACE SILT SACKS WITHIN STORM DRAIN INLETS UNTIL COMMENCEMENT OF FINAL STABILIZATION.
9. CHECK SILT FENCES AND TURBIDITY BARRIERS FOR ACCUMULATION OF DEBRIS. REMOVE DEBRIS AS NECESSARY. INSPECT SILT FENCE FOR ACCUMULATION OF SILT AFTER EVERY RAINSTORM AND AT A MINIMUM OF ONCE PER WEEK. REPLACE TORN OR FALLEN FENCE AS NECESSARY.
10. REMOVE ACCUMULATED SEDIMENT FROM SEDIMENT BASINS.

CONTROLS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

PETROLEUM PRODUCTS ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THE PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (I.E. KITTY LITTER OR EQUAL) SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE. SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL. THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES EROSION AND SEDIMENT CONTROL, INSPECTION AND MAINTENANCE PRACTICES THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS. ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER. THE TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD OF THE HEIGHT OF THE FENCE. SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND. THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST. DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE. THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER. NON-STORM WATER DISCHARGES IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD: WATER FROM WATER LINE FLUSHING PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED). UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
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ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

PLUM TREE TOWNHOMES
DELAND, FL
DEMOLITION & EROSION CONTROL PLAN

NO.	DATE	REVISION	BY
1	7/27/21	CITY COMMENTS	KAB
2	12/9/21	CITY COMMENTS	KAB
3	1/28/22	CITY COMMENTS	KAB

DESIGNER	KAB	DRAWN BY	WKS
FILE	2034-1	PROJECT	2034-1
DATE	6-21-2021	SCALE	AS NOTED

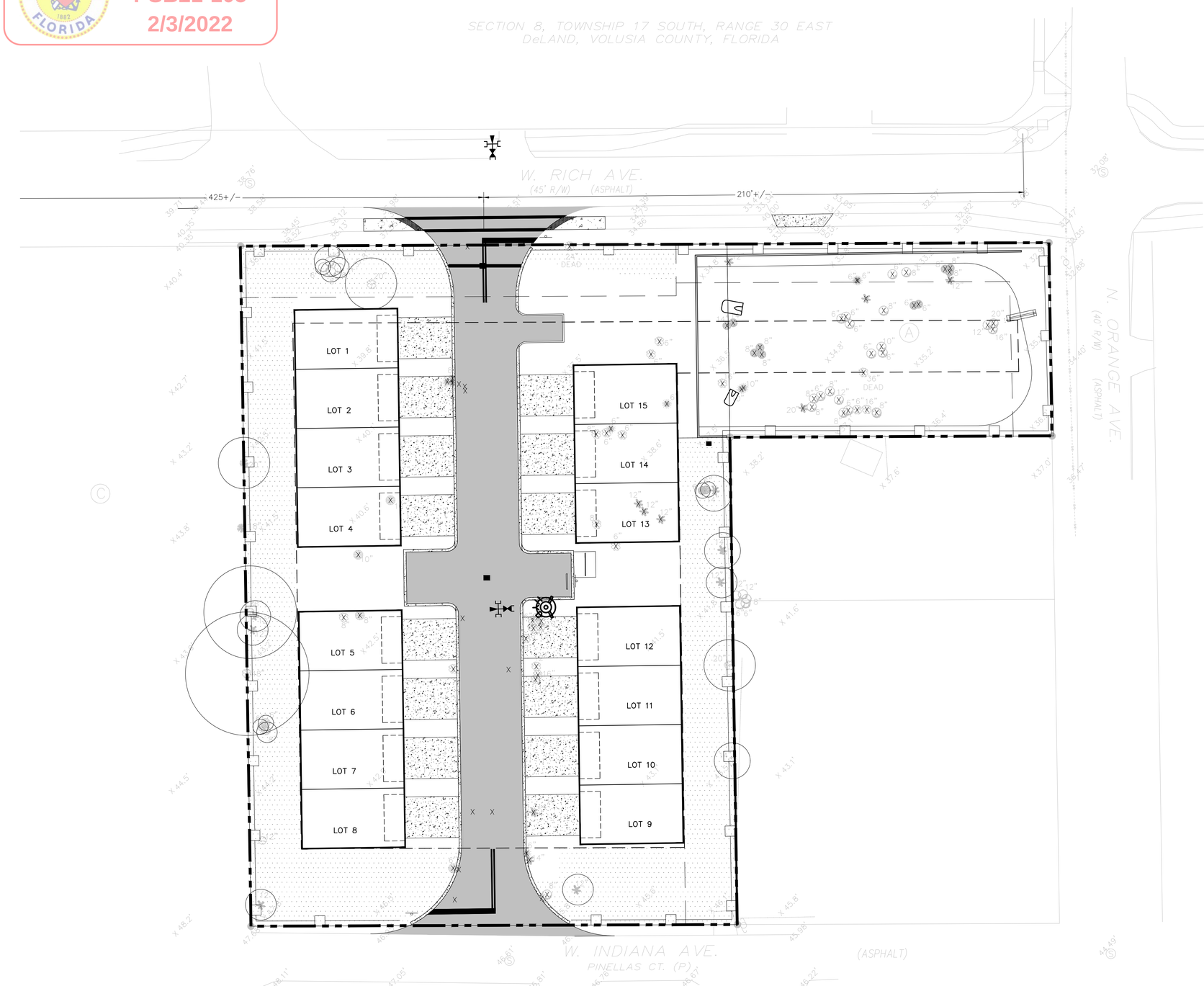
NOT VALID UNLESS SIGNED AND SEALED
KIMBERLY A. BUCK P.E. 59345

SHEET
C003

P:\2034-1 Plum Tree - John Mine\Design\Base\2021-06-19 from earth\2034-1 Base - 6/18/2021 11:19:53 AM| DWG To PDF.pc3

APPROVED
PSB21-105
2/3/2022

SECTION 8, TOWNSHIP 17 SOUTH, RANGE 30 EAST
DeLAND, VOLUSIA COUNTY, FLORIDA



NORTH

20 0 20 40
SCALE: 1"=20'

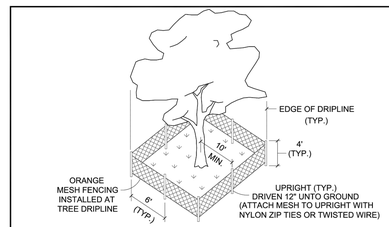
TREE LEGEND

- = RAIN TREE
- = CAMPHOR TREE
- = CHERRY TREE
- = LAUREL OAK TREE
- = PALM TREE
- = MAGNOLIA TREE
- = SUGAR BERRY TREE
- = CEDAR

LEGEND:

- 8"SWEET BAY — TREE TO BE REMOVED
- 8"SWEET BAY — TREE PROTECTION BARRICADE
- LIMITS OF CLEARING
- SILT FENCE
- DENOTES TREE PROTECTION AREA

TREE PROTECTION AREA REQUIRED:
15% OF SITE AREA => 59,228 SF X 15% = 8,884 SF
TREE PROTECTION AREA PROVIDED:
14,022 SF (23.7%)



TYP. CITY TREE BARRICADE DETAIL

N.T.S.

TREE BARRICADES ARE REQUIRED AROUND ALL TREES WHICH HAVE BEEN DESIGNATED ON THE SITE PLAN TO BE RETAINED AND PROTECTED. PRIOR TO ANY CLEARING OR CONSTRUCTION ACTIVITY OCCURING ON THE SITE, TREE BARRICADES SHALL BE CONSTRUCTED BY THE CONTRACTOR AND APPROVED BY BY THE CITY. TREE BARRICADES SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OR A MINIMUM OF 10' FROM THE TRUNK OF THE TREE, WHICH EVER IS GREATER.

FOR THE BARRIER THE CITY RECOMMENDS SAFETY BARRICADE FENCING.

NOTE: EXISTING TREES IN LANDSCAPE BUFFER SHALL ALSO BE PROTECTED.

DATE: May 22, 2019 | **TREE BARRICADE DETAIL** | **M112**
City of DeLand - Standard Details

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PLUM TREE TOWNHOMES
DELAND, FL
TREE REMOVAL PLAN

NO.	DATE	REVISION	BY
3	1/28/22	CITY COMMENTS	KAB
2	12/9/21	CITY COMMENTS	KAB
1	7/27/21	CITY COMMENTS	KAB

DESIGNER KAB | DRAWN BY WRS
FILE 2034-1 | PROJECT 2034-1
DATE 6-21-2021 | SCALE AS NOTED

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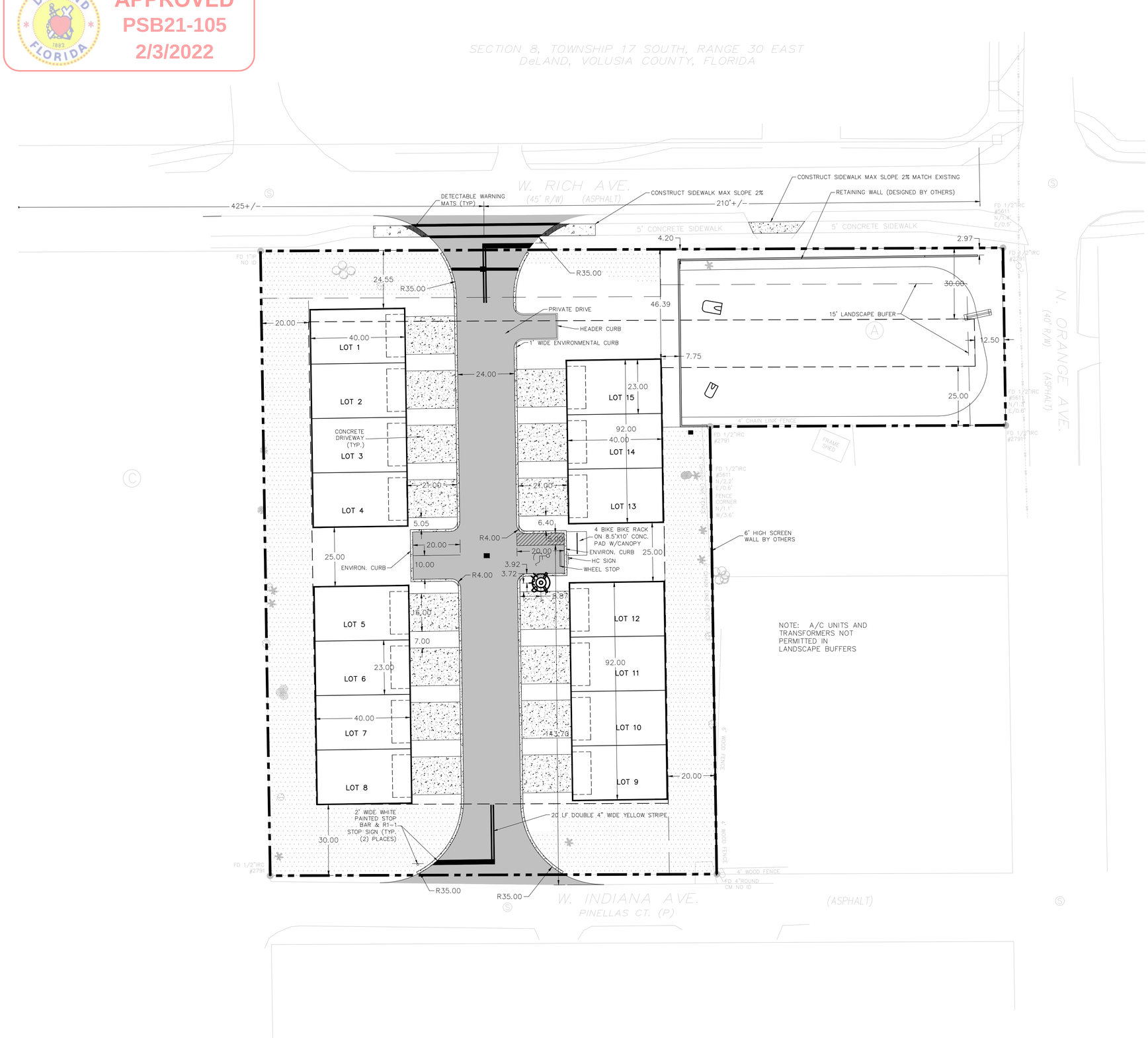
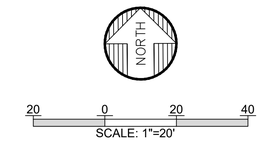
SHEET
C004

P:\2034-1 Plum Tree - solo site\Design\Base\2021-06-15 from eric\2034-1 Base - 6\15\21\2034-1 Base.dwg, 1/28/2022 11:18:54 AM, DWG To PDF.pc3

APPROVED
PSB21-105
2/3/2022





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PLUM TREE TOWNHOMES
DELAND, FL
DIMENSION PLAN

NO.	DATE	REVISION	BY
3	1/28/22	CITY COMMENTS	KAB
2	12/9/21	CITY COMMENTS	KAB
1	7/27/21	CITY COMMENTS	KAB

DESIGNER	FILE	DATE
KAB	2034-1	6-21-2021
DRAWN BY	PROJECT	SCALE
WRS	2034-1	AS NOTED

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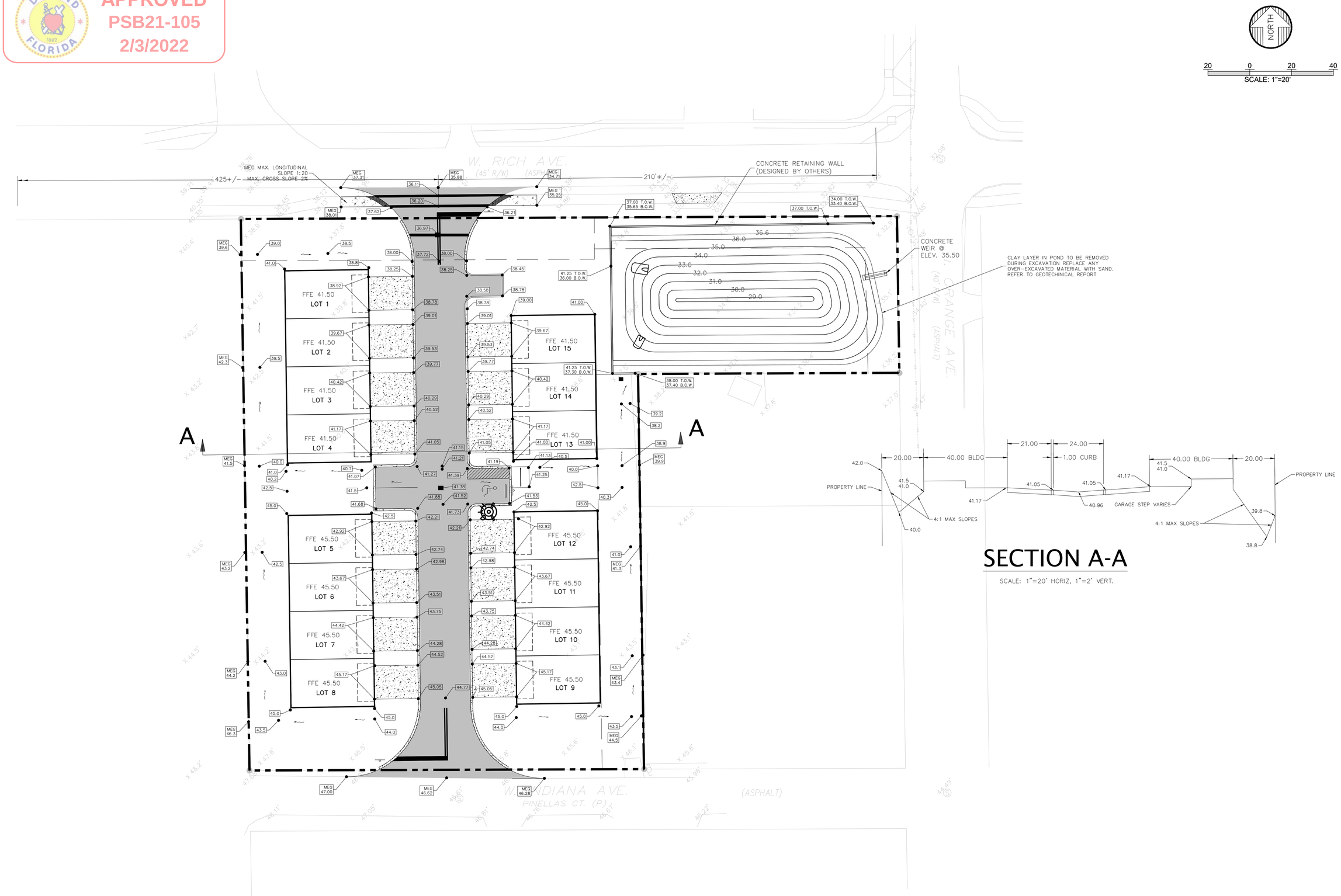
2/3/2022



SECTION A-A

SCALE: 1"=20' HORIZ, 1"=2' VERT.

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PLUM TREE TOWNHOMES
DELAND, FL
GRADING PLAN

NO.	DATE	REVISION	BY
3	1/28/22	CITY COMMENTS	KAB
2	12/9/21	CITY COMMENTS	KAB
1	7/27/21	CITY COMMENTS	KAB

DESIGNER	FILE	DATE
KAB	2034-1	6-21-2021
DRAWN BY	PROJECT	SCALE
WRS	2034-1	AS NOTED

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NORTH

20 0 20 40
SCALE: 1"=20'

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PLUM TREE TOWNHOMES
DELAND, FL
UTILITY & DRAINAGE PLAN

SS MH #2
TOP EL@ GRADE = 37.08
8" S. INV. = 32.41
8" E/W INV. = 29.76

EXIST. 10" WM

CONNECT TO EXISTING 10" WM W/8"X10" TAPPING SLEEVE & VALVE

OPEN CUT

425+/-

210'+/-

CB #2
TYPE "D" INLET
TOP EL = 36.97
S INV = 32.97
E INV = 32.97

TDS POLYCAST 800 SERIES TRENCH DRAIN W/12" CLASS C GRATE CONNECT TO CB#2 INV. 35.75

8" PVC C-900 WM

94 LF 18" HDPE @ 0.25%

MES FOR 18" HDPE
INV EL = 32.74

MES FOR 18" HDPE
INV EL = 33.94

6" WIDE CONCRETE RECTANGULAR WEIR
INV EL = 35.50

22 LF 8" PVC @ 0.25%

4" CHAIN LINK FENCE

YD #1
12" NYLOPLAST DRAIN BASIN
W/ PEDESTRIAN GRATE
TOP EL = 37.9
NE INV = 34.0

120 LF 18" HDPE @ 4.93%

1" WATER SERVICE (TYP)

4" SANITARY SEWER SERVICE (TYP.)

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15

CB #1
TYPE "C" INLET
TOP EL = 41.38
NORTH INV = 38.88

FIRE HYDRANT ASSY

8"X6" TEE
8"X2" REDUCER

242 LF 8" PVC SS @ 1.08%

2" BLUE POLYETHYLENE

SS MH #1
TOP EL = 44.37
8" N INV. = 39.70

2" BLOW-OFF

5' CONCRETE SIDEWALK

SS MH
TOP EL = 38.76
E. INV. = 30.56

SS MH
TOP EL = 32.08
W INV. = 27.38

S. RICH AVE. (45' R/W) (ASPHALT)

N. ORANGE AVE. (40' R/W) (ASPHALT)

W. INDIANA AVE. (ASPHALT)
PINELLAS CT. (P)

FD 1/2"IRC #2791
FD 1/2"IRC #5611 N/1.4' E/0.5'
FD 1/2"IRC #2791
FD 1/2"IRC #5611 N/1.4' E/0.5'
FD 1/2"IRC #2791
FD 1/2"IRC #5611 N/2.2' E/0.6' FENCE CORNER N/3.1' W/3.6'
FD 1/2"IRC #2791
FD 4"ROUND CM NO ID
4" WOOD FENCE
FRAME SHED
SINGLE STORY

NO.	DATE	REVISION	BY
3	1/28/22	CITY COMMENTS	KAB
2	12/9/21	CITY COMMENTS	KAB
1	7/27/21	CITY COMMENTS	KAB

DESIGNER	KAB
DRAWN BY	WKS
FILE	2034-1
PROJECT	2034-1
DATE	6-21-2021
SCALE	AS NOTED

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SHEET
C007

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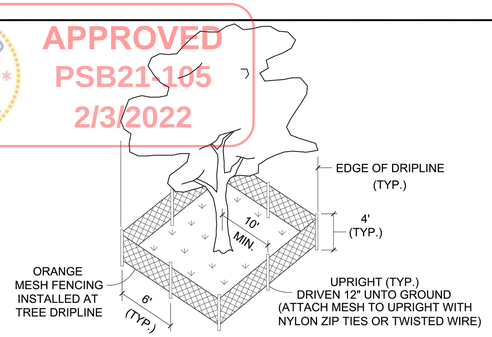
PSB21-105
2/3/2022



TYP. CITY TREE BARRICADE DETAIL

N.T.S.

TREE BARRICADES ARE REQUIRED AROUND ALL TREES WHICH HAVE BEEN DESIGNATED ON THE SITE PLAN TO BE RETAINED AND PROTECTED. PRIOR TO ANY CLEARING OR CONSTRUCTION ACTIVITY OCCURING ON THE SITE, TREE BARRICADES SHALL BE CONSTRUCTED BY THE CONTRACTOR AND APPROVED BY BY THE CITY. TREE BARRICADES SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OR A MINIMUM OF 10' FROM THE TRUNK OF THE TREE, WHICH EVER IS GREATER.

FOR THE BARRIER THE CITY RECOMMENDS SAFETY BARRICADE FENCING.

NOTE: EXISTING TREES IN LANDSCAPE BUFFER SHALL ALSO BE PROTECTED.

DATE: May 22, 2019	**TREE BARRICADE DETAIL**	**M112**
	City of DeLand - Standard Details	

CONTRACTOR REQUIREMENTS FOR SITE CLEARING, GRADING, AND EROSION CONTROL DESIGN AND CONSTRUCTION NOTES

THE FOLLOWING MEASURES REPRESENT MINIMUM STANDARDS TO BE ADHERED TO BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION OF A PROJECT. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO BE EMPLOYED WHEN WARRANTED BY EXTREME CONDITIONS AND/OR THE FAILURE OF THE CONTRACTOR TO EMPLOY THE APPROPRIATE EROSION CONTROL BEST MANAGEMENT PRACTICES. FAILURE TO COMPLY WITH THESE PROVISIONS SHALL RESULT IN THE ISSUANCE OF A "STOP WORK ORDER".

1. NO DISTURBANCE OF PROPOSED CONSERVATION EASEMENTS, NATURAL BUFFERS, OR WATER BODIES IS PERMITTED. THE CONTRACTOR SHALL LOCATE THESE AREAS ON SITE AND BARRICADE THEM TO AVOID ANY UNAUTHORIZED CLEARING. BARRICADES AND OTHER PROTECTIVE FENCING ARE TO BE LOCATED AT THE DRIP LINE OF EXISTING NATIVE TREES OR AT THE EDGE OF THE NATIVE UNDER- STORY HABITAT, WHICHEVER IS NEAREST TO THE CONSTRUCTION ACTIVITY.
2. SPECIMEN AND HISTORIC TREES, CONSERVATION EASEMENTS, NATURAL VEGETATION BUFFERS, AND SIMILAR AREAS MUST BE PROTECTED BY BARRICADES OR FENCING PRIOR TO CLEARING. BARRICADES ARE TO BE SET AT THE DRIP LINE OF THE TREES AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. BARBED WIRE IS NOT PERMITTED AS A PROTECTIVE BARRIER.
3. WHERE A CHANGE OF GRADE OCCURS AT THE DRIP LINE OF A PROTECTED TREE, SILT FENCES WILL BE REQUIRED DURING CONSTRUCTION AND RETAINING WALLS MUST BE INSTALLED PRIOR TO FINAL ACCEPTANCE BY THE CITY.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL PROTECTIVE VEGETATION BARRICADES AND EROSION CONTROL STRUCTURES AND MEASURES IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK, INCLUDING PRELIMINARY GRUBBING. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY CONSTRUCTION FENCES, SYNTHETIC JUTE BALES, WATTLES, &/OR BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED, SILT FENCES, AND FLOATING TURBIDITY BARRIERS. FURTHER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THE ENTIRE PROJECT. MAINTENANCE SHALL INCLUDE PERIODIC INSPECTION AND REMOVAL OF DEBRIS ABUTTING EROSION CONTROL DEVICES.
5. PRIOR TO THE INSTALLATION OF ANY FILL MATERIALS ON SUBJECT SITE, SILT FENCES SHALL BE INSTALLED (1) ALONG SUBJECT SITE BOUNDARY AND PROPERTY LINES, (2) AT THE EDGE OF CONSERVATION EASEMENTS AND WETLANDS, (3) ADJACENT TO NATURAL LANDSCAPE BUFFERS, (4) AROUND THE PERIMETER OF EXISTING STORM WATER TREATMENT FACILITIES, AND (5) AT ANY ADDITIONAL AREAS THAT THE CITY DEEMS NECESSARY TO BE PROTECTED FROM POTENTIAL EROSION IMPACTS DURING CONSTRUCTION. THESE CONDITIONS SHALL APPLY IN ALL INSTANCES WHERE FILL MATERIAL IS BEING INSTALLED WITHIN 25 FEET OF ANY OF THE AFOREMENTIONED LOCATIONS. WHILE THESE ITEMS REPRESENT THE MINIMUM REQUIREMENTS, THE CITY RESERVES THE RIGHT TO IMPOSE ADDITIONAL PROTECTIVE MEASURES, AS DETERMINED DURING ACTUAL SITE VISITS CONDUCTED AS PART OF THE STANDARD REVIEW OF THE SITE THROUGHOUT PROJECT CONSTRUCTION.
6. AT A MINIMUM, THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS. SUFFICIENT GRASS COVERAGE IS TO BE ESTABLISHED WITHIN TWO WEEKS.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR THROUGH SCHEDULING, TO MINIMIZE THE DISTURBANCE OF SITE AREAS THAT HAVE BEEN BROUGHT TO THEIR PROPOSED FINAL GRADE. WITHIN SEVEN (7) DAYS OF BRINGING A SUBJECT AREA TO ITS FINAL GRADE OR INACTIVITY IN CONSTRUCTION, THE CONTRACTOR SHALL INSTALL SEED AND MULCH OR SOD, AS REQUIRED. ANY PROJECT THAT IS INACTIVE FOR A PERIOD OF 30 DAYS OR MORE SHALL BE STABILIZED TO THE SATISFACTION OF THE CITY
8. ONCE AN AREA IS SEEDED OR SODDED, IT MUST BE MAINTAINED BY THE CONTRACTOR TO ALLOW THE GRASS TO BECOME ESTABLISHED. IF THE GRASS IS NOT ESTABLISHED WITHIN TWO WEEKS THE CITY MAY REQUIRE THE CONTRACTOR TO RE-SEED OR A NON-VEGETATIVE OPTION MAY BE EMPLOYED.
9. ABSOLUTELY NO BURYING OF CLEARED MATERIALS IS PERMITTED.

STANDARD CONSTRUCTION DETAIL

CONTRACTOR REQUIREMENTS FOR SITE CLEARING, GRADING, AND EROSION CONTROL DESIGN AND CONSTRUCTION NOTES

NTS

CONTRACTOR REQUIREMENTS FOR SITE CLEARING, GRADING, AND EROSION CONTROL DESIGN AND CONSTRUCTION NOTES

10. THE REMOVAL OF ALL VEGETATION AND TOPSOIL ON THE FUTURE ROADWAY, PARKING AND BUILDING LOT AREAS IS REQUIRED TO BE COMPLETED PRIOR TO THE PLACEMENT OF FILL ON THOSE AREAS. THE TOPSOIL MAY BE TEMPORARILY STOCKPILED AND USED AS TOPSOIL OVER OVER PROPOSED GREEN AREAS SUCH AS PLANT BEDS, SODDED AREAS, AND WHERE TREES ARE TO BE INSTALLED OR RELOCATED.
11. A SIGNED, DATED, AND SEALED LETTER FROM A SOILS ENGINEER OR THE ENGINEER OF RECORD CERTIFYING THAT THE AREAS TO BE FILLED HAVE BEEN STRIPPED OF ORGANIC MATERIALS, MUST BE SUBMITTED PRIOR TO FILLING.
10. FILL MATERIAL IS TO BE PLACED IN ONE FOOT LIFTS AND COMPACTED TO THE APPROPRIATE DENSITY (98% FOR PAVED AREAS AND 95% FOR BUILDING PADS AND ALL OTHER AREAS AS PER AASHTO T-180).
11. DURING SUBDIVISION DEVELOPMENT WHEN FUTURE BUILDING LOTS ARE FILLED AS PART OF THE OVERALL SUBDIVISION IMPROVEMENTS, COMPACTION TEST REPORTS MUST BE PERFORMED ON THE BUILDING LOTS AT 300 FOOT INTERVALS. THESE TESTS ARE TO BE PERFORMED IN ONE-FOOT VERTICAL INCREMENTS. THE RESULTS OF THESE TESTS ARE TO BE SUBMITTED UPON COMPLETION OF THE TESTS.
12. IF ANY MUCK MATERIAL IS DISCOVERED, IT SHALL BE REQUIRED TO BE REMOVED AND REPLACED WITH A SUITABLE MATERIAL THAT IS PROPERLY BACKFILLED, COMPACTED AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
13. STOCKPILES SHALL NOT EXCEED SIX FEET IN HEIGHT MEASURED FROM THE ORIGINAL GRADE. AT A MINIMUM, STOCK PILES THAT WILL REMAIN IN PLACE IN EXCESS OF TWENTY DAYS SHOULD BE SEEDED AND MULCHED IMMEDIATELY UPON PLACEMENT OF THE FINAL LIFT.
14. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES. ADEQUATE WATERING METHODS SHOULD BE EMPLOYED TO ALLOW DAILY COVERAGE OF THE ENTIRE LIMITS OF ALL AREAS THAT DO NOT HAVE AN ESTABLISHED VEGETATIVE COVER. METHODS TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO, WATER TRUCKS, PERMANENT IRRIGATION SYSTEMS, TEMPORARY SPRINKLER SYSTEMS OPERATED BY PUMPING UNITS CONNECTED TO WET RETENTION PONDS, WATER CANNONS, TEMPORARY IRRIGATION SYSTEMS MOUNTED ATOP STOCKPILE AREAS, AND OTHER METHODS AS DEEMED NECESSARY BY THE CITY.
15. ALL FILL MATERIALS LOCATED BENEATH STRUCTURES AND PAVEMENT SHALL CONSIST OF CLEAN GRANULAR SAND FREE FROM ORGANICS AND SIMILAR MATERIAL THAT COULD DECOMPOSE.
16. ALL FILL TO BE PLACED IN LANDSCAPED AREAS SHALL HAVE A Ph RANGE BETWEEN 5.5 AND 7.5, BE ORGANIC IN NATURE, FREE OF ROCKS AND DEBRIS, OR MATCH NATIVE EXISTING SOILS.
17. OWNER SHALL FILE A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AS REQUIRED BY DEP. CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH ALL PROVISIONS OF THE GENERIC PERMIT INCLUDING BUT NOT LIMITED TO:
    A. PROVIDE SUCH EROSION AND SEDIMENT CONTROL MEASURES AS MAY BE NECESSARY TO PREVENT DISCHARGE OF POLLUTANTS FROM THE SITE FROM THE START OF CONSTRUCTION UNTIL THE FINAL GROUND COVER HAS BEEN ESTABLISHED.
    B. EMPLOY A DEP CERTIFIED INSPECTOR TO MAKE WEEKLY INSPECTIONS / REPORTS OF THE CONDITION OF EROSION AND SEDIMENT CONTROL MEASURES.
    C. EMPLOY A DEP CERTIFIED INSPECTOR TO MAKE INSPECTIONS / REPORTS OF THE CONDITION OF EROSION AND SEDIMENT CONTROL MEASURES WITHIN 24 HOURS OF EVERY RAINFALL EVENT EXCEEDING ONE-HALF INCH.
    D. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.
    E. ADD EROSION AND SEDIMENT CONTROL MEASURES AS SITE CONDITIONS CHANGE.

STANDARD CONSTRUCTION DETAIL

CONTRACTOR REQUIREMENTS FOR SITE CLEARING, GRADING, AND EROSION CONTROL DESIGN AND CONSTRUCTION NOTES

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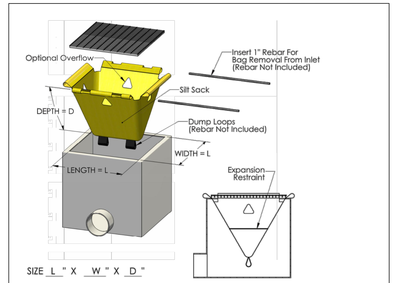


INLET PROTECTION DETAIL

A. SCOPE OF WORK – THE WORK IN THIS SECTION CONSISTS OF FURNISHING AND COMPLETELY INSTALLING SEED AND MULCH OVER THE LIMITS CALLED FOR ON THE CONSTRUCTION DRAWINGS.

B. MATERIALS – GRASS SEED SHALL BE A MIXTURE OF:

PENSACOLA BAHIA (50% SCARIFIED SEED)	80 LBS/ACRE
HULLED BERMUDA	20 LBS/ACRE
BROWN TOP MILLET	30 LBS/ACRE

IN THE FALL AND WINTER MONTHS (OCT. THRU FEB.) AND WITH THE APPROVAL OF THE CITY, ANNUAL RYE GRASS SHALL BE SUBSTITUTED IN EQUAL AMOUNTS FOR THE BROWN TOP MILLET. SEED SHALL BE PREMIXED BY A SEED COMPANY TO THE PROPORTIONS DESCRIBED ABOVE, WITH CERTIFICATION FROM THE SUPPLIER PROVIDED TO THE CITY, PRIOR TO USE. MULCH USED SHALL BE STRAW OR HAY CONSISTING OF OATS, RYE OR WHEAT STRAW OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. MULCH SHALL BE FREE FROM UNDESIRABLE WEED AND OTHER UNDESIRABLE GRASS.

C. METHODS – GRASSING SHALL BE DONE IMMEDIATELY UPON COMPLETION OF THE FINE GRADING OPERATION. HOWEVER, NO SEEDING SHALL BE DONE WHEN THE GROUND IS FROZEN OR UNDULY WET. THE RATE OF SPREAD FOR THE SEED MATERIAL SHALL BE ONE HUNDRED AND THIRTY (130) POUNDS PER ACRE. APPROXIMATELY TWO INCHES (2"), LOOSE THICKNESS, OF MULCH MATERIAL SHALL BE APPLIED INFORMALLY OVER THE GRASSED AREAS (APPROXIMATELY 1 1/2 BALES PER 1000 SQUARE FEET). THE MULCH MATERIAL SHALL BE CUT INTO THE SOIL WITH A DISC HARROW OR OTHERWISE ANCHORED DOWN.

D. FERTILIZER –
1. ANALYSIS OF SOILS SHALL BE OBTAINED BY SUBMITTAL OF SAMPLES TO VOLUSIA COUNTY AGRICULTURAL DEPARTMENT (PHONE: 258-7000). ALL APPLICATION RATES WILL BE BASED ON THIS REPORT. SUBMIT A COPY OF THIS REPORT TO THE CITY PRIOR TO COMMENCING ANY SOIL MODIFICATION.

2. THE FERTILIZER SHALL BE A COMMERCIAL GRANULAR TYPE WITH A CHEMICAL DESIGNATION AS RECOMMENDED IN THE SOILS ANALYSIS REPORT.

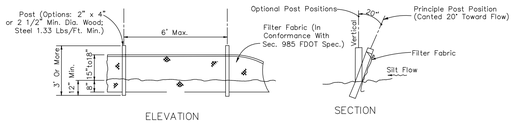
3. THE NUMERICAL DESIGNATIONS FOR FERTILIZER INDICATE THE MINIMUM PERCENTAGES (RESPECTIVELY) OF (1) TOTAL NITROGEN, (2) AVAILABLE PHOSPHORIC ACID AND (3) WATER SOLUBLE POTASH CONTAINED IN THE FERTILIZER.
   a) AT LEAST 50 PERCENT (50%) OF THE PHOSPHORIC ACID SHALL BE FROM A NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE WHICH WILL PROVIDE A MINIMUM OF TWO UNITS OF SULFUR.
   b) THE AMOUNT OF SULFUR SHALL BE INDICATED ON THE QUANTITIVE ANALYSIS CARD ATTACHED TO EACH BAG OR CONTAINER.

4. COMMERCIAL FERTILIZERS SHALL COMPLY WITH THE STATE FERTILIZER LAWS.

5. FERTILIZER MAY, AT THE DISCRETION OF THE ENGINEER/ARCHTECT, UPON THE PRESENTATION BY THE MANUFACTURE OF SATISFACTORY FACTORY EVIDENCE OF ITS FEASIBILITY, BE APPLIED IN LIQUID FORM.

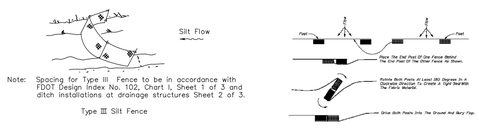
STANDARD CONSTRUCTION DETAIL

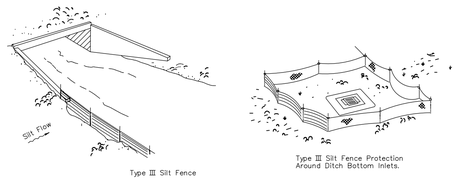
SEEDING AND MULCHING



Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE III SILT FENCE





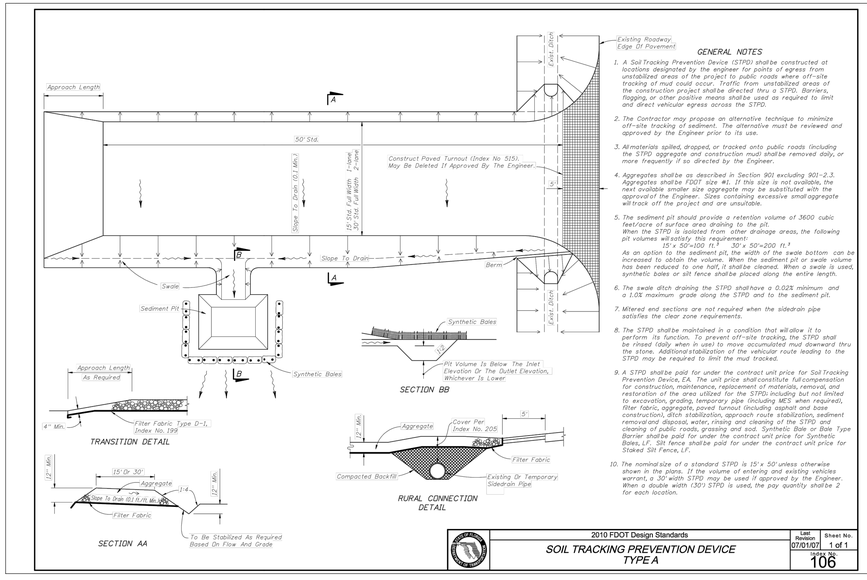
Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

SILT FENCE APPLICATIONS

STANDARD CONSTRUCTION DETAIL

EROSION CONTROL – SILT FENCE

NTS



GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where off-site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit.
   When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
   15' x 50'=100 ft.² 30' x 50'=200 ft.²
   As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.02ft minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be raked daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

2010 FDOT Design Standards	Last Revision 07/01/07	Sheet No. 1 of 1
SOIL TRACKING PREVENTION DEVICE TYPE A	Index No. 106	

ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

PLUM TREE TOWNHOMES
DELAND, FL
EROSION CONTROL DETAILS

NO.	DATE	REVISION	BY
3	1/28/22	CITY COMMENTS	KAB
2	12/9/21	CITY COMMENTS	KAB
1	7/27/21	CITY COMMENTS	KAB

DESIGNER KAB	FILE 2034-1	DATE 6-21-2021	SCALE AS NOTED
DRAWN BY WRS	PROJECT 2034-1		

NOT VALID UNLESS SIGNED AND SEALED
KIMBERLY A. BUCK P.E. 39565

SHEET
C008

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APPROVED
2/3/2022

GENERAL NOTES
WATER SYSTEM CONSTRUCTION

1. THE CITY'S PUBLIC UTILITIES DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER SYSTEM CONSTRUCTION.
2. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW WATER MAIN BEING LAID.
3. ALL WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
4. TRENCHES SHALL BE BACKFILLED WITH CLEAN GRANULAR MATERIAL IN MAX. 1' LIFTS WITH A MINIMUM COMPACTION OF 98 PERCENT (AASHTO–T180) IN PAVED AREAS AND 90 PERCENT IN UNPAVED AREAS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 1 FOOT VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET, AND TO FURNISH COPIES OF TEST REPORTS PROMPTLY TO THE CITY INSPECTOR.
6. METALLIZED PIPE LOCATION TAPE SHALL BE LOCATED 15 INCHES BELOW FINISHED GRADE OR AS SPECIFIED BY MANUFACTURER FOR ALL PVC LINES. MARKER TAPE SHALL BE USED ON ALL DUCTILE IRON PIPE.
7. WATER SERVICES (SINGLE 1") SHALL BE POLYETHYLENE TUBING (BLUE IN COLOR) ; POLYBUTYLENE SHALL NOT BE ALLOWED.
8. ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH 4" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 36" ABOVE THE GROUND. WIRE TIES SHALL BE USED TO SECURE THE CURB STOPS TO SUPPORT POSTS.
9. WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACING OF 500 FEET.
10. AT ALL WATER MAIN TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL LEGS EXCEPT ONE.
11. APPROVED WATER VALVE TYPES ARE CLOW OR MUELLER

STANDARD CONSTRUCTION DETAIL
GENERAL NOTES
WATER SYSTEM CONSTRUCTION

GENERAL NOTES
WATER SYSTEM CONSTRUCTION

12. ALL WATER VALVE BOXES SHALL BE ADJUSTED TO FINISH GRADE
13. WATER VALVES SHALL BE COMPLETELY OPENED BY THE CONTRACTOR UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS IN THE PRESENCE OF UTILITY DEPARTMENT PERSONNEL.
14. HYDRANTS SHALL BE PLACED AT 500 FEET MAXIMUM SPACING IN RESIDENTIAL DEVELOPMENTS AND AT 300 FEET MAXIMUM SPACING IN BUSINESS AND INDUSTRIAL DEVELOPMENTS. ALL WATER MAIN TO WHICH HYDRANTS ARE CONNECTED SHALL BE 6 INCHES MINIMUM.
15. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED TO MAKE THEM EASILY ACCESSIBLE TO FIRE PERSONNEL IN CASE OF FIRE. THE MAIN NOZZLE CONNECTION SHOULD ALWAYS FACE THE STREET AND BE 18–24" ABOVE GRADE.
16. AS STANDARD PRACTICE, WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF CURB OR AS APPROVED BY THE CITY.
17. ALL WATER MAINS SHALL BE NSF–APPROVED FOR POTABLE WATER USE, AND SHALL HAVE A MINIMUM COVER OF 36 INCHES. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER, DUCTILE IRON CLASS 350 MAY BE USED AS APPROVED BY THE CITY.
18. ALL NEWLY CONSTRUCTED WATER MAINS SHALL BE FLUSHED, CLEANED WITH A POLY PIG, PRESSURE TESTED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
19. WATER MAINS SHALL BE AWWA C–900 CL 150, OR D.I.P. CLASS 350 STANDARD CEMENT LINED.
20. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE HEALTH DEPARTMENT, AND THAT CERTIFIED AS–BUILT DRAWINGS ARE PROVIDED TO THE CITY.
21. MEGALUG OR EQUIVALENT, RESTRAINED JOINT SYSTEM MAY BE USED ON ALL RESTRAINED FITTINGS, VALVES, ETC. MINIMUM DEPTH OF BURY ON PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES.

STANDARD CONSTRUCTION DETAIL
GENERAL NOTES
WATER SYSTEM CONSTRUCTION

GENERAL NOTES
WATER SYSTEM CONSTRUCTION

22. WATER SYSTEMS SHALL BE PRESSURE TESTED AT 150 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA STANDARDS. TESTS SHALL BE CONDUCTED BEFORE FINAL PAVING AND IN THE PRESENCE OF THE CITY'S INSPECTOR.
23. ALL WATER SERVICES SHALL BE MARKED WITH A "W" SAW CUT INTO THE CURB.
24. ALL WATER VALVES AND BLOW–OFFS SHALL BE MARKED WITH AN "V" SAW CUT INTO THE CURB
25. TRACING WIRE SHALL BE INSTALLED IN ACCORDANCE WITH UTILITY PIPE LOCATION MATERIALS DETAIL.
26. NO GALVANIZED PIPE, FITTINGS, ETC. ARE ACCEPTED.
27. ALL WATER METERS SHALL BE INSTALLED AT THE RIGHT OF WAY LINE ONLY REGARDLESS OF SIZE.
28. SUBMIT ASSEMBLY CERTIFICATION FOR ALL BACKFLOW PREVENTERS TO THE CITY'S ENGINEERING DEPARTMENT BEFORE FINAL INSPECTION.
29. PIPING FOR RAW WATER SHALL BE OLIVE GREEN FOR ABOVE GROUND PIPING, BURIED PVC PIPING SHALL BE BLUE WITH WHITE COLOR BACKGROUND LOCATOR TAPE PLACED DIRECTLY ON TOP OF THE PIPE AND AT 12" TO 18" ABOVE THE PIPE. THE TAPE SHALL CONTINUOUSLY READ "CAUTION – RAW WATER MAIN BURIED BELOW" OR WHITE WITH LOCATOR TAPE PLACED 12" TO 18" ABOVE THE TOP OF THE PIPE.
30. SEE CHART BELOW FOR WATER MAIN SIZE AND MATERIALS.

M A T E R I A L S		
DIAMETER	MATERIAL	STANDARD
2" – 4"	PVC 1120 / SDR 21	ASTM D 2241
> 4" – 12"	PVC DR–18	AWWA C 900
> 4" – 12" DEDICATED FIRE LINE	PVC DR–14	AWWA C 900
(14"– 36" ⟶ DR – 18) (30"– 36" ⟶ DR – 21)	PVC 1120	AWWA C 905
ALL SIZES	HDPE DIPS DR 11	ASTM F 714

NOTE: PVC PIPE COLOR SHALL BE BLUE FOR POTABLE WATER MAINS, BLUE WITH WHITE LOCATOR TAPE OR WHITE WHITE LOCATOR TAPE FOR RAW WATER MAIN.

STANDARD CONSTRUCTION DETAIL
GENERAL NOTES
WATER SYSTEM CONSTRUCTION

PIPED UTILITY INSTALLATION REQUIREMENTS

ITEM	TEST	FREQUENCY	STANDARD	TEST METHOD
PIPE TRENCH SUBBASE (IF SPECIFIED)	IN–PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR	ASTM D–2937 D–2922 D–1556
PIPED BACKFILL IN PAVED AREAS	IN–PLACE DENSITY	ONE (1) TEST/300 LF PER ONE (1) FOOT VERTICAL LIFT OF FILL	98% MODIFIED PROCTOR	ASTM D–2937 D–2922 D–1556
PIPED BACKFILL IN GREEN AREAS	IN–PLACE DENSITY	ONE (1) TEST/300 LF PER ONE (1) FOOT VERTICAL LIFT OF FILL	90% MODIFIED PROCTOR	ASTM D–2937 D–2922 D–1556
SOIL OPTIMUM MOISTURE/DENSITY	PROCTOR TEST	ONE (1) PER SOIL OR BASE TYPE		ASTM D–2937 (MODIFIED) ASTM D–558 (STANDARD) AASHTO T–180 (MODIFIED) AASHTO T–99 (STD.)

STANDARD CONSTRUCTION DETAIL
TECHNICAL SPECIFICATIONS FOR
TESTING REQUIREMENTS

1. CONSTRUCTION STANDARDS FOR ALL DRAINAGE SYSTEM COMPONENTS SHALL CONFORM TO THE LATEST EDITION OF THE "FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND AS SPECIFIED HEREIN.
2. ALL STORM WATER PIPES AND STRUCTURES SHALL BE INSTALLED ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
3. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW THE COMPONENT BEING INSTALLED.
4. ALL PIPES AND STRUCTURES SHALL BE PLACED TRUE TO LINES AND GRADES AS DEPICTED ON THE APPROVED PLANS.
5. ALL PIPE JOINTS SHALL BE PROPERLY HONED AND FILTER FABRIC LINED USING A METHOD TO HOLD THE FABRIC IN PLACE DURING BACKFILL.
6. BACKFILL AND COMPACT TO THE SPRING–LINE (CENTER OF PIPE) ELEVATION AND REQUEST CITY INSPECTION AND APPROVAL BEFORE CONTINUING.
7. ALL WORK COVERED WITHOUT CITY INSPECTION WILL BE REQUIRED TO BE EXCAVATED AND INSPECTED AT THE CONTRACTOR'S EXPENSE.
8. TRENCHES SHALL BE BACKFILLED AND COMPACTED WITH CLEAN GRANULAR MATERIAL IN MAX 6" LIFTS WITH A MINIMUM COMPACTION OF 98 PERCENT (AASHTO–T180) IN PAVED AREAS AND 95 PERCENT (AASHTO–T180) IN UNPAVED AREAS.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS AT POINTS 1' ABOVE THE PIPE AND AT A MAX. 1' VERTICAL INTERVALS TO FINISH GRADE, AT A MAXIMUM SPACING OF 100 FEET, AND TO FURNISH COPIES OF TEST REPORTS PROMPTLY TO THE CITY'S INSPECTOR.
10. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE (RCP), HIGH DENSITY POLYETHYLENE (HDPE), POLYVINYL CHLORIDE (PVC) OR ALUMINUM CORRUGATED METAL PIPE (ACMP), AS SHOWN ON THE PLANS.
11. STORM DRAINAGE PIPES WITHIN PUBLIC RIGHT–OF–WAY SHALL BE A MINIMUM OF FIFTEEN (15) INCH RCP DIAMETER OR EQUIVALENT.
12. STORM INLETS, MANHOLES, AND CATCH BASINS SHALL BE EITHER POURED IN PLACE OR PRECAST REINFORCED CONCRETE. STRUCTURES SHALL BE REQUIRED AT EACH CHANGE OF PIPE SIZE OR CHANGE IN PIPE DIRECTION.

STANDARD CONSTRUCTION DETAIL
STORM DRAINAGE
CONSTRUCTION NOTES

13. STORM INLETS SHALL BE SPACED IN SUCH A MANNER AS TO ACCEPT ONE HUNDRED (100) PERCENT OF THE DESIGN STORM RUNOFF.
14. WET DETENTION PONDS SHALL BE EIGHT (8) FEET MINIMUM TO TWELVE (12) FEET MAXIMUM DEPTH BELOW THE DESIGN LOW OR NORMAL WATER STAGE.
15. MAXIMUM DISTANCES BETWEEN INLETS AND/OR JUNCTION BOXES:

PIPES SIZE (INCHES)	LENGTH OF RUN (FEET)
15	150
18	300
24 OR GREATER	400

16. ALL SWALES, DITCHES, AND DRY RETENTION POND SIDE SLOPES SHALL BE NO STEEPER THAT 4:1 (H:V) AND SHALL BE SODDED.
17. ALL RETENTION POND BACKSLOPES SHALL BE NO STEEPER THAN 3:1 (H:V) AND SHALL BE SODDED.
18. NORMAL ROADSIDE SWALES SHALL BE CONSTRUCTED TO A MAXIMUM DEPTH OF 18" BELOW THE OUTSIDE EDGE OF PAVEMENT OR CONCRETE CURB.
19. CONCRETE EROSION CONTROL MUST BE PROVIDED WHERE SWALES OR CULVERTS INTERCEPT DRAINAGE DITCHES.
20. A MINIMUM ONE FOOT (1') FREEBOARD ABOVE THE DESIGN HIGH WATER ELEVATION IS REQUIRED AT ALL POINTS AROUND WET RETENTION PONDS.
21. A MINIMUM SIX INCH (6") FREEBOARD ABOVE THE DESIGN HIGH WATER ELEVATION IS REQUIRED AT ALL POINTS AROUND DRY RETENTION PONDS.
22. POND INFLOW SHALL GENERALLY BE CONSTRUCTED WITH REINFORCED CONCRETE AND SHALL BE SUBJECT TO CITY APPROVAL.
23. OUTLET STRUCTURES ARE REQUIRED ON ALL PONDS. ALL OUTLET STRUCTURES SHALL BE PERMANENT CONCRETE OVERFLOW WEIRS OR CONCRETE OUTLET CONTROL STRUCTURES. NO SODDED WEIRS OR OTHER NON–PERMANENT OVERFLOW STRUCTURES SHALL BE ALLOWED.
24. SOIL EROSION CONTROL MEASURES SATISFACTORY TO THE CITY, SHALL BE EMPLOYED DURING CONSTRUCTION AND UPON COMPLETION OF THE POND.

STANDARD CONSTRUCTION DETAIL
STORM DRAINAGE
CONSTRUCTION NOTES

26. ADEQUATE MAINTENANCE ACCESS AS APPROVED BY THE CITY SHALL BE PROVIDED AROUND THE ENTIRE PERIMETER OF ALL PONDS AND ASSOCIATED OUTFALLS DISCHARGING INTO AND OUT OF PONDS.
27. IN GENERAL, ALL RETENTION/DETENTION PONDS MUST BE CONSTRUCTED PRIOR TO ANY ROAD, PARKING LOT, OR BUILDING CONSTRUCTION COMMENCING OR AS CURRENT PERMIT CONDITIONS DICTATE.
28. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY DEWATERING PERMITS THAT MAY BE REQUIRED.
29. CULVERTS CROSSING RIGHT–OF–WAYS SHALL EXTEND FROM RIGHT–OF–WAY LINE TO RIGHT–OF–WAY LINE UNDER THE ROADWAY.
30. ALL STORM WATER DISCHARGE FROM RETENTION/DETENTION PONDS ARE REQUIRED TO BE CHANNELED INTO DEFINED DRAINAGE PATHS TO EXISTING WATER BODIES, WETLANDS, DITCHES, ETC.

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ORMOND BEACH, FL 32174
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PLUM TREE TOWNHOMES
DELAND, FL
GENERAL UTILITIES

NO.	DATE	REVISION	BY
3	1/28/22	CITY COMMENTS	KAB
2	12/9/21	CITY COMMENTS	KAB
1	7/27/21	CITY COMMENTS	KAB

DESIGNER KAB	FILE 2034-1	DATE 6-21-2021	
DRAWN BY WKS	PROJECT 2034-1	SCALE AS NOTED	

NOT VALID UNLESS SIGNED AND SEALED
KIMBERLY A. BUCK P.E. 39565

SHEET
C009

SANITARY SEWER CONSTRUCTION GENERAL NOTES

1. THE CITY'S PUBLIC WORKS / UTILITY DIVISION DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY SEWER CONSTRUCTION.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE A MINIMUM OF 8" IN DIAMETER. SERVICE LATERALS SHALL BE A MINIMUM OF 4" DIAMETER (RESIDENTIAL) OR A MINIMUM OF 6" DIAMETER (COMMERCIAL)
3. ALL SANITARY SEWER LINES SHALL BE PVC SDR-26. IN PLACES WHERE A MINIMUM COVER OF 4.0' CANNOT BE MAINTAINED, C-900 GREEN PVC DR-25, CLASS 100 OR CONCRETE ENCASEMENT SHALL BE USED.
4. MINIMUM ALLOWABLE SANITARY SEWER SLOPES ALLOWED ARE:
   8" PIPE 0.40%
   10" PIPE 0.30%
   12" PIPE 0.22%
5. SEWER LINE CONSTRUCTION SHALL BE ACCOMPLISHED BY THE USE OF A LASER INSTRUMENT.
6. THE CONTRACTOR SHALL AT ALL TIMES, DURING PIPE LAYING, DEWATER THE GROUND SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WITHIN THE AREA OF THE TRENCH.
7. ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES WILL NOT BE ACCEPTED. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL SATISFACTORY TO THE CITY.
8. TRENCHES SHALL BE BACKFILLED WITH CLEAN GRANULAR MATERIAL IN 8. MAX. 1' LIFTS WITH A MINIMUM COMPACTION OF 98 PERCENT (ASSHTO-T180) IN PAVED AREAS AND 90 PERCENT IN UNPAVED AREAS.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TEST BE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 1 FOOT VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET, AND TO FURNISH COPIES OF TEST REPORTS PROMPTLY TO THE CITY INSPECTOR.
10. EXCAVATION AND BACKFILL: THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING OF EXCAVATION WORK OR USE OF TRENCH BOX IN ORDER TO PROVIDE FOR THE SAFETY OF WORKMEN, AS WELL AS REPRESENTATIVES OF THE CITY, THE DESIGN ENGINEER, AND THE DEVELOPER.
11. THE CONTRACTOR SHALL INSTALL A METALLIZED FOIL LOCATER TAPE, OR SIMILAR DEVICE AS MAY BE APPROVED BY THE CITY FOR THE FULL LENGTH OF ALL PVC WATER, RECLAIMED WATER AND SEWAGE FORCE MAINS. THIS PIPE LOCATER AID SHALL BE INSTALLED (15) INCHES BELOW FINISHED GRADE OR AS DIRECTED BY THE MANUFACTURER AND IS IN ADDITION TO THE LOCATER WIRE REQUIRED IN THE UTILITY PIPE LOCATION MATERIALS DETAIL (MISCELLANEOUS DETAILS SECTION – M10).
12. MANHOLES SHALL BE LOCATED AT INTERVALS NOT EXCEEDING 400 FEET.
13. MANHOLE RIMS SHALL MATCH FLUSH WITH THE FINISH GRADE ELEVATION IN PAVED AREAS AND A MINIMUM OF 0.2 FEET ABOVE GRADE IN UNPAVED AREAS.

STANDARD CONSTRUCTION DETAIL

GENERAL NOTES
SANITARY SEWER CONSTRUCTION

SANITARY SEWER CONSTRUCTION GENERAL NOTES

14. THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER MANHOLES IN SUCH A WAY THAT SEWER LINES DO NOT INTERSECT SEALED JOINTS BETWEEN SECTIONS OF THE MANHOLE.
15. RUBBER BOOTS AND STAINLESS STEEL BANDS SHALL BE UTILIZED IN THE CONNECTION OF THE SEWER MAIN TO THE MANHOLES (SEE RUBBER BOOT AND PRECAST JOINT CONNECTION DETAIL).
16. INDIVIDUAL SANITARY SERVICE CONNECTORS ON NEW CONSTRUCTION SHALL NOT BE CONNECTED DIRECTLY INTO MANHOLES, BUT TO SEWER MAIN LINES BY USE OF WYE CONNECTIONS.
17. FOR SINGLE FAMILY HOMES, SINGLE FOUR INCH SEWER SERVICES SHALL BE CONSTRUCTED AT EACH LOT OR UNIT AND LOCATED ON THE DOWNSTREAM SIDE OF THE LOT CENTER LINE. THESE SERVICES SHALL BE EXTENDED 4 FEET ABOVE GROUND AT THE PROPERTY LINE WITH A PVC RISER AND PLUG BEING EASILY VISIBLE FROM THE ROAD. RUBBER SEAL FITTINGS TO BE USED ON ALL LINES, NO GLUED JOINTS. OPTIONALLY, CONTRACTOR MAY CHOOSE TO USE A SINGLE 6" SERVICE TO SERVE TWO LOTS WITH A 4" WYE..
18. FOR MULTI-FAMILY AND COMMERCIAL SITES, SIX INCH MINIMUM SEWER SERVICES AND CLEANOUTS SHALL BE PROVIDED AS APPROVED BY THE CITY.
19. SANITARY SEWER LATERALS LONGER THAN 70 FEET, MEASURED FROM THE SEWER MAIN TO THE RIGHT-OF-WAY LINE MAY BE APPROVED ON A CASE BY CASE BASIS. SUCH LATERALS SHALL BE D.I.P. EPOXY LINED OR C-900 PVC.
20. SANITARY SEWER MANHOLES WHICH HAVE SEWER FORCE MAINS DISCHARGING DIRECTLY INTO THEM, OR ANY MANHOLE WITHIN 200 FEET OF A LIFT STATION, SHALL BE FIBERGLASS OR PVC LINED. RETRO-FITTING OF MANHOLES WITH LINERS SHALL BE REQUIRED WHEN NEW CONNECTIONS SUCH AS THIS ARE MADE. LINING SHALL BE AGRU SURE-GRIP, RAVEN, SEWPERCOAT, GREEN MONSTER, OR PRE-APPROVED EQUAL.
21. ALL SEWER MAINS PRIOR TO ACCEPTANCE BY THE CITY SHALL BE TELEVISED BY A REPUTABLE COMPANY THAT ENGAGES IN THIS TYPE OF WORK. THE THUMB DRIVE SHALL BE NON-STOP WITH AUDIO DESCRIBING WHAT IS BEING REVIEWED. WRITTEN THUMB DRIVE LOGS DESCRIBING THE CONDITION OF THE LINES SHALL ACCOMPANY THE THUMB DRIVE SUBMISSION TO THE CITY.
22. CONTRACTORS SHALL BE REQUIRED TO TELEVISE ALL SEWER MAINS AND LATERAL LINES AND PROVIDE TWO COPIES OF THE THUMB DRIVE ALONG WITH WRITTEN LOGS TO THE CITY. ANY DEFECTS NOTED SHALL BE CORRECTED PRIOR TO ACCEPTANCE BY THE CITY.

STANDARD CONSTRUCTION DETAIL

GENERAL NOTES
SANITARY SEWER CONSTRUCTION

SANITARY SEWER CONSTRUCTION GENERAL NOTES

28. SEWER LATERAL LOCATIONS SHALL BE MARKED ALONG THE OUTSIDE OF THE CURB WITH A SAW CUT S
29. EZ-WRAP PLASTIC, AS MANUFACTURED BY PRESS-SEAL GASKET CORPORATION OR APPROVED EQUAL, SHALL BE USED ON THE OUTSIDE OF ALL MANHOLE AND WET WELL JOINTS. APPLY ONE LAYER OF 9" WRAP CENTERED ON EACH JOINT. A CITY INSPECTOR SHALL PERSONALLY INSPECT ALL JOINT SEALS PRIOR TO BACKFILLING OPERATIONS .
30. ALL PROPOSED SEWER MAINS, 4" OR GREATER, SHALL BE FLUSHED AND CLEANED WITH A POLY PIG IN ACCORDANCE WITH LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
31. ALL SEWER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND A MAXIMUM DEPTH OF 19' TO ANY MANHOLE OR WETWELL. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER. DUCTILE IRON CLASS 350 OR CONCRETE ENCASEMENT MAY BE USED AS APPROVED BY THE CITY.
32. SEWER SYSTEMS SHALL BE PRESSURE TESTED AT 100 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA STANDARDS. TESTS SHALL BE CONDUCTED BEFORE FINAL PAVING AND IN THE PRESENCE OF THE CITY'S INSPECTOR.
33. DURING CONSTRUCTION, CONTRACTOR SHALL ISOLATE NEW SANITARY SEWER CONSTRUCTION FROM EXISTING SANITARY SEWER MAINS. THIS ISOLATION MAY BE BY INSTALLATION OF A BLADDER/PLUG PLACED AT POINT OF CONNECTION OR BY OTHER METHODS. THE PURPOSE OF THIS ISOLATION IS TO ENSURE SURFACE WATER IS NOT RELEASED TO THE TREATMENT PLANT. SURFACE WATER SHALL BE REMOVED PRIOR TO THE BLADDER BEING REMOVED.

FORCE MAIN & REUSE MAIN STANDARDS

DIAMETER	MATERIAL	STANDARD
2" – 4"	PVC 1120 / SDR 21	ASTM D 2241
> 4" – 12"	PVC 1120 / CLASS 100	AWWA C 900
14" – 36" (16"– 24" ⟶ DR – 18) (30"– 36" ⟶ DR – 21)	PVC 1120	AWWA C 905
ALL SIZES	HDPE (DIPS) DR 13.5	ASTM F 714

NOTE: PVC PIPE COLOR SHALL BE GREEN OR WHITE FOR SEWER FORCE MAIN, AND PURPLE FOR REUSE MAIN.

STANDARD CONSTRUCTION DETAIL

GENERAL NOTES
SANITARY SEWER CONSTRUCTION

APPROVED
CASE # 105
2/3/2022
DELAND, FLORIDA

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PLUM TREE TOWNHOMES
DELAND, FL
GENERAL UTILITIES

NO.	DATE	REVISION	BY
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DESIGNER KAB	FILE 2034-1	DATE 6-21-2021	
DRAWN BY WRS	PROJECT 2034-1	SCALE AS NOTED	

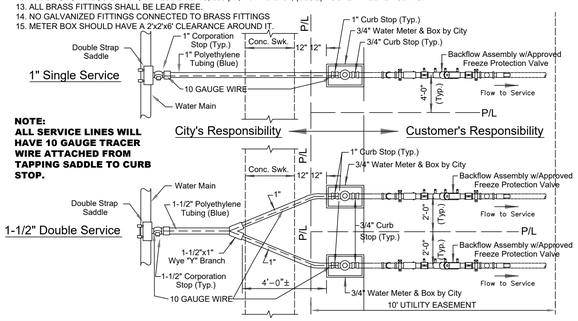
NOT VALID UNLESS SIGNED AND SEALED
KIMBERLY A. BUCK P.E. 38565

SHEET
C010

P:\2034-1 Plum Tree - John Wise\Design\Base\GETAS.RSV - Standard\GETAS.RSV.dwg, 1/28/2022 11:58:47 AM, DWG To PDF.pc3

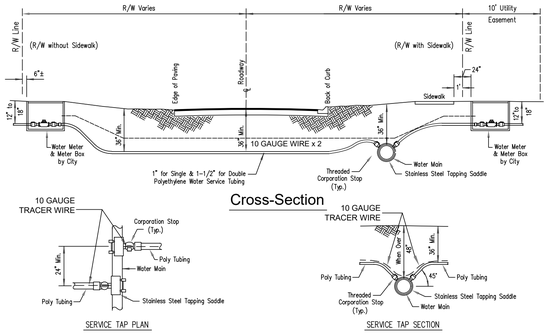
NOTES:
1. WATER MAINS TO BE ON NORTH or EAST SIDE OF R.O.W., APPROX. 4 FT. BACK OF CURB UNLESS OTHERWISE AUTHORIZED BY CITY ENGINEER.
2. SERVICE CONNECTIONS TO BE 4 FT. FROM SIDE LOT LINE ON EITHER SIDE OF LOT. THESE SERVICES TO BE CONSISTENT WITHIN THE SUBDIVISION. DRIVEWAYS SHALL NOT BE BUILT OVER METERS.
3. ALL LINES SHALL BE CHLORINATED and PRESSURE TESTED (TEST FOR TWO HOURS @ 150 P.S.I.) UNDER THE DIRECTION OF THE UTILITIES DEPARTMENT. AFTER SUCCESSFUL COMPLETION OF THE TESTING and CHLORINATION, THE PRESSURE SHALL REMAIN ON THE SYSTEM AT ALL TIMES.
4. TEN FT. SEPARATION REQUIRED BETWEEN PARALLEL WATER & SANITARY SEWER LINES.
5. SADDLE IS REQUIRED FOR ALL SERVICE CONNECTIONS TO 4" PVC MAINS. SADDLE IS REQUIRED FOR 2" SERVICE CONNECTIONS TO 6" and LARGER PVC MAINS. LARGEST SERVICE CONNECTION TO A 4" MAIN IS MIN. 1-1/2" and LARGEST TO ANY MAIN IS 2".
6. MINIMUM DISTANCE BETWEEN SERVICE TAPS TO BE NOT LESS THAN 36".
7. SINGLE SERVICE TAP SHALL BE 1".
8. DOUBLE SERVICE TAP SHALL BE 1-1/ 2".
9. ALL FITTINGS SHALL BE BRASS ONLY.
10. ALL CORPORATION STOPS SHALL BE "FORD" OR "MUELLER" ONLY.
11. FREEZE PROTECTION VALVE, SHALL BE "CONBRACO" 40LF000FPV2F.
12. ALL 3/4", 1", 1-1/2", & 2" W.M., SHALL BE SDR 9, 200 psi, ASTMD 2737, (BLUE) POLYETHYLENE TUBING.
13. ALL BRASS FITTINGS SHALL BE LEAD FREE
14. NO GALVANIZED FITTINGS CONNECTED TO BRASS FITTINGS
15. METER BOX SHOULD HAVE A 2'x2'x6' CLEARANCE AROUND IT.

APPROVED
2/3/2022



DATE: 10/26/2020 **WATER MAIN SERVICE CONNECTION WITH SIDEWALK (BACKFLOW)** **W402**

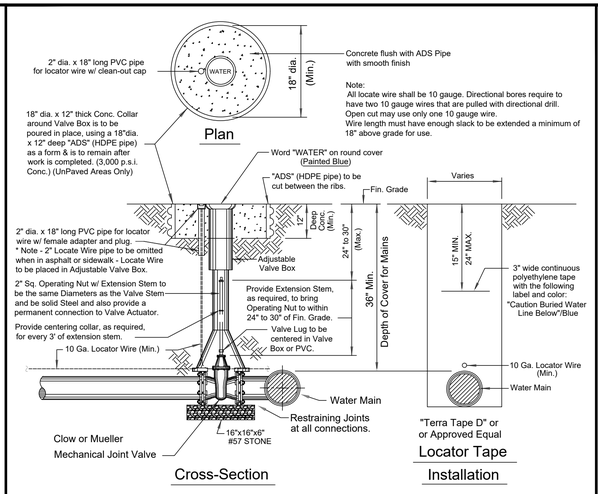
City of DeLand - Standard Details



NOTES:
1. SINGLE WATER SERVICE SHALL BE, 1" POLYETHYLENE TUBING (BLUE).
2. DOUBLE WATER SERVICE SHALL BE, 1–1/2" POLYETHYLENE TUBING (BLUE).
3. WATER MAINS TO BE MIN. 36" BELOW GRADE and APPROX. 4' BACK OF CURB.
4. CURB STOP TO BE LOCATED APPROX. 2 FOOT BACK OF RIGHT–OF–WAY AND MUST HAVE LOCK WING.
5. SERVICE LINE TO BE MIN. 36" BELOW GRADE IN RIGHT–OF–WAY.
6. ALL 3/4", 1", 1–1/2" & 2" W.M., SHALL BE SDR 9, 200 psi, ASTMD 2737, (BLUE) POLYETHYLENE TUBING.
7. ALL LOCATE WIRE SHALL BE 10 GAUGE. DIRECTIONAL BORES REQUIRE TO HAVE TWO 10 GAUGE WIRES THAT ARE PULLED WITH DIRECTIONAL DRILL. OPEN CUT MAY USE ONLY ONE 10 GAUGE WIRE.
8. ALL SERVICE TAPS TO MEET AWWA STANDARD 45° FROM HORIZONTAL UNLESS PRIOR AUTHORIZATION RECEIVED FROM CITY.
9. ALL LOCATE WIRE SHALL BE 10 GAUGE. DIRECTIONAL BORES REQUIRE TO HAVE TWO 10 GAUGE WIRES THAT ARE PULLED WITH DIRECTIONAL DRILL. OPEN CUT MAY USE ONLY ONE 10 GAUGE WIRE.
10. ALL SERVICE LINES WILL HAVE TRACER WIRE ATTACHED FROM TAPPING SADDLE TO CURB STOP.

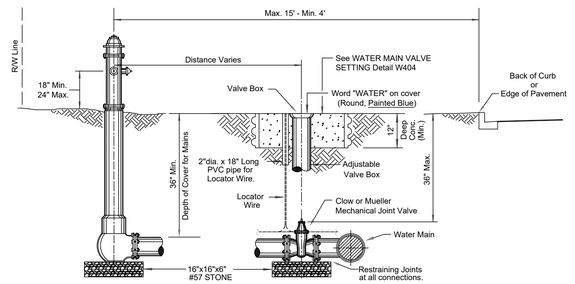
DATE: 10/26/2020 **WATER MAIN SERVICE LINES** **W403**

City of DeLand - Standard Details



DATE: 10/26/2020 **WATER MAIN VALVE SETTING** **W404**

City of Deland - Standard Details



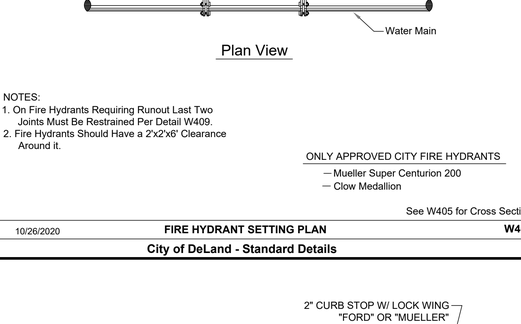
NOTES:
1. Steamer Connection to Face Street.
2. All Fire Hydrants to have 5 1/4" Valve Seat.
3. Fire Hydrants Shall be Placed at Street Corners or in the R.O.W. Adjacent to Side Lot Lines Whenever Possible.
4. See Detail W406 for Typical Connections & Fittings.
5. Fire Hydrants Shall be Painted City Safety Yellow w/Richards Paint No. 1009, Rust Shield Polyurethane.
6. Remove Chains from Cap.
7. Min. 3 ft. Clearance Should be Maintained Around Fire Hydrant for Emergency Operation Purposes.
8. All locate wire shall be 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire.

ONLY APPROVED CITY FIRE HYDRANTS
— Mueller Super Centurion 200
— Clow Medallion

See W406 for Plan View

DATE: 10/26/2020 **FIRE HYDRANT SETTING SECTION** **W405**

City of DeLand -Standard Details



NOTES:
1. On Fire Hydrants Requiring Runout Last Two Joints Must Be Restrained Per Detail W409.
2. Fire Hydrants Should Have a 2'x2'x6' Clearance Around it.

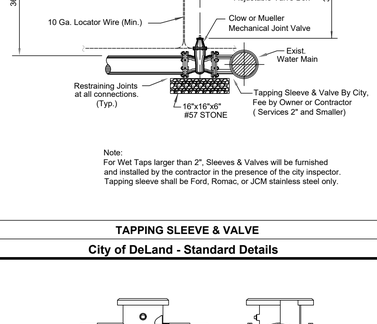
ONLY APPROVED CITY FIRE HYDRANTS
— Mueller Super Centurion 200
— Clow Medallion

See W405 for Cross Section

DATE: 10/26/2020 **FIRE HYDRANT SETTING PLAN** **W406**

City of DeLand - Standard Details

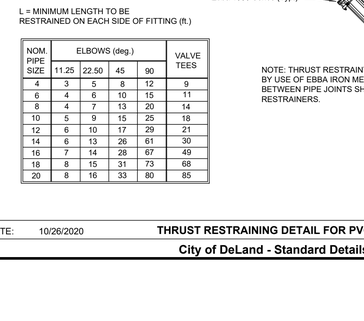
Notes:
1. All locate wire shall be 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire.



Note:
For Wet Taps larger than 2", Sleeves & Valves will be furnished and installed by the contractor in the presence of the city inspector. Tapping sleeve shall be Ford, Romac, or JCM stainless steel only.

DATE: 10/26/2020 **TAPPING SLEEVE & VALVE** **W407**

City of DeLand - Standard Details



L = MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (ft.)

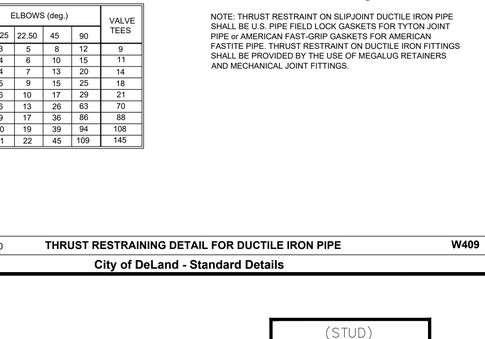
NOM. PIPE SIZE	ELBOWS (deg.)				VALVE TEES
	11.25	22.50	45	90	
4	3	5	8	12	9
6	4	6	10	15	11
8	4	7	13	20	14
10	5	9	15	25	18
12	6	10	17	29	21
16	7	14	28	67	49
18	8	15	31	73	68
20	8	16	33	80	85

NOTE: THRUST RESTRAINT AT FITTINGS AND VALVES SHALL BE BY USE OF EBBA IRON MEGALUG RESTRAINERS. THRUST RESTRAINT BETWEEN PIPE JOINTS SHALL BE BY EBBA IRON SERIES 1500 RESTRAINERS.

DATE: 10/26/2020 **THRUST RESTRAINING DETAIL FOR PVC PIPE** **W408**

City of DeLand - Standard Details

THE FOLLOWING JOINTS MUST BE RESTRAINED IN ALL APPLICATIONS:
1. BEND - INLET AND OUTLET
2. TEE - OUTLET BRANCH
3. OFFSETS - INLET AND OUTLET
4. CAPS
5. PLUGS
6. LAST TWO(2) JOINTS ON A DEAD END RUN (min. 36')
7. LAST TWO(2) JOINTS ON A HYDRANT RUNOUT (min. 36')



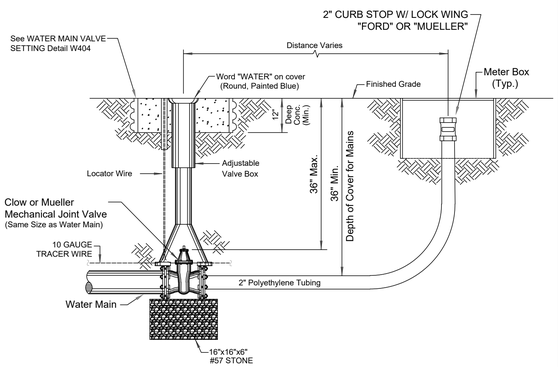
L = MINIMUM LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING (ft.)

NOM. PIPE SIZE	ELBOWS (deg.)				VALVE TEES
	11.25	22.50	45	90	
4	3	5	8	12	9
6	4	6	10	15	11
8	4	7	13	20	14
10	5	9	15	25	18
12	6	10	17	29	21
16	6	13	26	63	70
18	9	17	36	86	88
20	10	19	39	94	108
24	11	22	45	109	145

NOTE: THRUST RESTRAINT ON SLIPJOINT DUCTILE IRON PIPE SHALL BE U.S. PIPE FIELD LOCK GASKETS FOR TYTON JOINT PIPE or AMERICAN FAST-GRIP GASKETS FOR AMERICAN FASTITE PIPE. THRUST RESTRAINT ON DUCTILE IRON FITTINGS SHALL BE PROVIDED BY THE USE OF MEGALUG RETAINERS AND MECHANICAL JOINT FITTINGS.

DATE: 10/26/2020 **THRUST RESTRAINING DETAIL FOR DUCTILE IRON PIPE** **W409**

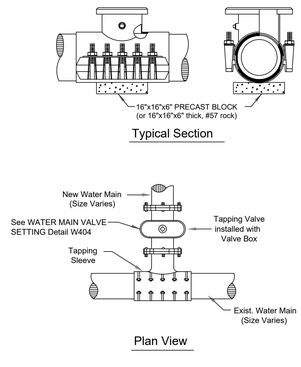
City of DeLand - Standard Details



Notes:
1. All locate wire shall be 10 gauge. Directional bores require to have two 10 gauge wires that are pulled with directional drill. Open cut may use only one 10 gauge wire.

DATE: 10/26/2020 **WATER MAIN BLOWOFF DETAIL** **W410**

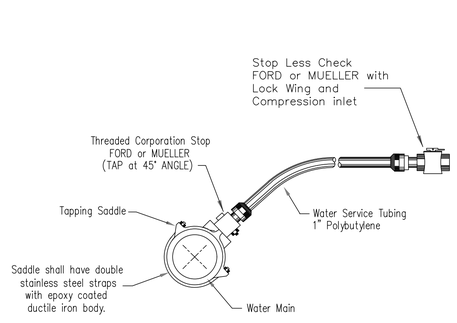
City of DeLand - Standard Details



NOTES:
1. ALL TAPPING SLEEVES ABOVE 2" IN DIA. SHALL BE STAINLESS STEEL ONLY.
2. INSTALL REQUIRED RESTRAINED JOINTS. IN NO INSTANCE SHALL THRUST BLOCKS BE PERMITTED.
3. ONLY ROMAC INDUSTRIES, FORD STAINLESS STEEL OR JCM STAINLESS STEEL TAPPING SLEEVES ARE TO BE USED.
4. IN NEW CONSTRUCTION, ALL SADDLES, SLEEVES, VALVES, CORPORATION & CURB STOPS, TUBING WILL BE FURNISHED BY THE CONTRACTOR.

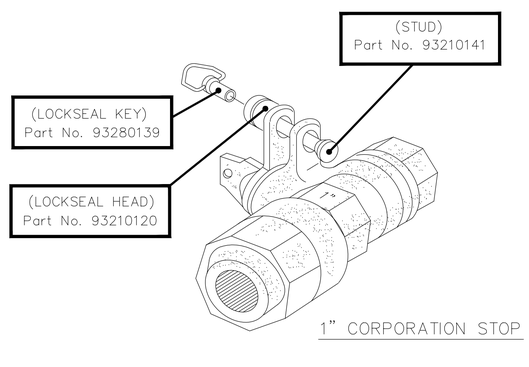
DATE: 10/26/2020 **STAINLESS STEEL TAPPING SLEEVE** **W414**

City of DeLand - Standard Details



DATE: 10/26/2020 **CHLORINATION TAP** **W416**

City of DeLand - Standard Details



DATE: 10/26/2020 **WATER METER LOCKSEAL ASSEMBLY** **W418**

City of DeLand - Standard Details

ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

PLUM TREE TOWNHOMES
DELAND, FL
WATER DETAILS

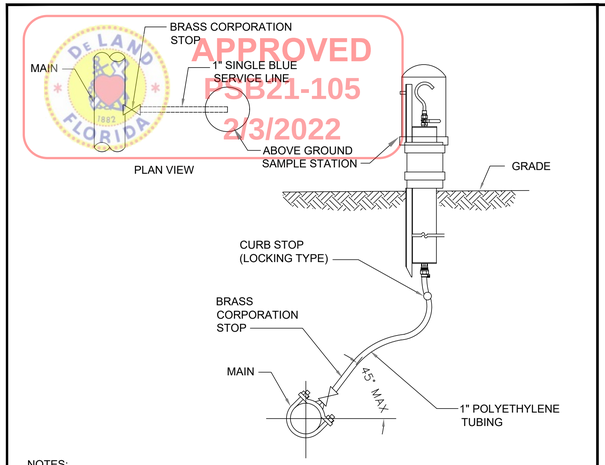
NO.	DATE	REVISION	BY
1	7/27/21	CITY COMMENTS	KAB
2	12/9/21	CITY COMMENTS	KAB
3	1/28/22	CITY COMMENTS	KAB

DESIGNER	KAB	DRAWN BY	WRS
FILE	2034-1	PROJECT	2034-1
DATE	6-21-2021	SCALE	AS NOTED

NOT VALID UNLESS SIGNED AND SEALED
KIMBERLY A. BUCK P.E. 38565

SHEET
C011

P:\2034-1 Plum Tree - Lots-Wm\Design\Base\DATA\01-ENV.dwg, 1/28/2022 11:18:48 AM, DWG To PDF.pc3



APPROVED
PSB21-105
2/3/2022

NOTES:
1. A 1 INCH SAMPLE STATION INSTALLED AT THE END OF A CUL-DE-SAC CAN ALSO SERVE AS A BLOW -OFF VALVE WHEN BOTH ARE REQUIRED.

DATE: 10/26/2020 **WATER SAMPLE STATION** W419

City of DeLand - Standard Details

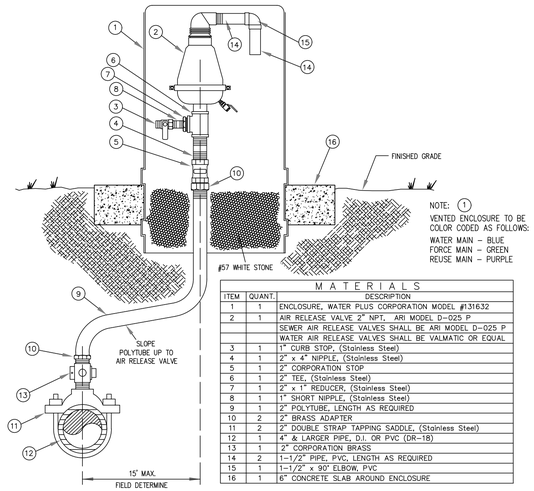
LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossing (Full Joint Centered)
Storm Sewer Stormwater Force Main, Reclaimed Water (2)	WATER MAIN 3 ft. minimum	WATER MAIN 12 inches is the minimum except for storm sewer,then 6 inches is the minimum and 12 inches is preferred	Alternate 3' ft. minimum WATER MAIN
Vacuum Sanitary Sewer	WATER MAIN 10 ft. preferred 3 ft. minimum	WATER MAIN 12 inches preferred 6 inches minimum	Alternate 3' ft. minimum WATER MAIN
Gravity Sewer Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	WATER MAIN 10 ft. preferred 6 ft. minimum (3)	WATER MAIN 12 inches is the minimum except for gravity sewer,then 6 inches is the minimum and 12 inches is preferred	Alternate 6' ft. minimum WATER MAIN
On-Site Sewage Treatment & Disposal System(4)	10 ft minimum	----	----

(1) Water Main Should Cross Above other pipe. When Water Main Must Be Below Other Pipe,the Minimum Separation is 12" Inches.
(2) Reclaimed Water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for Gravity Sanitary sewer where the Bottom of the Water Main is laid at least 6 inches above the top of gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

DATE: 10/26/2020 **WATER PIPE SEPERATION REQUIREMENTS** W420

City of DeLand - Standard Details

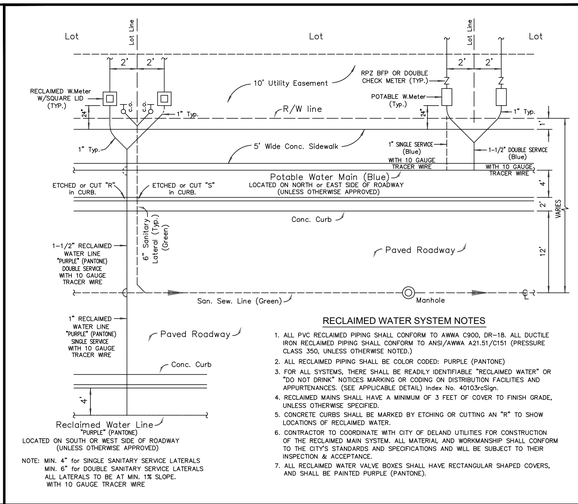


NOTE: (1) VENTED ENCLOSURE TO BE COLOR CODED AS FOLLOWS:
WATER MAIN – BLUE
FORCE MAIN – GREEN
REUSE MAIN – PURPLE

ITEM	QUANT.	MATERIALS DESCRIPTION
1	1	ENCLOSURE, WATER PLUS CORPORATION MODEL #1316-32
2	1	AIR RELEASE VALVE 2" NPT, ARI MODEL D-025 P
		SEWER AIR RELEASE VALVES SHALL BE ARI MODEL D-025 P
		WATER AIR RELEASE VALVES SHALL BE VALMATIC OR EQUAL
3	1	1" CURB STOP, (Stainless Steel)
4	1	2" x 4" NIPPLE, (Stainless Steel)
5	1	2" CORPORATION STOP
6	1	2" TEE, (Stainless Steel)
7	1	2" x 1" REDUCER, (Stainless Steel)
8	1	1" SHORT NIPPLE, (Stainless Steel)
9	1	2" POLYTUBE, LENGTH AS REQUIRED
10	2	2" BRASS ADAPTER
11	2	2" DOUBLE STRAP TAPPING SADDLE, (Stainless Steel)
12	1	4" & LARGER PIPE, D.I. OR PVC (DR-18)
13	1	2" CORPORATION BRASS
14	2	1-1/2" PIPE, PVC, LENGTH AS REQUIRED
15	1	1-1/2" x 90° ELBOW, PVC
16	1	6" CONCRETE SLAB AROUND ENCLOSURE

DATE: 10/26/2020 **OFFSET AIR RELEASE VALVE** W421

City of DeLand - Standard Details



RECLAIMED WATER SYSTEM NOTES

1. ALL PVC RECLAIMED PIPING SHALL CONFORM TO AWWA C900, DR-18. ALL DUCTILE IRON RECLAIMED PIPING SHALL CONFORM TO ANSI/AWWA A21.51/C151 (PRESSURE CLASS 350, UNLESS OTHERWISE NOTED.)
2. ALL RECLAIMED PIPING SHALL BE COLOR CODED; PURPLE (PANTONE)
3. FOR ALL SYSTEMS, THERE SHALL BE READILY IDENTIFIABLE "RECLAIMED WATER" OR "DO NOT DRINK" NOTICES MARKING OR CODING ON DISTRIBUTION FACILITIES AND APPURTENANCES. (SEE APPLICABLE DETAIL) Index No. 40103rcSign.
4. RECLAIMED MAINS SHALL HAVE A MINIMUM OF 3 FEET OF COVER TO FINISH GRADE, UNLESS OTHERWISE SPECIFIED.
5. CONCRETE CURBS SHALL BE MARKED BY ETCHING OR CUTTING AN "R" TO SHOW LOCATIONS OF RECLAIMED WATER.
6. CONTRACTOR TO COORDINATE WITH CITY OF DELAND UTILITIES FOR CONSTRUCTION OF THE RECLAIMED MAIN SYSTEM. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE CITY'S STANDARDS AND SPECIFICATIONS AND WILL BE SUBJECT TO THEIR INSPECTION & ACCEPTANCE.
7. ALL RECLAIMED WATER VALVE BOXES SHALL HAVE RECTANGULAR SHAPED COVERS, AND SHALL BE PAINTED PURPLE (PANTONE).

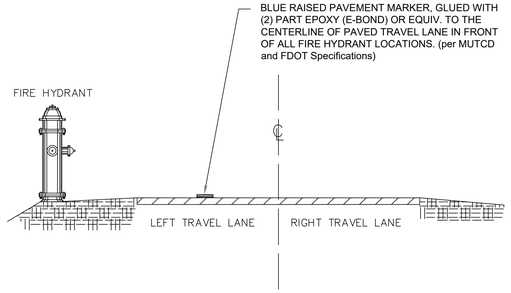
NOTE: MIN. 4" for SINGLE SANITARY SERVICE LATERALS
MIN. 6" for DOUBLE SANITARY SERVICE LATERALS
ALL LATERALS TO BE AT MIN. 1% SLOPE.
WITH 10 GAUGE TRACER WIRE

DATE: 10/26/2020 **RESIDENTIAL UTILITY LAYOUT** W422

City of DeLand - Standard Details

ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

PLUM TREE TOWNHOMES
DELAND, FL
WATER DETAILS



DATE: 10/26/2020 **REFLECTIVE PAVEMENT MARKER FOR FIRE HYDRANT LOCATION** W423

City of DeLand - Standard Details

Approved Muller Valve for Service Lines

1" SERVICE

Mueller 300 Ball Straight Meter Valve
Mueller Pack Joint Connection for CTS O.D.* tubing x meter swivel nut**.
Quarter turn check - lock wing. 360° turn option available by adding -3 suffix to catalog number.
Example: P-24350-3

P-24350N

Catalog size	3/4"x5/8" R †	3/4" R †	3/4"	5/8"x3/4"x1"	1" R †	1"
Meter size	5/8"	5/8"x3/4", 3/4"	5/8"x3/4", 3/4"	5/8"x3/4", 3/4"	1"	1"
Tubing size	3/4"	3/4"	3/4"	1"	1"	1"

2" SERVICE

Mueller 300 Ball Curb Valve
Inlet: Mueller Pack Joint Connection for CTS O.D.* tubing
Outlet: F.I.P. thread
Quarter turn check-this valve may be ordered with 360° turn option by adding -3 to end of catalog number (P-25172-3)

P-25172N

3/4"R	3/4"	1"R	1"	1-1/2"	2"

DATE: 10/26/2020 **VALVE FOR WATER AND RECLAIM SERVICE LINE** W425

City of DeLand - Standard Details

Approved Ford Valve for Service Lines

1" SERVICE

Pack Joint for Copper or Plastic Tubing (CTS) Inlet by Meter Swivel Nut

Catalog Number	Description: Valve Size	Serv. Line Size	Meter Size	Approx. Wt. Lbs.
B43-211W-NL	5/8"	1/2"	5/8"	1.4
B43-212W-NL	5/8"	1/2"	5/8"x3/4" & 3/4"	1.5
▶♦ B43-231W-NL	5/8"	3/4"	5/8"	1.6
▶♦ B43-232W-NL	5/8"	3/4"	5/8"x3/4" & 3/4"	1.7
▶ B43-331W-NL	3/4"	3/4"	5/8"	2.1
▶♦ B43-332W-NL	3/4"	3/4"	5/8"x3/4" & 3/4"	2.4
▶♦ B43-334W-NL	3/4"	3/4"	1"	2.3
▶ B43-341W-NL	3/4"	1"	5/8"	2.7
▶♦ B43-342W-NL	3/4"	1"	5/8"x3/4" & 3/4"	2.4
▶♦ B43-344W-NL	3/4"	1"	1"	2.7
▶♦ B43-444W-NL	1"	1"	1"	3.2
B43-454W-NL	1"	1-1/4"	1"	3.4

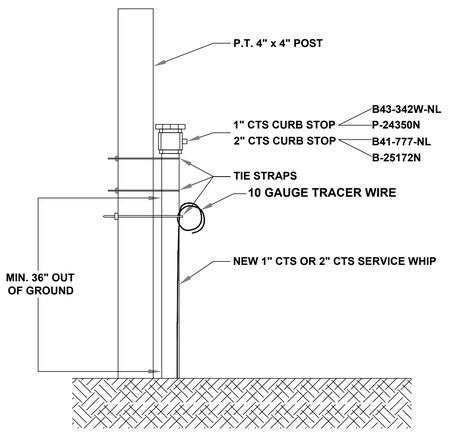
2" SERVICE

Pack Joint for Copper or Plastic Tubing (CTS) by Female Iron Pipe Thread

Catalog Number	Valve Size	CTS End	FIP End	Approx. Wt. Lbs.
▶♦ * B41-333-NL	3/4"	3/4"	3/4"	2.0
▶♦ B41-334-NL	3/4"	3/4"	1"	2.1
▶♦ B41-343-NL	3/4"	1"	3/4"	2.2
▶♦ B41-344-NL	3/4"	1"	1"	2.4
♦ BL41-344-4-875-NL	3/4"	1"	1"	3.1
▶♦ * B41-444-NL	1"	1"	1"	2.8
♦ B41-454-NL	1"	1-1/4"	1"	3.2
♦ B41-455-NL	1"	1-1/4"	1-1/4"	3.7
♦ B41-555-NL	1-1/4"	1-1/4"	1-1/4"	5.6
♦ **B41-666-NL	1-1/2"	1-1/2"	1-1/2"	7.0
B41-677-NL	1-1/2"	2"	2"	9.6
♦ **B41-777-NL	2"	2"	2"	11.1

DATE: 10/26/2020 **VALVE FOR WATER AND RECLAIM SERVICE LINE** W424

City of DeLand - Standard Details



DATE: 10/26/2020 **NEW POTABLE AND REUSE SERVICE WHIP** W426

City of DeLand - Standard Details

3M LOCATING MARKER BALLS PROGRAMMABLE AND NON-PROGRAMMABLE NOTES:

- Programmable and Non-Programmable Marking Balls will be used on all Sewer, Potable and Reclaim projects
- For information on the Programmable and Non-Programmable Balls that the City requires see spec sheet for details
- Programmable Balls will be placed at all fittings ie. Tees, Couplings, 90, 45, and 22.
- Information will be recorded on a spread sheet. For information that needs to be recorded see spec sheet for an example template for the 3M Marker Balls
- Non-Programmable Marking Balls will used as follow:
- Potable: End of Service Line when buried
- Wastewater: Ball will be placed at the curb line to mark lateral location prior to end of service.
- Reclaim: End of Service Line when buried
- Desired bury depth is 1.5 feet to 3 feet. Five foot is the maximum depth for these devices

1420-LOCATER FOR MARKER BALLS

3M™ Dynatel™ Electronic Marker System (EMS) Marker Locators 1420 series is microprocessor-based systems that quickly and efficiently locate underground markers—years after construction or maintenance. -

The 3M™ Dynatel™ 1420 Marker Locators are designed to be accurate, fast and integrated allowing you to accurately and easily:

- Locate, read and write to 3M iD markers
- Pinpoint the depth and location of all existing models of properly installed underground passive EMS markers
- Conduct direct depth reading of markers
- Locate two different marker frequencies simultaneously

Specifications

2200RB Rechargeable Battery	Not Included
Cable/Pipe Locate	No
Carrying Bag Included	No
Coupler Size	No Coupler
Direct Connect Cable	N/A
EMS Caution Tape Finding Capability	No
Family	1420 Series
Fault Finding Capability	No
2200RB Rechargeable Battery	Not Included
Cable/Pipe Locate	No
Carrying Bag Included	No
Coupler Size	No Coupler
Direct Connect Cable	N/A
EMS Caution Tape Finding Capability	No
Family	1420 Series
Fault Finding Capability	No
Locator Type	Marker

3M DYNATEL LOCATING AND MARKING ELECTRONIC MARKER SYSTEM:

1423-XR/ID-POTABLE

The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits
- Positive identification of underground water facilities
- iD Marker allows for programming of customer specific information
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR:	BLUE
DIAMETER (METRIC):	10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY:	N/A
MARKER DEPTH:	5 FEET (1.5M)
MARKER DIMENSION (INCH):	4 INCH DIAMETER
MARKER TYPE:	BALL
PROGRAMMABLE/PASSIVE:	PROGRAMMABLE
RANGE:	0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant:	UNDETERMINED
RoHS EU Comments:	CONTACT 3M FOR INFORMATION
Solution for:	ACCESS NETWORK: FTTH/FTTB/CATV ACCESS NETWORK: xDSL, LONG-HAUL/METRO LOOP NETWORK: OUTDOOR WIRELESS NETWORK: BACKHAUL

1424-XR/ID-SEWER

The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits
- Positive identification of underground wastewater facilities
- iD Marker allows for programming of customer specific information
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR:	GREEN
DIAMETER (METRIC):	10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY:	N/A
MARKER DEPTH:	5 FEET (1.5M)
MARKER DIMENSION (INCH):	4 INCH DIAMETER
MARKER TYPE:	BALL
NUMBER OF FREQUENCIES:	N/A
PROGRAMMABLE/PASSIVE:	PROGRAMMABLE
RANGE:	0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant:	UNDETERMINED
RoHS EU Comments:	CONTACT 3M FOR INFORMATION
Solution for:	ACCESS NETWORK: FTTH/FTTB/CATV ACCESS NETWORK: xDSL, LONG-HAUL/METRO LOOP NETWORK: OUTDOOR WIRELESS NETWORK: BACKHAUL

1428-XR/ID-RECLAIMED

The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits
- Positive identification of underground general purpose / reclaimed water facilities
- iD Marker allows for programming of customer specific information
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR:	PURPLE
DIAMETER (METRIC):	10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY:	N/A
MARKER DEPTH:	5 FEET (1.5M)
MARKER DIMENSION (INCH):	4 INCH DIAMETER
MARKER TYPE:	BALL
NUMBER OF FREQUENCIES:	N/A
PROGRAMMABLE/PASSIVE:	PROGRAMMABLE
RANGE:	0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant:	UNDETERMINED
RoHS EU Comments:	CONTACT 3M FOR INFORMATION
Solution for:	ACCESS NETWORK: FTTH/FTTB/CATV ACCESS NETWORK: xDSL, LONG-HAUL/METRO LOOP NETWORK: OUTDOOR WIRELESS NETWORK: BACKHAUL

1403-XR-POTABLE

The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits
- Positive identification of underground water facilities
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR:	BLUE
DIAMETER (METRIC):	10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY:	N/A
MARKER DEPTH:	5 FEET (1.5M)
MARKER DIMENSION (INCH):	4 INCH DIAMETER
MARKER TYPE:	BALL
NUMBER OF FREQUENCIES:	N/A
PROGRAMMABLE/PASSIVE:	PASSIVE
RANGE:	0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant:	UNDETERMINED
RoHS EU Comments:	CONTACT 3M FOR INFORMATION
Solution for:	ACCESS NETWORK: FTTH/FTTB/CATV ACCESS NETWORK: xDSL, LONG-HAUL/METRO LOOP NETWORK: OUTDOOR WIRELESS NETWORK: BACKHAUL

1404-XR-SEWER

The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits
- Positive identification of underground wastewater facilities
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR:	GREEN
DIAMETER (METRIC):	10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY:	N/A
MARKER DEPTH:	5 FEET (1.5M)
MARKER DIMENSION (INCH):	4 INCH DIAMETER
MARKER TYPE:	BALL
NUMBER OF FREQUENCIES:	N/A
PROGRAMMABLE/PASSIVE:	PASSIVE
RANGE:	0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant:	UNDETERMINED
RoHS EU Comments:	CONTACT 3M FOR INFORMATION
Solution for:	ACCESS NETWORK: FTTH/FTTB/CATV ACCESS NETWORK: xDSL, LONG-HAUL/METRO LOOP NETWORK: OUTDOOR WIRELESS NETWORK: BACKHAUL

1408-XR-RECLAIMED

The 3M™ EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

Featured Benefits
- Positive identification of underground general purpose facilities
- Unique self leveling design simplifies installation
- No external power source needed
- Resistant to elements
- 5 foot (1.5 meter) detection distance
- Color conforms to APWA standards

SPECIFICATIONS:

COLOR:	PURPLE
DIAMETER (METRIC):	10.4 CM
EMS CAUTION TAPE FINDING CAPABILITY:	N/A
MARKER DEPTH:	5 FEET (1.5M)
MARKER DIMENSION (INCH):	4 INCH DIAMETER
MARKER TYPE:	BALL
NUMBER OF FREQUENCIES:	N/A
PROGRAMMABLE/PASSIVE:	PASSIVE
RANGE:	0 TO 5 LINEAR FOOT
RoHS 2011/65/EU Compliant:	UNDETERMINED
RoHS EU Comments:	CONTACT 3M FOR INFORMATION
Solution for:	ACCESS NETWORK: FTTH/FTTB/CATV ACCESS NETWORK: xDSL, LONG-HAUL/METRO LOOP NETWORK: OUTDOOR WIRELESS NETWORK: BACKHAUL

CITY OF DELAND, FLORIDA
1102 S. GARFIELD AVENUE, DELAND, FLORIDA 32724

NO.	DATE	COMMENTS
3	1/28/22	CITY COMMENTS
2	12/9/21	CITY COMMENTS
1	7/27/21	CITY COMMENTS
		REVISION
		BY

SCALE: NOT TO SCALE
DATE: 9/19/2017
DRAWN BY: MARK LA GRECA
CHECKED BY: MARK LA GRECA

DESIGNER	KAB	DRAWN BY	WRS
FILE	2034-1	PROJECT	2034-1
DATE	6-21-2021	SCALE	AS NOTED

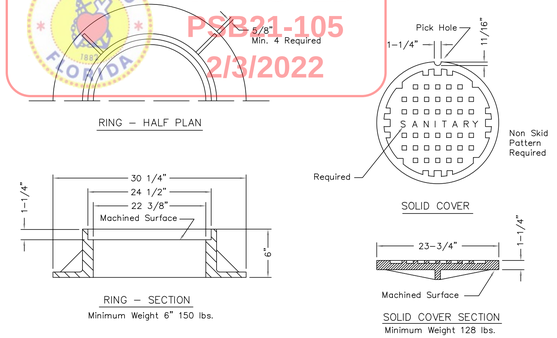
TITLE: UTILITY MARKER BALL LOCATERS
FILE: drive letter\details locations

NOT VALID UNLESS SIGNED AND SEALED
KIMBERLY A. BUCK P.E. 38565

SHEET
C012

P:\2034-1 Plum Tree - John Ikner\Design\Base\2034x1.MDI dwg, 1/28/2022 11:18:49 AM, DWG To PDF.pc3

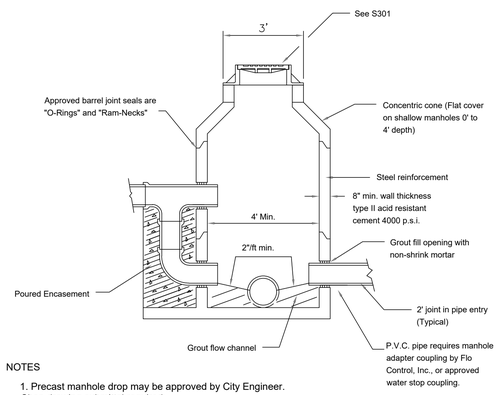
APPROVED
PSB21-105
2/3/2022



NOTE:
Manufacturers model of storm ring and cover to be approved by City Engineer.

DATE: 10/26/2020 **SANITARY MANHOLE COVER - USF 170-E** **S301**

City of DeLand - Standard Details



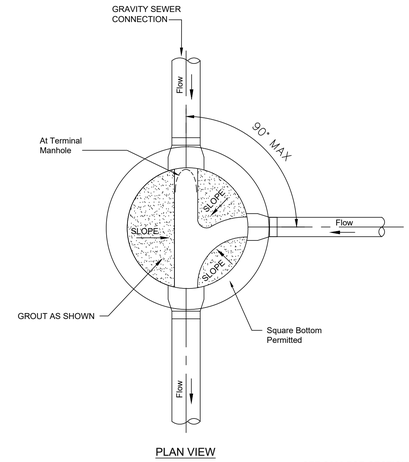
NOTES

1. Precast manhole drop may be approved by City Engineer. Shop drawing submittal required.
2. Drop required when 2' or over.
3. Manholes shall have an interior and exterior coating of at least 15 mils dry thickness PROLO EP214-351 Epoxi-Mastic or Koppers bitumastic black solution 300M.

SEE S303 FOR PLAN VIEW

DATE: 10/26/2020 **SANITARY MANHOLE** **S302**

City of DeLand - Standard Details

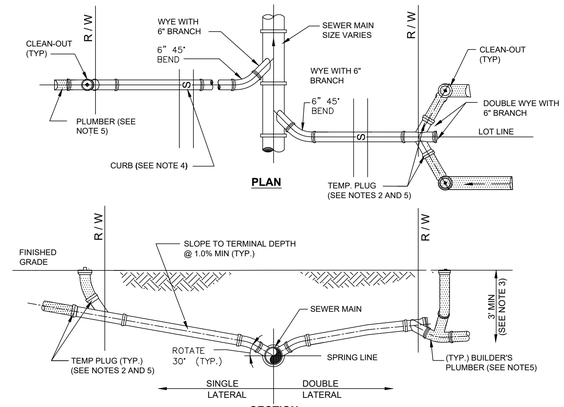


PLAN VIEW

SEE S302 FOR SECTION

DATE: 10/26/2020 **SANITARY MANHOLE** **S303**

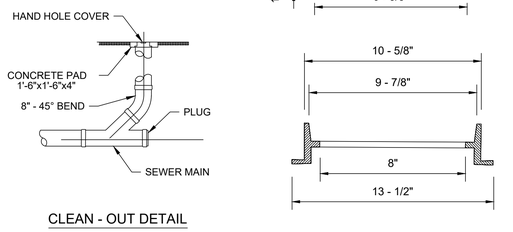
City of DeLand - Standard Details



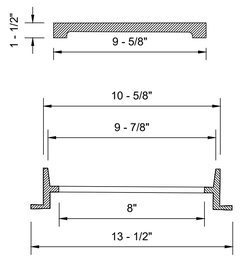
NOTES:
1. INVERT OF SERVICE LATERAL MUST BE ABOVE SPRING LINE.
2. SERVICE LATERAL SHALL BE CAPPED BY THE CONTRACTOR.
3. WYE SHALL BE NO SHALLOWER THAN 3-FEET AND NO DEEPER THAN 5-FEET.
4. CUT OR CAST "S" IN CONCRETE CURB AT SEWER LATERAL LOCATION AND PAINT GREEN.
5. PLUMBER SHALL REMOVE PLUG, INSTALL CLEAN-OUT, AND CONNECT SERVICE LATERAL TO HOUSE.

DATE: 10/26/2020 **SANITARY SERVICE LATERIALS** **S305**

City of DeLand - Standard Details



CLEAN - OUT DETAIL



HAND HOLE COVER

NOTE: HAND HOLE COVER TO BE U.S. FOUNDRY 7621 OR EQUAL

DATE: 10/26/2020 **CLEAN - OUT** **S308**

City of DeLand - Standard Details

ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

PLUM TREE TOWNHOMES
DELAND, FL
SANITARY DETAILS

NO.	DATE	REVISION	BY
3	1/28/22	CITY COMMENTS	KAB
2	12/9/21	CITY COMMENTS	KAB
1	7/27/21	CITY COMMENTS	KAB

DESIGNER KAB	FILE 2034-1	DATE 6-21-2021	
DRAWN BY WRS	PROJECT 2034-1	SCALE AS NOTED	

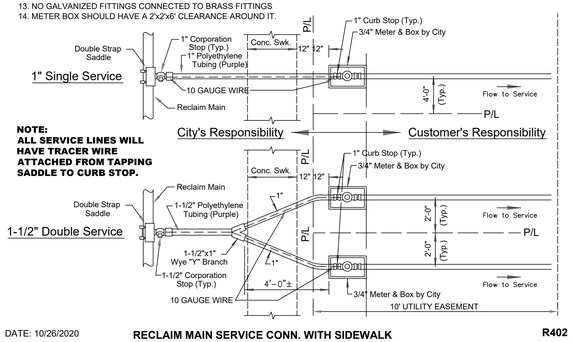
NOT VALID UNLESS SIGNED AND SEALED
KIMBERLY A. BUCK P.E. 38565

SHEET
C013

P:\2034-1 Plum Tree - John Wise\Design\Revit\DETAILS.RVT - Standard\DETAILS.RVT 1/28/2022 11:18:51 AM JOHN Cu PCP.pc3

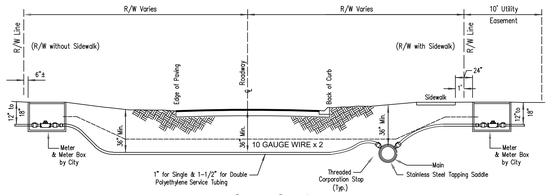
NOTES:
1. RECLAIM MAINS TO BE ON SOUTH or WEST SIDE OF R.O.W., APPROX. 4 FT. BACK OF CURB UNLESS OTHERWISE AUTHORIZED BY CITY ENGINEER.
2. SERVICE CONNECTIONS TO BE 4 FT. FROM SIDE LOT LINE ON EITHER SIDE OF LOT. THESE SERVICES TO BE CONSISTENT WITHIN THE SUBDIVISION. DRIVEWAYS SHALL NOT BE BUILT OVER METERS.
3. ALL LINES SHALL BE PRESSURE TESTED (TEST FOR TWO HOURS @ 150 P.S.I.) UNDER THE DIRECTION OF THE UTILITIES DEPARTMENT. AFTER SUCCESSFUL COMPLETION OF THE TESTING, THE PRESSURE SHALL REMAIN ON THE SYSTEM AT ALL TIMES.
4. TEN FT. SEPARATION REQUIRED BETWEEN PARALLEL WATER & SANITARY SEWER LINES.
5. SADDLE IS REQUIRED FOR ALL SERVICE CONNECTIONS TO 4" PVC MAINS. SADDLE IS REQUIRED FOR 2" SERVICE CONNECTIONS TO 6" and LARGER PVC MAINS. LARGEST SERVICE CONNECTION TO A 4" MAIN IS MIN. 1-1/2" and LARGEST TO ANY MAIN IS 2".
6. MINIMUM DISTANCE BETWEEN SERVICE TAPS TO BE NOT LESS THAN 36".
7. SINGLE SERVICE TAP SHALL BE 1".
8. DOUBLE SERVICE TAP SHALL BE 1-1/ 2".
9. ALL FITTINGS SHALL BE BRASS ONLY.
10. ALL CORPORATION STOPS SHALL BE "FORD" OR "MUELLER" ONLY.
11. ALL 3/4", 1", 1-1/2", & 2" W.M., SHALL BE SDR 9, 200 psi, ASTMD 2737, (PURPLE) POLYETHYLENE TUBING.
12. ALL BRASS FITTINGS SHALL BE LEAD FREE.
13. NO GALVANIZED FITTINGS CONNECTED TO BRASS FITTINGS
14. METER BOX SHOULD HAVE A 2'x2'x6' CLEARANCE AROUND IT.

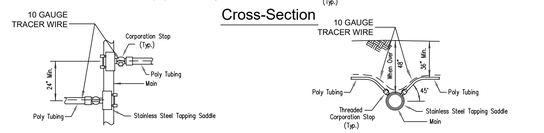
2/3/2022



DATE: 10/26/2020 **RECLAIM MAIN SERVICE CONN. WITH SIDEWALK** **R402**

City of DeLand - Standard Details

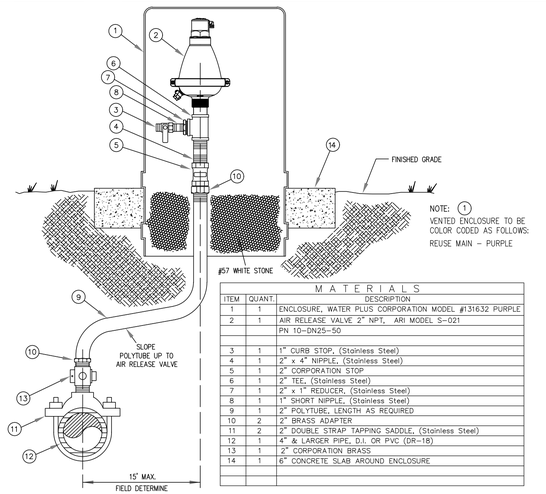




NOTES:
1. SINGLE RECLAIM SERVICE SHALL BE, 1" POLYETHYLENE TUBING (PURPLE).
2. DOUBLE RECLAIM SERVICE SHALL BE, 1-1/2" POLYETHYLENE TUBING (PURPLE).
3. RECLAIM MAINS TO BE MIN. 36" BELOW GRADE and APPROX. 4' BACK OF CURB.
4. CURB STOP TO BE LOCATED APPROX. 2 FOOT BACK OF RIGHT-OF-WAY AND MUST HAVE LOCK WING.
5. SERVICE LINE TO BE MIN. 36" BELOW GRADE IN RIGHT-OF-WAY.
6. ALL 3/4", 1", 1-1/2" & 2" R.M., SHALL BE SDR 9, 200 psi, ASTMD 2737, (PURPLE) POLYETHYLENE TUBING.
7. ALL LOCATE WIRE SHALL BE (PURPLE) 10 GAUGE, DIRECTIONAL BORES REQUIRE TO HAVE TWO 10 GAUGE WIRES THAT ARE PULLED WITH DIRECTIONAL DRILL. OPEN CUT MAY USE ONLY ONE 10 GAUGE WIRE.
8. ALL SERVICE TAPS TO MEET AWWA STANDARD 45° FROM HORIZONTAL UNLESS PRIOR AUTHORIZATION RECEIVED FROM CITY.
9. ALL LOCATE WIRE SHALL BE 10 GAUGE. DIRECTIONAL BORES REQUIRE TO HAVE TWO 10 GAUGE WIRES THAT ARE PULLED WITH DIRECTIONAL DRILL. OPEN CUT MAY USE ONLY ONE 10 GAUGE WIRE.
10. ALL SERVICE LINES WILL HAVE TRACER WIRE ATTACHED FROM TAPPING SADDLE TO CURB STOP.

DATE: 10/26/2020 **RECLAIM MAIN SERVICE LINES** **R403**

City of DeLand - Standard Details



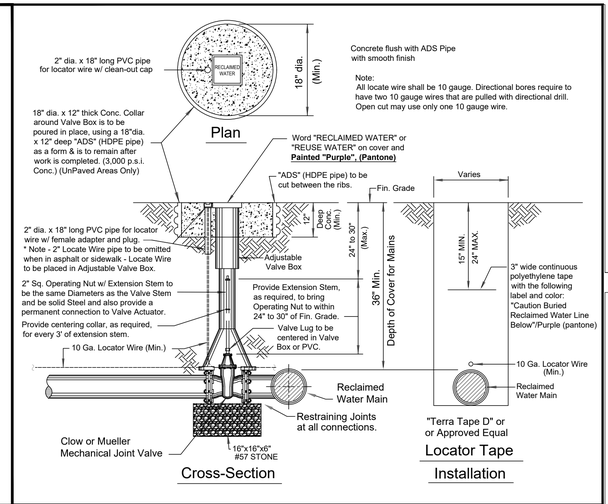
NOTE: (1) VENTED ENCLOSURE TO BE COLOR CODED AS FOLLOWS: REUSE MAIN – PURPLE

M A T E R I A L S

ITEM	QUANT.	DESCRIPTION
1	1	ENCLOSURE, WATER PLUS CORPORATION MODEL #1316-32 PURPLE
2	1	AIR RELEASE VALVE 2" NPT, ARI MODEL S-021 PN 10-DN25-50
3	1	1" CURB STOP, (Stainless Steel)
4	1	2" x 4" NIPPLE, (Stainless Steel)
5	1	2" CORPORATION STOP
6	1	2" TEE, (Stainless Steel)
7	1	2" x 1" REDUCER, (Stainless Steel)
8	1	1" SHORT NIPPLE, (Stainless Steel)
9	1	2" POLYTUBE, LENGTH AS REQUIRED
10	2	2" BRASS ADAPTER
11	2	2" DOUBLE STRAP TAPPING SADDLE, (Stainless Steel)
12	1	4" & LARGER PIPE, D.I. OR PVC (DR-18)
13	1	2" CORPORATION BRASS
14	1	6" CONCRETE SLAB AROUND ENCLOSURE

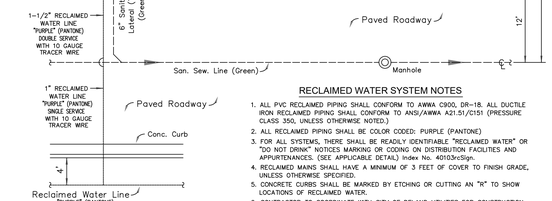
DATE: 10/26/2020 **OFFSET AIR RELEASE VALVE** **R421**

City of DeLand - Standard Details



DATE: 10/26/2020 **RECLAIMED WATER VALVE SETTING** **R450**

City of Deland - Standard Details



LOCATED ON SOUTH OR WEST SIDE OF ROADWAY (UNLESS OTHERWISE APPROVED)

NOTE: MIN. 4" for SINGLE SANITARY SERVICE LATERALS MIN. 6" for DOUBLE SANITARY SERVICE LATERALS ALL LATERALS TO BE AT MIN. 1% SLOPE. WITH 10 GAUGE TRACER WIRE

RECLAIMED WATER SYSTEM NOTES

1. ALL PVC RECLAIMED PIPING SHALL CONFORM TO AWWA C900, DR-18. ALL DUCTILE IRON RECLAIMED PIPING SHALL CONFORM TO ANSI/AWWA A21.51/C151 (PRESSURE CLASS 350, UNLESS OTHERWISE NOTED.)
2. ALL RECLAIMED PIPING SHALL BE COLOR CODED: PURPLE (PANTONE)
3. FOR ALL SYSTEMS, THERE SHALL BE READILY IDENTIFIABLE "RECLAIMED WATER" OR "DO NOT DRINK" NOTICES MARKING OR CODING ON DISTRIBUTION FACILITIES AND APPURTENANCES. (SEE APPLICABLE DETAIL) Index No. 40103rcSign.
4. RECLAIMED MAINS SHALL HAVE A MINIMUM OF 3 FEET OF COVER TO FINISH GRADE, UNLESS OTHERWISE SPECIFIED.
5. CONCRETE CURBS SHALL BE MARKED BY ETCHING OR CUTTING AN "R" TO SHOW LOCATIONS OF RECLAIMED WATER.
6. CONTRACTOR TO COORDINATE WITH CITY OF DELAND UTILITIES FOR CONSTRUCTION OF THE RECLAIMED MAIN SYSTEM. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE CITY'S STANDARDS AND SPECIFICATIONS AND WILL BE SUBJECT TO THEIR INSPECTION & ACCEPTANCE.
7. ALL RECLAIMED WATER VALVE BOXES SHALL HAVE RECTANGULAR SHAPED COVERS, AND SHALL BE PAINTED PURPLE (PANTONE).

DATE: 10/26/2020 **RECLAIMED WATER SYSTEM LAYOUT** **R452**

City of DeLand - Standard Details

1. THE CITY OF DeLand's UTILITIES DEPARTMENT (386-626-7250) SHALL BE GIVEN A MINIMUM OF 48 HOURS ADVANCE NOTICE (NOT INCLUDING HOLIDAYS OR WEEKENDS) PRIOR TO the BEGINNING OF ANY RECLAIMED WATER SYSTEM CONSTRUCTION.
2. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW PROPSED RECLAIMED WATER MAIN.
3. ALL RECLAIMED WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
4. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE CITY WITH A MINIMUM COMPACTION OF 95% IN UNPAVED AREAS AND 98% IN PAVED AREAS IN ACCORDANCE WITH AASHTO T-180.
5. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS ARE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 1 FOOT VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET
6. 3" METALLIZED PIPE LOCATION TAPE SHALL BE LOCATED BETWEEN 15" AND 24" BELOW FINISHED GRADE OR AS SPECIFIED BY MANUFACTURER FOR ALL PVC LINES. MARKER TAPE SHALL BE PROVIDED ON ALL DIPS AS WELL.
7. ALL SINGLE RESIDENTIAL RECLAIMED WATER SERVICES SHALL BE 1" AND DOUBLE RESIDENTIAL SERVICES SHALL BE 1-1/2". SERVICES SHALL BE CTS 3408 HIGH DENSITY POLYETHYLENE TUBING RATED FOR A MINIMUM OF 200 PSI WITH SDR 9 (CTS). THE TUBING SHALL HAVE A VIRGIN HIGH DENSITY POLYETHYLENE CENTER FOR WHICH THE MANUFACTURER SHALL FURNISH A CERTIFICATE OF PURITY. THE TUBING SHALL BE "PURPLE" (PANTONE) IN COLOR AND SHALL HAVE THE WORDS "RECLAIMED WATER" PERMANENTLY PRINTED ON THE OUTSIDE. THE TUBING SHALL HAVE U.V. PROTECTION AND SHALL NOT BE AFFECTED BY DIRECT SUNLIGHT. THE TUBING SHALL COMPLY WITH OR EXCEED THE APPLICABLE STANDARDS OF A.S.D.M. D1248, D3350, D2239, D2737, N.S.F.-14 AND A.W.W.A. C901 AND SHALL COME WITH A LIFETIME WARRANTY. APPROVED SIZES: 1", 1-1/2" AND 2" DIAMETERS.
   ACCEPTABLE MANUFACTURERS: ENDOT ENDOCORE RWT OR APPROVED EQUAL
8. REFER TO "NEW POTABLE AND REUSE SERVICE WHIP" R426.
9. RECLAIMED WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACING OF 1,000 FEET.
10. AT ALL RECLAIMED WATER MAIN TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL LEGS EXCEPT ONE.
11. APPROVED WATER VALVE TYPES MUELLER OR CLOW:
    A. STANDARD GATE VALVES EQUAL TO OR LESS THAN 24" DIAMETER (AWWA C-500) OR RESILIENT SEAT GATE VALVES (AWWA C-509)
    B. TAPPING VALVES WITH MECHANICAL OR STAINLESS STEEL TAPPING SLEEVE.
12. ALL RECLAIMED WATER VALVES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED PURPLE (PANTONE) TO MAKE THEM PLAINLY DISTINGUISHABLE.
13. AS STANDARD PRACTICE RECLAIMED WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE POTABLE WATER LINES OR AS APPROVED BY THE CITY.

DATE: 10/26/2020 **RECLAIMED WATER NOTES - 1 OF 3** **R460**

City of DeLand - Standard Details

14. ALL RECLAIMED WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER, DUCTILE IRON PRESSURE CLASS 350 OR CONCRETE ENCASEMENT MAY BE USED AS APPROVED BY THE CITY.
15. THE CONTRACTOR SHALL NOTIFY THE CITY'S DESIGNATED INSPECTOR PRIOR TO ATTEMPTING TO CLEAR ANY RECLAIMED WATER MAIN FOR USE. THE INSPECTOR SHALL COORDINATE WITH CITY PERSONNEL AT THE RECLAIMED WATER PLANT 48 HOURS PRIOR TO BEGINNING OF ANY FULL-DIAMETER FLUSH OF MAINS. THE CONTRACTOR WILL CONDUCT A STANDARD WATER PRESSURE TEST, 150 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA POTABLE WATER STANDARDS. THE RECLAIMED LINES WILL THEN BE DISINFECTED WITH CHLORINE, FLUSHED CLEAR AGAIN.
16. THE CONTRACTOR SHALL BE REQUIRED TO PIG ALL RECLAIMED MAINS IN EXCESS OF 4" IN DIAMETER AND PRIMARY DISTRIBUTION MAINS LOCATED ON COLLECTOR AND ARTERIAL ROADWAYS. LAUNCHING AND EXTRACTION POINTS SHALL BE DETERMINED BY THE CONTRACTOR. ALL PIGGING OPERATIONS SHALL BE WITNESSED BY A PUBLIC UTILITIES REPRESENTATIVE OR CITY UTILITY INSPECTOR.
17. RECLAIMED WATER MAINS SHALL BE PVC AWWA CLASS C-900 OR C-905, CL 150 (COLOR: "PURPLE" PANTONE) OR DIP PRESSURE CLASS 350, STANDARD CEMENT LINED UNLESS APPROVED OTHERWISE BY THE CITY.
18. ALL RECLAIMED WATER MAINS SHALL USE A THRUST RESTRAINED JOINT METHOD IN COMPLIANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) GUIDELINES. IN THE EVENT THAT PVC FITTINGS ARE SPECIFIED, THE RESTRAINED JOINT SHALL BE MODIFIED IN ACCORDANCE WITH THE RECOMMENDED ADDITIONAL RESTRAINED LENGTH REQUIRED FOR PIPE WRAPPED WITH POLYETHYLENE. IN NO INSTANCE SHALL THRUST BLOCKS BE PERMITTED.
19. MEGALUGS, BOLTLESS RESTRAINED JOINTS, OR GRIPPER GASKETS SHALL BE USED ON ALL RESTRAINED JOINT INSTALLATIONS. MINIMUM DEPTH OF BURY ON PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES. SEE DETAILS W408 AND W409.
20. GRIPPER RING GASKETS BY ROMAC MAY BE USED AS APPROPRIATE FOR RESTRAINING PRESSURE PIPE TO FITTINGS, VALVES, ETC.
21. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO INSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE CITY OF DeLand UTILITIES AND "AS-BUILTS" ARE PROVIDED TO THE CITY, PRIOR TO ANY USE OF THIS SYSTEM.
22. ALL RECLAIMED WATER MAINS AND SERVICE LINES SHALL BE READILY DISTINGUISHABLE BY THEIR "PURPLE" (PANTONE) COLOR OR TAPE MARKINGS. DUCTILE IRON PIPE SHALL BE WRAPPED WITH PURPLE POLYETHYLENE.
23. ALL RECLAIMED WATER SERVICES SHALL BE MARKED ALONG THE OUTSIDE EDGE OF CURB WITH AN "R". VALVES AND BLOW-OFFS FOR RECLAIMED WATER MAINS SHALL BE MARKED BY AN "X" SET INTO THE CURB.
24. RECLAIM WATER SERVICES SHALL BE NORMALLY DOUBLE 1-1/2" SERVICES LOCATED AT SIDE LOT LINES ALTERNATING WITH POTABLE WATER SERVICE LOCATIONS. IN INSTANCES WHERE RECLAIMED WATER SERVICES NEED TO BE OFFSET, DUE TO SEWER LATERAL CONNECTION. 1" SINGLE SERVICES SHALL BE SPECIFIED, THESE SERVICES MAY BE OFFSET FROM THE LOT LINE A MAXIMUM DISTANCE OF 4.0'.

DATE: 10/26/2020 **RECLAIMED WATER NOTES - 2 OF 3** **R461**

City of DeLand - Standard Details

25. MAXIMUM OBTAINABLE SEPARATION OF PUBLIC RECLAIMED WATER MAINS, STORMWATER MAINS, AND SANITARY SEWER MAINS SHALL BE MAINTAINED. A MINIMUM HORIZONTAL SEPARATION OF THREE (3) FEET (OUTSIDE TO OUTSIDE), TEN (10) FEET PREFERRED. A MINIMUM VERTICAL SEPARATION OF SIX (6) INCHES, IF WATER MAIN IS ABOVE STORM, SAN. SEW. & RECLAIMED MAINS. A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18) INCHES, IF WATER MAIN IS BELOW STORM, SAN. SEW. & RECLAIMED MAINS. (Ref Detail W420)
26. NO RECLAIMED WATER HOSE BIBBS ARE PERMITTED.
27. A 75-FOOT SETBACK DISTANCE SHALL BE PROVIDED FROM PUBLIC ACCESS REUSE WETTED AREAS TO ANY PUBLIC AND ANY PRIVATE POTABLE WATER SUPPLY WELLS.
28. LOW TRAJECTORY NOZZLES ARE REQUIRED WITHIN 100 FEET OF PUBLIC EATING, DRINKING OR BATHING FACILITIES.
29. ALL TAPPING OF MAINS SHALL BE PERFORMED BY THE CONTRACTOR AND WITNESSED BY THE CITY INSPECTOR. SCHEDULING OF THESE CONNECTIONS SHALL REQUIRED A MINIMUM 48 HOUR NOTIFICATION (MEASURED IN NORMAL WORK DAYS) DIRECTED TO THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE THE WORK DIRECTLY WITH THE CITY'S UTILITIES DEPARTMENT. SUBSEQUENTLY, THE CONNECTION SHALL BE SCHEDULED TO COMMENCE BETWEEN 7:00 A.M. AND NOON ON THE APPROPRIATE DAY, UNLESS ALTERNATE TIMES HAVE BEEN APPROVED BY THE CITY.
30. WITH RESPECT TO TIE-IN CONNECTIONS, THE CITY RESERVES THE RIGHT TO REQUIRE CONNECTIONS TO BE PERFORMED DURING PERIODS OF LOW FLOW IN ORDER TO MINIMIZE SERVICE DISRUPTION TO EXISTING CUSTOMERS.
31. ALL WORK PERFORMED UPON RECLAIMED WATER FACILITIES OWNED OR PROPOSED TO BE OWNED BY THE CITY, SHALL BE CONSTRUCTED BY AN UNDERGROUND UTILITY OR GENERAL CONTRACTOR LICENSED IN THE STATE OF FLORIDA AND REGISTERED WITH THE CITY.
32. FOR CONSTRUCTION PURPOSES, THE PLANS SHALL PROVIDE DIMENSION OF THE PROPOSED LOCATIONS OF ALL RECLAIMED WATER MAINS MEASURED FROM THE BACK OF CURB (OR EDGE OF PAVEMENT IF NO CURB EXISTS).
33. ALL HDPE PIPE RECLAIMED WATER MAINS SHALL BE SDR 11 UNLESS SPECIFICALLY NOTED OTHERWISE. THE HDPE PIPE SHALL BE SIZED TO MATCH THE EXTERNAL DIAMETER OF THE PVC OR DIP TO WHICH IT IS ATTACHED.
34. ALL P.V.C. PIPE SHALL BE STORED IN SUCH A WAY AS TO PREVENT WARPING, DEFLECTION, OR ANY DEFORMATION.
35. RECLAIMED WATER HYDRANTS ARE NOT ALLOWED BY THE CITY.
36. NO USED, RE-USED, RUSTED, SECOND HAND, OR ANY MATERIAL THAT IS NOT "NEW" SHALL BE USED IN ANY UTILITY IMPROVEMENT PROJECTS WITHIN THE CITIES SERVICE AREA.
37. LARGE RECLAIMED WATER METERS GREATER THAN 2" TAKES A MINIMUM OF 6 WEEKS FOR DELIVERY. IN ADDITION, ALL METERS AND VAULTS GREATER THAN 2" SHALL BE INSTALLED BY THE OWNER/ DEVELOPER OR CONTRACTOR. THE FEE COLLECTED BY THE CITY IS FOR MATERIALS ONLY. ALL METERS, 2" AND LESS, SHALL BE INSTALLED BY THE CITY, AFTER ALL FEES HAVE BEEN PAID.
38. TYPICALLY, THE CITY PREFERS DOUBLE SERVICE INSTALLATIONS WHEREVER FEASIBLE. WHEN DESIGN CONFLICTS EXIST, SINGLE SERVICES MAY BE ALLOWED. THIS MAY APPLY AT STORMWATER INLETS, FIRE HYDRANTS, FPL TRANSFORMERS, ETC. AND OTHER LOCATIONS DEEMED APPROPRIATE BY THE CITY.
39. ALL RECLAIMED WATER VALVE BOXES SHALL HAVE RECTANGULAR SHAPED COVERS, AND SHALL BE PAINTED "PURPLE" (PANTONE) AND LABELED REUSE OR RECLAIM.

NOTE: DIP = DUCTILE IRON PIPE

DATE: 10/26/2020 **RECLAIMED WATER NOTES - 3 OF 3** **R462**

City of DeLand - Standard Details

ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

PLUM TREE TOWNHOMES
DELAND, FL
RECLAIM DETAILS

		KAB	KAB	BY
		CITY COMMENTS	CITY COMMENTS	REVISION
		1/28/22	12/9/21	7/27/21	DATE
		3	2	1	NO.

DESIGNER KAB	DRAWN BY WRS
FILE 2034-1	PROJECT 2034-1
DATE 6-21-2021	SCALE AS NOTED

NOT VALID UNLESS SIGNED AND SEALED
KIMBERLY A. BUCK P.E. 38565

SHEET
C014

P:\2034-1 Plum Tree - solo drive\Design\Base\2034-1 ROW - Standard\2034-1 ROW.dwg, 1/28/2022 11:18:53 AM, EWS, hp DesignJet T520

APPROVED
PSB21-105
2/2/2022

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY'S LAND DEVELOPMENT CODE. AN ENGINEERING PERMIT AND TREE REMOVAL PERMIT IS REQUIRED PRIOR TO STARTING CONSTRUCTION.
2. NO LAND SHALL BE CLEARED, EXCAVATED OR FILLED AND NO STRUCTURE SHALL BE ERECTED, REPAIRED OR DEMOLISHED WITHOUT PROPER PERMIT(S) AS REQUIRED BY THE CITY.
3. NOTIFY THE CITY'S ENGINEERING DIVISION 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. ANY CONSTRUCTION CHANGES TO APPROVED PLANS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO PERFORMING THE WORK.
5. ROAD CONSTRUCTION COMPACTION AND DENSITY TESTING SHALL CONFORM TO THE COUNTY MINIMUM REQUIREMENTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO THE CITY.
6. A PRE-PAVING UTILITY INSPECTION MUST BE REQUESTED AND COMPLETED PRIOR TO THE PAVING OF ALL ROADS, STREETS, AND PARKING AREAS.
7. A FINAL INSPECTION, TO BE CONDUCTED BY THE CITY OF DeLAND, SHALL BE PERFORMED ON ALL CONSTRUCTION. THE DESIGN ENGINEER SHALL NOTIFY THE CITY'S ENGINEERING DIVISION WHEN REQUESTING A FINAL INSPECTION.
8. THREE COMPLETE SETS OF AS-BUILT DRAWINGS ARE REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO REQUESTING A FINAL INSPECTION.
9. PIPE INSTALLATION COMPACTION AND DENSITY TESTING SHALL CONFORM TO THE CITY'S MINIMUM REQUIREMENTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO THE CITY ENGINEERING DIVISION AND CITY'S INSPECTOR.
10. ALL PERSONS PERFORMING WORK SHALL BE APPROPRIATELY LICENSES AND OR CERTIFIED IN ACCORDANCE WITH CITY REQUIREMENTS
11. CONTRACTOR WILL FOLLOW REQUIRED WASTE MANAGEMENT PRACTICES
12. SEEDING OR SODDING SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED.
13. ANY FIELD MODIFICATIONS OR DEVIATIONS TO THIS CONSTRUCTION PLAN REQUIRES WRITTEN APPROVAL BY BOTH THE ENGINEER OF RECORD AND THE CITY ENGINEERING DIVISION.

STANDARD CONSTRUCTION DETAIL
GENERAL CONSTRUCTION NOTES

ROADWAY CONSTRUCTION NOTES

1. ALL RIGHT OF WAY OTHER THAN ROADWAY AREAS SHALL BE SEEDED AND MULCHED OR SODDED. ALL SLOPES GREATER THAN 6% SHALL BE SODDED. THE CITY RESERVES THE RIGHT TO REQUIRE SODDING IN SPECIAL AREAS WHERE EROSION IS A CONCERN.
2. THE FOLLOWING WILL BE THE STANDARD PROTECTION FOR DITCHES UNLESS DRAINAGE CALCULATIONS INDICATE OTHERWISE:

SWALE PROFILE GRADES	PROTECTION REQUIRED
0.2% – 1.0%	SEEDING AND MULCHING
1.0% – 4.0%	SODDING
4.0% AND GREATER	DITCH PAVING

3. ALL FRANCHISE UTILITY CROSSINGS, INCLUDING BUT NOT LIMITED TO FPL, BELLSOUTH AND CABLE SHALL BE INSTALLED PRIOR TO INSTALLATION AND COMPACTION OF THE ROAD SUB BASE. ANY CROSSINGS AFTER INSTALLATION OF THE SUB BASE SHALL BE BY DIRECTIONAL BORE.
4. THE LIMITS OF STABILIZED SUB BASE SHALL EXTEND TO A DEPTH OF SIX INCHES (6") BELOW THE BOTTOM OF THE BASE AND OUTWARD TO TWELVE INCHES (12") BEYOND THE CURB.
5. THE STABILIZING MATERIAL, IF REQUIRED, SHOULD BE A HIGH BEARING VALUE SOIL, SAND-CLAY, LIMEROCK, RECYCLED CONCRETE, SHELL OR OTHER MATERIAL AS APPROVED BY THE CITY AND A LICENSED SOILS ENGINEER.
6. THE SUB BASE SHALL BE STABILIZED NOT LESS THAN FORTY (40) POUNDS LIMEROCK BEARING RATIO (LBR). A COMPACTION OF NO LESS THAN NINETY-EIGHT (98%) PERCENT DENSITY BASED ON AASHTO T-180 SHALL BE REQUIRED.
7. TESTS FOR SUB BASE BEARING CAPACITY AND COMPACTION SHALL BE DONE AT A MINIMUM OF EVERY 300 FEET AND SHALL BE STAGGERED TO THE LEFT, RIGHT AND AT CENTER LINE OF THE ROADWAY.
8. BASES FOR ALL STREETS SHALL HAVE A MINIMUM SIX INCH (6") DEPTH. PRIMING AND SANDING SHALL BE REQUIRED AS SOON AS BEARING CAPACITY AND COMPACTION HAS BEEN ACHIEVED.
9. MAXIMUM DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST. RECYCLED CONCRETE OR LIMEROCK BASES SHALL BE COMPACTED TO (98%)
10. MATERIAL DELIVERY TICKETS SHALL BE PROVIDED TO THE COUNTY AT THE TIME OF PLACEMENT.
11. TESTING OF THE IN-PLACE BASE SHALL BE DONE AT INTERVALS EQUIVALENT TO SUB BASE TESTING AND SHALL CONSIST OF, AS A MINIMUM, MOISTURE CONTENT AND COMPACTION TEST.

STANDARD CONSTRUCTION DETAIL
ROADWAY CONSTRUCTION NOTES

12. DESIGN MIXES SHALL BE SUBMITTED TO THE CITY FOR APPROVAL NO LESS THAN THREE (3) WORKING DAYS PRIOR TO ANY ROADWAY CONSTRUCTION.
13. ASPHALT SPECIFICATIONS SHALL BE SUBMITTED BY THE DESIGN ENGINEER WITH FINAL PLANS TO THE CITY. FLORIDA STATE CERTIFIED BATCH PLANTS MUST THEN CERTIFY THAT THESE APPROVED SPECIFICATIONS HAVE BEEN MET.
14. EXTRACTION AND GRADATION TESTS ON ASPHALT MIXES SHALL BE PROVIDED TO THE COUNTY TO INSURE THAT DESIGN MIXES MEET STANDARD SPECIFICATIONS.
15. THE ROADWAY CROWN SHALL HAVE A STANDARD ONE QUARTER INCH (1/4") PER FOOT SLOPE.
16. ALL ROADWAYS WITH CURB AND GUTTER SECTIONS SHALL HAVE AS A STANDARD A MINIMUM LONGITUDINAL SLOPE OF 0.30%.
17. THE FINISHED PAVEMENT EDGE SHALL BE WITHIN ONE QUARTER INCH (1/4") OF THE ADJACENT CONCRETE CURB.
18. CONCRETE CURBS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AND CONSTRUCTED WITH 2500 PSI CONCRETE AT 28 DAYS.
19. CONCRETE CURBS SHALL BE SAW CUT TO A DEPTH EQUAL TO 1/4 OF CURB THICKNESS AT INTERVALS OF TEN FEET (10') WITH EXPANSION JOINTS AT STREET INTERSECTIONS, STRUCTURES AND ALONG CURVES AT SIXTY FEET (60') INTERVALS. ALL EXPANSION JOINT MATERIAL IS REQUIRED TO BE INSTALLED THROUGH THE ENTIRE DEPTH OF THE CONCRETE CURB.
20. AN "**V**" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF WATER DISTRIBUTION SYSTEM VALVE – PAINTED BLUE.
21. AN "**V**" SHALL BE CUT INTO THE CURB TO MARK THE LOCATION OF ALL VALVES OTHER THAN WATER DISTRIBUTION VALVES – PAINTED GREEN FOR SEWER AND PANTONE PURPLE FOR RECLAIM.
22. A "**S**" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF ALL SEWER SERVICES – PAINTED GREEN.
23. A "**R**" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF ALL RECLAIMED WATER SERVICES – PAINTED PANTONE PURPLE.
24. A "**W**" SHALL BE CUT IN THE CURB TO MARK THE LOCATION OF ALL WATER SERVICES – PAINTED BLUE.

STANDARD CONSTRUCTION DETAIL
ROADWAY CONSTRUCTION NOTES

25. THREE (3) CONCRETE CYLINDERS SHALL BE TAKEN AND TESTED FOR EVERY THREE HUNDRED (300) FEET OF ROADWAY CONSTRUCTED. TEST RESULTS SHALL THEN BE PROVIDED TO THE CITY AS THEY BECOME AVAILABLE.
26. THE DEVELOPER SHALL PROVIDE ALL REQUIRED PAVEMENT MARKINGS ON ALL ROADWAYS PER CITY, COUNTY AND STATE REQUIREMENTS. CENTERLINE STRIPES SHALL BE PROVIDED ON EXTENSIONS OF CITY COLLECTOR OR ARTERIAL ROADS, COUNTY ROADS AND STATE HIGHWAYS ONLY.
27. STOP BARS SHALL BE PLACED AT ALL SUBDIVISION ENTRANCES AND INTERSECTIONS CONTAINING CITY COLLECTOR AND ARTERIAL ROADS, COUNTY ROADS AND STATE HIGHWAYS.
28. ALL TRAFFIC CONTROL DEVICES PLACED AT INTERSECTIONS, PRIVATE STREETS, PUBLIC STREETS, COUNTY ROADS AND STATE HIGHWAYS SHALL BE INSTALLED ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
29. THE DEVELOPER IS RESPONSIBLE FOR PAYING FEES FOR ALL STREET LIGHTS AS APPLICABLE
30. STANDARD TURNING RADII FOR INTERSECTIONS:

2-LANE ACCESS OR FEEDER	35'
LOCAL TO COLLECTOR	35'
LOCAL OR COLLECTOR TO ARTERIAL	40'
ARTERIAL TO ARTERIAL	50'

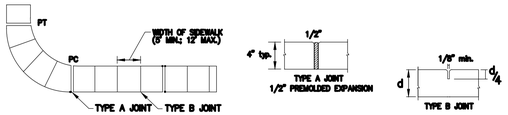
31. CITY INSPECTOR SHALL BE PRESENT DURING PAVING OF ALL PUBLIC AND PRIVATE ROADS. PAVING SHALL BE PERFORMED DURING NORMAL BUSINESS HOURS, MONDAY THROUGH FRIDAY. PAVING DURING WEEKENDS IS NOT PERMITTED.
32. CONSTRUCTION METHODS AND DESIGN FOR CONCRETE PAVEMENT SHALL CONFORM TO FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
33. ALL CONTRACTORS THAT ARE PERFORMING THE CONSTRUCTION OF PUBLIC IMPROVEMENTS (WATER MAIN, SANITARY SEWER MAIN, RECLAIMED WATER MAIN, STORM WATER PIPES AND INLETS AND ALSO CONSTRUCTION OF ROADWAYS) SHALL BE CERTIFIED WITH THE FLORIDA STATE DEPARTMENT OF PROFESSIONAL REGULATIONS (DPR) FOR THE TYPE OF WORK THAT THEY PERFORM. A COPY OF THE VALID LICENSE IS REQUIRED AT PRE CONSTRUCTION MEETING.
34. UTILITY DEPTH:
– HIGH VOLTAGE UTILITIES SUCH AS POWER (FEEDER, SERVICE AND DROPS) SHALL BE BURIED A MINIMUM OF 30 INCHES IN DEPTH.
– LOW VOLTAGE UTILITIES SUCH AS PHONE AND CABLE TV SHALL BE BURIED A MINIMUM OF 12 INCHES IN DEPTH FOR FEEDER AND SERVICES. SERVICE DROPS SHALL BE BURIED A MINIMUM OF 6 INCHES IN DEPTH.
– HIGH VOLTAGE UTILITIES INSTALLED PARALLEL TO PRESSURE MAINS SHALL MAINTAIN A MINIMUM FIVE FOOT SEPARATION.
35. GEOTECHNICAL TESTING REPORTS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER SHALL BE SUBMITTED TO THE CITY PRIOR TO FINAL SIGN OFF. REPORTS SHALL CLEARLY LABEL PROJECT NAME AND PHASE.

STANDARD CONSTRUCTION DETAIL
ROADWAY CONSTRUCTION NOTES

ROADWAY COMPACTION AND DENSITY TESTING REQUIREMENTS

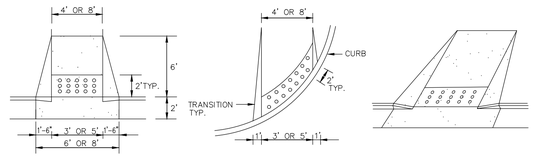
ITEM	TEST	FREQUENCY	STANDARD	TEST METHOD
ROADWAY SUBBASE (BOTTOM OF SUBBASE DOWN 1 FOOT)	IN-PLACE DENSITY	ONE (1) TEST/300 LF	95% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-2922 D-1556
STABILIZED SUBBASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	95% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-2922 D-1556
STABILIZED SUBBASE	FLORIDA BEARING VALUE (FBV)	ONE (1) TEST/300 LF	FBV = 75	
STABILIZED SUBBASE	LIMEROCK BEARING RATIO (LBR)	ONE (1) TEST/SOIL TYPE	LBR = 40	
LIMEROCK BASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-2922 D-1556
LIMEROCK BASE	LIMEROCK BEARING RATIO (LBR)	PROVIDE CERTIFICATE FROM PLANT	LBR 100	FM 5-515
CRUSHED CONCRETE BASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	ASTM D-2937 D-1556
CRUSHED CONCRETE BASE	LIMEROCK BEARING RATIO (LBR)	(1) PER VISIBLE CHANGE IN MATERIAL BLEND	LBR 100	
ASPHALT	EXTRACTION AND GRADATION	(1) PER DAY PER MIX	PER MIX DESIGN	D-2922
ASPHALT	THICKNESS AND DENSITY	(1) PER 300 LF ROADWAY	PER MIX DESIGN AND JOB SPECS	CORING OR NUCLEAR (DENSITY ONLY)
SOIL OPTIMUM MOISTURE/DENSITY	PROCTOR TEST	(1) PER SOIL OR BASE TYPE		ASTM D-1557 (MODIFIED) ASTM D-558 (STANDARD) AASHTO T-180 (MODIFIED) AASHTO T-99 (STANDARD)
CURB SUBBASE	IN-PLACE DENSITY	ONE (1) TEST/300 LF	98% MODIFIED PROCTOR (ASTM D-1557 OR AASHTO T-180)	
CURB SUBBASE (LBR)	LIMEROCK BEARING RATIO (LBR)	(1) TEST/SOIL CHANGE	LBR 40	

STANDARD CONSTRUCTION DETAIL
TECHNICAL SPECIFICATIONS FOR
TESTING REQUIREMENTS



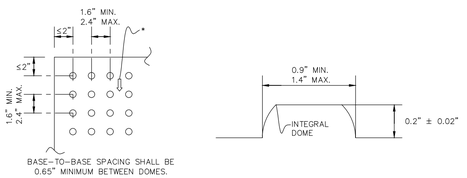
1. SIDEWALKS, BIKEPATHS, RAMPS, AND DRIVEWAY APRONS SHALL BE CONSTRUCTED OF PLAIN PORTLAND CEMENT CONCRETE WITH A MAXIMUM SLUMP OF 3 INCHES, A MINIMUM DEVELOPED COMPRESSIVE STRENGTH OF 2500 P.S.I. IN 28 DAYS, AND A MINIMUM UNIFORM THICKNESS OF 4 INCHES WHERE INTENDED SOLELY FOR PEDESTRIAN TRAFFIC, AND 6 INCHES THICK WHERE MOTOR VEHICLES ARE LIKELY TO CROSS. SIDEWALKS SHALL BE 5 FOOT WIDE UNLESS OTHERWISE SHOWN ON PLANS.
2. SIDEWALKS AND BIKE PATHS SHALL BE PLACED PARALLEL TO, AND ONE FOOT WITHIN THE RIGHT-OF-WAY LINE EXCEPT TO SAVE SPECIMEN TREES PROVIDED THAT THE PAVEMENT REMAINS WITHIN THE RIGHT-OF-WAY, IS NOT DIMINISHED IN WIDTH, AND REMAINS AT LEAST 4 FEET FROM THE EDGE OF THE STREET PAVEMENT, UNLESS OTHERWISE APPROVED BY THE CITY.
3. THE TOP OF THE CONCRETE SHALL BE AT AN ELEVATION NO LOWER THAN THE CROWN OF THE ADJACENT ROADWAY, AND NO HIGHER THAN 6 INCHES ABOVE THE CROWN UNLESS APPROVED BY THE CITY TO MAKE A MORE NATURAL TRANSITION WITH THE ADJACENT LAND.
4. ALL WALKS SHALL HAVE A CROSS SLOPE OF 1/4 INCH PER FOOT AND SHALL NOT EXCEED A LONGITUDINAL SLOPE OF 1:20, EXCEPT AT DESIGNATED RAMPS THAT SHALL NOT EXCEED 1:12. PROVIDE A TACTIBLE WARNING SURFACE AT ALL RAMPS PER A.D.A. THE CONTRACTOR SHALL INSURE THAT ALL PROVISIONS OF A.D.A AND FLORIDA ACCESSIBILITY CODE ARE MET.*
5. ISOLATION JOINTS (TYPE A JOINTS) SHALL BE PROVIDED BETWEEN EXISTING SLABS OR STRUCTURES AND FRESH CONCRETE, TO SEPARATE PEDESTRIAN SECTIONS FROM SECTIONS WHICH WILL ENCOUNTER VEHICLE TRAFFIC, TO SEPARATE FRESH PLACEMENT FROM CONCRETE WHICH HAS SET FOR MORE THAN 60 MINUTES, AND NO FARTHER APART THAN 100 FEET IN SIDEWALKS AND BIKEPATHS. JOINT MATERIAL SHALL BE SPECIFIED IN FDOT STANDARDS AND SPECIFICATIONS AND SHALL BE RUBBER, PLASTIC OR OTHER APPROVED NON-BIODEGRADABLE ELASTOMERIC MATERIAL. WOOD IS PROHIBITED.
6. CONTROL JOINTS (TYPE B JOINTS) SHALL BE TOOLED INTO THE FRESH CONCRETE TO A DEPTH EQUAL TO 1/4 THE SLAB THICKNESS AND SPACED APART A DISTANCE EQUAL TO THE WIDTH OF THE SLAB, AT MINIMUM SPACING OF 5', MAX SPACING OF 12'.
7. THE SLAB SURFACE SHALL BE BROOM FINISHED TO BE SLIP RESISTANT, AND SHALL MATCH AS CLOSELY AS POSSIBLE THE FINISH OF THE EXISTING ADJACENT SLABS AND ALL EDGES SHALL BE TOOLED TO ELIMINATE SHARP CORNERS.
8. THE BEARING SUBSURFACE SHALL HAVE ALL ORGANIC, LOOSE, AND DELETERIOUS MATTER REMOVED, AND THE REMAINING CLEAN SOIL SHALL BE SMOOTH, SOUND, AND SOLID. ANY FILL MATERIAL SHALL BE COMPACTED WITH A VIBRATORY OR IMPACT COMPACTION MACHINE IN MAXIMUM 12 INCH LIFTS OR COMPACTED WITH A HAND TAMPER IN MAXIMUM 4 INCH LIFTS. THE COUNTY SHALL REQUIRE A COMPACTION TEST FOR EACH LIFT IF THE TOTAL FILLED SECTION IS MORE THAN 12 INCHES DEEP OR IF THE SUBSURFACE HAS BEEN DISTURBED MORE THAN 12 INCHES DEEP. WHERE SUCH TEST IS REQUIRED, THE RESULTS SHALL SHOW A MINIMUM PROCTOR FIELD DENSITY OF 95 PERCENT.
9. ALL CONCRETE WORK IN THE RIGHT-OF-WAY SHALL BE INSPECTED BY THE CITY AFTER THE SUBSOIL IS PREPARED AND THE FORMS ARE SET, BUT BEFORE THE CONCRETE PLACEMENT BEGINS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE FINISHED SLAB FROM ALL DAMAGE AND VANDALISM UNTIL THE CITY ACCEPTS OR APPROVES THE SLAB, AFTER WHICH TIME THE OWNER OF THE ABUTTING LAND SHALL BE RESPONSIBLE FOR THE SLAB IN ACCORDANCE WITH THE COUNTY CODE. ANY SLAB SECTION DAMAGED OR VANDALIZED PRIOR TO ACCEPTANCE OR APPROVAL SHALL BE CUT OUT BETWEEN JOINTS AND REPLACED. REPAIRS ARE NOT ACCEPTABLE.
11. SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY SHALL NOT BE TINTED, STAINED, COLORED, OR COATED.
12. ALL FORMS SHALL BE REMOVED PRIOR TO ACCEPTANCE OR APPROVAL AND THE DISTURBED GROUND SHALL BE BACKFILLED, REGRADED, AND SODDED SO THAT THE WEAR SURFACE OF THE CONCRETE IS REASONABLY **FLUSH WITH THE ADJACENT GRADE.**

STANDARD CONSTRUCTION DETAIL
SIDEWALK NOTES



NOTES:

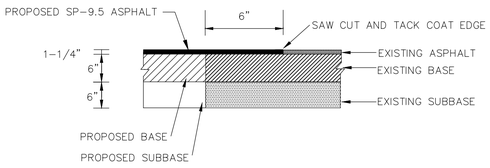
1. RAMP LOCATIONS ARE TO BE COORDINATED WITH AND IN CONFORMANCE WITH CROSSWALK MARKING DETAILS SHOWN IN THE PLANS.
2. CURBED RAMPS SHALL HAVE FLARED SIDES WITH A MAXIMUM SLOPE OF 12:1.
3. RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE AS SHOWN.
4. RAMPS ARE TO BE CONSTRUCTED AT ALL LOCATIONS SHOWN IN THE PLANS EVEN WHEN A SIDEWALK IS NOT CONSTRUCTED CONCURRENTLY.
5. NO CURB TRANSITION IS NEEDED FOR MIAMI CURBS.
6. ALL RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX NO. 304 AND HANDICAPPED ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT.



NOTES:

* ON RAMPS THAT ARE PERPENDICULAR WITH THE CURB LINE, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL. ON RAMPS INTERSECTING CURBS ON A RADIUS, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL TO THE EXTENT PRACTICAL.

STANDARD CONSTRUCTION DETAIL
SIDEWALK AND BIKE PATH RAMP
NTS



NOTE: WHERE PAVEMENT JOINT OCCURS IN COUNTY RIGHT-OF-WAY, REFER TO DETAIL ON SHEET C023 FOR PAVEMENT SECTION.

STANDARD CONSTRUCTION DETAIL
PAVEMENT BUTT JOINT
NTS

ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

PLUM TREE TOWNHOMES
DELAND, FL
ROADWAY DETAILS

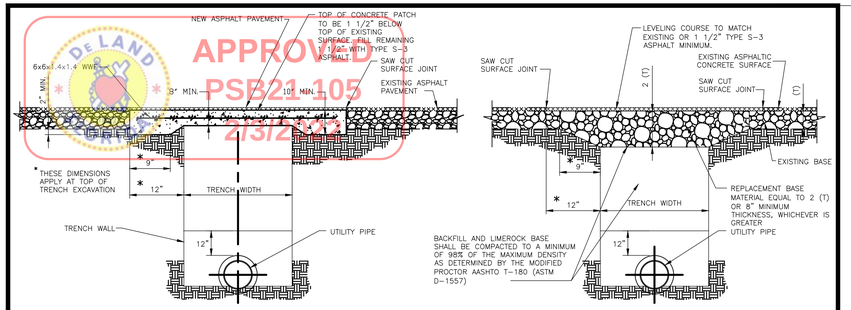
NO.	DATE	REVISION	BY
3	1/28/22	CITY COMMENTS	KAB
2	12/9/21	CITY COMMENTS	KAB
1	7/27/21	CITY COMMENTS	KAB

DESIGNER	KAB	DRAWN BY	WKS
FILE	2034-1	PROJECT	2034-1
DATE	6-21-2021	SCALE	AS NOTED

NOT VALID UNLESS SIGNED AND SEALED
KIMBERLY A. BUCK P.E. 39365

SHEET
C015

K:\2034-1 Plum Tree - John Wise\Design\Revit\2034-1 R21-Standard\2034-1 R21.dwg, 1/28/2022 11:18:53 AM, DWG To PDF.pc3

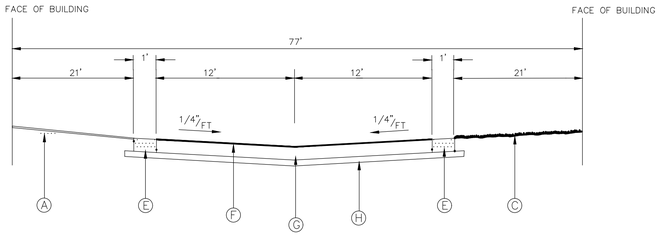


NOTES:

1. ALL PUBLIC ROADS AND PAVED DRIVE CROSSINGS SHALL BE BACKFILLED WITH COMMON FILL MATERIAL AND TOPPED WITH AT LEAST 8" IN THICKNESS OF LIMEROCK BASE COURSE MATERIAL DURING CONSTRUCTION OF UTILITY TRENCH.
2. IN AREAS WHERE ABOVE DETAILS DEVIATE FROM COUNTY AND/OR CITY STANDARDS, THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND LABOR TO CONFORM TO SAID STANDARDS.
3. ALL EXCAVATIONS SHALL COMPLY WITH THE TRENCH SAFETY ACT (F.S. 553.60 THRU 553.64, LAWS OF FLORIDA), LATEST EDITION.

LIMITS OF RESURFACING SHOWN ON PLAN IS REQUIRED TO BE MILLED & RESURFACED. MILL 1.25 AND RESURFACE W/1.25 INCH APPROVED FC-9.5 TL-C @ MAX 20% RECYCLE ASPHALT MIX

	STANDARD ROADWAY OPEN-CUT DETAIL	SCALE: NONE REVISED 3/09



PRIVATE ENTRY DRIVE W/INVERTED CROWN

NTS

(A) 12'-0" WIDE CONCRETE DRIVEWAY
6" THICK, 3000 P.S.I.

(C) SOD or SEED AND MULCH PER F.D.O.T. STANDARD SPECIFICATION SECTION 570. 1' SOD STRIP REQUIRED ADJACENT TO CURB AND AROUND DRAINAGE STRUCTURES. 5' WIDE AREA WITH MAX. SLOPE OF 1"/4 FEET

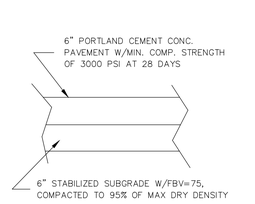
(E) 1 FT. WIDE ENVIRONMENTAL CURB ,CONCRETE, 3000 P.S.I.
IF CONCRETE PAVEMENT IS USED FOR ENTRY DIRVE, CURB IS NOT REQUIRED.

(F) ASPHALT PAVEMENT:
1-1/2" ASPHALT BITUMINOUS CONCRETE SP-9.5 OR SP-12.5;
MINIMUM MARSHALL FIELD STABILITY 1500.

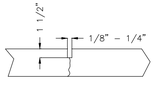
(G) BASE:
6" LIMEROCK (LBR 100) COMPACTED TO 98% DENSITY
BASED ON AASHTO T-180 MODIFIED PROCTOR TEST.
OR
6" CRUSHED CONCRETE (LBR 100) COMPACTED TO 98% DENSITY
BASED ON AASHTO T-180 MODIFIED PROCTOR TEST.

(H) SUB GRADE:
12" STABILIZED SUB GRADE COMPACTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST WITH MINIMUM LBR 40.

NOTES:
1. A REPRESENTATIVE OF A CERTIFIED SOIL LABORATORY SHALL BE PRESENT DURING ALL CONSTRUCTION PHASES TO PERFORM ROADWAY COMPACTION AND DENSITY TESTING AS REQUIRED



CONCRETE PAVEMENT DETAIL
N.T.S.
ALTERNATE PAVEMENT SECTION



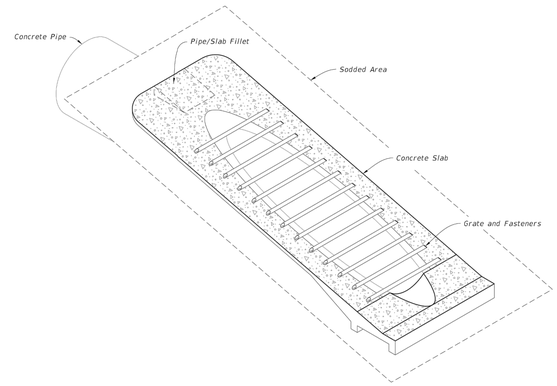
TRANSVERSE CONTRACTION OR LONGITUDINAL JOINT, SAWED OR PRE-MOLDED. FILL W/ JOINT SEALANT

JOINT DETAIL
N.T.S.

NOTE:
PAVEMENT SHALL BE:
6" THICK CONCRETE (3000 PSI)
W/ 6x6 6/6 WWF SAW CUT GRID
20' EACH WAY MAX.

GENERAL NOTES:

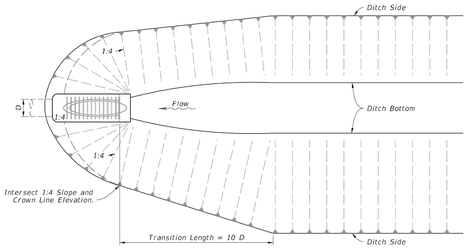
1. *Unless otherwise designated in the plans, concrete pipe mitered end sections may be used with any type of side drain pipe; corrugated steel pipe mitered end sections may be used with any type of side drain pipe except aluminum pipe; and, corrugated aluminum mitered end sections may be used with any type of side drain pipe except steel pipe. When bituminous coated metal pipe is specified for side drain pipe, construct the mitered end sections with like pipe or concrete pipe. When the mitered end section pipe is dissimilar to the side drain pipe, construct a concrete jacket in accordance with Index 430-001.*
2. *Use either corrugated metal or concrete mitered end sections for corrugated polyethylene pipe (HDPE), polyvinyl-chloride pipe (PVC), steel reinforced polyethylene pipe (SRPE), and polypropylene pipe (PP). When used in conjunction with corrugated mitered end sections, make connection using either a formed metal band specifically designated to join HDPE, PVC, SRPE, or PVC pipe. When used in conjunction with a concrete mitered end sections, construct concrete jacket in accordance with Index 430-001.*
3. *Use class NS concrete cast-in-place reinforced slabs for all cross drain pipes.*
4. *Select lengths of concrete pipe that avoid excessive connections in the assembly of the mitered end section.*
5. *Repair corrugated metal pipe galvanizing that is damaged during beveling and perforating.*
6. *When existing multiple side drain pipes are spaced other than the dimensions shown in this Index, have nonparallel axes, or non-uniform sections, either construct the mitered end sections separately as single pipe or collectively as multiple pipe end sections as directed by the Engineer.*
7. *Saddle Slope:*
   1:4 Miter - Slope to ℄ of pipe for round pipes less than or equal to 18" diameter and 1:1 for round pipes greater than or equal to 24" diameter.
   Slope to the major axis for elliptical pipes 24"x38" or smaller and 1:2 for pipes 29"x45" or larger.
   Slope to the span line for pipe arch 28"x20" or smaller and 1:2 for pipe arch 35"x24" or larger.
   1:2 Miter - Slope to ℄ of pipe for round pipes less than or equal to 18"diameter and 1:2 for round pipes greater than or equal to 24" diameter.
   Slope to the major axis for elliptical pipes 29"x45" or smaller and 1:1 for pipes 34"x53" or larger.
   Slope 1:1 for all pipe arch sizes.
8. *Quantities shown are for estimating purposes only.*



SIDEDRAIN MITERED END SECTION
(Concrete Pipe Shown, Corrugated Metal Pipe Similar)

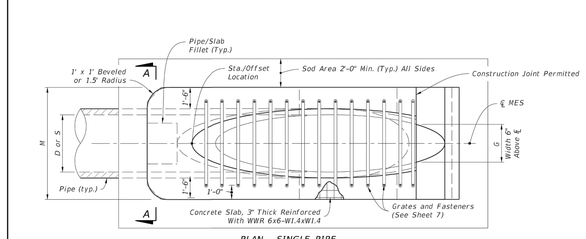
TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Single and Multiple Concrete Pipe
3	Concrete Pipe Dimensions and Quantities and Permissible Pavement Modifications
4	Single and Multiple Corrugated Metal Pipe
5	Corrugated Metal Dimensions and Quantities
6	Concrete Pipe Connection and Corrugated Metal Pipe Anchor Details
7	Fastener Unit and Grate Details

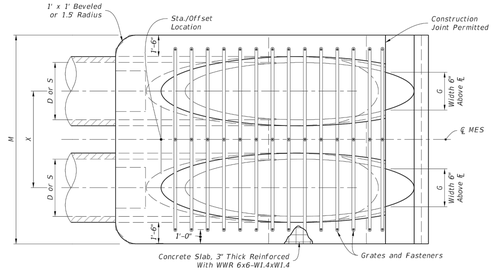


DITCH TRANSITION

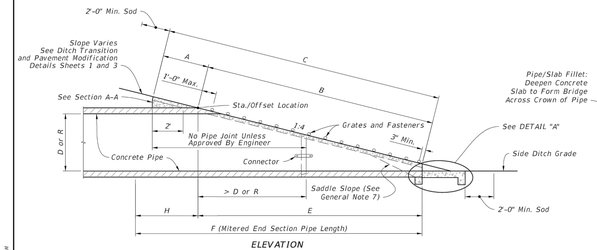
LAST REVISION 11/01/19	DESCRIPTION:	FY 2021-22 STANDARD PLANS	SIDE DRAIN MITERED END SECTION	INDEX 430-022	SHEET 1 of 7



PLAN - SINGLE PIPE



PLAN - MULTIPLE PIPE



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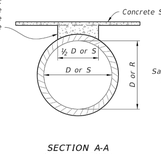
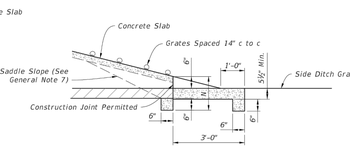


SECTION A-A
(Pipe/Slab Fillet)



DETAIL "A"

ROUND CONCRETE PIPE
(Elliptical Pipe Similar)

SINGLE AND MULTIPLE CONCRETE PIPE

LAST REVISION 11/01/18	DESCRIPTION:	FY 2021-22 STANDARD PLANS	SIDE DRAIN MITERED END SECTION	INDEX 430-022	SHEET 2 of 7

ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

PLUM TREE TOWNHOMES
DELAND, FL
ROADWAY DETAILS

NO.	DATE	REVISION	BY
3	1/28/22	CITY COMMENTS	KAB
2	12/9/21	CITY COMMENTS	KAB
1	7/27/21	CITY COMMENTS	KAB

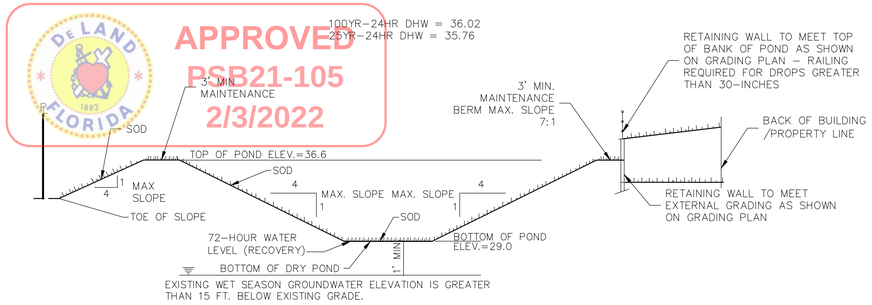
DESIGNER	FILE	DATE
KAB	2034-1	6-21-2021
DRAWN BY	PROJECT	SCALE
WRS	2034-1	AS NOTED

NOT VALID UNLESS SIGNED AND SEALED
KIMBERLY A. BOCK P.E. 39565

SHEET
C016

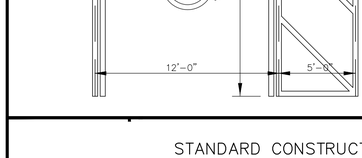
APPROVED
DELAND
PSB21-105
2/3/22

APPROVED
PSB21-105
2/3/2022

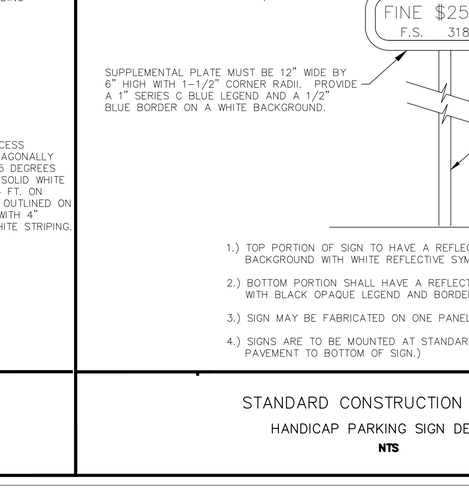


DRY RETENTION POND
NTS.

SECTION A-A

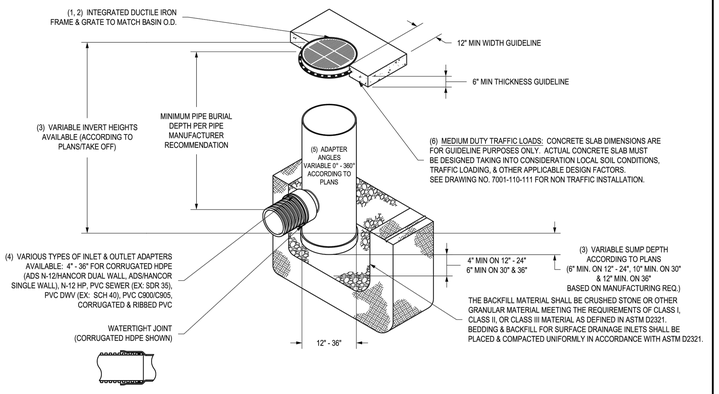


OVERFLOW WEIR DETAIL
N.T.S.



SKIMMER DETAIL
N.T.S.
AS ALTERNATE, USE FDOT INDEX 240

NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRATE



1 - 12" - 30" PEDESTRIAN GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.(4" - 36").
5 - ADAPTERS CAN BE MOUNTED 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 24" PEDESTRIAN GRATES SHALL MEET H-10 LOAD RATING. 30" PEDESTRIAN GRATE SHALL MEET H-20 LOAD RATING (SEE DRAWING NO. 7001-110-144 FOR H-20 TRAFFIC LOAD GUIDELINES).

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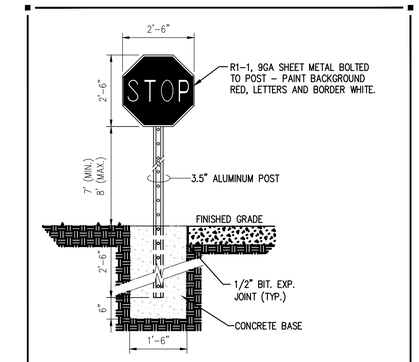
DRAWN BY	EBC	MATERIAL	PVC
DATE	4-20-07		
REVISED BY	NWH	PROJECT NO./NAME	
DATE	06-12-18		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

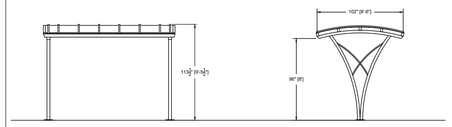
Nyloplast
3150 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

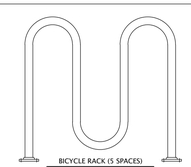
TITLE: DRAIN BASIN WITH PEDESTRIAN GRATE
QUICK SPEC INSTALLATION DETAIL

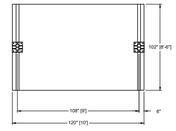
DWG NO. 7001-110-283 REV E



STOP SIGN DETAIL (N.T.S)







PLAN VIEW

NOTES:
- Framework to be welded and mechanically fastened steel
- All mechanical connections to be made with concealed fasteners
- Rafters and purlins shall be beveled, then capped, welded and ground smooth prior to finishing
- Base anchor plates shall be stainless steel, grade 304, finished to match shelter
- Roof glazing to be 8MM structural polycarbonate - batten system
- See section 10 72 43 for detailed written specifications
- Design is preliminary, conceptual, and subject to change based on final engineering phase and customer approval

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FAX: (386) 673-3927

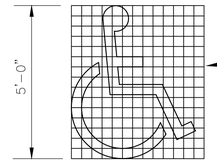
PLUM TREE TOWNHOMES
DELAND, FL
MISC DETAILS

NO.	DATE	REVISION	BY
3	1/26/22	CITY COMMENTS	KAB
2	12/9/21	CITY COMMENTS	KAB
1	7/27/21	CITY COMMENTS	KAB

DESIGNER	KAB	DRAWN BY	WRS
FILE	2034-1	PROJECT	2034-1
DATE	6-21-2021	SCALE	AS NOTED

NOT VALID UNLESS SIGNED AND SEALED
KIMBERLY A. BUCK P.E. 38565

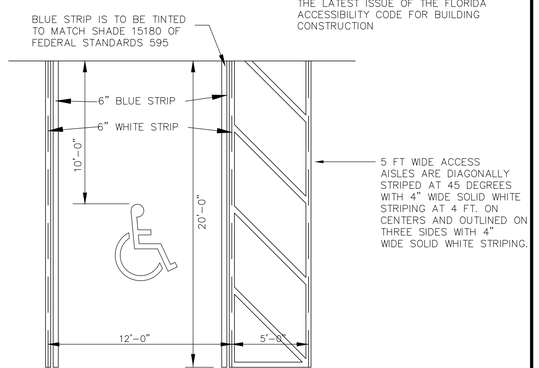
SHEET
C017



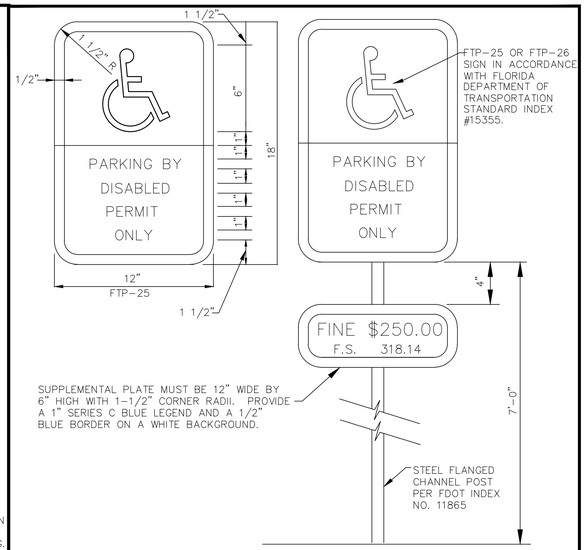
HANDICAPPED PAVEMENT SYMBOL

USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS REQUIRED. WHEN USED THE SYMBOL SHALL BE 5 FT. HIGH AND WHITE IN COLOR. TO BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX #17346

NOTES:
1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ALL DIRECTIONS.
2. IF ACCESSIBLE AISLE CROSSES THE TOP OF THE HANDICAP SPACE, WHEEL STOP SHALL BE USED TO MAINTAIN MINIMUM 44 INCH CLEAR ACCESSIBLE ROUTE.
3. IF WHEEL STOP IS USED, PARKING SHALL HAVE 18' CLEAR SPACE.
4. ACCESSIBLE PARKING SIGN SHALL BE PLACED AS TO NOT ENCROACH INTO THE ACCESSIBLE AISLE MINIMUM 44 INCH CLEAR ACCESSIBLE ROUTE.
5. NUMBER OF ACCESSIBLE PARKING SPACES SHALL MEET REQUIREMENT OF THE LATEST ISSUE OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION



STANDARD CONSTRUCTION DETAIL
TYPICAL MARKINGS FOR HANDICAPPED PARKING
NTS



1.) TOP PORTION OF SIGN TO HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.

2.) BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

3.) SIGN MAY BE FABRICATED ON ONE PANEL OR TWO.

4.) SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7' FROM PAVEMENT TO BOTTOM OF SIGN.)

STANDARD CONSTRUCTION DETAIL
HANDICAP PARKING SIGN DETAIL
NTS

IN ORDER TO ENSURE THAT NEW DEVELOPMENTS WITHIN THE CITY ARE CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH CITY REGULATIONS AND THE APPROVED DRAWINGS "AS-BUILT" DRAWINGS ARE REQUIRED:

THE FOLLOWING INFORMATION IS REQUIRED ON ALL PAVING AND DRAINAGE "AS-BUILT" DRAWINGS:

1. PAVEMENT AND CURB WIDTHS SHALL BE VERIFIED AND DIMENSIONED FOR EACH STREET AT EACH BLOCK. ALL RADII AT INTERSECTIONS SHALL BE VERIFIED AND DIMENSIONED. THIS INFORMATION TO CLEARLY INDICATE IT AS AS BEING "AS-BUILT" INFORMATION.
2. ROADWAY ELEVATIONS SHALL BE RECORDED AT ALL GRADE CHANGES OR OTHER INTERVALS AS NEEDED ALONG ALL STREETS. STREET CENTERLINE AND CURB INVERT ELEVATIONS SHALL BE RECORDED AS NOTED. THE "AS-BUILT" CENTERLINE PROFILE OF ALL STREETS SHALL ALSO BE SHOWN ON THE PLAN AND PROFILE SO IT MAY BE COMPARED TO THE EXISTING AND DESIGNED PROFILE GRADE LINES. ALL STREET CENTERLINES ON "AS-BUILTS" SHALL BE LABELED WITH STREET NAME AND RIGHT-OF-WAY WIDTH ON EVERY PAGE.
3. STORM DRAINAGE STRUCTURES SHALL BE LOCATED AND/OR DIMENSIONED FROM CENTERLINES OR LOT LINES AS APPROPRIATE.
4. STORM DRAINAGE PIPE INVERT AND STRUCTURE TOP AND BOTTOM ELEVATIONS SHALL BE RECORDED AND CLEARLY DENOTED AS "AS-BUILT" INFORMATION. DESIGN ELEVATIONS SHALL BE CROSSED OUT AND "AS-BUILT" INFORMATION WRITTEN NEXT TO IT.
5. STORM DRAINAGE PIPE MATERIAL, LENGTH, AND SIZE SHALL BE MEASURED AND/OR VERIFIED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.
6. ALL APPLICABLE TOPOGRAPHIC INFORMATION, PERTINENT TO THE ON SITE DRAINAGE SYSTEM SUCH AS DITCHES, LAKES, CANALS, ETC. THAT ARE DEEMED APPROPRIATE BY THE CITY SHALL BE NOTED. NORMALLY, RECORDING ELEVATIONS EVERY 100 FEET AT THE TOP OF BANK AND TOE OF SLOPE WILL BE REQUIRED. MEASUREMENTS SHALL BE TAKEN AND RECORDED IN ORDER TO ACCURATELY TIE DOWN THESE FEATURES TO THE ROADWAY CENTERLINES AND TO PLAT LINES. WHENEVER POSSIBLE, CONTOUR LINES SHALL BE UTILIZED TO GRAPHICALLY DESCRIBE THESE TOPOGRAPHIC FEATURES.
7. RETENTION AREAS SHALL HAVE THEIR TOP-OF-BANK AND BOTTOM ELEVATIONS RECORDED. ACTUAL MEASUREMENTS SHALL BE TAKEN AND DIMENSIONS RECORDED OF THE SIZE OF ALL RETENTION AREAS. MEASUREMENTS SHALL BE DONE FROM TOP-OF-BANK TO TOP-OF-BANK WITH SIDE SLOPES INDICATED. SEPARATE CALCULATIONS SHALL BE SUBMITTED TO INDICATE REQUIRED AND PROVIDED RETENTION VOLUMES.
8. STORM DRAINAGE SWALE CENTERLINES SHALL BE LOCATED AND ELEVATIONS OF FLOW LINE SHALL BE RECORDED EVERY 100 FEET.
9. ANY SPECIAL FEATURES SUCH AS CONCRETE FLUMES, LAKE BANKS, WALLS, FENCING, ETC., WHICH WERE A PART OF THE APPROVED CONSTRUCTION DRAWINGS SHOULD ALSO BE LOCATED AND DIMENSIONED.
10. ACTUAL MATERIALS USED AND ELEVATIONS AND DIMENSIONS OF OVERFLOW WEIR STRUCTURES AND SKIMMERS SHALL BE NOTED ON THE "AS-BUILT".

THE FOLLOWING INFORMATION IS REQUIRED ON ALL WATER AND SEWER "AS-BUILT" DRAWINGS:

11. SANITARY SEWER MANHOLES SHALL BE VERIFIED AND DIMENSIONED FROM STREET CENTERLINES OR LOT LINES AS APPROPRIATE. ALL RIM AND INVERT ELEVATIONS SHALL BE VERIFIED AND RECORDED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.
12. SANITARY SEWER LINE LENGTHS, SIZES, MATERIAL, SLOPE, ETC., SHALL BE VERIFIED AND RECORDED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.
13. SEWER LATERALS SHALL BE VERIFIED AND RECORDED AT THEIR CLEAN-OUT LOCATIONS. STATIONING AND OFFSET DISTANCES SHALL BE MEASURED FROM DOWNSTREAM MANHOLES TOWARDS UPSTREAM MANHOLES.
14. LIFT STATIONS AND FORCE MAINS SHALL BE VERIFIED AND DIMENSIONED FROM STREET CENTERLINES OR LOT LINES AS APPROPRIATE. FORCE MAIN DEPTH AND LOCATION INCLUDING VALVES WILL BE PROVIDED AND TIED TO PERMANENT ABOVE GRADE FEATURES EVERY 500 FEET. DIMENSIONAL AND ELEVATION INFORMATION INDICATED ON THE APPROVED PLAN SHALL BE VERIFIED AND RECORDED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION. BURIED ELECTRICAL SERVICE LINE SHALL BE CLEARLY DIMENSIONED, LOCATED AND LABELED.
15. CURB CUTS OR METAL TABS, USED TO MARK SEWER LATERALS, WATER SERVICES AND WATER VALVES, SHALL BE VERIFIED FOR PRESENCE AND ACCURACY OF LOCATION.
16. WATER MAIN LINES SHALL BE DIMENSIONED OFF THE BACK OF CURB OR EDGE OF PAVEMENT IF NO CURB IS PRESENT. WATER MAIN LINE MATERIAL, SIZE, LENGTH AND DEPTH PLACED SHALL ALSO BE NOTED. THIS INFORMATION TO CLEARLY INDICATE IT AS BEING "AS-BUILT" INFORMATION.
17. WATER VALVES, TEES, ALL SERVICES, BLOW - OFFS AND FIRE HYDRANTS SHALL BE LOCATED BY TYING THEM TO SANITARY SEWER MANHOLES. STATIONING AND OFFSET DISTANCES SHALL BE MEASURED FROM DOWNSTREAM MANHOLES TO UPSTREAM MANHOLES.

THE FOLLOWING INFORMATION IS GENERAL REQUIREMENTS OF ALL "AS-BUILT" DRAWINGS:

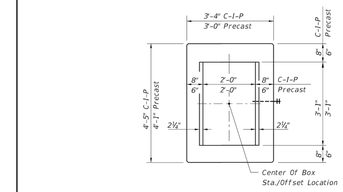
18. FOR PERPENDICULAR CROSSINGS OF STORM WATER, SANITARY SEWER, POTABLE WATER, OR RECLAIMED WATER, THE "AS-BUILT" PLANS SHALL CLEARLY INDICATE WHICH UTILITIES ARE LOCATED OVER OR UNDER OTHER UTILITIES, AS NECESSARY.
19. WHEN STORM WATER, POTABLE WATER, RECLAIMED WATER, OR SANITARY SEWER IMPROVEMENTS ARE LOCATED WITHIN AN EASEMENT, THE "AS-BUILT" SHALL ACCURATELY DEPICT THE LOCATION OF THE EASEMENT ITSELF AS WELL AS THE EXACT LOCATION OF THE IMPROVEMENTS WITHIN THE EASEMENT. THIS IS REQUIRED IN ORDER TO VERIFY THAT THE IMPROVEMENTS HAVE BEEN PROPERLY LOCATED AND TO ENSURE THAT FUTURE SUBSURFACE EXCAVATION TO PERFORM REMEDIAL REPAIR CAN BE ACCOMPLISHED WITHOUT DISTURBANCE BEYOND THE EASEMENT. SUCH DOCUMENTATION AND THE ASSOCIATED PROPOSED EASEMENT DOCUMENT WITH LEGAL DESCRIPTION SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL PRIOR TO RECORDING OF SAID EASEMENT. UPON CITY APPROVAL, THE EASEMENT SHALL BE RECORDED VIA A SEPARATE LEGAL INSTRUMENT AND SHALL NOT BE INCLUDED AS PART OF HOMEOWNER COVENANTS AND RESTRICTIONS.
20. SUBMIT CERTIFIED PAPER PRELIMINARY "AS-BUILT" (24"x36") WITH REQUEST FOR FINAL INSPECTION. SUBMIT 3 SETS SHOWING WATER FACILITIES, 3 SETS WITH SEWER FACILITIES, AND 3 SETS WITH PAVING AND DRAINAGE FACILITIES. FOLLOWING FINAL INSPECTION AND COMMENTS, THE CONTRACTOR SHALL REVISE AS-BUILTS TO ADDRESS CITY COMMENTS AND SUBMIT 3 SETS CERTIFIED FINAL "AS-BUILTS" ALONG WITH 1 SET CERTIFIED MYLARS AND 1 CD-ROM CONTAINING AUTO-CAD FILES AND PDF VERSIONS SHOWING ALL "AS-BUILT" SHEETS. ALL "AS-BUILT" DRAWINGS SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR AND ENGINEER OF RECORD.
21. INDICATE VERTICAL DATUM REFERENCE ON ALL SHEETS.
22. CAD FILE OF "AS-BUILTS" SHALL BE IN STATE PLANE COORDINATES; FILE SHOULD INCLUDE REFERENCE TO PROJECTION. (FLORIDA EAST, NAD83)
23. ALL "AS-BUILT" DRAWINGS SHALL BE PREPARED BY A FLORIDA REGISTERED LAND SURVEYOR USING THE FINAL APPROVED SITE DESIGN PREPARED BY THE ENGINEER OF RECORD. LINE WEIGHTS, LINETYPES, AND ANNOTATION SHALL BE MANAGED IN A MANNER THAT CLEARLY DISTINGUISHES DESIGN INFORMATION FROM "AS-BUILT" INFORMATION.
24. ALL "AS-BUILT" SHEETS SHALL INCLUDE A TITLE BLOCK AND CLEARLY STATE PROJECT NAME, PROJECT SURVEYOR, DATE OF FIELD WORK, AS WELL AS PROJECT CERTIFICATION BLOCK FROM THE ENGINEER OF RECORD.

NOTE: REFERENCES TO WATER SHALL MEAN BOTH POTABLE AND RECLAIMED WATER.

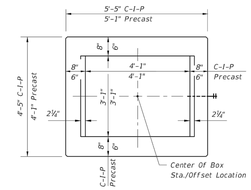
STANDARD CONSTRUCTION DETAIL
REQUIREMENTS FOR "AS-BUILT" DRAWINGS

STANDARD CONSTRUCTION DETAIL
REQUIREMENTS FOR AS BUILT DRAWINGS

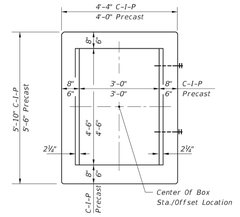
APPROVED
PSB21-105
2/3/2022



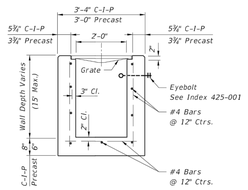
PLAN



PLAN



PLAN



SECTION

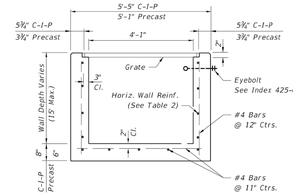
HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 1)

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0'-15'	A12	0.20	12"	8"

TYPE C

Recommended Maximum Pipe Size:

2'-0" Wall – 18" Pipe
3'-1" Wall – 24" Pipe (18" where an 18" pipe enters a 2'-0" wall)



SECTION

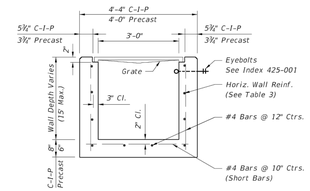
HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 2)

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0'-6'	A12	0.20	12"	8"
6'-10'	A6	0.20	6"	5"
10'-13'	A4	0.20	4"	3"
10'-15'	B5.5	0.24	5½"	5"

TYPE D

Recommended Maximum Pipe Size:

3'-1" Wall – 24" Pipe
4'-1" Wall – 36" Pipe



SECTION

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 3)

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0'-5'	A12	0.20	12"	8"
0'-7.5'	A6	0.20	6"	5"
7.5'-10'	B5.5	0.24	5½"	5"
10'-15'	C6.5	0.37	6½"	6"

TYPE E

Recommended Maximum Pipe Size:

3'-0" Wall – 24" Pipe
4'-6" Wall – 36" Pipe

LAST REVISION	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E AND H	INDEX	SHEET
11/01/17				425-052	1 of 7

10/14/2019 9:23:51 AM

ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

PLUM TREE TOWNHOMES
DELAND, FL
FDOT DETAILS

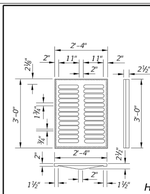
NO.	DATE	REVISION	BY
3	1/28/22	CITY COMMENTS	KAB
2	12/9/21	CITY COMMENTS	KAB
1	7/27/21	CITY COMMENTS	KAB

DESIGNER	FILE	DATE
KAB	2034-1	6-21-2021

DRAWN BY	PROJECT	SCALE
WRS	2034-1	AS NOTED

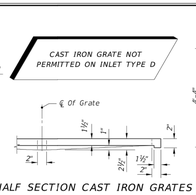
NOT VALID UNLESS SIGNED AND SEALED
KIMBERLY A. BUCK P.E. 38565

SHEET
C018

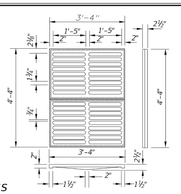


TYPE C
Approx. Weight 235 Lbs.

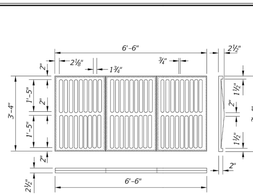
CAST IRON GRATE NOT PERMITTED ON INLET TYPE D



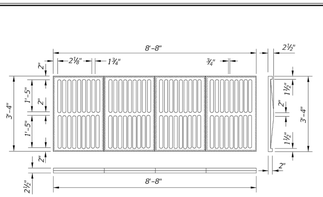
HALF SECTION CAST IRON GRATES



TYPE E
Approx. Weight 465 Lbs.

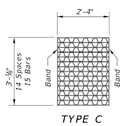


TYPE H (3-GRATE INLET)
Approx. Weight 725 Lbs.

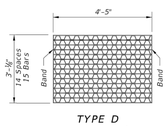


TYPE H (4-GRATE INLET)
Approx. Weight 967 Lbs.

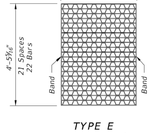
CAST IRON GRATES



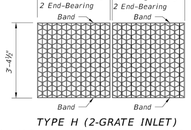
TYPE C
Straight Bars 2'-x ¼"
Reticuline Bars 1¼" x 3/16"
Bands 2" x ¼"
Approx. Weight 104 Lbs.



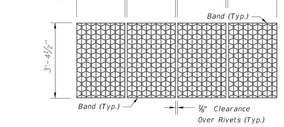
TYPE D
Straight Bars 2" x ¼"
Reticuline Bars 1¼" x 3/16"
Bands 2" x ¼"
Approx. Weight 190 Lbs.



TYPE E
Straight Bars 2" x ¼"
Reticuline Bars 1¼" x 3/16"
Bands 2" x ¼"
Approx. Weight 215 Lbs.



TYPE H (2-GRATE INLET)
Straight End-Bearing Bars 2" x ⅜"
Straight Bearing Bars 2" x ¼"
Reticuline Bars 1¼" x 3/16"
Banding Bars 2" x ¼"
Approx. Total Weight 310 Lbs.



TYPE H (4-GRATE INLET)
Straight End-Bearing Bars 2" x ¼"
Reticuline Bars 1¼" x 3/16"
Banding Bars 2" x ⅜"
Approx. Total Weight 388 Lbs.

STEEL GRATES

NOTE: Steel Grates Are Required On Inlets With Traversable Slots And On Inlets where Bicycle Traffic Is Anticipated.

GENERAL NOTES

1. These inlets are suitable for bicycle traffic and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads. These inlets may be placed in areas subject to occasional pedestrian traffic such as landscaped areas and pavement areas where pedestrians can walk around the inlet.

2. Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and areas subject to pedestrians shall have traversable slots. The traversable slot modification is not adaptable to inlet Type H. Slots may be constructed at either or both ends as shown on plans. Traversable slots shall not be used in areas subject to occasional bicycle traffic.

3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when Alternate G grate is specified in the plans, either the steel grate, hot dip galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.

4. Recommended maximum pipe sizes shown are for concrete pipe. Size for other types of pipe must be checked for fit.

5. All exposed edges and corners shall be ⅜" chamfer or tooled to ½" radius.

6. Concrete inlet pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans; but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.

7. Traversable slots constructed in existing inlets shall be paid for as inlets partial. For conversion work and method of payment see 'TRAVERSABLE SLOT INLETS (PARTIAL) FOR EXISTING INLETS'.

8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Performance Turf, SY.

9. For supplementary details see Index 425-001.

10. All reinforcing is Grade 60 bars with 2" min. cover unless otherwise noted. Bars to be cut or bent for 1½" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening.

LAST REVISION	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E AND H	INDEX	SHEET
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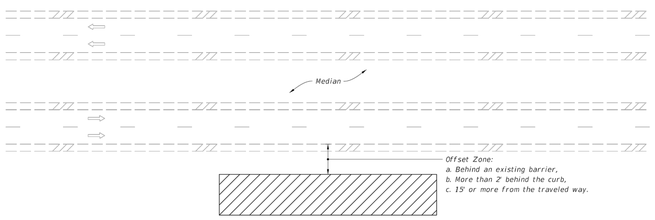


MULTILANE ROADWAY SHOWN, TWO-LANE ROADWAY SIMILAR

NOTES:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work beyond the shoulder.

2. Use Index 102-602 when the work operation (excluding establishing and terminating the work area) requires that two or more work vehicles cross the Offset Zone in any one hour period.

3. Use Index 102-660 when Work Area encroaches a Sidewalk.

SYMBOLS

Work Area

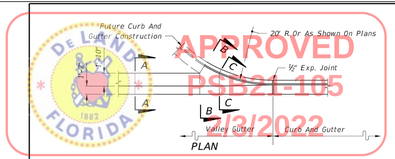
Lane Identification + Direction of Traffic

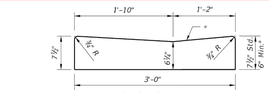
LAST REVISION	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	TWO-LANE AND MULTILANE ROADWAY, WORK BEYOND THE SHOULDER	INDEX	SHEET
11/01/20				102-601	1 of 1

10/29/2020 1:18:07 PM

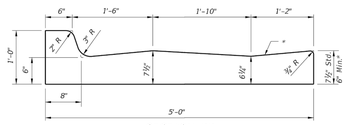
P:\2034-1 Plum Tree - Josh Wine\Design\Build\BATAILS\Eng. 1\DB\2022 1\1\DB-MI.DWG 1/28/2022 11:19:08 AM, DWG To PDF.pc3

APPROVED
RSBS21-105
2/2022

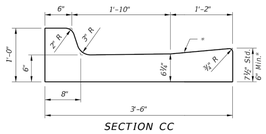




SECTION AA

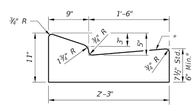


SECTION BB

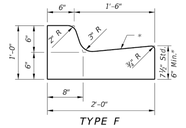


SECTION CC

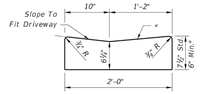
VALLEY GUTTER



TYPE E

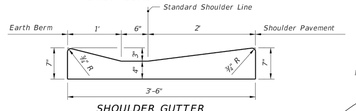


TYPE F

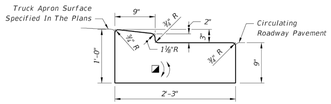


Note: To be paid for as parent curb.

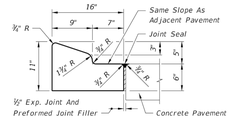
DROP CURB



SHOULDER GUTTER

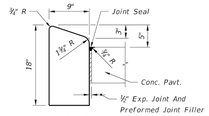


TRAFFIC BEARING SECTION FOR USE IN ROUNDABOUT CENTRAL ISLAND CONSTRUCTION
TYPE RA

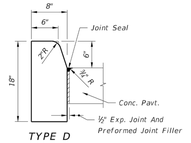


For details depicting usage adjacent to flexible pavement, see Sheet 2.

TYPE A

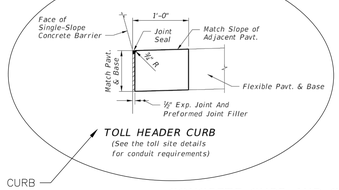


TYPE B



TYPE D

Note: For use adjacent to concrete or flexible pavement, concrete shows Expansion joint, preformed fiber filler and joint seal are required between curbs and concrete pavement only, see Sheet 2.



CONCRETE CURB AND GUTTER

* When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.

◪ Rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.

For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only, see Sheet 2.

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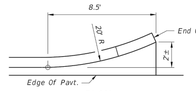
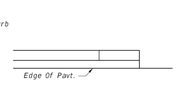
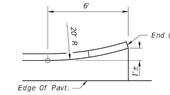
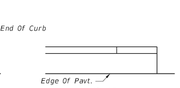
LAST REVISION 11/01/20	REVISION	DESCRIPTION:

FDOT FY 2021-22 STANDARD PLANS | CURB AND GUTTER | INDEX 520-001 | SHEET 1 of 2

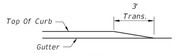






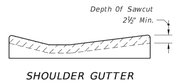


CURB TYPE A

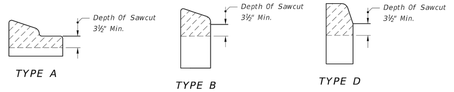


CURB AND GUTTER TYPES E & F

CURB AND GUTTER ENDINGS

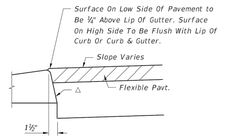


Sawcuts should be avoided within valley gutter and within curb and gutter endings.



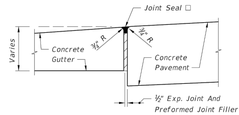
CONTRACTION JOINT IN CURB AND GUTTER

CONTRACTION JOINT IN CURB



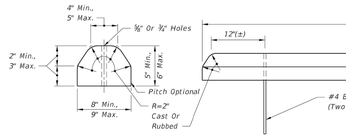
△ Applies to both high and low sides of pavement, low side shown. Applies to shoulder gutter only where adjoining traffic lanes.

CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT

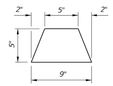


□ Applies to both high and low sides of pavement, low side shown.

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT



CONCRETE BUMPER GUARD



ASPHALTIC CONCRETE CURB

GENERAL NOTES

1. For curb, gutter and curb & gutter provide ½" – ¾" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers. Curb, gutter and curb & gutter expansion joints shall be located in accordance with Specification 520.

2. Ends of Curbs Types B and D shall transition from full to zero heights in 3'.

10/12/2020 7:31:47 AM

LAST REVISION 11/01/17	REVISION	DESCRIPTION:

FDOT FY 2021-22 STANDARD PLANS | CURB AND GUTTER | INDEX 520-001 | SHEET 2 of 2

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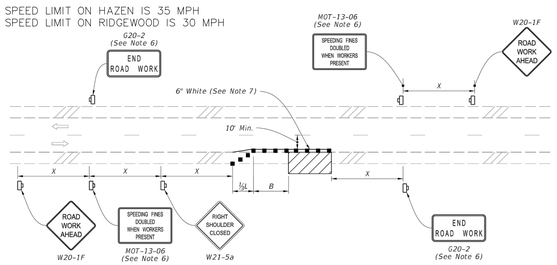
PLUM TREE TOWNHOMES
DELAND, FL
FDOT DETAILS

POSTED SPEED LIMIT ON HAZEN IS 35 MPH
POSTED SPEED LIMIT ON RIDGEWOOD IS 30 MPH



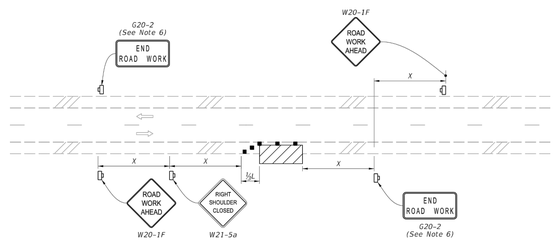
TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY WITH WORK ZONE SPEED OF 45 MPH OR LESS

NOTES:

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. For incidental work (e.g. mowing or litter removal), only the Road Work Ahead sign is required.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than two feet from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present"signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the temporary condition is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work zone is in place for 3 days or less.
8. If the work encroaches on a marked bicycle lane or ridable shoulder, close the lane or shoulder in accordance with the Plans.
9. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median

SYMBOLS:

- Work Area
- ■ Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic



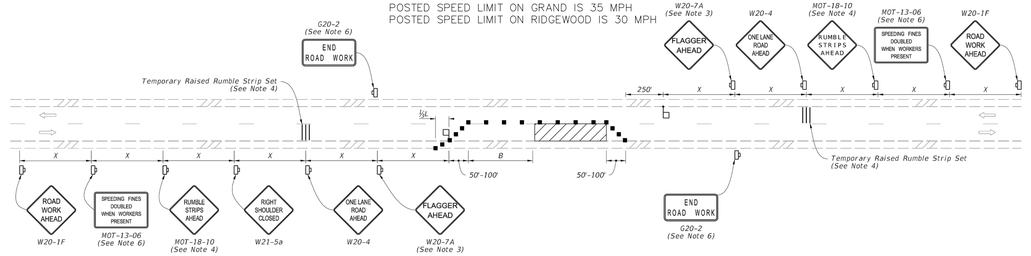
TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

10/12/2020 1:18:37 PM

LAST REVISION 11/01/20	REVISION	DESCRIPTION:

FDOT FY 2021-22 STANDARD PLANS | TWO-LANE AND MULTILANE, WORK ON SHOULDER | INDEX 102-602 | SHEET 1 of 2

POSTED SPEED LIMIT ON GRAND IS 35 MPH
POSTED SPEED LIMIT ON RIDGEWOOD IS 30 MPH



NOTES:

1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
4. Use temporary raised rumble when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (MOT-18-10) and associated work zone sign spacing.
5. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle
   b. Official vehicle
   c. Pilot vehicles
   d. Traffic signals

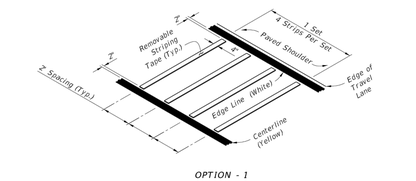
   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work zone will be in place for 24 hours or less.
7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
8. Special Conditions may be required in accordance with these notes and the following sheets:

   A. Railroad Crossings:
      a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
      b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

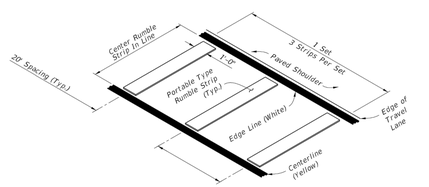
   B. If the Work Area encroaches on the Centerline, use the Layout for Temporary Lane Shift to Shoulder on Sheet 2 only if the Existing Paved Shoulder width is sufficient to provide for an 11' lane between the Work Area and the Edge of Existing Paved Shoulder and the Work Zone will be in place for 24 hours or less. Reduce the posted speed when appropriate.
9. If the work encroaches on a marked bicycle lane or ridable shoulder, close the lane or shoulder in accordance with the Plans.

SYMBOLS:

- Work Area
- ■ Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic
- Flagger



OPTION - 1
REMOVABLE STRIPING TYPE



OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

10/12/2020 6:55:07 AM

LAST REVISION 11/01/20	REVISION	DESCRIPTION:

FDOT FY 2021-22 STANDARD PLANS | TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY | INDEX 102-603 | SHEET 1 of 2

NO.	DATE	BY
3	1/28/22	KAB
2	12/9/21	KAB
1	7/27/21	KAB
	REVISION	

DATE 6-21-2021	SCALE AS NOTED
FILE 2034-1	PROJECT 2034-1
DESIGNER KAB	DRAWN BY WRS

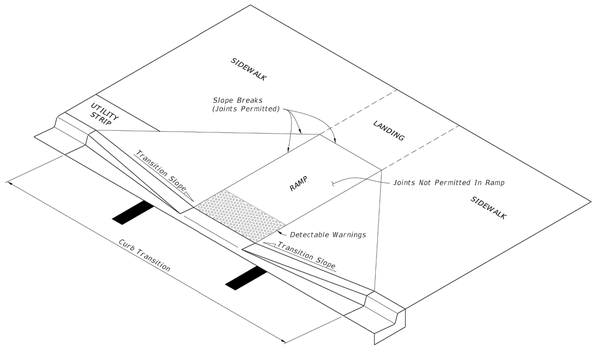
NOT VALID UNLESS SIGNED AND SEALED
KIMBERLY A. BUCK P.E. 38565

SHEET
C019

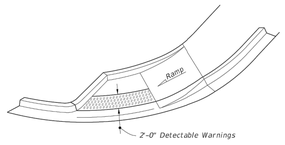
APPROVED
PSB21-105
2/3/2022

GENERAL NOTES:

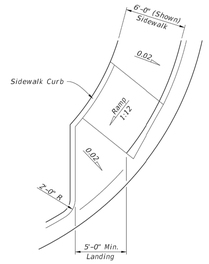
1. Cross Slopes and Grades:
   A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
   B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
   C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
   D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.
2. Curb, Curb and Gutter and/or Sidewalk:
   A. Refer to Index 522-001 for concrete thickness and sidewalk details.
   B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
3. Curb Ramp Alpha-Identification:
   A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
   B. Alpha-identifications CR-I and CR-J are intentionally omitted.
4. Detectable Warnings:
   A. Install detectable warnings in accordance with Specification 527.
   B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
   C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.



CURB RAMP NOMENCLATURE

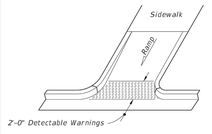


ISOMETRIC VIEW

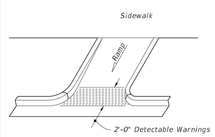


PLAN VIEW

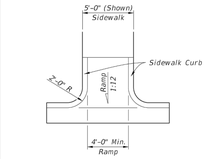
CR-D



OPTION A

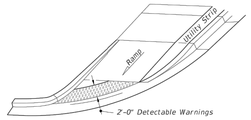


OPTION B
ISOMETRIC VIEW



PLAN VIEW

CR-E



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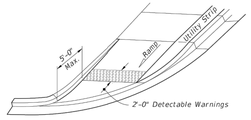
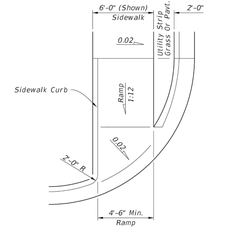
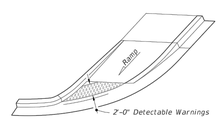


OPTION B
ISOMETRIC VIEW

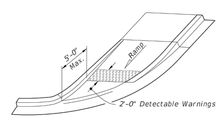


PLAN VIEW

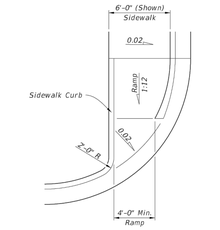
CR-F



OPTION A



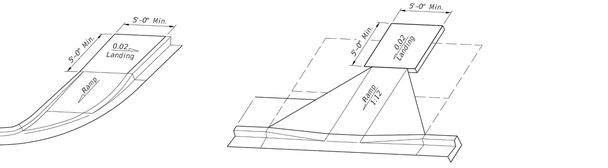
OPTION B
ISOMETRIC VIEW



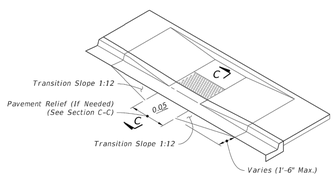
PLAN VIEW

CR-G

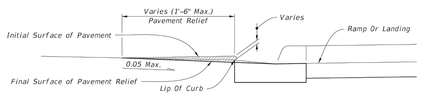
SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G



LANDINGS FOR CURB RAMPS WITHOUT SIDEWALKS
(See CR-F, CR-G & CR-K Respectively For Detectable Warning Details/Options)



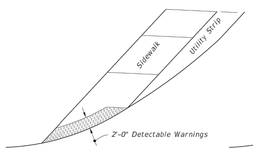
ISOMETRIC VIEW
(CR-C Shown, Other Similar)



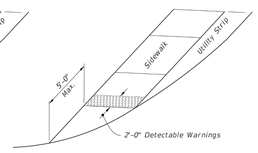
NOTE: Remove Elevated Pavement By Spading And Rolling, Smooth Milling, or Grinding.

SECTION C-C

PAVEMENT RELIEF DETAILS



OPTION A



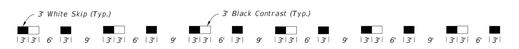
OPTION B

DETECTABLE WARNING ON FLUSH SHOULDER SIDEWALKS

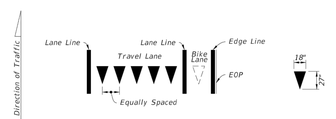
CURB RAMPS WITHOUT SIDEWALKS AND FLUSH SHOULDER SIDEWALKS

PAVEMENT MARKING LINES

10'-30' SKIP LINE WITH SHADOW MARKINGS



DOTTED LINE WITH ALTERNATING SHADOW MARKINGS
(3'-9' Dotted Line Shown, Other Dotted Lines Similar)



Yield Lines consist of five - 18" X 27" white triangles which face traffic. Equally space triangles within traffic lane. When a bike lane is present, add one additional triangle in the center of the bike lane.

YIELD LINES

	LAST REVISION	DESCRIPTION:				
REVISION	11/01/20		FDOT FY 2021-22 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 1 of 7
REVISION	11/01/20		FDOT FY 2021-22 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 4 of 7
REVISION	11/01/20		FDOT FY 2021-22 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 6 of 7
REVISION	11/01/19		FDOT FY 2021-22 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 2 of 13

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FAX: (386) 673-3927

PLUM TREE TOWNHOMES
DELAND, FL
FDOT DETAILS

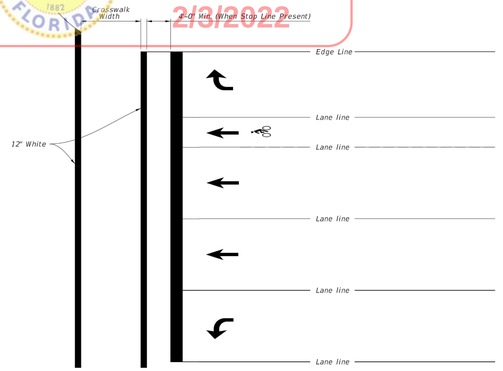
NO.	DATE	BY
3	1/28/22	KAB
2	12/9/21	KAB
1	7/27/21	KAB
	REVISION	
	CITY COMMENTS	
	CITY COMMENTS	
	CITY COMMENTS	

DATE 6-21-2021	SCALE AS NOTED
FILE 2034-1	PROJECT 2034-1
DESIGNER KAB	DRAWN BY WRS

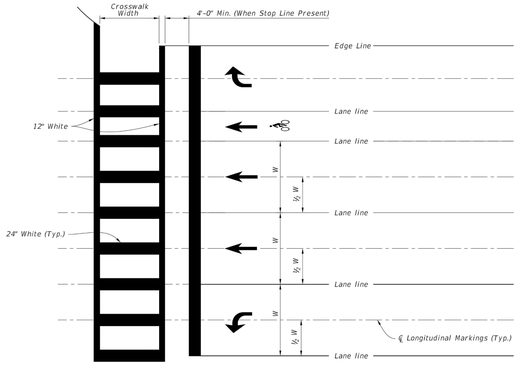
NOT VALID UNLESS SIGNED AND SEALED
KIMBERLY A. BUCK P.E. 38565

SHEET
C020

APPROVED
PSB21-105
2/3/2022



STANDARD CROSSWALK DETAILS



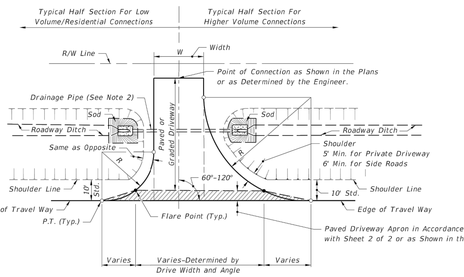
SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:

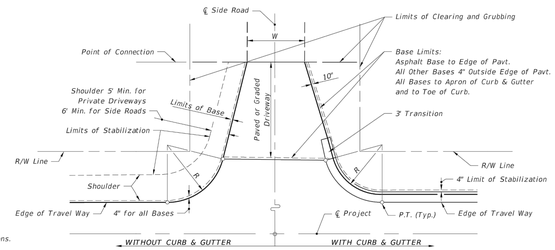
1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 522-002 when Curb Ramps are present.

10/12/2020 9:09:39 AM

LAST REVISION	DESCRIPTION:				
11/01/20		FY 2021-22 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 10 of 13

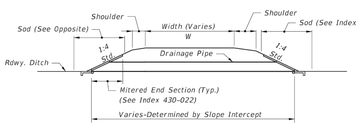


PLAN

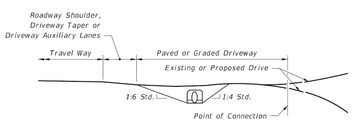


PLAN

LIMITS OF CLEARING & GRUBBING, STABILIZING AND BASE AT DRIVEWAYS



DRAINAGE SECTION



DRIVEWAY PROFILE AND END VIEW

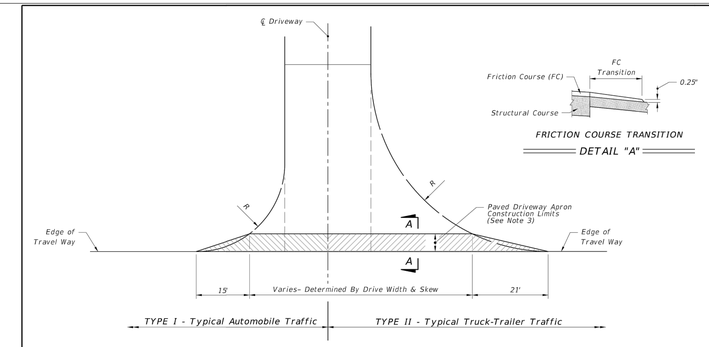
FLUSH SHOULDER ROADWAY - DRIVEWAY CONSTRUCTION

DRIVEWAY ENTRANCES NOTES:

1. See Plans for Driveway Width (W) and Return Radius (R).
2. See the Plans for drainage pipe size and length or as determined by the Engineer. The size will be no less than 15" diameter or equivalent.
3. Stable material may be required for graded driveways to private property as directed by the Engineer in accordance with Specification 102-8.
4. The driveway pavement requirement at graded connections may be waived for connections serving one or two homes or field entrances with less than 20 trips per day, or 5 trips per hour as approved by the Engineer, or when not shown in the Plans.
5. Point of Connection:
   a. Construct paved driveways for all paved connecting facilities. The connecting point will be determined by the Engineer.
   b. Construct paved driveways for all business, commercial, industrial or high volume residential graded connecting facilities. Construct the connecting point 30'-0" from edge of travel way or at R/W line, whichever is less.
   c. Construct paved driveways for all side road connections. The R/W is the connecting point.

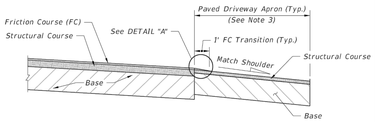
10/24/2018 8:48:09 AM

LAST REVISION	DESCRIPTION:				
11/01/18		FY 2019-20 STANDARD PLANS	PAVED AND GRADED DRIVEWAYS	INDEX 330-001	SHEET 1 of 2

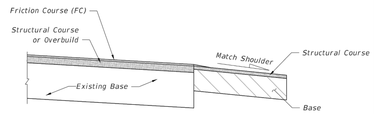


DRIVEWAY TYPES

FRICTION COURSE TRANSITION DETAIL "A"

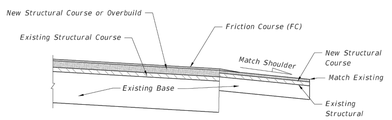


SECTION AA - NEW CONSTRUCTION



SECTION AA - RESURFACING

NEW DRIVEWAY



SECTION AA

RESURFACING EXISTING DRIVEWAY

AREAS FOR ONE 5' DEEP DRIVEWAY APRON (SY)

Drive Width (Ft.)	Intersection			
	Normal		Skewed	
	Type I	Type II	Type I	Type II
12	26	51	31	60
14	27	52	33	61
16	28	53	34	63
18	29	54	35	64
20	31	55	37	65
22	32	56	38	67
24	33	57	39	68
26	34	58	40	69
28	35	59	42	70
30	36	61	43	72
32	37	62	44	73
34	38	63	46	74
36	39	64	47	76
38	41	65	48	77
40	42	66	49	78
42	43	67	51	79
44	44	68	52	81
46	45	69	53	82
48	46	71	55	83
50	47	72	56	85
52	48	73	57	86
54	49	74	58	87
56	51	75	60	88
58	52	76	61	90
60	53	77	62	91

MATERIAL TYPES AND THICKNESSES FOR PAVED CONNECTIONS

Course	Materials	Minimum Thickness (in.)	
		Connections	Roadway*
Structural	Asphaltic Concrete	1½"	1½"
Bases	Optional Base (See Specification 285)	O.B.G. 2	O.B.G. 3

* Travel way flares (bypass lanes), auxiliary lanes serving more than a single connection, and all median crossovers including their auxiliary lanes and/or transition tapers.

NOTES

1. Use same material for driveway structural course and roadway overbuild or structural course, except as approved by the Engineer for graded connections. Other Department-approved equivalent pavements may be used at the discretion of the Engineer.
2. Auxiliary lanes and their transition tapers shall be the same structure as the abutting travel way pavement thickness or any of the roadway structures tabulated above, whichever is thicker.
3. If an asphalt base course is used for a driveway, its thickness may be increased to match the edge of travel way pavement thickness in lieu of a separate structural course. 6" of Portland cement concrete will be acceptable in lieu of the asphalt base and structural courses. See Notes 4 and 5 below.
4. A structural course is required for flexible pavements when they are used for auxiliary lanes serving more than a single connection.
5. Use Class NS concrete at least 6" thick for driveways paved with Portland Cement Concrete. Construct in accordance with Specifications 347, 350, and 522.
6. The Department may require other pavement criteria where local conditions warrant.

GENERAL NOTES:

1. Driveways are to be constructed or resurfaced for low volume (single family, duplex, farm, etc.) residential connections as directed by the Engineer.
2. Driveways construction is not required for low volume residential connections where roadway shoulders are paved.
3. Match existing paved shoulder widths ≥ 4'. For all other shoulders conditions, construct at 5' wide.
4. Connections beyond the shoulder width are to be constructed as directed by the Engineer.
5. Construct Driveway Base in accordance with Specification 286.
6. Payment for structural course and friction course is to be included in roadway pavement pay item.

10/24/2018 8:48:09 AM

LAST REVISION	DESCRIPTION:				
11/01/18		FY 2019-20 STANDARD PLANS	PAVED AND GRADED DRIVEWAYS	INDEX 330-001	SHEET 2 of 2

ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE No. EB5479
880 AIRPORT ROAD, SUITE. 113
ORMOND BEACH, FL 32174
TEL: (386) 673-7640
FAX: (386) 673-3927

PLUM TREE TOWNHOMES
DELAND, FL
FDOT DETAILS

NO.	DATE	REVISION	BY
3	1/28/22	CITY COMMENTS	KAB
2	1/2/9/21	CITY COMMENTS	KAB
1	7/27/21	CITY COMMENTS	KAB

DESIGNER	DRAWN BY	PROJECT	FILE
KAB	WRS	2034-1	2034-1

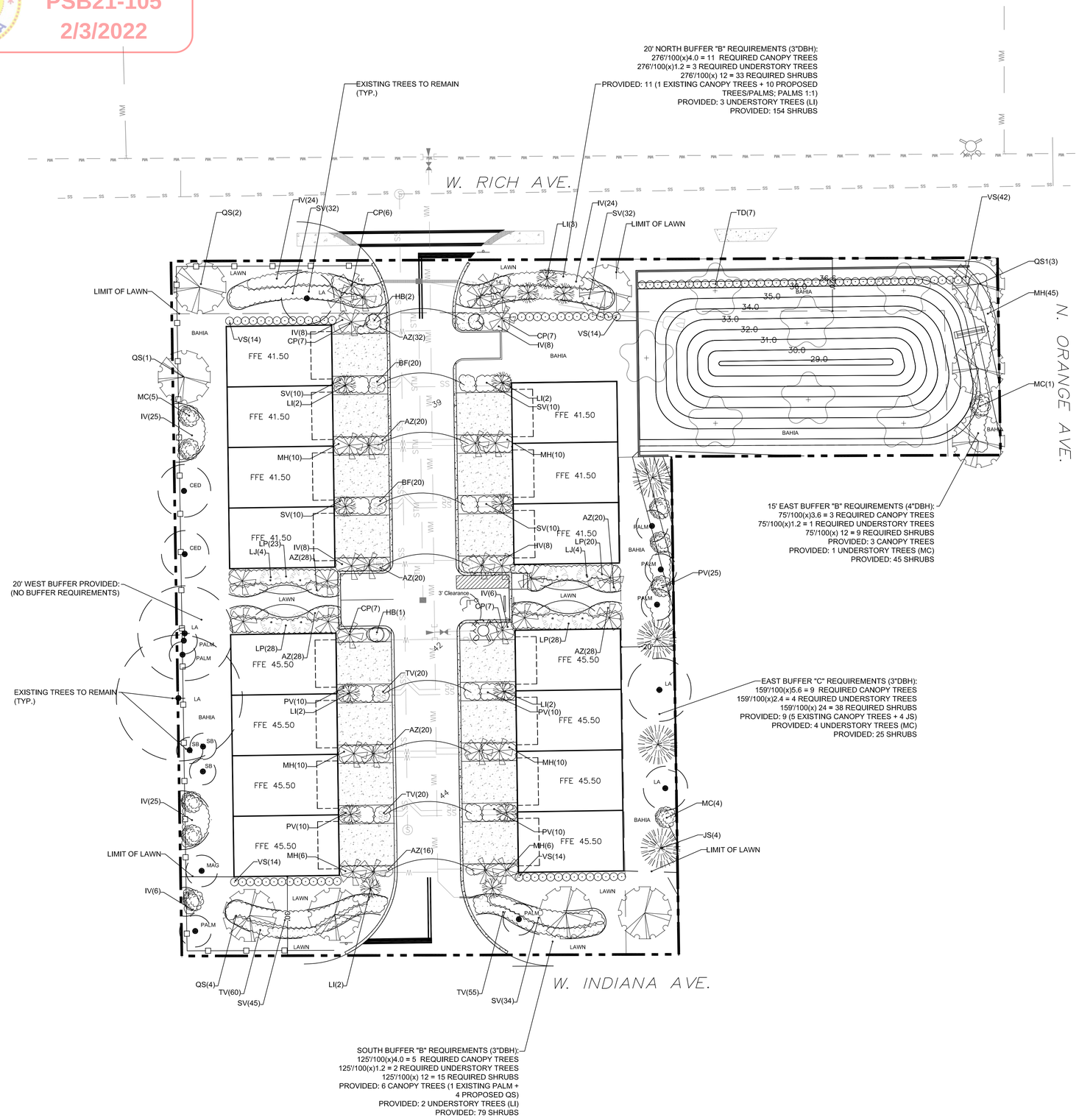
DATE 6-21-2021
SCALE AS NOTED

NOT VALID UNLESS SIGNED AND SEALED
KIMBERLY A. BUCK P.E. 38565

SHEET
C021

P:\2034-1 Plum Tree - Josh Wineberger\Build\DETAILS\Dtls - Standard\DETAILS1.dwg, 1/28/2022 11:19:51 AM, ORC-5s-PDF.pc3

APPROVED
PSB21-105
2/3/2022



PLANT LIST

QUAN.	KEY	BOTANICAL/COMMON NAME	DESCRIPTION
34	CP	Sabal palmetto CABBAGE PALM	18' o.a. ht., unless otherwise noted 12" Diam. min. B&B w/Boots On
4	JS	Juniperus silicicola SOUTHERN RED CEDAR	12'ht.x 5'spr. 3" DBH; 100 gal.
9	MC	Myrica cerifera WAX MYRTLE	8'ht.x 4'spr. 2" DBH 45 gal.
13	LI	Lagerstroemia indica 'Tuscarora' RED CRAPE MYRTLE	8'ht.x 6'spr. (5) Trunks min. (Multi-Stem) 2" DBH (6" Combined caliper) 100 gal.
8	LJ	Ligustrum japonicum GLOSSY PRIVET	8'ht.x 6'spr. (5) Trunks min. (Multi-Stem) 6" combined caliper min. B&B
7	QS	Quercus shumardii SHUMARD OAK	12'ht.x 7'spr. 3" DBH; 100 gal.
3	QS1	Quercus shumardii SHUMARD OAK	16'ht.x 9'spr. 4" DBH; 200 gal.
7	TD	Taxodium distichum BALD CYPRESS	18'ht.x 8'spr. 6" DBH; f.g.
212	AZ	Liriope muscari 'Variegata' AZTEC GRASS	1 gal. full 20" o.c.
40	BF	Bulbine frutescens 'Hallmark' ORANGE BULBINE	1 gal. full (12) Bibs min. 20" o.c.
3	HB	Hibiscus rosa 'Seminole Pink' PINK HIBISCUS STD.	5'ht.x 3'spr. 15 gal.
142	IV	Ilex vomitoria 'Schillings Dwarf' DWF. YAUPON HOLLY	15"ht.x 18" spr. 3 gal. 30" o.c.
89	LP	Loropetalum chinensis 'Plum' PLUM LOROPETALUM	20"ht.x 20" spr. 3 gal. 30" o.c.
97	MH	Muhlenbergia capillaris PINK MUHLY GRASS	24"ht.x 20"spr. 3 gal. 30" o.c.
65	PV	Pittosporum tobira 'Variegata' VARIEGATED PITTOSPORUM	20"ht.x 18"spr. 3 gal. 30" o.c.
183	SV	Schefflera arboricola 'Trinette' DWARF VARIEGATED SCHEFFLERA	20"ht.x 20" spr. 3 gal. 30" o.c.
155	TV	Tulbaghia violacea PURPLE SOCIETY GARLIC	1 gal. full (12) Bibs min. 20" o.c.
98	VS	Viburnum suspensum SANDANKWA VIBURNUM	24"ht. x 20" spr. 3 gal. 36" o.c.
As Req.	LAWN	SEE PLANTING NOTES	solid even sod

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The City shall not be responsible for any damages to utility or irrigation lines.

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations and site changes are to be brought to the attention of the Landscape Architect for clarification prior to installation.

- In the event mechanical equipment is installed on the site in a different area than shown on the plans or if mechanical equipment is added that is not shown on the plans it shall be fully screened by either fencing or vegetation or a combination of both.

EXISTING TREES ON SITE:

●12" - DENOTES TREE, SIZE & TYPE
= RAIN TREE (RT)
= CAMPHOR TREE
= CHERRY TREE (CL)
= LAUREL OAK TREE (LA)
= PALM TREE (PALM)
= MAGNOLIA TREE (MAG)
= SUGAR BERRY TREE (SB)
= CEDAR (CED)

LANDSCAPE SITE DATA CHART:

SITE ACREAGE = 59,228 S.F. / 2500 S.F. = 24 REQ. TREES
24 TREES (x) 6" = 144" MINIMUM DBH INCHES FOR TREE COVERAGE REQ.
TREE COVERAGE CREDITS:
DBH INCHES OF SPECIMEN TREES TO BE SAVED = 38"
DBH INCHES OF NON-SPECIMEN TREES TO BE SAVED = 256"
TOTAL DBH INCHES TO BE SAVED = 294" INCHES

144" MINIMUM DBH INCHES FOR TREE COVERAGE REQ.
PROVIDING = 294" INCHES SAVED (REQ. MET)

PROTECTED TREE REMOVALS = 193" INCHES AMOUNT DEFICIENT
SPECIMEN TREE REMOVALS = N/A
TOTAL INCHED DEFICIENT = 193" INCHES AMOUNT DEFICIENT

PROPOSED TREE INCHES AS FOLLOWS:
PROPOSED TREES INCHES = 147" INCHES
PROPOSED PALMS INCHES = 48" INCHES (25% of 193" = 48)
TOTAL PROPOSED TREE INCHES = 195" INCHES

SEE SHEET LA-2 FOR PLANTING NOTES

NORTH

GRAPHIC SCALE
0 10 20 40 60
SCALE: 1" = 20'

CULLIVER DESIGN, INC.
LANDSCAPE ARCHITECT
FL REG. LA6667458
12 CRESCENT LAKE WAY, ORMOND BEACH, FLORIDA 32174
TEL: (386)871-5293

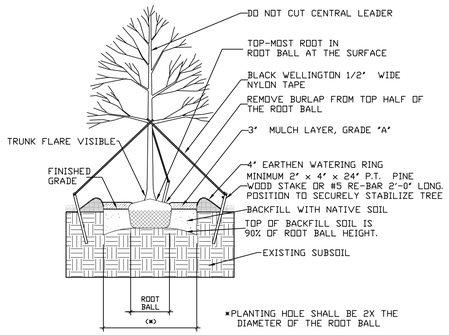
PLUM TREE TOWNHOMES
DELAND, FLORIDA
LANDSCAPE PLAN

NO.	DATE	REVISION	BY
2	11-26-21	REVISED PER CITY COMMENTS	CSC
1	07-26-21	REVISED PER CITY COMMENTS	CSC

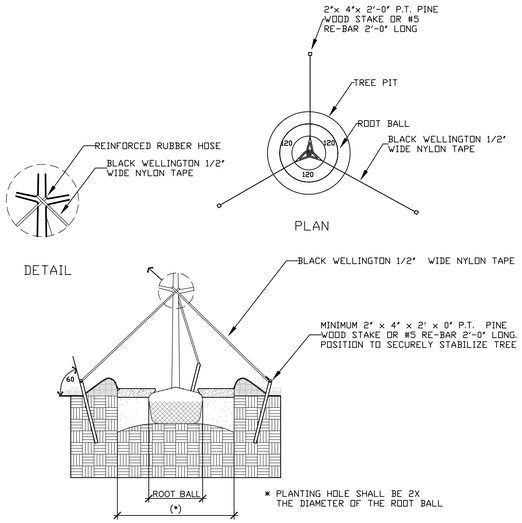
DESIGNER: CSC
DRAWN BY: CSC
FILE: Plumtree_LAND2
PROJECT: PT
DATE: 06-20-21
SCALE: 1"=20'

SHEET
LA-1 OF 2

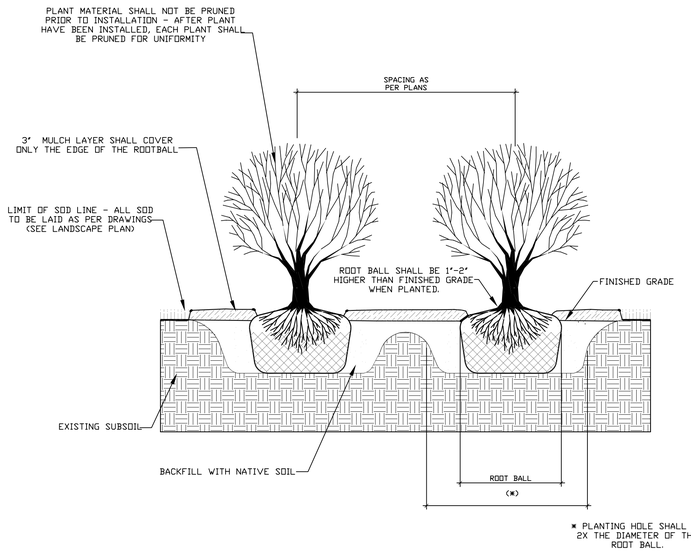
APPROVED
PSB21-105
2/3/2022



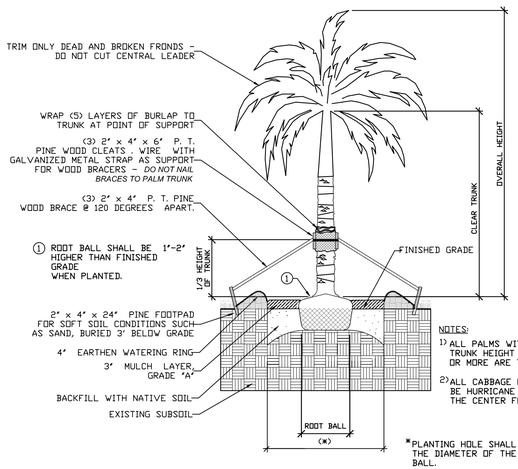
1 LARGE TREE PLANTING DETAIL



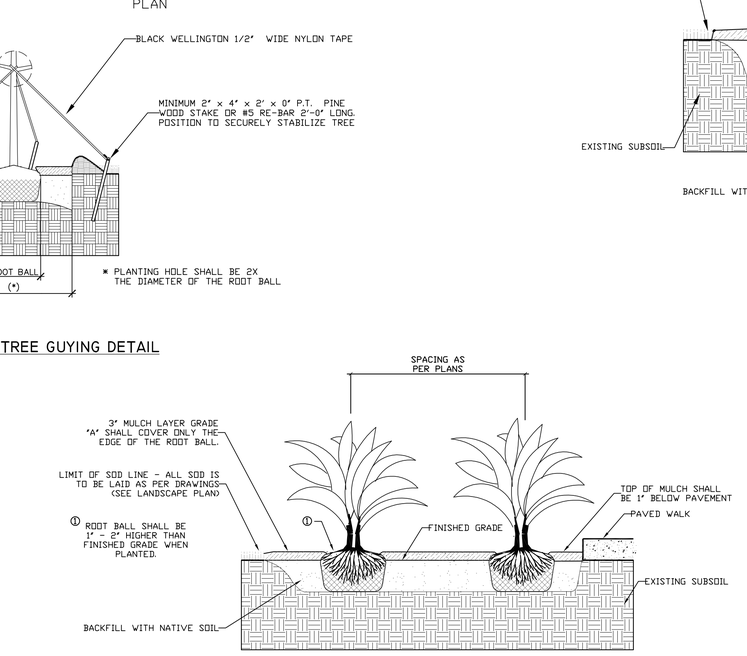
2 TYPICAL TREE GUYING DETAIL



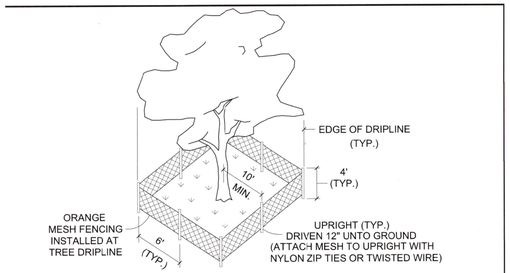
3 TYPICAL SHRUB PLANTING DETAIL



4 STRAIGHT TRUNK PALM DETAIL



5 TYPICAL GROUND COVER PLANTING DETAIL



TYP. CITY TREE BARRICADE DETAIL

N.T.S.

TREE BARRICADES ARE REQUIRED AROUND ALL TREES WHICH HAVE BEEN DESIGNATED ON THE SITE PLAN TO BE RETAINED AND PROTECTED. PRIOR TO ANY CLEARING OR CONSTRUCTION ACTIVITY OCCURING ON THE SITE, TREE BARRICADES SHALL BE CONSTRUCTED BY THE CONTRACTOR AND APPROVED BY BY THE CITY. TREE BARRICADES SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OR A MINIMUM OF 10' FROM THE TRUNK OF THE TREE, WHICH EVER IS GREATER.

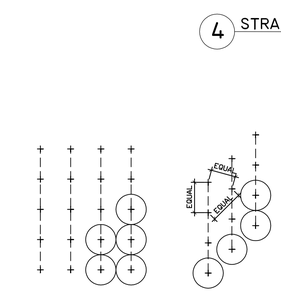
FOR THE BARRIER THE CITY RECOMMENDS SAFETY BARRICADE FENCING.

NOTE: EXISTING TREES IN LANDSCAPE BUFFER SHALL ALSO BE PROTECTED.

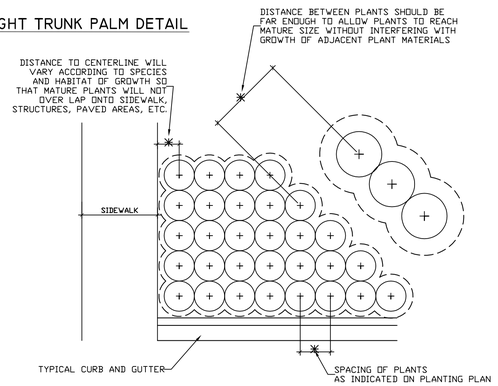
DATE: May 22, 2019 | **TREE BARRICADE DETAIL** | **M112**

City of DeLand - Standard Details

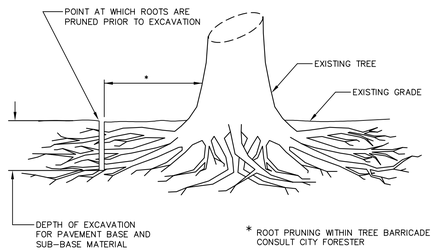
9 TREE BARRICADE DETAIL



NOTE: IN MOST CASES, TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



6 TYPICAL CONTAINER SPACING



NOTES:

1) CUTS ARE TO BE MADE CLEANLY WITH A SHARP ROOT PRUNING TOOL (SUCH AS A DOSCO OR VERMEER ROOT PRUNER).

2) INSTALL ORANGE PLASTIC MESH TREE BARRIER, WITH REBAR SUPPORTS, AT POINT OF PRUNING AND CONTINUE COMPLETELY AROUND TREE, PROTECTING THE AREA WITHIN THE DRIPLINE (EXTENT OF OUTER BRANCHES).

3) ROOT PRUNING PROCEDURE MUST BE DONE AND INSPECTED PRIOR TO ISSUANCE OF A BUILDING PERMIT OR GRADING AND FILLING PEMIT.

7 ROOT PRUNING DETAIL

PLANTING NOTES:

(See plant specification and details for additional standards)

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

- All trees within lawn areas shall have a 48" diameter mulch ring.

- Sod is to be grade "A" weed free.

- All areas marked "LAWN" shall be sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum notatum. All sod is to be laid level, tight, and cut even along planting beds.

- All plants are to be top dressed with a minimum of 3"-inch layer of shredded hardwoods mulch, Grade A or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and City Forester. Additions and / or deletions to the plant material must be approved by the project manager.

- Landscape Contractor is responsible for providing their own square footage takeoffs and field verifications for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which will provide 100% coverage, and 50% overlap.

- All lawn located in parking islands is to be set flush with top of curb. Provide adequate soil to within 3" of top of curb.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable. (REFER TO PLANTING DETAILS)

- A clear zone free of obstruction must be maintained around all fire hydrants. The clear zone must be 7'-6" in front of and to the sides of fire hydrants, with a 4' clear zone to the rear. Fire Department connections shall have a clear zone of 7'-6" in front & to the sides.

CULLIVER DESIGN, INC.
LANDSCAPE ARCHITECT
FL. REG. LA6667458
12 CRESCENT LAKE WAY, ORMOND BEACH, FLORIDA 32174
TEL: (386)871-5293

PLUM TREE TOWNHOMES
DELAND, FLORIDA
LANDSCAPE DETAILS

NO.	DATE	REVISION	BY
1	07-26-21	REVISED PER CITY COMMENTS	CSC

DESIGNER: CSC
DRAWN BY: CSC
FILE: plumtree_LA-2
PROJECT: PT
DATE: 06-20-21
SCALE: N.T.S.

SHEET LA-2 OF 2

APPROVED
PSB21-105
2/3/2022

PLUM TREE

A RE-PLAT OF A PORTION OF LOT "A" AND LOT "B", BLOCK 11, MAP OF RICH'S ADDITION TO THE TOWN OF DELAND, AS RECORDED IN DEED BOOK "L", PAGE 688 AND RE-FILED IN MAP BOOK 12, PAGE 91, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

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.

GENERAL NOTES:

1. PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES 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 DAMAGES.

2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BLOCK 11, MAP OF RICH'S ADDITION TO THE TOWN OF DELAND, AS RECORDED IN DEED BOOK "L", PAGE 688 AND RE-FILED IN MAP BOOK 12, PAGE 91, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, WHICH BEARS NORTH 89°45'08" EAST (ASSUMED) PER THAT CERTAIN BOUNDARY SURVEY OF THE PARENT PARCEL PREPARED BY EFIRD SURVEYING GROUP, INC. DATED JANUARY 25, 2021.

3. ALL MEASUREMENTS SHOWN HEREON REFER TO THE HORIZONTAL PLANE AND ARE EXPRESSED IN THE U.S. SURVEY FOOT DEFINITION AS ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY IN ACCORDANCE WITH CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES.

4. IMPROVEMENTS IN THIS SUBDIVISION ARE NOT SHOWN.

5. A PERPETUAL TREE PROTECTION EASEMENT SHALL BE PROVIDED AND DEDICATED TO THE CITY OF DELAND, ON TRACTS AS INDICATED ON THIS PLAT FOR THE PURPOSE OF PROTECTING TREES AND NATURAL VEGETATION WITHIN THE DESIGNATED AREAS. THE FOLLOWING ARE PROHIBITED IN THE TREE PROTECTION EASEMENT: STRUCTURES, IMPERVIOUS SURFACE OF ANY KIND INCLUDING DRIVEWAYS OR SIDEWALKS, TRENCHING FOR UTILITIES, CHANGE IN THE NATURAL GRADE, OR STOCKPILING OR STORAGE OF ANY MATERIALS. PLACEMENT OF SOD AND IRRIGATION, MOWING, AND MECHANICAL EDGING IS PROHIBITED. THE USE OF LANDSCAPE PLANTS AND MULCH IS ACCEPTABLE. LIMITED CROSSINGS OF THE EASEMENT MAY BE PERMITTED AS APPROVED BY THE COUNTY FORESTER, IF SUCH IMPROVEMENTS ARE CONSTRUCTED OF PERVIOUS MATERIAL THAT DOES NOT CHANGE THE NATURAL GRADE OR DAMAGE THE ROOTS OF THE TREES OR NATURAL VEGETATION.

6. THE PLUM TREE HOMEOWNERS ASSOCIATION, INC. SHALL BE HEREINAFTER REFEREED TO AS "THE H.O.A."

7. TRACTS "A", "B" AND "C" ARE DESIGNATED AS TREE PROTECTION AREAS AND LANDSCAPE BUFFER TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.

8. TRACT "D" AND "E" ARE DESIGNATED AS TREE PROTECTION AREAS AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.

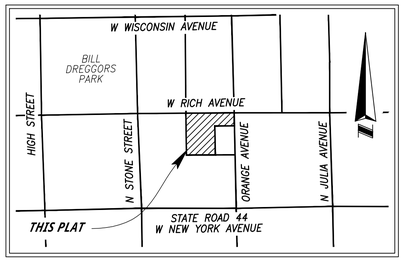
9. TRACT "F" AND "G" ARE DESIGNATED AS COMMON AREAS AND ARE SUBJECT TO A 5.00 FEET WIDE UTILITY EASEMENT ADJACENT TO AND CONTIGUOUS WITH TRACT "I" IN FAVOR OF THE CITY OF DELAND AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.

10. TRACT "H" IS DESIGNATED AS A DRAINAGE EASEMENT IN FAVOR OF THE CITY OF DELAND AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.

11. TRACT "I" IS DESIGNATED AS AN ACCESS AND UTILITY EASEMENT IN FAVOR OF THE CITY OF DELAND AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.

LOCATION MAP

(NOT TO SCALE)



LEGAL DESCRIPTION:

A PORTION OF LOT "A" AND LOT "B", BLOCK 11, MAP OF RICH'S ADDITION TO TOWN OF DELAND, AS RECORDED IN DEED BOOK "L", PAGE 688 AND RE-FILED IN MAP BOOK 12, PAGE 91, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER SAID BLOCK 11 THENCE NORTH 01°13'02" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 608.24 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 11; THENCE NORTH 89°45'08" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 316.38 FEET TO THE WEST LINE OF SAID LOT "B" AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE NORTH 89°45'08" EAST ALONG SAID NORTH LINE A DISTANCE OF 313.86 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 11; THENCE SOUTH 00°52'55" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 75.00 FEET TO THE SOUTH LINE OF THE NORTH 75.00 FEET OF SAID LOT "A"; THENCE SOUTH 89°45'08" WEST ALONG SAID LINE A DISTANCE OF 125.00 FEET TO THE EAST LINE OF THE WEST 22.7 FEET OF SAID LOT "A"; THENCE SOUTH 00°51'39 EAST ALONG SAID LINE A DISTANCE OF 189.16 FEET TO THE SOUTH LINE OF SAID LOT "B"; THENCE SOUTH 89°48'00" WEST ALONG SAID LINE A DISTANCE OF 188.72 FEET TO THE SAID WEST LINE OF LOT "B"; THENCE NORTH 00°53'55" WEST ALONG SAID LINE A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING AND CLOSE.

LEGEND:

H.O.A.	=	GRANDVIEW GARDENS HOMEOWNERS ASSOCIATION, INC.
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
R/W	=	RIGHT-OF-WAY
■	=	DENOTES SET 4"X4" CONCRETE MONUMENT W/ NAIL & DISC STAMPED "P.R.M. LB# 7230"
◉	=	DENOTES SET NAIL & DISC STAMPED "PCP LB# 7230"

PREPARED BY:
EFIRD SURVEYING GROUP, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
475 S. BLUE LAKE AVE.
DELAND, FLORIDA 32724
PH: (386) 740-4144 FAX: (386) 740-4155
CERTIFICATE OF AUTHORIZATION NO. LB 7230

MAP BOOK _____ PAGE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT, ATLAS HOMES, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT, ENTITLED PLUM TREE, LOCATED IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA, DO HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY ALL UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON TO THE PERPETUAL USE OF THE PUBLIC

TRACTS: "A", "B" AND "C" (TREE PROTECTION AND LANDSCAPE BUFFER AREAS); TRACT "D" AND "E" (TREE PROTECTION AREAS); TRACT "F" AND "G" (COMMON AREAS); TRACT "H" (DRAINAGE EASEMENT); AND TRACT "I" (ACCESS & UTILITIES EASEMENT) ARE HEREBY CONVEYED TO THE PLUM TREE HOMEOWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON THIS

_____ DAY OF _____ ,A.D. 2021

[COMPANY NAME]
[COMPANY NAME LINE 2]
[ADDRESS]
[ADDRESS LINE 2]

BY:_____
ATLAS HOMES, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: _____ _____
SIGNATURE PRINTED NAME

WITNESS: _____ _____
SIGNATURE PRINTED NAME

STATE OF FLORIDA, COUNTY OF VOLUSIA
THE FOREGOING INSTRUMENT WAS EXECUTED AND ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTORIZATION, THIS

_____ DAY OF_____ _____ ,2021 BY

ON BEHALF OF THE COMPANY, WHO _____ IS PERSONALLY KNOW TO ME OR _____ HAS PRODUCED _____
FOR IDENTIFICATION.
NOTARY PUBLIC – STATE OF FLORIDA

NAME: _____

MY COMMISSION EXPIRES: _____ (AFFIX NOTARY SEAL)

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THE DELAND CITY COMMISSION HEREBY APPROVES THE FINAL PLAT FOR THE GRANDVIEW GARDENS SUBDIVISION.

MAYOR, CITY OF DELAND, FLORIDA _____ DATE: _____

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON _____ AT _____
FILE NO.

_____
DEPUTY CLERK
CLERK OF THE CIRCUIT COURT IN AND FOR
VOLUSIA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY CITY REGISTERED SURVEYOR

THIS IS TO CERTIFY THAT ON _____ THIS PLAT WAS REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND WAS APPROVED.

_____
CITY REGISTERED SURVEYOR
JEFF W. BARNES, P.S.M. NO. 5576

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON AUGUST 12, 2016, I COMPLETED A BOUNDARY SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT, THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED; THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AND COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN VOLUSIA COUNTY.

_____ _____
(SIGNATURE) (DATE)

SEAL

LARRY R. EFIRD, JR., P.S.M.
FLORIDA CERTIFICATE NO. 5823

EFIRD SURVEYING GROUP, INC.
475 SOUTH BLUE LAKE AVENUE
DELAND, FLORIDA 32724
CERTIFICATE OF AUTHORIZATION– L.B.# 7230
PHONE (386) 740-4144

APPROVED
PSB21-105
2/3/2022

PLUM TREE

A RE-PLAT OF A PORTION OF LOT "A" AND LOT "B", BLOCK 11, MAP OF RICH'S ADDITION TO THE TOWN OF DELAND, AS RECORDED IN DEED BOOK "L", PAGE 688 AND RE-FILED IN MAP BOOK 12, PAGE 91, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

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.

GENERAL NOTES:

1. PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES 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 DAMAGES.

2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BLOCK 11, MAP OF RICH'S ADDITION TO THE TOWN OF DELAND, AS RECORDED IN DEED BOOK "L", PAGE 688 AND RE-FILED IN MAP BOOK 12, PAGE 91, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, WHICH BEARS NORTH 89°45'08" EAST (ASSUMED) PER THAT CERTAIN BOUNDARY SURVEY OF THE PARENT PARCEL PREPARED BY EFIRD SURVEYING GROUP, INC. DATED JANUARY 25, 2021.

3. ALL MEASUREMENTS SHOWN HEREON REFER TO THE HORIZONTAL PLANE AND ARE EXPRESSED IN THE U.S. SURVEY FOOT DEFINITION AS ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY IN ACCORDANCE WITH CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES.

4. IMPROVEMENTS IN THIS SUBDIVISION ARE NOT SHOWN.

5. A PERPETUAL TREE PROTECTION EASEMENT SHALL BE PROVIDED AND DEDICATED TO THE CITY OF DELAND, ON TRACTS AS INDICATED ON THIS PLAT FOR THE PURPOSE OF PROTECTING TREES AND NATURAL VEGETATION WITHIN THE DESIGNATED AREAS. THE FOLLOWING ARE PROHIBITED IN THE TREE PROTECTION EASEMENT: STRUCTURES, IMPERVIOUS SURFACE OF ANY KIND INCLUDING DRIVEWAYS OR SIDEWALKS, TRENCHING FOR UTILITIES, CHANGE IN THE NATURAL GRADE, OR STOCKPILING OR STORAGE OF ANY MATERIALS. PLACEMENT OF SOD AND IRRIGATION, MOWING, AND MECHANICAL EDGING IS PROHIBITED. THE USE OF LANDSCAPE PLANTS AND MULCH IS ACCEPTABLE. LIMITED CROSSINGS OF THE EASEMENT MAY BE PERMITTED AS APPROVED BY THE COUNTY FORESTER, IF SUCH IMPROVEMENTS ARE CONSTRUCTED OF PERVIOUS MATERIAL THAT DOES NOT CHANGE THE NATURAL GRADE OR DAMAGE THE ROOTS OF THE TREES OR NATURAL VEGETATION.

6. THE PLUM TREE HOMEOWNERS ASSOCIATION, INC. SHALL BE HEREINAFTER REFEREED TO AS "THE H.O.A."

7. TRACTS "A", "B" AND "C" ARE DESIGNATED AS TREE PROTECTION AREAS AND LANDSCAPE BUFFER TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.

8. TRACT "D" AND "E" ARE DESIGNATED AS TREE PROTECTION AREAS AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.

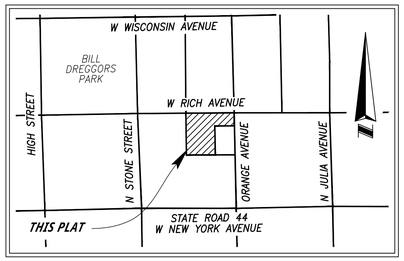
9. TRACT "F" AND "G" ARE DESIGNATED AS COMMON AREAS AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.

10. TRACT "H" IS DESIGNATED AS A DRAINAGE EASEMENT IN FAVOR OF THE CITY OF DELAND AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.

11. TRACT "I" IS DESIGNATED AS AN ACCESS AND UTILITY EASEMENT IN FAVOR OF THE CITY OF DELAND AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.

LOCATION MAP

(NOT TO SCALE)



LEGAL DESCRIPTION:

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LEGEND:

H.O.A.	=	GRANDVIEW GARDENS HOMEOWNERS ASSOCIATION, INC.
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
R/W	=	RIGHT-OF-WAY
■	=	DENOTES SET 4"X4" CONCRETE MONUMENT W/ NAIL & DISC STAMPED "P.R.M. LB# 7230"
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PREPARED BY:
EFIRD SURVEYING GROUP, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
475 S. BLUE LAKE AVE.
DELAND, FLORIDA 32724
PH: (386) 740-4144 FAX: (386) 740-4155
CERTIFICATE OF AUTHORIZATION NO. LB 7230

MAP BOOK _____ PAGE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT, ATLAS HOMES, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT, ENTITLED PLUM TREE, LOCATED IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA, DO HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY ALL UTILITY EASEMENTS SHOWN OR DESCRIBED HEREON TO THE PERPETUAL USE OF THE PUBLIC

TRACTS: "A", "B" AND "C" (TREE PROTECTION AND LANDSCAPE BUFFER AREAS); TRACT "D" AND "E" (TREE PROTECTION AREAS); TRACT "F" AND "G" (COMMON AREAS); TRACT "H" (DRAINAGE EASEMENT); AND TRACT "I" (ACCESS & UTILITIES EASEMENT) ARE HEREBY CONVEYED TO THE PLUM TREE HOMEOWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON THIS

_____ DAY OF _____ ,A.D. 2021

[COMPANY NAME]
[COMPANY NAME LINE 2]
[ADDRESS]
[ADDRESS LINE 2]

BY:_____
ATLAS HOMES, PRESIDENT

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: _____ _____
SIGNATURE PRINTED NAME

WITNESS: _____ _____
SIGNATURE PRINTED NAME

STATE OF FLORIDA, COUNTY OF VOLUSIA
THE FOREGOING INSTRUMENT WAS EXECUTED AND ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTORIZATION, THIS

_____ DAY OF_____ _____ ,2021 BY

ON BEHALF OF THE COMPANY, WHO _____ IS PERSONALLY KNOW TO ME OR _____ HAS PRODUCED _____
FOR IDENTIFICATION.
NOTARY PUBLIC – STATE OF FLORIDA

NAME: _____

MY COMMISSION EXPIRES: _____ (AFFIX NOTARY SEAL)

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THE DELAND CITY COMMISSION HEREBY APPROVES THE FINAL PLAT FOR THE GRANDVIEW GARDENS SUBDIVISION.

MAYOR, CITY OF DELAND, FLORIDA _____ DATE: _____

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON _____ AT _____
FILE NO.

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DEPUTY CLERK
CLERK OF THE CIRCUIT COURT IN AND FOR
VOLUSIA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL BY CITY REGISTERED SURVEYOR

THIS IS TO CERTIFY THAT ON _____ THIS PLAT WAS REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND WAS APPROVED.

_____
CITY REGISTERED SURVEYOR
JEFF W. BARNES, P.S.M. NO. 5576

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_____ _____
(SIGNATURE) (DATE)

SEAL

LARRY R. EFIRD, JR., P.S.M.
FLORIDA CERTIFICATE NO. 5823

EFIRD SURVEYING GROUP, INC.
475 SOUTH BLUE LAKE AVENUE
DELAND, FLORIDA 32724
CERTIFICATE OF AUTHORIZATION– L.B.# 7230
PHONE (386) 740-4144

APPROVED
PSB21-105
2/3/2022

MAP BOOK _____ PAGE _____

PLUM TREE

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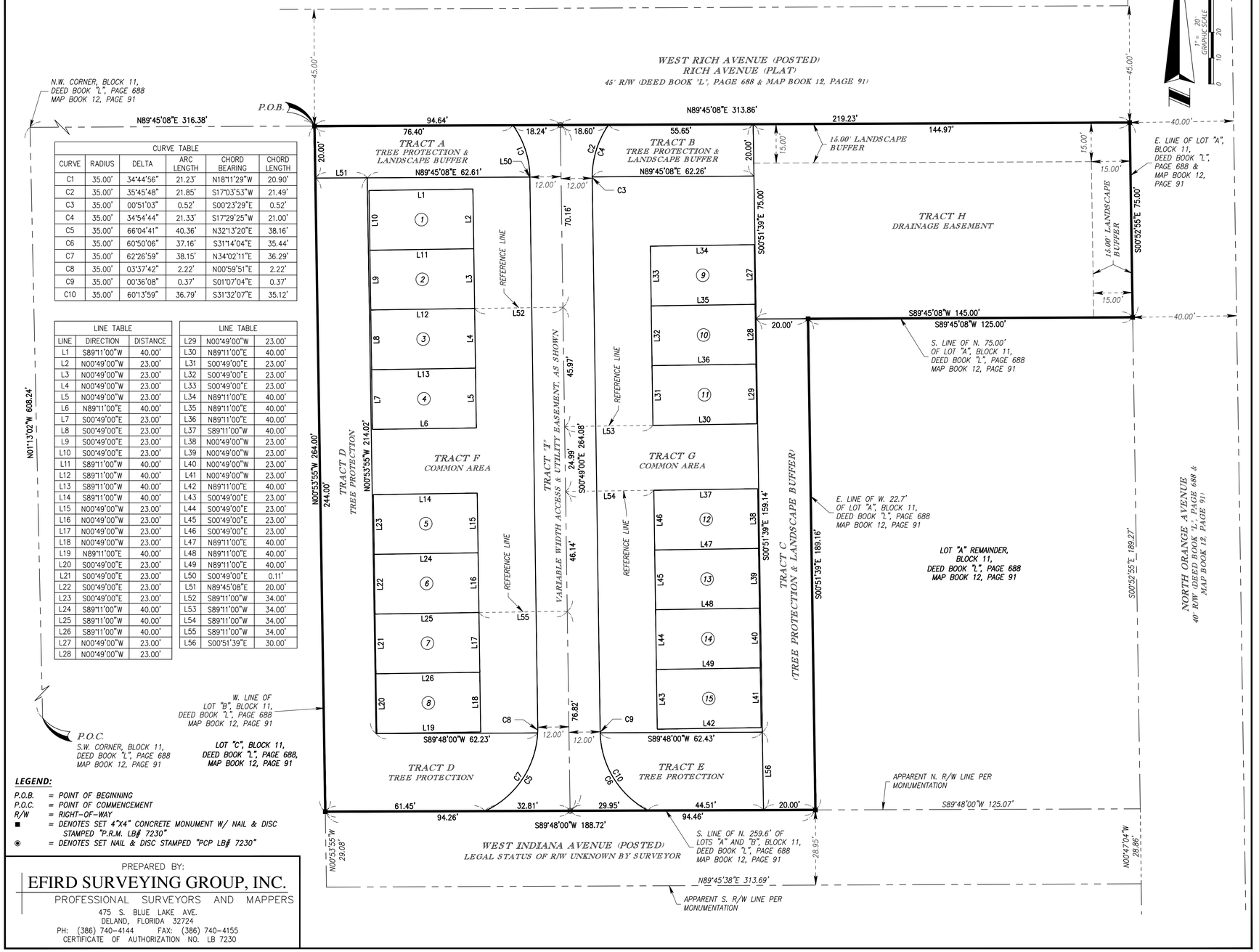

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	35.00'	34°44'56"	21.23'	N18°11'29"W	20.90'
C2	35.00'	35°45'48"	21.85'	S17°03'53"W	21.49'
C3	35.00'	00°51'03"	0.52'	S00°23'29"E	0.52'
C4	35.00'	34°54'44"	21.33'	S17°29'25"W	21.00'
C5	35.00'	66°04'41"	40.36'	N32°13'20"E	38.16'
C6	35.00'	60°50'06"	37.16'	S31°14'04"E	35.44'
C7	35.00'	62°26'59"	38.15'	N34°02'11"E	36.29'
C8	35.00'	03°37'42"	2.22'	N00°59'51"E	2.22'
C9	35.00'	00°36'08"	0.37'	S01°07'04"E	0.37'
C10	35.00'	60°13'59"	36.79'	S31°32'07"E	35.12'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S89°11'00"W	40.00'
L2	N00°49'00"W	23.00'
L3	N00°49'00"W	23.00'
L4	N00°49'00"W	23.00'
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L10	S00°49'00"E	23.00'
L11	S89°11'00"W	40.00'
L12	S89°11'00"W	40.00'
L13	S89°11'00"W	40.00'
L14	S89°11'00"W	40.00'
L15	N00°49'00"W	23.00'
L16	N00°49'00"W	23.00'
L17	N00°49'00"W	23.00'
L18	N00°49'00"W	23.00'
L19	N89°11'00"E	40.00'
L20	S00°49'00"E	23.00'
L21	S00°49'00"E	23.00'
L22	S00°49'00"E	23.00'
L23	S00°49'00"E	23.00'
L24	S89°11'00"W	40.00'
L25	S89°11'00"W	40.00'
L26	S89°11'00"W	40.00'
L27	N00°49'00"W	23.00'
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LINE TABLE		
L29	N00°49'00"W	23.00'
L30	N89°11'00"E	40.00'
L31	S00°49'00"E	23.00'
L32	S00°49'00"E	23.00'
L33	S00°49'00"E	23.00'
L34	N89°11'00"E	40.00'
L35	N89°11'00"E	40.00'
L36	N89°11'00"E	40.00'
L37	S89°11'00"W	40.00'
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L41	N00°49'00"W	23.00'
L42	N89°11'00"E	40.00'
L43	S00°49'00"E	23.00'
L44	S00°49'00"E	23.00'
L45	S00°49'00"E	23.00'
L46	S00°49'00"E	23.00'
L47	N89°11'00"E	40.00'
L48	N89°11'00"E	40.00'
L49	N89°11'00"E	40.00'
L50	S00°49'00"E	0.11'
L51	N89°45'08"E	20.00'
L52	S89°11'00"W	34.00'
L53	S89°11'00"W	34.00'
L54	S89°11'00"W	34.00'
L55	S89°11'00"W	34.00'
L56	S00°51'39"E	30.00'

LEGEND:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
■ = DENOTES SET 4"X4" CONCRETE MONUMENT W/ NAIL & DISC STAMPED "P.R.M. LB# 7230"
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PREPARED BY:
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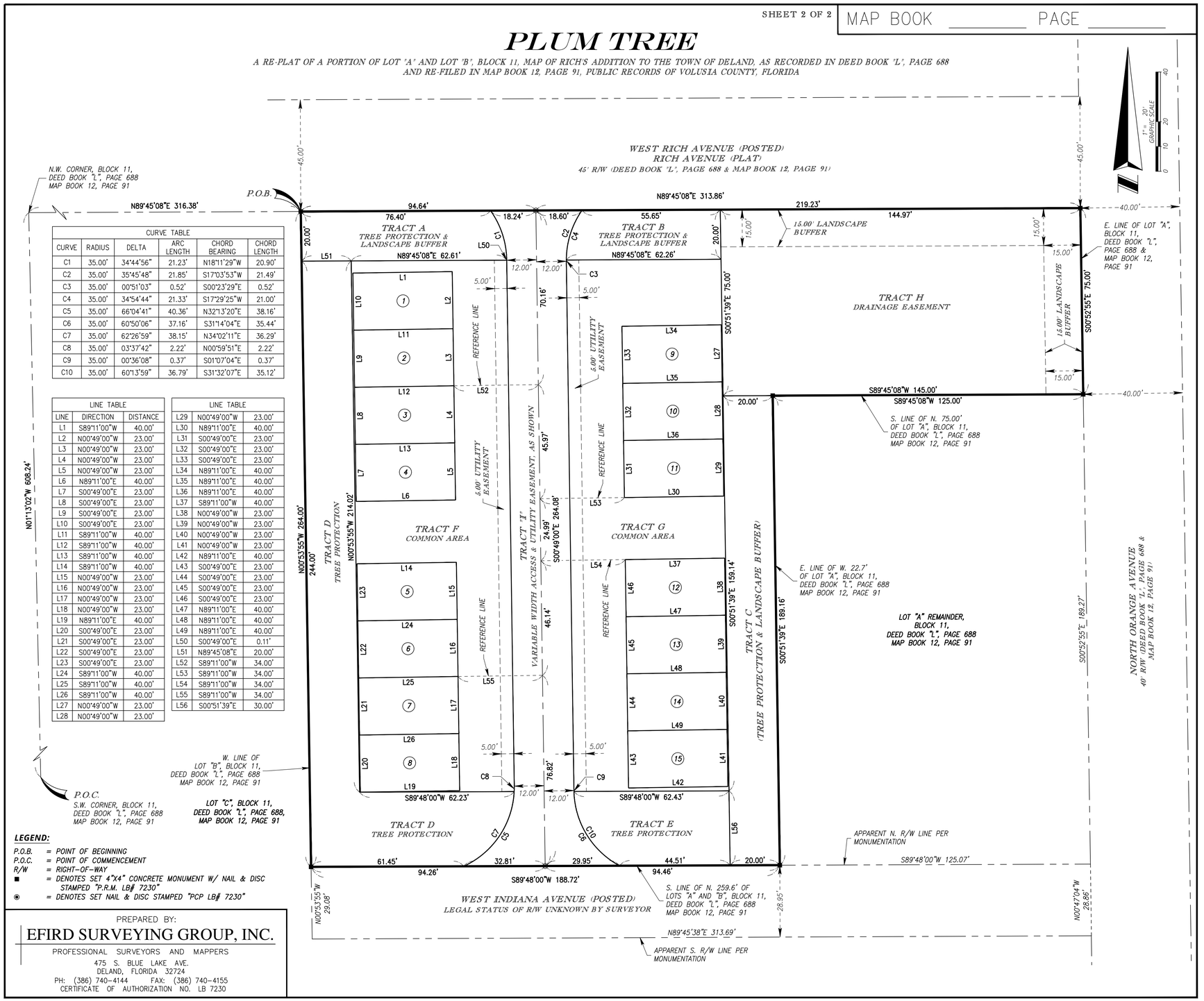

CURVE TABLE					
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L27	N00°49'00"W	23.00'
L28	N00°49'00"W	23.00'

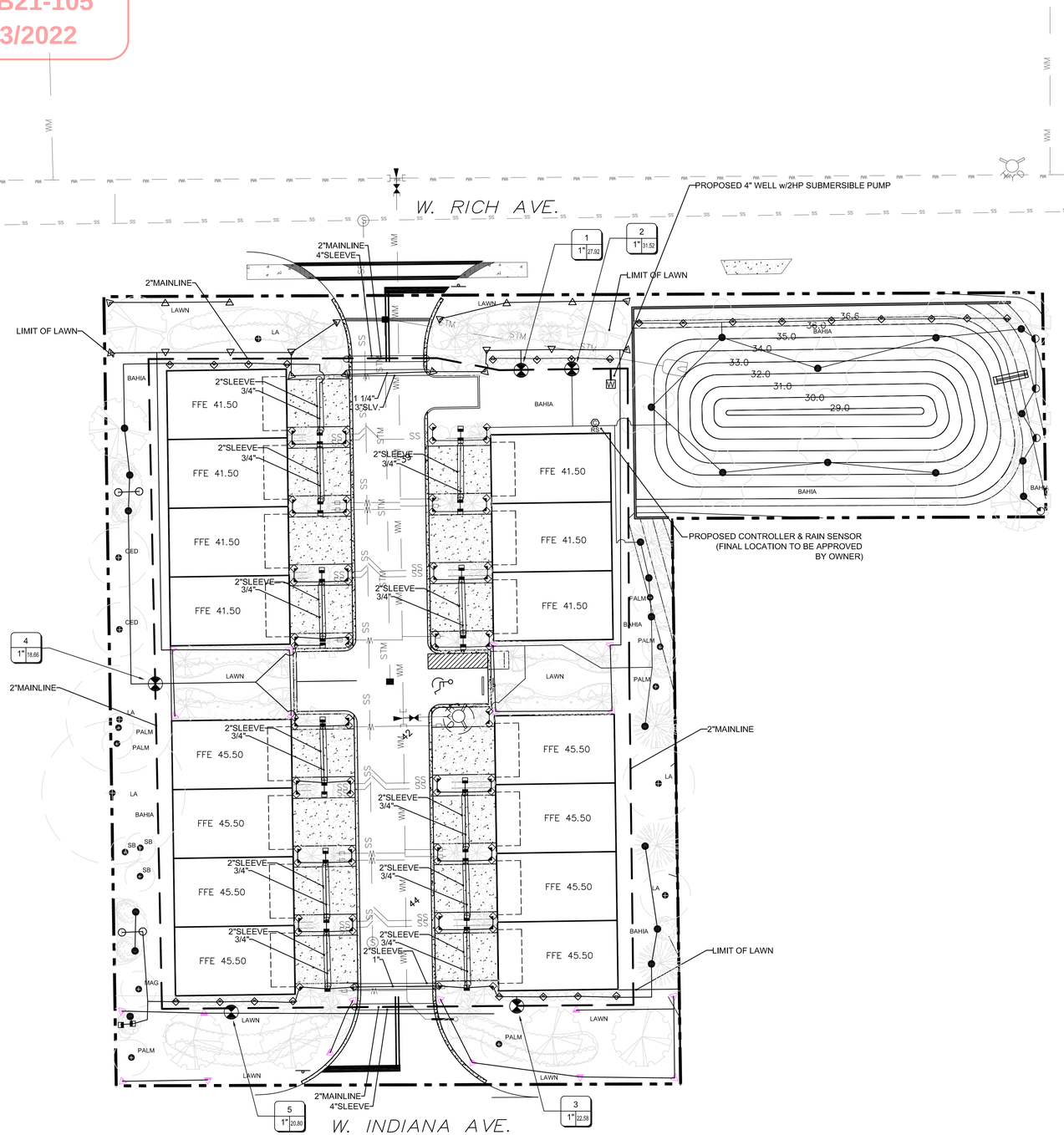
LINE TABLE		
L29	N00°49'00"W	23.00'
L30	N89°11'00"E	40.00'
L31	S00°49'00"E	23.00'
L32	S00°49'00"E	23.00'
L33	S00°49'00"E	23.00'
L34	N89°11'00"E	40.00'
L35	N89°11'00"E	40.00'
L36	N89°11'00"E	40.00'
L37	S89°11'00"W	40.00'
L38	N00°49'00"W	23.00'
L39	N00°49'00"W	23.00'
L40	N00°49'00"W	23.00'
L41	N00°49'00"W	23.00'
L42	N89°11'00"E	40.00'
L43	S00°49'00"E	23.00'
L44	S00°49'00"E	23.00'
L45	S00°49'00"E	23.00'
L46	S00°49'00"E	23.00'
L47	N89°11'00"E	40.00'
L48	N89°11'00"E	40.00'
L49	N89°11'00"E	40.00'
L50	S00°49'00"E	0.11'
L51	N89°45'08"E	20.00'
L52	S89°11'00"W	34.00'
L53	S89°11'00"W	34.00'
L54	S89°11'00"W	34.00'
L55	S89°11'00"W	34.00'
L56	S00°51'39"E	30.00'

LEGEND:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
■ = DENOTES SET 4"X4" CONCRETE MONUMENT W/ NAIL & DISC STAMPED "P.R.M. LB# 7230"
◉ = DENOTES SET NAIL & DISC STAMPED "PCP LB# 7230"

PREPARED BY:
EFIRD SURVEYING GROUP, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
475 S. BLUE LAKE AVE.
DELAND, FLORIDA 32724
PH: (386) 740-4144 FAX: (386) 740-4155
CERTIFICATE OF AUTHORIZATION NO. LB 7230

APPROVED
PSB21-105
2/3/2022



IRRIGATION LEGEND:

TORO IRRIGATION 570Z PRX SERIES: MODEL#: 570Z–6P–PRX (LAWN AREA) & 570Z–12P–PRX (PLANTING BEDS)

HEAD SYMBOL:	IRRIGATION DESCRIPTION:
	PROPOSED SPECIAL PATTERNS – 4–EST (4'x15')
	PROPOSED SPECIAL PATTERNS – 4–SST (4'x30')
	PROPOSED 8' SERIES – MODEL#: 8–Q, 8–T & 8–H
	PROPOSED 10' SERIES – MODEL#: 10–Q, 10–T & 10–H
	PROPOSED 15' SERIES – MODEL#: 15–Q, 15–T, 15–H & 15–F

HUNTER IRRIGATION – PRO–SPRAY: MODEL#: PROS–06–PRS30 (6" Pop–Up)

BUBBLERS ON TREES	PROPOSED PCN BUBBLER (.50 GPM) – MODEL#: 50

HUNTER IRRIGATION – PGJ ROTOR: MODEL#: PGJ–06–R (LAWN AREAS) & PGJ–12–R (PLANTING BEDS)

	PROPOSED PGJ NOZZLE .75 (QUARTER), NOZZLE 1.50 (HALF) & NOZZLE 2.5 (120 DEGREES) (20'–25' Radius)

HUNTER IRRIGATION – PGP ROTOR: MODEL#: PGP–ADJ (4"Pop–Up–LAWN AREAS) & PGH–(12" Pop–Up–PLANTING BEDS)

	PROPOSED PGP NOZZLE 3 (QUARTER), NOZZLE 6 (HALF) & NOZZLE 5 (120 DEGREES) (25'–35' Radius)
	NEW SCHEDULE 40 PVC SLEEVE (SIZE AS NOTED)
	NEW SCHEDULE 160 PVC LATERAL 3/4" MIN. (SIZE AS NOTED)
	NEW SCHEDULE 40 PVC MAINLINE (2")
	PGV–101A (REFER TO PLAN)
C	HUNTER PRO–C CONTROLLER MODEL#: PC–1200 & PCM–300; 5 Stations (Plastic Cabinet)
W	PROPOSED 4" WELL WITH 2HP SUBMERSILE PUMP (FINAL LOCATION TO BE APPROVED BY OWNER)
RS	HUNTER MINI CLICK RAIN SWITCH

IRRIGATION CONTRACTOR NOTES:

- A IRRIGATION PERMIT MUST BE OBTAINED BY VOLUSIA COUNTY, HEALTH DEPARTMENT.
- PRESSURE REGULATING IRRIGATION HEAD ARE SPECIFIED (SEE LEGEND ABOVE) & SHALL BE INSTALLED PER THE VOLUSIA COUNTY ORDINANCE.
- ALL HEADS LOCATED IN LAWN AREAS SHALL BE A 6" POP UP, UNLESS OTHERWISE SPECIFIED.
- ALL HEADS IN PLANTING AREAS SHALL BE A 12" POP UP.
- EXISTING SLEEVES MAY BE AVAILABLE (CONTRACTOR TO FIELD VERIFY)

WATERWISE:

LOW VOLUME IRRIGATION: 25% REQ. IS MET WITH NO IRRIGATION FOR BAHIA AREAS

WATER ESTABLISHMENT PERIOD FOR BAHIA SOD:

– BEGIN WATERING NEW TURFGRASS WITHIN A HALF HOUR AFTER IT IS LAID ON THE SOIL. APPLY AT LEAST 2 TO 3 cm. (1 INCH) OF WATER SO THAT THE SOIL BENEATH THE TURF IS VERY WET. IDEALLY, THE SOIL 7 TO 10 cm. (3 TO 4 INCHES) BELOW THE SURFACE SHOULD BE MOIST.

– FOR THE NEXT TWO (2) WEEKS KEEP THE BELOW–TURF SOIL SURFACE MOIST WITH DAILY (OR MORE FREQUENT) WATERING. ESPECIALLY HOT, DRY, OR WINDY PERIODS WILL NECESSITATE WATERING AMOUNTS AND FREQUENCY.

– AS THE TURF STARTS TO KNIT ITS NEW ROOTS INTO THE SOIL, USE A SHARP TOOL TO CHECK MOISTURE DEPTH BY PUSHING IT THROUGH THE TURF AND INTO THE SOIL.

– WATER AS EARLY IN THE MORNING AS POSSIBLE TO TAKE ADVANTAGE OF THE DAILY START OF THE GRASS'S NORMAL GROWING CYCLE, USUALLY LOWER WIND SPEEDS AND CONSIDERABLY LESS LOSS OF WATER BECAUSE OF HIGH TEMPERATURE EVAPORATION.

– IF THE TEMPERATURE APPROACHES 100(F), OR HIGH WINDS ARE CONSTANT FOR MORE THAN HALF OF THE DAY, REDUCE THE TEMPERATURE OF THE TURF SURFACE BY LIGHTLY SPRINKLING THE AREA.

– LONGER AND DEEP WATERING IS PERFERRED TO FREQUENT & SHALLOW WATERING BECAUSE THE ROOTS WILL ONLY GROW AS DEEPLY AS ITS MOST FREQUENTLY AVAILABLE WATER SUPPLY. DEEPLY ROOTED GRASS HAS A LARGER "SOIL–WATER BANK" TO DRAW MOISTURE FROM AND THIS WILL HELP THE GRASS SURVIVE DROUGHT & HOT WEATHER THAT RAPIDLY DRIES OUT THE UPPER SOIL LAYER.

– DURING THE REST OF THE GROWING SEASON THE TURF WILL NEED A MAXIMUM TOTAL OF ONE INCH (1") OF WATER A WEEK, COMING EITHER FROM RAIN OR APPLIED WATER. THE AMOUNT OF WATER, PROPERLY APPLIED, IS ALL THAT IS REQUIRED FOR THE HEALTH OF THE GRASS, PROVIDING IT IS APPLIED EVENLY & SATURATES THE UNDERLYING SOIL TO A DEPTH OF 10 TO 15 cm. (4 TO 6 INCHES).

NORTH

GRAPHIC SCALE
0 10 20 40 60
SCALE: 1" = 20'

CULLIVER DESIGN, INC.
LANDSCAPE ARCHITECT
FL. REG. LA667458
12 CRESCENT LAKE WAY, ORMOND BEACH, FLORIDA 32174
TEL: (386)871-5293

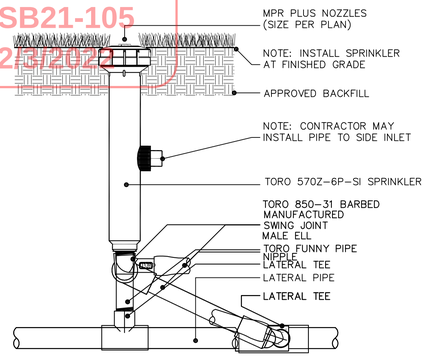
PLUM TREE TOWNHOMES
DELAND, FLORIDA
IRRIGATION PLAN

NO.	DATE	REVISION	BY

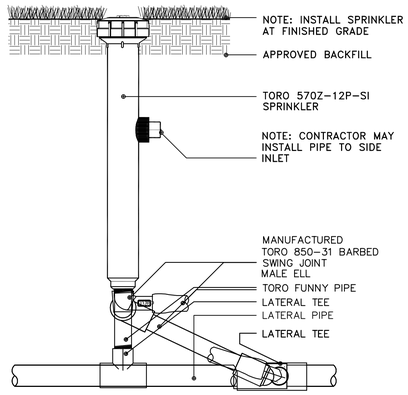
DESIGNER: CSC
DRAWN BY: CSC
FILE: Plumtree_IRRIG
PROJECT: PT
DATE: 11-26-21
SCALE: 1"=20'

SHEET IR-1 OF 2

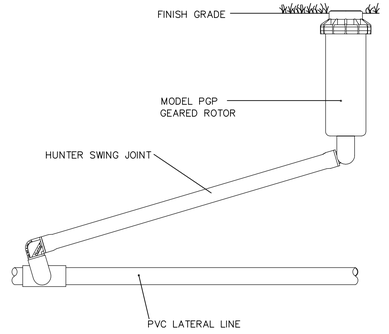
APPROVED
PSB21-105
21212021



1 TORO 570Z-6P-SI



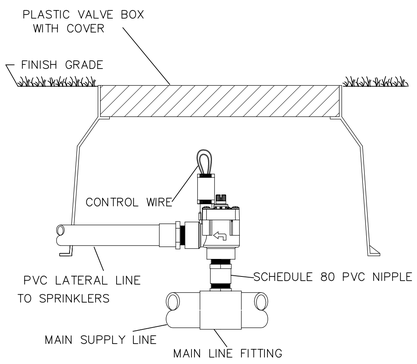
2 TORO 570Z-12P-SI



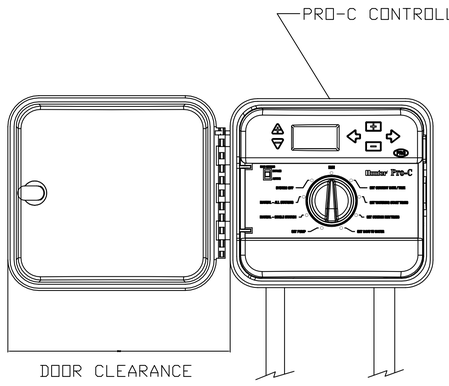
3 HUNTER PGP-SJ GEAR DRIVE

IRRIGATION NOTES:

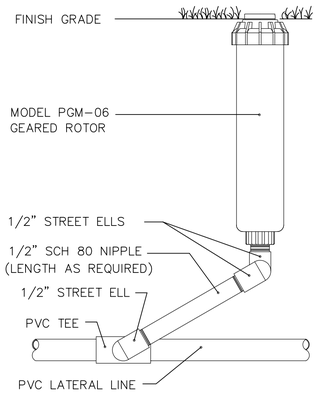
1. THE ENTIRE SYSTEM TO BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES. CONTRACTOR TO SUPPLY AND INSTALL ALL CHECK VALVES, BACKFLOW PREVENTERS, PERMITS ETC... AS REQUIRED BY THESE CODES EVEN IF THOSE ITEMS ARE NOT SHOWN ON THE DRAWING.
2. ALL MAIN LINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER AND ALL LATERIAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
3. PIPE SIZES SHALL CONFORM TO THOSE ON THE DRAWINGS. THE SMALLEST LATERAL PIPE SIZE TO A SINGLE SPRAY OR ROTOR HEAD SHALL BE 3/4".
4. ALL REMOTE CONTROL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
5. ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH UV RESISTANT PLASTIC CABLE TIES. RISERS AND ANGLE SHALL BE PAINTED HUNTER GREEN.
6. ALL RISERS SHALL BE INSTALLED 12"-INCHES FROM ANY WALL AND A MINIMUM OF 18"-INCHES FROM ANY SIDEWALK, PATIO OR ROAD.
7. ALL LOW VOLTAGE WIRING TO BE #14 DIRECT BURIAL WIRE. COLORED RED FOR CONTROL WIRES AND WHITE FOR COMMON WIRES (UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS). NO CROSS CONNECTION BETWEEN CONTROLLERS SHALL BE ALLOWED. WIRE SPLICES SHALL BE MADE ONLY IN VALVE BOXES USING KING "ONE STEP" CONNECTORS AND SEALANT.
8. ANY PIPING OR VALVES SHOWN OUTSIDE THE PROPERTY LINE OR OUTSIDE OF A LANDSCAPE AREA IS SHOWN THERE FOR DESIGN CLARITY ONLY. ALL PIPING AND VALVES SHALL BE INSTALLED ON THE PROPERTY AND WITHIN LANDSCAPE AREAS.
9. FINAL LOCATION OF THE AUTOMATIC CONTROLLER(S) SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
10. ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AT THE EQUIPMENT LOCATION (BY OTHERS, NOT PART OF THIS CONTRACT). THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION FROM THE JUNCTION BOX TO ALL EQUIPMENT.
11. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKER HEADS AND VALVES TO PROVIDE OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS ETC... IN ORDER TO ACCOMPLISH THIS, THE CONTRACTOR MAY SUBSTITUTE VARIABLE ARC NOZZLES IN PLACE OF THE SPECIFIED FIXED ARC NOZZLES WHERE NECESSARY. PRESSURE COMPENSATING SCREENS MAY ALSO BE USED TO REDUCE SPRAY DISTANCE.
12. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
13. ALL SLEEVES UNDER SIDEWALKS TO BE BURIED 6"-12" BELOW WALK SURFACE.
14. MAIN LINE MUST BE INSTALLED PER PLAN. OTHER LOCATIONS WILL NOT BE ACCEPTED.
15. ALL SPRAY HEADS OR NOZZLES IN PLANTING BEDS TO BE PLACED ON RISERS (SCH. 40) OF APPROPRIATE HEIGHT TO PLANTING AND RISERS TO BE PAINTED HUNTER GREEN.
16. ALL HEADS IN OPEN LAWN AREAS TO BE MOUNTED ON SWING JOINTS.
17. ALL MATERIALS TO BE NEW. ALL PIPE TO BE CUT SQUARELY AND BURRS REMOVED. ALL PVC JOINTS TO BE MADE WITH THE USE OF CLEANER, PRIMER AND CLEAN SOLVENT WELD.
18. ALL WORK TO BE DONE IN GOOD WORKMAN LIKE MANNER AND IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
19. ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR TO ADJUST TRENCHING IN THE FIELD FOR EXISTING CONDITIONS, PLANTINGS AND STRUCTURES.
20. HEAD LOCATIONS ARE APPROXIMATE. CONTRACTOR TO MAINTAIN 100% COVERAGE WITH 50% OVERLAP.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND EXISTENCE OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY UTILITIES IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE AND SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES OR STRUCTURES.
22. THERE SHALL BE A ONE (1) YEAR GURANTEE ON ALL PARTS AND LABOR FROM THE DATE OF FINAL ACCEPTANCE.
AT THE END (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, THE CONTRACTOR SHALL CHECK AND ADJUST (IF NECESSARY) THE ENTIRE SYSTEM.
23. CONTRACTOR SHALL MARK STATIONS ON THE CONTROLLER PANEL TO CORRESPOND WITH THE ZONE NUMBERS ON THIS PLAN AND SET OPERATING SEQUENCE TO CORRESPOND TO THE NUMBERING.
24. ALL SLEEVES TO BE INSTALLED UNDER EXISTING ASPHALT OR WALKS TO BE INSTALLED BY DIRECTIONAL DRILL OR JACK & BORE UNDER THE PAVEMENT.
25. ALL VALVE BOXES SHALL BE FLUSH WITH FINISH GRADE AND HAVE A MINIMUM OF 3"-INCHES OF CHIP ROCK INSIDE THE BOX AROUND THE VALVE FOR POSITIVE DRAINAGE.



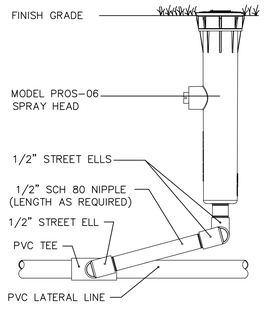
4 HUNTER PGVI-ANGLE



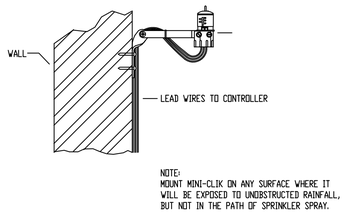
5 HUNTER PRO-C CONTROLLER (OUTDOOR)



6 HUNTER PGJ-06 ROTOR



7 HUNTER PRO-SPRAY (PROS-06)



8 HUNTER MINI CLICK

CULLIVER DESIGN, INC.
LANDSCAPE ARCHITECT
FL REG. LA6667458
12 CRESCENT LAKE WAY, ORMOND BEACH, FLORIDA 32174
TEL: (386)871-5293

PLUM TREE TOWNHOMES
DELAND, FLORIDA
IRRIGATION DETAILS & NOTES

NO	DATE	REVISION	BY

DESIGNER	CSC
DRAWN BY	CSC
FILE	Plumtree_IRRIGDET
PROJECT	PT
DATE	11-26-21
SCALE	N.T.S.

SHEET
IR-2 OF 2

VOLUSIA COUNTY SCHOOLS

Carmen J. Balgobin, Ed.D
Superintendent of Schools

School Board of Volusia County

Ms. Jamie M. Haynes, Chair
Mr. Ruben Colón, Vice Chair
Ms. Krista Goodrich
Mrs. Jessie Thompson
Ms. Donna Brosemer

School Concurrency Determination
Concurrency Letter

May 28, 2025

Ms. Kimberly A. Buck, PE
Alann Engineering Group
880 Airport Rd, Ste 113
Ormond Beach, FL 32174

RE : Plum Tree Townhomes – City of DeLand
School Concurrency Case # 25-03-11-001-R

Ms. Buck:

District staff has reviewed the school concurrency application for the residential project known as Plum Tree Townhomes, associated with 1.36 +/- acres of property. The property is located at or near the intersection of W New York Ave and N Orange Ave within DeLand city limits. Information provided in the application indicates the development activity will consist of fifteen (15) multi-family units.

The district uses a county wide Student Generation Rate (SGR) of (0.137) per multi-family dwelling unit to calculate projected students. By applying the SGR to the use types in Table 1 below, the project could generate three (3) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.258	0	0
Multi Family Dwelling Unit	0.137	15	3
Mobile/ Manufactured Home Dwelling Unit	0.052	0	0
	Total	**15**	**3**

The Concurrency Analysis (Table 2, next page) adjusts for impacts to the Concurrency Service Areas (CSAs) by accounting for current school year enrollments, existing reservations at the impacted schools, and the projected students generated by the applicant. These factors give an associated utilization or Level of Service (LOS) percentage for each CSA.

The schools impacted by this development are Woodward Avenue Elementary School, Southwestern Middle School, and DeLand High School.

Concurrency Analysis

Table 2

Schools	Adopted LOS	SY 2024/25 Enrollment	Active Reservations	Existing LOS w/ Res	Students Generated by Request	Result LOS
Woodward Avenue Elementary	115%	538	77	76%	1	76%
Southwestern Middle	115%	664	53	84%	0	84%
West CSA (DeLand High)	120%	2,956	152	113%	1	113%
Other					1	

The adopted LOS standard for elementary and middle school is (115%) of permanent student stations, and (120%) for high school CSAs. This projected increase in students **will not** exceed the adopted LOS at any school level; therefore, the school district does not have an objection to the proposed site plan. Minimum planning considerations should include pedestrian and vehicular access, safety, connectivity, and buffering.

Please note that the School Board has the right to adjust the attendance boundaries to balance the student enrollment populations at these area schools. Therefore, students generated from this project may not attend the current assigned schools.

Should you need additional information, please contact me at (386) 947-8786, ext. 50802.

Sincerely,

James F. Roberts
Specialist, Planning & GIS

CC: Carmen J. Balgobin, Ed.D, Superintendent of Schools
Ron Young, Director of Planning & Construction
Robert J. Voges, Ed.S, Planning Coordinator
Carol Kuhn, AICP, Planning Director, City of DeLand

VOLUSIA COUNTY SCHOOLS

Certificate of School Concurrency

VOLUSIA COUNTY SCHOOL BOARD

Project Information

Project Name	Plum Tree Townhomes
VCSB Project #	**25-03-11-001-R**
Jurisdiction Project #	
Parcel ID Numbers	7008-43-11-0020
Project Location	W New York Ave and N Orange Ave
# of Residential Units	15
Residential Unit Type	Multi-Family Townhomes
Property Owners	Vivemex, LLC
Applicant/Agent Name	Kimberly A. Buck, PE Alann Engineering Group

This School Concurrency Certificate shall reserve student stations for the above referenced project and shall confirm that said project meets the School Concurrency requirements of the adopted Interlocal Agreement for Public School Facility Planning.

School Concurrency Analysis

School Levels	Elementary	Middle	High	Other	Total Student Stations Reserved
Students Generated	**1**	**0**	**1**	1	**3**

Comments: This certificate is required to be included with the building permit submittal(s) as proof of school concurrency.

This concurrency reservation shall expire two (2) years from the date of issuance of this certificate.

James F. Roberts
Specialist, Planning & GIS

May 28, 2025
Issue Date

Created: 9/2007
Rev: 1/2018
Owner: Facilities Services

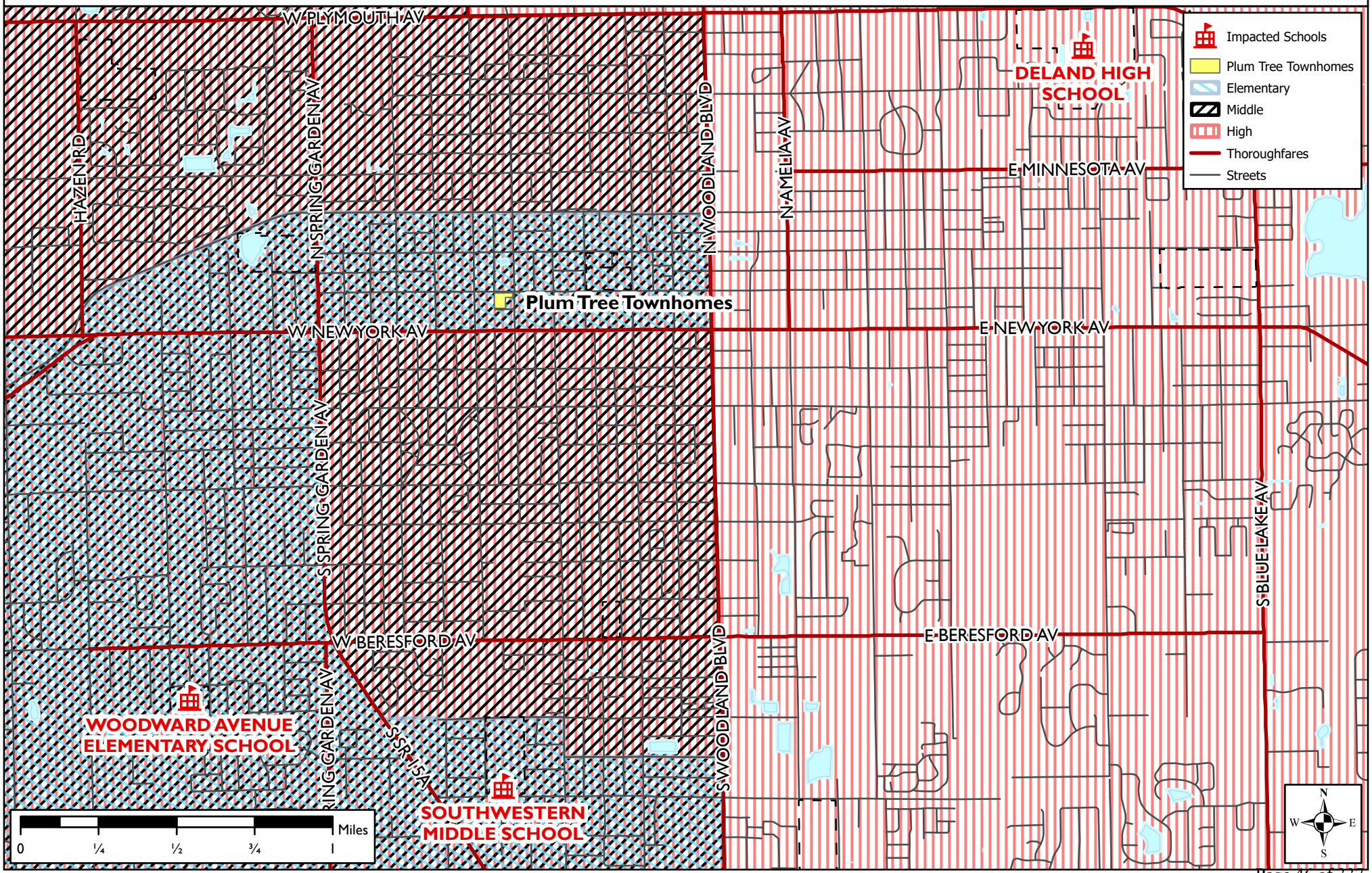
2008-072-VCS
Print Locally

VCSB Schools Impacted by Development

School Concurrency Review - Plum Tree Townhomes

VOLUSIA COUNTY SCHOOLS
PLANNING AND BUSINESS SERVICES

Created May 2025



City of DeLand
FSB24-025
PLUM TREE
TOWNHOMES
SUBJECT PROPERTY
R-1B
E-1
R-12
R-1A
C-1
C-2
RICH AV W
INDIANA AV W
SR 44 (NEW YORK AV W)
SALISBURY AV N
SALISBURY AV S
ORANGE AV N
STONE ST N
STONE ST S
Legend:
City Zoning
County Zoning
N
Not to Scale

City of DeLand
FSB24-025
PLUM TREE
TOWNHOMES
SUBJECT PROPERTY
R-1B
E-1
R-12
R-1A
C-1
C-2
N SALISBURY AV
N ORANGE AV
W RICH AV
W INDIANA AV
W NEW YORK AV
N STONE ST
S STONE ST
S SALISBURY AV
Legend:
City Zoning
County Zoning
N
Not to Scale

CITY OF DELAND
Request for Commission Action
July 7, 2025

SUBJECT: Consideration re Contract Amendment for School Resource Officers.

DEPARTMENT: Police

PREPARED BY: Rebecca Ackerman, Project Cord.

ATTACHMENTS: City of DeLand VCS - SRO Amendment 001, Resource Officer Agreement 07-15-24 Fully Executed

APPROVED BY: Michael Grebosz, Asst. City Manager, June 27, 2025

SUMMARY/HIGHLIGHT:

The City and the Volusia County School Board entered into the School Resource Officer Agreement (FY 2024-2029) in May 2024 where the term would be five years with one base year with four renewal options of one year each. The City and the School Board desire to renew the School Resource Officer (SRO) Contract for one year (FY 2025-2026).

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Maintaining a safe community

SUSTAINABILITY:

Safety and security

FISCAL IMPACT:

The School Resource Officers funding will be split between the Volusia County School Board and City of DeLand; School Board 50% and City 50%.

The reimbursement rate for the first School Resource Officer working at DeLand High School will be $47.65 per hour and the reimbursement rate for the second School Resource Officer working at DeLand Middle School will be $47.65 per hour. The total agreement price is $68,997.20 (50% of the total billable amount of $137,994.40).

RECOMMENDATION:

It is recommended the City Commission approve the SRO Agreement.

BACKGROUND/DISCUSSION:

The agreement provides one SRO at DeLand Middle School and one at DeLand High School. This will continue to give DeLand PD the opportunity to interact more with the youth in our community. The SRO shall continue to develop and expand crime prevention efforts for students, and shall serve as a liaison between the schools and other first responders, investigative units and/or juvenile justice authorities when necessary. The SRO shall be part of the multidisciplinary School Safety and Security team and shall assist in school responses to emergency issues, which include referring students to professional services both within and outside the school district.

The SRO will act as a resource with respect to delinquency prevention and safety programs, will work with school officials on the control and identification of juvenile problems and share information with school administration as necessary, so as to create effective and relevant programs to address problems with the goal of creating as safe a school environment as possible.

SRO CONTRACT AMENDMENT (001)

This Agreement is made this _____ day of _____ 2025, between the CITY OF DELAND, a Florida municipal corporation with a mailing address of 120 S. Florida Ave, DeLand, Florida 32720 (hereinafter the "City") and the SCHOOL BOARD OF VOLUSIA COUNTY, with a mailing address of Post Office Box 2118, DeLand, Florida 32721-2118 (hereinafter the "School Board").

WHEREAS, the City and the School Board entered into the SCHOOL RESOURCE OFFICER AGREEMENT (FY 2024-2029), executed by both parties on May 28, 2024 (hereinafter the "SRO Contract"); and

WHEREAS, Section 1 of the SRO Contract that the term would be one (1) base year with four (4), one (1) year renewal options, upon mutual agreement; and

WHEREAS, the City and the School Board desire to renew the SRO Contract for one (1) additional year (FY 2025-2026) and amend the SRO Contract as set forth in this Agreement; and

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained, the parties agree as follows:

1. Section 1 of the SRO Contract is hereby amended to read, in full, as follows:

Term. The term of this Agreement is for five (5) years with one (1) base year and four (4), one (1) year renewal options starting on July 1, 2024, and ending June 30, 2029, for a totalof five (5) years. The first year of the five (5) year term has been completed, and the parties have agreed to renew the contract for one (1) year which leaves three (3) renewal options. Automatic renewal is not part of this Agreement, and any renewal must be mutually agreed upon by both parties in writing.

2. Section 9(a) is hereby amended to change the hourly rates as follows: $47.65 per hour for the first School Resource Officer assigned in DeLand High School and $47.65 per hour for the second School Resource Officer assigned to DeLand Middle School. The new Total Agreement Price is $68,997.20 (50% of the total billable amount of $137,994.40).

3. Section 4(c) is hereby amended to change the overtime rate for School Resource Officers as follows: The overtime rate for DeLand Middle School SRO has been updated to $74.73 per hour, and the overtime rate for DeLand High School SRO has been updated to $73.78 per hour. All other terms and conditions outlined in 4(c) remain unchanged.

4. All other provisions of the SRO Contract other than as amended in this Agreement shall remain unchanged.

SIGNATURES ON NEXT PAGE

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have made and executed this instrument in three (3) counterparts for the purpose herein expressed on the dates indicated below.

ATTEST:

By:_____
Name: Mr. Michael Pleus
Title: City Manager
Date:_____

By:_____
Name: Ms. Julie Hennessy
Title: City Clerk - Auditor
Date:_____

THE CITY OF DELAND

By:_____
Name: Mr. Christopher M. Cloudman
Title: Mayor
Date:_____

By:_____
Name: Mr. Jason Umberger
Title: Police Chief
Date:_____

ATTEST:

By: _____
Name: Dr. Carmen Balgobin
Title: Superintendent of Schools
Date: _____

SCHOOL BOARD OF VOLUSIA COUNTY

By: _____
Name: Ms. Jamie Haynes
Title: School Board Chair
Date: _____

Revised for legal sufficiency for reliance only by the District

By: _____
Name: Gilbert Evans, J.D., Ph. D.
Title: General Counsel
Date: _____

VOLUSIA COUNTY SCHOOL BOARD AND THE CITY OF DELAND

SCHOOL RESOURCE OFFICER AGREEMENT

THIS AGREEMENT is made and entered into between the School Board of Volusia County, hereinafter referred to as **"School Board"** and the City of DeLand, hereinafter referred to as **"City".**

RECITALS

WHEREAS, the parties are interested to enter into an Agreement for the performance of law enforcement functions provided by a School Resource Officer hereinafter described; and

WHEREAS, the City agrees to provide personnel to perform the duties and responsibilities of a School Resource Officer; and

WHEREAS, the School Board agrees to compensate the City for School Resource Officer (SRO) Program costs; and

WHEREAS, the City agrees to receive monies from the School Board and to budget such monies to the City Police Department for services rendered to the School Board; and to budget two (2) School Resource Officer to be split funded by the School Board at fifty percent (50%) and the City at fifty percent (50%); and

WHEREAS, the parties have approved the School Resource Officer Program as a viable program and their approval is not construed as a permanent obligation;

WHEREAS, §1002.22(2) and §1002.221, Florida Statutes, provide that education records created, maintained or used by public educational institutions and agencies shall be protected in accordance with the Family Educational Rights and Privacy Act (FERPA), 20 U.S.C. §1232g, and the implementing regulations issues pursuant thereto; and §1002.221 permits a public school, center, institution, or other entity that is part of Florida's education system to release a student's education records without written consent of the student or parent to parties to an interagency agreement; and

WHEREAS, the Uninterrupted Scholars Act (USA), 20 USC 1221, amending FERPA, permits access to a student's records by an agency caseworker or other representative of a child, who has the right to access a student's case plan, when such agency is legally responsible in accordance with state law for the care and protection of the student, provided that the student records or information will not be disclosed by such agency except to address the student's education needs in accordance with the law; and

WHEREAS, Title 34 CFR §99.31(a)(5)(i)(B) and §99.38(a) and (b) permit an educational agency or institution to disclose personally identifiable information from an education record of a student without written consent of the parent or eligible student if the disclosure is to state and local officials or authorities to whom this information is specifically allowed to be reported or disclosed pursuant to a state statute adopted after November 19, 1974, and concerns the juvenile justice system and the system's ability to

effectively serve, prior to adjudication, the student whose records are released; and

WHEREAS, §985.04(1), Florida Statutes, requires the sheriff, chiefs of police and district school superintendent in each county to enter into an interagency agreement for the purpose of sharing information about juvenile offenders among all parties, to specify the conditions under which summary criminal history information is to be made available to appropriate school personnel, to specify the conditions under which school records are to be made available to appropriate departmental personnel, and to provide for notification to any classroom teacher of assignment to the teacher's classroom of a juvenile who has been placed in a probation or commitment program for a felony offense; and

WHEREAS, §1003.53(6), Florida Statutes, addresses the exchange of information and/or coordination of services between school districts, and with social service, law enforcement, prosecutorial and juvenile justice agencies and juvenile assessment centers in the school district; and

WHEREAS, §1006.13 (4)(a), (b) and (c), Florida Statutes, requires each district school board to enter into agreements with the county sheriff's office and local police departments specifying guidelines for ensuring that acts that pose a serious threat to school safety, whether committed by a student or adult, are reported to a law enforcement agency, and addressing the role of school resource officers, if applicable, in handling reported incidents, circumstances in which school officials may handle incidents without filing a report with a law enforcement agency, and a procedure for ensuring that school personnel properly report appropriate delinquent acts and crimes; while creating zero tolerance policies that do not require the reporting of petty acts of misconduct and misdemeanors to law enforcement agencies; and

WHEREAS, pursuant to §768.28, Florida Statutes, neither the School Board or the City waive any defense of sovereign immunity or increase the limits of its liability upon entering into this Agreement;

NOW THEREFORE, in consideration of the foregoing recitals which are incorporated herein by reference, the mutual understandings and covenants set forth herein, and other specific considerations, the parties agree as follows:

1. **Term.** The term of this Agreement is for one base year and four (4) one (1) year renewal options starting from July 1, 2024 through June 30, 2029, for a total of five (5) years. The performance period beginning at the date outlined by the parties, unless earlier terminated as provided herein. Automatic renewal is not part of this agreement, the renewal option must be agreed by both parties.

2. **Purpose.** The purpose of this Agreement is to foster better relations between students and law enforcement personnel; to deter crime on or about school premises by the presence of a law enforcement officer; to enforce local, state and federal laws, and to have a School Resource Officer

available for presentations to the students, faculty and parents concerning law enforcement and various subjects related to the law. The School Resource Officer shall at all times maintain a highly visible uniformed presence while on duty at the school sites.

3. **Termination.** This Agreement may be terminated by any party at any time, with or without cause, upon not less than (60) days written notice delivered by Certified Mail, Return Receipt Requested, or in person to the other party; or, otherwise terminated upon any other manner approved in writing by both parties to this Agreement.

4. **Services.**

(a) The City agrees to provide the School Board two (2) full time School Resource Officers, eight (8) hours per day for one hundred eighty-one (181) school contract days, excluding summer school except at alternative learning schools, for the compensation described in Paragraph 9 herein. Daily hours for the School Resource Officer will primarily be 8:00 a.m. to 4:00 p.m. Monday through Friday for DeLand High School and 9:00 a.m. to 5:00 p.m. for DeLand Middle School. The City will make every effort to have the School Resource Officer positions filled at the beginning of the school year and throughout the term of this Agreement.

(b) It is agreed that there are occasions when it is not possible to staff a particular school with a School Resource Officer. This may be due to medical reasons, extended training assignments or termination resulting in a position vacancy. It is also agreed that, whereupon it is determined that filling a temporary School Resource Officer vacancy is critical to maintaining the safe and orderly environment of the school, a School Resource Officer from another location may be reassigned by the City in part or total to fill the vacancy until a replacement can be found.

(c) It is agreed that there are occasions when it is necessary for the School Resource Officer to work hours in excess of their normal duty assignment. It is agreed by the City that inclusive of this Agreement there will be a maximum of twenty (20) hours of overtime hours authorized per School Resource Officer during the term of the Agreement. The decision regarding the accumulation of this overtime allocation will be at the discretion of the School Board representative, the principal of the effected school and the City's Police Chief's representative. Advanced approval from the School Board representative will be required for a School Resource Officer to earn overtime. The

overtime allocation described herein shall be applicable and consistent with the School Resource Officer's daily responsibilities and/or for after school activities which by mutual agreement may be outside the scope of the School Resource Officer's daily activities performed at his/her assigned school. Outside detail activities and any hours in excess of the twenty (20) hours prescribed herein will be billed at the rate of $82.77 per hour for services provided by the School Resource Officer assigned to DeLand High School, and $67.40 per hour for services provided by the School Resource Officer assigned to Deland Middle School and shall be funded one hundred percent (100%) by the school.

(d) The administration of student discipline, including student code of conduct violations and student misbehavior, is the responsibility of the school administrators, unless the violation or misbehavior involves criminal conduct. The School District encourages the use of Civil Citations for eligible students. The school district utilizes the Incident Command structure with established Emergency Operations Plans when responding to an all hazards approach to emergency management.

(e) The City shall develop and expand crime prevention efforts for students and shall serve as a liaison between the school and other first responders, investigative units and/or juvenile justice authorities when necessary and consistent with applicable civil rights and privacy laws. The School Resource Officer shall be part of the School Multidiscipline School Safety and Security team and shall assist in school responses to emergency issues to include referring students to professional services both within and outside the School Board.

(f) The School Board will share information on an as needed basis to the School Resource Officer to ensure resolution on open investigations being conducted by the School Resource Officer. All Federal privacy laws, including Family Educational Rights and Privacy laws, HIPAA and FERPA, will be followed.

(g) The School Resource Officer will follow the City's Police Department's Chain of Command structure or command staff as designated by the City's Chief of Police.

(h) The City agrees to ensure that all School Resource Officer(s) assigned under the terms of this Agreement will be available for, and participate in VCS trainings related to the role of law enforcement on campus and working with students with disabilities. VCS

required School safety Officer trainings applicable to School Resource Officer(s) include: "Understanding Autism: SRO/SRD/Guardians" and "Serving Students with Disabilities: SRO/SRD/Guardians" and "Threat Management Training: SROs/SRDs". VCS shall provide at its expense all school-based trainings for serving students with disabilities. School Resource Officers shall participate in said school-based trainings before interacting with students on campus, or in extreme circumstances within 30-days of appointment."

5. **Other Considerations.** The City Commission, it's Police Chief, and the School Board recognize that opportunities may materialize whereby it is in the best interest of City and County taxpayers to modify this Agreement for considerations outside the scope of the School Resource Officer Program.

6. **Cooperation.**

(a) It is agreed that the City shall have all reasonable and necessary cooperation and assistance from the School Board, its officers, agents, and employees so as to facilitate the performance of this Agreement.

(b) It is agreed that the School Board shall have all reasonable and necessary cooperation and assistance from the City, it's officers, agents, and employees so as to facilitate the performance of this Agreement.

(c) Although School Resource Officers have an assigned school site, they are subject to temporary relocation on an as-needed basis with the concurrence of the Board Superintendent or her designee, and the City'

7. **Personnel/Equipment.** It is understood that any personnel assigned to perform the duties under the terms and conditions of this Agreement are functioning at all times as a member of the City of DeLand Police Department. In addition, all equipment purchased and utilized by the City in performance of this Agreement is and shall remain the property of the City of DeLand unless otherwise specified within this Agreement. The School Board shall provide the School Resource Officer with office space to include a desk, phone, computer, and two-way radio utilized by the on-site safety and security team members. Access to programs utilized by the school district shall be provided to ensure the sharing of critical information and comply with all laws, rules, and regulations to include HIPAA and FERPA.

8. **Off Campus Activities.** It is recognized that during the course of the school year, the School Resource Officer may be required to attend meetings and training that support their

professional certification and/or the School Resource Officer Program. Where possible, training will take place when school is not in session. A School Resource Officer may not elect to participate in additional training activities or other non-mandatory events that take them away from the campus without the approval of the school principal and the Police Chief's representative. In these cases, the time away from the school will be deducted from the monthly billing.

9. **Compensations and Payment.**

(a) The School Board hereby agrees to compensate the City at a rate of fifty percent (50%) for all services provided herein at the established rate of $53.01 per billable hour for the first School Resource Officer, and $43.87 per billable hour for the second School Resource Officer, both School Resource Officers as identified by the City. The total Agreement price for the specified term shall be $70,141.12 numerated as follows:

First School Resource Officer	
Hourly Rate:	$53.01
Billable Hours:	1448
One (1) SRO at 8 hours, 181 days	$38,379.24 (50% of $76,758.48)
Second School Resource Officer	
Hourly Rate:	$43.87
Billable Hours:	1448
One (1) SRO at 8 hours, 181 days	$31,761.88 (50% of $63,523.76)
Total Agreement Price	**$70,141.12**

(b) Payment shall be made in ten (10) monthly payments by the School Board upon receipt of a City Billing invoice.

(c) Upon the completion of the agreement year, the Entities under this agreement shall reconcile actual costs and remit to the School Board any monies due (i.e. vacancies,) or request an agreement modification to increase compensation if final costs exceed the amount budgeted. Monthly employee time records will be submitted to the school board representative for payment processing. If an Officer is absent, the monthly billing will reflect the absence and the monthly billing will reflect a deduction of the hours not worked prior to the billing being sent to the school board for payment.

10. **Management Reports.** Any reports required under this Agreement shall be discussed and mutually agreed upon by both parties prior to implementation. The City of DeLand shall be responsible for maintaining records related to training in accordance with HB 1473.

11. **Reporting Crimes and Delinquent Acts.** The School Board and the City Police Department shall adhere to Florida Statutes §1006.12 (School Resource Officer and School Safety Officers) and Florida Statutes §1006.13 (Policy of zero tolerance for crime and victimization). Accordingly, it is agreed by the parties that school personnel will report to the School Resource Officer all delinquent acts and crimes occurring whenever students are under the jurisdiction of the school. If a School Resource Officer is not present or available, a report shall be provided to the appropriate law enforcement agency and a copy of such report shall be provided to the School Resource Officer.

12. **Safeguarding The Confidentiality of Shared Student Records.** The parties acknowledge that Sections 1002.022, 1002.221 and 1002.222, Fla. Stat. and the Family Educational Rights and Privacy Act (FERPA, 20 U.S.C. § 1232g) and its implementing regulations (34 C.F.R. Part 99), protect the privacy rights of students and their parents with respect to information and records created and/or maintained by public schools. The parties further acknowledge that the federal Health Insurance Portability and Accountability Act of 1996 ("HIPAA") and the Health Information Technology for Economic and Clinical Health Act of 2009 ("HITECH Act") (H1PAA and HITECH Act are collectively referred to herein as "HIPAA") protect the privacy of students' individually identifiable health information ("PHI") and may be applicable to student records in certain circumstances. The student personally identifiable information ("PII") may be disclosed only in compliance with FERPA as it applies to the Parties and PHI may be disclosed only in compliance with HIPAA, where required by law. Pursuant to FERPA, the information provided by VCS shall be limited to that which is necessary to effectively serve the student.

Each party participating in this Agreement agrees to:

(a) Hold the student records and information in strict confidence and not use or disclose except as required by this Agreement or required by law and that except when the parent of a student provides prior written consent for its release. All shared student records will be disclosed only to employees of the agency who have a need to access the information in order to perform their official duties as authorized by law. Absent consent from the parent or eligible student, student records and information will not be disclosed except as allowed by the aforementioned laws.

(b) Safeguard the student records through administrative, physical and technological safety standards to ensure adequate controls are in place to protect the student

information in accordance with FERPA's privacy requirements and the students' PHI in accordance with HIPAA's privacy requirements.

(c) Continually monitor its operations and take all actions necessary to assure that the student information and records are safeguarded in accordance with the terms of this Interagency Agreement.

(d) To use the shared information to facilitate the collection and analysis of the data in order to track shared clients, better coordinate individual care, and address barriers and needs across systems to better serve the student. Specifically, by sharing data the parties can identify barriers, leverage existing resources, and coordinate overall care to better serve the student.

(e) Ensure that all employees, appointees or agents of any party who are granted access to shared student records will have successfully completed (1) background screening requirements under Section 435.04, Florida Statutes, under Level 2 screening standards; and (2) A FERPA training webinar, which is available at the U.S. Department of Education, Privacy Technical Assistance Center website: http://www2.ed.gov/policy/gen/guid/ptac/index.html, http://ptac.ed.gov/ including, but not limited to, http://www2.ed.gov/policy/gen/guid/ptac/pdf/slides.pdf

(f) Each party agrees to notify the other party immediately upon discovery of a breach of confidentiality of student information and to take all necessary notification steps as may be required by federal and Florida law. A breach of the confidentiality requirements shall constitute grounds for immediate termination of this Agreement without advance notice.

This section shall survive the termination of all performance or obligations under this Agreement and shall be fully binding until such student records are returned to VCS or disposed of in compliance with HIPAA and the applicable Florida Statutes.

13. **Indemnification.** Subject to the limitations contained in Fla. Stat. § 768.28, each party agrees to be responsible, to the extent permitted by law, for its acts of negligence, or its agents' acts of negligence when acting within the scope of their employment and agrees to be liable for any damages resulting from said negligence. Nothing contained herein shall be construed to extend liability to the other party for any incidental, consequential, special, exemplary, or punitive damages, however caused under any theory of liability, whether in contract, strict liability, or tort including negligence or otherwise for any matter arising from or relating to the Agreement or the service terms provided herein. This section shall survive the termination of all performance or obligations under this Interagency Agreement and shall be fully binding until such time as any proceeding brought on account of this Interagency Agreement is barred by any applicable statute of limitations.

14. **Notice of Arrests and Citations**

A. Arrest and Citation of Students or School Employees on School Grounds During Hours of School Operation

When a student or school employee is arrested or receive a citation on school grounds during the time of normal school operation, notification of the arrest or citation will be provided to the building principal or designee on a confidential basis.

B. Arrest or Citation on Non-Students on School Ground

When a person other than an enrolled student or school employee is arrested or receives a citation on school property, the building principal or designee will be advised of the circumstances of the offense and the identity of the offender.

C. Arrests and Citations of Students or School Employee off School Grounds During Operating School Hours

Where a student or school employee is arrested off of school property during times of normal school operation or under circumstances which would lead the arresting or citing officer to believe that the person arrested is a student or a school employee, and that a school official is responsible for the care or custody of the student at the time of the incident or that the school employee is on duty, the officer shall, as soon as is practicable, provide notification of the incident to the building principal or designee of the school to which the student is enrolled or the school employee is employed.

D. Confidentiality of Information Provided to Building Principal

In all instances of building principal notifications described in Sections 4.01, 4.02, and 4.033, above, the principal or designee shall not disseminate the information received from the arresting or citing officer.

15. General Conditions

A. No Waiver of Sovereign Immunity. Nothing herein is intended to serve as a

waiver of sovereign immunity by any agency or political subdivision to which sovereign immunity may be applicable or of any rights or limits to liability subject to the limited waiver as codified in Section 768.28, Florida Statutes. This section shall survive the termination of all performance or obligations under this Interagency Agreement and shall be fully binding until such time as any proceeding brought on account of this Interagency Agreement is barred by any applicable statute of limitations.

B. **Statement of Non-Discrimination.** The parties agree that no person shall be subjected to discrimination because of age, race, color, disability, gender identity, gender expression marital status, national origin, religion, sex or sexual orientation in the performance of the parties' respective duties, responsibilities and obligations under this Interagency Agreement.

C. **Compliance with Laws.** Each party shall comply with all applicable federal and state laws, School Board policies, codes, rules and regulations in performing its duties, responsibilities and obligations pursuant to this Interagency Agreement.

D. **Governing Law and Venue.** This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Any controversies or legal matters arising out of this Interagency Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State courts of the Seventh Judicial Circuit of Volusia County, Florida.

E **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

F. **Assignment.** Neither this Agreement nor any interest herein may be assigned, transferred, or encumbered by any party without the prior written consent of the other party. There shall be no partial assignments of this Agreement.

G. **Captions.** The captions, section designations, section numbers, article numbers, titles and headings appearing in this Agreement are inserted only as a matter

of convenience, have no substantive meaning, and in no way, define, limit, construe or describe the scope or intent of such articles or sections of this Agreement, nor in any way effect this Agreement and shall not be construed to create a conflict with the provisions of this Agreement.

H. **Severability.** In the event that any one or more of the sections, paragraphs, sentences, clauses or provisions contained in this Agreement is held by a court of competent jurisdiction to be invalid, illegal, unlawful, unenforceable or void in any respect, such shall not affect the remaining portions of this Agreement and the same shall remain in full force and effect as if such invalid, illegal, unlawful, unenforceable or void sections, paragraphs, sentences, clauses or provisions had never been included herein.

I. **Preparation of Agreement.** The parties acknowledge that they have sought and obtained whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this Agreement has been their joint effort. The language agreed to herein expresses their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

J. **Amendments.** No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by each party hereto.

K. **Waiver.** The parties agree that each requirement, duty and obligation set forth herein is substantial and important to the formation of this Agreement and, therefore, is a material term hereof. Any party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement unless the waiver is in writing and signed by the party waiving such provision. A written waiver shall only be effective as to the specific instance for which it is obtained and shall not be deemed a continuing or future waiver.

16. **Entire Agreement.**

(a) It is understood and agreed that the entire Agreement of the parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof, as well as any previous agreements presently in effect between the parties, relating to the subject matter hereof.

(b) Any alterations, amendments, deletions, or waivers of the provision of the Agreement shall be valid only when expressed in writing and duly signed by the parties.

17. **Notices.** Whenever any party desires to give notice unto the other, notice maybe sent to:

For the School Board
School Board of Volusia County
Office of the Superintendent
Post Office Box 2118
DeLand, FL 32721-2118

With Copy To
The General Counsel
School Board of Volusia County
Post Office Box 2118
DeLand, FL 32721-2118

For the City of DeLand
The City Manager
120 S. Florida Ave.
DeLand, FL 32720

With Copy To
The Police Chief
219 W. Howry Ave.
DeLand, FL 32720

Any of the parties may change by written notice the addresses or persons for receipt of notice.

1. **Appropriation Contingency.** Notwithstanding any other term or provision of this Agreement, the continuation of this Agreement beyond a single fiscal year is subject to the appropriation and availability of funds in accordance with Chapter 129, Florida Statutes and Chapter 166, Florida Statutes. Anytime funds are not appropriated for the services provided or to be provided under this Agreement, this Agreement shall be caused to automatically terminate as of the first day following the last month so funded.

2. **Agreements With Other Agencies.** If the School Board executes an Agreement between the School Board and another municipality within the school district for the

provision of the same or substantially the same services, terms and conditions provided in this Agreement and that Agreement provides more favorable cost share split than that which is set forth in paragraph 9 (a) above, the School Board shall increase the City's percentage split so as to be equal to that which is provided to the other municipality.

SIGNATURES ON NEXT PAGE

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have made and executed this instrument in three (3) counterparts for the purpose herein expressed on the dates indicated below.

ATTEST:

By: _____
Name: Mr. Michael P. Pleus
Title: City Manager
Date: 7/15/2024

By: _____
Name: Ms. Julie A. Hennessey
Title: City Clerk - Auditor
Date: 7/15/2024

THE CITY OF DELAND

By: _____
Name: Mr. Christopher M. Cloudman
Title: Mayor
Date: 7/15/2024

By: _____
Name: Mr. Jason Umberger
Title: Police Chief
Date: 7/8/24

ATTEST:

By: _____
Name: Dr. Carmen J. Balgobin
Title: Superintendent of Schools
Date: May 28, 2024

SCHOOL BOARD OF VOLUSIA COUNTY

By: _____
Name: Ms. Jamie M. Haynes
Title: Chairman
Date: May 28, 2024

Reviewed for legal sufficiency for reliance only by the District

By: _____
Name: Mr. Kevin W. Pendley
Title: General Counsel
Date: 5/21/2024

CITY OF DELAND
Request for Commission Action
July 7, 2025

SUBJECT: Consideration re Timmons Group Agreement for Professional Services, Geographic Information System (GIS) Utility Network Migration.

DEPARTMENT: Engineering

PREPARED BY: Ray Bahrami, City Engineer

ATTACHMENTS: Deland - UN Migration - Scope, 37G1133-Piggyback Agreement Timmons Group Inc

APPROVED BY: Michael Grebosz, Asst. City Manager, June 27, 2025

SUMMARY/HIGHLIGHT:

The existing data and infrastructure (Geometric Network) that the City of DeLand potable water, reclaimed water, stormwater, and sanitary sewer systems were based on is in legacy and is slated for end-of-life in 2027. The data existing in legacy has already impacted our ability to collect data and our best practices for those systems. End of life ends support completely, affecting critical issues such as the functioning applications used to collect data, resulting in the inability to collect field data with which to update the utilities, and IT security, as old desktop software vulnerabilities will go unpatched after that time. As Cityworks is integrated directly with this data, this will also affect its systems and those departments using it.The subject proposal includes the migration of City's potable water, reclaimed water, sanitary sewer and stormwater datasets to new ESRI Utility Network (UN) following a Utility Network Planning phase (Phase 1). Potable and Reclaimed Water will be migrated first (Phase 2) followed by Sanitary Sewer and Stormwater datasets (Phase 3).

Utility Network Planning phase (Phase 1) includes Project Initiation, ArcGIS Enterprise Review, Data Readiness Assessment, Discovery, Future State Plan, and Update Scope/Schedule/Budget for Utility Network Migration.

The City Staff is just authorizing Timmons Group to perform Phase 1 of UN Migration.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

$52,360 is available in the 480 Permits & Inspections Fund Reserves, which will be included on a future budget amendment if approved.

RECOMMENDATION:

Staff recommends that the City Commission approve Timmons Group Geospacial Solutions professional services contract for GIS Utility Network Migration Phase 1 in the amount of $52,360.00.

BACKGROUND/DISCUSSION:

N/A

TIMMONS GROUP
GEOSPATIAL SOLUTIONS

UTILITY NETWORK MIGRATION

City of DeLand, Florida

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PROJECT UNDERSTANDING

Timmons Group understand that the City of Deland would like to migrate their Water, Reclaimed, Sewer, and Storm GIS datasets to the Utility Network (UN), following a Utility Network Planning phase. The Water and Reclaimed dataset will be migrated first, followed by the Sewer and Storm datasets.

PROJECT APPROACH

PHASE 1 – UTILITY NETWORK PLAN

Task 1: Project Initiation

Project Initiation sets the stage for downstream activities and tasks. This is the time to better define the overall goal of the project and what stakeholders hope to gain from the effort. During initiation, it is important to define who will be working on the project and their respective roles, as well as who will make business decisions and establish priorities for what ends up in the application. Project initiation tasks are typically not time-intensive but are critical to the success of the project. By having clearly defined roles, the project team can minimize inefficiencies and streamline the requirements gathering and decision-making process.

On notice to proceed, we will convene at an internal Timmons Group team meeting to ensure the entire project team understands the overall goals of the project and what the project schedule is. Our Project Manager will be in contact with the DeLand Project Manager to discuss the kick-off meeting agenda and project schedule. Timmons Group will draft a kick-off meeting agenda for DeLand to review and edit. Our Project Manager will also provide a detailed project plan to include phases, tasks, task dependencies, and task durations prior to the kick-off meeting.

Kick-off Meeting

The Project Manager will organize the kick-off meeting, which will include participation from key project stakeholders and client staff. This meeting will focus on:

- Team Introductions
- Overall Project Goals/Objectives
- Project Roles and Responsibilities
- Status Meeting Cadence and Status Report Content
- Team Collaboration Site
- Project Work Plan and Milestones
- Change Management Process
- Invoicing Process
- Summary of Deliverables
- Action Items and Next Steps

Our Project Manager will provide the kick-off meeting summary notes to DeLand for review and comment before finalizing them. Additionally, the following will be created, modified, and then finalized:

Project Repository – If the City does not have a preferred project repository, Timmons Group will set one up to store project deliverables, status reports, meeting minutes, work plans, change requests, decision requests, deliverable acceptance forms, and other project documentation.

Project Management Plan – This project will involve significant interaction with the City so it will be important to have an effective communication plan that clearly lays out the roles, responsibilities, content, format, and methods for sharing information throughout the project.

Training Plan – A key deliverable of this project will be the documentation and training efforts needed to support successful knowledge transfer that will enable DeLand staff to administer and maintain new processes and technology on their own at the end of the project. We will develop an initial, high-level approach to explain how a detailed training plan and training materials will be developed to ensure that DeLand personnel are properly trained and ready to adopt the responsibilities of operating, administering, and maintaining the new system.

Status Report Template – We will develop a status report template after the kick-off meeting to ensure that DeLand will receive comprehensive project updates with relevant information in a format that best meets your needs.

Ongoing Project Management

After the initial kick-off meeting, there will be regular Project Management tasks conducted throughout the project as summarized below:

- Proactively manage and update the Project Management Plan and Schedule, as required, throughout the duration of the project; Project Management Plan and Schedule modifications will be based on agreement between the City and Timmons Group Project Managers
- Create weekly status reports

Task 2: ArcGIS Enterprise Review

ArcGIS Enterprise Discovery

The purpose of Discovery is to document every relevant component of the current GIS Architecture so that all configurations and functionality are accounted for in the UN Migration plan. Our team will document custom processes like database triggers, geoprocessing tools, stored procedures, views, or scheduled tasks running via Python.

Architecture Review

Timmons Group will work with the City to review the current system architecture. This will include the servers currently in place and the various software configurations in place for these servers. The goal is to make certain that Timmons Group, to the best extent possible, captures the current system configuration and dependencies of the City's GIS prior to finalizing the technical design of the new GIS infrastructure.

Catalog Databases and ArcGIS Server Services

Timmons Group will spend time working with the City to review the current GIS databases supporting the GIS architecture. This will include enterprise geodatabases (SDE), non-enterprise geodatabases, and other GIS data sources necessary to support the current GIS system. The goal here is to make certain that Timmons Group, to the best extent possible, captures the current system configuration and dependencies of the City's GIS prior to finalizing the technical design for any new GIS infrastructure.

Collect and Document Security Requirements

Timmons Group will facilitate a workshop with City IT staff to capture and record security requirements for the new GIS environment. These requirements will focus on security controls, identity access and management, network security, and security logging.

Infrastructure Recommendations

Timmons Group will aggregate our understanding of the current state of the GIS infrastructure into the "Current State" section of the Migration Plan. Our recommendations for changes will be created in the "Future State" section of the document. Following the City's review (and any needed adjustments) of the recommendations, the City will implement the modifications (and/or additions) to the City's infrastructure.

Architecture Recommendations

The discovery and review in the above sections will be documented in the UN Migration Roadmap's Current State section. Then, in the Future State section, Timmons Group will describe how those infrastructure components will need to change (if necessary) to support a performant UN. For example, UNs generally need an ArcGIS Server set aside for their use, in order for editors to have a performant editing experience. We will make certain that all components of the ArcGIS Enterprise architecture are reviewed, and recommendations are made for success.

License Recommendations

Timmons Group will provide recommendations around UN licensing, extensions, user types, and roles needed to support data editing and network tracing in the office and in the field. This will be presented in a subsection of the Architecture Recommendations section of the Migration Plan.

For this scope, we are assuming DeLand (or one of their vendors) will be implementing the architecture and license recommendations.

Task 3: Data Readiness Assessment

Timmons Group will deliver a database readiness assessment report prior to UN migration, testing, and deployment. The database readiness assessment will detail, at a minimum, data quality issues that will need to be resolved by the City prior

to migration for subnetwork functionality (tracing) and will also include data recommendations that may not prevent migration but would optimize data workflow and performance within the UN.

These checks will be run using Esri's Data Reviewer extension. The output of this task will be a geodatabase containing features that have problems as categorized below:

- Cutback checks
- Domain checks
- Duplicate geometry
- Invalid geometry
- Multipart lines
- Connectivity checks
- Orphan features
- Others as discussed during discovery meetings

We will create a document, the Data Cleanup Recommendations, which contains a brief description of what correction should be done to resolve each error type. This will also outline the severity of each error—if it needs to be resolved prior to UN migration or can be resolved afterward. This document also outlines if an error could be solved in an automated way during the data migration.

We will also provide an Excel report quantifying the data quality, the data reviewer files (.rbj) to guide data editors to data that needs correction, and Data Reviewer training, if necessary.

Task 4: Discovery

The purpose of Discovery is to document every relevant component of the current GIS so that all functionality is accounted for in the migration. The GIS software, including extensions and add-ins, will be documented along with the licensing currently available to the City. Our team will also explore integrations to make certain that their current functionality and how they tie into the GIS is fully understood.

Our process begins with a request for any SOPs or documentation of GIS workflows, integrations, scripts, and architecture diagrams. It then proceeds into stakeholder workshops to find out how the users, editors, and administrators interact with the GIS and ways to maintain and improve those processes. The Discovery process is capped by the creation of two documents: Business Requirements and the "Current State" section of the Data Migration Plan. The Business Requirements is a brief Excel that lists the high-level requirements of the deployed UN. The Data Migration Plan is addressed more below.

Database Review and Validation

Timmons Group will work with the City to review the current GIS databases supporting the Water data. This will include enterprise geodatabases, non-enterprise geodatabases, and other GIS data sources necessary to support the current GIS system. The goal is to make certain that Timmons Group, to the best extent possible, captures the current system configuration and dependencies of the City's GIS prior to finalizing the technical design.

GIS Workflows

Timmons Group will review existing GIS Data Workflows. This means any standardized or documented workflows that editors use consistently. This can include editing, reporting, and Quality Assurance/Quality Control (QA/QC) workflows. The goal is to identify pain points that could be improved or streamlined to increase efficiency and reduce clicks, as well as workflows (and automations) that should continue to function, once the City is using the UN.

Cityworks Discovery

The City's Cityworks configuration will be reviewed in collaboration with City resources to make certain that we understand the asset types, work orders, inspections, and reports in place. We will generate a Reconfiguration Plan document that outlines the expected impacts to Cityworks from the Utility Network implementations and the aspects that will need modified in order for functionality to continue as-is.

Current State Documentation

Following Discovery sessions, Timmons Group will create the "Current State" section of the Migration Plan that lays out our understanding of the City's users, workflows, pain points, and relevant configurations for the utility GIS. The City will have a chance to review this documentation before we begin the Future State Plan, to make certain we are working from a common understanding.

Task 5: Future State Plan

To properly plan for Utility Network migrations, we will create a single Utility Network Plan document with the following elements addressed:

1. "Current State" sections: Infrastructure, Desktop processes, ETL/Scripts, Geodatabase configuration, ArcGIS Enterprise/Portal configuration, current integrations (Cityworks, CCTV, Esri Portal/Dashboards/Field Maps), Users/user types, and scripts.
2. UN Overview – what can the UN do for the City? Identify the Pros and Cons (if any).
3. High level Future state: Infrastructure, ArcGIS Enterprise/Portal configuration, Geodatabase configuration, ArcGIS Pro processes, required systems changes/configurations (Cityworks, CCTV, Esri Portal/Dashboards/Field Maps)

Deliverables:

- Current State (As-is) documentation
- High level future state documentation (UN Plan)

Task 6: Update Scope/Schedule/Budget for UN

Following the approval of the Plan document, Timmons Group will revisit the Utility Network Implementation Scopes, schedules, and budgets, provided below. Any changes needed as a result of the Discovery sessions will be discussed with the City.

PHASE 2 – WATER AND RECLAIMED UTILITY NETWORK IMPLEMENTATION

The following tasks will be started following Task 6's completion in Phase 1. They will focus exclusively on Water and Reclaimed.

Task 1: Data Model Design and Editing Tools

The goal of this task is to architect a UN data model that meets the City's needs, as well as prepare editing tools to increase efficiency in GIS workflows.

Database Design

Timmons Group will ensure the enterprise geodatabases are set-up with the appropriate schema (e.g., database admins, data owners) to ensure the UN has the appropriate security protections. It is recommended that the geodatabase owner is "sde" (not "dbo") and that the data owner is a different user.

Data Model Discovery

The data model design task starts with workshops with the City's GIS editors, users, and subject matter experts. The agenda will include the collection of specific requirements for editing following the deployment of the revised data model. The primary purpose of the data model workshops will be to review the existing data model to make certain that only useful items and data are migrated into the UN. This is accomplished via a spreadsheet that lists all the current feature classes and fields; by including information about how often each field is populated, we generate discussion around the usefulness of each field and, where present, the domains.

Create Data Model

Data modeling starts with template UN data models from Esri that Timmons Group has customized for improved compatibility with integrations. We will take the source data model review from the Data Model Discovery task and use it to build a Migration Matrix; this shows how every feature class, field, and domain value in the source data will migrate to the Utility Networks, as well as how those Utility Networks are further customized for the City's needs. Emphasis will be given, but not limited, to features, fields, domains, subtypes, and attributes which we will add: 1) for Utility Network Model compatibility, and 2) to account for the City's customizations to avoid data loss.

Data Model Design will include creating service territory polygons for each Network. This will also involve configuring the:

- Structure and utility domains
- Tiers and subnetworks
- Network rules
- Domains
- Associations
- Attachments, as necessary

- Subtypes (asset groups)
- Terminals, as necessary

Timmons Group will provide the data model development materials to the City for feedback and review iteratively, first as a migration mapping Excel and then as a geodatabase.

Quality Assurance

Timmons Group uses Peer Review QA; this approach means a different Analyst than the one who created the customized data model will review it, making certain that the proper fields, domains, and other UN properties have been properly applied as discussed and documented. This approach is also used for QA of the Data Migration output.

Editing Tools

Timmons Group will configure the UN with tools to improve data quality and reduce clicks using Attribute Rules, Contingent Values (CVs), and complex editing templates. Our team will configure Calculation and Validation Attribute Rules to make certain of data quality; these will be the tools that the existing Attribute Assistant functionality will be migrated to, as well as how the unique IDs are generated. We will present a list of common rules and work with the City to expand it to meet business needs.

Group editing templates will be configured per the needs discussed during the workshops. Any edit templates currently configured with the Water Geometric Network Editing and Analysis add-in will be migrated to these group editing templates. This often involves items like hydrant and meter/service connection editing templates to streamline editing. These templates will be designed and documented at this stage but not built until the UN is deployed in the DEV environment.

Documentation

Following customization of the UN data model, a data dictionary will be provided. This will show the final asset groups, domain values, domain assignments, fields, and network rules.

Task 2: Data Migration

Data Migration

Timmons Group will use Safe Software's FME product to migrate the data from the current database(s) to the customized UN database from the previous phase. Most of the migration logic will have been documented in the previous phase as part of the data model customization process. As changes must occur to that logic, the City will be consulted and informed.

The migration process can enhance and enrich the data mid-migration; for example, if a feature needs an attribute created based on a feature that intersects it, that can be added by the tools.

Geodatabase Versioning

Following migration approval, Timmons Group will move the draft migrations from file geodatabase into the DEV enterprise geodatabases in the City's environment and enable global IDs, editor tracking, branch versioning, and replica tracking.

FME Documentation

Timmons Group will share the FME Workbenches that are created to migrate the data with the City, as well as updated Migration Matrix documentation.

Task 3: Cityworks Reconfiguration

Timmons Group will take the Cityworks data modeling needs into account when customizing the UN data model. Unique IDs will be maintained for existing features ensuring assets are tied to existing work activities moving forward.

Cityworks configuration will be updated in an existing Cityworks Development environment to consume the new feature service from the UN and to make other changes necessary to ensure continued functionality within Cityworks. Additionally, the team may need to ensure that Cityworks is able to make edits to the GIS, by updating Inspection and Work Order templates and making any needed changes to Service Definitions. This effort will also include the re-factoring of reports, as required for the data model changes specifically for Crystal Reports that utilize connections to the GIS for asset-based information. Timmons Group will collaborate with the City to ensure that GIS-based views for reporting are also updated as needed.

Phase 4: Testing, Training, and Go-Live

Timmons Group Testing

Timmons Group will conduct system testing and functional testing prior to UAT to ensure the system is ready for use. Changes to the data model, the data, the ArcGIS Pro configurations, or the test scripts are all possible. Once Timmons Group has passed the agreed-on test scripts, the City will receive training to prepare staff members to conduct their testing.

Training

Timmons Group will create a Workflow Guide document that summarizes workflows to edit and manage the UN data and schema (e.g., customize, add, delete, update the schema, versioning, feature or tile services, validation).

Once the migration is deployed to the DEV environment and tested by Timmons Group, we will provide training focused on desktop (ArcGIS Pro) editing and UN administration and, if desired, for Field Maps (mobile) users. These focused training sessions will align with the User Workflow Guide that Timmons Group will provide. Following these trainings, the City team will be empowered to use the Test Scripts to ensure full functionality of the implementation in the DEV environment so that the solution can be approved for Go-Live.

City Testing

City resources will conduct testing following the test scripts that Timmons Group provide. It is likely that the City will have additional tests to perform, particularly regarding integrations/other software that uses the GIS. Once the City passes the tests, Go-live approval should proceed.

Go-Live

Following successful UAT on DEV, an editing freeze will occur in the current production environment. The data will be extracted from the current production database and used in the final iteration of the migration tool. We will then load the UN data to the production environment, with all configurations (e.g., attribute rules, topology, editor tracking) applied. Feature services will be published and editing maps re-sourced to the production environment.

Integrations will be updated to ensure functionality continues as expected. This Go-Live process and regression testing is expected to take about five days. Timmons Group will work through the weekends to minimize downtime.

PHASE 3 – SEWER AND STORMWATER UTILITY NETWORK IMPLEMENTATION

The following tasks will be started following Task 4's completion in Phase 2. They will focus exclusively on Sewer and Stormwater.

Task 1: Data Model Design and Editing Tools

The goal of this task is to architect a UN data model that meets the City's needs, as well as prepare editing tools to increase efficiency in GIS workflows.

Database Design

Timmons Group will ensure the enterprise geodatabases are set-up with the appropriate schema (e.g., database admins, data owners) to ensure the UN has the appropriate security protections. It is recommended that the geodatabase owner is "sde" (not "dbo") and that the data owner is a different user.

Data Model Discovery

The data model design task starts with workshops with the City's GIS editors, users, and subject matter experts. The agenda will include the collection of specific requirements for editing following the deployment of the revised data model. The primary purpose of the data model workshops will be to review the existing data model to make certain that only useful items and data are migrated into the UN. This is accomplished via a spreadsheet that lists all the current feature classes and fields; by including information about how often each field is populated, we generate discussion around the usefulness of each field and, where present, the domains.

Create Data Model

Data modeling starts with template UN data models from Esri that Timmons Group has customized for improved compatibility with integrations. We will take the source data model review from the Data Model Discovery task and use it to build a Migration Matrix; this shows how every feature class, field, and domain value in the source data will migrate to

the Utility Networks, as well as how those Utility Networks are further customized for the City's needs. Emphasis will be given, but not limited, to features, fields, domains, subtypes, and attributes which we will add: 1) for Utility Network Model compatibility, and 2) to account for the City's customizations to avoid data loss.

Data Model Design will include creating service territory polygons for each Network. This will also involve configuring the:

- Structure and utility domains
- Tiers and subnetworks
- Network rules
- Subtypes (asset groups)
- Domains
- Associations
- Attachments, as necessary
- Terminals, as necessary

Timmons Group will provide the data model development materials to the City for feedback and review iteratively, first as a migration mapping Excel and then as a geodatabase.

Quality Assurance

Timmons Group uses Peer Review QA; this approach means a different Analyst than the one who created the customized data model will review it, making certain that the proper fields, domains, and other UN properties have been properly applied as discussed and documented. This approach is also used for QA of the Data Migration output.

Editing Tools

Timmons Group will configure the UN with tools to improve data quality and reduce clicks using Attribute Rules, Contingent Values (CVs), and complex editing templates. Our team will configure Calculation and Validation Attribute Rules to make certain of data quality; these will be the tools that the existing Attribute Assistant functionality will be migrated to, as well as how the unique IDs are generated. We will present a list of common rules and work with the City to expand it to meet business needs.

Group editing templates will be configured per the needs discussed during the workshops. Any edit templates currently configured with the Water Geometric Network Editing and Analysis add-in will be migrated to these group editing templates. This often involves items like hydrant and meter/service connection editing templates to streamline editing. These templates will be designed and documented at this stage but not built until the UN is deployed in the DEV environment.

Documentation

Following customization of the UN data model, a data dictionary will be provided. This will show the final asset groups, domain values, domain assignments, fields, and network rules.

Task 2: Data Migration

Data Migration

Timmons Group will use Safe Software's FME product to migrate the data from the current database(s) to the customized UN database from the previous phase. Most of the migration logic will have been documented in the previous phase as part of the data model customization process. As changes must occur to that logic, the City will be consulted and informed.

The migration process can enhance and enrich the data mid-migration; for example, if a feature needs an attribute created based on a feature that intersects it, that can be added by the tools.

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Phase 4: Testing, Training, and Go-Live

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City Testing

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Integrations will be updated to ensure functionality continues as expected. This Go-Live process and regression testing is expected to take about five days. Timmons Group will work through the weekends to minimize downtime.

PROJECT COSTS

COSTS BY PHASE

Below are our project costs by Task and Phase. This will be a Fixed Fee project, charged monthly at percent complete per task.

Phase 1: Utility Network Plan	Cost
Task 1: Project Initiation	$ 10,160
Task 2: ArcGIS Enterprise Review	$ 5,710
Task 3: Data Readiness Assessment	$ 5,750
Task 4: Discovery	$ 11,720
Task 5: Future State Plan	$ 14,170
Task 6: Scope/Schedule/Budget for UN	$ 2,410
Subtotal	**$ 49,920**

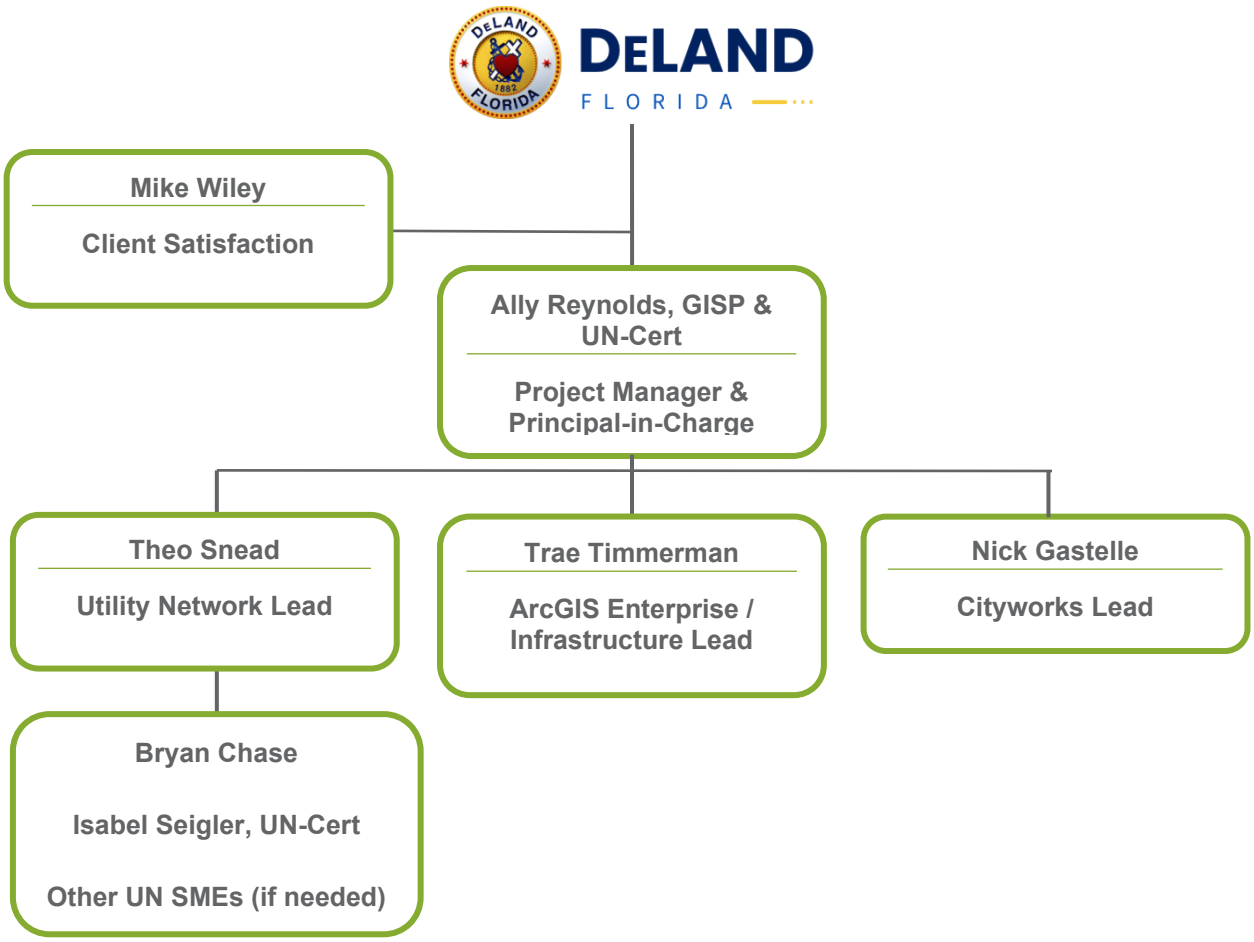
Phase 2: Water and Reclaimed Utility Network Implementation	Cost
Data Modeling & Tools	$39,840
Data Migration	$38,340
Cityworks Reconfiguration	$18,770
Testing, Training, and Go-Live	$48,090
Subtotal	**$145,040**

Phase 3: Sewer and Stormwater Utility Network Implementation	Cost
Data Modeling & Tools	$39,840
Data Migration	$38,340
Cityworks Reconfiguration	$18,770
Testing, Training, and Go-Live	$48,090
Subtotal	**$145,040**

SUMMARY TABLE

Phase	Cost
Phase 1: Utility Network Plan	$49,920
Phase 2: Water and Reclaimed Utility Network Implementation	$145,040
Phase 3: Sewer and Stormwater Utility Network Implementation	$145,040
Total	**$340,000**

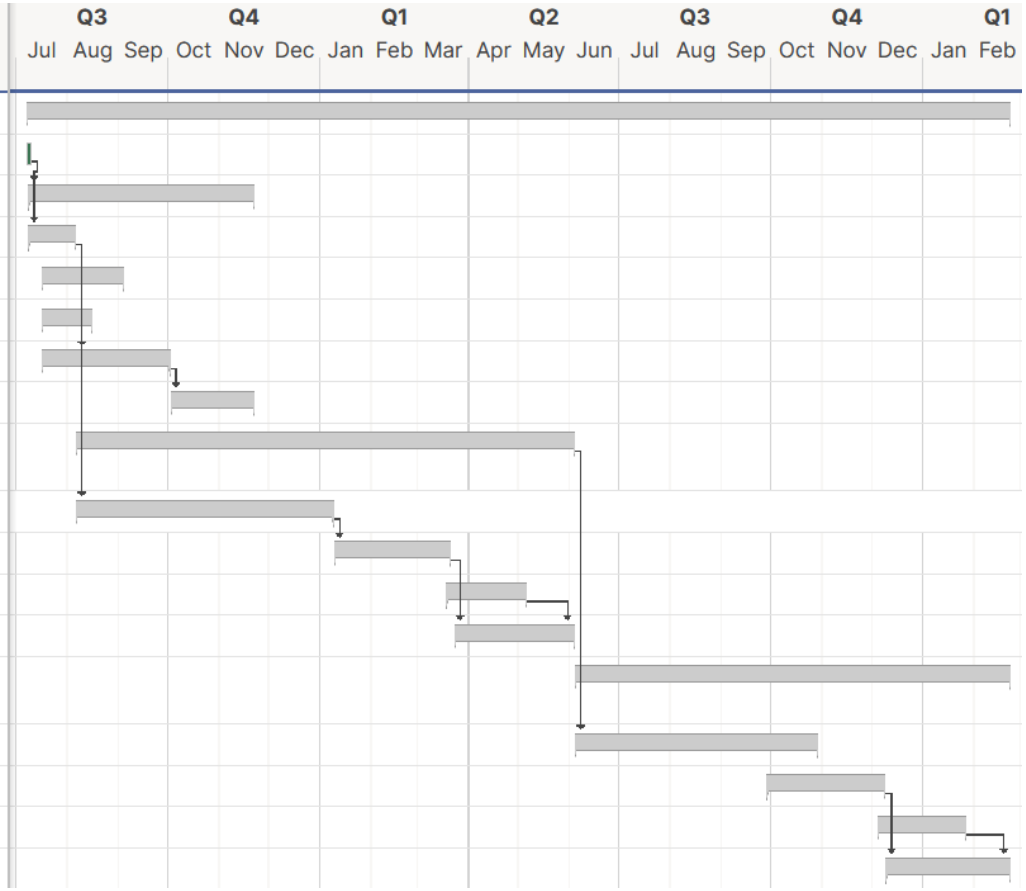
PROJECT TEAM



PROJECT SCHEDULE

Our proposed project schedule aligns with our proposed project narrative. Our proposed phases, tasks, sub-tasks, task durations, and task dependencies are contained in the interactive Gantt chart (https://app.smartsheet.com/b/publish?EQBCT=c14811e0b9b9422db2db1e0dac8b4e6c) and the static graphic (Task-level) below:

	Task Name	Start	Finish
1	**Utility Network Implementation**	07/07/25	02/22/27
2	Notice to Proceed	07/07/25	07/07/25
3	**Phase 1: Utility Network Plan**	07/08/25	11/21/25
4	**Task 1 - Project Initiation**	07/08/25	08/05/25
9	**Task 2: ArcGIS Enterprise Review**	07/16/25	09/03/25
14	**Task 3 - Data Readiness Assessment**	07/16/25	08/15/25
18	**Task 4 - Discovery**	07/16/25	10/01/25
29	**Task 5 - Future State Plan**	10/02/25	11/21/25
33	**Phase 2: Water and Reclaimed Utility Network Implementation**	08/06/25	06/03/26
34	**Task 1 - Data Model Design & Editing Tools**	08/06/25	01/08/26
58	**Task 2 - Data Migration**	01/09/26	03/20/26
67	**Task 3 - Cityworks Reconfiguration**	03/18/26	05/05/26
71	**Task 4 - Testing, Training, & Go-Live**	03/23/26	06/03/26
88	**Phase 3: Sewer and Stormwater Utility Network Implementation**	06/04/26	02/22/27
89	**Task 1 - Data Model Design & Editing Tools**	06/04/26	10/28/26
113	**Task 2 - Data Migration**	09/28/26	12/08/26
122	**Task 3 - Cityworks Reconfiguration**	12/04/26	01/26/27
126	**Task 4 - Testing, Training, & Go-Live**	12/09/26	02/22/27



PIGGYBACK AGREEMENT

The City of DeLand, Florida (the "City") hereby enters into this Piggyback Agreement ("Agreement") for GIS technology services under the same terms and conditions as the agreement between Timmons Group, Inc. ("Contractor") and St. Johns County which resulted from a competitive request for professional services issued by St. Johns County with a reference of RFQ 22-01. A copy of the said contract is attached hereto as Exhibit A (the "Contract"). The City has reviewed the Contract and agrees to the terms and conditions thereof. Contractor hereby agrees to provide such services to the City under the same terms and conditions as set forth in the Contract, however, the City's use of Contractor's services shall be limited to GIS services only, thereby allowing the City to "piggyback" on the Contract and taking the services outside the scope of the competitive selection requirements in Section 287.055, Florida Statutes, "Consultants' Competitive Negotiation Act." The initial term of the Contract as between the City and Contractor shall commence on the date executed by the last of the parties hereto and shall be for a term of five (5) years.

All references to St. Johns County in the Contract shall be deemed to be a reference to the City. All notices required to be given to the City pursuant to the Contract shall be addressed as follows:

City of DeLand
Attn: City Manager
120 S. Florida Avenue
DeLand, FL 32720

All references in the Contract to the City Clerk shall be to the City Clerk of the City of DeLand, whose contact information is as follows:

DeLand City Clerk
120 South Florida Avenue, DeLand, Florida 32720
Phone: 386-626-7132
Email: Hennessy@Deland.Org

The City and Contractor hereby incorporate the following provision into this Agreement as currently required by Florida Statute:

Security Breach

The Contractor agrees to provide electronic and physical security to personal information, as defined in Section 501.171, Florida Statutes, as may be amended or revised, ("Section 501.171"), that Contractor obtains in connection with this Agreement, in accordance with the standard set forth in Section 501.171. As provided in Section 501.171, the Contractor shall take reasonable measures to protect and secure data in electronic form containing personal information. The Contractor shall notify the City of any breach of security of a system maintained by the Contractor as expeditiously as practicable, but no later than 10 days following the determination of the breach of security or reason to believe the breach occurred. Such notification from the Contractor shall include all information that the City needs to comply with the notice requirements set forth in Section 501.171. The Contractor, as the City's third-party agent, as defined in Section 501.171, shall comply with and perform all of the requirements set forth in Subsections 501.171(3) and (4), Florida Statutes, as may be amended or revised, in the event the Contractor experiences a breach of security involving unauthorized access of data in electronic form containing personal information obtained in connection with this Agreement. In addition to complying with Subsections 501.171 (3) and (4), Florida Statutes, as may be amended or revised, the Contractor shall provide or cause to be provided credit monitoring, identity theft protection, and a call center for affected persons, and shall perform other functions and services as required by law. Contractor shall ensure that the City is in compliance with all laws, rules, and regulations governing any breach or potential breach of security of a system maintained by the Contractor.

Agreed, accepted and consented to this, the last date shown hereunder.

TIMMONS GROUP, INC.

By: Ally Kennedy Digitally signed by Ally Kennedy DN: E=Ally.Kennedy@timmons.com, CN=Ally Kennedy Date: 2025.06.16 13:11:32-04'00'
Ally Kennedy, Principal

Date Executed by Contractor: 6/16/2025

CITY OF DELAND

By: _____
Christopher M. Cloudman, Mayor

Dated Executed by City: _____

ATTEST:

By: _____
Julie A. Hennessy, City Clerk

CITY OF DELAND
Request for Commission Action
July 7, 2025

SUBJECT: Consideration re RFP Ranking, Award of Contract to I2 Visual Inc. for Earl Brown Park Signs.

DEPARTMENT: Parks & Recreation

PREPARED BY: rick hall, P&R Director

ATTACHMENTS: Selection Committee Consolidated Scoresheet, Map, City of DeLand Earl Brown Park Quote, RFP-25-03 Earl Brown Park Signs Submission, DELAND-R3

APPROVED BY: Michael Grebosz, Asst. City Manager, June 27, 2025

SUMMARY/HIGHLIGHT:

In October 2022, the City Commission approved a resolution to name the area encompassing Spec Martin Memorial Stadium, Conrad Park, Chipper Jones Family Little League Complex, and Earl Brown Park as the "Apgar Sports Complex" in honor of Mayor Apgar's contributions to the City but elected to maintain the names of those individual facilities. The Commission also discussed upgrading the signage within the complex and indicated that the signs should have a consistent appearance with coordinated messaging.

Procurement of the necessary sign upgrades consistent with City purchasing requirements proved to be challenging because, although staff could identify the necessary wording, location and size for each sign, the artistic design and construction details are typically prepared by, and are proprietary to, the sign fabricator. For this reason, a Request for Proposals (RFP) was prepared by Staff to solicit competitive sign design and pricing from interested vendors.

The recommended proposal includes new signs or modification of the existing signs at the following locations:

1. SW corner of Amelia Ave. and Hubbard Ave. Construct a new double sided sign including brick columns and new foundation. This sign is proposed to be internally illuminated.
2. Alabama Ave. in the median north of Beresford Ave. Retain existing foundation and columns, provide new double sided sign board and top out art.
3. SW corner of Amelia Ave. and Walts Ave. Retain existing foundation and columns, provide new double sided sign board and top out art.
4. NW Corner of Amelia Ave. and Euclid Ave. Retain existing foundation and columns, provide new double sided sign board and top out art.
5. SE corner of Woodland Blvd. and Euclid Ave. Retain existing foundation and columns, provide new single sided sign board and top out art. Provide directional signs below main sign board for specific park facilities.
6. NE corner of Woodland Blvd. and Hubbard Ave. Retain existing foundation and columns, provide new single sided sign board and top out art. Provide directional signs below main sign board for specific park facilities.
7. NW corner of Beresford Ave. and Amelia Ave. Construct a new double sided sign including brick columns and new foundation in location of sign destroyed by vehicle collision several years ago. Provide directional signs below main sign board for specific park facilities.
8. SE corner of Woodland Blvd. and Hubbard Ave. Retain existing brick columns. Recondition and modify both sides of existing sign panel and provide new top out art. Optional pricing from recommended proposer includes reconditioning existing manual sign board or providing 60” x 90” color graphic displays on both sign

faces.
9. Alabama Avenue median south of Euclid Ave. Construct a new double sided sign including brick columns and new foundation. Provide directional signs below main sign board for specific park facilities. Please note that this item was not requested in the RFP. During review of the submittals, it was determined by Staff that a sign in this location is desirable to direct the public to facilities in this area and the recommended vendor was asked to provide additional pricing for this item.

Staff notes that the directional sub-panels proposed for sign number 6 and 7 have directional reference to the tennis and pickleball courts in the park. In order to finalize sign wording, Staff requests that the Commission consider whether modification of the name for this facility should be adjusted. Some suggested names include:
David E. Disney Racquet Center
Disney Racquet Center

Alternatively, directional signage can be worded "Tennis/Pickleball Courts" with building signage at the David E. Disney Tennis Center to remain in place and, if desired, the pickleball courts named at a future date. Should the Commission desire to adjust the tennis/pickleball facility name, Staff will prepare a Resolution to accomplish this change at a meeting in the near future.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Community

SUSTAINABILITY:

N/A

FISCAL IMPACT:

Award to the recommended vendor, I2 Visual, Inc., with alternate pricing recommended by Staff will result in the following expenditures:
Base Bid ……..$104,000
Deductive Alternate for push through letters - Sign No. ……..…… ($3,900)
Provide 60" x 90" color graphic displays on both sign faces
at Woodland Blvd. and Hubbard Ave…….$36,370
New sign at Alabama Ave. median south of Euclid Ave. ……....… $15,000
Total Award…… $151,470

This signage is not specifically a budgeted item in the current fiscal year, so if approved, capital reserves or contingency funds will need to be used.

RECOMMENDATION:

Staff recommends that the Commission approve Staff's recommended ranking of the respondents to the RFP for the Earl Brown Park Signs and award a contract to I2 Visual Inc. to reconstruct six existing signs and construct three new signs throughout the Earl Brown Park complex including graphic displays for the sign on Woodland Blvd. and Hubbard Ave. and an additional sign in the Alabama Ave. median south of Euclid Ave. for a total award of $151,470. Staff also requests that the Commission consider if it desires to adjust the name of the David E. Disney Tennis Center to reflect its use for pickleball.

BACKGROUND/DISCUSSION:

The City's RFP was advertised in accordance with our purchasing policy including the internet based

Demandstar system and local vendors were made aware of the project. Responsive proposals were received from four firms as tabulated on the attachment to this RCA. Base bid prices ranged widely as follows:

Complete Signs (Dothan, Al.)	$96,768
I2 Visual Inc. (Ft. Meyers, Fl.)	$104,000
Kenco Signs and Awning (Holly Hill, Fl.)	$216,500
MVB & Associates, Inc. (St. Cloud, Fl.)	$149,347

The selection criteria included in the RFP solicitation allocated scoring criteria as follows:
Price ……. up to 40 points
Project Approach ……..…… up to 30 points
Qualifications and experience …….……. up to 30 points
Maximum points ……..…….100 points

The Staff selection committee met on April 2, 2025, and based on these criteria, ranked I2 Visual the highest ranked proposer. Complete Signs, Inc., MVB& Associates, Inc. and Kenco Signs and Awnings were ranked second, third and fourth respectively. References checked for the top-ranked vendor were all positive and the firm has demonstrated an eagerness to work with the City on this project.

SELECTION COMMITTEE CONSOLIDATED EVALUATION SCORESHEET

MEETING DATE: April 2, 2025 @ 11:30 A.M.

POSTING DATE: April 2, 2025 POSTED BY: Corey McMillen

▼Committee Member▼	Complete Signs	i2 Visual, Inc.	Kenco Sign & Awning LLC	MVB & Associates, Inc.
Rick Hall	2	1	4	3
Eric Sampson	1	1	1	1
Keith Riger	2	1	4	3
TOTAL POINTS	5	3	9	7
RANKING	**2**	**1**	**4**	**3**

***** Motion by Keith Riger, Second by Rick Hall to enter into negotiations with the top ranked firm [Unanimous vote]: i2 Visual, Inc.**

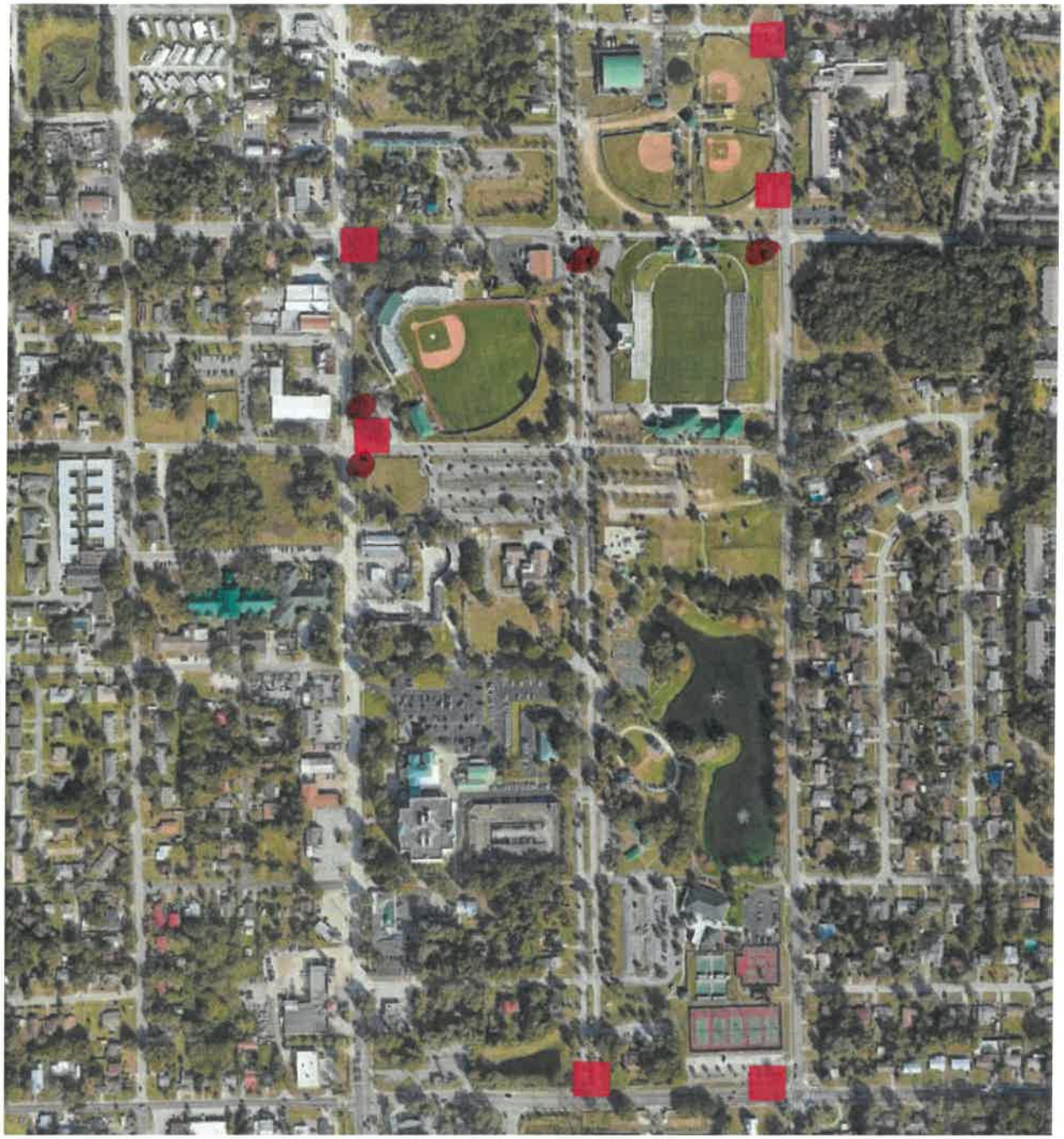


Figure 2. Earl Brown Park Vicinity Map

i2 Visual, Inc.
1606 Benchmark Ave.
Fort Myers, FL 33905

Phone: (239) 687-3223
sales@i2visual.com
i2visual.com

Bill to
City of DeLand
120 S. Florida Ave.
DeLand, FL 32720

Ship to
Earl Brown Park
815 S. Alabama Ave
DeLand, FL 32720

Quote #: q13182

Quote Date: 3/25/2025

Item	Description	Quantity	Price	Amount
Sales	Location #1 Sign: New 7' x 4' brick columns with 31 5/8" x 8' with channel letters	1	$25,350.00	$25,350.00
Sales	Location #2 Sign: Remove existing sign panel and add new 41 1/4" x 72" double faced panels w/ open metal art on top	1	$7,350.00	$7,350.00
Sales	Location #3 Sign: Remove existing sign panel and add new 41 1/4" x 72" double faced panels w/ open metal art on top	1	$6,150.00	$6,150.00
Sales	Location #4 Sign: Remove existing sign panel and add new 41 1/4" x 72" double faced panels w/ open metal art on top	1	$7,350.00	$7,350.00
Sales	Location #5 Sign: Remove existing sign panel and add new 41 1/4" x 72" single faced panel w/ open metal art on top and directional arrows below main panel	1	$7,050.00	$7,050.00
Sales	Location #6 Sign: Remove existing sign panel and add new 41 1/4" x 72" single faced panel w/ open metal art on top with directional arrows below main panel	1	$7,050.00	$7,050.00
Sales	Location #7 Sign: New 5' x 9' brick structure with 41 1/4" x 72" double faced panels and open metal art on top and lower panels	1	$14,750.00	$14,750.00
Sales	Location #8 Sign: Refurbish sign with new 61 7/16" double sided internally illuminated cabinet w/ open metal art and channel letters and reader board	1	$26,450.00	$26,450.00
Sales	Maintenance-of-Traffic (MOT) Costs	1	$2,500.00	$2,500.00

i2 Visual, Inc.
1606 Benchmark Ave.
Fort Myers, FL 33905

Phone: (239) 687-3223
sales@i2visual.com
i2visual.com

Item	Description	Quantity	Price	Amount
Sales	Location #9 Sign: New 74" x 9" brick structure with 41 1/4" x 72 double faced panels and open metal art on top and lower panels.	1	$16,750.00	$16,750.00
Sales	ALTERNATIVE FOR LOCATION #8: Full color 60” x 96” EMC 6mm	1	$36,370.00	$36,370.00

Tax: $0.00

Total: $157,120.00

Authorization

I hereby authorize i2 Visual, Inc. to complete the proposed service, repair, or replacement and agree to pay the invoiced amount upon completion. I additionally certify that I am fully authorized to authorize this work and commit to payment.

Acceptance

I accept the services performed by i2 Visual, Inc. are to my satisfaction.

TAB 1
Letter of Introduction
and
Executive Summary

City of DeLand
120 South Florida Ave.
DeLand, FL 32720

Re: RFP-25-03 Earl Brown Park Signs

i2 Visual, Inc. is pleased to have the opportunity to negotiate this project. We have been in business for 14 years; and have a diverse team of over 40, with a fleet of more than 20 service and installation vehicles, a state-of-the-art manufacturing facility, a highly experienced project management team and a staff member solely dedicated to securing permits and job completion inspections.

We have extensive experience in the sign industry and can offer unique solutions to difficult challenges. We offer a 2-year parts and on-site labor warranty, as well as other extended warranty options.

The i2 Visual team fully understands and can successfully execute the design-build/modification & installation of 6 existing sign panels and the design-build and installation of 2 new signs with brick columns, at Earl Brown Park.

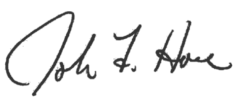
i2 Visual's staff includes several highly trained and experienced team leaders with full comprehension of the proposed material. All materials will be manufactured in-house, and we have included design options we feel would provide the best curb appeal, throughout the above-mentioned location.

Our client base includes:

- Nova Southeastern University
- Valencia College
- School District of Lee County
- School District of Hillsborough County
- Florida State Fair
- Sarasota County Government

We're a FL state certified electrical sign contractor ES000361, and have 2 Digital Signage Certified Experts on staff, as well as one LEED AP. I can be reached by email at john.hose@i2visual.com or by phone (239) 687-3223 ext. 700.

Sincerely,



John Hose, President

TAB 2
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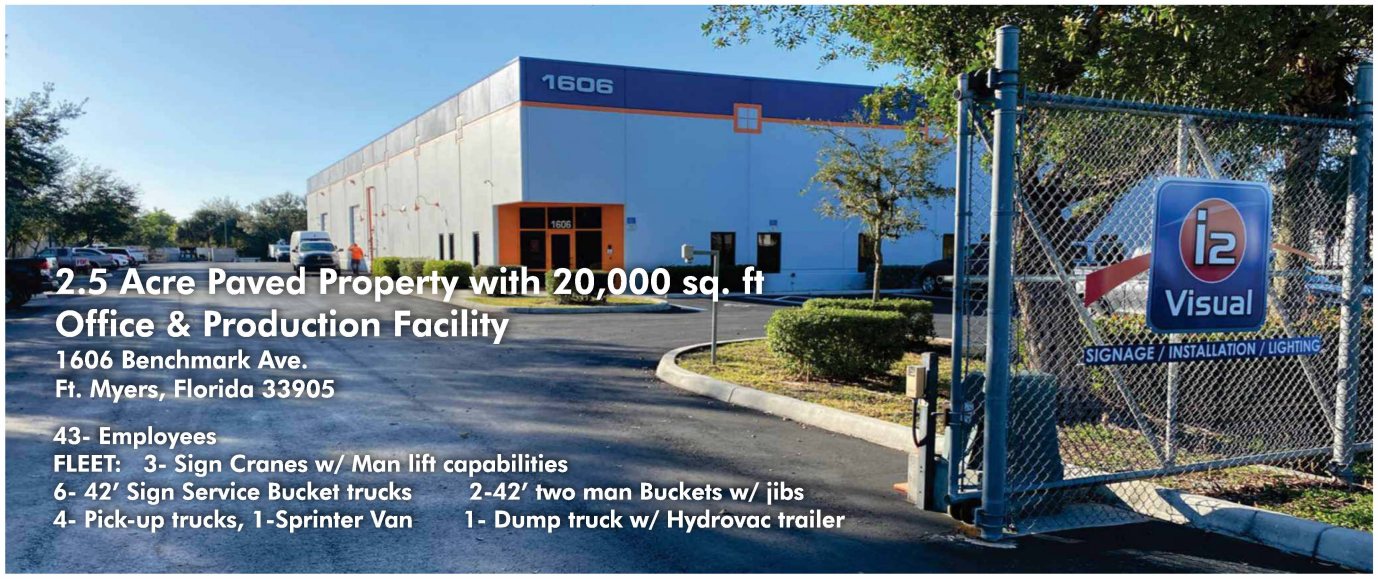
4	Project Approach	12
5	Price Form	28
6	Required Proposal Forms	33

TAB 3
Qualifications
and
Experience

i2 Visual, Inc.

About i2 Visual

State of the art Equipment
coupled with
i2 Visual's Experienced
Dedicated Professionals
Promise to make
your next project
something to be proud of.



S E R V I C E S

STATEWIDE SERVICE AREA

Professional Design & Consulting Services

i2 Visual provides specifications and creative designs specifically for today's projects, from interior code required ADA signage, wayfinding / directional systems and identification signage. They will help maintain consistency of existing signage programs as new signage added. i2 Visual is a state certified electrical sign contractor.

Fabrication & Manufacturing

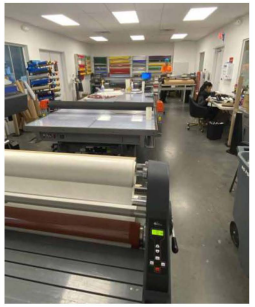
i2 Visual has manufacturing capabilities in house:
CNC Router, CNC Lasers, Rotary Engraving, ADA Signage manufacturing with 3d sign printing as well as conventional manufacturing and assembly including a full metal fabrication shop.

Installation

i2 Visual has one of the largest team of experienced technicians and fleet of specialty vehicles for digging, lifting, moving, assembling and installing signs from small ADA signage, Building Identification, freestanding signage, banners, large scoreboards and digital displays.
If you have your own signage and need it installed, they will install it for you.

Maintenance & Service

i2 Visual can provide service on all electrical signage including scoreboards and digital displays. They can refurbish existing signs and can convert lighting to more cost affective LED lighting.



i2 Visual Inc. 1606 Benchmark Ave. Fort Myers, Florida 239-687-3223 866-420-9909 State License ES0000361 Sales@i2Visual.com

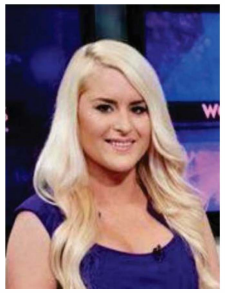
i2 Visual, Inc. Key People

John F. Hose
President
Qualifier ES0000361

John is a graduate of the University of Washington and former U. S. Navy electronics technician. He has been involved in the electrical sign industry in Florida since 1987.
He was the founder of Images Graphic Specialties and has been working with government agencies for over 30 years. He is a Florida State Certified Electrical Sign Contractor,
a Digital Signage Certified Expert (DSCE),
a LEED Associated Professional (green building Expert).

Richard E. Roberts
Creative Director

Richard has been involved in all phases of the electric sign industry since 1975. He is a Digital Signage Certified Expert (DSCE). Ric is a former Lee County Board of Adjustment and Appeals Board Member, former Daytona Beach Community College Community Advisory Board member for Advertising and Graphic Arts Program.



Chelsea Hose
vice president

Chelsea attended Florida Southwestern State College and has been involved in the sign industry for her adult life. She is currently serving on the International Sign Association "Young Elite 35", an exclusive group promoting education and professionalism in the industry. She is Currently VP of Operations and is responsible for the overall management team, manufacturing and service / installation.

Charles brown
Field Operations

Charles (Chuck) has been installing and servicing all types of electrical signs for 30 plus years. He has worked for Federal Sign, Image Graphic Specialties and Certified Maintenance. He is skilled with UL listings, NEC regulations, concrete and structural steel. He has vast experience repairing most of the major electronic sign manufacturer's products.

QUALIFICATIONS

- Established in 2011, i2 Visual is a major provider of signage and sign installation services with statewide coverage. We are staffed and experienced to successfully design, permit, manage, manufacture, and install many sign projects.
- Florida Certified Electrical Sign Specialty Contractor ES-0000361.
- Experienced in Electronic Displays, Scoreboards and Commercial Electrical Signs.
- Experienced Working on Right-of way projects (MOT Planning).
- 4- Sign Cranes w/ man lift capabilities, 8 Special Sign Service Bucket trucks 1-Dump truck w/Hydrovac Trailer 4-pick-up trucks, Large Sprinter Van. 5 utility trailers.
- In-house design and manufacturing capabilities.
- Experience with Schools and Government Projects.
- Financially Stable, fully licensed, bonded and insured - over $9,000,000 in annual sales.
- 43 full-time employees.

i2 Visual, Inc.
1606 Benchmark Ave.
Fort Myers, FL 33905

Reference Projects

Project Name:	Sarasota County Parks – Potter Park
Scope of Work:	Fabricated & installed several ACM Sign Panel Park signs throughout Sarasota County parks for a 3-year period
Location:	8587 Potter Park Drive, Sarasota, FL 34238
Dates of Completion:	September 2024
Contact Person:	Robert Lonie Jr., (941) 650-1635 blonie@scgov.net
Finished Product:	

Project Name:	Franklin Park Elementary School
Scope of Work:	Manufactured and installed ADA signage, plaques, aluminum exterior letters, and monument sign.
Location:	2323 Ford St. Fort Myers, FL 33916
Dates of Completion:	July 2024
Contact Person:	John Klockner (239) 561-4141 jklockner@oakfl.com
Finished Product:	

Project Name:	Vero Beach Regional Airport
Scope of Work:	Manufactured and installed 9 new signs and refurbished 2 monument signs throughout airport property.
Location:	3400 Cherokee Dr. Vero Beach, FL 32960
Dates of Completion:	December 2024
Contact Person:	Wilbur Mathurin (321) 544-0361 wmathurin@hoyletanner.com
Finished Product:	

Project Name:	Village of Wellington
Scope of Work:	Installation of EMC and channel letters onto wall w/ brick base.
Location:	12300 Forest Hill Blvd. Wellington, FL 33414
Dates of Completion:	August 2024
Contact Person:	Johnathan Martinez (561) 791-4070 jmartinez@wellingtonfl.gov
Finished Product:	

Project Name:	North Trail RV
Scope of Work:	Removal and installation of new 17’ x 40’ highway EMC, 1 monument, and two building signs.
Location:	5270 Orange River Blvd., Fort Myers, FL 33905
Dates of Completion:	January 2024
Contact Person:	Tim Lowry, (239) 322-5906 Tim.lowry@northtrailrv.com
Finished Product:	

Project Name:	**Aubrey Rodgers High School**
Scope of Work:	Manufacture & install new pylon sign with reader board
Location:	15100 Veterans Memorial Blvd, Naples, FL 34110
Dates of Completion:	August 2023
Contact Person:	Ellen J. Bisogno, Sr. Project Manager ebisogno@oakfl.com (239) 225-5108
Finished Product:	

TAB 4
Project Approach

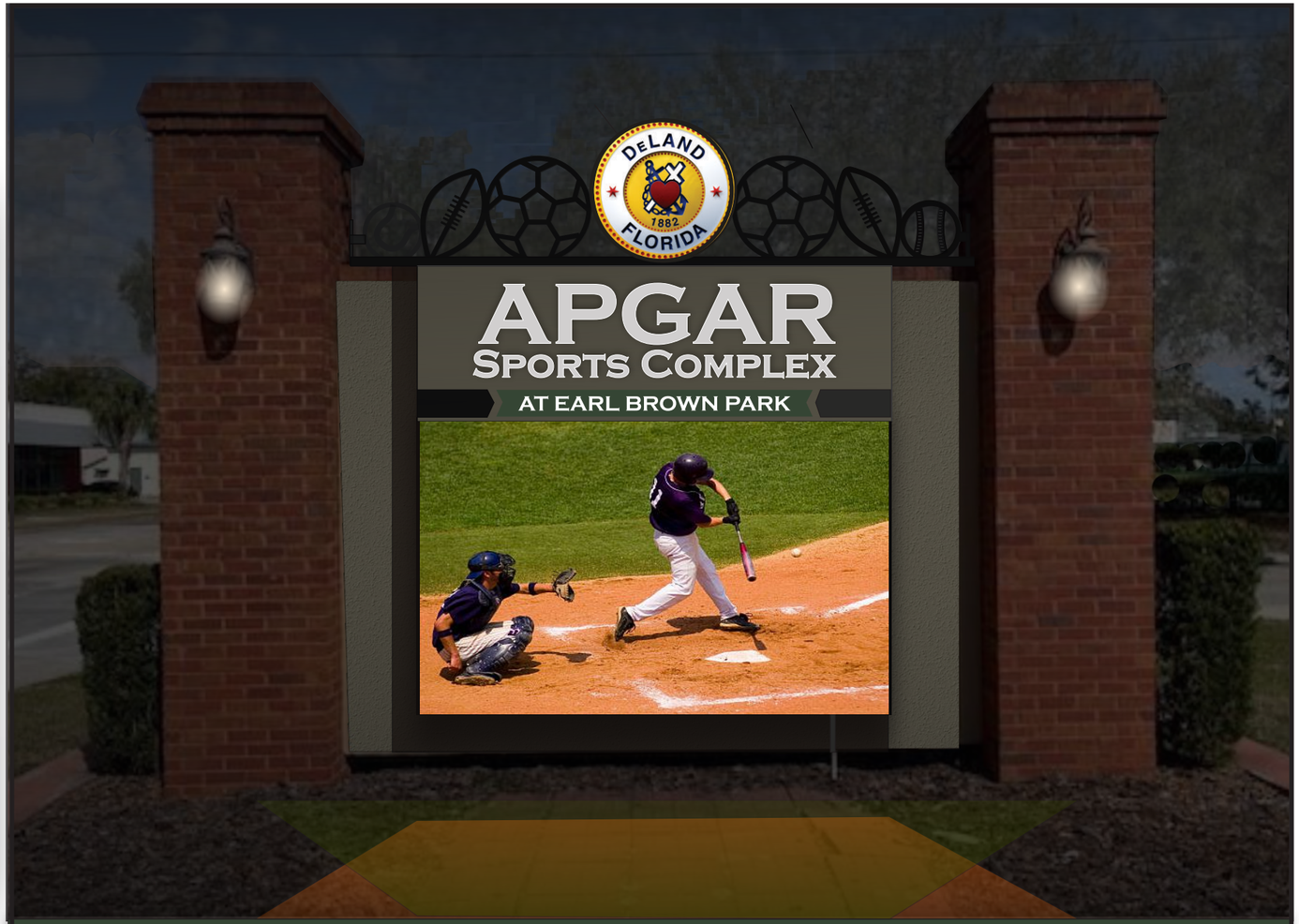
Note from the Designer

DESIGN INTENT

The intent of the design, colors, materials and shapes is to be true to the provided design with some slight modifications to enhance the overall appearance while creating a strong structure and maintaining a consistent, unique signage program that blends tradition with modern.

Having grown up in Lake Helen and graduated from DeLand High School (Class of 1968) I have a special interest in this project and would love to see it come to fruition.

Ric Roberts



RFQ No 25-03 Earl Brown Park Signs

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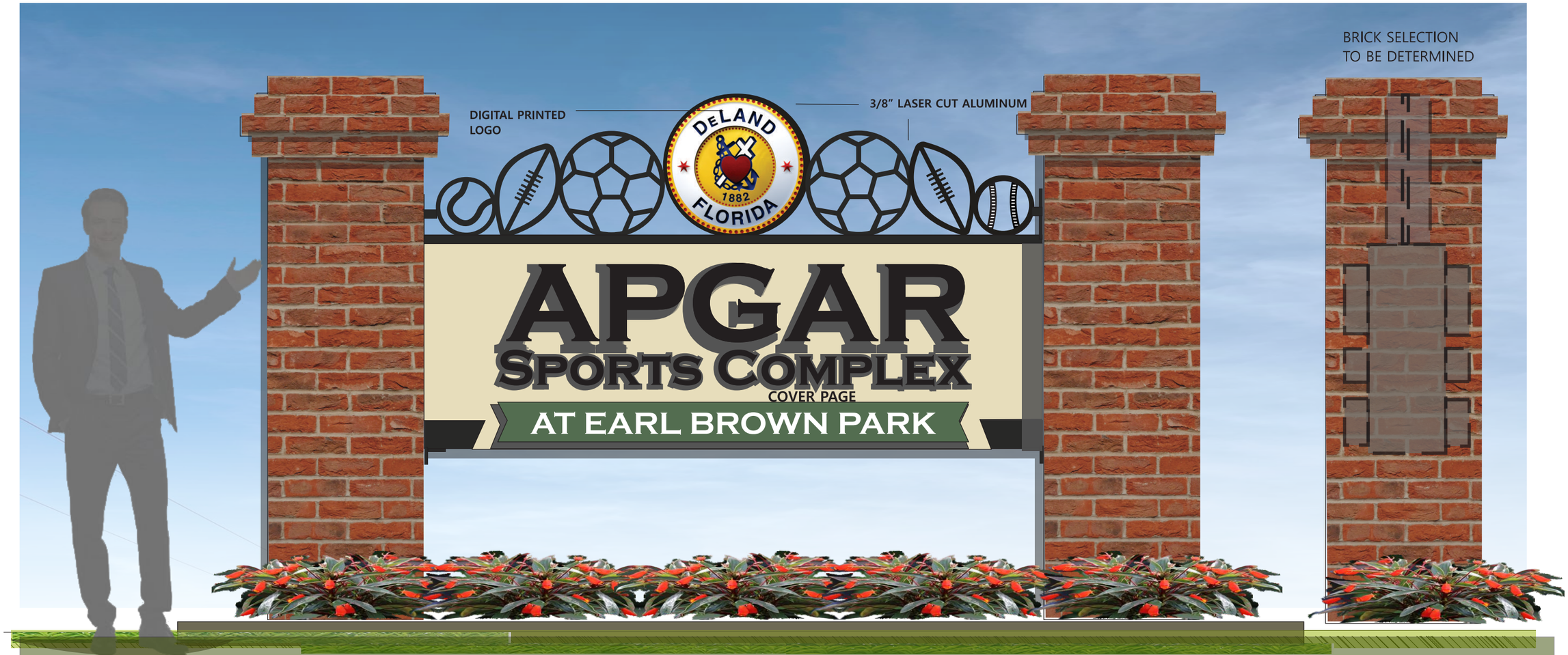
LOCATION 1- Amelia Ave. at Hubbard (NEW D/F ILLUMINATED SIGN & STRUCTURE

NEW SIGN & STRUCTURE

OPTION A CHANNEL LETTERS (BLACK/DAY WHITE/NIGHT)



FYI: NOTE: DUE TO THE DEPTH OF CHANNEL LETTERS SHADOWS CAN MAKE BLACK CHANNEL LETTERS HARD TO READ. (PARTICULARLY SMALLER LETTERS.
OPTION B: PUSH THRU LETTERS WILL GIVE A MUCH "CLEANER" AND EASIER TO READ OPTION

RFQ No, 25-03
Earl Brown Park Signs

Client: CITY OF DELAND
Project Name: EARL BROWN PARK SIGNS
Address: DELAND, FL

Drawing # RR-001
Date: 08-07-24

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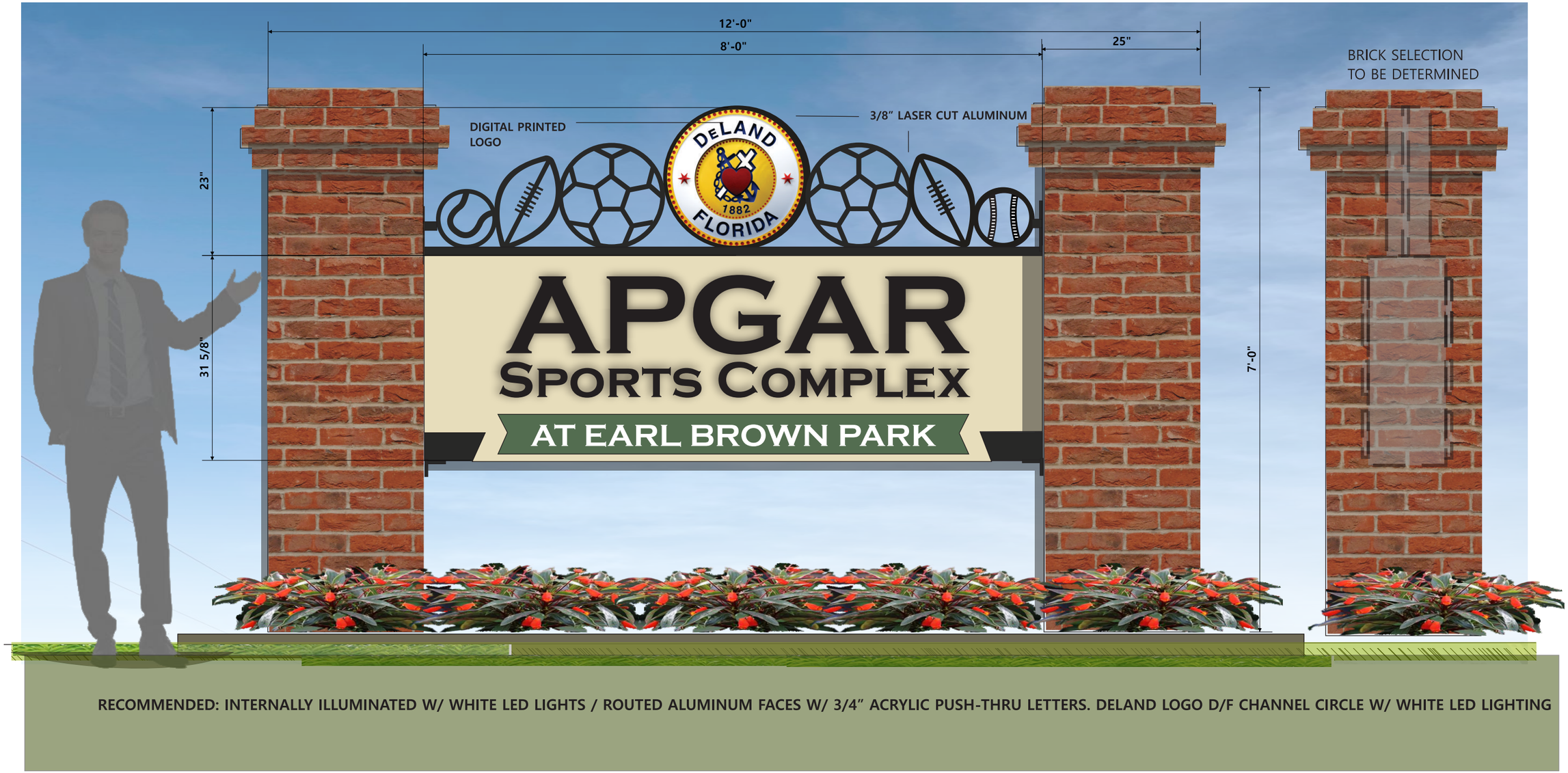
LOCATION 1- Amelia Ave. at Hubbard (NEW D/F ILLUMINATED SIGN & STRUCTURE

NEW SIGN & STRUCTURE

OPTION B ROUTED OUT FACES W' PUSH-THRU LETTERS



RECOMMENDED: INTERNALLY ILLUMINATED W/ WHITE LED LIGHTS / ROUTED ALUMINUM FACES W/ 3/4" ACRYLIC PUSH-THRU LETTERS. DELAND LOGO D/F CHANNEL CIRCLE W/ WHITE LED LIGHTING

RFQ No, 25-03
Earl Brown Park Signs

Client: CITY OF DELAND
Project Name: EARL BROWN PARK SIGNS
Address: DELAND, FL

Drawing # RR-001
Date: 08-07-24

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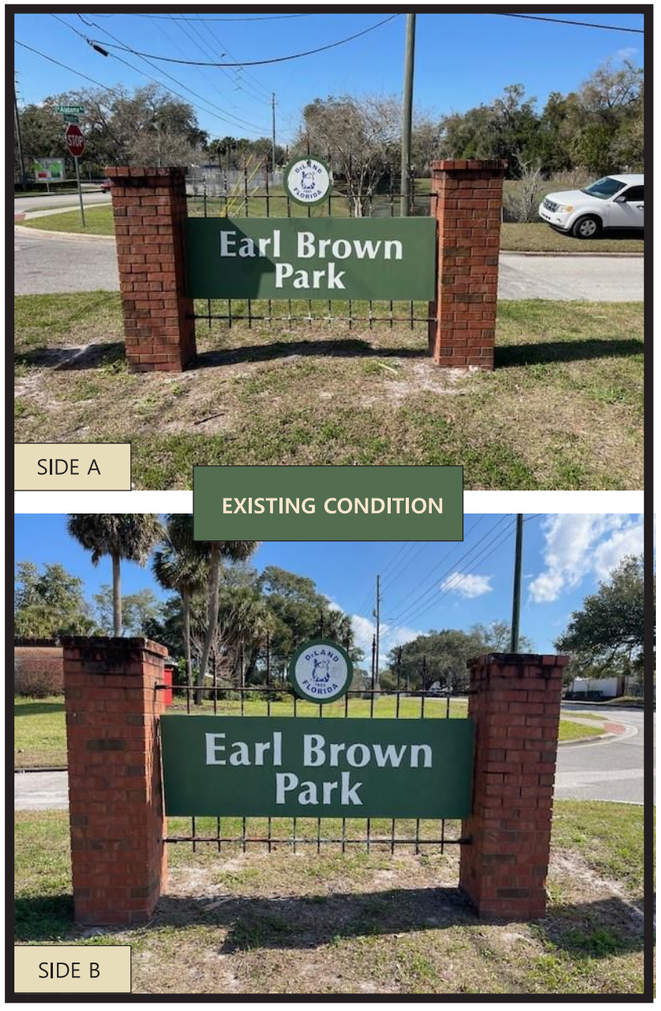
LOCATION 2 *- Alabama Ave. at Median North of Beresford Ave. (NEW PANELS & OPEN METAL ART TOP-OUT) D/F*



RFQ No, 25-03
Earl Brown Park Signs

Client: CITY OF DELAND
Project Name: EARL BROWN PARK SIGNS
Address: DELAND, FL

Drawing # RR-001
Date: 08-07-24

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LOCATION 3- Amelia Ave. and Walts Ave. (NEW PANELS & OPEN METAL ART TOP-OUT) S/F

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LOCATION 4- Amelia Ave. and Euclid Ave. (NEW PANELS & OPEN METAL ART TOP-OUT) D/F

RFQ No, 25-03
Earl Brown Park Signs

Client: CITY OF DELAND
Project Name: EARL BROWN PARK SIGNS
Address: DELAND, FL

Drawing # RR-001
Date: 08-07-24

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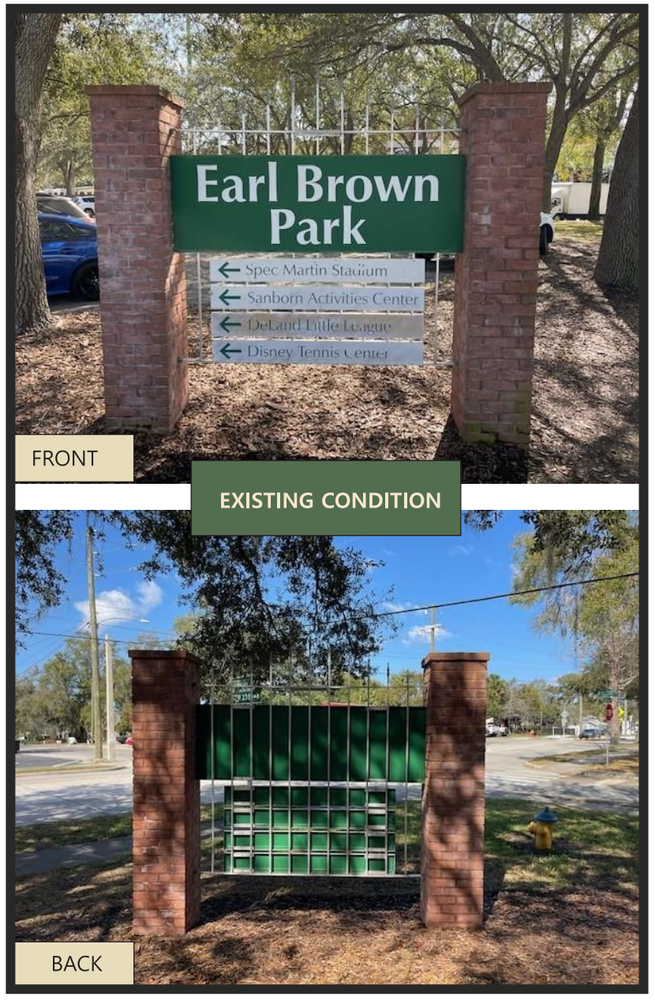
866-420-9909

LOCATION 5 ***- S.E. Corner of Woodland Blvd & Euclid ave. (NEW PANELS & OPEN METAL ART TOP-OUT) S/F***



RFQ No, 25-03
Earl Brown Park Signs

Client:	CITY OF DELAND
Project Name:	EARL BROWN PARK SIGNS
Address:	DELAND, FL
Drawing #	RR-001
Date:	08-07-24

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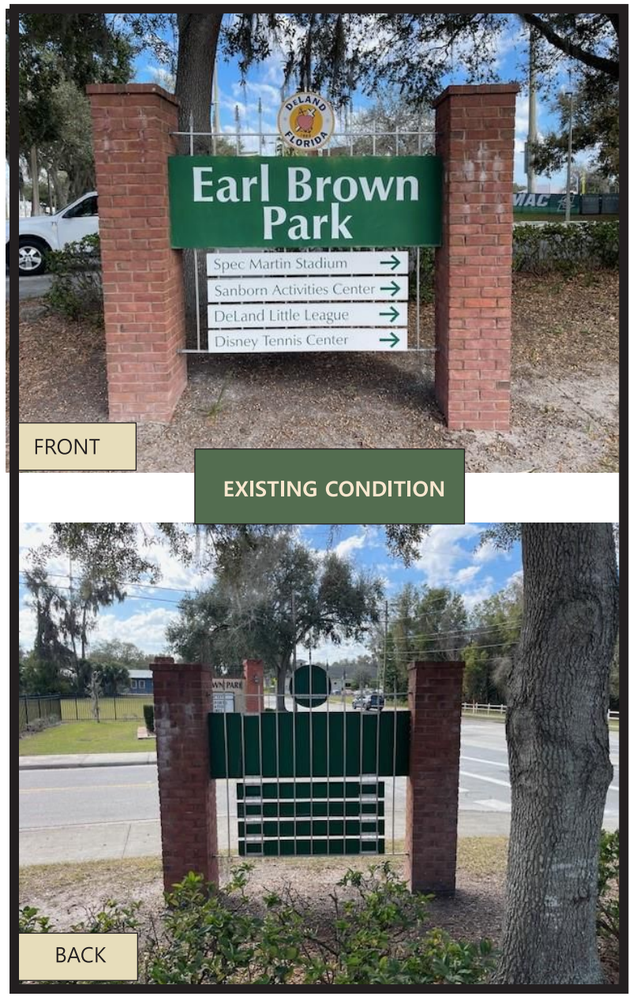
866-420-9909

LOCATION 6- Woodland Blvd. and Hubbard Ave. (NEW PANELS & OPEN METAL ART TOP-OUT) S/F



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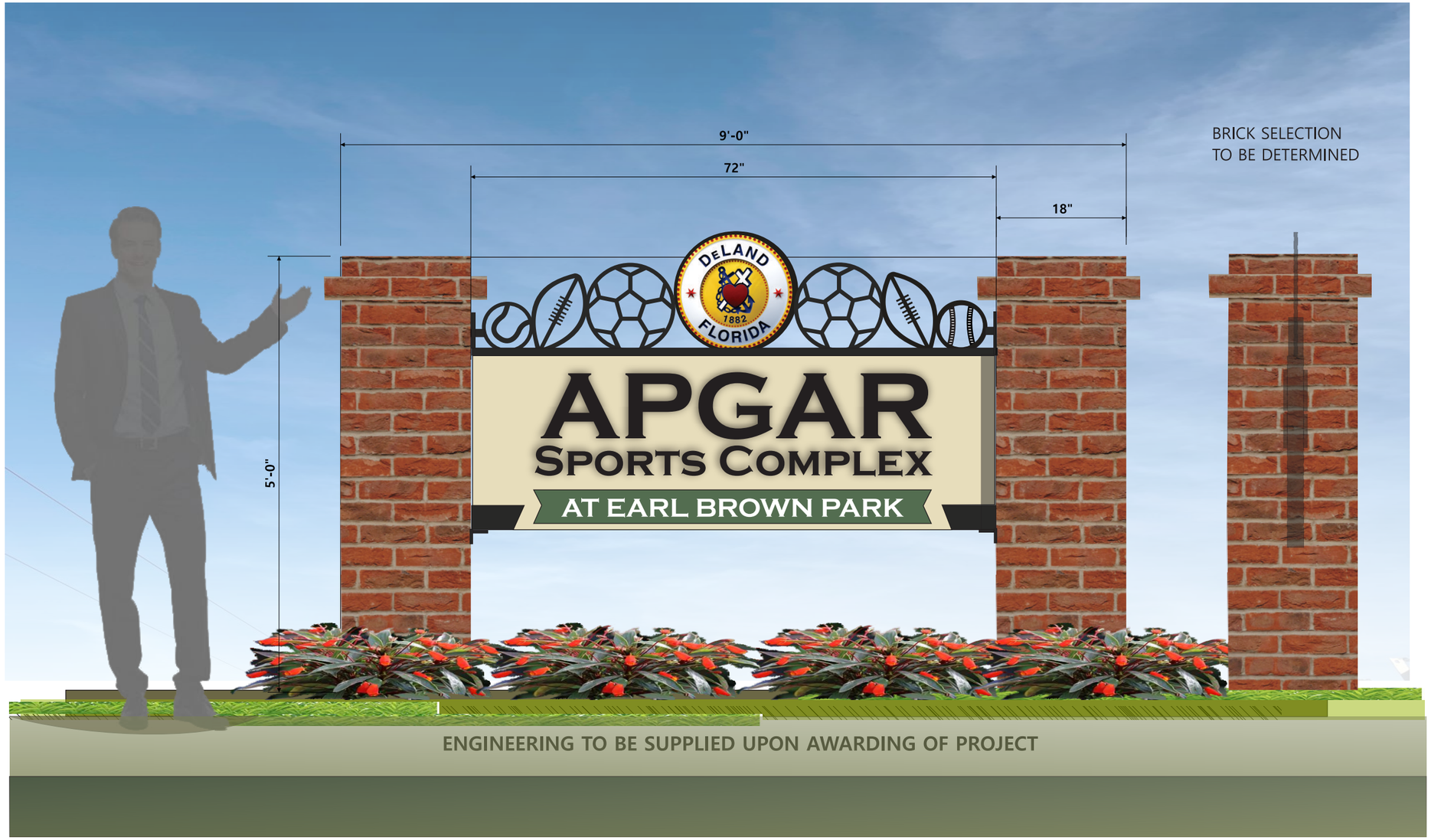
LOCATION 7- Bersford Ave & Amelia (NEW D/F SIGN & STRUCTURE)

NEW SIGN & STRUCTURE



RFQ No, 25-03
Earl Brown Park Signs

Client:	CITY OF DELAND
Project Name:	EARL BROWN PARK SIGNS
Address:	DELAND, FL
Drawing #	RR-001
Date:	08-07-24

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STATE CERTIFIED
ES 0000361

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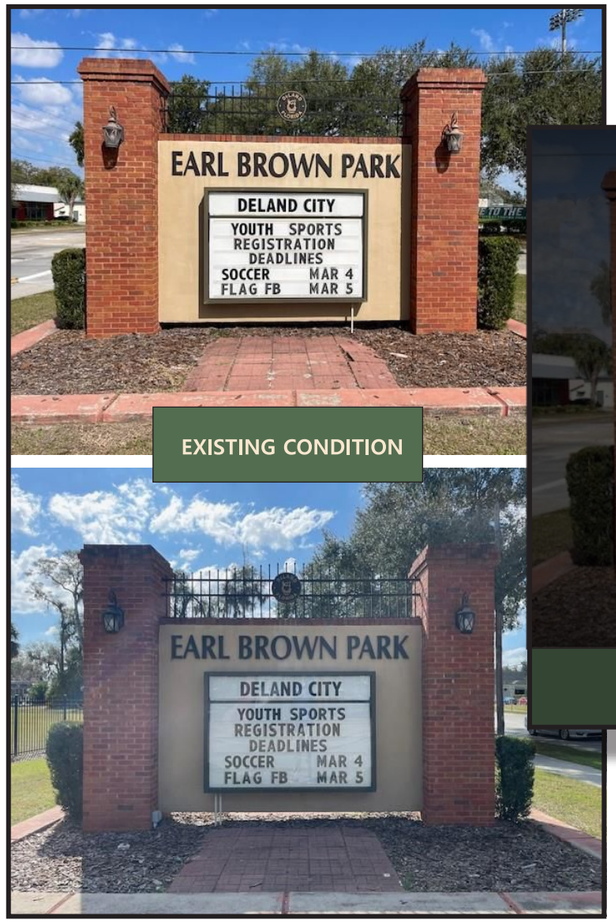
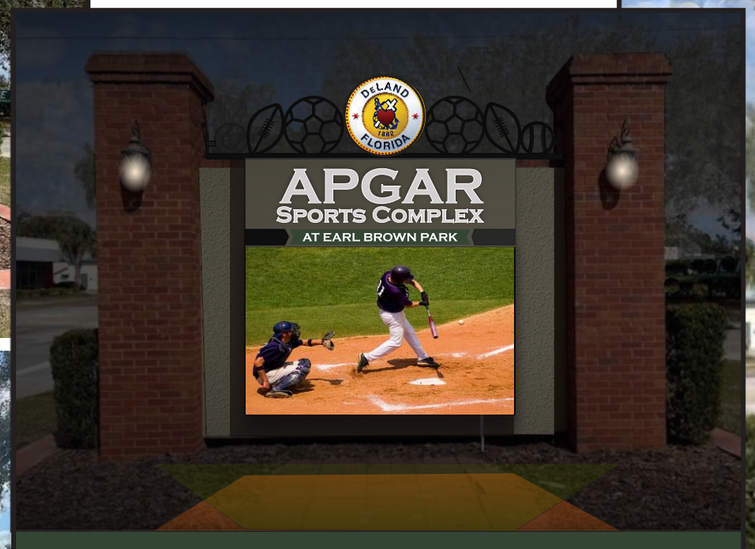
866-420-9909

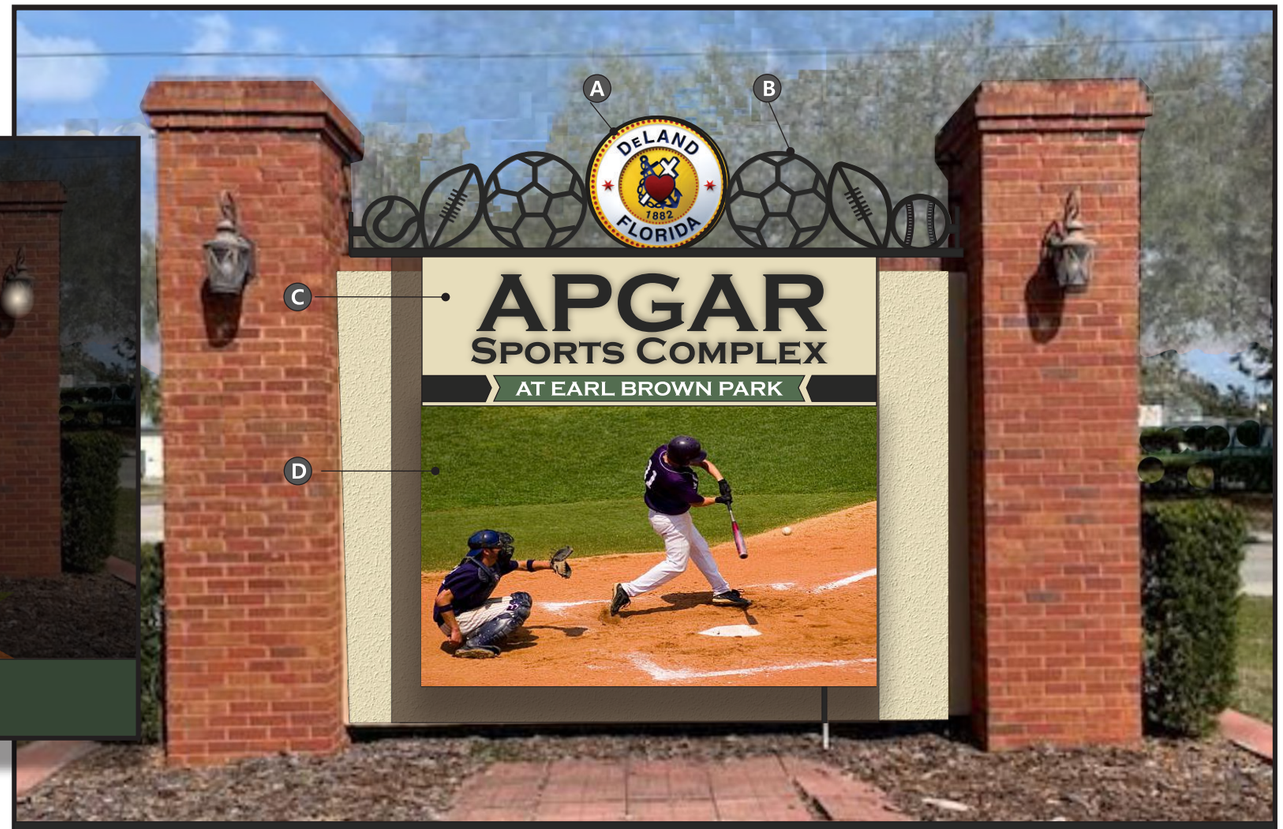
LOCATION 8 - Woodland Blvd & Hubbard Ave. (NEW ILLUMINATED SIGN W/ EMC & OPEN METAL ART TOP-OUT) D/F



EXISTING CONDITION



NIGHT ILLUMINATION EFFECT



S P E C I F I C A T I O N S

A. Internally illuminated aluminum channel cabinet w/ internal white LED lighting w/ translucent vinyl digital print graphic
B. 3/8" laser cut aluminum "scroll" graphic
C. Internally illuminated aluminum cabinet w/ white LED lighting, routed out copy w/ 3/4" push thru letters w/ perforated black vinyl ,(looks black in day & white at night.)
D. 6MM COLOR LED Lifetime Cell Modem programing via cloud base software

3/8"=1'

RFQ No, 25-03
Earl Brown Park Signs

Client: CITY OF DELAND
Project Name: EARL BROWN PARK SIGNS
Address: DELAND, FL

Drawing # RR-001
Date: 08-07-24

P-10
22

STATE CERTIFIED
ES 0000361

Some slight differences in dimensions may exist due to fabrication or material limitations incurred with fabrication.

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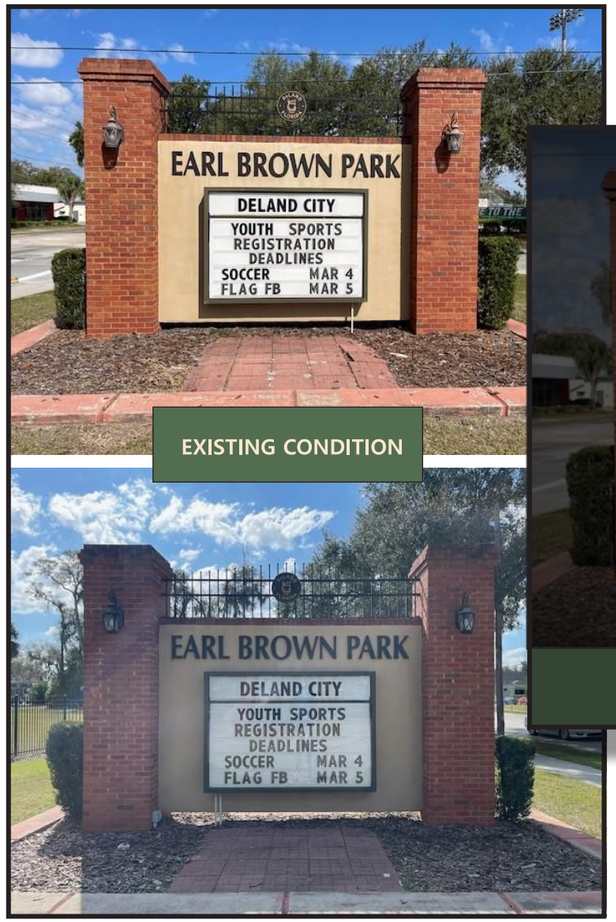
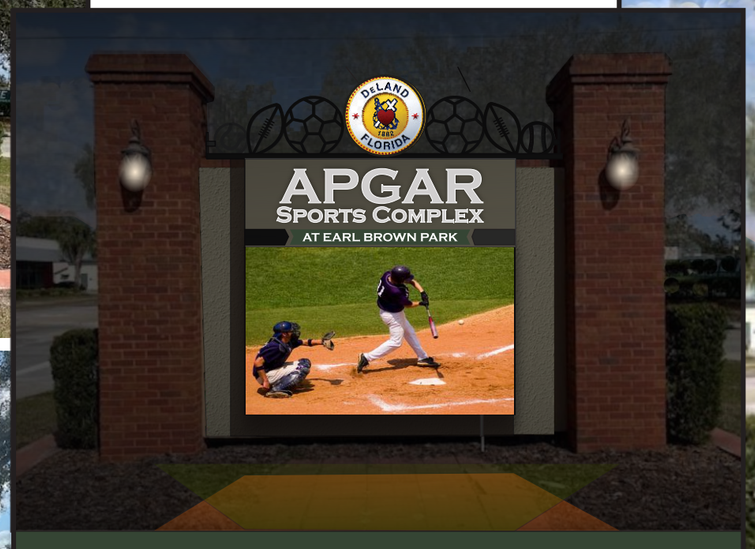
i2 Visual, Inc.
1606 BENCHMARK AVE.
FT. MYERS, FL 33905
239-687-3223
866-420-9909

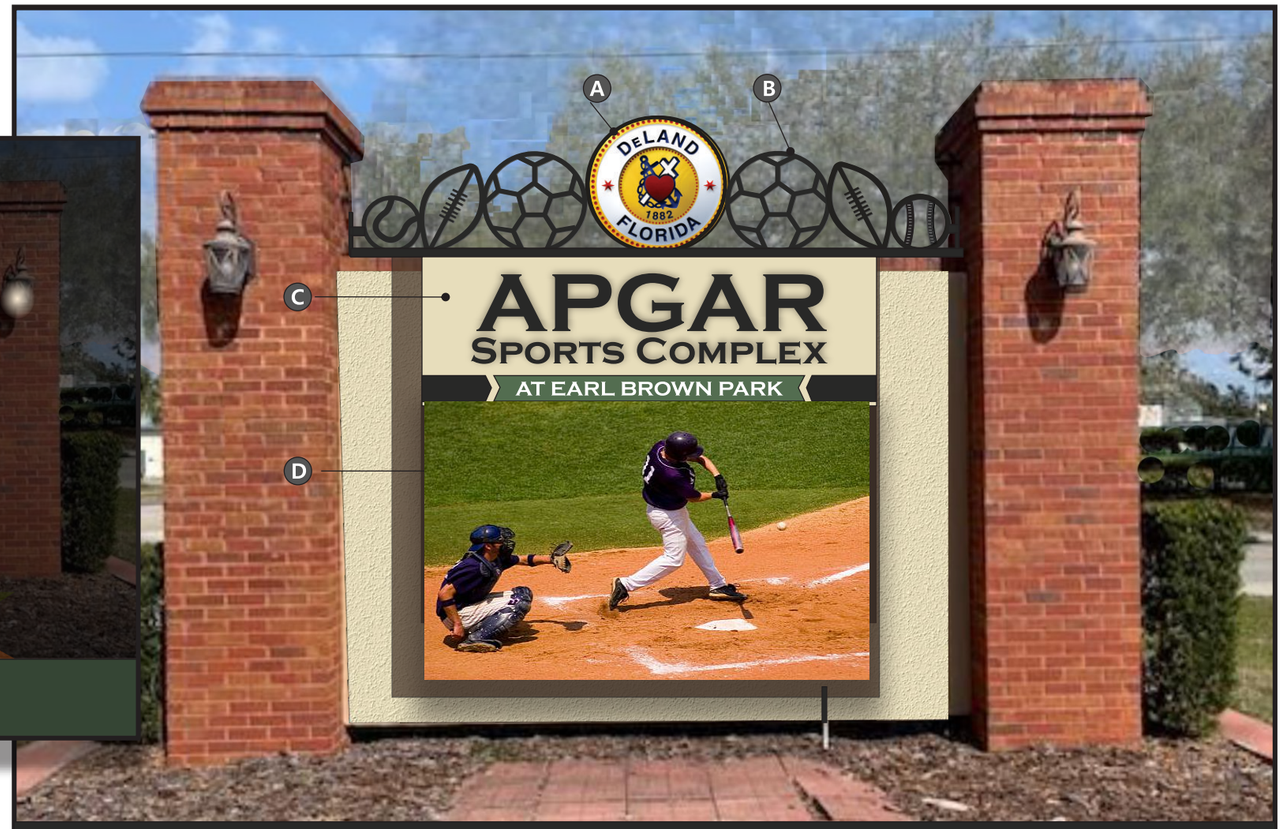
LOCATION 8 - Woodland Blvd & Hubbard Ave. (NEW ILLUMINATED SIGN W/ EMC & OPEN METAL ART TOP-OUT) D/F



EXISTING CONDITION



NIGHT ILLUMINATION EFFECT



S P E C I F I C A T I O N S

A. Internally illuminated aluminum channel cabinet w/ internal white LED lighting w/ translucent vinyl digital print graphic
B. 3/8" laser cut aluminum "scroll" graphic
C. Internally illuminated aluminum cabinet w/ white LED lighting, routed out copy w/ 3/4" push thru letters w/ perforated black vinyl ,(looks black in day & white at night.)
D. 6MM COLOR LED Lifetime Cell Modem programing via cloud base software

3/8"=1'

RFQ No, 25-03
Earl Brown Park Signs

Client: CITY OF DELAND
Project Name: EARL BROWN PARK SIGNS
Address: DELAND, FL

Drawing # RR-001
Date: 08-07-24

P-11
23

STATE CERTIFIED
ES 0000361

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866-420-9909

LOCATION #5 (SINGLE FACE) 3/4"=1'

LOCATION #6 (SINGLE FACE) 3/4"=1'

PMS 4001 C
MATHEWS (SATIN FIN)

PMS2263 C
MATHEWS (SATIN FIN)

WHITE VINYL

MATHEWS BLACK
(SATIN FIN)

DIGITALLY PRINTED VINYL W/ MATT OVER-LAMINATE PROTECTION

RFQ No, 25-03
Earl Brown Park Signs

Client: CITY OF DELAND
Project Name: EARL BROWN PARK SIGNS
Address: DELAND, FL

Drawing # RR-001
Date: 08-07-24

P-12
24

STATE CERTIFIED
ES 0000361

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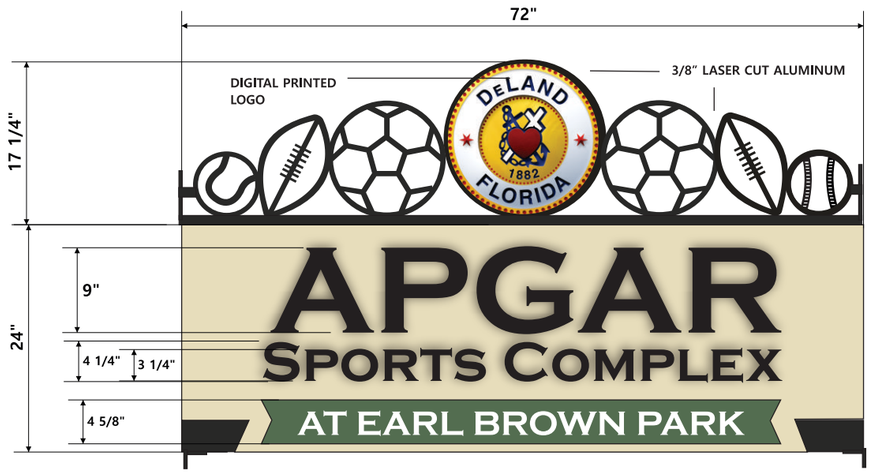
i2 Visual, Inc.
1606 BENCHMARK AVE.
FT. MYERS, FL 33905
239-687-3223
866-420-9909

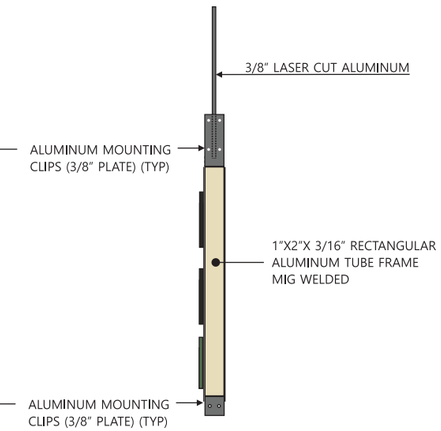


"APGAR SPORTS COMPLEX" & (GREEN RIBBON SHAPE) TO BE LASER CUT 3/8" ALUMINUM
(PAINT MATHEWS SATIN BLACK)
"AT EARL BROWN PARK" TO BE WHITE VINYL LETTERS
BACKGROUND PANELS TO BE .090 ALUMINUM FINISHED W/ MATHEWS POLYURETHANE
SATIN FINISH (TYP)

LOCATION #2 (DOUBLE FACE) ***3/4"=1'***

"CHIPPER JONES FIELD" & (GREEN RIBBON SHAPE) TO BE LASER CUT 3/8" ALUMINUM
(PAINT MATHEWS SATIN BLACK)
"LITTLE LEAGUE COMPLEX" TO BE WHITE VINYL LETTERS
BACKGROUND PANELS (FACES) TO BE .090 ALUMINUM FINISHED W/ MATHEWS POLYURETHANE
SATIN FINISH

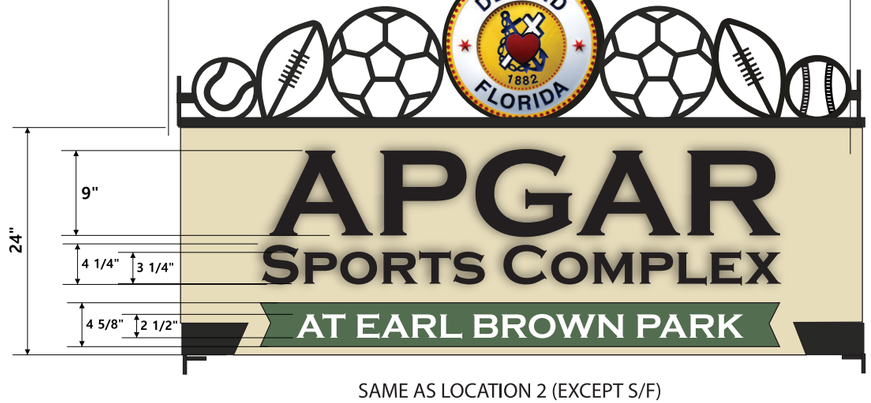
LOCATION #4 (SINGLE FACE) ***3/4"=1'***



END VIEW (TYP)

SAME AS LOCATION 2 (EXCEPT S/F)

LOCATION #3 (SINGLE FACE) ***3/4"=1'***



SAME AS LOCATION 2 (EXCEPT S/F)

LOCATION #7 (DOUBLE FACE) ***3/4"=1'***

NEW STRUCTURE

PMS 4001 C
MATHEWS (SATIN FIN)

PMS2263 C
MATHEWS (SATIN FIN)

WHITE VINYL

MATHEWS BLACK
(SATIN FIN)

DIGITALLY PRINTED
VINYL W/ MATT
OVER-LAMINATE
PROTECTION

RFQ No, 25-03
Earl Brown Park Signs

Client: CITY OF DELAND
Project Name: EARL BROWN PARK SIGNS
Address: DELAND, FL

Drawing # RR-001
Date: 08-07-24

P-13
25

STATE CERTIFIED
ES 0000361

Some slight differences in dimensions may exist due to fabrication or material limitations incurred with fabrication.

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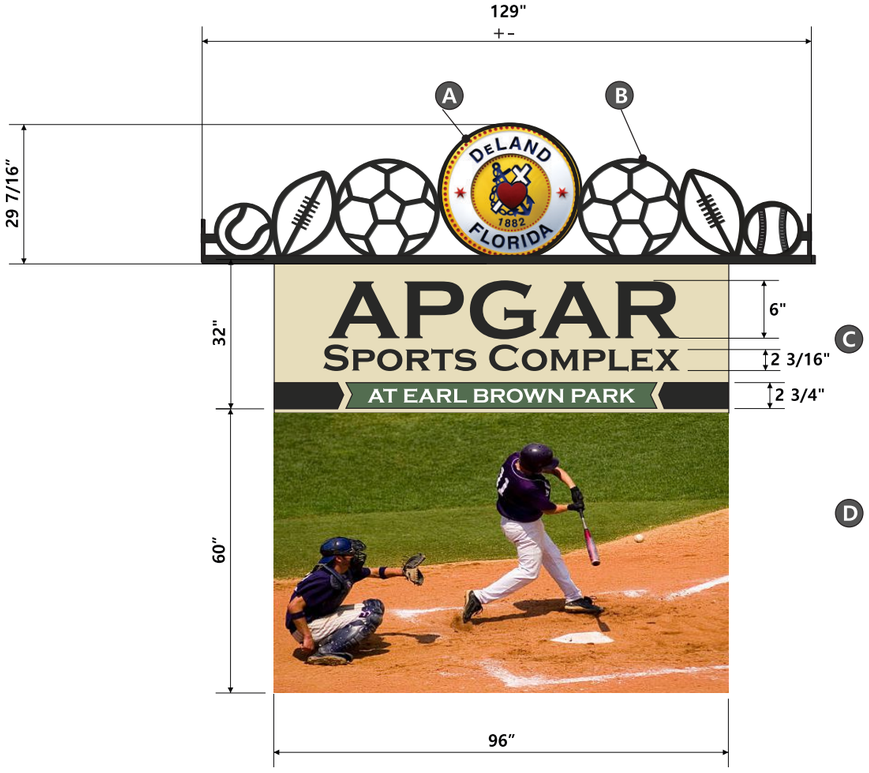
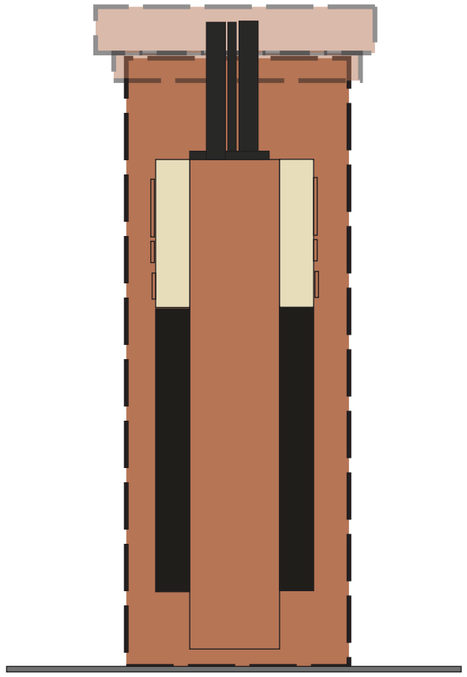
i2 Visual, Inc.
1606 BENCHMARK AVE.
FT. MYERS, FL 33905
239-687-3223
866-420-9909

LOCATION #8



OPTION W/ ELECTRONIC DISPLAY (2-SINGLE SIDES)



END VIEW

OPTION W/ MANUAL LTR MARQUEE (2-SINGLE SIDES)

"APGAR SPORTS COMPLEX" & (GREEN RIBBON SHAPE) TO BE LASER CUT 3/8" ALUMINUM (PAINT MATHEWS SATIN BLACK)
"AT EARL BROWN PARK" TO BE WHITE VINYL LETTERS
BACKGROUND PANELS TO BE .090 ALUMINUM FINISHED W/ MATHEWS POLYURETHANE SATIN FINISH (TYP)
MARQUEE: INTERNALLY ILLUMINATED W/ WHITE LED LIGHTING, 5 LINES OF 6" CHANGEABLE LETTERS,
CLEAR LOCKIBLE VANDAL COVER

S P E C I F I C A T I O N S

3/8"=1'

A. Internally illuminated aluminum channel cabinet w/ internal white LED lighting w/ translucent vinyl digital print graphic
B. 3/8" laser cut aluminum "scroll" graphic
C. Internally illuminated aluminum cabinet w/ white LED lighting, routed out copy w/ 3/4" push thru letters w/ perforated black vinyl ,(looks black in day & white at night.)
D. 6MM COLOR LED Lifetime Cell Modem programing via cloud base software

RFQ No, 25-03
Earl Brown Park Signs

Client: CITY OF DELAND
Project Name: EARL BROWN PARK SIGNS
Address: DELAND, FL

Drawing # RR-001
Date: 08-07-24

P-14

STATE CERTIFIED
ES 0000361

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Copy Right 2025

i2 Visual, Inc.
1606 BENCHMARK AVE.
FT. MYERS, FL 33905
239-687-3223
866-420-9909

RFP 25-03
Earl Brown Park Signs

Estimated Project Timeline

Notice of Award	1 day
Kick-off Meeting	Within 2 days of Award
Manufacture / Production Time	6-8 Weeks (42-56 days)
Installation	1 Week (5 days)

***Timeline was established using a projected "Notice of Award" date. Dates are subject to change if "Notice of Award", contract, or purchase order date differs. No installation requirement dates have been provided at this time, see below:**

Notice of Award	05/27/2025
Kick-off Meeting	05/29/2025
Contract or PO Received	06/02/2025
Completion of all manufacturing	07/25/2025
Commence Installation	07/28/2025
Complete Installation	08/01/2025

TAB 5
Price Form

RFP-25-03 / Earl Brown Park Signs
Price Form

Price Proposal Item	Location	Existing Sign Description	Scope of Work	Item Price
1	SW corner of Amelia Ave. and Hubbard Ave.	N/A - New foundation, columns and sign proposed	Provide detailed design and permitting. Construct new, double-sided sign to include foundation, columns, sign panel and grill. Overall dimensions shall be aproximately 12 ft. wide by 7 ft high. Wording and appearance (both sides) shall be similar to sign depicted in Figure 2. Sign Conceptual Design	**$25,350.00**
2	Alabama Ave. Median north of Beresford Ave	Monument Sign with Brick Columns - Double-sided	Retain existing brick columns. Remove and replace sign panel and metal grill with new, double sided panel and grill with wording and design similar to sign depicted in Figure 2 and Figure 3.2	$7,350.00
3	SW corner of Amelia Ave. and Walts Ave.	Monument Sign with Brick Columns - Single-sided	Retain existing brick columns. Remove and replace sign panel and metal grill with new, double sided panel and grill with wording and design similar to sign depicted in Figure 2 and Figure 3.3	$6,150.00
4	NW Corner of Amelia Ave. and Euclid Ave.	Monument Sign with Brick Columns - Double-sided	Retain existing brick columns. Remove and replace sign panel and metal grill with new, double sided panel and grill. New sign panel shall duplicate wording on existing sign for Chipper Jones Field (see photos, Figure 4.4). New Grill shall be similar to that depicted in Figure 2.	$7,350.00
5	SE corner of Woodland Blvd. and Euclid Ave.	Monument Sign with Brick Columns - Single-sided	Retain existing brick columns. Remove and replace sign panel and metal grill with new, single sided panel with wording to duplicate that on existing sign (see photos in Figure 4.5). New grill above sign shall be similar to that depicted in Figure 2. Provide additional signs with directional arrows below main panel to duplicate information on existing sign.	$7,050.00
6	NE corner of Woodland Blvd. and Hubbard Ave.	Monument Sign with Brick Columns - Single-sided	Retain existing brick columns. Remove and replace sign panel and metal grill with new, single sided panel with wording to duplicate that on existing sign (see photos in Figure 4.6). New grill above sign shall be similar to that depicted in Figure 2. Provide additional signs with directional arrows below main panel to duplicate information on existing sign.	$7,050.00
7	NW corner of Beresford Ave. and Amelia Ave.	N/A - New foundation, columns and sign proposed	Provide detailed design and permitting. Construct new, double sided sign to include foundation, columns, sign panel and grill. Overall dimensions shall be aproximately 9 ft. wide by 5 ft high. New grill above sign shall be similar to that depicted in Figure 2. Provide main sign panel and up to 4 additional signs with directional arrows below main panel (similar to directional signs currently at location No. 6). Wording on main sign panel and directional signs below shall be as directed by owner.	$14,750.00

8	SE corner of Woodland Blvd. and Hubbard Ave.	Monument Sign with Brick Columns - Double sided	Retain existing brick columns. Recondition and modify both sides of existing sign panel with wording and design similar to sign depicted in Figure 2. Remove and replace grill above existing sign with new grill similar to that depicted in Figure 2. Carefully remove and store existing message boards from both sides of existing sign and reinstall on reconditioned sign panel.	$26,450.00
9	Maintenance-of-Traffic (MOT) Costs			$2,500.00
Total Price, Items 1-9				$104,000.00
Total Price, Items 1-9 in Words			One hundred four thousand dollars	

Bidders shall bid unit prices, F.O.B. destination, including all discounts in accordance with units and quantities indicated on the Price Sheet. The prices bid shall be used for payment and shall be deemed to include payment in full for all transportation, labor, and equipment used in delivering all supplies and materials to the point of delivery.

Alternative Pricing

Alternative Item Cost List			
Sign Location No.	**Product Description**	**Quantity**	**Change in Cost**
1	Routed out faces w/ push-thru letters	1	**-$3,900**
8	Full color 60” x 96” EMC 6mm	1	**$36,370**

TAB 6
Required Proposal Forms

SUBMIT TO: CITY OF DELAND FINANCE DEPT., 2ND FLOOR PURCHASING COORDINATOR 120 SOUTH FLORIDA AVENUE DELAND, FLORIDA 32720	**REQUEST FOR PROPOSAL**	
CONTACT: **Corey McMillen** mcmillenc@deland.org purchasing@deland.org		
PHONE: **386-626-7078**	**RFP-25-03**	*SUBMITTALS RECEIVED AFTER SPECIFIED DATE AND TIME WILL NOT BE CONSIDERED*
RFP TITLE: Earl Brown Park Signs		**SUBMITTAL DEADLINE:** **March 25, 2025 @ 3:00 P.M.**
PRE-PROPOSAL CONFERENCE DATE, TIME AND LOCATION: March 4, 2025, 10:00 AM, Sanborn Center, 815 S. Alabama Ave. DeLand, Fl 32720		**PROPOSAL BOND REQUIRED: 5%**
RESPONDENT NAME: i2 Visual, Inc.		**FEDERAL ID # OR SOCIAL SECURITY #:** 27-5113425
MAILING ADDRESS: 1606 Benchmark Ave.		**TELEPHONE #:** (239) 687-3223 ext. 700
CITY – STATE – ZIP: Fort Myers, FL 33905		**FAX #:** N/A
X John T. Howe		**EMAIL:** sales@i2visual.com
AUTHORIZED SIGNATURE		Title President
Printed Name President		Date 03/24/2025

By my signature I certify that this offer is made without prior understanding, agreement, or connection with any corporation, firm, business entity, or person submitting an offer for the same materials, supplies, equipment, or service(s), and is in all respects fair and without collusion or fraud. I further agree that if the offer is accepted, the offeror will convey, sell, assign, or transfer to the City of DeLand all right, title, and interest in and to all causes of action it may now or hereafter acquire under the Antitrust laws of the United States and the State of Florida for price fixing relating to the particular commodity(s) or services(s) purchased or acquired by the City of DeLand. At the City's discretion, such assignment shall be made and become effective at the time the City tenders final payment to the vendor.

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR RESPONSE

GENERAL CONDITIONS AND INSTRUCTIONS

******PLEASE READ CAREFULLY******

1. **SUBMISSION OF OFFERS:** All offers shall be submitted in a sealed envelope or package. The invitation numbers, title, and opening date shall be clearly displayed on the outside of the sealed envelope or package. The delivery of responses to the receptionist located on the 2nd floor of City Hall prior to the specified date and time is solely and strictly the responsibility of the offeror. Any submittal received after the specified date and time will not be considered.

   Responses shall be submitted on forms provided by the City. Additional information may be attached to the submittal. Facsimile submissions are NOT acceptable. No offer may be modified after acceptance. No offer may be withdrawn after opening for a period of sixty (60) days unless otherwise specified.

2. **EXECUTION OF OFFER:** Offer shall contain a manual signature in the space(s) provided of a representative authorized to legally bind the offeror to the provisions therein. All spaces requesting information from the offeror shall be completed. Responses shall be typed or printed in ink. Use of erasable ink or pencil is not permitted. Any correction made by the offeror to any entry must be initialed.

EARL BROWN PARK SIGNS
RFP-25-03
ACKNOWLEDGMENT OF TERMS, CONDITIONS, AND ADDENDA

ADDENDUM ACKNOWLEDGMENT:

Add. No.__1__ Dated__03/10/2025__ / Add. No.__3__ Dated__03/17/2025__

Add. No._____ Dated_____ / Add. No._____ Dated_____

I hereby acknowledge that I have read, understand, and agree to all terms, conditions, insurance, scope of work, specifications and pricing for Proposal # RFP-25-03 / Earl Brown Park Signs.

VENDOR NAME_i2 Visual, Inc.

ADDRESS_1606 Benchmark Ave., Fort Myers, FL 33905

AUTHORIZED

SIGNATURE_John T. Hose

PRINTED

SIGNATURE_John Hose_____DATE_03/24/2025

TELEPHONE#_(239) 687-3223 ext. 700_____FAX #_____

EMAIL:_sales@i2visual.com

CONTRACTOR AFFIDAVIT REGARDING SCRUTINIZED COMPANY LIST

Awarded Contractor shall certify that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S. If the Contract is for more than $1,000,000 the Contractor further certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S.

For Contracts of any amount, if the City determines the Contractor submitted a false certification under Section 287.135(5) of the Florida Statutes, or if the Contractor has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, the City shall either terminate the Contract after it has given the Contractor notice and an opportunity to demonstrate the City's determination of false certification was in error pursuant to Section 287.135(5)(a) of the Florida Statutes, or on a case-by-case basis the City may choose to maintain the Contract if the conditions of Section 287.135(4) of the Florida Statutes are met. For Contracts $1,000,000 and greater, if the City determines the Contractor submitted a false certification under Section 287.135(5) of the Florida Statutes, or if the Contractor has been placed on the Scrutinized Companies with Activities in the Sudan List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, the City shall either terminate the Contract after it has given the Contractor notice and an opportunity to demonstrate the City's determination of false certification was in error pursuant to Section 287.135(5)(a) of the Florida Statutes, or on a case-by-case basis the City may choose to maintain the Contract if the conditions of Section 287.135(4) of the Florida Statutes are met.

STATE OF FLORIDA

CITY OF Lee

BEFORE ME, the undersigned authority, personally appeared John Hose, who, being by me first duly sworn, made the following statement:

1. The Business address of 1606 Benchmark Ave., Fort Myers, FL 33905 (name of bidder or Contractor) is i2 Visual, Inc..

2. My relationship to i2 Visual, Inc. (name of bidder or Contractor) is President (relationship such as sole proprietor, partner, president, vice president).

3. I understand that "Boycott of Israel" has the same meaning as defined in §215.4725, Florida Statutes, and means refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. A statement by a

company that it is participating in a boycott of Israel, or that it has initiated a boycott in response to a request for a boycott of Israel or in compliance with, or in furtherance of, calls for a boycott of Israel, may be considered by the State Board of Administration to be evidence that a company is participating in a boycott of Israel. The term does not include restrictive trade practices or boycotts fostered or imposed by foreign countries against Israel.

4. I understand that "business operations" means, for purposes specifically related to Cuba or Syria, engaging in commerce in any form in Cuba or Syria, including, but not limited to, acquiring, developing, maintaining, owning, selling, possessing, leasing, or operating equipment, facilities, personnel, products, services, personal property, real property, military equipment, or any other apparatus of business or commerce.

5. i2 Visual, Inc. (name of the bidder or Contractor) is not on the Scrutinized Companies that Boycott Israel List, created pursuant to s. 215.4725, Florida Statutes, or is engaged in a boycott of Israel.

6. i2 Visual, Inc. (name of the bidder or Contractor) is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to s. 215.473, Florida Statutes.

7. i2 Visual, Inc. (name of the bidder or Contractor) is not engaged in business operations in Cuba or Syria.

John T. Hare
Signature

Sworn to and subscribed before me in the state and City first mentioned above on the 25 day of March, 2025.

(AFFIX SEAL or STAMP)

SCHANTAVIA M IVERY
Notary Public - State of Florida
Commission # HH 447780
My Comm. Expires Sep 25, 2027
Bonded through National Notary Assn.

Schantavia M Ivery
Notary Public

My commission expires: 9/25/2027

CONFLICT OF INTEREST AFFIDAVIT

By the signature below, the firm (employees, officers and/or agents) certifies, and hereby discloses, that, to the best of their knowledge and belief, all relevant facts concerning past, present, or currently planned interest or activity (financial, contractual, organizational, or otherwise) which relates to the proposed work; and bear on whether the firm (employees, officers and/or agents) has a possible conflict have been fully disclosed.

Additionally, the firm (employees, officers and/or agents) agrees to immediately notify in writing the Finance Director, or designee, if any actual or potential conflict of interest arises during the contract and/or project duration.

i2 Visual, Inc.
Company

John T. Hose
Authorized Signature

John Hose, President
Printed Name & Title

sales@i2visual.com
Email

1606 Benchmark Ave.
Address

Fort Myers, FL 33905
City, State, Zip Code

(239) 687-3223 ext. 700
Telephone No.

Fax No.

State of Florida)
City of Lee)

SUBSCRIBED AND SWORN to before me this 25 day of March, 2024, by John Hose, who is personally known to me to be the President for the Firm, OR who produced the following identification: _____

Notary Public Schantavia M. Ivery

My Commission Expires: 09/25/2027

SCHANTAVIA M IVERY
Notary Public - State of Florida
Commission # HH 447780
My Comm. Expires Sep 25, 2027
Bonded through National Notary Assn.

NON-COLLUSION AFFIDAVIT

State of Florida)

City of Lee)

John Hose being first duly sworn, deposes and says that:

(1) He/she is the President, (Owner, Partner, Officer, Representative or Agent) of i2 Visual, Inc., the Contractor that has submitted the attached Proposal;

(2) He/she is fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;

(3) Such Proposal is genuine and is not a collusive or sham Proposal;

(4) Neither the said Contractor nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Contractor, firm, or person to submit a collusive or sham Proposal in connection with the Work for which the attached Proposal has been submitted; or to refrain from bidding in connection with such Work; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any Contractor, firm, or person to fix the price or prices in the attached Proposal or of any other Contractor, or to fix any overhead, profit, or cost elements of the Proposal price or the Proposal price of any other Contractor, or to secure trough any collusion, conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed Work;

(5) The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Contractor or any other of its agents, representatives, owners, employees or parties in interest, including this affiant.

By: _____
Signature of Individual

John Hose
Printed Name of Individual

President
Title of Individual

Signed, sealed and delivered in the presence of:

_____
Witness

Keyla Montero
Witness

State of Florida

County of Lee

The foregoing instrument was acknowledged before me this 25 day of March, 2025 by John Hose, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

WITNESS my hand and official seal.

Schantavia M Ivery
NOTARY PUBLIC

Schantavia M Ivery
(Name of Notary Public: Print, Stamp, or Type as Commissioned)

SCHANTAVIA M IVERY
Notary Public - State of Florida
Commission # HH 447780
My Comm. Expires Sep 25, 2027
Bonded through National Notary Assn.

FORM OF BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we,

I2 Visual Inc
(CONTRACTOR)

1606 Benchmark Dr
(PRINCIPAL CONTRACTOR ADDRESS)

Fort Myers FL 33905
(PRINCIPAL CONTRACTOR ADDRESS 2)

(239) 687-3223
(TELEPHONE NUMBER)

(hereinafter called the "Principal"), whose principal business address and telephone number is as stated above; and

The Ohio Casualty Insurance Company
(SURETY)

175 Berkeley St
(SURETY ADDRESS)

Boston MA 02116
(SURETY ADDRESS 2)

888-844-2663
(TELEPHONE NUMBER)

FEIN 31-0396250
(AM BEST, NAIC, OR FEIN NUMBER)

(hereinafter called the "Surety"), whose principal address and telephone number is as stated above, a surety insurer chartered and existing under the laws of the State of New Hampshire and authorized to do business in the State of Florida;

are held and firmly bound unto the City of DeLand , (hereinafter called "Obligee"), in the penal sum of

5% of Bid Amount Dollars and no cents ($XXXXXX),

good and lawful money of the United States of America, for the payment of which the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents. The Condition of this Obligation is such, that, should Obligee accept the bid of the Principal for the Earl Brown Park Signs, RFP No. RFP-25-03,and the Principal shall enter into a contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the Bidding or Contract Documents with good, qualified and sufficient surety for the faithful performance of such construction for the prompt payment of labor and material furnished in the prosecution thereof, then this obligation shall be null and void; otherwise this bid is to remain in full force and effect for the payment to Obligee of the stated penal sum hereof.

IN WITNESS WHEREOF, we have hereunto set our signatures and seal this 25th day of March, 2025, all pursuant to due authorization.

Principal I2 Visual Inc - President (Seal)

By The Ohio Casualty Insurance Company
Surety

By _____
As Attorney-in-Fact (Attach Power of Attorney) - Max Haney

STATE OF Florida)
COUNTY OF Lee) S.S.

IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under their several seals this 25 day of March, 2025, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative pursuant to authority of its governing body.

Schantavia M Ivery
NAME OF NOTARY PUBLIC (*PRINTED*)

Schantavia M Ivery
SIGNATURE OF NOTARY PUBLIC

FL
STATE

HH 447780
COMMISSION NUMBER

MY COMMISSION EXPIRES: 9/25/2027

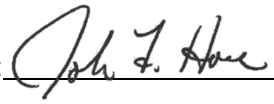
(AFFIX SEAL or STAMP)

SCHANTAVIA M IVERY
Notary Public - State of Florida
Commission # HH 447780
My Comm. Expires Sep 25, 2027
Bonded through National Notary Assn.

PUBLIC ENTITY CRIME FORM

Section 287.133(3)(a), Florida Statutes, on Public Entity Crimes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid/quote/proposal on a contract to provide goods or services to a public entity, may not submit a bid/quote/proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids/quotes/proposals on leases of rental property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

Acknowledged:  Date: 03/24/2025

CITY OF DeLAND
CONFIRMATION OF DRUG-FREE WORKPLACE FORM

In accordance with Section 287.087, Florida Statutes, "[w]henever two or more bids are equal with respect to price, quality, and service which are received by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. In order to have a drug-free workplace program, a business shall:

(1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

(2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

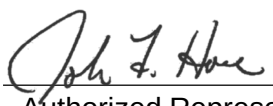
(3) Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection one (1).

(4) In the statement specified in subsection one (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

(5) Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by, any employee who is so convicted.

(6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section."

As the person authorized to sign the statement, I certify that this firm complies with the above requirements and the Florida Statutes Section 287.087. This form is in conjunction with The City of DeLand's General Conditions, Drug-Free Workplace.

i2 Visual, Inc.	RFP-25-03 Earl Brown Park Signs
Business Name	Bid Number and Name
	03/24/2025
Authorized Representative's Signature	Date
John Hose	President
Name	Position

REFERENCE FORM

List a minimum of three (3) / maximum five (5) customers for the services specified in the solicitation in the spaces provided.

Note: A contact person shall be someone who has personal knowledge of the Contractor's performance for the specific requirement listed. Contact person must have been informed that they are being used as a reference and that the County may be calling them. Do no list persons who will be unable to answer specific questions regarding the requirements.

Ref #1. Customer/Client: Sarasota County
Date of Services: Contract period 2021 - 2024
Description of Services: Fabricated & installed several ACM Sign Panel Park signs throughout Sarasota County parks for a 3-year period
Street Address: 8587 Potter Park Drive
City, State, ZIP Code: Sarasota, FL 34238
Telephone #: (941) 650-1635 Fax #:
Contact Person: Robert Lonie Jr. Email: blonie@scgov.net

Ref #2. Customer/Client: Owen Ames Kimball / Franklin Park Elementary School
Date of Services: April 2023 - July 2024
Description of Services: Manufactured and installed ADA signage, plaques, aluminum exterior letters, and monument sign for a new build.
Street Address: 2323 Ford St.
City, State, ZIP Code: Fort Myers, FL 33916
Telephone #: (239) 561-4141 Fax #:
Contact Person: John Klockner Email: jklockner@oakfl.com

Ref #3. Customer/Client: Holy Tanner / Vero Beach Regional Airport
Date of Services: April 2024 - December 2024
Description of Services: Manufactured and installed 9 new signs and refurbished 2 monument signs throughout airport property.
Street Address: 3400 Cherokee Dr.
City, State, ZIP Code: Vero Beach, FL 32960
Telephone #: (321) 544-0361 Fax #:
Contact Person: Wilbur Mathurin Email: wmathurin@hoyletanner.com

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Ref #4. Customer/Client: Village of Wellington
Date of Services: March 2024 - August 2024
Description of Services: Installation of EMC and channel letters onto wall w/ brick base.
Street Address: 12300 Forest Hill Blvd.
City, State, ZIP Code: Wellington, FL 33414
Telephone #: (561) 791-4070 Fax #:
Contact Person: Johnathan Martinez Email: jmartinez@wellingtonfl.gov

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Ref #5. Customer/Client:
Date of Services:
Description of Services:
Street Address:
City, State, ZIP Code:
Telephone #: Fax #:
Contact Person: Email:

CONTRACTOR NAME i2 Visual, Inc.
ADDRESS 1606 Benchmark Ave., Fort Myers, FL 33905
PRINTED SIGNATURE John Hose
AUTHORIZED SIGNATURE
TELEPHONE # (239) 687-3223 ext 700 FAX# N/A DATE 03/24/2025
EMAIL: sales@i2visual.com

HUMAN TRAFFICKING AFFIDAVIT

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein and execute this affidavit in order to comply with the requirements of Section 787.06(13), Florida Statutes.

2. I currently serve in the capacity listed below on behalf of the company listed below.

3. The company listed below does not use coercion for labor or services, as those terms are defined in Florida Statute 787.06.

4. This declaration is made in accordance with Florida Statute 92.525. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I declare that I have read the foregoing Human Trafficking Affidavit and that the facts stated in it are true.

Further Affiant sayeth naught.

Date executed 03/24/2025.

COMPANY

i2 Visual, Inc.
NAME OF BUSINESS ENTITY

SIGNATURE

John Hose, President
NAME AND TITLE

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See **Specific Instructions** on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

i2 Visual, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☑ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

1606 Benchmark Ave.

Fort Myers, FL 33905

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–		–				

or

Employer identification number

2	7	–	5	1	1	3	4	2	5

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** ► John T. Howe **Date** ► 03/24/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Max Haney
Haney Insurance Group 15120 Ports of Iona Drive, #A304 Fort Myers FL 33901	PHONE (A/C, No, Ext): 239-822-9756 FAX (A/C, No): E-MAIL ADDRESS: max@haneyinsurancegroup.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Liberty Mutual Insurance Company	
INSURER B : AXIS Insurance Company	
INSURER C : American Interstate Insurance Company	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
i2 Visual, Inc
1606 Benchmark Ave
Fort Myers FL 33905-4900

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	BLW68450846	12/23/2024	12/23/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Rental Equipment Cover	$ 1.000.000 $ 300.000 $ 15.000 $ 2.000.000 $ 2.000.000 $ 2.000.000 $ 300.000
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [X] HIRED AUTOS [X] NON-OWNED AUTOS	Y	Y	AZG68450846	12/26/2024	12/26/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) PIP	$ 1.000.000 $ 1.000.000 $ 1.000.000 $ 100.000 $ 100.000
B	[X] UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $		Y	P-001-001521066-01	12/23/2024	12/23/2025	EACH OCCURRENCE AGGREGATE	$ 5.000.000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: Y (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	AVWCFL3178232024	05/09/2024	05/09/2025	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1.000.000 $ 1.000.000 $ 1.000.000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Deland
120 S Florida Ave
DeLand FL 32720-5422

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Bates M Haney

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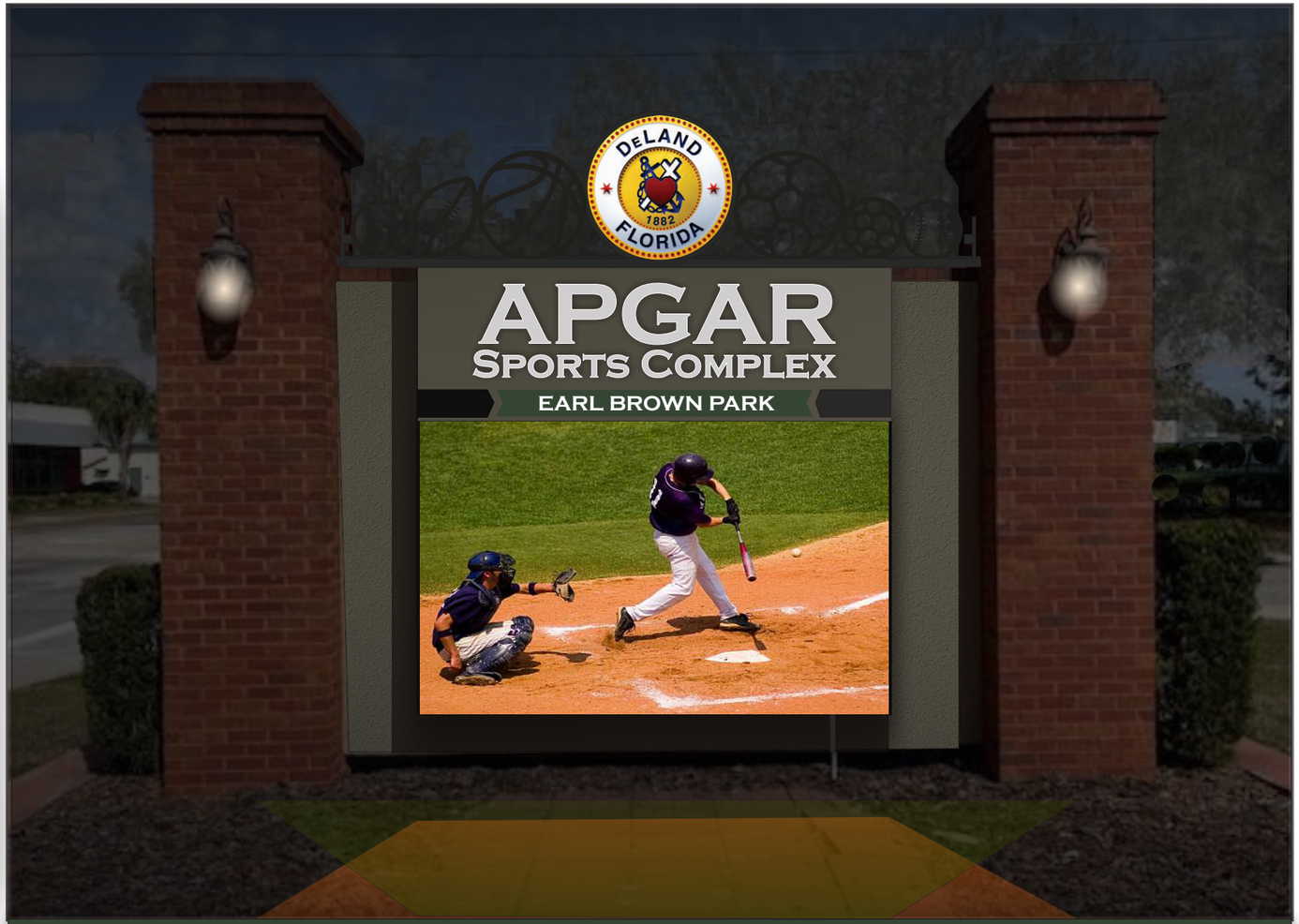
Note from the Designer

DESIGN INTENT

The intent of the design, colors, materials and shapes is to be true to the provided design with some slight modifications to enhance the overall appearance while creating a strong structure and maintaining a consistent, unique signage program that blends tradition with modern.

Having grown up in Lake Helen and graduated from DeLand High School (Class of 1968) I have a special interest in this project and would love to see it come to fruition.

Ric Roberts



RFQ No 25-03 Earl Brown Park Signs

Copy Right 2025

i2 Visual, Inc.
1606 BENCHMARK AVE.
FT. MYERS, FL 33905
239-687-3223
866-420-9909

LOCATION 1- Amelia Ave. at Hubbard (NEW D/F ILLUMINATED SIGN & STRUCTURE

NEW SIGN & STRUCTURE

OPTION B ROUTED OUT FACES W' PUSH-THRU LETTERS

RFQ No, 25-03
Earl Brown Park Signs

Client:	CITY OF DELAND
Project Name:	EARL BROWN PARK SIGNS
Address:	DELAND, FL
Drawing #	RR-001
Date:	08-07-24

P-3

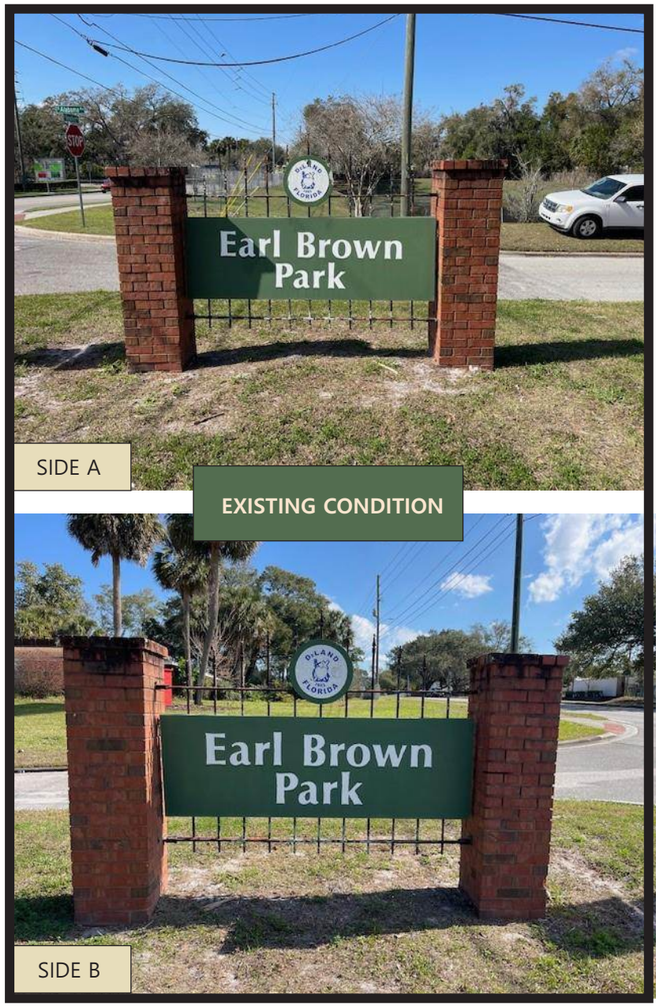
STATE CERTIFIED
ES 0000361

Some slight differences in dimensions may exist due to fabrication or material limitations incurred with fabrication.

Copy Right 2025

i2 Visual, Inc.
1606 BENCHMARK AVE.
FT. MYERS, FL 33905
239-687-3223
866-420-9909

LOCATION 2 *- Alabama Ave. at Median North of Beresford Ave. (NEW PANELS & OPEN METAL ART TOP-OUT) D/F*



RFQ No, 25-03
Earl Brown Park Signs

Client: CITY OF DELAND
Project Name: EARL BROWN PARK SIGNS
Address: DELAND, FL

Drawing # RR-001
Date: 08-07-24

P-4

STATE CERTIFIED
ES 0000361

Some slight differences in dimensions may exist due to fabrication or material limitations incurred with fabrication.

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i2 Visual, Inc.
1606 BENCHMARK AVE.
FT. MYERS, FL 33905
239-687-3223
866-420-9909

LOCATION 3- Amelia Ave. and Walts Ave. (NEW PANELS & OPEN METAL ART TOP-OUT) S/F

RFQ No, 25-03
Earl Brown Park Signs

Client:	CITY OF DELAND
Project Name:	EARL BROWN PARK SIGNS
Address:	DELAND, FL
Drawing #	RR-001
Date:	08-07-24

P-5

STATE CERTIFIED
ES 0000361

Some slight differences in dimensions may exist due to fabrication or material limitations incurred with fabrication.

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i2 Visual, Inc.
1606 BENCHMARK AVE.
FT. MYERS, FL 33905
239-687-3223
866-420-9909

LOCATION 4- Amelia Ave. and Euclid Ave. (NEW PANELS & OPEN METAL ART TOP-OUT) D/F

RFQ No, 25-03
Earl Brown Park Signs

Client: CITY OF DELAND
Project Name: EARL BROWN PARK SIGNS
Address: DELAND, FL

Drawing # RR-001
Date: 08-07-24

P-6

STATE CERTIFIED
ES 0000361

Some slight differences in dimensions may exist due to fabrication or material limitations incurred with fabrication.

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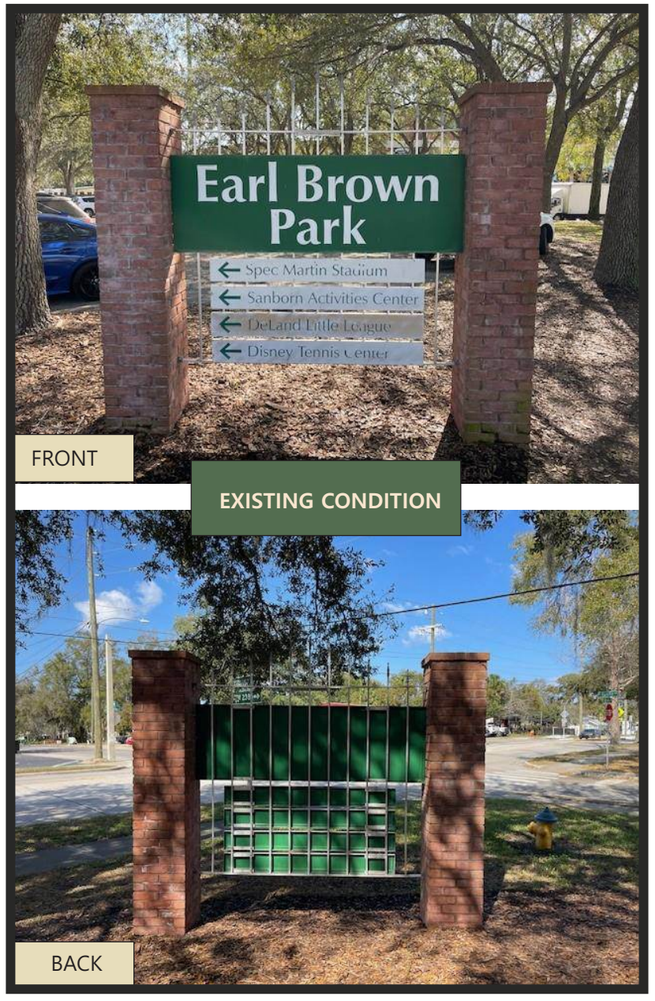
i2 Visual, Inc.
1606 BENCHMARK AVE.
FT. MYERS, FL 33905
239-687-3223
866-420-9909

LOCATION 5 ***- S.E. Corner of Woodland Blvd & Euclid ave. (NEW PANELS & OPEN METAL ART TOP-OUT) S/F***



RFQ No, 25-03
Earl Brown Park Signs

Client:	CITY OF DELAND
Project Name:	EARL BROWN PARK SIGNS
Address:	DELAND, FL
Drawing #	RR-001
Date:	08-07-24

P-7

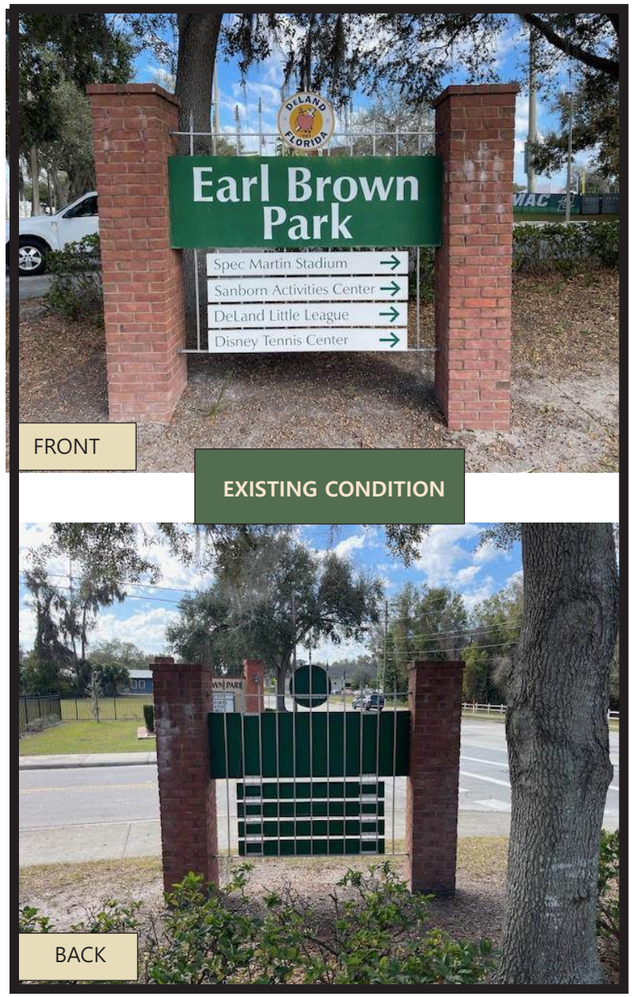
STATE CERTIFIED
ES 0000361

Some slight differences in dimensions may exist due to fabrication or material limitations incurred with fabrication.

Copy Right 2025

i2 Visual, Inc.
1606 BENCHMARK AVE.
FT. MYERS, FL 33905
239-687-3223
866-420-9909

LOCATION 6- Woodland Blvd. and Hubbard Ave. (NEW PANELS & OPEN METAL ART TOP-OUT) S/F



RFQ No, 25-03
Earl Brown Park Signs

Client: CITY OF DELAND
Project Name: EARL BROWN PARK SIGNS
Address: DELAND, FL

Drawing # RR-001
Date: 08-07-24

P-8

STATE CERTIFIED
ES 0000361

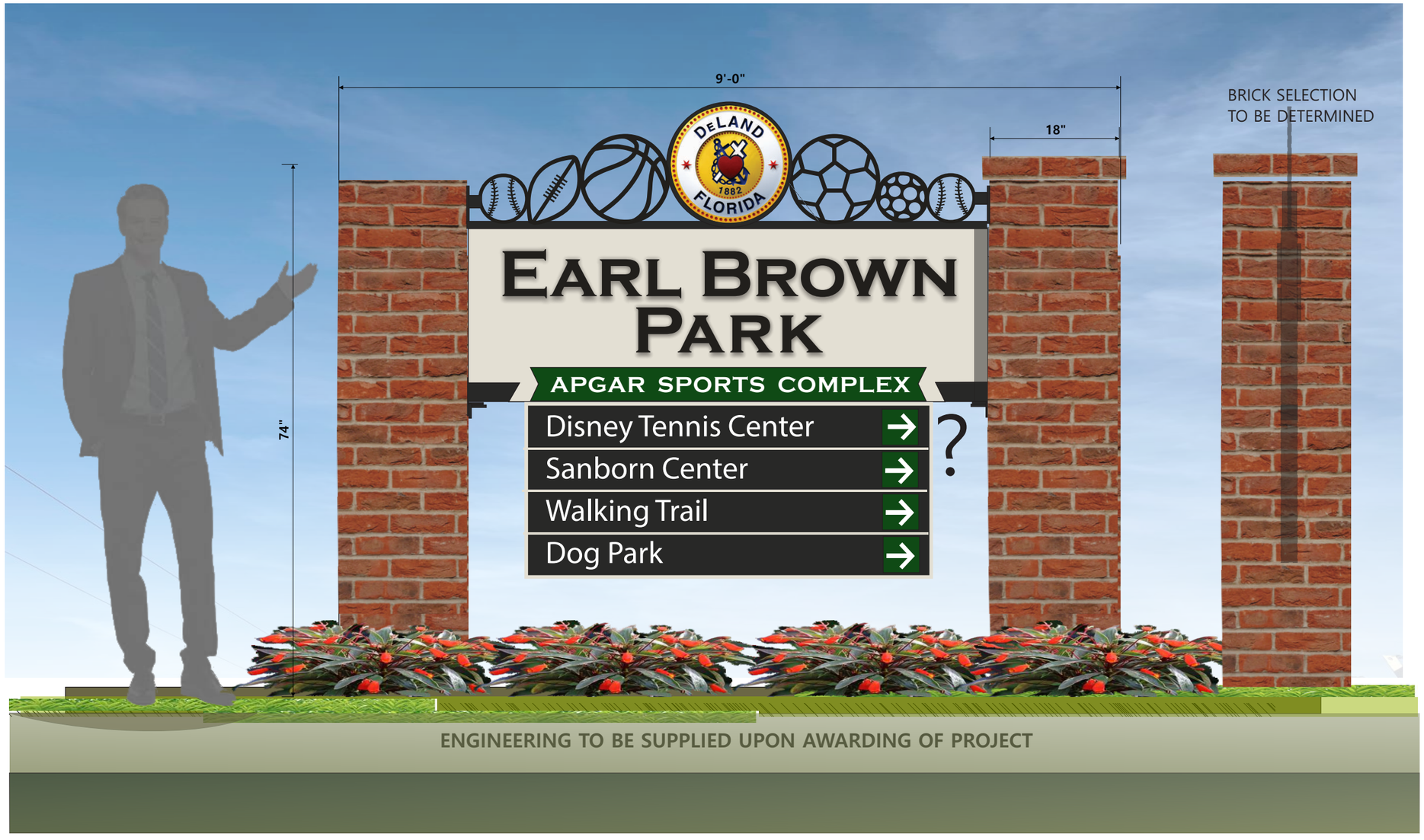
Some slight differences in dimensions may exist due to fabrication or material limitations incurred with fabrication.

Copy Right 2025

i2 Visual, Inc.
1606 BENCHMARK AVE.
FT. MYERS, FL 33905
239-687-3223
866-420-9909

LOCATION 7- Bersford Ave & Amelia (NEW D/F SIGN & STRUCTURE)

NEW SIGN & STRUCTURE



DELAND FLORIDA 1882

RFQ No, 25-03
Earl Brown Park Signs

Client:	CITY OF DELAND
Project Name:	EARL BROWN PARK SIGNS
Address:	DELAND, FL
Drawing #	RR-001
Date:	08-07-24

P-9

STATE CERTIFIED
ES 0000361

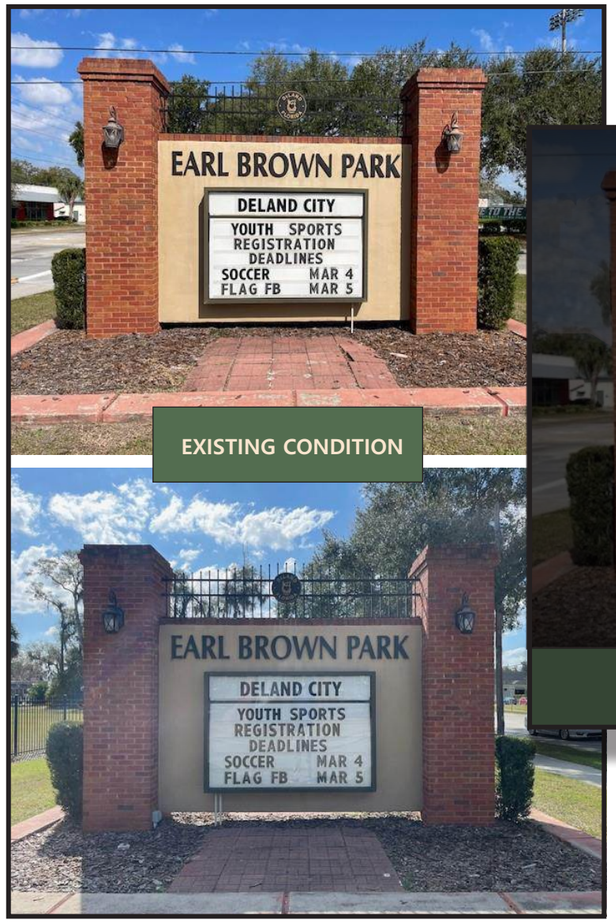
DIGITAL SIGNAGE FEDERATION MEMBER · ISA MEMBER · UL

Some slight differences in dimensions may exist due to fabrication or material limitations incurred with fabrication.

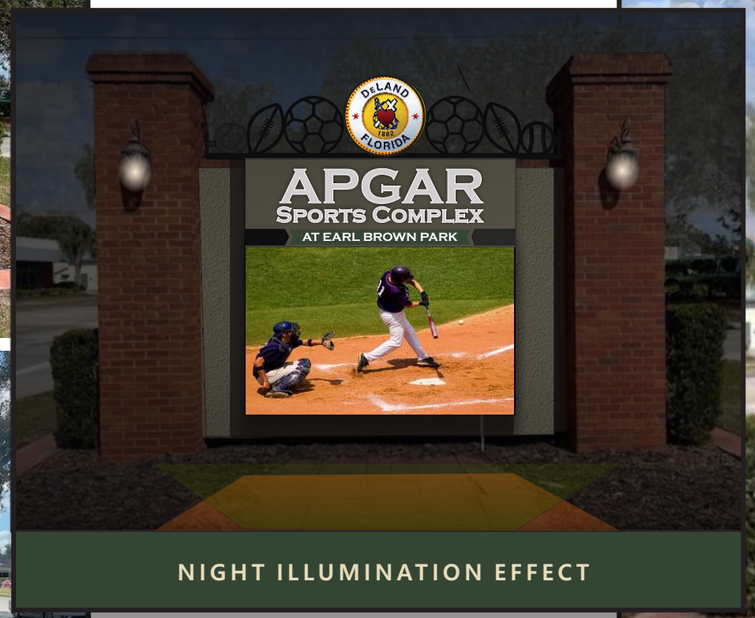
Copy Right 2025

i2 Visual, Inc.
1606 BENCHMARK AVE.
FT. MYERS, FL 33905
239-687-3223
866-420-9909

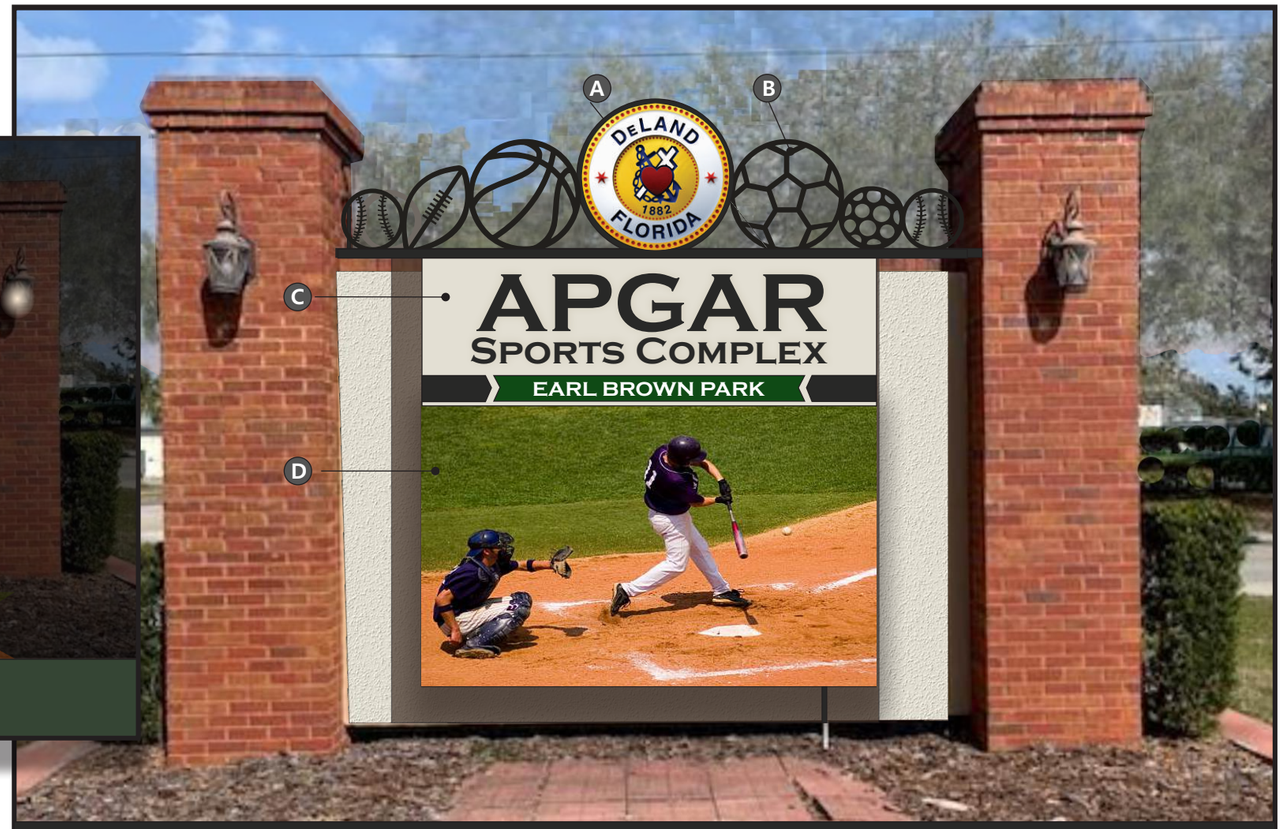
LOCATION 8 - Woodland Blvd & Hubbard Ave. (NEW ILLUMINATED SIGN W/ EMC & OPEN METAL ART TOP-OUT) D/F



EXISTING CONDITION



NIGHT ILLUMINATION EFFECT



S P E C I F I C A T I O N S

A. Internally illuminated aluminum channel cabinet w/ internal white LED lighting w/ translucent vinyl digital print graphic
B. 3/8" laser cut aluminum "scroll" graphic
C. Internally illuminated aluminum cabinet w/ white LED lighting, routed out copy w/ 3/4" push thru letters w/ perforated black vinyl ,(looks black in day & white at night.)
D. 6MM COLOR LED Lifetime Cell Modem programing via cloud base software

3/8"=1'

RFQ No, 25-03
Earl Brown Park Signs

Client: CITY OF DELAND
Project Name: EARL BROWN PARK SIGNS
Address: DELAND, FL

Drawing # RR-001
Date: 08-07-24

P-10

STATE CERTIFIED
ES 0000361

Some slight differences in dimensions may exist due to fabrication or material limitations incurred with fabrication.

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i2 Visual, Inc.
1606 BENCHMARK AVE.
FT. MYERS, FL 33905
239-687-3223
866-420-9909

NAME MAY CHANGE

PMS
MATHEWS (SATIN FIN)

PMS
MATHEWS (SATIN FIN)

WHITE VINYL

MATHEWS BLACK
(SATIN FIN)

DIGITALLY PRINTED
VINYL W/ MATT
OVER-LAMINATE
PROTECTION

LOCATION #5 (SINGLE FACE) 3/4"=1'

LOCATION #6 (SINGLE FACE) 3/4"=1'

RFQ No, 25-03
Earl Brown Park Signs

Client: CITY OF DELAND
Project Name: EARL BROWN PARK SIGNS
Address: DELAND, FL

Drawing # RR-001
Date: 08-07-24

P-11

STATE CERTIFIED
ES 0000361

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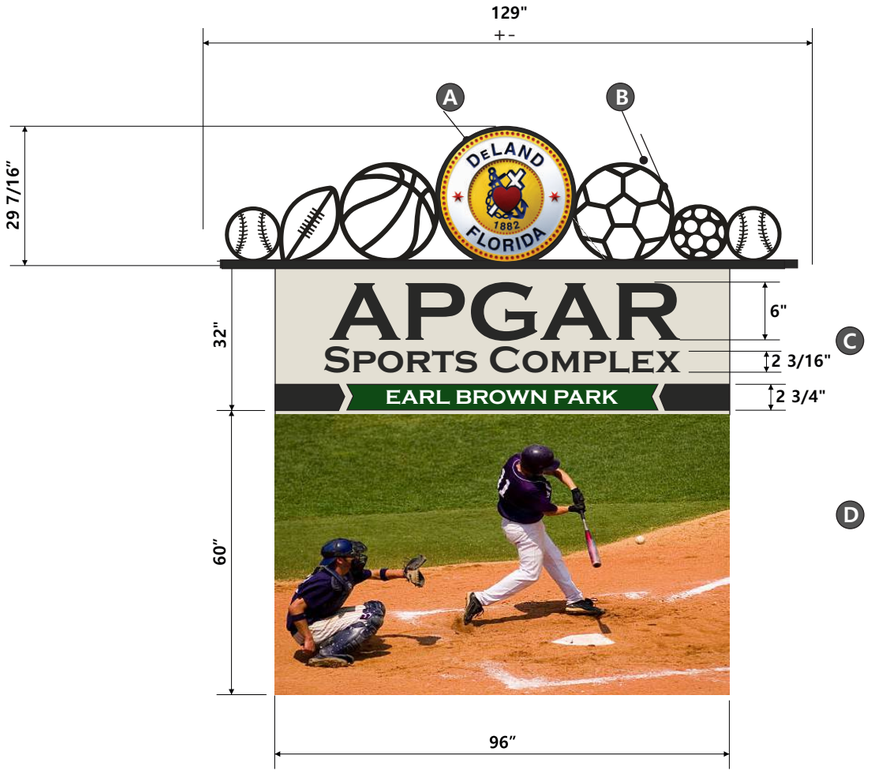
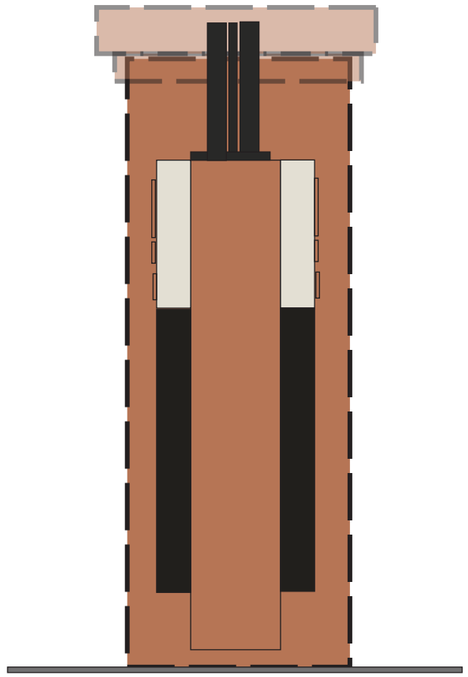
866-420-9909

LOCATION #8



OPTION W/ ELECTRONIC DISPLAY (2-SINGLE SIDES)



END VIEW

S P E C I F I C A T I O N S

3/8"=1'

A. Internally illuminated aluminum channel cabinet w/ internal white LED lighting w/ translucent vinyl digital print graphic

B. 3/8" laser cut aluminum "scroll" graphic

C. Internally illuminated aluminum cabinet w/ white LED lighting, routed out copy w/ 3/4" push thru letters w/ perforated black vinyl ,(looks black in day & white at night.)

D. 6MM COLOR LED Lifetime Cell Modem programing via cloud base software

RFQ No, 25-03
Earl Brown Park Signs

Client: CITY OF DELAND
Project Name: EARL BROWN PARK SIGNS
Address: DELAND, FL

Drawing # RR-001
Date: 08-07-24

P-12

STATE CERTIFIED
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Some slight differences in dimensions may exist due to fabrication or material limitations incurred with fabrication.

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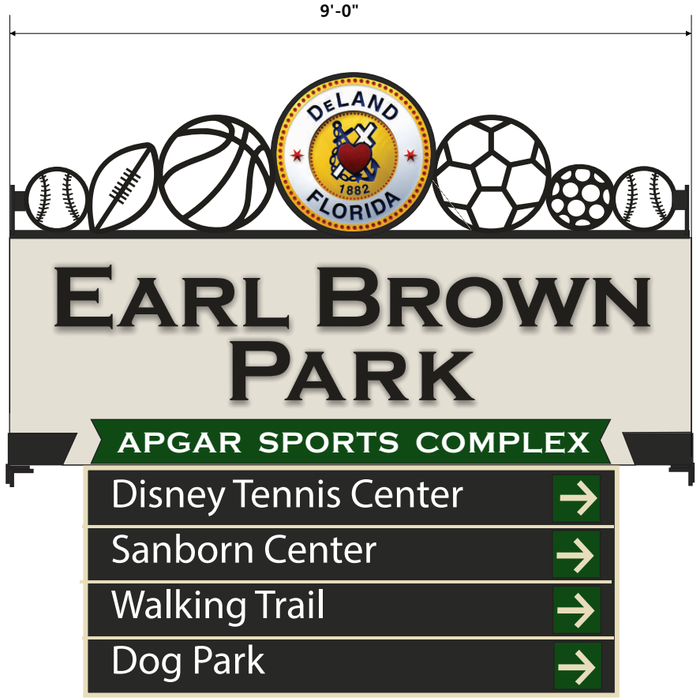
866-420-9909



LOCATION #7 (DOUBLEFACE) 3/4"=1'

LOCATION #8 (DOUBLE FACE)

RFQ No, 25-03
Earl Brown Park Signs

Client: CITY OF DELAND
Project Name: EARL BROWN PARK SIGNS
Address: DELAND, FL

Drawing # RR-001
Date: 08-07-24

P-13

STATE CERTIFIED
ES 0000361

Some slight differences in dimensions may exist due to fabrication or material limitations incurred with fabrication.

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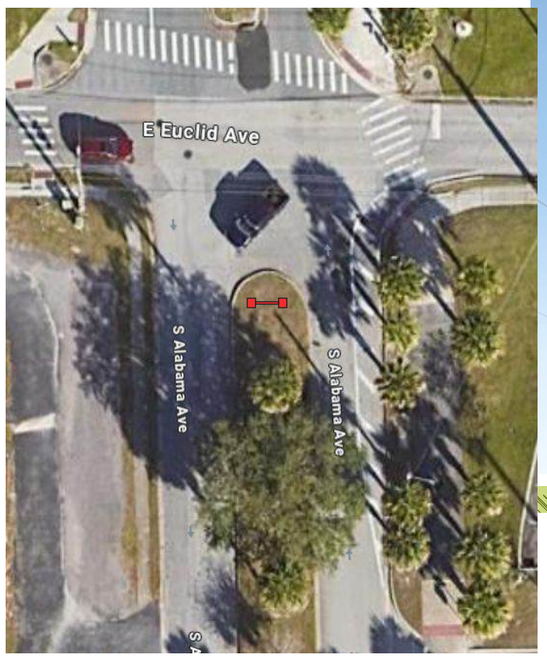
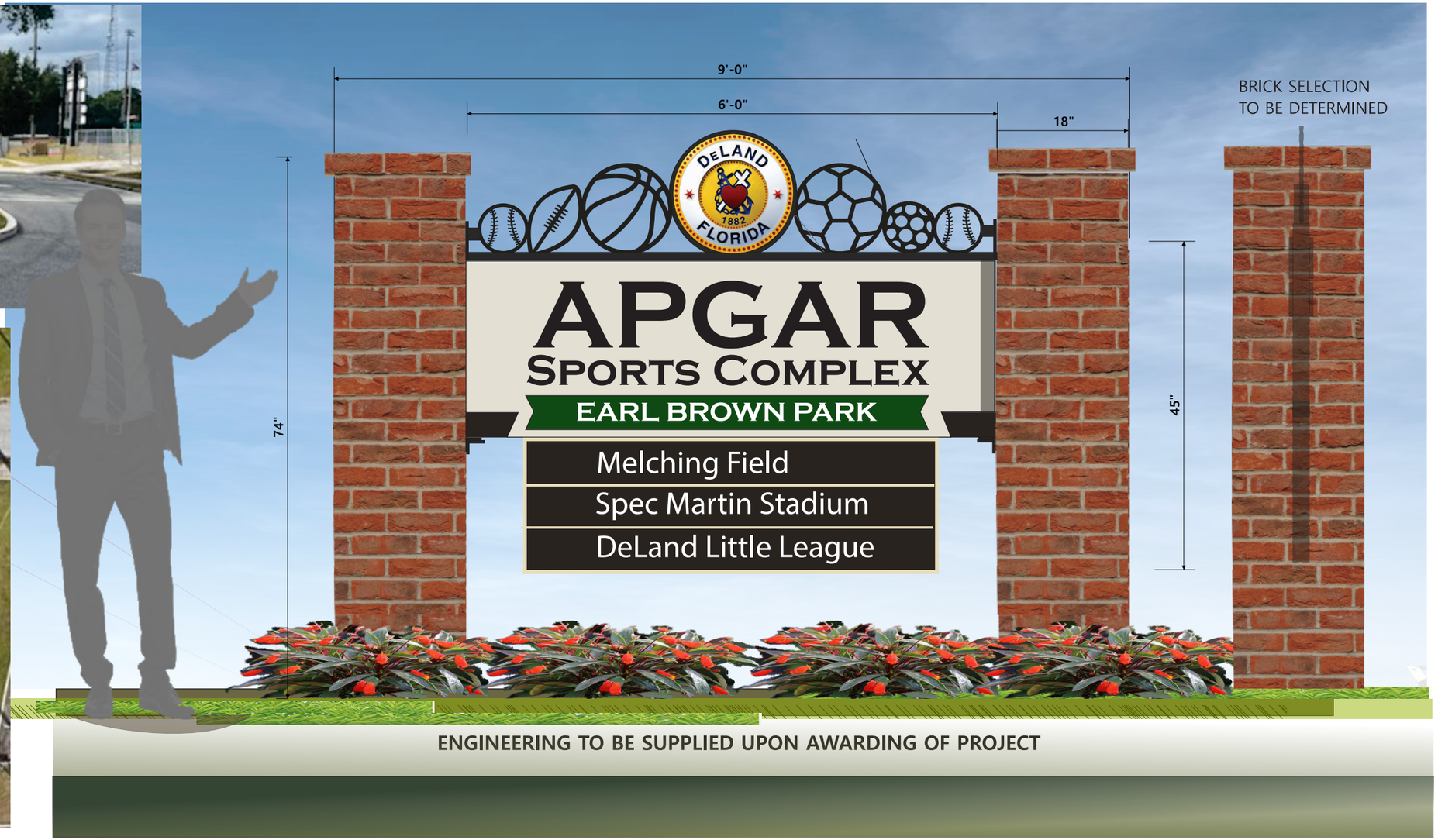
239-687-3223
866-420-9909

LOCATION 9 - Alabama Ave Mendian S. of Euclid Ave. (NEW SIGN W/ OPEN METAL ART TOP-OUT) D/F

PLACEMENT B





ENGINEERING TO BE SUPPLIED UPON AWARDING OF PROJECT

RFQ No, 25-03
Earl Brown Park Signs

Client: CITY OF DELAND
Project Name: EARL BROWN PARK SIGNS
Address: DELAND, FL

Drawing # RR-001
Date: 08-07-24

P-14

STATE CERTIFIED
ES 0000361

Some slight differences in dimensions may exist due to fabrication or material limitations incurred with fabrication.

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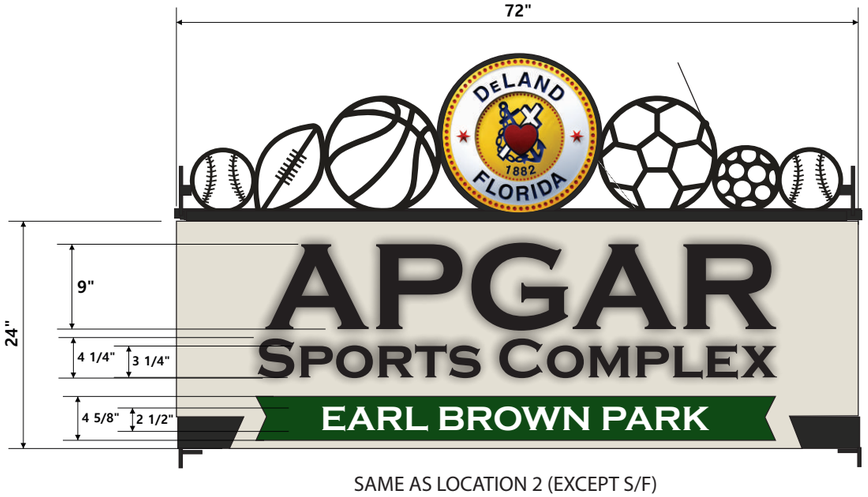
FT. MYERS, FL 33905
239-687-3223
866-420-9909

"EARL BROWN PARK" & (GREEN RIBBON SHAPE) TO BE LASER CUT 3/8" ALUMINUM
(PAINT MATHEWS SATIN BLACK)
"APGAR SPORTS COMPLEX" TO BE WHITE VINYL LETTERS
BACKGROUND PANELS TO BE .090 ALUMINUM FINISHED W/ MATHEWS POLYURETHANE
SATIN FINISH (TYP)

LOCATION #2 (DOUBLE FACE) **3/4"=1'**

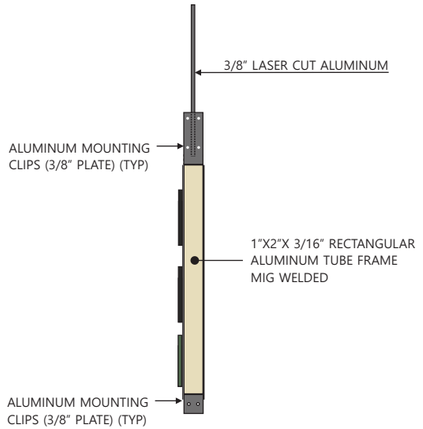


SAME AS LOCATION 2 (EXCEPT S/F)

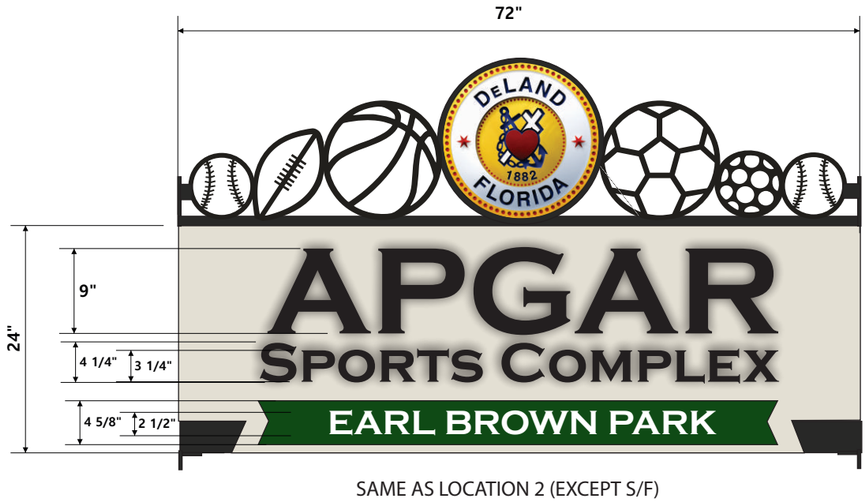
LOCATION #3 (SINGLE FACE) **3/4"=1'**

"CHIPPER JONES FIELD" & (GREEN RIBBON SHAPE) TO BE LASER CUT 3/8" ALUMINUM
(PAINT MATHEWS SATIN BLACK)
"LITTLE LEAGUE COMPLEX" TO BE WHITE VINYL LETTERS
BACKGROUND PANELS (FACES) TO BE .090 ALUMINUM FINISHED W/ MATHEWS POLYURETHANE
SATIN FINISH

LOCATION #4 (SINGLE FACE) **3/4"=1'**



END VIEW (TYP)



SAME AS LOCATION 2 (EXCEPT S/F)

LOCATION #7 (DOUBLE FACE) **3/4"=1'**

NEW STRUCTURE

PMS
MATHEWS (SATIN FIN)

PMS
MATHEWS (SATIN FIN)

WHITE VINYL

MATHEWS BLACK
(SATIN FIN)

DIGITALLY PRINTED
VINYL W/ MATT
OVER-LAMINATE
PROTECTION

RFQ No, 25-03
Earl Brown Park Signs

Client: CITY OF DELAND
Project Name: EARL BROWN PARK SIGNS
Address: DELAND, FL

Drawing # RR-001
Date: 08-07-24

P-15

STATE CERTIFIED
ES 0000361

Some slight differences in dimensions may exist due to fabrication or material limitations incurred with fabrication.

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1606 BENCHMARK AVE.
FT. MYERS, FL 33905
239-687-3223
866-420-9909

CITY OF DELAND
Request for Commission Action
July 7, 2025

SUBJECT: Consideration re Lease Agreement, 6th Congressional District of Florida Office Space.

DEPARTMENT: Admin Services

PREPARED BY:

ATTACHMENTS: Congressional Lease, US House Form

APPROVED BY: Michael Grebosz, Asst. City Manager, June 27, 2025

SUMMARY/HIGHLIGHT:

Staff was approached by United States Congressman Randy Fine about leasing office space located on the 3rd floor of City Hall (space formerly occupied by Michael Waltz). The lease is for six months and will consist of 300 square feet of office space to be used as a District Office and will provide service to the citizens in the 6th Congressional District of Florida. The lease includes rent of $300 per month.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

This item has a positive fiscal impact of $300 per month for six months ($1,800.00).

RECOMMENDATION:

It is recommended that the City Commission approve the lease agreement with the 6th Congressional District of Florida for Office Space.

BACKGROUND/DISCUSSION:

N/A

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter referred to as the "Agreement") made and entered into this _____ day of _____, 2025, by and between the City of DeLand, a Florida municipal corporation, whose address is 120 South Florida Avenue (hereinafter referred to as "Lessor") and United States Congressperson, Florida's 6th District, whose address is 244 Cannon House Office Building, Washington, DC 20514 (hereinafter referred to as "Lessee").

WITNESSETH:

WHEREAS, Lessor is the owner of the real property in DeLand, Volusia County, Florida, such real property having a street address of 120 South Florida Avenue, otherwise known as the DeLand City Hall; and

WHEREAS, Lessor is desirous of leasing one room totaling approximately 300 square feet located on the 3rd floor of the DeLand City Hall (hereinafter referred to as the "Premises") to the Lessee for use as District Office for the United States Congressional Representative for Florida's 6th District; and

WHEREAS, the Premises is surplus space in DeLand City Hall and it is in the public's best interest to use the Premises for the purposes set forth herein until such time as the space is needed for City of DeLand employees; and

WHEREAS, Lessee is desirous of leasing the Premises from Lessor on the terms and conditions as contained herein.

NOW, THEREFORE, for and in consideration of mutual covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. TERM. Lessor leases to Lessee and Lessee leases from Lessor the Premises together with any and all appurtenances thereto, for a term beginning July 8, 2025 and ending on January 7, 2026. Any other provisions of this Agreement notwithstanding, Lessor or Lessee may terminate this lease with sixty (60) days written notice to the other party.

2. RENT. The rent for the Premises shall be THREE HUNDRED AND 00/100 DOLLARS ($300.00) per month, payable on the 1st day of each month of the term.

3. USE OF PREMISES. The Premises shall be used and occupied by the Lessee and Lessee's immediate state staff, exclusively, as a United States Congressman's office. No part of the Premises shall be used at any time during the term of this Agreement by Lessee for the purpose of carrying on any other business, profession, trade of any kind, or for any purpose other than as a Florida State Congressman's office. Lessee shall comply with any and all laws, ordinances, rules, and orders of any and all governmental or quasi-governmental authorities affecting the cleanliness, use, occupancy, and preservation of the Premises.

4. CONDITION OF PREMISES. Lessee stipulates, represents, and warrants that Lessee shall examine the Premises, and that Lessee shall accept said Premises in the condition in which they are delivered to Lessee. In the event that the condition of the Premises are not acceptable by Lessee in Lessee's sole discretion, then Lessee may terminate this lease by providing written notice to Lessor within ten (10) days after the Premises are available for occupancy.

5. ACCESS TO PREMISES. Lessee shall have access to the premises during regular business hours when the DeLand City Hall is open. Lessee shall not be entitled, pursuant to this lease, to use any other rooms (excepting of course incidental use of restrooms, hallways, elevators, etc.) in the DeLand City Hall, except by specific permission granted by the City of DeLand.

6. ASSIGNMENT AND SUB-LETTING. Lessee shall not assign this Agreement, or sub-let or grant any license to use the Premises or any part thereof.

7. ALTERATIONS AND IMPROVEMENTS. Lessee shall make no alterations to the Premises or construct any interior walls or other structures.

8. NON-LIABILITY OF LESSOR. Lessor shall not be liable for any damages or injury of or to the Lessee, Lessee's guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment.

9. ATTORNEYS' FEES. Should it become necessary for Lessor to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Premises, Lessee agrees to pay all expenses so incurred, including a reasonable attorneys' fee.

10. RECORDING OF AGREEMENT. Lessee shall not record this Agreement on the Public Records of any public office. In the event that Lessee shall record this Agreement, this Agreement shall, at Lessor's option, terminate immediately and Lessor shall be entitled to all rights and remedies that it has at law or in equity.

11. GOVERNING LAW. This Agreement shall be governed, construed, and interpreted by, through and under the Laws of the State of Florida.

12. SEVERABILITY. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

13. BINDING EFFECT. The covenants, obligations, and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.

14. DESCRIPTIVE HEADINGS. The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Lessor or Lessee.

15. CONSTRUCTION. The pronouns and herein include, where appropriate, either gender or both, singular and plural.

16. NON-WAIVER. No indulgence, waiver, election, or non-election by Lessor under this Agreement shall affect Lessee's duties and liabilities hereunder.

17. MODIFICATION. The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered, or amended in any way except through written amendment signed by all of the parties hereto.

IN WITNESS WHEREOF, the parties have caused these presents to be duly executed.

EXECUTED by the Lessee this _____ day of _____, 2025.

EXECUTED by the Lessor this _____ day of _____, 2025.

RANDY FINE, United States Congressman, District 6 Office, Lessee

_____
Randy Fine, United States Congressman
District 6

CITY OF DELAND, Lessor

By: _____
Christopher M. Cloudman, Mayor-Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk-Auditor

WITNESSES AS TO LESSEE:

_____
(Witness' Signature)

_____
(Print Name)

_____
(Witness' Signature)

_____
(Print Name)

This Instrument Prepared By:
City of DeLand
120 S. Florida Avenue
DeLand, Florida 32720

District Office Lease – Instructions

NO LEASE OR ATTACHMENT CAN BE SIGNED BEFORE THEY HAVE BEEN APPROVED BY THE OFFICE OF ADMINISTRATIVE COUNSEL.

The term for a District Office Lease for the 119th Congress may not commence prior to January 3, 2025.

A Member/Member-elect should endeavor to lease space through the last day of a congressional term rather than the last day of a calendar year. For the 119th Congress, leases should end on January 2, 2027, rather than December 31, 2026.

- **The Member/Member-elect is required to personally sign lease documents.**

- **Prior to either party signing a Lease, the Member/Member-elect must submit the proposed Lease, accompanied by the District Office Lease Attachment for the 119th Congress ("Attachment"), to the Office of Administrative Counsel ("Administrative Counsel") via e-mail in PDF form (leases@mail.house.gov) or fax (202-226-0357) for review and approval.**

- If approved, Administrative Counsel will advise the parties that they can execute the lease documents. If changes are necessary, Administrative Counsel will contact the office of the Member/Member-elect. The Member/Member-elect will work with the lessor to incorporate all necessary edits to the lease documents. The parties must resubmit revised lease documents to Administrative Counsel until Administrative Counsel approves the lease documentation packet.

- After both parties have executed an approved Lease or Amendment, accompanied by the Attachment, a copy must be submitted to Administrative Counsel via e-mail in PDF form (leases@mail.house.gov) or fax (202-226-0357) for final countersignature and processing.

- Lessor must complete a U.S. House of Representatives Substitute W-9 and ACH Vendor/Miscellaneous Payment Enrollment Form to allow the House Office of Finance to initiate monthly rental payments pursuant to an approved lease. This form should be submitted along with the completed lease packet. Questions regarding the form should be directed to the Office of Finance (VendorEFT@mail.house.gov; 202-226-2277).

Instructions for completing the District Office Lease ("Lease"):

- Preamble — Insert:
  - Landlord's name and address; and Member/Member-Elect's name
- Section 1 — Insert:
  - Square footage of the leased office (if known)
  - Street address including city, state, and ZIP of the leased office
- Section 3 — Insert:
  - Date lease begins (must be on or after January 3, 2025)
  - Date lease ends (must be on or before January 2, 2027)
- Section 4 — Insert the amount of monthly rent. If there is no rent, insert "$0.00". If rent is not constant over the lease term, insert "See Section 12" and note any rent variations in Section 12.
- Section 5 — Insert the number of days' notice required for either party to terminate the lease before the end of the term. If the lease may not terminate early, enter "N/A" in this blank.
- Section 11 — Insert the notice contact information for each lease party.
- Section 12 — Insert any additional lease provisions.

Note: Sections 1-9, other than filling in the blanks, may not be altered or deleted.

Form must be downloaded and completed using Adobe Reader
Save Form
Print Form
Clear Form

U.S. House of Representatives

Washington, D.C. 20515

District Office Lease

Pursuant to 2 U.S.C.A. § 4313, and the Regulations of the Committee on House Administration (as modified from time to time by Committee Order) relating to office space in home districts, City of DeLand (Landlord's name), 120 S. Florida Ave. DeLand, FL 32720 (Landlord's street address, city, state, ZIP code) ("Lessor"), and Randy Fine - US Congress FL Distric, a Member/Member-elect of the U.S. House of Representatives ("Lessee"), agree as follows:

1. **Location.** Lessor shall lease to Lessee 300 square feet of office space located at DeLand City Hall, 3rd Floor, 120 S. Florida Avenue (Office street address) in the city, state and ZIP code of DeLand, FL 32720 (Office city, state and ZIP).

2. **Lease Amenities.** Lessee shall be entitled to receive, and Lessor shall be required to provide, the amenities as set forth in Section A of the District Office Lease Attachment ("Attachment") accompanying this Lease, or as otherwise described herein.

3. **Term.** Lessee shall have and hold the leased premises for the period beginning July 8, 20 25 and ending January 8, 20 26. The term of this District Office Lease ("Lease") may not exceed two (2) years and may not extend beyond January 2, 2027, which is the end of the constitutional term of the Congress to which the Member is elected.

4. **Rent.** The monthly rent shall be $300 monthly, and is payable in arrears on or before the last day of each calendar month. Rent payable under this Lease shall be prorated on a daily basis for any fraction of a month of occupancy.

5. **Early Termination.** This Lease may be terminated by either party giving 60 days' prior written notice to the other party. The commencement date of such termination notice shall be the date such notice is delivered or, if mailed, the date such notice is postmarked.

6. **Payments.** During the term of this Lease, rent payments under Section 4 of this Lease shall be remitted to the Lessor by the Chief Administrative Officer of the U.S. House of Representatives (the "CAO") on behalf of the Lessee.

7. **District Office Lease Attachment for 119th Congress.** The District Office Lease Attachment attached hereto is incorporated herein by reference, and this Lease shall have no force or effect unless and until accompanied by an executed District Office Lease Attachment for the 119th Congress.

8. **Counterparts.** This Lease may be executed in any number of counterparts and by facsimile copy, each of which shall be deemed to be an original but all of which together shall be deemed to be one and the same instrument.

9. **Section Headings.** The section headings of this Lease are for convenience of reference only and shall not be deemed to limit or affect any of the provisions hereof.

District Office Lease

10. **Modifications.** Any amendments, additions or modifications to this Lease inconsistent with Sections 1 through 9 above shall have no force or effect to the extent of such inconsistency.

11. **Notice.** All notices required or permitted under this Lease shall be in writing sent to the addresses identified below or as otherwise designated by the parties from time to time via written notice. All such notices shall be deemed sufficiently given at the time three (3) days following the day they are postmarked in any post office or branch post office.

Notice to Landlord
All notices required to be delivered to Landlord from Lessee shall be delivered to Landlord at:

Contact Name: Michael Grebosz, Assistant City Manager,
Address: 120 S Florida Ave Deland Fl 32720
Phone: 386-626-7110
Email: Greboszm@deland.org

Notice to Lessee
All notices required to be delivered to Lessee from Landlord shall be delivered to Lessee at:

Contact Name: Randy Fine, US Congress District 6 Office
Address: 244 Cannon House Office Building Washin
Phone: (202) 225-2706
Email: Stephen.Shylkofski@mail.house.gov

12. **Other.** Additionally, the Lessor and the Lessee agree to the following:

[*Signature page follows*.]

District Office Lease

IN WITNESS WHEREOF, the parties have duly executed this District Office Lease as of the later date written below by the Lessor or the Lessee.

City of DeLand	Randy Fine, US Congress FL District 6
Print Name of Lessor/Landlord	*Print Name of Lessee*
By: _____	_____
Lessor Signature	*Lessee Signature*
Title: Christopher M. Cloudman, Ma	
_____	_____
Date	*Date*

This District Office Lease must be accompanied with an executed District Office Lease Attachment.

District Office Lease Attachment - Instructions

The District Office Lease Attachment ("Attachment") must accompany ***every*** Lease or Amendment submitted for a Member/Member-elect's District Office.

THE OFFICE OF ADMINISTRATIVE COUNSEL MUST APPROVE ANY LEASE, AMENDMENT, OR ATTACHMENT PRIOR TO SIGNATURE.

The term of a District Office Lease or Amendment for the 119th Congress may not commence prior to January 3, 2025.

A Member/Member-elect should endeavor to lease space through the last day of a congressional term rather than the last day of a calendar year. For the 119th Congress, leases should end on January 2, 2027, not December 31, 2026.

- **The Member/Member-elect is required to personally sign lease documents.**
- **The Lessor must complete the amenities checklist in Section A ("Lease Amenities"), including both the "required amenities" and "optional amenities" portions.**
- **Section B ("Additional Lease Terms") of the Attachment SHALL NOT have any provisions deleted or changed.**
- **Prior to either party signing a Lease or an Amendment, the Member/Member-elect must submit the proposed Lease or Amendment, accompanied by the Attachment, to the Office of Administrative Counsel ("Administrative Counsel") via e-mail in PDF form (leases@mail.house.gov) or fax (202-226-0357) for review and approval.**
- If approved, Administrative Counsel will advise the parties that they can execute the lease documents. If changes are necessary, Administrative Counsel will contact the office of the Member/Member-elect. The Member/Member-elect will work with the lessor to incorporate all necessary edits to the lease documents. The parties must resubmit revised lease documents to Administrative Counsel until Administrative Counsel approves the lease documentation packet.
- After both parties have executed an approved Lease or the Amendment, accompanied by the Attachment, a copy must be submitted to Administrative Counsel via e-mail in PDF form (leases@mail.house.gov) or fax (202-226-0357) for final countersignature and processing.
- Lessor must complete a U.S. House of Representatives Substitute W-9 and ACH Vendor/Miscellaneous Payment Enrollment Form to allow the House Office of Finance to initiate monthly rental payments pursuant to an approved lease. This form should be submitted along with the completed lease packet. Questions regarding the form should be directed to the Office of Finance (VendorEFT@mail.house.gov; 202-226-2277).
- **Lessor shall provide a copy of any assignment, estoppel certificate, notice of a bankruptcy or foreclosure, or notice of a sale or transfer of the leased premises to Administrative Counsel via e-mail in PDF form (leases@mail.house.gov).**

U.S. House of Representatives
Washington, D.C. 20515

District Office Lease Attachment

SECTION A
(Lease Amenities)

Section A sets forth the amenities provided by the Lessor to be included in the Lease. Except as noted below, the amenities listed are not required for all district offices.

To be completed by the Lessor (required amenities):

☐ * **High-Speed Internet Available Within the Leased Space.**
Please list any internet providers known to provide service to the property:
Spectrum
☐ * **Interior Wiring CAT 5e or Better within Leased Space.**

To be completed by the Lessor (optional amenities):

☐ Amenities are separately listed elsewhere in the Lease.
(The below checklist can be left blank if the above box is checked.)

The Lease includes (please check and complete all that apply):

☐ Lockable Space for Networking Equipment.
☐ Telephone Service Available.
☐ Parking. _____ Assigned Parking Spaces
☑ _____ Unassigned Parking Spaces
☐ General Off-Street Parking on an As-Available Basis
☐ Utilities. Includes: Power, Monday through Friday
☐ Janitorial Services. Frequency: Daily, Monday through Friday
☐ Trash Removal. Frequency: Daily, Monday through Friday
☐ Carpet Cleaning. Frequency: Spot cleaning
☐ Window Washing. ☐ Window Treatments.
☐ Tenant Alterations Included In Rental Rate.
☐ After Hours Building Access.
☐ Office Furnishings. Includes: _____
☐ Cable TV Accessible. If checked, Included in Rental Rate: ☐ Yes ☐ No
☐ Building Manager. ☐ Onsite ☐ On Call Contact Name: Mike Grebosz

Phone Number: (386) 626-7110 Email Address: greboszm@deland.org

District Office Lease Attachment

SECTION B
(Additional Lease Terms)

1. **Incorporated District Office Lease Attachment.** Lessor (Landlord) and Lessee (Member/Member-elect of the U.S. House of Representatives) agree that this District Office Lease Attachment ("Attachment") is incorporated into and made part of the Lease ("Lease") and, if applicable, District Office Lease Amendment ("Amendment") to which it is attached.

2. **Performance.** Lessor expressly acknowledges that neither the U.S. House of Representatives (the "House") nor its Officers are liable for the performance of the Lease. Lessor further expressly acknowledges that payments made by the Chief Administrative Officer of the House (the "CAO") to Lessor to satisfy Lessee's rent obligations under the Lease – which payments are made solely on behalf of Lessee in support of his/her official and representational duties as a Member of the House – shall create no legal obligation or liability on the part of the CAO or the House whatsoever. Lessee shall be solely responsible for the performance of the Lease and Lessor expressly agrees to look solely to Lessee for such performance.

3. **Modifications.** Any amendment to the Lease must be in writing and signed by the Lessor and Lessee. Lessor and Lessee also understand and acknowledge that the Administrative Counsel for the CAO ("Administrative Counsel") must review and give approval of any amendment to the Lease prior to its execution.

4. **Compliance with House Rules and Regulations.** Lessor and Lessee understand and acknowledge that the Lease shall not be valid, and the CAO will not authorize the disbursement of funds to the Lessor, until Administrative Counsel has reviewed the Lease to determine that it complies with the Rules of the House and the Regulations of the Committee on House Administration, and approved the Lease by signing the last page of this Attachment.

5. **Payments.** The Lease is a fixed term lease with monthly installments for which payment is due in arrears on or before the end of each calendar month. In the event of a payment dispute, Lessor agrees to contact the Office of Finance, U.S. House of Representatives, at 202-225-7474 to attempt to resolve the dispute before contacting Lessee.

6. **Void Provisions.** Any provision in the Lease purporting to require the payment of a security deposit shall have no force or effect. Furthermore, any provision in the Lease purporting to vary the dollar amount of the rent specified in the Lease by any cost of living clause, operating expense clause, pro rata expense clause, escalation clause, or any other adjustment or measure during the term of the Lease shall have no force or effect.

7. **Certain Charges.** The parties agree that any charge for default, early termination or cancellation of the Lease which results from actions taken by or on behalf of the Lessee shall be the sole responsibility of the Lessee and shall not be paid by the CAO on behalf of the Lessee.

8. **Death, Resignation or Removal.** In the event Lessee dies, resigns or is removed from office during the term of the Lease, the Clerk of the House may, at his or her sole option, either: (a) terminate the Lease by giving thirty (30) days' prior written notice to Lessor; or (b) assume the obligation of the Lease and continue to occupy the premises for a period not to exceed sixty (60) days following the certification of the election of the Lessee's successor. In the event the Clerk elects to terminate the Lease, the commencement date of such thirty (30) day termination notice

shall be the date such notice is delivered to the Lessor or, if mailed, the date on which such notice is postmarked.

9. **Term.** The term of the Lease may not exceed the constitutional term of the Congress to which the Lessee has been elected. The Lease may be signed by the Member-elect before taking office. Should the Member-elect not take office to serve as a Member of the 119th Congress, the Lease will be considered null and void.

10. **Early Termination.** If either Lessor or Lessee terminates the Lease under the terms of the Lease, the terminating party agrees to promptly file a copy of any termination notice with the Office of Finance, U.S. House of Representatives, Attn: Kellie Wilson, via e-mail at FCLeasePayments@mail.house.gov, and with the Administrative Counsel by e-mail at leases@mail.house.gov.

11. **Assignments.** Lessor shall provide thirty (30) days prior written notice to Lessee before assigning any of its rights, interests or obligations under the Lease, in whole or in part, by operation of law or otherwise. Lessor shall promptly file a copy of any such assignment notice with Administrative Counsel by e-mail at leases@mail.house.gov. Lessee and the House shall not be responsible for any misdirected payments resulting from Lessor's failure to file an assignment notice in accordance with this section.

12. **Sale or Transfer of Leased Premises.** Lessor shall provide thirty (30) days prior written notice to Lessee in the event (a) of any sale to a third party of any part of the leased premises, or (b) Lessor transfers or otherwise disposes of any of the leased premises, and provide documentation evidencing such sale or transfer in such notice. Lessor shall promptly file a copy of any such sale or transfer notice with Administrative Counsel by e-mail at leases@mail.house.gov.

13. **Bankruptcy and Foreclosure.** In the event (a) Lessor is placed in bankruptcy proceedings (whether voluntarily or involuntarily), (b) the leased premises is foreclosed upon, or (c) of any similar occurrence, Lessor agrees to promptly notify Lessee in writing. Lessor shall also promptly file a copy of any such notice via e-mail with the Office of Finance, U.S. House of Representatives, Attn: Kellie Wilson, via e-mail at FCLeasePayments@mail.house.gov, and with Administrative Counsel by e-mail at leases@mail.house.gov.

14. **Estoppel Certificates.** Lessee agrees to sign an estoppel certificate relating to the leased premises (usually used in instances when the Lessor is selling or refinancing the building) upon the request of the Lessor. Such an estoppel certificate shall require the review of Administrative Counsel, prior to Lessee signing the estoppel certificate. Lessor shall promptly provide a copy of any such estoppel certificate to Administrative Counsel by e-mail at leases@mail.house.gov.

15. **Maintenance of Common Areas.** Lessor agrees to maintain in good order, at its sole expense, all public and common areas of the building including, but not limited to, all sidewalks, parking areas, lobbies, elevators, escalators, entryways, exits, alleys and other like areas.

16. **Maintenance of Structural Components.** Lessor also agrees to maintain in good order, repair or replace as needed, at its sole expense, all structural and other components of the premises including, but not limited to, roofs, ceilings, walls (interior and exterior), floors, windows, doors, foundations, fixtures, and all mechanical, plumbing, electrical and air conditioning/heating

systems or equipment (including window air conditioning units provided by the Lessor) serving the premises.

17. **Lessor Liability for Failure to Maintain.** Lessor shall be liable for any damage, either to persons or property, sustained by Lessee or any of his or her employees or guests, caused by Lessor's failure to fulfill its obligations under Sections 15 and 16.

18. **Initial Alterations.** Lessor shall make any initial alterations to the leased premises, as requested by Lessee and subject to Lessor's consent, which shall not be unreasonably withheld. The cost of such initial alterations shall be included in the annual rental rate.

19. **Federal Tort Claims Act.** Lessor agrees that the Federal Tort Claims Act, 28 U.S.C. §§ 2671-80, satisfies any and all obligations on the part of the Lessee to purchase private liability insurance. Lessee shall not be required to provide any certificates of insurance to Lessor.

20. **Limitation of Liability.** Lessor agrees that neither Lessee nor the House nor any of the House's officers or employees will indemnify or hold harmless Lessor against any liability of Lessor to any third party that may arise during or as a result of the Lease or Lessee's tenancy.

21. **Compliance with Laws.** Lessor shall be solely responsible for complying with all applicable permitting and zoning ordinances or requirements, and with all local and state building codes, safety codes and handicap accessibility codes (including the Americans with Disabilities Act), both in the common areas of the building and the leased space of the Lessee.

22. **Electronic Funds Transfer.** Lessor agrees to accept monthly rent payments by Electronic Funds Transfer and agrees to provide the Office of Finance, U.S. House of Representatives, with all banking information necessary to facilitate such payments.

23. **Refunds.** Lessor shall promptly refund to the CAO, without formal demand, any payment made to the Lessor by the CAO for any period for which rent is not owed because the Lease has ended or been terminated.

24. **Conflict.** Should any provision of this Attachment be inconsistent with any provision of the attached Lease or attached Amendment, the provisions of this Attachment shall control, and those inconsistent provisions of the Lease or the Amendment shall have no force and effect to the extent of such inconsistency.

25. **Construction.** Unless the clear meaning requires otherwise, words of feminine, masculine or neuter gender include all other genders and, wherever appropriate, words in the singular include the plural and vice versa.

26. **Fair Market Value.** The Lease or Amendment is entered into at fair market value as the result of a bona fide, arms-length, marketplace transaction. The Lessor and Lessee certify that the parties are not relatives nor have had, or continue to have, a professional or legal relationship (except as a landlord and tenant).

27. **District Certification.** The Lessee certifies that the office space that is the subject of the Lease is located within the district the Lessee was elected to represent unless otherwise authorized by Regulations of the Committee on House Administration.

District Office Lease Attachment

28. Counterparts. This Attachment may be executed in any number of counterparts and by facsimile copy, each of which shall be deemed to be an original but all of which together shall be deemed to be one and the same instrument.

29. Section Headings. The section headings of this Attachment are for convenience of reference only and shall not be deemed to limit or affect any of the provisions hereof.

IN WITNESS WHEREOF, the parties have duly executed this District Office Lease Attachment as of the later date written below by the Lessor or the Lessee.

City of DeLand	Randy Fine - US Congress FL District 6
Print Name of Lessor/Landlord	*Print Name of Lessee*
By: _____	_____
Lessor Signature	*Lessee Signature*
Title: Christopher M. Cloudman, Ma	
_____	_____
Date	*Date*

From the Member's Office, who is the point of contact for questions?
Name_____ Phone _____ E-mail _____ @mail.house.gov

This District Office Lease Attachment and the attached Lease or Amendment have been reviewed and are approved, pursuant to Regulations of the Committee on House Administration.

Signed _____ Date _____
(Administrative Counsel)

CITY OF DELAND
Request for Commission Action
July 7, 2025

SUBJECT: Resolution Approving Amendment #1 to FDOT Public Transportation Grant Agreement Award for Construction of NON_AIP Eligible Items for the West Apron Rehab Project.

DEPARTMENT: Airport

PREPARED BY: Mindy Considine, Admin Coordinator

ATTACHMENTS: Resolution , Exhibit A-Amendment #1 PTGA to Sponsor 447565-3-94-01 (G2P66) Security Lighting at Deland Municipal Airport

APPROVED BY: Michael Grebosz, Asst. City Manager, June 27, 2025

SUMMARY/HIGHLIGHT:

On October 16, 2023, the City Commission approved an FDOT Public Transportation Grant Agreement (PTGA) to cover 80% of the non-AIP eligible asphalt patched and airfield markings. The project was finished under budget and the FDOT has agreed to allow the City to use the remaining funds to install security lights on the newly paved West Apron. The attached amendment will change the project scope to allow security lighting as part of the project.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government

SUSTAINABILITY:

N/A

FISCAL IMPACT:

If approved, the attached FDOT grant amendment #1 will add no additional cost to the project.

RECOMMENDATION:

Staff recommends that the City Commission accept amendment #1 to the FDOT PTGA Number 447565-3-94-01 and also approve the accompanying resolution authorizing the Mayor-Commissioner to execute the grant on behalf of the City of DeLand.

BACKGROUND/DISCUSSION:

Completion of the West Apron security lighting is scheduled for Fall 2025

RESOLUTION NO. 2025 -

A RESOLUTION OF THE CITY COMMISSION OF DELAND, VOLUSIA COUNTY, FLORIDA, AUTHORIZING THE EXECUTION OF THE AMENDMENT TO THE PUBLIC TRANSPORTATION GRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORATION, FINANCIAL MANAGEMENT NO. 447565-3-94-01; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Department of Transportation has offered the City an Amendment to the Public Transportation Grant Agreement, a copy of which is attached hereto as Exhibit "A", which will provide a scope change to the current project to allow for apron security lighting for the Non-AIP eligible items for the construction of the West Apron Rehab of DeLand Municipal Airport; and

WHEREAS, the aforesaid agreement requires the City of DeLand to pay 0% of the anticipated project cost; and

WHEREAS, this project is necessary to provide for the needs of the aviation-related businesses and public users at DeLand Municipal Airport.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The City Commission hereby authorizes, the Mayor-Commissioner or his designee to execute the Amendment to the Public Transportation Grant Agreement (Financial Management No. 447565-3-94-01) for this project.

Section 2. The Amendment to the Public Transportation Grant Agreement (Financial Management No. 447565-3-94-01) adds no additional costs.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 7th day of July 2025.

_____
Christopher Cloudman
Mayor-Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk – Auditor

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

" EXHIBIT A"

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

PUBLIC TRANSPORTATION
AMENDMENT TO THE PUBLIC TRANSPORTATION GRANT AGREEMENT

Form 725-000-03
STRATEGIC
DEVELOPMENT
OGC 03/25

Financial Project Number(s): (item-segment-phase-sequence)		Fund(s):	DPTO	FLAIR Category:	088719
447565-3-94-01		Work Activity Code/Function:	215	Object Code:	751000
		Federal Number/Federal Award		Org. Code:	55052000531
		Identification Number (FAIN) – Transit only:		Vendor Number:	VF596000307028
Contract Number:	G2P66	Federal Award Date:		Amendment No.:	1
CFDA Number:	N/A	SAM/UEI Number:			
CFDA Title:	N/A				
CSFA Number:	55.004				
CSFA Title:	Aviation Grant Program				

THIS AMENDMENT TO THE PUBLIC TRANSPORTATION GRANT AGREEMENT ("Amendment") is made and entered into on_____, by and between the State of Florida, Department of Transportation ("Department"), and City of DeLand, ("Agency"),collectively referred to as the "Parties."

RECITALS

WHEREAS, the Department and the Agency on 10/26/2023 (date original Agreement entered) entered into a Public Transportation Grant Agreement ("Agreement").

WHEREAS, the Parties have agreed to modify the Agreement on the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the mutual covenants in this Amendment, the Agreement is amended as follows:

1. **Amendment Description.** The project is amended add scope to include security lighting at Deland Municipal Airport.

2. **Program Area.** For identification purposes only, this Agreement is implemented as part of the Department program area selected below (select all programs that apply):

   X **Aviation**
   __ **Seaports**
   __ **Transit**
   __ **Intermodal**
   __ **Rail Crossing Closure**
   __ **Match to Direct Federal Funding** (Aviation or Transit)
   (Note: Section 15 and Exhibit G do not apply to federally matched funding)
   __ **Other**

3. **Exhibits.** The following Exhibits are updated, attached, and incorporated into this Agreement:
   X Exhibit A: Project Description and Responsibilities
   X Exhibit B: Schedule of Financial Assistance
   __ *Exhibit B1: Deferred Reimbursement Financial Provisions
   __ *Exhibit B2: Advance Payment Financial Provisions
   __ *Exhibit C: Terms and Conditions of Construction
   X Exhibit D: Agency Resolution
   __ Exhibit E: Program Specific Terms and Conditions
   __ Exhibit F: Contract Payment Requirements
   X *Exhibit G: Financial Assistance (Single Audit Act)
   __ *Exhibit H: Audit Requirements for Awards of Federal Financial Assistance

PUBLIC TRANSPORTATION
AMENDMENT TO THE PUBLIC TRANSPORTATION GRANT AGREEMENT

__ *Exhibit I: Certification of Disbursement of Payment to Vehicle and/or Equipment Vendor
__ *Additional Exhibit(s):

4. Project Cost.
The estimated total cost of the Project is __ increased/ __ decreased by $0 bringing the revised total cost of the project to $94,819.

The Department's participation is __ increased/ __ decreased by $0. The Department agrees to participate in the Project cost up to the maximum amount of $75,855, and, additionally the Department's participation in the Project shall not exceed 80.00% of the total eligible cost of the Project.

Except as modified, amended, or changed by this Amendment, all of the terms and conditions of the Agreement and any amendments thereto shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment on the day and year written above.

AGENCY City of DeLand

By:_____
Name: _____
Title: _____

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

By:_____
Name: James S. Stroz, Jr., P.E.
Title: Director of Transportation Development

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

Legal Review: _____

_____

EXHIBIT A

Project Description and Responsibilities

A. Project Description (description of Agency's project to provide context, description of project components funded via this Agreement (if not the entire project)): High mast security lighting around west apron to be installed by local utility company (Duke Energy). Currently, there is no security lighting in this area.

B. Project Location (limits, city, county, map): DeLand Municipal - Sidney H Taylor Field/Deland, FL/Volusia

C. Project Scope (allowable costs: describe project components, improvement type/service type, approximate timeline, project schedule, project size): Apron Security Lighting Installation; As required by 215.971, F.S., this scope of work includes but is not limited to consultant and design fees, construction inspection and material testing costs, mobilization and demobilization, trenching and backfilling, high-mast lights, cables, conduits, lightning protection, structural concrete, required vault equipment modifications, and pavement repairs, including all materials, equipment, labor, and incidentals required to complete the work. The Sponsor will comply with Aviation Program Assurances.

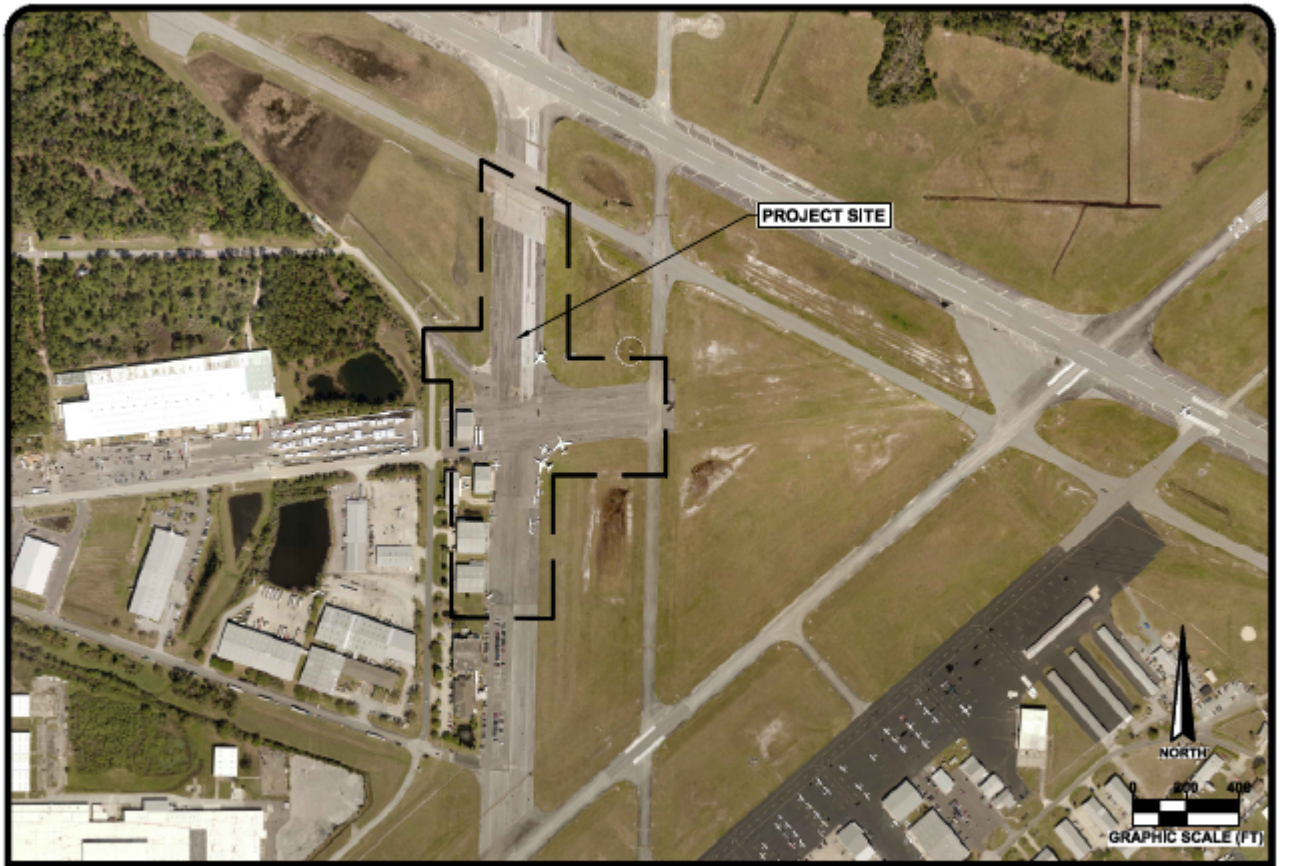
D. Deliverable(s): Final close out documents to be uploaded in JACIP

The project scope identifies the ultimate project deliverables. Deliverables for requisition, payment and invoice purposes will be the incremental progress made toward completion of project scope elements. Supporting documentation will be quantifiable, measurable, and verifiable, to allow for a determination of the amount of incremental progress that has been made, and provide evidence that the payment requested is commensurate with the accomplished incremental progress and costs incurred by the Agency.

E. Unallowable Costs (including but not limited to): Stored materials unless prior written approval from FDOT is obtained.

F. Transit Operating Grant Requirements (Transit Only):

Transit Operating Grants billed as an operational subsidy will require an expenditure detail report from the Agency that matches the invoice period. The expenditure detail, along with the progress report, will be the required deliverables for Transit Operating Grants. Operating grants may be issued for a term not to exceed three years from execution. The original grant agreement will include funding for year one. Funding for years two and three will be added by amendment as long as the grantee has submitted all invoices on schedule and the project deliverables for the year have been met.



PROJECT MAP

EXHIBIT B

Schedule of Financial Assistance

FUNDS AWARDED TO THE AGENCY AND REQUIRED MATCHING FUNDS PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

A. Fund Type and Fiscal Year:

Financial Management Number	Fund Type	FLAIR Category	State Fiscal Year	Object Code	CSFA/ CFDA Number	CSFA/CFDA Title or Funding Source Description	Funding Amount
447565-3-94-01	DPTO	088719	2024	751000	55.004	Aviation Grant Program	$75,855.00
447565-3-94-01	LF	088719	2024	751000	55.004	Aviation Grant Program	$18,964.00
	Total Financial Assistance						$94,819.00

B. Estimate of Project Costs by Grant Phase:

Phases*	State	Local	Federal	Totals	State %	Local %	Federal %
Land Acquisition	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
Planning	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
Environmental/Design/Construction	$75,855.00	$18,964.00	$0.00	$94,819.00	80.00	20.00	0.00
Capital Equipment/ Preventative Maintenance	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
Match to Direct Federal Funding	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
Mobility Management (Transit Only)	$0.00	$0.00	$0.00	$0.00	0.00	0.00	0.00
Totals	$75,855.00	$18,964.00	$0.00	$94,819.00			

*Shifting items between these grant phases requires execution of an Amendment to the Public Transportation Grant Agreement.

Scope Code and/or Activity Line Item (ALI) (Transit Only)	
Common Name/UZA Name (Transit Only)	

BUDGET/COST ANALYSIS CERTIFICATION AS REQUIRED BY SECTION 216.3475, FLORIDA STATUTES:

I certify that the cost for each line item budget category (grant phase) has been evaluated and determined to be allowable, reasonable, and necessary as required by Section 216.3475, Florida Statutes. Documentation is on file evidencing the methodology used and the conclusions reached.

Joseph A. Jerkins

Department Grant Manager Name

Signature Date

EXHIBIT D

AGENCY RESOLUTION

PLEASE SEE ATTACHED

EXHIBIT G

AUDIT REQUIREMENTS FOR AWARDS OF STATE FINANCIAL ASSISTANCE

THE STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

SUBJECT TO SECTION 215.97, FLORIDA STATUTES:~

Awarding Agency: Florida Department of Transportation
State Project Title: Aviation Grant Program
CSFA Number: 55.004
***Award Amount:** $75,855

*The award amount may change with amendments

Specific project information for CSFA Number 55.004 is provided at: https://apps.fldfs.com/fsaa/searchCatalog.aspx

COMPLIANCE REQUIREMENTS APPLICABLE TO STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT:

State Project Compliance Requirements for CSFA Number 55.004 are provided at: https://apps.fldfs.com/fsaa/searchCompliance.aspx

The State Projects Compliance Supplement is provided at: https://apps.fldfs.com/fsaa/compliance.aspx

CITY OF DELAND
Request for Commission Action
July 7, 2025

SUBJECT: Resolution Approving CPI Adjustment to Solid Waste and Recycling Rates.

DEPARTMENT: Public Works

PREPARED BY: Ray Underwood, Public Works Director

ATTACHMENTS: Resolution , Exhibit A-Pricing Index

APPROVED BY: Michael Grebosz, Asst. City Manager, June 27, 2025

SUMMARY/HIGHLIGHT:

A resolution approving a CPI adjustment of 3% for solid waste and recycling collection services. The contract with the City's waste hauler, GFL, provides that the hauler is entitled to an annual CPI adjustment, but that adjustment is capped at 3%. The contract further provides that if the CPI increase is greater than 6%, then the hauler can petition the City for an increase in excess of 3%, but that any such increase is at the sole discretion of the City. The actual change in CPI was 4.7% and staff is recommending granting an increase of 3% based on our current contract.

I have included several local areas so costs and services can be compared.
Orange City – Under contract negotiations
Deltona - $19.62 (No recycling services)
DeLand - $18.85 (with 3% CPI increase)
Volusia County - $ 24.00
City of Daytona Beach - $28.72

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government.

SUSTAINABILITY:

Natural Resource Protection.

FISCAL IMPACT:

This will result in a 3% increase in our franchise fee collections.

RECOMMENDATION:

It is recommended that the City Commission approve the attached resolution granting a CPI adjustment of 3%.

BACKGROUND/DISCUSSION:

FY 25/26 will be year four (4) of a seven (7) year original contract. This contract also has the option to review for one (1) additional 3-year term upon mutual agreement of both parties.

RESOLUTION NO. 2025 -

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING RESOLUTION NO. 2024-58 BY REVISING THE FEE AND CHARGE SCHEDULE PERTAINING TO SOLID WASTE AND RECYCLE COLLECTION SERVICES; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE OF THE RESOLUTION AND OF THE FEES AND CHARGES.

WHEREAS, the City Commission entered into the Contract/Franchise Agreement Between the City of DeLand and GFL Solid Waste Southeast, LLC Relating to Solid Waste and Recycle Collection Services on October 1, 2022; and

WHEREAS, the aforesaid contract provides for an annual rate adjustment based upon the change in the consumer price index (CPI), and although the actual increase in CPI was 4.7%, the contract caps the adjustment at 3%; and

WHEREAS, the CPI adjustment worksheet is revised to reflect the 3.0% increase for solid waste and recycling services as recommended by City staff; and

WHEREAS, the City Commission of the City of DeLand believes that a CPI adjustment of 3.0% is fair and reasonable.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELAND, FLORIDA, AS FOLLOWS:

Section 1. The City Commission for the City of DeLand, hereby increases the rate for residential collection by three (3.0%) percent effective as of October 1, 2025.

Section 2. This Resolution amending solid waste rates shall remain in effect until replaced by a new rate setting resolution of the DeLand City Commission.

Section 3. The City Manager, or designee, is hereby authorized and directed to implement the provisions of this Resolution and to take any and all necessary administrative actions to include, but not be limited to, the adoption of forms, policies and procedures.

Section 4. The prior actions of the City of DeLand relating to fees and charges collected relative to solid waste and recycling services or similar matters and related activities and actions are hereby ratified and affirmed.

Section 5. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

Section 6. If any Section or portions of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

Section 7. This Resolution shall become effective immediately upon its passage but the CPI adjustment with the rates set forth in the attached Exhibit A shall take effect on October 1, 2025.

PASSED AND DULY ADOPTED this 7th day of July, 2025.

_____
Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

_____
Julie A. Hennessy, MMC
City Clerk - Auditor

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

" EXHIBIT A "

City of DeLand - Solid Waste and Recycling CPI Adjustment Worksheet

							%		
2023			2024			CPI	3	103.0%	3% increase 2025
Container Size	Weekly Pick ups	Monthly Charges (Per cart provider)	Container Size	Weekly Pick ups	Monthly Charges (Per cart provider)				
96-gallon cart	1	$ 21.40	96-gallon cart	1	$ 22.04	*			22.70
96-gallon cart	2	$ 42.81	96-gallon cart	2	$ 44.08				45.40
96-gallon cart	3	$ 64.21	96-gallon cart	3	$ 66.12				68.10
96-gallon cart	4	$ 85.60	96-gallon cart	4	$ 88.16				90.80
96-gallon cart	5	$ 107.02	96-gallon cart	5	$ 110.20				113.50

Containerized (Uncompacted)			Containerized (Uncompacted)				
Non-Compacting	Weekly pick ups	Monthly Charge	Non-Compacting	Weekly pick ups	Monthly Charge		
2 yard	1	$ 80.26	2 yard	1	$ 82.67	*	85.15
2 yard	2	$ 160.53	2 yard	2	$ 165.34		170.30
2 yard	3	$ 240.79	2 yard	3	$ 248.01		255.45
2 yard	4	$ 321.05	2 yard	4	$ 330.68		340.60
2 yard	5	$ 401.31	2 yard	5	$ 413.35		425.75
2 yard	6	$ 481.58	2 yard	6	$ 496.02		510.90
2 yard	7	$ 561.84	2 yard	7	$ 578.69		596.05
3 yard	1	$ 136.94	3 yard	1	$ 141.05	*	145.28
3 yard	2	$ 273.88	3 yard	2	$ 282.10		290.56
3 yard	3	$ 410.82	3 yard	3	$ 423.15		435.84
3 yard	4	$ 547.76	3 yard	4	$ 564.20		581.12
3 yard	5	$ 684.66	3 yard	5	$ 705.25		726.40
3 yard	6	$ 821.60	3 yard	6	$ 846.30		871.68
3 yard	7	$ 958.54	3 yard	7	$ 987.35		1016.96
4 yard	1	$ 149.37	4 yard	1	$ 153.85	*	158.47
4 yard	2	$ 298.73	4 yard	2	$ 307.70		316.94
4 yard	3	$ 448.10	4 yard	3	$ 461.55		475.41
4 yard	4	$ 597.48	4 yard	4	$ 615.40		633.88
4 yard	5	$ 746.83	4 yard	5	$ 769.25		792.35
4 yard	6	$ 896.20	4 yard	6	$ 923.10		950.82
4 yard	7	$ 1,039.34	4 yard	7	$ 1,076.95		1109.29
5 yard	1	$ 162.92	5 yard	1	$ 167.81	*	172.84
5 yard	2	$ 325.82	5 yard	2	$ 335.62		345.68
5 yard	3	$ 488.75	5 yard	3	$ 503.43		518.52
5 yard	4	$ 651.66	5 yard	4	$ 671.24		691.36
5 yard	5	$ 814.57	5 yard	5	$ 839.05		864.20

5 yard	6	$	977.49	5 yard	6	$	1,006.86	1037.04
5 yard	7	$	1,140.41	5 yard	7	$	1,174.67	1209.88
6 yard	1	$	208.68	6 yard	1	$	214.94 *	221.39
6 yard	2	$	363.86	6 yard	2	$	429.88	442.78
6 yard	3	$	626.05	6 yard	3	$	644.82	664.17
6 yard	4	$	834.73	6 yard	4	$	859.76	885.56
6 yard	5	$	1,043.42	6 yard	5	$	1,074.70	1106.95
6 yard	6	$	1,252.10	6 yard	6	$	1,289.64	1328.34
6 yard	7	$	1,460.78	6 yard	7	$	1,504.58	1549.73
8 yard	1	$	278.24	8 yard	1	$	286.59 *	295.19
8 yard	2	$	556.49	8 yard	2	$	573.18	590.38
8 yard	3	$	834.73	8 yard	3	$	859.77	885.57
8 yard	4	$	1,112.98	8 yard	4	$	1,146.36	1180.76
8 yard	5	$	1,391.22	8 yard	5	$	1,432.95	1475.95
8 yard	6	$	1,669.47	8 yard	6	$	1,719.54	1771.14
8 yard	7	$	1,947.71	8 yard	7	$	2,006.13	2066.33

Containerized (Compacted)				Containerized (Compacted)				
Non-Compacting	Weekly pick ups		Monthly Charge	Non-Compacting	Weekly pick ups		Monthly Charge	
2 yard	1	$	155.17	2 yard	1	$	159.83 *	164.62
2 yard	2	$	310.35	2 yard	2	$	319.66	329.24
2 yard	3	$	465.52	2 yard	3	$	479.49	493.86
2 yard	4	$	620.68	2 yard	4	$	639.32	658.48
2 yard	5	$	775.85	2 yard	5	$	799.15	823.10
2 yard	6	$	931.02	2 yard	6	$	958.98	987.72
2 yard	7	$	1,086.19	2 yard	7	$	1,118.81	1152.34
3 yard	1	$	211.38	3 yard	1	$	217.72	224.25
3 yard	2	$	422.76	3 yard	2	$	435.44	448.50
3 yard	3	$	634.14	3 yard	3	$	653.16	672.75
3 yard	4	$	845.52	3 yard	4	$	870.88	897.00
3 yard	5	$	1,057.56	3 yard	5	$	1,088.60	1121.25
3 yard	6	$	1,268.28	3 yard	6	$	1,306.32	1345.50
3 yard	7	$	1,479.66	3 yard	7	$	1,524.04	1569.75
4 yard	1	$	288.95	4 yard	1	$	297.62	306.55
4 yard	2	$	577.90	4 yard	2	$	595.24	613.10
4 yard	3	$	866.85	4 yard	3	$	892.86	919.65
4 yard	4	$	1,158.80	4 yard	4	$	1,190.48	1226.20
4 yard	5	$	1,444.75	4 yard	5	$	1,488.10	1532.75
4 yard	6	$	1,733.70	4 yard	6	$	1,785.72	1839.30
4 yard	7	$	2,022.65	4 yard	7	$	2,083.34	2145.85

5 yard	1	$	292.58	5 yard	1	$	301.36	310.40
5 yard	2	$	585.16	5 yard	2	$	602.72	620.80
5 yard	3	$	877.74	5 yard	3	$	904.08	931.20
5 yard	4	$	1,170.32	5 yard	4	$	1,205.44	1241.60
5 yard	5	$	1,462.92	5 yard	5	$	1,506.80	1552.00
5 yard	6	$	1,755.48	5 yard	6	$	1,808.16	1862.40
5 yard	7	$	2,048.06	5 yard	7	$	2,109.52	2172.80
6 yard	1	$	428.07	6 yard	1	$	440.91	454.14
6 yard	2	$	856.14	6 yard	2	$	881.82	908.28
6 yard	3	$	1,284.21	6 yard	3	$	1,322.73	1362.42
6 yard	4	$	1,712.28	6 yard	4	$	1,763.64	1816.56
6 yard	5	$	2,140.35	6 yard	5	$	2,204.55	2270.70
6 yard	6	$	2,568.42	6 yard	6	$	2,645.46	2724.84
6 yard	7	$	2,996.49	6 yard	7	$	3,086.37	3178.98
8 yard	1	$	397.95	8 yard	1	$	409.89	422.19
8 yard	2	$	795.90	8 yard	2	$	819.78	844.38
8 yard	3	$	1,193.85	8 yard	3	$	1,229.67	1266.57
8 yard	4	$	1,591.80	8 yard	4	$	1,639.56	1688.76
8 yard	5	$	1,989.75	8 yard	5	$	2,049.45	2110.95
8 yard	6	$	2,387.70	8 yard	6	$	2,459.34	2533.14
8 yard	7	$	2,785.65	8 yard	7	$	2,869.23	2955.33
Roll Off Container	20 yard	$	319.45	Roll Off Container	20 yard	$	329.03	338.90
Per Pull Charge:	30 yard	$	319.45	Per Pull Charge:	30 yard	$	329.03	338.90
	40 yard	$	319.45		40 yard	$	329.03	338.90
	Compactors	$	347.81		Compactor	$	358.24	368.99
Roll Off Compactor	10 yard	$	508.33	Roll Off Compactor	10 yard	$	523.58	539.29
Monthly Rental/Lease:	20 yard	$	508.33	Monthly Rental/Lease:	20 yard	$	523.58	539.29
	30 yard	$	508.33		30 yard	$	523.58	539.29
	40 yard	$	508.33		40 yard	$	523.58	539.29
Delivery charge for all roll off type containers		$	267.54	Delivery charge for all roll off type containers		$	275.57	283.84
Additional charge for commercial containers:				Additional charge for commercial containers:				
Wheels on containers (each)		$	53.51	Wheels on containers (each)		$	55.12	56.77
Locking bars and/or locks (each)		$	80.26	Locking bars and/or locks (each)		$	82.67	85.15

Solid Waste & Recycle Collection Services

2023			2024	3% increase 2025
Service Description	**Unit Price**			
Residential Service Collection Component •Once a week solid waste collection, transport, and disposal (64 or 96-gallon cart) •Once a week recycling collection, transport, and disposal (64-gallon cart) •Once a week yard waste collection, transport, and disposal (1 cubic yard or less)	$15.36	Monthly Unit Price	**$15.82**	$16.29
Once a week bulk collection (3 cubic yards or less) Added July 2024	$0.00		**$1.25**	$1.29
Fuel Component •Fuel Component (Each Residential Service Unit	$1.23	Monthly Unit Price	**$1.23**	$1.27
Total Monthly Charges (Services Above)	**$16.59**	**Monthly Unit Price**	**$18.30**	$18.85

Additional Costs

Service Description	Unit Price			
Additional 64 or 96-gallon Cart	$7.22	Monthly/Cart	**$7.44**	$7.66
Side/Rear yard service (non-disabled, 64 or 96-gallon cart)	$80.26	Monthly/Cart	**$82.67**	$85.15

Apartments/Multi-family (served by carts)	$20.33	Monthly/Unit	**$20.94**	$21.57
Residential Bulk Waste Collection (after 2 free pick-ups)	$8.56	Each Item	**$8.82**	$9.08
Residential Yard Waste Special Pick-up (exceeding 1 cubic yard)	$20.93	Per Cubic Yard	**$21.56**	$22.21
Two (2) Community Document Shredding Events per year	$0.00	Annual Cost		

CITY OF DELAND
Request for Commission Action
July 7, 2025

SUBJECT: Request to Continue First Reading of Ordinance Annexing ±10.64 Acres of Property, Located at 1290 West Plymouth Avenue (Delaney Trinity Reserve).

DEPARTMENT: Planning

PREPARED BY: Carol Kuhn, Planning Director

ATTACHMENTS: Continuation Memo, Ordinance, AN24-180 Legal Description with Acreage + ROW, AN24-180 Survey 10.64 Acres - includes ROW, AN24-180 Staff Report Delaney Annexation, AN24-180 Narrative, AN24-180 Aerial, AN24-180 Zoning

APPROVED BY: Michael Grebosz, Asst. City Manager, June 27, 2025

SUMMARY/HIGHLIGHT:

The subject property is ± 10.64 acres in size, including the south portion of the W. Plymouth Ave. right-of-way. The property is located in unincorporated Volusia County and is currently zoned VC: A-3 (Volusia County Transitional Agriculture), with a future land use designation of VC: ULI (Volusia County Urban Low Intensity). It is owned by the Trinity United Methodist Church, and the property is currently vacant, but heavily wooded. This application is accompanied by a request for a future land use amendment (SMLU24-181), as well as a PD rezoning application (Z24-179), proposing 78 townhome units. If the requests are approved, any future site improvements will first require approval of a separate development application.

On May 14, 2025, the Planning Board voted unanimously to approve the annexation request.
On June 16, 2025, the City Commission voted to continue the request to the July 7, 2025 meeting.

This is a request for continuance to the August 4, 2025, City Commission meeting.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Institute Smart Growth Principles.

SUSTAINABILITY:

Strategic Plan Focus Area: Preparing for Future Sustainability - Annexing the property into the city's jurisdiction will subject it to the city's adopted policies and allow implementation of the city's Sustainability Action Plan.

FISCAL IMPACT:

Inclusion of the subject property in the City's tax rolls will increase funds towards City services.

RECOMMENDATION:

Requested to continue to the August 4 , 2025, City Commission meeting.

BACKGROUND/DISCUSSION:

North of the property is the Hunter’s Creek apartment complex; south is the Heritage Place single-family

residential subdivision; east is Putterman Athletics (manufacturer of recreational products for athletic facilities); and west is currently a vacant and clear piece of land and will be the future location of the new Trinity United Methodist Church.

Planning Department

Memorandum

TO: City Commission

DATE: July 7, 2025

FROM: Kendall Story, CNU-A

SUBJECT: Request to Continue First Reading Annexing ±10.64 Acres of Property Located at 1290 W. Plymouth Ave. (Delaney Trinity Reserve).

==========

The applicant, Mark Watts with CobbCole, requested to continue the above-referenced application from the July 7, 2025, City Commission meeting to the August 4, 2025, City Commission meeting.

ORDINANCE NO. 2025 –

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, ANNEXING A PARCEL OF LAND TOTALING APPROXIMATELY +/- 10.64 ACRES OF PROPERTY LOCATED AT 1290 WEST PLYMOUTH AVENUE; AMENDING CITY BOUNDARIES TO INCLUDE THE ANNEXED PROPERTIES; AFFIRMING COMPLIANCE WITH STATUTORY PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Petitioner, Mark Watts, Esq., on behalf of the owner, Trinity United Methodist Church, Inc., submitted a petition for annexation of approximately +/- 10.64 acres of land located at 1290 West Plymouth Avenue; and

WHEREAS, the subject property to be annexed is currently vacant and heavily wooded

WHEREAS, the area to be annexed is contiguous to the boundaries of the City of DeLand on the north, south, east and west, if annexed, the subject property encloses an existing enclave, is reasonably compact, is not circuitous, and otherwise meets the requirements of *Chapter 171, Florida Statutes*.

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

Section 1. The following described parcel of land in Volusia County, Florida, for which a petition for annexation has been received from the Petitioner, Mark Watts, Esq., totaling approximately +/- 10.64 acres, located at 1290 W. Plymouth Avenue, is hereby annexed and made part of the City of DeLand, subject to the jurisdiction, obligations, benefits and privileges of property within the municipality:

See legal description(s) attached hereto as Exhibit "A"

Parcel Identification No. 700700000030

Section 2. The boundary lines of the City of DeLand are hereby changed and redefined to include the lands described in Section 1 above and depicted on the map attached hereto as Exhibit "B" and by this reference made a part hereof.

Section 3. The City Commission finds that a public hearing has been held on this Ordinance prior to adoption in the Commission Chambers, City Hall, 120 S. Florida Avenue, DeLand, Florida, at 7:00 P.M., on _____, after notice published in accordance with Florida Statutes Section 171.044.

Section 4. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this ___ day of _____, 2025.

_____
Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

_____
Julia M. Hewitt
Interim City Clerk - Auditor

Passed on first reading:
Adopted on second reading:

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

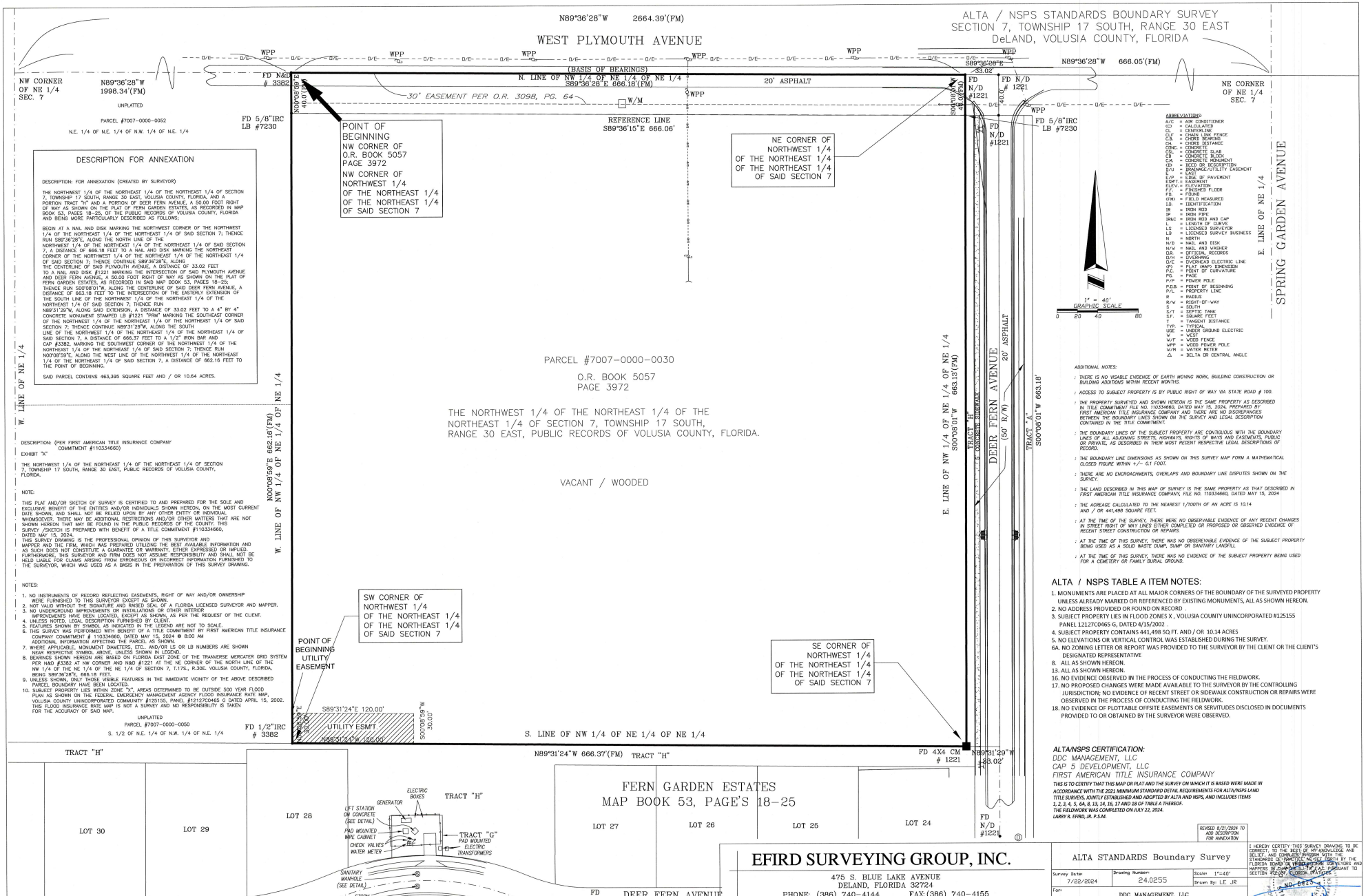
LEGAL DESCRIPTION
DELANEY RESERVE PH 2 ANNEXATION

DESCRIPTION: FOR ANNEXATION (CREATED BY SURVEYOR)

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, AND A PORTION TRACT "H" AND A PORTION OF DEER FERN AVENUE, A 50.00 FOOT RIGHT OF WAY AS SHOWN ON THE PLAT OF FERN GARDEN ESTATES, AS RECORDED IN MAP BOOK 53, PAGES 18-25, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A NAIL AND DISK MARKING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE RUN S89°36'28"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 666.18 FEET TO A NAIL AND DISK MARKING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE CONTINUE S89°36'28"E, ALONG THE CENTERLINE OF SAID PLYMOUTH AVENUE, A DISTANCE OF 33.02 FEET TO A NAIL AND DISK #1221 MARKING THE INTERSECTION OF SAID PLYMOUTH AVENUE AND DEER FERN AVENUE, A 50.00 FOOT RIGHT OF WAY AS SHOWN ON THE PLAT OF FERN GARDEN ESTATES, AS RECORDED IN SAID MAP BOOK 53, PAGES 18-25; THENCE RUN S00°08'01"W, ALONG THE CENTERLINE OF SAID DEER FERN AVENUE, A DISTANCE OF 663.18 FEET TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE RUN N89°31'29"W, ALONG SAID EXTENSION, A DISTANCE OF 33.02 FEET TO A 4" BY 4" CONCRETE MONUMENT STAMPED LB #1221 "PRM" MARKING THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE CONTINUE N89°31'29"W, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 666.37 FEET TO A 1/2" IRON BAR AND CAP #3382, MARKING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE RUN N00°08'59"E, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 662.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 463,395 SQUARE FEET AND / OR 10.64 ACRES.


ALTA / NSPS STANDARDS BOUNDARY SURVEY
SECTION 7, TOWNSHIP 17 SOUTH, RANGE 30 EAST
DeLAND, VOLUSIA COUNTY, FLORIDA
N89°36'28"W 2664.39'(FM)
WEST PLYMOUTH AVENUE
(BASIS OF BEARINGS)
N. LINE OF NW 1/4 OF NE 1/4
S89°36'28"E 666.18'(FM)
N89°36'28"W 666.05'(FM)
S89°36'28"E 33.02'
NW CORNER OF NE 1/4 SEC. 7
N89°36'28"W 1998.34'(FM)
UNPLATTED
PARCEL #7007-0000-0052
N.E. 1/4 OF N.E. 1/4 OF N.W. 1/4 OF N.E. 1/4
FD N&D # 3382
FD 5/8"IRC LB #7230
30' EASEMENT PER O.R. 3098, PG. 64
W/M
REFERENCE LINE S89°36'15"E 666.06'
20' ASPHALT
POINT OF BEGINNING NW CORNER OF O.R. BOOK 5057 PAGE 3972
NW CORNER OF NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7
NE CORNER OF NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7
FD N/D #1221
FD 5/8"IRC LB #7230
NE CORNER OF NE 1/4 SEC. 7
SPRING GARDEN AVENUE
E. LINE OF NE 1/4
W. LINE OF NE 1/4
W. LINE OF NW 1/4 OF NE 1/4
E. LINE OF NW 1/4 OF NE 1/4
S00°08'01"W 663.13'(FM)
S00°08'01"W 663.18'
DEER FERN AVENUE (50' R/W)
20' ASPHALT
TRACT "H"
TRACT "A"
5' CONCRETE SIDEWALK
PARCEL #7007-0000-0030
O.R. BOOK 5057
PAGE 3972
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
VACANT / WOODED
DESCRIPTION FOR ANNEXATION
DESCRIPTION: FOR ANNEXATION (CREATED BY SURVEYOR)
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, AND A PORTION TRACT "H" AND A PORTION OF DEER FERN AVENUE, A 50.00 FOOT RIGHT OF WAY AS SHOWN ON THE PLAT OF FERN GARDEN ESTATES, AS RECORDED IN MAP BOOK 53, PAGES 18-25, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGIN AT A NAIL AND DISK MARKING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE RUN S89°36'28"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 666.18 FEET TO A NAIL AND DISK MARKING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE CONTINUE S89°36'28"E, ALONG THE CENTERLINE OF SAID PLYMOUTH AVENUE, A DISTANCE OF 33.02 FEET TO A NAIL AND DISK #1221 MARKING THE INTERSECTION OF SAID PLYMOUTH AVENUE AND DEER FERN AVENUE, A 50.00 FOOT RIGHT OF WAY AS SHOWN ON THE PLAT OF FERN GARDEN ESTATES, AS RECORDED IN SAID MAP BOOK 53, PAGES 18-25; THENCE RUN S00°08'01"W, ALONG THE CENTERLINE OF SAID DEER FERN AVENUE, A DISTANCE OF 663.18 FEET TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE RUN N89°31'29"W, ALONG SAID EXTENSION, A DISTANCE OF 33.02 FEET TO A 4" BY 4" CONCRETE MONUMENT STAMPED LB #1221 "PRM" MARKING THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE CONTINUE N89°31'29"W, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 666.37 FEET TO A 1/2" IRON BAR AND CAP #3382, MARKING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE RUN N00°08'59"E, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 662.16 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 463,395 SQUARE FEET AND / OR 10.64 ACRES.
DESCRIPTION: (PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #110334660)
EXHIBIT "A"
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
N00°08'59"E 662.16'(FM)
NOTE:
THIS PLAT AND/OR SKETCH OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS SHOWN HEREON, ON THE MOST CURRENT DATE SHOWN, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY. THIS SURVEY /SKETCH IS PREPARED WITH BENEFIT OF A TITLE COMMITMENT #110334660, DATED MAY 15, 2024.
THIS SURVEY DRAWING IS THE PROFESSIONAL OPINION OF THIS SURVEYOR AND MAPPER AND THE FIRM, WHICH WAS PREPARED UTILIZING THE BEST AVAILABLE INFORMATION AND AS SUCH DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE HELD LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED TO THE SURVEYOR, WHICH WAS USED AS A BASIS IN THE PREPARATION OF THIS SURVEY DRAWING.
NOTES:
1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
2. NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NO UNDERGROUND IMPROVEMENTS OR INSTALLATIONS OR OTHER INTERIOR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN, AS PER THE REQUEST OF THE CLIENT.
4. UNLESS NOTED, LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
6. THIS SURVEY WAS PERFORMED WITH BENEFIT OF A TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 110334660, DATED MAY 15, 2024 @ 8:00 AM ADDITIONAL INFORMATION AFFECTING THE PARCEL, AS SHOWN.
7. WHERE APPLICABLE, MONUMENT DIAMETERS, ETC., AND/OR LS OR LB NUMBERS ARE SHOWN NEAR RESPECTIVE SYMBOL ABOVE, UNLESS SHOWN IN LEGEND.
8. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA EAST ZONE OF THE TRANVERSE MERCATER GRID SYSTEM PER NAD #3382 AT NW CORNER AND NAD #1221 AT THE NE CORNER OF THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 7, T.17S., R.30E. VOLUSIA COUNTY, FLORIDA, BEING S89°36'28"E, 666.18 FEET.
9. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
10. SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, VOLUSIA COUNTY UNINCORPORATED COMMUNITY #125155, PANEL #12127C0465 G DATED APRIL 15, 2002. THIS FLOOD INSURANCE RATE MAP IS NOT A SURVEY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF SAID MAP.
UNPLATTED
PARCEL #7007-0000-0050
S. 1/2 OF N.E. 1/4 OF N.W. 1/4 OF N.E. 1/4
FD 1/2"IRC # 3382
SW CORNER OF NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7
POINT OF BEGINNING UTILITY EASEMENT
S89°31'24"E 120.00'
UTILITY ESMT.
N89°31'24"W 120.00'
S00°08'59"W 30.00'
S. LINE OF NW 1/4 OF NE 1/4 OF NE 1/4
N89°31'24"W 666.37'(FM)
SE CORNER OF NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7
FD 4X4 CM # 1221
N89°31'29"W 33.02'
FERN GARDEN ESTATES
MAP BOOK 53, PAGE'S 18-25
LOT 30
LOT 29
LOT 28
LOT 27
LOT 26
LOT 25
LOT 24
TRACT "H"
TRACT "G" PAD MOUNTED ELECTRIC TRANSFORMERS
ELECTRIC BOXES
GENERATOR
LIFT STATION ON CONCRETE (SEE DETAIL)
PAD MOUNTED WIRE CABINET
CHECK VALVES WATER METER
SANITARY MANHOLE (SEE DETAIL)
STORM MANHOLE
FD N/D #1221
DEER FERN AVENUE (50' R/W)
ABBREVIATIONS
A/C = AIR CONDITIONER
CD = CALCULATED
CL = CENTERLINE
CLF = CHAIN LINK FENCE
CB = CHORD BEARING
CH = CHORD DISTANCE
CONC = CONCRETE
CS = CONCRETE SLAB
CB = CONCRETE BLOCK
CM = CONCRETE MONUMENT
DD = DEED OR DESCRIPTION
D/U = DRAINAGE/UTILITY EASEMENT
E = EAST
E/P = EDGE OF PAVEMENT
ESMT = EASEMENT
ELEV = ELEVATION
F.F. = FINISHED FLOOR
F.I. = FOUND
FMO = FIELD MEASURED
I.D. = IDENTIFICATION
IR = IRON ROD
IP = IRON PIPE
IRAC = IRON ROD AND CAP
L = LENGTH OF CURVE
LS = LICENSED SURVEYOR
LB = LICENSED SURVEY BUSINESS
N = NORTH
N/D = NAIL AND DISK
N/W = NAIL AND WASHER
O.R. = OFFICIAL RECORDS
O/H = OVERHANG
O/E = OVERHEAD ELECTRIC LINE
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
PG. = PAGE
P/P = POWER POLE
P.O.B. = POINT OF BEGINNING
P/L = PROPERTY LINE
R = RADIUS
R/W = RIGHT-OF-WAY
S = SOUTH
S/T = SEPTIC TANK
S.F. = SQUARE FEET
T = TANGENT DISTANCE
TYP. = TYPICAL
UGE = UNDER GROUND ELECTRIC
W = WEST
W/F = WOOD FENCE
WPP = WOOD POWER POLE
W/M = WATER METER
Δ = DELTA OR CENTRAL ANGLE
1" = 40' GRAPHIC SCALE
0 20 40 80
ADDITIONAL NOTES:
: THERE IS NO VISABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
: ACCESS TO SUBJECT PROPERTY IS BY PUBLIC RIGHT OF WAY VIA STATE ROAD # 100.
: THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT FILE NO. 110334660, DATED MAY 15, 2024, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THE SURVEY AND LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.
: THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
: THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICAL CLOSED FIGURE WITHIN +/- 0.1 FOOT.
: THERE ARE NO ENCROACHMENTS, OVERLAPS AND BOUNDARY LINE DISPUTES SHOWN ON THE SURVEY.
: THE LAND DESCRIBED IN THIS MAP OF SURVEY IS THE SAME PROPERTY AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 110334660, DATED MAY 15, 2024
: THE ACREAGE CALCULATED TO THE NEAREST 1/100TH OF AN ACRE IS 10.14 AND / OR 441,498 SQUARE FEET.
: AT THE TIME OF THE SURVEY, THERE WERE NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED OR OBSERVED EVIDENCE OF RECENT STREET CONSTRUCTION OR REPAIRS.
: AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
: AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF THE SUBJECT PROPERTY BEING USED FOR A CEMETERY OR FAMILY BURIAL GROUND.
ALTA / NSPS TABLE A ITEM NOTES:
1. MONUMENTS ARE PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS, ALL AS SHOWN HEREON.
2. NO ADDRESS PROVIDED OR FOUND ON RECORD .
3. SUBJECT PROPERTY LIES IN FLOOD ZONES X , VOLUSIA COUNTY UNINCORPORATED #125155 PANEL 12127C0465 G, DATED 4/15/2002 .
4. SUBJECT PROPERTY CONTAINS 441,498 SQ.FT. AND / OR 10.14 ACRES
5. NO ELEVATIONS OR VERTICAL CONTROL WAS ESTABLISHED DURING THE SURVEY.
6A. NO ZONING LETTER OR REPORT WAS PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE
8. ALL AS SHOWN HEREON.
13. ALL AS SHOWN HEREON.
16. NO EVIDENCE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. NO PROPOSED CHANGES WERE MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION; NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. NO EVIDENCE OF PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR WERE OBSERVED.
ALTA/NSPS CERTIFICATION:
DDC MANAGEMENT, LLC
CAP 5 DEVELOPMENT, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 8, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON JULY 22, 2024.
LARRY R. EFIRD, JR. P.S.M.
REVISED 8/21/2024 TO ADD DESCRIPTION FOR ANNEXATION
EFIRD SURVEYING GROUP, INC.
475 S. BLUE LAKE AVENUE
DELAND, FLORIDA 32724
PHONE: (386) 740-4144 FAX:(386) 740-4155
WEBSITE: www.efirdsurveying.com
e-mail: larry@efirdsurveying.com
Certificate Of Authorization Licensed Business Number 7230
ALTA STANDARDS Boundary Survey
Survey Date 7/22/2024
Drawing Number 24.0255
Scale 1"=40'
Drawn By: LE JR
Form
DDC MANAGEMENT, LLC
CAP 5 DEVELOPMENT, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
1299 W. PLYMOUTH AVE., DeLAND
I HEREBY CERTIFY THIS SURVEY DRAWING TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND PREPARED IN ACCORDANCE WITH THE STANDARDS ESTABLISHED AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, F.A.C. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NO. 6629
STATE OF FLORIDA
8/21/2024
LARRY R. EFIRD JR.
Professional Surveyor & Mapper No. 5829

PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD

May 14, 2025

APPLICATION: AN24-180

1. **Requested Action:** Annexation of 10.64 acres of property into the City limits of DeLand
2. **Location:** 1290 W. Plymouth Ave.
3. **Petitioner**: Mark Watts, CobbCole
4. **Staff:** Kendall Story
5. **Owner**: Trinity United Methodist Church, Inc.
6. **Size of parcel(s):** ± 10.64 acres
7. **Parcel ID**: 700700000030
8. **Land Use Designation & Zoning of Subject Property:**

   Future Land Use: Volusia County: Urban Low Intensity (ULI)

   Existing Zoning: Volusia County: R-3

   Existing Use: Wooded/Undeveloped

9. **Surrounding Land Use & Zoning:**

	LAND USE	ZONING
North:	Medium Density Residential	Hunter's Creek PD (Hunters Creek Apts)
South:	High Density Residential	R-1AA
East:	Medium Density Residential	DeLand Commercial Properties PD/C-2
West:	Medium Density Residential	R-1A

10. Physical Characteristics: The subject property is ± 10.64 acres in size, including the south portion of the W. Plymouth Ave. right-of-way, is wooded and undeveloped. It does not appear to contain any wetlands and does not lie within the 100-year flood zone.

The subject property is located in unincorporated Volusia County and is currently zoned VC: R-3 (Volusia County Urban Single Family), with a future land use designation of VC: ULI (Volusia County Urban Low Intensity). It is owned by the Trinity United Methodist Church, and the property is currently vacant, but heavily wooded. This application is accompanied by a request for a future land use amendment (SMLU24-181) to MDR (Medium Density Residential), as well as a PD rezoning application (Z24-179) proposing 78 townhome units. If the requests are approved, any future site improvements will first require approval of a separate development application.

11. Public Services & Utilities: The City's Utilities Department determined the closest City water main is an 8-inch water main running along W. Plymouth Ave. The closest city sewer main is also located W. Plymouth Ave. as a 6-inch force main, as well as an 8-inch gravity sewer system located in Heritage Place (south).

12. Growth Management Plan Consistency:
North of the property is the Hunter's Creek apartment complex; south is the Heritage Place single-family residential subdivision; east is Putterman Athletics (manufacturer of recreational products for athletic facilities); and west is currently a vacant and clear piece of land and will be the future location of the new Trinity United Methodist Church (SP24-170).

13. Analysis: The City's guidelines for annexation require a property be sufficiently **contiguous** to property already within the city limits and to be accessible to public services provided. In addition, the State requires the property be **reasonably compact**, **not circuitous**, and **does not create an enclave**. The subject property encloses an existing enclave, is contiguous to the City of DeLand, is reasonably compact and is not circuitous. The parcel is nearly a perfect square and contiguous to the city to the north by ± 667 ft., to the south by ± 667 ft., to the east by ± 663 ft. and to the west by ± 662 ft.

Recommendation: Staff recommends that the Planning Board forward this annexation petition to the City Commission, with a recommendation for approval.

Based upon the concurrency requirements of the State of Florida and the City's concurrency management plan, as adopted in Article 5, Sec. 33-41 of the Land Development Regulations, approval of the proposed annexation does not automatically provide vested development rights. At the time the developer applies for a development permit, adequate infrastructure must exist to support the proposed development. If such infrastructure does not exist, the developer may be required to incur additional expense to ensure that the necessary infrastructure is provided.

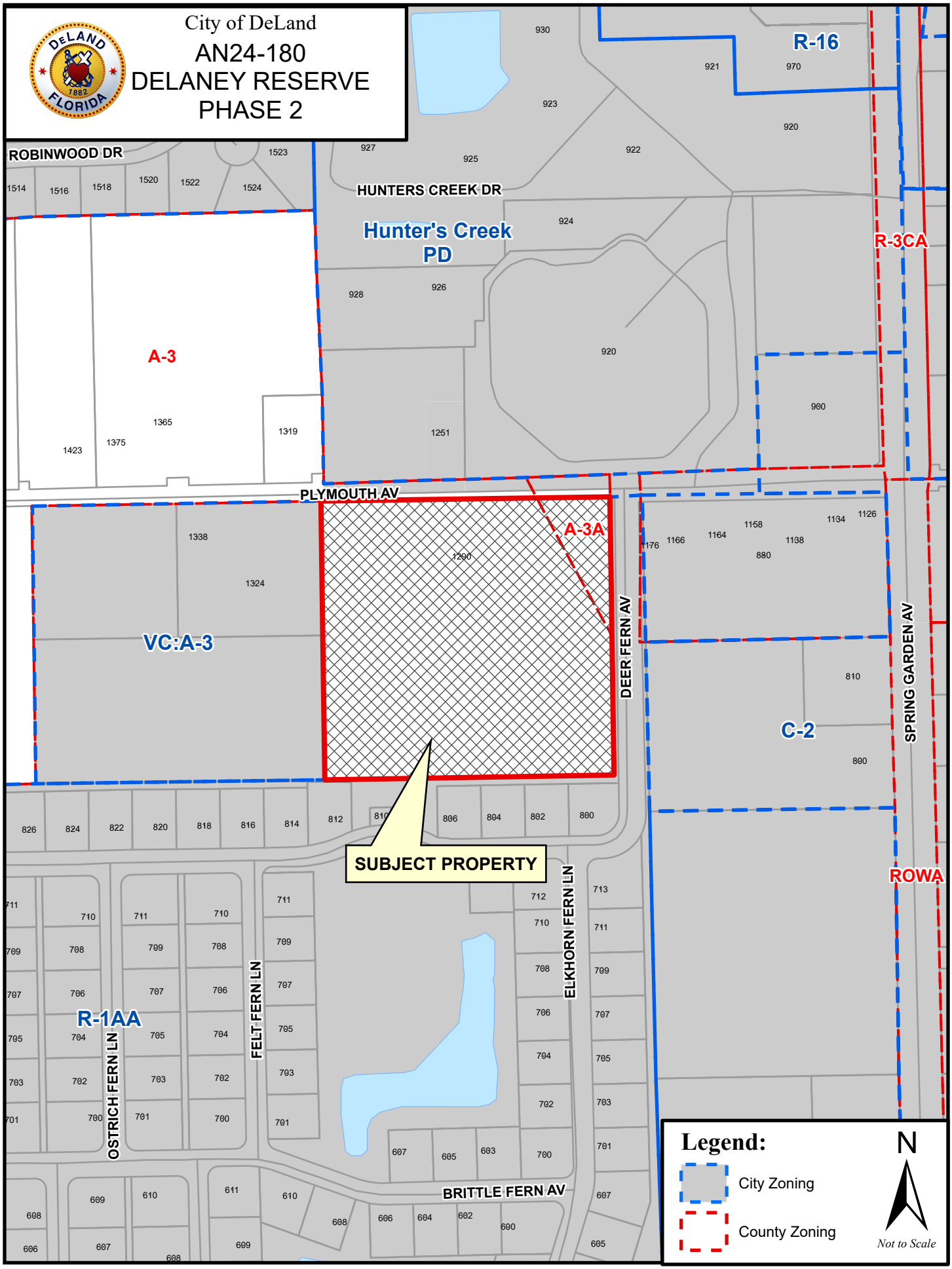
NARRATIVE FOR DELANEY RESERVE PH 2

PUD REZONING, SMALL-SCALE COMP PLAN AMENDMENT

AND ANNEXATION

The subject property is currently in unincorporated Volusia County, but is included in the City of DeLand's utility service area and is shown as part of the planned urban core (Category 2) in the current DeLand 2050 plan. In order to proceed with potential development, annexation is required. In regard to the proposed Medium Density Residential land use classification, the property is adjacent to property that is designated as Highway Commercial, to the east, Medium Density Residential, to the north, and Low Density Residential to the south and west. The applicant is requesting a simultaneous rezoning to Planned Unit Development that will authorize the development of a townhome community. Townhomes are an appropriate transitional housing density between the apartment and townhome development (Lexington Club) to the north, existing commercial development to the east (Putterman Athletics), a planned house of worship to the west (Trinity Methodist Church) and the Heritage Place single family development to the south.

City of DeLand
AN24-180
DELANEY RESERVE
PHASE 2
SUBJECT PROPERTY
PLYMOUTH AV
SPRING GARDEN AV
HUNTERS CREEK DR
DEER FERN AV
ELKHORN FERN LN
OSTRICH FERN LN
FELT FERN LN
BRITTLE FERN AV
S CREEK DR
A-3
A-3A
VC:A-3
PD
R-3CA
C-2
ROWA
R-1AA
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
AN24-180
DELANEY RESERVE
PHASE 2
ROBINWOOD DR
HUNTERS CREEK DR
Hunter's Creek
PD
A-3
R-16
R-3CA
PLYMOUTH AV
A-3A
VC:A-3
DEER FERN AV
SPRING GARDEN AV
C-2
ROWA
SUBJECT PROPERTY
R-1AA
FELT FERN LN
ELKHORN FERN LN
OSTRICH FERN LN
BRITTLE FERN AV
Legend:
City Zoning
County Zoning
N
Not to Scale

CITY OF DELAND
Request for Commission Action
July 7, 2025

SUBJECT: Request to Continue First Reading of Ordinance Changing the Land Use for Approximately ±10.14 Acres of Property, Located at 1290 West Plymouth Avenue, from Volusia County Urban Low Intensity (ULI) to City of DeLand Medium Density Residential (MDR).

DEPARTMENT: Planning

PREPARED BY: Carol Kuhn, Planning Director

ATTACHMENTS: Continuation Memo, Ordinance, SMLU24-181 Survey, SMLU24-181 Staff Report, SMLU24-181 Narrative, SMLU24-181 Current Land Use, SMLU24-181 Proposed Land Use, SMLU24-181 VCPS Cert of Capacity, SMLU24-181 Traffic Memo, SMLU24-181 Aerial, SMLU24-181 Zoning

APPROVED BY: Michael Grebosz, Asst. City Manager, June 27, 2025

SUMMARY/HIGHLIGHT:

The applicant is requesting the future land use designation be amended for a ±10.14-acre parcel located at 1290 S. Plymouth Ave. from Volusia County's Urban Low-Intensity (VC: ULI) land use designation to the City of DeLand's Medium-Density Residential (MDR) land use designation. The applicant has also petitioned for annexation (AN24-180) and submitted a rezoning application (Z24-179).

The Future Land Use element requires that the subject property be consistent with surrounding development. The Comprehensive Plan describes the Medium-Density Residential land use designation as being typified by detached and attached moderate density housing types, serving as a transitional area between high-density residential and low-density residential land use with a maximum density of 12 dwelling units per acre. The development should provide recreation and open space through the clustering of dwelling units. It should be located in areas where more intense uses would not be compatible with the surrounding area.

On May 14, 2025, the Planning Board voted unanimously to approve the request to amend the future land use designation.
On June 16, 2025, the City Commission voted unanimously to continue the request to the July 7, 2025, meeting.

This is a request for continuance to the August 4, 2025, City Commission meeting.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Institute Smart Growth Principles.

SUSTAINABILITY:

Strategic Plan Focus Area: Preparing for Future Sustainability - adopting the future land use designation of Medium Density Residential (MDR) is in line with the City's policies and long-term goals, as the City grows.

FISCAL IMPACT:

Inclusion of the subject property in the City's tax rolls will increase funds towards City services.

RECOMMENDATION:

Requested to continue to the July 21, 2025, City Commission Meeting.

BACKGROUND/DISCUSSION:

The subject property is located in the Urban Core (Category 2) and within Overlay 2 (Activity Center), where the majority of the new, higher-intensity growth is said to take place and where a mix of uses are compatible with and include residential uses. The increase in density is appropriate based on the surrounding properties and location.

Planning Department

Memorandum

TO: City Commission

DATE: July 7, 2025

FROM: Kendall Story, CNU-A

SUBJECT: Request to Continue First Reading Changing the Land Use for Approximately 10.14 Acres of Property, Located at 1290 W. Plymouth Ave. from Volusia County Urban Low Intensity to City of DeLand Medium Density Residential. (Delaney Trinity Reserve).

==========

The applicant, Mark Watts with CobbCole, requested to continue the above-referenced application from the July 7, 2025, City Commission meeting to the August 4, 2025, City Commission meeting.

ORDINANCE NO. 2025 -

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF DELAND, BY CHANGING THE LAND USE DESIGNATION OF CERTAIN PROPERTY LOCATED AT 1290 WEST PLYMOUTH AVENUE, FROM VOLUSIA COUNTY'S URBAN LOW INTENSITY TO CITY OF DELAND'S MEDIUM DENSITY RESIDENTIAL, FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, F.S. §163.3161, et seq., creates the Community Planning Act (hereinafter the "Act"); and

WHEREAS, the Act allows each local government to approve comprehensive plan amendments related to small scale development activities at any time during the year under certain conditions; and

WHEREAS, the Act permits small area amendments to be approved without regard to statutory limits on the frequency of comprehensive plan amendments as long as:

1. The proposed amendment involves the change to the land use designation of a parcel of property that is 50 acres or less; and

2. The cumulative effect of the above amendment does not exceed 120 acres annually; and

WHEREAS, the City Commission adopted a comprehensive plan for the future growth and development of the City pursuant to Ordinance No. 90-4, as amended, (hereinafter the "Comprehensive Plan"); and

WHEREAS, the City Commission has received a request to amend the Comprehensive Plan by changing the land use designation of approximately +/- 10.14 acres of land located at 1290 W. Plymouth Avenue; from Volusia County's Urban Low Intensity future land use designation to City of DeLand's Medium Density Residential future land use designation; and

WHEREAS, the Planning Board held a public hearing, after due public notice, for the purpose of recommending the adoption of the proposed Comprehensive Plan amendment; and

WHEREAS, the City Commission held a public hearing after due public notice, in accordance with F.S. §163.3184(11); and

WHEREAS, this land use amendment has been transmitted to and reviewed by the Volusia Growth Management Commission.

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

Section 1. The City Commission hereby amends the Future Land Use Map for the incorporated area by changing the land use designation of that certain parcel of land located at 1290 West Plymouth Avenue; consisting of approximately +/- 10.14 acres of land from Volusia County's Urban Low Intensity Future Land Use designation to City of DeLand's Medium

Density Residential Future Land Use designation, as more particularly described in the Exhibit "A" attached hereto and by this reference made a part hereof.

Section 2. 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 3. The effective date of this Ordinance shall be the later date of the following events: (1) the date of issuance of a certificate of consistency or conditional certificate of consistency with regard to the land use designation of the subject property by the Volusia Growth Management Commission; (2) thirty-one (31) days after its adoption by the City Commission; or (3) if properly challenged by an affected person, after the state land planning agency or the Administration Commission, respectively, issues a final order determining this adopted small scale development amendment to be in compliance. No development orders, development permits or land uses dependent on this Ordinance may be issued or commence before it has become effective.

PASSED AND DULY ADOPTED this ___ day of _____, 2025.

_____
Christopher M. Cloudman
Mayor - Commissioner

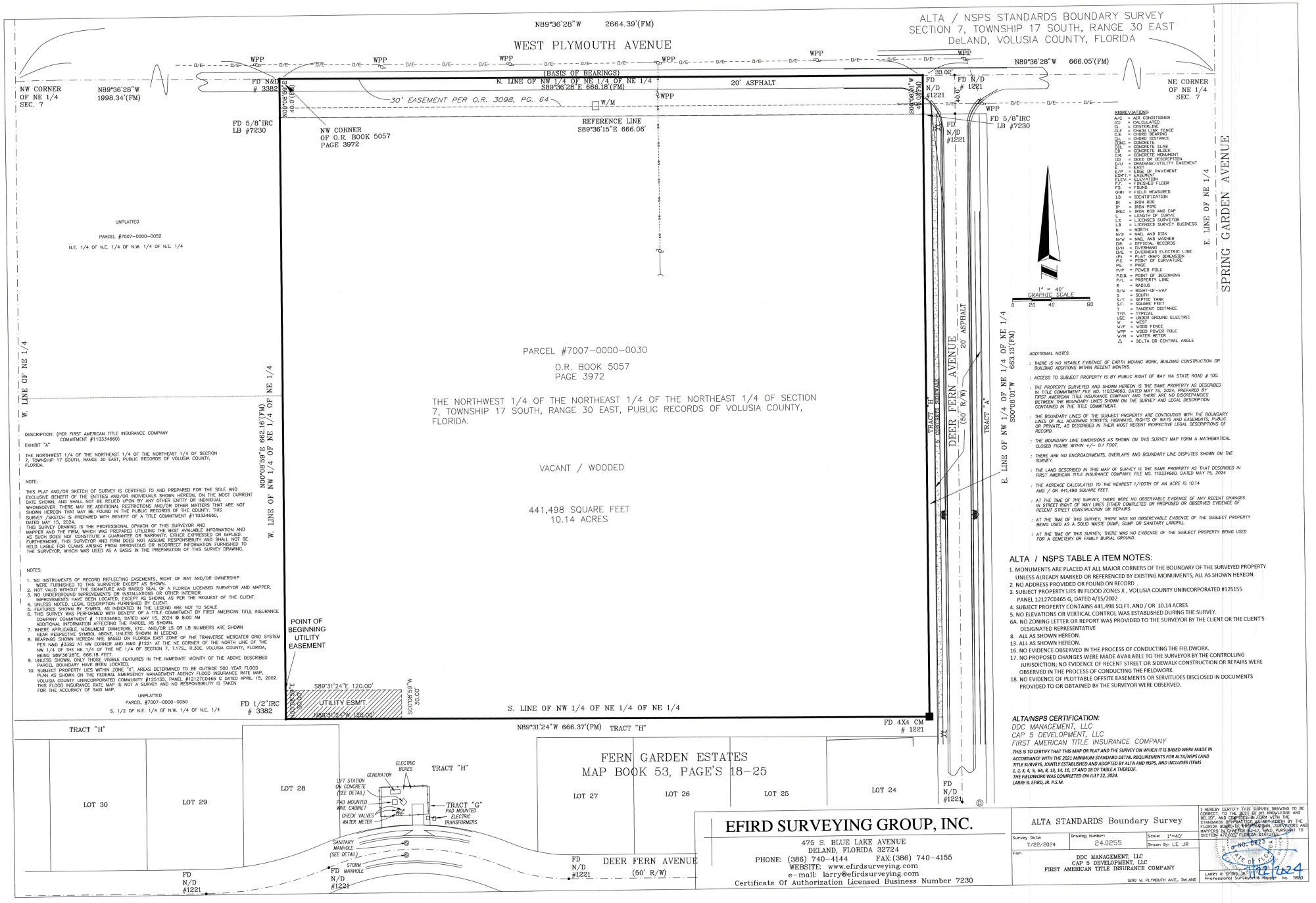
ATTEST:

_____
Julie Hennessy
Interim City Clerk - Auditor

Passed on first reading:
Adopted on second reading:

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney


ALTA / NSPS STANDARDS BOUNDARY SURVEY
SECTION 7, TOWNSHIP 17 SOUTH, RANGE 30 EAST
DeLAND, VOLUSIA COUNTY, FLORIDA
N89°36'28"W 2664.39'(FM)
WEST PLYMOUTH AVENUE
N89°36'28"W 666.05'(FM)
NW CORNER OF NE 1/4 SEC. 7
N89°36'28"W 1998.34'(FM)
NE CORNER OF NE 1/4 SEC. 7
FD N&D # 3382
FD 5/8"IRC LB #7230
FD N/D #1221
(BASIS OF BEARINGS)
N. LINE OF NW 1/4 OF NE 1/4
S89°36'28"E 666.18'(FM)
30' EASEMENT PER O.R. 3098, PG. 64
20' ASPHALT
W/M
REFERENCE LINE
S89°36'15"E 666.06'
NW CORNER OF O.R. BOOK 5057 PAGE 3972
33.02'
40.0'(FM)
S00°08'01"W
WPP
D/E
UNPLATTED
PARCEL #7007-0000-0052
N.E. 1/4 OF N.E. 1/4 OF N.W. 1/4 OF N.E. 1/4
W. LINE OF NE 1/4
W. LINE OF NW 1/4 OF NE 1/4 OF NE 1/4
N00°09'59"E 662.16'(FM)
PARCEL #7007-0000-0030
O.R. BOOK 5057
PAGE 3972
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
VACANT / WOODED
441,498 SQUARE FEET
10.14 ACRES
DESCRIPTION: (PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #110334660)
EXHIBIT "A"
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
NOTE:
THIS PLAT AND/OR SKETCH OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS SHOWN HEREON, ON THE MOST CURRENT DATE SHOWN, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY. THIS SURVEY /SKETCH IS PREPARED WITH BENEFIT OF A TITLE COMMITMENT #110334660, DATED MAY 15, 2024.
THIS SURVEY DRAWING IS THE PROFESSIONAL OPINION OF THIS SURVEYOR AND MAPPER AND THE FIRM, WHICH WAS PREPARED UTILIZING THE BEST AVAILABLE INFORMATION AND AS SUCH DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE HELD LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED TO THE SURVEYOR, WHICH WAS USED AS A BASIS IN THE PREPARATION OF THIS SURVEY DRAWING.
NOTES:
1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
2. NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NO UNDERGROUND IMPROVEMENTS OR INSTALLATIONS OR OTHER INTERIOR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN, AS PER THE REQUEST OF THE CLIENT.
4. UNLESS NOTED, LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
6. THIS SURVEY WAS PERFORMED WITH BENEFIT OF A TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 110334660, DATED MAY 15, 2024 @ 8:00 AM ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
7. WHERE APPLICABLE, MONUMENT DIAMETERS, ETC.. AND/OR LS OR LB NUMBERS ARE SHOWN NEAR RESPECTIVE SYMBOL ABOVE, UNLESS SHOWN IN LEGEND.
8. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA EAST ZONE OF THE TRANVERSE MERCATER GRID SYSTEM PER N&D #3382 AT NW CORNER AND N&D #1221 AT THE NE CORNER OF THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 7, T.17S., R.30E. VOLUSIA COUNTY, FLORIDA, BEING S89°36'28"E, 666.18 FEET.
9. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
10. SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, VOLUSIA COUNTY UNINCORPORATED COMMUNITY #125155, PANEL #12127C0465 G DATED APRIL 15, 2002. THIS FLOOD INSURANCE RATE MAP IS NOT A SURVEY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF SAID MAP.
UNPLATTED
PARCEL #7007-0000-0050
S. 1/2 OF N.E. 1/4 OF N.W. 1/4 OF N.E. 1/4
FD 1/2"IRC # 3382
POINT OF BEGINNING UTILITY EASEMENT
S89°31'24"E 120.00'
UTILITY ESMT.
N89°31'24"W 120.00'
S00°08'59"W 30.00'
S. LINE OF NW 1/4 OF NE 1/4 OF NE 1/4
N89°31'24"W 666.37'(FM)
TRACT "H"
FD 4X4 CM # 1221
DEER FERN AVENUE (50' R/W)
20' ASPHALT
TRACT "A"
TRACT "H" & CONCRETE SIDEWALK
E. LINE OF NW 1/4 OF NE 1/4
663.13'(FM)
S00°09'01"W
SPRING GARDEN AVENUE
E. LINE OF NE 1/4
1" = 40' GRAPHIC SCALE
0 20 40 80
ABBREVIATIONS:
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ESMT.= EASEMENT
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F.F. = FINISHED FLOOR
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IR = IRON ROD
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O.R. = OFFICIAL RECORDS
O/H = OVERHANG
O/E = OVERHEAD ELECTRIC LINE
OPS = PLAT (MAP) DIMENSION
P.C. = POINT OF CURVATURE
PG. = PAGE
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Δ = DELTA OR CENTRAL ANGLE
ADDITIONAL NOTES:
: THERE IS NO VISABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
: ACCESS TO SUBJECT PROPERTY IS BY PUBLIC RIGHT OF WAY VIA STATE ROAD # 100.
: THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT FILE NO. 110334660, DATED MAY 15, 2024, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THE SURVEY AND LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.
: THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
: THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICAL CLOSED FIGURE WITHIN +/- 0.1 FOOT.
: THERE ARE NO ENCROACHMENTS, OVERLAPS AND BOUNDARY LINE DISPUTES SHOWN ON THE SURVEY.
: THE LAND DESCRIBED IN THIS MAP OF SURVEY IS THE SAME PROPERTY AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 110334660, DATED MAY 15, 2024
: THE ACREAGE CALCULATED TO THE NEAREST 1/100TH OF AN ACRE IS 10.14 AND / OR 441,498 SQUARE FEET.
: AT THE TIME OF THE SURVEY, THERE WERE NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED OR OBSERVED EVIDENCE OF RECENT STREET CONSTRUCTION OR REPAIRS.
: AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
: AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF THE SUBJECT PROPERTY BEING USED FOR A CEMETERY OR FAMILY BURIAL GROUND.
ALTA / NSPS TABLE A ITEM NOTES:
1. MONUMENTS ARE PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS, ALL AS SHOWN HEREON.
2. NO ADDRESS PROVIDED OR FOUND ON RECORD .
3. SUBJECT PROPERTY LIES IN FLOOD ZONES X , VOLUSIA COUNTY UNINCORPORATED #125155 PANEL 12127C0465 G, DATED 4/15/2002
4. SUBJECT PROPERTY CONTAINS 441,498 SQ.FT. AND / OR 10.14 ACRES
5. NO ELEVATIONS OR VERTICAL CONTROL WAS ESTABLISHED DURING THE SURVEY.
6A. NO ZONING LETTER OR REPORT WAS PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE
8. ALL AS SHOWN HEREON.
13. ALL AS SHOWN HEREON.
16. NO EVIDENCE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. NO PROPOSED CHANGES WERE MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION; NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. NO EVIDENCE OF PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR WERE OBSERVED.
ALTA/NSPS CERTIFICATION:
DDC MANAGEMENT, LLC
CAP 5 DEVELOPMENT, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 8, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON JULY 22, 2024.
LARRY R. EFIRD, JR. P.S.M.
TRACT "H"
LOT 30
LOT 29
LOT 28
LOT 27
LOT 26
LOT 25
LOT 24
FERN GARDEN ESTATES
MAP BOOK 53, PAGE'S 18-25
LIFT STATION ON CONCRETE (SEE DETAIL)
GENERATOR
ELECTRIC BOXES
PAD MOUNTED WIRE CABINET
CHECK VALVES WATER METER
TRACT "G"
PAD MOUNTED ELECTRIC TRANSFORMERS
SANITARY MANHOLE (SEE DETAIL)
STORM MANHOLE
FD N/D #1221
DEER FERN AVENUE (50' R/W)
EFIRD SURVEYING GROUP, INC.
475 S. BLUE LAKE AVENUE
DELAND, FLORIDA 32724
PHONE: (386) 740-4144 FAX:(386) 740-4155
WEBSITE: www.efirdsurveying.com
e-mail: larry@efirdsurveying.com
Certificate Of Authorization Licensed Business Number 7230
ALTA STANDARDS Boundary Survey
Survey Date: 7/22/2024
Drawing Number: 24.0255
Scale: 1"=40'
Drawn By: LE JR
For:
DDC MANAGEMENT, LLC
CAP 5 DEVELOPMENT, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
1290 W. PLYMOUTH AVE., DeLAND
I HEREBY CERTIFY THIS SURVEY DRAWING TO BE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND COMPLIED IN FORM WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
STATE OF FLORIDA
NO. 6823
7/22/24
LARRY R. EFIRD JR. P.S.M.
Professional Surveyor & Mapper No. 6823

PLANNING DEPARTMENT STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD

May 14, 2025

A. APPLICATION NO.: SMLU24-181

APPLICANT: Mark Watts, CobbCole

STAFF PLANNER: Kendall Story

REQUEST: To amend the land use designation from Volusia County Urban Low-Intensity (ULI) to City of DeLand Medium-Density Residential (MDR)

B. SITE FACTORS:

Location: 1290 S. Plymouth Ave.
Parcel ID #: 700700000030
Parcel Size: ± 10.14 acres
Land Use: Volusia County Urban Low-Intensity
Existing Use: Vacant, undeveloped

	SURROUNDING USE:
North:	Medium Density Residential
South:	Low Density Residential
East:	Highway Commercial
West:	Low Density Residential

C. <u>REQUESTED ACTION & HISTORY</u>:

1. REQUEST: The applicant is requesting the future land use designation be amended for a ±10.14-acre parcel located at 1290 S. Plymouth Ave. from Volusia County's Urban Low-Intensity (VC: ULI) land use designation to the City of DeLand's Medium-Density Residential (MDR) land use designation. *The Applicant has also petitioned for annexation (AN24-180) and submitted a rezoning application (Z24-179).*

D. <u>ANALYSIS</u>:

The purpose of this section is to analyze the reasonableness of the applicant's request for an amendment of the land use designation for the subject property. This analysis will include a description of the current and future land uses of the site and the surrounding area, potential impacts on the transportation system, and any significant adverse environmental impacts. Florida Statute 163.3187 allows for a Future Land Use Map amendment for area of use under 50 acres, and are not an area of critical state concern.

1. Availability of Public Facilities (water, sewer, drainage, traffic, and schools if residential):

The City's Utilities Department states that the closest city water main is 8" and is found on Plymouth Ave. The closest sewer main is also found on Plymouth Ave. or Heritage Place,

with a 6" force main that runs along Plymouth Ave. and an 8" gravity sewer system in Heritage Place.

Due to the proposed use and size, a Traffic Impact Analysis was not required, as the proposed density would not trigger more than 1,000 average daily trips. During the preliminary plat review, traffic will be reviewed by the city and Volusia County for any necessary improvements that may be required to accommodate the additional traffic generated.

In a memo dated October 22, 2024, the Volusia County School Board issued a capacity determination letter which found that there is adequate capacity for the proposed project.

2. **Compatibility with Land Use and Other Elements:** The Future Land Use element requires that the subject property be consistent with surrounding development. The Comprehensive Plan describes the Medium-Density Residential land use designation as being typified by detached and attached moderate density housing types, serving as a transitional area between high-density residential and low-density residential land use with a maximum density of 12 dwelling units per acre. The development should provide recreation and open space through the clustering of dwelling units. It should be located in areas where more intense uses would not be compatible with the surrounding area.

   To the north and west of the subject property is the Hunter's Creek PD, known as the Lexington Club and Hunter's Creek apartments, with a maximum density of 16 dwelling units per acre. To the south is the Heritage Place single-family residential subdivision, with a land use designation of Low-Density Residential (LDR), allowing a maximum of 5.8 dwelling units per acre. To the west is the Trinity United Methodist Church, and to the east is the DeLand Commercial Properties PD (Putterman Athletics, a manufacturer of recreational products for athletic facilities).

3. **Future Land Use Map:** The proposed change in the land use designation to Medium-Density Residential (MDR) will be shown on the revised Future Land Use Map.

4. **Location of Lakes, Floodplains, and Wetlands:** The property does not contain bodies of water, nor is it located within a floodplain.

5. **Analysis of Natural Resources:**
   - ***a.*** *Soil types:*
     DeLand Fine Sand, 0-5% slope.
   - ***b.*** *Presence of Endangered Species*: None known at this time. A full report will be required with the submittal of an application for development of the property.

6. **Existing and Future Impact upon Infrastructure Capacity:**

   - ***a.*** *Water* – The City's Utility Department indicates sufficient water supply is available for the proposed land use designation. The City's Utilities Department determined the closest City water main is an 8-inch water main running along W. Plymouth Ave. The fully engineered plans and final determination will be reviewed at the time of preliminary plat.

b. *Sewer* – The City's Utility Department has indicated sufficient existing capacity. The closest city sewer main is also located W. Plymouth Ave. as a 6-inch force main, as well as an 8-inch gravity sewer system located in Heritage Place (south). The fully engineered plans and final determination will be reviewed at the time of preliminary plat.

c. *Drainage* – The City adheres to the County's standard to retain for the 100-year frequency, 24-hour storm event for landlocked basins. Stormwater capture for future development will be addressed on-site and will be further evaluated at the time of preliminary plat.

d. *Solid Waste* – Solid waste services are available for the property.

e. *Transportation* – The proposed use of the property is for residential use.

In order to estimate traffic generation by development on the subject property, Staff must make projections for the most intense type of development allowed under the existing and proposed land use designations. Development under the most intensive of the uses allowed under the current land use designation of Volusia County Urban Low Intensity (ULI) must be compared with the most intensive use proposed under the City's Medium-Density Residential (MDR) designation.

The Volusia County Urban Low-Intensity land use designation allows a maximum density of 4 dwelling unit per acre; and with the most-intense allowable residential use, the property would currently be permitted to yield up to 40 units and would generate **377** calculated trips per day according to Trip Generation by the Institute of Transportation Engineers. (11th ed.)

DeLand's Medium-Density Residential land use designation allows for a maximum residential density up to 12 dwelling units per acre. If the land use amendment is approved, the 10.14 acres of property could yield as many as 121 units.The traffic generation will be calculated based on the ITE Trip Generation manual. Assuming the maximum density, 12 dwelling units per acre, the 10.14 acres of property would generate **816** calculated trips per day at build-out.

7. **Impact upon Recreation and Open Space:** Future residential development of the site may have a demand for new recreation that will be addressed with the preliminary plat application.

8. **New Public Facilities Needed to Serve Land Use:** Per the feasibility analysis completed by staff, no need for new public facilities is anticipated.

9. **Impact Upon Existing Facilities:** Any future development on this site will be required to manage its own stormwater, based on retaining for the 100 year/24-hour storm event, and it will be further reviewed as part of the preliminary plat submittal.

10. **Impact upon Ability of the City to Fund Capital Improvements:** The development should not create an additional impact upon the City's ability to fund the projects listed in the adopted Five-Year Capital Improvement Program.

11. **Impact upon Adopted Five-Year Schedule in Capital Improvements Element:** The proposed land use amendment will not require revision to the City's adopted Five-Year Capital Improvement Program.

12. **Compatibility with Existing Zoning Classification:** The existing zoning classification will be amended upon approval of the land use amendment to a classification permitted by the new land use designation. A concurrent application for a PD rezone is accompanying this application. The proposed Delaney PD is compatible with the Medium-Density Residential land use designation.

13. **Will the proposed land use change impact schools?** The applicant has provided a current Finding of Adequate Capacity letter from the Volusia County School Board, determining that capacity is available for the proposed land use. At the time of the preliminary plat, the applicant will be required to reserve said capacity and submit an approval letter from the school board at that time.

14. **How does this proposal fit with the guidelines developed for DeLand 2050 Vision and the City's Strategic Plan?**

    a. Located in the Urban Core (Category 2) and within Overlay 2 (Activity Center) – i.e. "where the majority of the new, higher intensity growth will take place" and where a mix of uses are compatible with and include residential uses. – *Consistent; the increase in density is appropriate based on the surrounding properties and location.*

    b. DeLand Strategic Plan: "To manage growth, the city will institute a number of smart growth principles. For reasons of both community identity and governmental efficiency, an annexation strategy is required which will 'square off' the city's boundaries". The urban core is the key area to focus development, maintaining a strong job base and taking advantage of existing infrastructure. Locating higher intensity along select corridors or major centers will encourage transit and lessen traffic congestion. – *Consistent; subject property is located within the Urban Core, as shown on the DeLand 2050 Land Use Map. The increase in density is appropriate for the location of higher intensity residential uses as it is located along a collector road, across from the Lexington Apartments and near employment areas such as the hospital.*

E. CONCLUSION: The facility analysis presented in the above sections suggests the proposed land use should not cause any of the City's facilities to degrade below the adopted or current operational level of service (LOS). The proposed land use designation, Medium-Density Residential, is consistent with the surrounding area, and is not expected to create any land use incompatibilities.

F. STAFF RECOMMENDATION: Staff recommends that the Planning Board forward the request to the City Commission with a recommendation of approval of the proposed amendment of the subject property's future land use designation to the City's Medium-Density Residential.

G. VGMC INFRASTRUCTURE IMPACT ASSESSMENT:

In accordance with standard practice from the Florida Department of Economic Opportunity (DEO) and other review agencies, an impact comparison analysis of the proposed amendment has been completed based upon the theoretical maximum development potential under the currently adopted future land use designation versus the proposed designation.

The following seven public facilities and services were examined: (Table 4)

1. Transportation
2. Sanitary Sewer
3. Potable Water
4. Solid Waste
5. Stormwater Drainage
6. Recreation
7. Schools

Table 4. Impact Analysis (Theoretical Max.)

Development Variable	**EXISTING** Future Land Use	**PROPOSED** Future Land Use	Net Change
	Theoretical Maximums		
Permitted Density/Intensity	4 du/acre	12 du/acre	+8 du/acre
Dwelling Units	40	121	+81
Non-residential Sq. Ft.	N/A	N/A	N/A
1. Population	98	295	+197
2. PM Peak Hr. Trips/Daily Trips	38 peak/377 ADT	69 peak/816 ADT	+31/+439
3. Sanitary Sewer (gallons/day)	8,000	24,200	+16,200
4. Potable Water (gallons/day)	12,000	36,000	+24,300
5. Solid Waste (pounds/day)	315	947	+632
6. Stormwater Drainage	N/A	N/A	N/A
7. Recreation/Open Space	.69	2.07	+1.38

Notes:

1. Population: 2.44 persons per household (per 2020 Census)
2. Transportation: ITE Trip Generation Manual, 11th Edition: PM PEAK HR rate RM (240): 0.57 trips per unit; ADT rate RM (240): 7.12 trips per day per unit
3. Sanitary Sewer: 200 GPD per Equivalent Residential Unit; 0.10 GPD per sq. ft. commercial use
4. Potable Water: 300 GPD per Equivalent Residential Unit; 0.10 GPD per sq. ft. commercial use
5. Solid Waste 3.21 pounds per person per day; 10 lbs. per 1,000 sq. ft. non-residential development per day
6. Stormwater Drainage: LOS Standard 25-yr, 24-hr event. Drainage system to be designed to meet the req. of the LDC during subdivision or site plan review.
7. Rec. & Open Space: 7 acres/1,000 persons (0.007 acres/person)

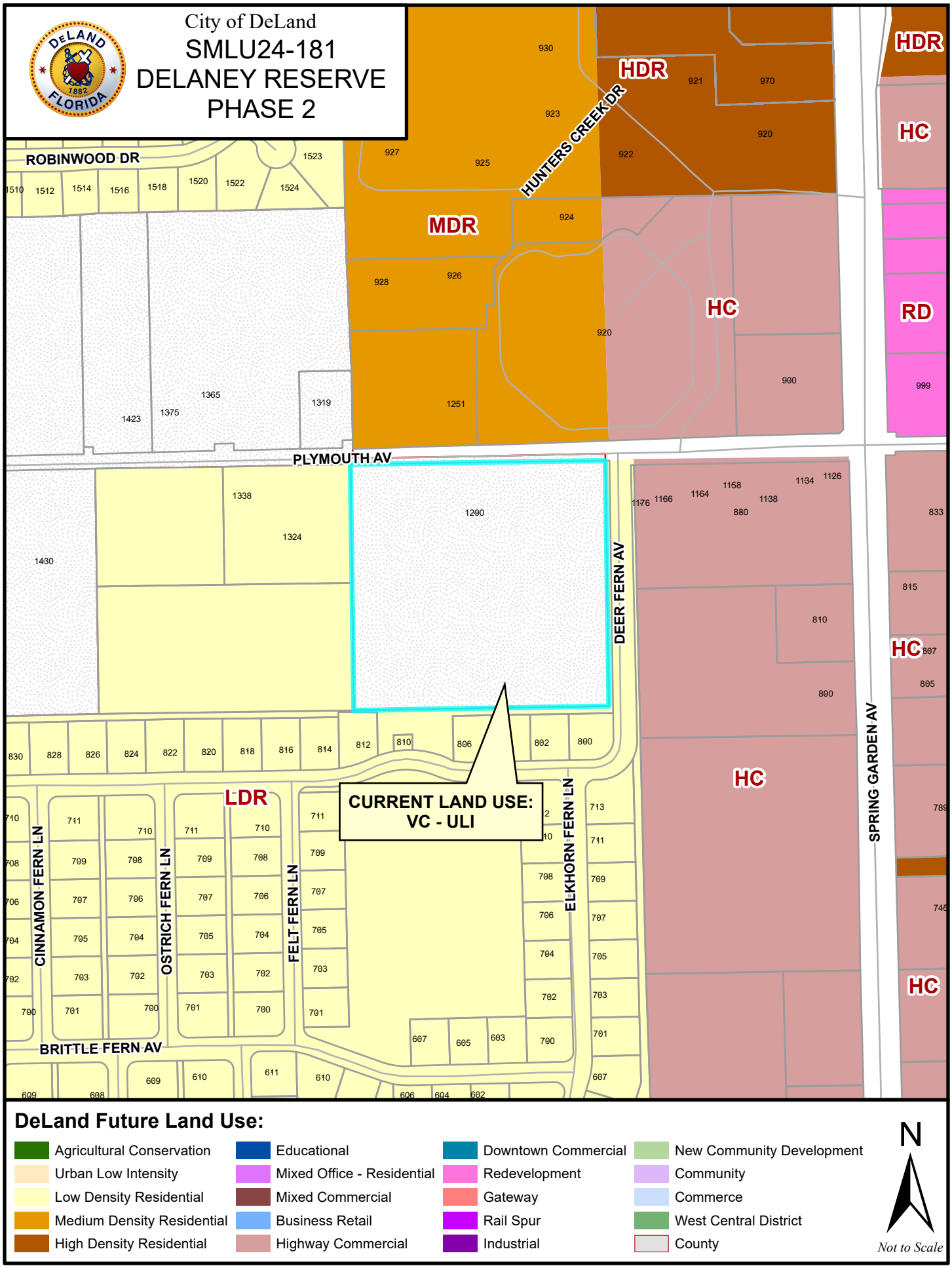
The proposed amendment results in increased impacts to all public infrastructure and services based on the theoretical maximum impact analysis.

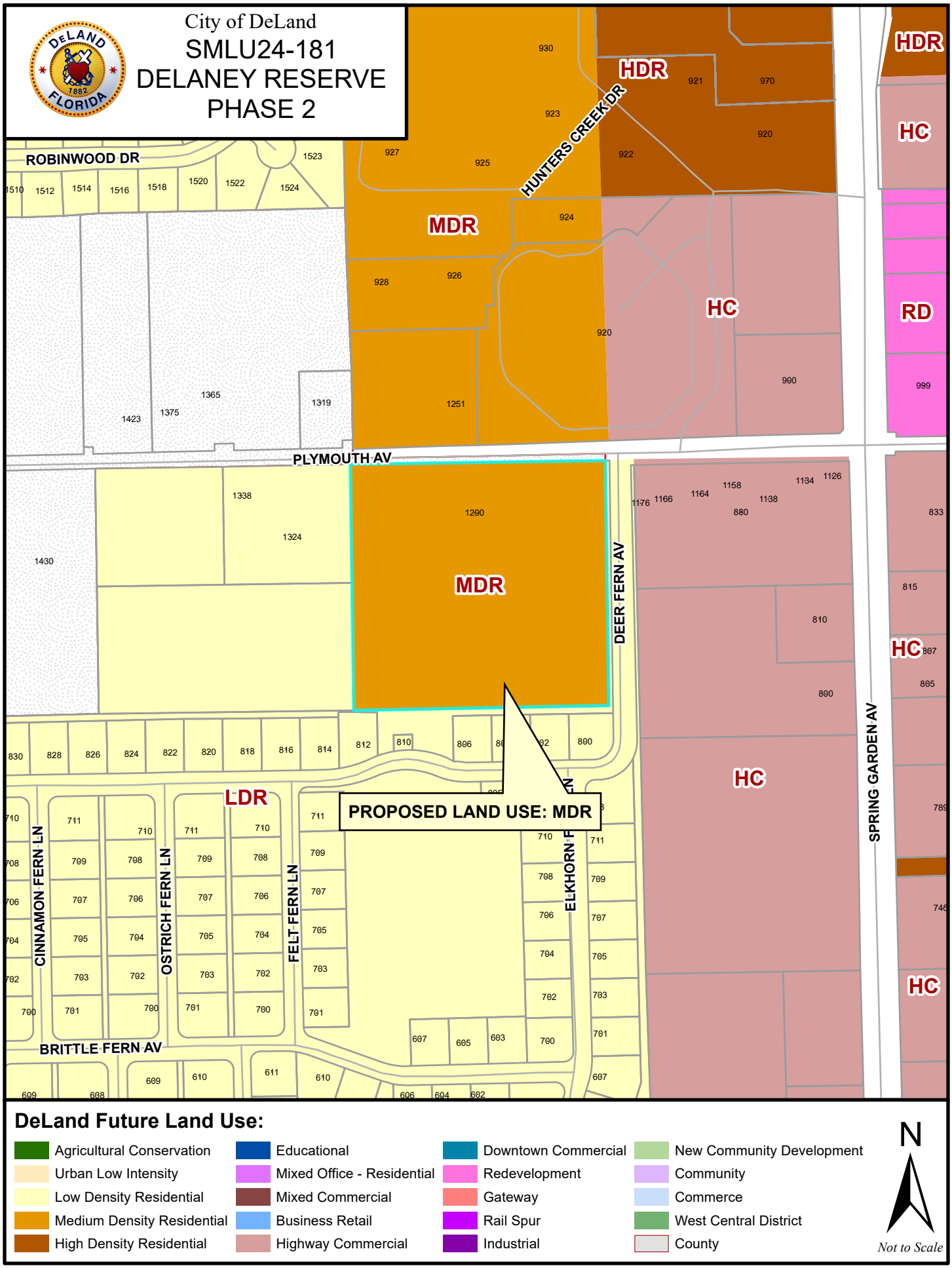
NARRATIVE FOR DELANEY RESERVE PH 2

PUD REZONING, SMALL-SCALE COMP PLAN AMENDMENT

AND ANNEXATION

The subject property is currently in unincorporated Volusia County, but is included in the City of DeLand's utility service area and is shown as part of the planned urban core (Category 2) in the current DeLand 2050 plan. In order to proceed with potential development, annexation is required. In regard to the proposed Medium Density Residential land use classification, the property is adjacent to property that is designated as Highway Commercial, to the east, Medium Density Residential, to the north, and Low Density Residential to the south and west. The applicant is requesting a simultaneous rezoning to Planned Unit Development that will authorize the development of a townhome community. Townhomes are an appropriate transitional housing density between the apartment and townhome development (Lexington Club) to the north, existing commercial development to the east (Putterman Athletics), a planned house of worship to the west (Trinity Methodist Church) and the Heritage Place single family development to the south.


City of DeLand
SMLU24-181
DELANEY RESERVE
PHASE 2
HDR
HC
RD
MDR
LDR
ROBINWOOD DR
HUNTERS CREEK DR
PLYMOUTH AV
DEER FERN AV
SPRING GARDEN AV
CINNAMON FERN LN
OSTRICH FERN LN
FELT FERN LN
ELKHORN FERN LN
BRITTLE FERN AV
CURRENT LAND USE:
VC - ULI
DeLand Future Land Use:
Agricultural Conservation
Urban Low Intensity
Low Density Residential
Medium Density Residential
High Density Residential
Educational
Mixed Office - Residential
Mixed Commercial
Business Retail
Highway Commercial
Downtown Commercial
Redevelopment
Gateway
Rail Spur
Industrial
New Community Development
Community
Commerce
West Central District
County
N
Not to Scale


City of DeLand
SMLU24-181
DELANEY RESERVE
PHASE 2
ROBINWOOD DR
HUNTERS CREEK DR
PLYMOUTH AV
DEER FERN AV
SPRING GARDEN AV
CINNAMON FERN LN
OSTRICH FERN LN
FELT FERN LN
ELKHORN FERN LN
BRITTLE FERN AV
HDR
MDR
HC
RD
LDR
PROPOSED LAND USE: MDR
DeLand Future Land Use:
Agricultural Conservation
Urban Low Intensity
Low Density Residential
Medium Density Residential
High Density Residential
Educational
Mixed Office - Residential
Mixed Commercial
Business Retail
Highway Commercial
Downtown Commercial
Redevelopment
Gateway
Rail Spur
Industrial
New Community Development
Community
Commerce
West Central District
County
N
Not to Scale

VOLUSIA COUNTY SCHOOLS

Carmen J. Balgobin, Ed.D
Superintendent of Schools

School Board of Volusia County

Ms. Jamie M. Haynes, Chairman
Mrs. Anita Burnette, Vice Chairman
Mr. Ruben Colón
Mr. Carl Persis
Mrs. Jessie Thompson

School Adequate Capacity Determination
Finding of Adequate Capacity Letter

October 22, 2024

Mr. Mark A. Watts, Esq
Cobb Cole
231 N woodland Blvd
DeLand, FL 32720

RE : Delaney Reserve Ph 2 – City of DeLand
School Concurrency Case # 24-08-26-001-A

Dear Mr. Watts:

The County Charter requires any Comprehensive Plan Amendment or Rezoning that allows increased residential density to be effective only when adequate public schools can be timely planned and constructed to serve the projected increase in student population. The district uses this requirement as the guiding principle behind the school adequate capacity review.

District staff reviewed the information for the proposed project known as Delaney Reserve Ph 2 associated with 10.14 +/- acres of property located at or near the intersection of W Plymouth Ave and N Spring Garden Ave within DeLand city limits. The proposed project would provide eighty (80) multi-family townhome units.

The district uses a countywide Student Generation Rate (SGR) of (0.137) per multi-family dwelling unit to calculate projected students. By applying the SGR to the use types in Table 1 below, the project could generate eleven (11) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.258	0	0
Multifamily Dwelling Unit	0.137	80	11
Manufactured Home Dwelling Unit	0.052	0	0
	Total	**80**	**11**

When performing an adequate capacity review (Table 2, next page), district staff evaluates the effects of the proposed change compared to any remaining permanent capacity within the impacted schools, up to 100%. The projected increase in student population may be over 100% if there are plans to serve increased student population in that planning area within the long-term planning horizon. A finding of adequate capacity may be issued in either case.

Adequate Capacity Review

Table 2

Schools	SY 2024/25 Enrollment	% of Permanent Capacity	Plans for Capacity Increase Long-Term	Traditional K-12 students projected
Citrus Grove Elementary	733	**117%**	No	4
Southwestern Middle	664	86%	No	2
West CSA (DeLand High)	2,956	115%	No	4
Other				1

The student projections generated by this project **will** increase the existing percentage above 100% permanent capacity at the elementary and high school levels. At the high school level, the concurrency service area (CSA) for DeLand High is at or over 100% but below 120% for level of service (LOS) standards. However, at the elementary school level, the CSA for Citrus Grove Elementary is at or over 115% for LOS standards. A secondary capacity review is therefore required (Table 3).

Secondary Capacity Review

Table 3

Schools	Adopted LOS	SY 2023/24 Enrollment	Existing LOS w/ Adq	Students Generated by Request	Result LOS
Citrus Grove Elementary	115%	733	116%	4	**117%**
Woodward Avenue Elementary	115%	538	104%	-	104%
Elementary CSA Average					111%

A secondary capacity review evaluates whether there is sufficient capacity available in an adjacent CSA. In this case, the CSA for Woodward Avenue Elementary has been identified as a valid adjacency per the policies and conditions established by the School Board. As the average LOS of 111% for both schools falls below mitigation thresholds, the school district has no objections to the proposed development plan.

Minimum planning considerations should include pedestrian and vehicular access, safety, connectivity, and buffering. Additional considerations, particularly for gated and muti-family communities, include accessibility for school buses, by ensuring a turn radius of at least 60 feet at all entrances and exits, and the inclusion of dedicated pickup/drop off sites.

All future development orders, such as site plans and subdivisions, are subject to school concurrency review. School concurrency will be evaluated at the time when the impact of development is specifically quantified and known. Only funded school improvements and then current capacity will be considered at that time.

No student reservations have been made at this time.

Please note the School Board has the right to adjust the attendance boundaries to balance the student enrollment populations at these area schools. Consequently, students generated from this project may not attend the current assigned schools.

Should you need additional information, please contact me at (386) 947-8786, extension 50802.

Sincerely,

James F. Roberts
Specialist, Planning & GIS

CC: Carmen J. Balgobin, Ed.D, Superintendent of Schools
Ron Young, Director of Planning & Construction
Robert J. Voges, Ed.S, Planning Coordinator
Belinda Williams-Collins, AICP, Senior Planner, City of DeLand

VOLUSIA COUNTY SCHOOLS

Finding of Adequate School Capacity

VOLUSIA COUNTY SCHOOL BOARD

Project Information	
Project Name	Delaney Reserve Ph 2
VCSB Project #	**24-08-26-001-A**
Jurisdiction Project #	
Parcel ID Numbers	7007-00-00-0030
Project Location	W Plymouth Ave and N Spring Garden Ave
Potential Residential Units	80 Multi-Family Units
Property Owner/Applicant	Mr. Mark A. Watts, Esq - Cobb Cole
Notes: Additional review will be required at the time of subdivision/site plan submittal(s). No Student Reservations have been made.	

Based upon the Findings of Fact, pursuant to School Board Policy 612 and Section 206 of the County Charter, the school district has determined at this time that school capacity is adequate to serve the proposed increase in residential density. This Finding shall constitute competent substantial evidence that adequate public school capacity is likely to be available at the time it is required to serve the planned new development.

Capacity is <u>not</u> being reserved with this Finding unless otherwise noted on this document. This Finding of Adequate School Capacity allows this subject project to continue through the Comprehensive Plan Amendment and/or rezoning process; however, it may be subject to additional school capacity review in the future.

James F. Roberts
Specialist, Planning & GIS

October 22, 2024
Issue Date

Created: 9/2007
Owner: Facilities Services

2007-073-VCS
Print Locally

LTG Engineering & Planning

Via email: (megan.wilbur@ddcmgmt.com)

Ref: 6329.01

TECHNICAL MEMORANDUM

To: Megan Wilbur

From: Matthew West, AICP

Subject: DeLand Trinity – Comprehensive Plan Amendment (CPA)
DeLand, FL

Date: July 31, 2024

INTRODUCTION

LTG, Inc. (LTG) has been retained by CAP 5 Development, LLC to conduct traffic engineering and transportation planning services on behalf of the proposed future land use change for the DeLand Trinity development. The proposed Comprehensive Plan Amendment (CPA) will change the future land use designation of a 10-acre property from county Urban Low Intensity (ULI) to city Medium Density Residential (MDR). The DeLand Trinity development will be located in the southwest corner of the intersection of Plymouth Avenue and Deer Fern Avenue in DeLand, Florida. A concept plan is attached as Exhibit A.

The methodology and procedures used in this analysis are consistent with the guidelines for Volusia County, the City of DeLand, the Florida Department of Commerce, and the Florida Department of Transportation (FDOT).

TRIP GENERATION FOR THE EXISTING & PROPOSED FLU DESIGNATIONS

The trip generation was determined using the Institute of Transportation Engineers (ITE) document, Trip Generation Manual, 11th Edition. The total daily, AM peak hour, and PM peak hour trips for the existing and proposed future land use (FLU) designations are shown in Tables 1 and 2, respectively.

First, the existing county ULI designation was examined. Based on the ULI maximum allowable density, four (4) dwelling units per acre, on eight (8) acres and the permitted Neighborhood Convenience maximum gross leasable area, 8,500 square feet (with no one use exceeding 5,000 square feet), on two (2) acres, a maximum development program of thirty-two (32) dwelling units and 8,500 square feet of commercial is permitted. Single-Family Detached Housing (ITE code 210), Strip Retail Plaza (<40k) (ITE code 822), and Convenience Store (ITE code 851) were utilized as the highest trip-generating uses for the existing county designation. As indicated in Table 1, the existing county FLU would generate 4,542 daily, 347 AM peak hour, and 303 PM peak hour trips.

Next, the proposed city MDR designation was examined. Based on the MDR maximum allowable density, twelve (12) dwelling units per acre, on ten (10) acres, a maximum development program of one hundred and twenty (120) dwelling units is permitted. Single-Family Attached Housing (ITE code 215) was utilized as the most appropriate trip-generating use for the proposed city designation. As indicated in Table 2, the proposed city FLU would generate 864 daily, 57 AM peak hour, and 68 PM peak hour trips.

Table 1
Existing FLU Total Trip Generation
DeLand Trinity – CPA

Time Period	Land Use	Land Use Code	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Single-Family Detached Housing	210	Ln(T)=0.92Ln(X)+2.68	32	DU	50%	50%	177	177	354
	Strip Retail Plaza (<40k)	822	T=42.2(X)+229.68	3.5	KSF	50%	50%	189	188	377
	Convenience Store	851	T=762.28(X)	5	KSF	50%	50%	1,906	1,905	3,811
							Totals:	**2,272**	**2,270**	**4,542**
AM Peak Hour	Single-Family Detached Housing	210	Ln(T)=0.91Ln(X)+0.12	32	DU	25%	75%	7	19	26
	Strip Retail Plaza (<40k)	822	T=2.36(X)	3.5	KSF	60%	40%	5	3	8
	Convenience Store	851	T=62.54(X)	5	KSF	50%	50%	156	157	313
							Totals:	**168**	**179**	**347**
PM Peak Hour	Single-Family Detached Housing	210	Ln(T)=0.94Ln(X)+0.27	32	DU	63%	37%	21	13	34
	Strip Retail Plaza (<40k)	822	T=6.59(X)	3.5	KSF	50%	50%	12	11	23
	Convenience Store	851	T=49.11(X)	5	KSF	51%	49%	125	121	246
							Totals:	**158**	**145**	**303**

Table 2
Proposed FLU Total Trip Generation
DeLand Trinity – CPA

Time Period	Land Use	Land Use Code	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Single-Family Attached Housing	215	T=7.62(X)-50.48	120	DU	50%	50%	432	432	864
AM Peak Hour	Single-Family Attached Housing	215	T=0.52(X)-5.7	120	DU	25%	75%	14	43	57
PM Peak Hour	Single-Family Attached Housing	215	T=0.6(X)-3.93	120	DU	59%	41%	40	28	68

TRIP GENERATION DIFFERENCE BETWEEN THE EXISTING & PROPOSED FLU DESIGNATIONS

The trip difference between the existing county ULI designation and the proposed city MDR designation is determined by subtracting trips generated by the proposed city designation from the trips generated by the existing county designation. As indicated in Table 3, this results in a potential trip decrease of 3,678 daily, 290 AM peak hour, and 235 PM peak hour trips.

Table 3
Difference in Trip Generation
DeLand Trinity – CPA

Time Period	Designation		Trip Difference
	Existing	Proposed	
Daily	4,542	864	-3,678
AM Peak Hour	347	57	-290
PM Peak Hour	303	68	-235

CONCLUSION

The study was conducted to evaluate the potential impact the proposed CPA would have on area roadways. Based on this analysis, there would be a net decrease in potential trip generation. Concurrency and any required mitigation to support a proposed development plan will be assessed in greater detail during the final development permitting process.

Attachments:
Exhibit A – Concept Plan

I affirm, by affixing my signature below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional planning.

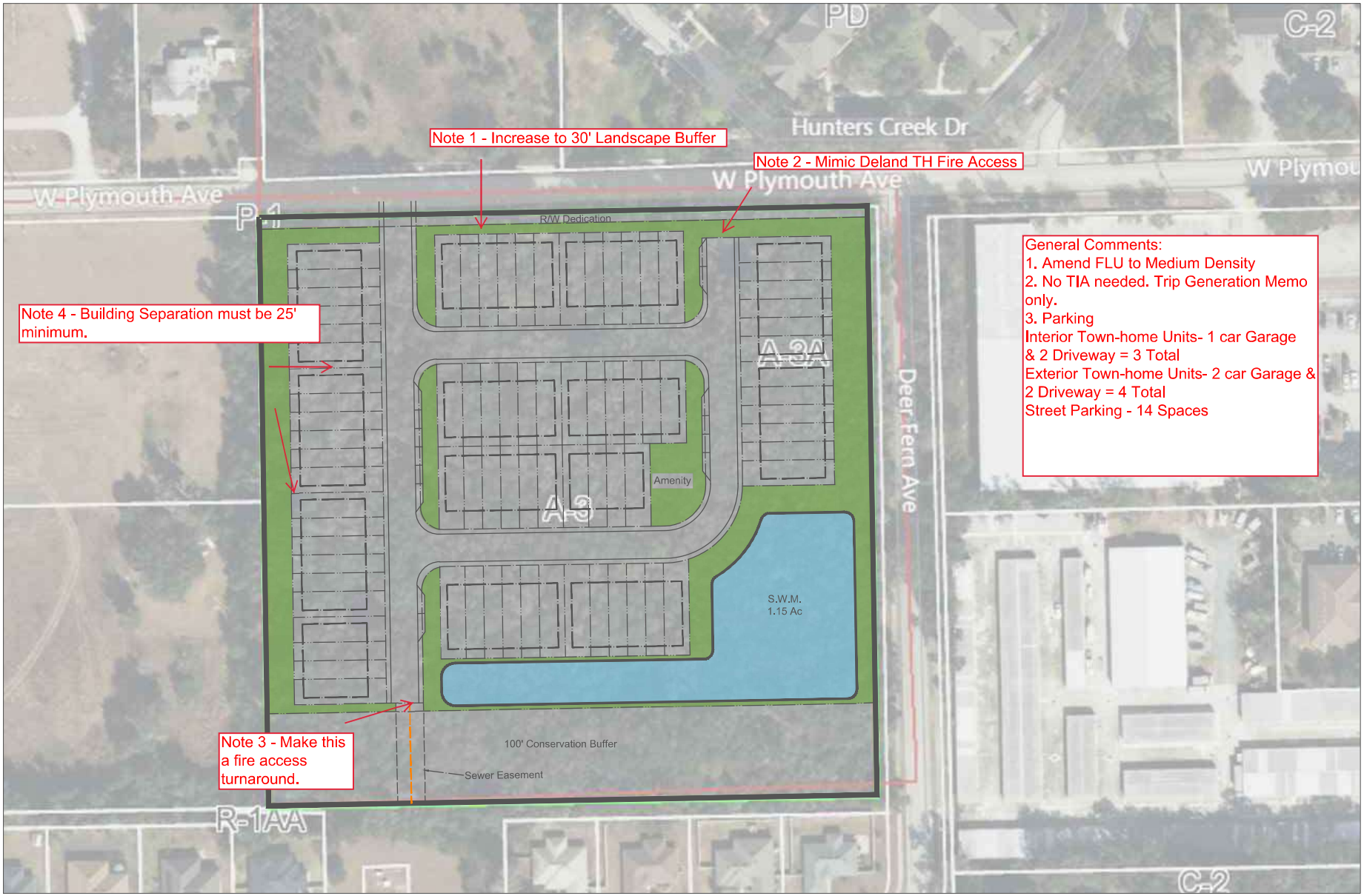
Name: Matthew West, AICP

Signature: _____

Date: July 31, 2024

LTG Engineering & Planning

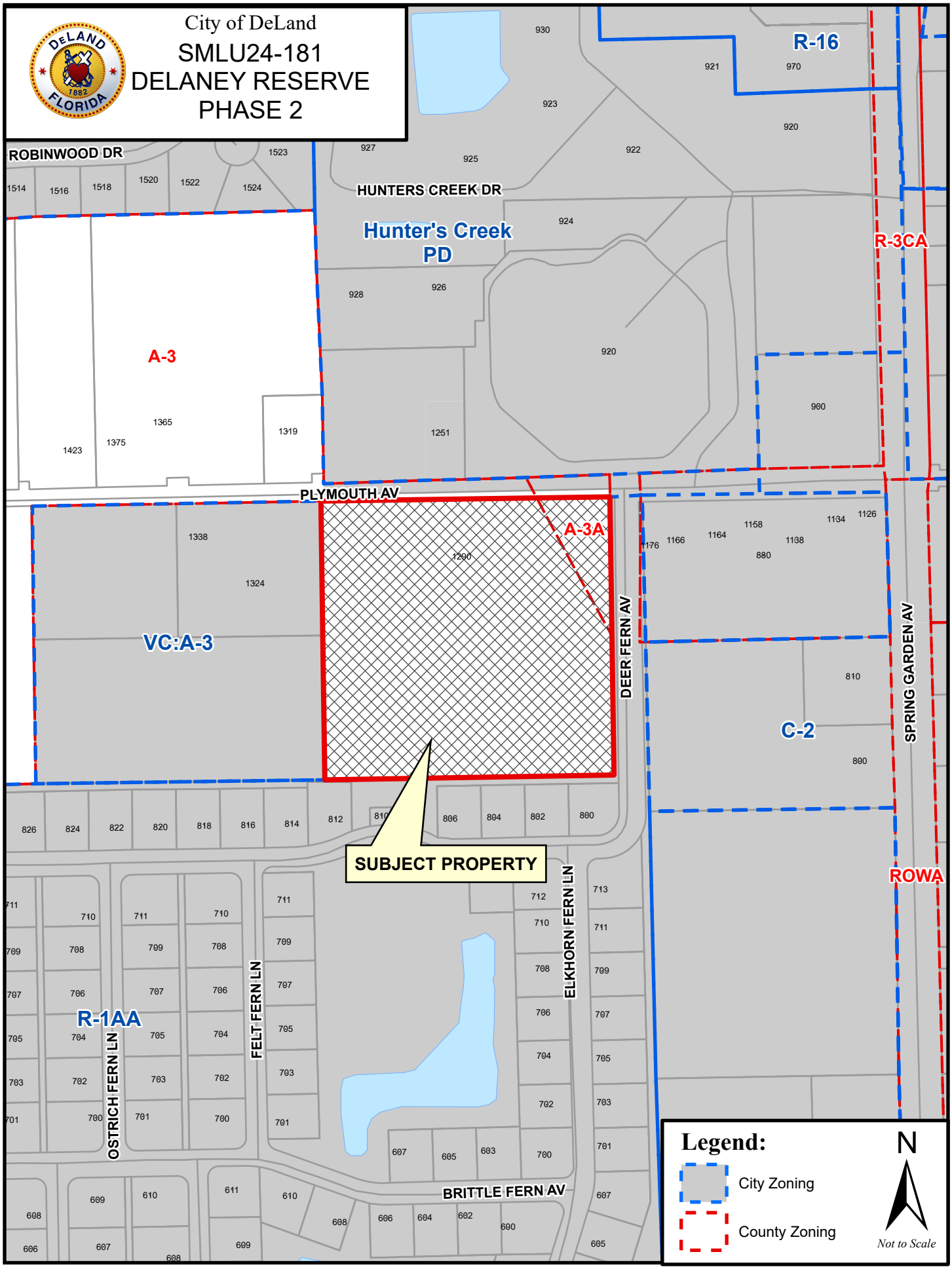
EXHIBIT A
CONCEPT PLAN



SCALE: 1" = 100'

80 Lots

City of DeLand
SMLU24-181
DELANEY RESERVE
PHASE 2
SUBJECT PROPERTY
PLYMOUTH AV
HUNTERS CREEK DR
SPRING GARDEN AV
DEER FERN AV
ELKHORN FERN LN
OSTRICH FERN LN
FELT FERN LN
BRITTLE FERN AV
S CREEK DR
A-3
A-3A
VC:A-3
PD
R-3CA
C-2
ROWA
R-1AA
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
SMLU24-181
DELANEY RESERVE
PHASE 2
ROBINWOOD DR
HUNTERS CREEK DR
Hunter's Creek
PD
R-16
R-3CA
A-3
VC:A-3
A-3A
PLYMOUTH AV
DEER FERN AV
SPRING GARDEN AV
C-2
ROWA
SUBJECT PROPERTY
R-1AA
OSTRICH FERN LN
FELT FERN LN
ELKHORN FERN LN
BRITTLE FERN AV
Legend:
City Zoning
County Zoning
N
Not to Scale

CITY OF DELAND
Request for Commission Action
July 7, 2025

SUBJECT: Request to Continue the First Reading of Ordinance Changing the Zoning for ±10.14 Acres of Property, Located at 1290 West Plymouth Avenue, from Volusia County A-3 and A-3A to City of DeLand Planned Development (Delaney Trinity Reserve Planned Development).

DEPARTMENT: Planning

PREPARED BY: Carol Kuhn, Planning Director

ATTACHMENTS: Continuation Memo, Z24-179 Delaney PD Agreement- (updated 5-6-25), Z24-179 PD Concept Plan - 03.25.2025, Z24-179 Elevations, Z24-179 - 3D Landscape Plan Rendering, Z24-179 - 3D Amenity Rendering, Z24-179 Survey, Z24-179 Staff Report, Z24-179 Narrative, Z24-179 Aerial, Z24-179 Zoning, Z24-179 TIA Exemption Memo, Z24-179 VCPS Cert of Capacity Delaney

APPROVED BY: Michael Grebosz, Asst. City Manager, June 27, 2025

SUMMARY/HIGHLIGHT:

The applicant is requesting to rezone approximately 10.14 acres of property located at 1290 W. Plymouth Ave. The current zoning designations are Volusia County A-3 and A-3A (transitional agriculture) and the applicant is proposing a rezone to the Delaney Trinity Reserve PD (planned development). The proposed development consists of 13 buildings with a total of 74 townhome units, each 2-stories tall. Each end unit will have a 2-car garage/driveway and each interior unit will have a single-car garage and 2-car driveway. The applicant is exceeding the minimum parking requirement of 185 spaces, by providing 248 spaces total and all parking will be contained on the lots.

The concept plan shows a Tree Preservation Area that serves as a buffer between the existing neighborhood to the south and the new townhome units, and overall the development will include 17.3% tree preservation area. The development will provide 1.47 acres of amenities such as a playground and shared open space that includes a pedestrian pathway leading to the amenity area. As shown in the elevations, a variety of paint colors and façade finishes are used to differentiate each building, with alternating rooflines, garage overhangs and exterior textures. Sidewalks are included on both sides of all internal roadways, facilitating pedestrian access throughout the site. Additionally, the landscape design will serve environmentally friendly functions, including, but not limited to, cooling, privacy screening, runoff pollution prevention and other best management practices of low-impact development standards. Stormwater will meet the required 100 yr 24 hr storm retention and also provide dark sky lighting.

On May 14, 2025, the Planning Board voted to unanimously approve the rezone. At the meeting, the Board voiced concern regarding school capacity, proposed length of the driveway of 20 feet and no on-street parking be provided. Members of the public had concerns about traffic, the the impact to wildlife on the property and ADA-compliance.

On June 16, 2025, the City Commission voted unanimously to continue the request to the July 7, 2025, meeting.
This is a request for continuance to the August 4, 2025, City Commission meeting.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Institute Smart Growth Principles.

SUSTAINABILITY:

Amending the zoning designation of this property and outlining the development parameters will permit development for residential purposes that align with the city's development requirements and will enable the city to continue active pursuit of its vision and strategic plan.

FISCAL IMPACT:

Residential development of this property, and inclusion of the residential units onto the city's tax rolls will increase funds for city services.

RECOMMENDATION:

Requested to continue to the August 4, 2025, City Commission Meeting.

BACKGROUND/DISCUSSION:

According to the 2050 Vision, the parcel is located within Category 2, "Urban Core". The Urban Core is described as being a location where the majority of new growth will take place. The proposed Delaney Trinity Reserve PD fits in with the mix of residential uses nearby, providing a multi-family development to serve the current and future residents of the City of DeLand.

Planning Department

Memorandum

TO: City Commission

DATE: July 7, 2025

FROM: Kendall Story, CNU-A

SUBJECT: Request to Continue First Reading of Ordinance Changing the Zoning for Approximately 10.14 Acres of Property, Located at 1290 W. Plymouth Ave. (Delaney Trinity Reserve).

==========

The applicant, Mark Watts with CobbCole, requested to continue the above-referenced application from the July 7, 2025, City Commission meeting to the August 4, 2025, City Commission meeting.

PLANNED DEVELOPMENT AGREEMENT

IN THE CITY COMMISSION OF THE

CITY OF DELAND, FLORIDA

IN RE: Z-24-179, Application of

CAP 5 DEVELOPMENT, LLC

ORDINANCE # 2025 - _____

ORDER AND RESOLUTION

GRANTING A REQUEST FOR CHANGE OF ZONING FROM COUNTY A-3 & A-3A TO

DELANEY TRINITY RESERVE PD

The application of Cap 5 Development, LLC, hereinafter, "Applicant", for rezoning was heard by and before the City Commission, DeLand Florida, on _____. 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 _____, and otherwise being fully advised, the City Commission does hereby find and determine as follows:

GENERAL FINDINGS

A. That the application of Cap 5 Development, LLC was duly and properly filed herein on _____, 20___ as required by law.

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

C. That the applicant is the contract purchaser/developer of the 10.14 +/- acre parcel of land which is situated in DeLand, Florida. This parcel of land is described more particularly in the survey and legal description, a true copy of which is attached hereto as Exhibit "A".

D. That the Applicant has complied with the "Due Public Notice" requirements of the City Commission, Land Development Regulations Ordinance No. 2013-11, as amended.

E. That the owner of the property, Trinity United Methodist Church, DeLand, Florida, Inc., agrees with the provisions of the Development Agreement.

FINDINGS REGARDING REZONING

A. That the Applicant has applied for a change of zoning from the present zoning classification of the parcel described in Exhibit "A" from A-3 & A-3A to DDCM DELANEY TRINITY RESERVE PD (Planned Development).

B. That the said rezoning to a Planned Development is consistent with both the City of DeLand Comprehensive Plan Ordinance No. 1990-04, as amended, and the intent and purpose of the City of DeLand Land Development Regulations Ordinance No. 2013-11, as amended, and does promote the public health, safety, morals, general welfare and orderly growth of the area affected by the rezoning request.

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 _____ DAY OF _____, A.D., _____, AS FOLLOWS:

A. That the Application of Cap 5 Development, LLC for the rezoning of the subject parcel is hereby granted.

B. That the zoning classification of the subject parcel described in Exhibit "A" attached hereto is hereby amended to DELANEY TRINITY RESERVE PD as described in Article VII of the City of DeLand, Land Development Regulations Ordinance No. 2013-

11, as amended.

C. That the Official Zoning Map of the City of DeLand, is hereby amended to show the rezoning of said parcel to DELANEY TRINITY RESERVE PD.

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

E. Unless otherwise provided for herein the City of DeLand, Land Development Regulations Ordinance No. 2013-11, as amended, shall apply to the PD in the same manner as the R-12 zoning classification.

F. Except as otherwise stated, nothing in this Development Agreement is intended to abridge the requirements of Ordinance No. 2013-11, as amended, and any other City Ordinances.

DEVELOPMENT AGREEMENT

A. Development Concept The property shall be developed as DELANEY TRINITY RESERVE PD, substantially in accordance with the Planned Development Plan. The Planned Development Plan shall govern the development of the property as a PD and shall regulate the future land use of this parcel(s).

B. Planned Development Plan. The Planned Development Plan shall consist of the Development Plan Map prepared by CESO, Inc. and dated March 25, 2025, is hereby approved and incorporated in this Ordinance by reference as Exhibit “B”. The Planned Development Plan shall be filed and retained for public inspection in the Planning Department, and it shall constitute a supplement to the Official Zoning Map of the City of DeLand.

C. Amendments. All amendments of the Planned Development Plan shall require the review and recommendation of the Planning Board and action by the City Commission in the same manner as a rezoning of the parcel. No administrative amendments may be authorized.

D. Subdivision Approval. After the Planned Development Plan is recorded, and prior to any construction, including clearing and landfill, a preliminary and/or a final plat of the area to be subdivided shall be submitted for review and approval in the manner required by Article 13 of the City of DeLand Land Development Regulations, Ordinance

No. 2013-11, as amended.

E. Unified Ownership. The applicant or his successors shall maintain unified ownership of the individual phases of the subject parcels until after issuance of the Final Subdivision Plat Development Order for a particular phase.

F. Phases of Development. The project may be developed in one or more phases, and the phases may occur in any order. Grading may occur per phase. No burning shall be permitted on site. No vertical construction materials or combustibles may be stored onsite until the utilities and roads have been inspected and approved by utilities/engineering and fire prevention.

G. Land Uses Within PD. The development of the parcel (s) shall be consistent with the uses prescribed for the proposed DELANEY TRINITY RESERVE PD. The location & size of said land use areas are shown on the Development Plan Map, attached hereto as Exhibit “B”. The following land uses shall be allowed as permitted principal uses and structures along with their customary accessory uses and structures:

Permitted Uses:

Townhouses.
Mini and neighborhood parks.
Community uses including but not limited to clubhouse, cabana, dog park, community garden, and bicycle racks
Sheds, gazebos or other typical accessory structures.
Amenities:
Gazebo

Dog Park

Playgrounds

H. Development Standards. All development for the property shall rely upon the standards set forth below:

1.	Minimum lot area:	1,000 sq. ft.
2.	Minimum lot width:	20 ft.
3.	Minimum lot depth:	50 ft.
4.	Minimum Individual Unit Size:	500 sq. ft.
5.	Maximum Unit Count Per Building:	6 units
6.	Minimum Setbacks:	
	a. Front yard:	20 ft.
	b. Rear yard:	10 ft.
	c. Side yard:	0 ft.
	d. Spacing between buildings:	25 ft.
	e. Spacing between buildings: (rear to rear):	50 ft.
7.	Specialty Setbacks	
	a. Air Conditioning/Heating Units:	5 ft.
	b. Generators/Other Mech. Equip.:	5 ft.
	c. Eaves:	5 ft.
8.	Maximum building height:	35 ft.
9.	Landscape buffer requirements:	
	a. North:	25 ft. Type B
	b. South:	25 ft. Type C
	c. East:	25 ft. Type C
	d. West:	30 ft. Type C
10.	Maximum Impervious Surface Area:	70% of total site area
11.	Density:	
	a. Existing Allowable Density:	4 units/acre

b. Proposed Allowable Density: 12 units/acre

c. Proposed Density: 7.3 units/acre

12. Maximum Townhouse Unit Count: 74 units

13. Accessory Structures. Unless otherwise stated herein, all accessory structures shall meet the development standards of Section 33-28 of the Land Development Regulations Ordinance No. 2013-11, as amended.

14. Parking Standards. There will be two (2) parking spaces provided per unit. An additional 0.5 guest parking spaces per unit will be provided on the unit lot. Enforcement of parking and maintenance of the access road(s) shall be the responsibility of a centrally managed maintenance association.

15. Signage. Signage shall be provided per the Land Development Regulations. Monument signs identifying the development shall be placed at the entrances along Plymouth Avenue.

16. Open Space. Open space and/or Common Area shall meet the requirements of the Land Development Regulations except as otherwise expressed in this Development Agreement.

17. Tree Protection Area. 15% of the square footage of the total development shall be designated for the protection of trees.

18. Model Homes and Temporary Sales Offices. Construction of a model home and/or temporary sales office for a particular phase may commence prior to final plat approval, and all the infrastructure improvements for said phase have been approved and accepted by the City of DeLand. The City Engineer shall make the final determination on the acceptance and approval.

19. Alternate Building Design. No building shall be located next to or directly across the street from another building with the same design. The building design shall alternate to avoid repetition.

20. Fencing on Pedestrian Corridor. Fencing along all units that back onto the pedestrian corridor shall not exceed 3 feet in height and

shall be constructed of white vinyl or aluminum picket material.

21. Compliance. In the event that future development cannot comply with the standards set forth herein, then said entitlements shall be processed through an amendment to this Development Agreement.

I. Environmental Considerations. The development shall comply with the requirements for preservation of environmental resources as set forth in the Land Development Regulations Ordinance No. 2013-11, as amended. The development has been laid out in a manner to best accommodate the existing topography and drainage conditions identified on the property. However, the actual location and layout of the developed areas within the development shall be determined during subdivision and site plan review. In addition, all landscaping, including buffers, shall predominantly utilize Florida-Friendly Landscaping, as defined by the University of Florida/Institute of Food and Agricultural Sciences ("UF/IFAS") Center for Landscape Conservation and Ecology, native, or low-water plant material. The development shall include landscape designs such that plants will serve environmentally friendly functions including, but not limited to, cooling, privacy screening, shade, aesthetics, wildlife habitat, runoff pollution prevention, and directing traffic flow onto and within the community, such as low impact development standards. All mulching will be conducted in accordance with the most current version of the Florida Green Industries Best Management Practices (BMPs) handbook guidelines. Mowing in common areas shall be done in accordance with the most current version of the Florida Green Industries BMPs handbook and by certified landscaping contractors. Mowing adjacent to swales shall be performed such that no clippings are deposited into any swales or water bodies. All clippings that may have been deposited on impervious surfaces will be swept back into the vegetated area. All pesticide applications in common

areas shall be done by a certified professional in accordance with the most current version of the Florida Green Industries BMPs handbook.

a. Dark Sky Lighting: All lighting shall comply with International Dark Sky standards, except as otherwise permitted by City of DeLand Land Development Regulations Ordinance #2013-11, as amended. This type of lighting is specifically designed to reduce light pollution by restricting the amount of upward-directed light, avoiding glare, avoiding over-lighting, utilizing dimming and other appropriate lighting controls, and minimizing short-wavelength (bluish) light in the nighttime environment.

J. Sewage Disposal, Potable Water and Reclaimed Water. Provision for sewage disposal, potable water and reclaimed water needs of the PD will be provided in accordance with the Comprehensive Plan, Ordinance No.1990-04, as amended, the Land Development Regulations Ordinance No. 2013-11, as amended, and State of Florida Administrative Code 64E-6.

K. Stormwater Drainage. Provision for stormwater retention shall be in accordance with the Land Development Regulations Ordinance No. 2013-11, as amended. All stormwater retention systems will be designed to meet all required governmental regulations. Specifically, the stormwater retention shall be designed to accommodate a 100-year, 24-hour storm event, which shall be retained onsite.

L. Access and Transportation System Improvements. All access and transportation system improvements shall be provided in accordance with the Land Development Regulations, Ord. No. 2013-11, as amended. The parcel shall be developed in substantial accordance with the following access and transportation system improvements:

1. Access. Access to the site will be from Plymouth Avenue. The Development Plan Map indicates the anticipated connection locations; however, the final locations may vary due to final engineering design and permitting considerations. No movement of the streets are allowed until approved by the fire prevention division of the City to ensure access. The development must always meet height/weight/slope and turning radius of apparatus.

2. Transportation System Improvements. Transportation system improvements will be provided as required by permitting agencies and as needed according to the Traffic Impact Analysis (TIA) for the project.

M. Internal Roadways. Internal roadways will be located as shown on the Development Plan Map. All internal roadways will be owned and maintained by the homeowner's association. In the event (temporary or permanent) secondary roadway access to the project is required, the secondary roadway shall be stabilized for emergency access and shall be maintained by the developer or turned over to a maintenance association. Sidewalks shall be located on both sides of all internal roadways and shall provide connectivity with adjacent development.

N. Homeowner's Owners Association. The applicant shall provide for a centrally managed maintenance entity to serve residents of the development and perform the ongoing duties set forth herein.

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 DELANEY TRINITY RESERVE PD, the City of DeLand shall only enforce the provisions of the "Development Agreement" and City of DeLand Land Development Regulations Ordinance No. 2013-11, as amended, whichever is applicable, and not the private agreements entered into between the aforementioned parties.

O. Reverter Provision: The terms of this Development Agreement shall be vested upon issuance of a final development order for the first phase of the development, which shall occur within five (5) years from the effective date of this ordinance. If not vested, the City Commission may rezone the property 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.

P. 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 his successor in title or interest. The DELANEY TRINITY RESERVE 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 No. 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 the City Commission, in the Official Records of Volusia County, Florida. One copy of the document, bearing the book and page number of the Official Record in which the document was recorded, shall be submitted to the Planning Department for placement in the public file. The date of recording of this document shall constitute the effective date of the DDCM DELANEY TOWNHOMES RESERVE PD or its subsequent amendments. The applicant shall pay all filing costs for recording documents.

DONE and ORDERED by the City Commission, City of DeLand, Florida, this ___ day of _____ (mo/yr).

ATTEST: City Commission of DeLand Florida

_____ _____

Michael P. Pleus
City Manager

Christopher M. Cloudman
Mayor

STATE OF FLORIDA
CITY OF DELAND

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this _____ day of _____ (mo/yr), by Michael Plues and Christopher M. Cloudman, as City Manager and Mayor, City of DeLand, respectively, on behalf of the City of DeLand, and who are personally known to me.

NOTARY PUBLIC, STATE OF FLORIDA
Type or Print Name:

_____

Commission No.:_____

My Commission Expires:_____

WITNESSES:

APPLICANT:
CAP 5 MANAGEMENT, LLC

_____

By:_____
Name: _____
Title: _____

_____
Printed Name

_____

_____
Printed Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20___, by _____ as _____ of CAP 5 MANAGEMENT, LLC, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

_____

Commission No.:_____

My Commission Expires:_____

EXHIBIT "A"
LEGAL DESCRIPTION

The Northwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 7, Township 17 South, Range 30 East, Volusia County, Florida.

EXHIBIT “B”
DEVELOPMENT PLAN MAP

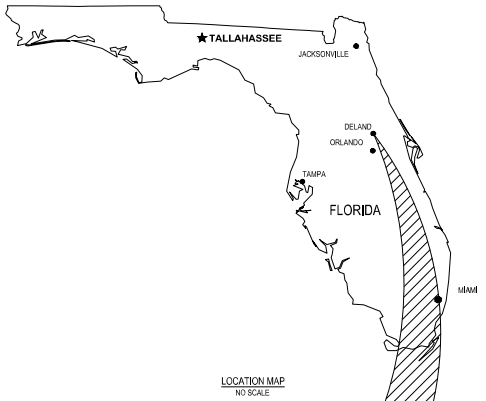
PLANNED DEVELOPMENT PLAN
FOR
DELANEY TRINITY RESERVE
BY
CAP 5 DEVELOPMENT, LLC

PARCEL: 700700000030
PLYMOUTH AVE
DELAND, FLORIDA

LEGAL DESCRIPTION (PER ORB 5057 PG. 3972):

THE NORTHWEST ¼ OF NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SHEET LIST TABLE	
Sheet Number	Sheet Title
PD-1	COVER SHEET
PD-2	BOUNDARY SURVEY
PD-3	CONCEPT PLAN



LOCATION MAP
NO SCALE

PROJECT OWNER AND CONSULTANTS:

OWNER:
TRINITY UNITED METHODIST CHURCH DELAND FLORIDA, INC.
1401 NEW YORK AVE W, DELAND, FL 32720
PHONE: (386) 734-4425

ENGINEER:
CESO, INC.
1000 LEGION PLACE, SUITE 800
ORLANDO, FL 32801
PHONE: (407) 670-2305
CONTACT: GARRETT GEORGE, P.E.

DEVELOPER:
CAP 5 DEVELOPMENT, LLC
1000 LEGION PLACE, SUITE 800
ORLANDO, FL 32801
PHONE: (407) 670-2305
CONTACT: BRIAN MARTIN

LEGAL:
COBB COLE
231 NORTH WOODLAND BLVD
DELAND, FL 32720
PHONE: (386) 736-7700
CONTACT: MARK WATTS

SURVEYOR:
EFIRD SURVEYING GROUP, INC.
1012 NORTH WOODLAND BOULEVARD
DELAND, FLORIDA 32720
PHONE: (386) 740-4144
EMAIL: EFIRD@BELLSOUTH.NET

CESO
www.ceseinc.com

NO.	DATE	REVISION DESCRIPTION

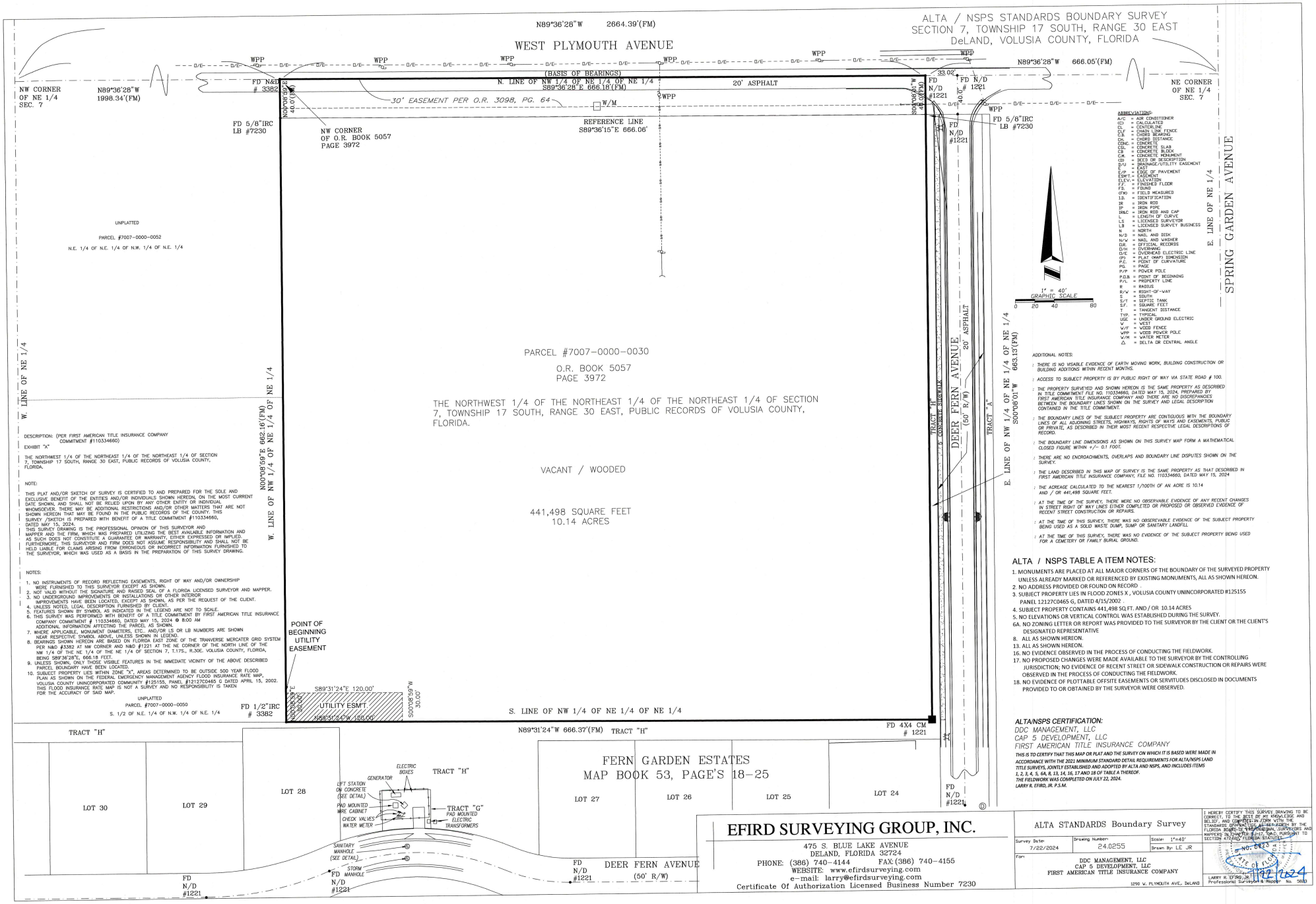
DELANEY TRINITY RESERVE PD
DELAND, FL
1290 W PLYMOUTH AVE, DELAND, FL 32720

COVER SHEET

ISSUE: PD PLAN	
DATE: 03/25/2025	
JOB NO.:	761391
DESIGN:	SCR
DRAWN:	SCR
CHECKED:	GG
SHEET NO.	PD-1

W:\PROJECTS\DOC\074681-01_CAP5_Delany Reserve Phase2_Deland,FL\03-CIVIL\PLAN\PD PLAN\PLOT SHEETS\PD-1 COVERSHEET.dwg - 10/18/2024 - Garrett George - THESE DRAWINGS ARE THE PROPERTY OF CESO, INC.

ALTA / NSPS STANDARDS BOUNDARY SURVEY
SECTION 7, TOWNSHIP 17 SOUTH, RANGE 30 EAST
DeLAND, VOLUSIA COUNTY, FLORIDA



ABBREVIATIONS:
A/C = AIR CONDITIONER
(C) = CALCULATED
CL = CENTERLINE
CLF = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE
CONC. = CONCRETE
CSL = CONCRETE SLAB
CBL = CONCRETE BLOCK
CM = CONCRETE MONUMENT
(D) = DEED OR DESCRIPTION
D/U = DRAINAGE/UTILITY EASEMENT
E = EAST
E/P = EDGE OF PAVEMENT
ESMT.= EASEMENT
ELEV.= ELEVATION
F.F. = FINISHED FLOOR
FD. = FOUND
(FM) = FIELD MEASURED
I.D. = IDENTIFICATION
IR = IRON ROD
IP = IRON PIPE
IR&C = IRON ROD AND CAP
L = LENGTH OF CURVE
LS = LICENSED SURVEYOR
LB = LICENSED SURVEY BUSINESS
N = NORTH
N/D = NAIL AND DISK
N/W = NAIL AND WASHER
O.R. = OFFICIAL RECORDS
O/H = OVERHEAD
O/H = OVERHEAD ELECTRIC LINE
(P) = PLAT (MAP) DIMENSION
P.C. = POINT OF CURVATURE
PG. = PAGE
P/P = POWER POLE
P.O.B.= POINT OF BEGINNING
P/L = PROPERTY LINE
R = RADIUS
R/W = RIGHT-OF-WAY
S = SOUTH
S/T = SEPTIC TANK
S.F. = SQUARE FEET
T = TANGENT DISTANCE
TYP. = TYPICAL
UGE = UNDER GROUND ELECTRIC
W = WEST
W/F = WOOD FENCE
WPP = WOOD POWER POLE
W/M = WATER METER
Δ = DELTA OR CENTRAL ANGLE

ADDITIONAL NOTES:
: THERE IS NO VISABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
: ACCESS TO SUBJECT PROPERTY IS BY PUBLIC RIGHT OF WAY VIA STATE ROAD # 100.
: THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT FILE NO. 110334660, DATED MAY 15, 2024, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THE SURVEY AND LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.
: THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
: THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICAL CLOSED FIGURE WITHIN +/- 0.1 FOOT.
: THERE ARE NO ENCROACHMENTS, OVERLAPS AND BOUNDARY LINE DISPUTES SHOWN ON THE SURVEY.
: THE LAND DESCRIBED IN THIS MAP OF SURVEY IS THE SAME PROPERTY AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 110334660, DATED MAY 15, 2024
: THE ACREAGE CALCULATED TO THE NEAREST 1/100TH OF AN ACRE IS 10.14 AND / OR 441,498 SQUARE FEET.
: AT THE TIME OF THE SURVEY, THERE WERE NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED OR OBSERVED EVIDENCE OF RECENT STREET CONSTRUCTION OR REPAIRS.
: AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
: AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF THE SUBJECT PROPERTY BEING USED FOR A CEMETERY OR FAMILY BURIAL GROUND.

ALTA / NSPS TABLE A ITEM NOTES:

1. MONUMENTS ARE PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS, ALL AS SHOWN HEREON.
2. NO ADDRESS PROVIDED OR FOUND ON RECORD .
3. SUBJECT PROPERTY LIES IN FLOOD ZONES X , VOLUSIA COUNTY UNINCORPORATED #125155 PANEL 12127C0465 G, DATED 4/15/2002 .
4. SUBJECT PROPERTY CONTAINS 441,498 SQ.FT. AND / OR 10.14 ACRES
5. NO HORIZONTAL OR VERTICAL CONTROL WAS ESTABLISHED DURING THE SURVEY.
6A. NO ZONING LETTER OR REPORT WAS PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE
8. ALL AS SHOWN HEREON.
13. ALL AS SHOWN HEREON.
16. NO EVIDENCE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. NO PROPOSED CHANGES WERE MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION; NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. NO EVIDENCE OF POTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR WERE OBSERVED.

ALTA/NSPS CERTIFICATION:

DDC MANAGEMENT, LLC
CAP 5 DEVELOPMENT, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 8, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 22, 2024.
LARRY R. EFIRD, JR. P.S.M.

EFIRD SURVEYING GROUP, INC.
475 S. BLUE LAKE AVENUE
DELAND, FLORIDA 32724
PHONE: (386) 740-4144 FAX: (386) 740-4155
WEBSITE: www.efirdsurveying.com
e-mail: larry@efirdsurveying.com
Certificate Of Authorization Licensed Business Number 7230

ALTA STANDARDS Boundary Survey

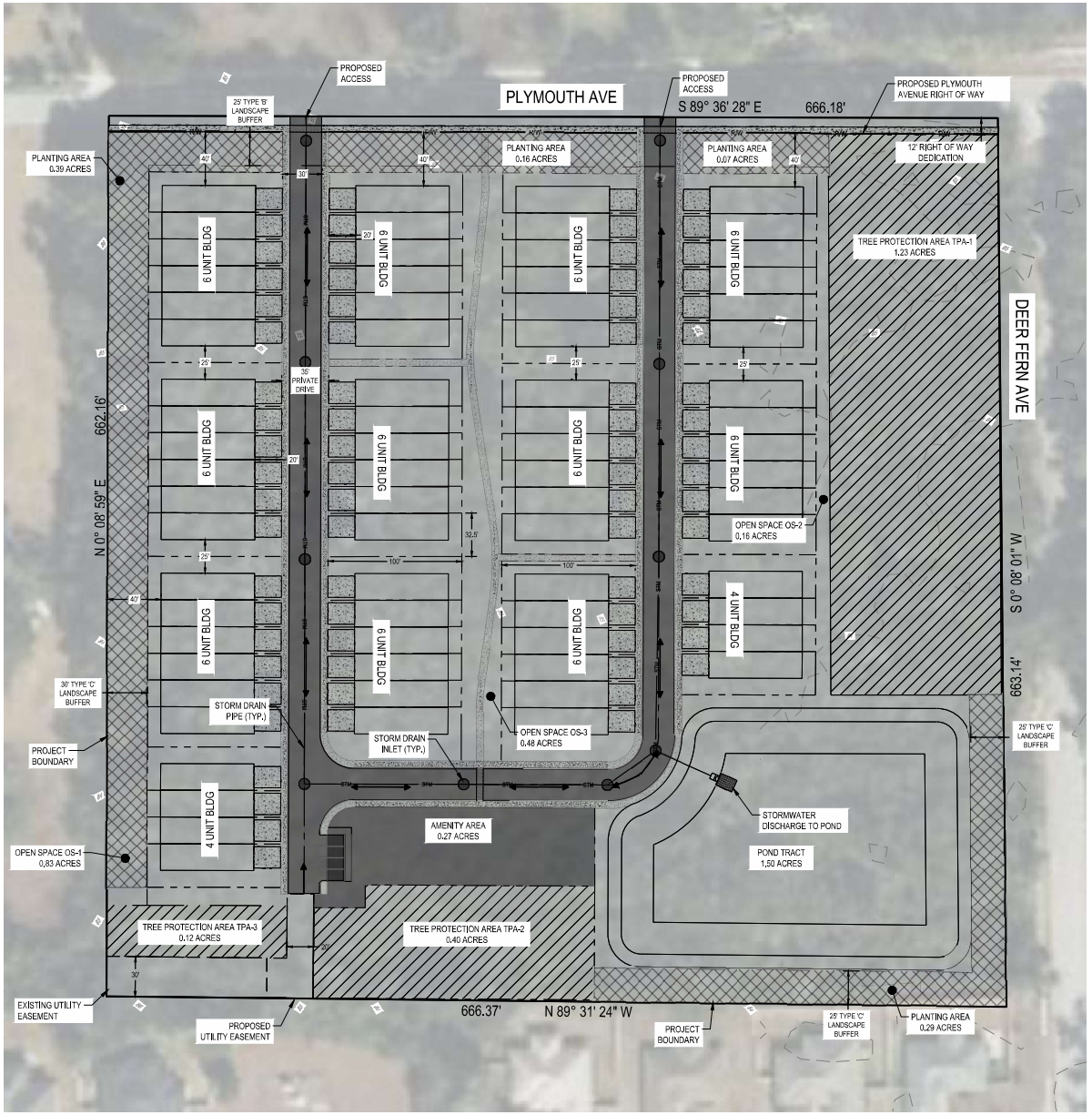
Survey Date	Drawing Number	Scale	Drawn By
7/22/2024	24.0255	1"=40'	LE JR

For:
DDC MANAGEMENT, LLC
CAP 5 DEVELOPMENT, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
1290 W. PLYMOUTH AVE., DeLAND

I HEREBY CERTIFY THIS SURVEY DRAWING TO BE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND COMPLIES IN FORM WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, O.A.C. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STATE OF FLORIDA NO. 6823 7/22/2024

LARRY R. EFIRD, JR.
Professional Surveyor & Mapper No. 6823



N

GRAPHIC SCALE (IN FEET)
1 in. = 40 ft.

SITE PLAN LEGEND	
PROPOSED	
	TREE PROTECTION AREA
	TREE PLANTING AREA
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DRIVEWAY
P/L	PROPERTY LINE
	PRIVATE DRIVE
	EASEMENT
	SETBACK
	LOT LINE
	BUILDING
	STORM DRAIN INLET
STM	STORM DRAIN PIPE
	FLOW ARROWS

PROPERTY DATA:

PARCEL OWNER: TRINITY UNITED METHODIST CHURCH DELAND FLORIDA, INC.
PARCEL ID: 700700000030

ADDRESS: 1290 W PLYMOUTH AVE
DELAND, FL 32720

PROPERTY AREA: ± 10.14 ACRES

SETBACKS — PROPOSED MINIMUM STANDARDS

RESIDENTIAL AREA:
FRONT YARD: 20'
SIDE YARD: 0'
REAR YARD: 10'
SPACING BETWEEN BUILDINGS: 25'

DENSITY
EXISTING ALLOWABLE DENSITY 4.0 DU/AC
PROPOSED ALLOWABLE DENSITY 12.0 DU/AC
PROPOSED DENSITY 7.3 DU/AC (74 UNITS / 10.14 AC)

LANDSCAPE BUFFER

RESIDENTIAL AREA:
NORTH: 25' TYPE B
SOUTH: 25' TYPE C
EAST: 25' TYPE C
WEST: 30' TYPE C

TREE PROTECTION AREA
TREE PROTECTION AREA PROVIDED: 1.75 AC (17.3%)

FLOODPLAIN DESIGNATION:
ACCORDING TO F.I.R.M. NO. 12127C0465H, BEARING AN EFFECTIVE DATE OF 02/19/2014, THE SUBJECT PROPERTIES ARE LOCATED IN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN).

TRASH PICK-UP:
SOLID WASTE DISPOSAL WILL BE VIA CURB SIDE PICK-UP.

*STORMWATER NOTE: THE PROPOSED STORMWATER POND SHOWN IS DESIGNED TO RETAIN THE 100 YR / 24 HR STORM EVENT.

OPEN SPACE TRACT AREAS	
TRACT	AREA
OS-1	0.83 ACRES
OS-2	0.16 ACRES
OS-3	0.48 ACRES
TOTAL	1.47 ACRES

TREE PROTECTION AREA TRACTS	
TRACT	AREA
TPA-1	1.23 ACRES
TPA-2	0.40 ACRES
TPA-3	0.12 ACRES
TOTAL	1.75 ACRES

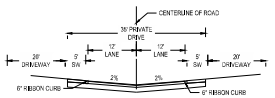
PARKING SPACES			
	STANDARD	VISITOR	TOTAL
REQUIRED	148	37	185
PROPOSED	144	104	248

*PARKING: 2 SPACES/ UNIT = 74 UNITS X 2 = 148 SPACES
0.5 VISITOR SPACES / UNIT = 0.5 X 74 = 37 SPACES

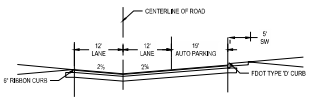
PARKING:
INTERIOR UNITS
1 SPACE - GARAGE PARKING
2 SPACE - DRIVEWAY
3 TOTAL PER INT. UNIT
3 x 48 = UNITS 144 PARKING SPOTS PROVIDED

EXTERIOR UNITS
2 SPACE - GARAGE PARKING
2 SPACE - DRIVEWAY
4 TOTAL PER EXT. UNIT
4 x 26 = UNITS 104 PARKING SPOTS PROVIDED

TOTAL PARKING PROVIDED
144 + 104 = 248



TYPICAL ROADWAY SECTION



TYPICAL ROADWAY SECTION WITH PARKING

CESO
www.ceso-inc.com

NO.	DATE	REVISION DESCRIPTION

DELANEY TRINITY RESERVE PD
DELAND, FL
1290 W PLYMOUTH AVE, DELAND, FL 32720

CONCEPT PLAN

ISSUE:	PRE-PERMIT
DATE:	03/25/2025
JOB NO.:	761391
DESIGN:	SCR
DRAWN:	SCR
CHECKED:	
SHEET NO.	PD-3

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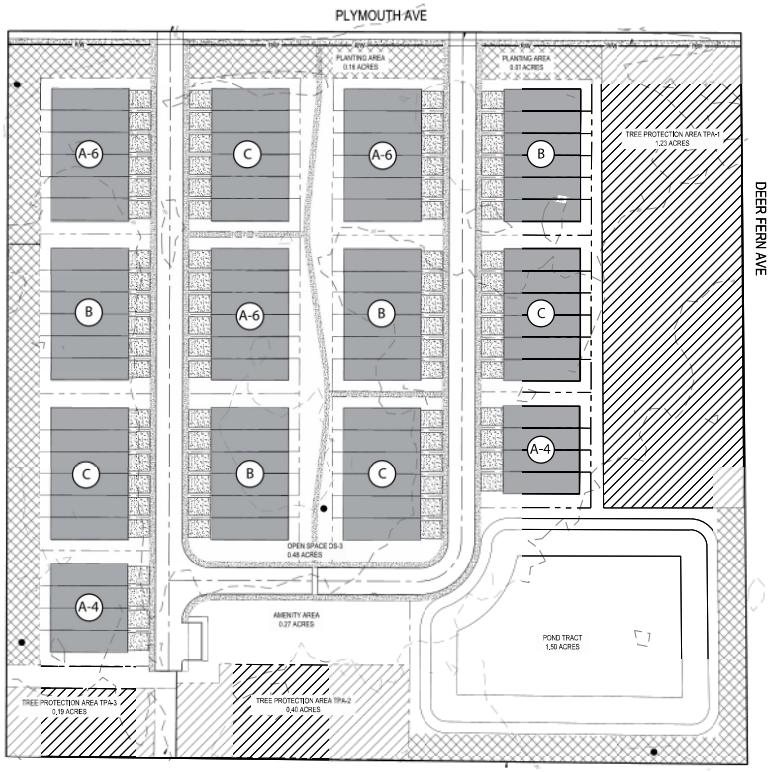
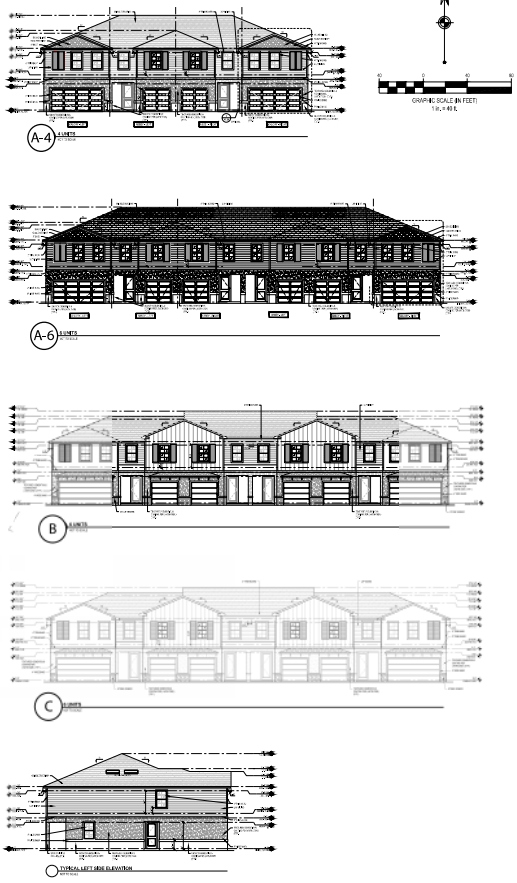
C:\USERS\RYAN.HOPKINS@CIVILCOMMUNITY.COM\CESO\CESOCAD\DELANEY RESERVE PHASE 2\PROJECT FILES_CESO\761391-01_CAD_DELANEY RESERVE PHASED_DELAND.FL\03-CIVIL\PLANS\PD PLAN\PLOT SHEETS\PD-1 CONCEPT PLAN.DWG - 3/25/2025 11:43 AM





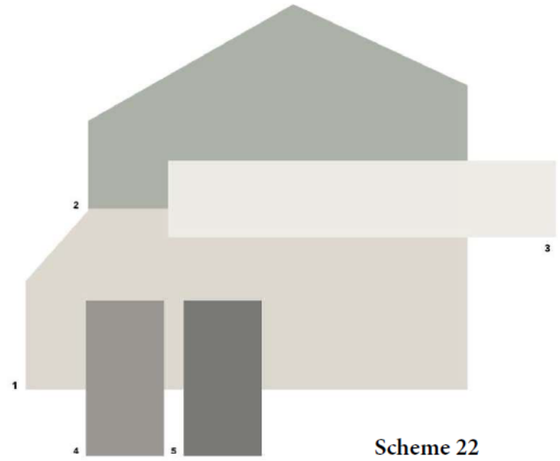
CESO

NO.	DATE	REVISION DESCRIPTION

DELANEY TRINITY
RESERVE PD
DELAND, FL

PRODUCT MAP

ISSUE:	PRE-PERMIT
DATE:	10/17/2024
JOB NO.:	761391
DESIGN:	
DRAWN:	
CHECKED:	
SHEET NO.	

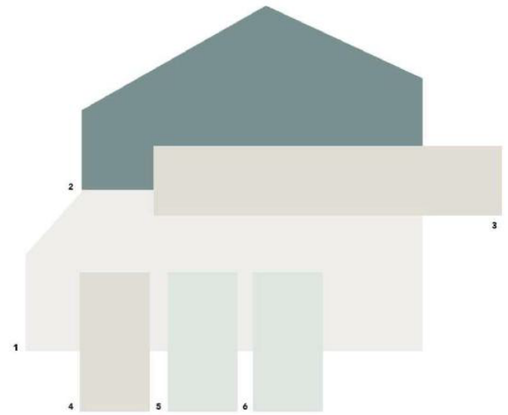


Scheme 22

1. Lower Body	SW 7631	City Loft
2. Upper Body	SW 6206	Oyster Bay
3. Trim	SW 7005	Pure White
4. Garage Door	SW 7673	Pewter Cast
5. Door	SW 2849	Westchester Gray

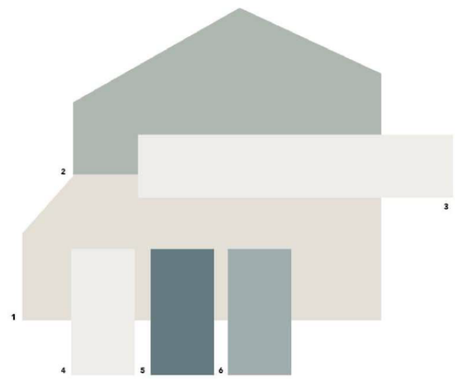
Scheme 23

1. Lower Body	SW 7057	Silver Strand
2. Upper Body	SW 7004	Snowbound
3. Trim	SW 7006	Extra White
4. Garage Door	SW 7057	Silver Strand
5. Door	SW 6227	Meditative



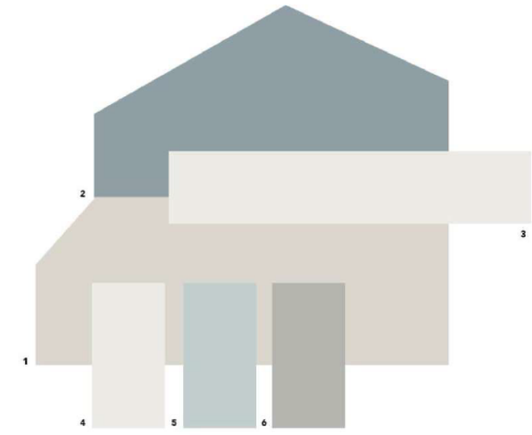
Scheme 24

1. Lower Body	SW 7006	Extra White
2. Upper Body	SW 6221	Moody Blue
3. Trim	SW 7014	Eider White
4. Garage Door	SW 7014	Eider White
5. Door	SW 6476	Glimmer
6. Accent	SW 6476	Glimmer



Scheme 26

1. Lower Body	SW 6070	Heron Plume
2. Upper Body	SW 7621	Silvermist
3. Trim	SW 7006	Extra White
4. Garage Door	SW 7006	Extra White
5. Door	SW 7619	Labradorite
6. Accent	SW 7616	Breezy



Scheme 25

1. Lower Body	SW 9166	Drift of Mist
2. Upper Body	SW 9139	Debonair
3. Trim	SW 7005	Pure White
4. Garage Door	SW 7005	Pure White
5. Door	SW 6218	Tradewind
6. Accent	SW 2850	Chelsea Gray

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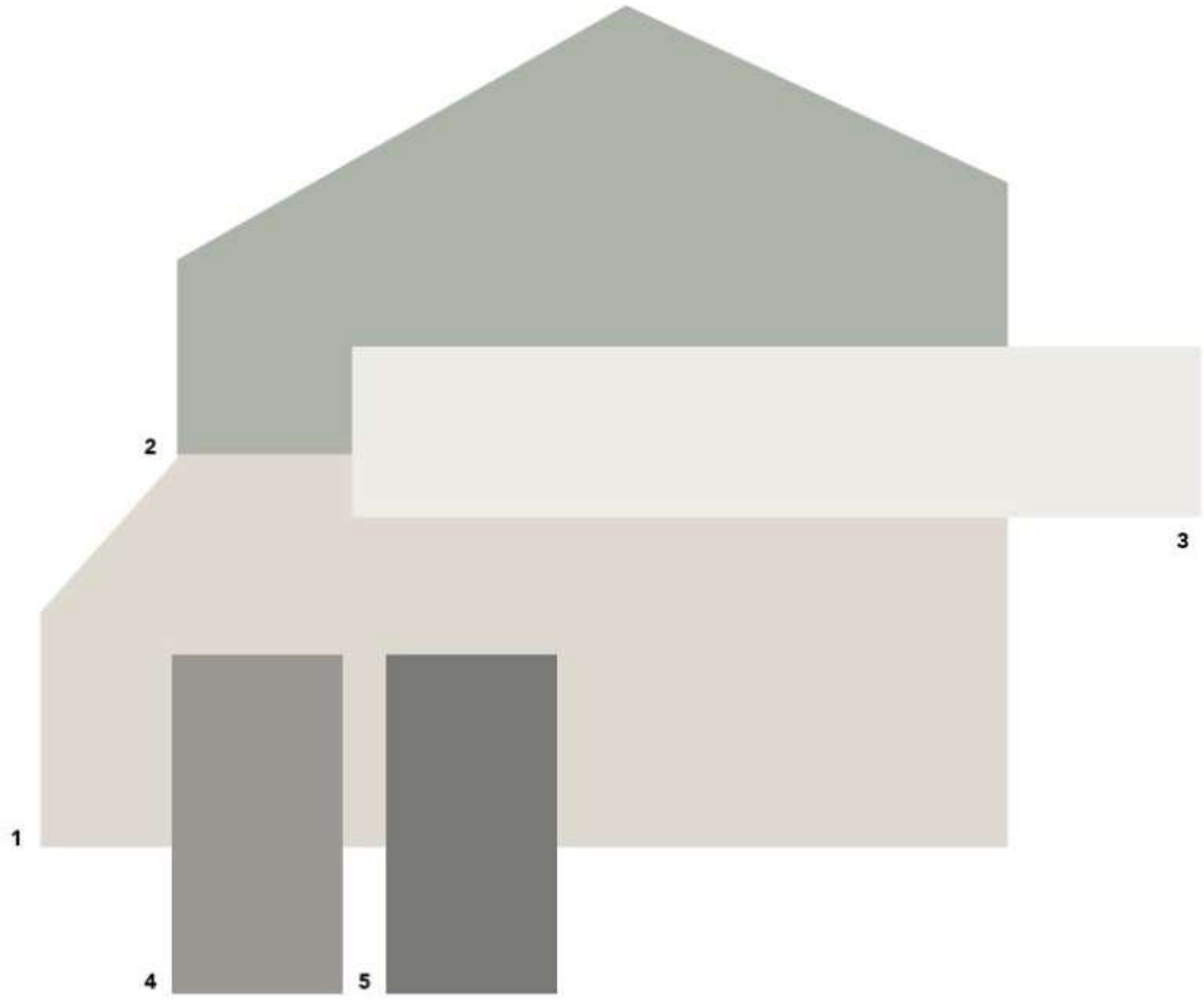
Hartizen Homes - Delaney Reserve

Scheme 1 #22



1. Lower Body	SW 7631	City Loft
2. Upper Body	SW 6206	Oyster Bay
3. Trim	SW 7005	Pure White
4. Garage Door	SW 7673	Pewter Cast
5. Door	SW 2849	Westchester Gray

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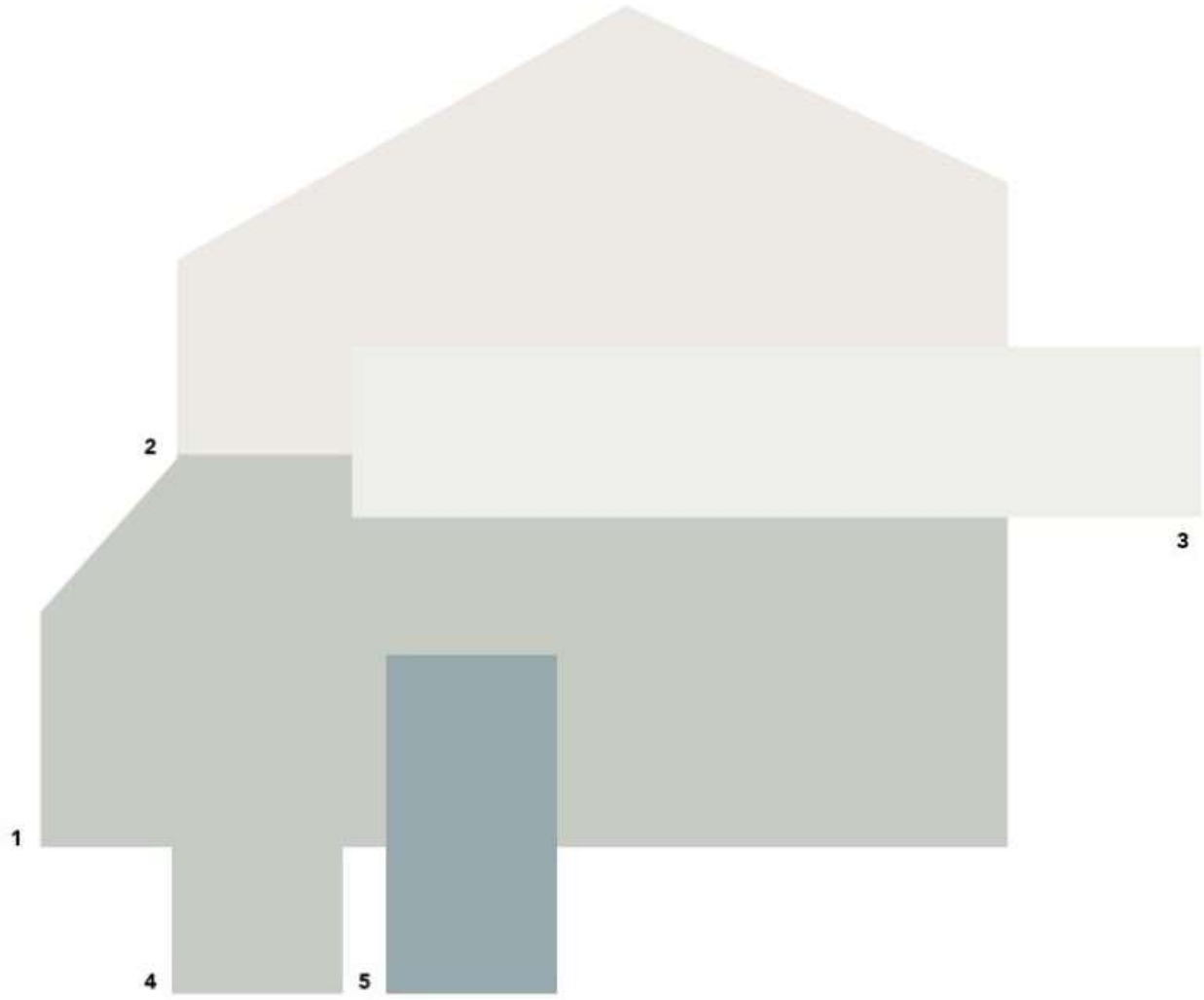
Hartizen Homes - Delaney Reserve

Scheme 2 #23



1. Lower Body	SW 7057	Silver Strand
2. Upper Body	SW 7004	Snowbound
3. Trim	SW 7006	Extra White
4. Garage Door	SW 7057	Silver Strand
5. Door	SW 6227	Meditative

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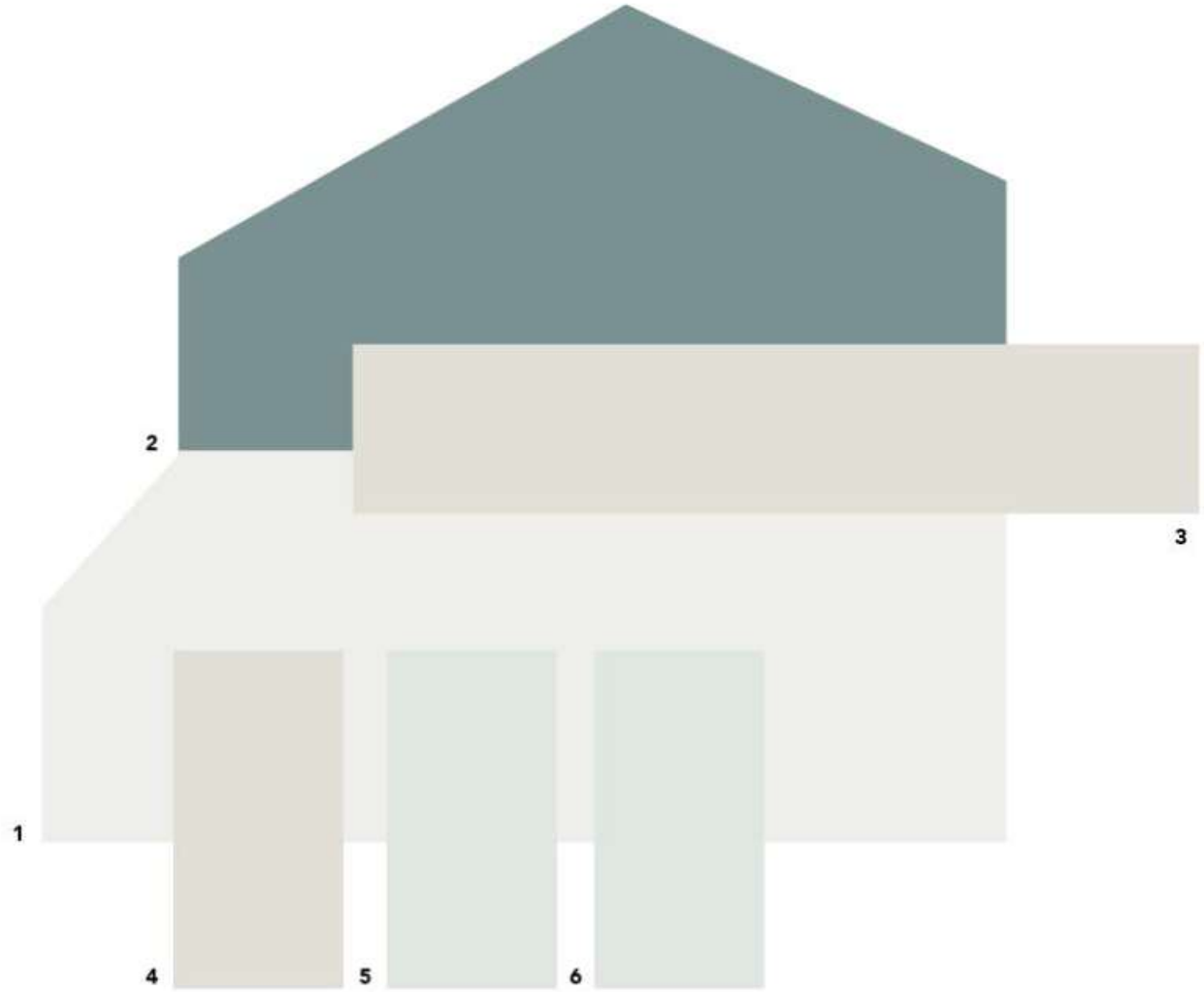
Scheme ~~3~~ #24



1. Lower Body	SW 7006	Extra White
2. Upper Body	SW 6221	Moody Blue
3. Trim	SW 7014	Eider White
4. Garage Door	SW 7014	Eider White
5. Door	SW 6476	Glimmer
6. Accent	SW 6476	Glimmer

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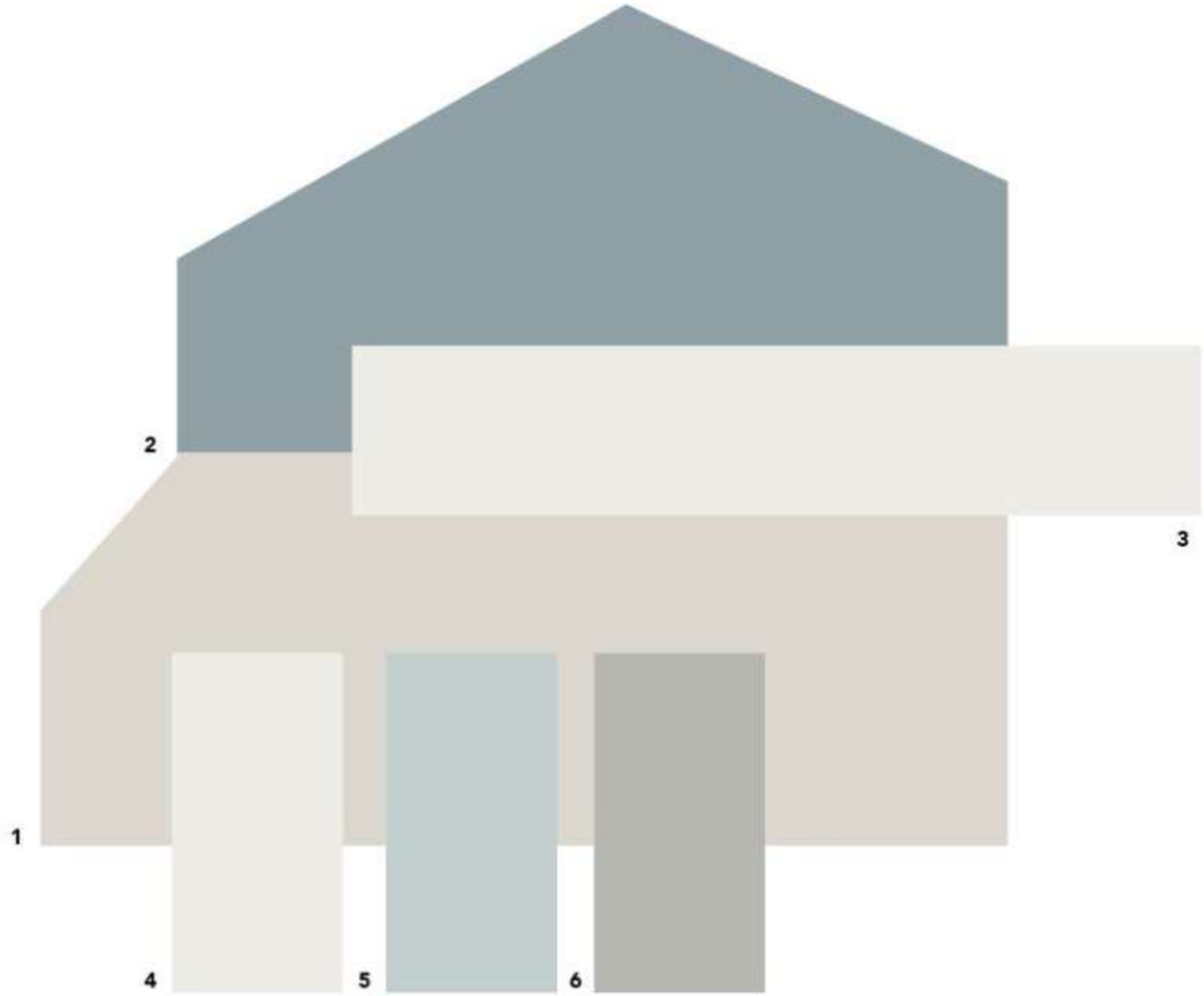
Hartizen Homes - Delaney Reserve

Scheme ~~4~~ #25



1. Lower Body	SW 9166	Drift of Mist
2. Upper Body	SW 9139	Debonair
3. Trim	SW 7005	Pure White
4. Garage Door	SW 7005	Pure White
5. Door	SW 6218	Tradewind
6. Accent	SW 2850	Chelsea Gray

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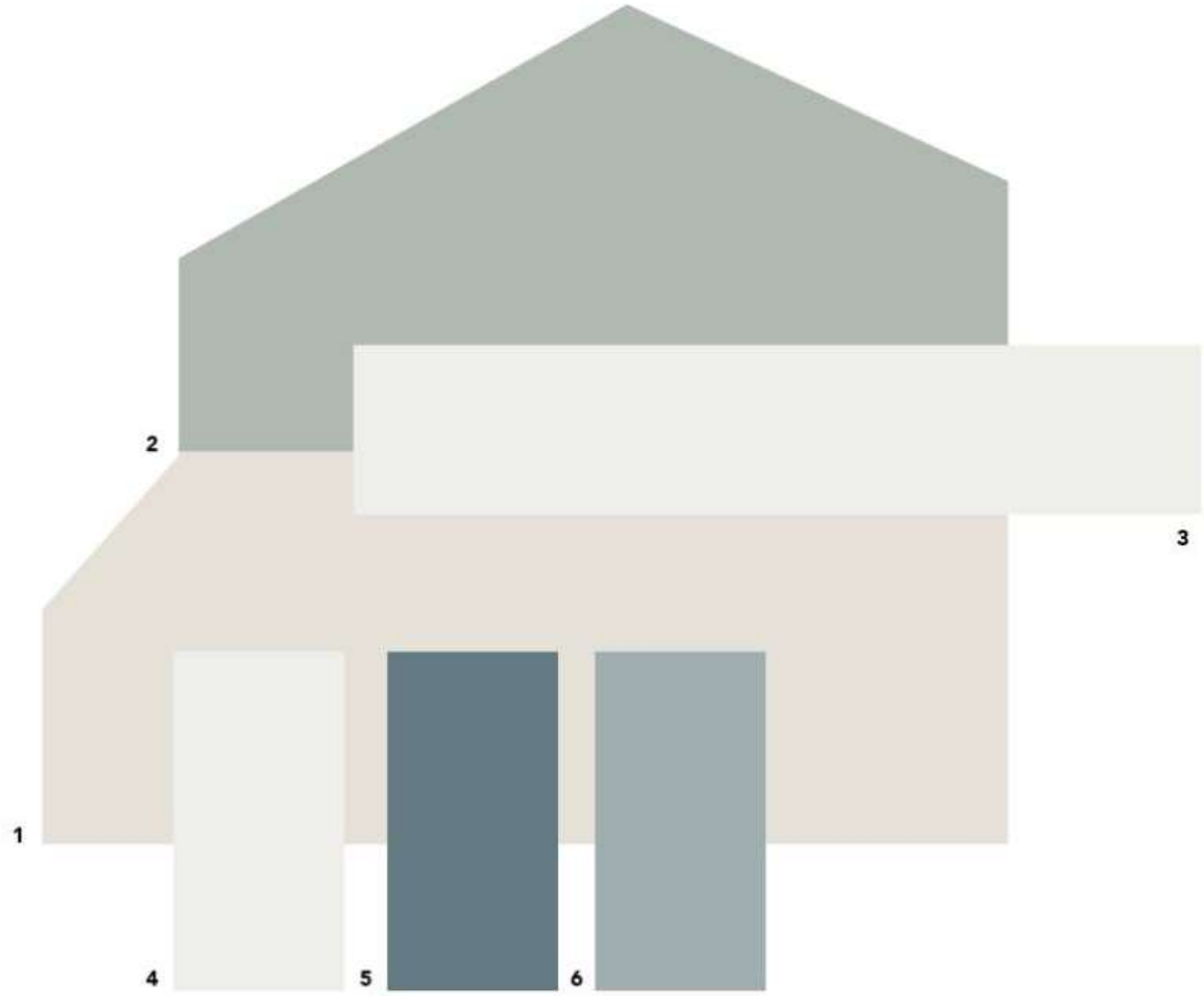
Hartizen Homes - Delaney Reserve

Scheme ~~5~~ #26



1. Lower Body	SW 6070	Heron Plume
2. Upper Body	SW 7621	Silvermist
3. Trim	SW 7006	Extra White
4. Garage Door	SW 7006	Extra White
5. Door	SW 7619	Labradorite
6. Accent	SW 7616	Breezy

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample. Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools. The Cover The Earth logo and the Sherwin-Williams logo are trademarks owned or licensed by The Sherwin-Williams Company. ©2024 The Sherwin-Williams Company.

LEGEND

- Proposed Townhomes
- Proposed Water Quality Pond
- Proposed Sidewalk
- Tree Preservation Areas

0 40' 80' 160'

CESO

DDC MANAGEMENT

HARTIZEN HOMES

This exhibit is conceptual in nature and may change at owners discretion in order to meet jurisdictional codes, final site engineering requirements and budget based on pricing for the final plan.

01.10.2025

Concept Master Plan Phase 2

DELANEY TRINITY RESERVE

DeLand, FL

CESO DDC MANAGEMENT HARTIZEN HOMES

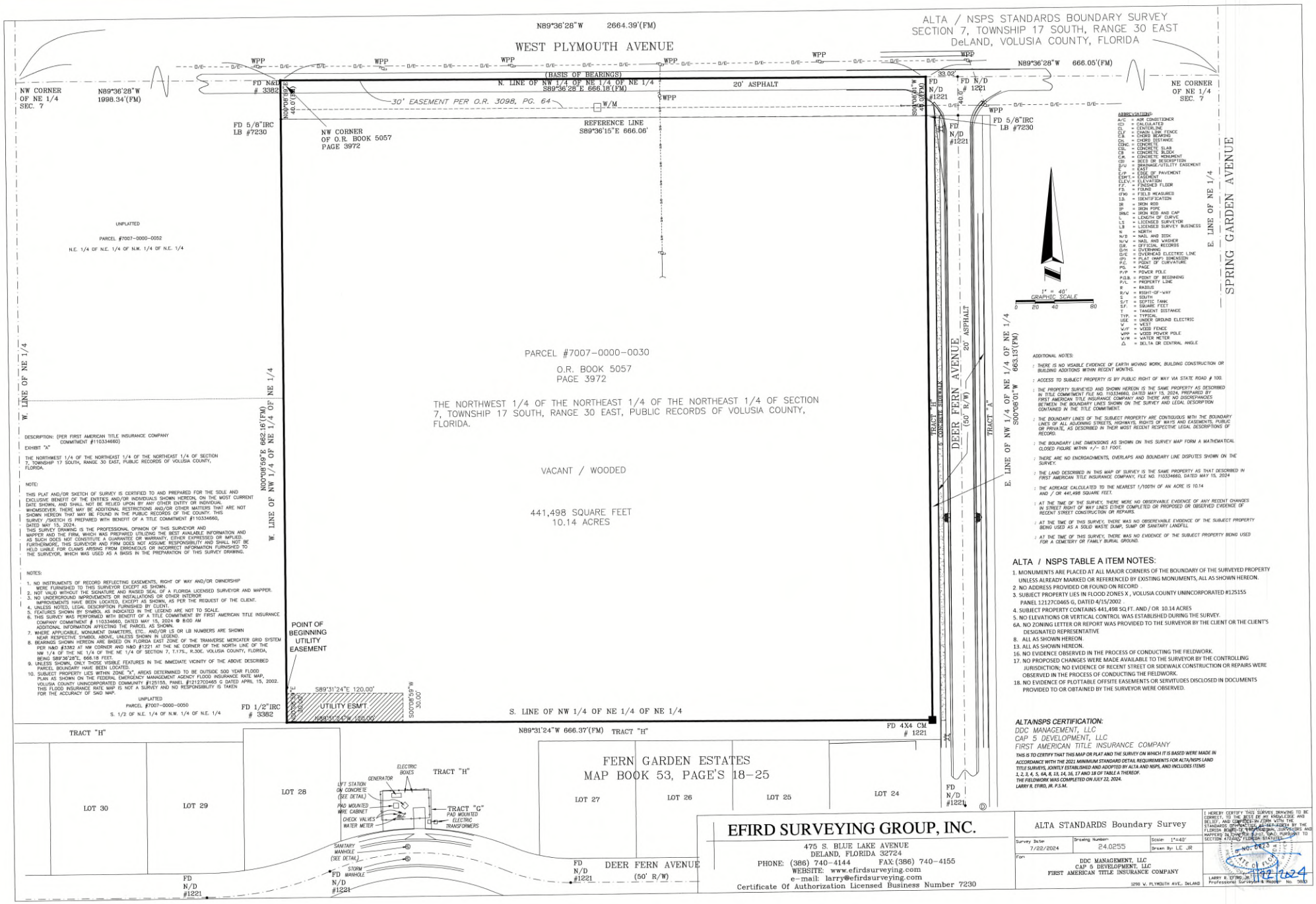
This exhibit is conceptual in nature and may change at owners discretion in order to meet jurisdictional codes, final site engineering requirements and budget based on pricing for the final plan.

01.10.2025

AMENITY PLAN- PH2

DELANEY TRINITY RESERVE

DeLand, FL


ALTA / NSPS STANDARDS BOUNDARY SURVEY
SECTION 7, TOWNSHIP 17 SOUTH, RANGE 30 EAST
DeLAND, VOLUSIA COUNTY, FLORIDA
N89°36'26"W 2664.39'(FM)
WEST PLYMOUTH AVENUE
(BASIS OF BEARINGS)
N. LINE OF NW 1/4 OF NE 1/4
S89°36'28"E 666.18'(FM)
30' EASEMENT PER O.R. 3098, PG. 64
REFERENCE LINE
S89°36'15"E 666.06'
NW CORNER OF NE 1/4 SEC. 7
N89°36'28"W 1998.34'(FM)
FD N&D # 3382
FD 5/8"IRC LB #7230
NW CORNER OF O.R. BOOK 5057 PAGE 3972
N89°36'28"W 666.05'(FM)
NE CORNER OF NE 1/4 SEC. 7
FD N/D #1221
FD 5/8"IRC LB #7230
20' ASPHALT
SPRING GARDEN AVENUE
E. LINE OF NE 1/4
W. LINE OF NE 1/4
W. LINE OF N00°08'59"E 662.16'(FM) OF NW 1/4 OF NE 1/4
E. LINE OF NW 1/4 OF NE 1/4 S00°08'01"W 663.13'(FM)
UNPLATTED
PARCEL #7007-0000-0052
N.E. 1/4 OF N.E. 1/4 OF N.W. 1/4 OF N.E. 1/4
PARCEL #7007-0000-0030
O.R. BOOK 5057
PAGE 3972
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
VACANT / WOODED
441,498 SQUARE FEET
10.14 ACRES
DEER FERN AVENUE
(50' R/W)
20' ASPHALT
TRACT "H"
TRACT "A"
1" = 40'
GRAPHIC SCALE
0 20 40 80
DESCRIPTION: (PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #110334660)
EXHIBIT "A"
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
NOTE:
THIS PLAT AND/OR SKETCH OF SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS SHOWN HEREON, ON THE MOST CURRENT DATE SHOWN, AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY. THIS SURVEY /SKETCH IS PREPARED WITH BENEFIT OF A TITLE COMMITMENT #110334660, DATED MAY 15, 2024.
THIS SURVEY DRAWING IS THE PROFESSIONAL OPINION OF THIS SURVEYOR AND MAPPER AND THE FIRM, WHICH WAS PREPARED UTILIZING THE BEST AVAILABLE INFORMATION AND AS SUCH DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. FURTHERMORE, THIS SURVEYOR AND FIRM DOES NOT ASSUME RESPONSIBILITY AND SHALL NOT BE HELD LIABLE FOR CLAIMS ARISING FROM ERRONEOUS OR INCORRECT INFORMATION FURNISHED TO THE SURVEYOR, WHICH WAS USED AS A BASIS IN THE PREPARATION OF THIS SURVEY DRAWING.
NOTES:
1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
2. NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NO UNDERGROUND IMPROVEMENTS OR INSTALLATIONS OR OTHER INTERIOR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN, AS PER THE REQUEST OF THE CLIENT.
4. UNLESS NOTED, LEGAL DESCRIPTION FURNISHED BY CLIENT.
5. FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
6. THIS SURVEY WAS PERFORMED WITH BENEFIT OF A TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 110334660, DATED MAY 15, 2024 @ 8:00 AM ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
7. WHERE APPLICABLE, MONUMENT DIAMETERS, ETC., AND/OR LS OR LB NUMBERS ARE SHOWN NEAR RESPECTIVE SYMBOL ABOVE, UNLESS SHOWN IN LEGEND.
8. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA EAST ZONE OF THE TRANVERSE MERCATER GRID SYSTEM PER N&D #3382 AT NW CORNER AND N&D #1221 AT THE NE CORNER OF THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 7, T.17S., R.30E. VOLUSIA COUNTY, FLORIDA, BEING S89°36'28"E, 666.18 FEET.
9. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
10. SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, VOLUSIA COUNTY UNINCORPORATED COMMUNITY #125155, PANEL #1212720465 G DATED APRIL 15, 2002. THIS FLOOD INSURANCE RATE MAP IS NOT A SURVEY AND NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF SAID MAP.
UNPLATTED
PARCEL #7007-0000-0050
S. 1/2 OF N.E. 1/4 OF N.W. 1/4 OF N.E. 1/4
FD 1/2"IRC # 3382
POINT OF BEGINNING UTILITY EASEMENT
S89°31'24"E 120.00'
UTILITY ESMT
S89°31'24"W 120.00'
S00°08'59"W 30.00'
S. LINE OF NW 1/4 OF NE 1/4 OF NE 1/4
N89°31'24"W 666.37'(FM)
FD 4X4 CM # 1221
ABBREVIATIONS:
A/C = AIR CONDITIONER
(C) = CALCULATED
℄ = CENTERLINE
CLF = CHAIN LINK FENCE
C.B. = CHORD BEARING
CD. = CHORD DISTANCE
CONC. = CONCRETE
C.S. = CONCRETE SLAB
C.B. = CONCRETE BLOCK
C.M. = CONCRETE MONUMENT
(D) = DEED OR DESCRIPTION
D/U = DRAINAGE/UTILITY EASEMENT
E. = EAST
E/P = EDGE OF PAVEMENT
ESMT. = EASEMENT
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
FD. = FOUND
(FM) = FIELD MEASURED
I.D. = IDENTIFICATION
I.R. = IRON ROD
I.P. = IRON PIPE
I.R.&C. = IRON ROD AND CAP
L. = LENGTH OF CURVE
L.S. = LICENSED SURVEYOR
L.B. = LICENSED SURVEY BUSINESS
N. = NORTH
N/D = NAIL AND DISK
N/W = NAIL AND WASHER
O.R. = OFFICIAL RECORDS
OVHD. = OVERHANG
O/E = OVERHEAD ELECTRIC LINE
(P) = PLAT (MAP) DIMENSION
P.C. = POINT OF CURVATURE
PG. = PAGE
P/P = POWER POLE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.T. = POINT OF TANGENCY
P.L. = PROPERTY LINE
R = RADIUS
R/W = RIGHT-OF-WAY
S. = SOUTH
S/T = SEPTIC TANK
S.F. = SQUARE FEET
T = TANGENT DISTANCE
TYP. = TYPICAL
UGE = UNDER GROUND ELECTRIC
W. = WEST
W/F = WOOD FENCE
WPP = WOOD POWER POLE
W/M = WATER METER
Δ = DELTA OR CENTRAL ANGLE
ADDITIONAL NOTES:
: THERE IS NO VISABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
: ACCESS TO SUBJECT PROPERTY IS BY PUBLIC RIGHT OF WAY VIA STATE ROAD # 100.
: THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT FILE NO. 110334660, DATED MAY 15, 2024, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THE SURVEY AND LEGAL DESCRIPTON CONTAINED IN THE TITLE COMMITMENT.
: THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
: THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICAL CLOSED FIGURE WITHIN +/- 0.1 FOOT.
: THERE ARE NO ENCROACHMENTS, OVERLAPS AND BOUNDARY LINE DISPUTES SHOWN ON THE SURVEY.
: THE LAND DESCRIBED IN THIS MAP OF SURVEY IS THE SAME PROPERTY AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 110334660, DATED MAY 15, 2024
: THE ACREAGE CALCULATED TO THE NEAREST 1/100TH OF AN ACRE IS 10.14 AND / OR 441,498 SQUARE FEET.
: AT THE TIME OF THE SURVEY, THERE WERE NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED OR OBSERVED EVIDENCE OF RECENT STREET CONSTRUCTION OR REPAIRS.
: AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
: AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF THE SUBJECT PROPERTY BEING USED FOR A CEMETERY OR FAMILY BURIAL GROUND.
ALTA / NSPS TABLE A ITEM NOTES:
1. MONUMENTS ARE PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS, ALL AS SHOWN HEREON.
2. NO ADDRESS PROVIDED OR FOUND ON RECORD .
3. SUBJECT PROPERTY LIES IN FLOOD ZONES X , VOLUSIA COUNTY UNINCORPORATED #125155 PANEL 1212720465 G, DATED 4/15/2002.
4. SUBJECT PROPERTY CONTAINS 441,498 SQ.FT. AND / OR 10.14 ACRES
5. NO ELEVATIONS OR VERTICAL CONTROL WAS ESTABLISHED DURING THE SURVEY.
6A. NO ZONING LETTER OR REPORT WAS PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE
8. ALL AS SHOWN HEREON.
13. ALL AS SHOWN HEREON.
16. NO EVIDENCE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. NO PROPOSED CHANGES WERE MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION; NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. NO EVIDENCE OF PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR WERE OBSERVED.
ALTA/NSPS CERTIFICATION:
DDC MANAGEMENT, LLC
CAP 5 DEVELOPMENT, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 8, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON JULY 22, 2024.
LARRY R. EFIRD, JR. P.S.M.
TRACT "H"
LOT 30
LOT 29
LOT 28
LOT 27
LOT 26
LOT 25
LOT 24
FERN GARDEN ESTATES
MAP BOOK 53, PAGE'S 18-25
ELECTRIC BOXES
GENERATOR
LIFT STATION ON CONCRETE (SEE DETAIL)
PAD MOUNTED WIRE CABINET
CHECK VALVES WATER METER
TRACT "G"
PAD MOUNTED ELECTRIC TRANSFORMERS
SANITARY MANHOLE (SEE DETAIL)
STORM MANHOLE
FD N/D #1221
DEER FERN AVENUE
(50' R/W)
EFIRD SURVEYING GROUP, INC.
475 S. BLUE LAKE AVENUE
DELAND, FLORIDA 32724
PHONE: (386) 740-4144 FAX:(386) 740-4155
WEBSITE: www.efirdsurveying.com
e-mail: larry@efirdsurveying.com
Certificate Of Authorization Licensed Business Number 7230
ALTA STANDARDS Boundary Survey
Survey Date: 7/22/2024
Drawing Number: 24.0255
Scale: 1"=40'
Drawn By: LE JR
For:
DDC MANAGEMENT, LLC
CAP 5 DEVELOPMENT, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
1290 W. PLYMOUTH AVE., DeLAND
I HEREBY CERTIFY THIS SURVEY DRAWING TO BE CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
STATE OF FLORIDA
No. 6624
7/22/2024
LARRY R. EFIRD JR.
Professional Surveyor & Mapper No. 6624

PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD

May 14, 2025

APPLICATION NO.: Z24-179

STAFF PLANNER: Kendall Story

APPLICANT: Mark Watts, CobbCole

REQUEST: Rezoning from Volusia County A-3 to City of DeLand Delaney Trinity Reserve Planned Development (PD)

APPLICABLE REGULATIONS:

Article IV	OVERLAY AND FLOATING ZONES Sec. 33-32 – Planned Development District.
Article XII	ADMINISTRATION AND ENFORCEMENT Sec. 33-135 – Procedure for text amendments & rezoning.

A. SITE FACTORS:

Location:	1290 W Plymouth Ave.
Parcel Size:	±10.14 acres
Land Use:	Urban Low Intensity (ULI)
Existing Zoning:	Volusia County A-3 (Transitional Agriculture)
Existing Use:	Vacant

	SURROUNDING USE:	SURROUNDING ZONING:
North:	Medium Density Residential (MDR)	Hunter's Creek PD
South:	Low Density Residential (LDR)	R-1AA
East:	Highway Commercial (HC)	DeLand Commercial Prop. PD
West:	Low Density Residential (LDR)	R-1A

B. BACKGROUND: The subject property is 10.14 acres in size, vacant and heavily wooded. The current zoning is Volusia County A-3 (Transitional Agriculture), and the applicant is requesting a rezone to the Delaney Trinity Reserve PD (Planned Development) district. The proposed development consists of 13 buildings with a total of 74 townhome units, 2-stories tall. The property is located south of the Hunter's Creek PD, which consists of the Lexington Club and Hunter's Creek Apartment complexes, and directly abuts the Heritage Place subdivision, to the south, which is comprised of single-family residential homes. The subject property is located within unincorporated Volusia County. Concurrent applications to annex the subject property into the City (AN24-180) and to amend the future land use designation (SMLU24-181) were submitted by the applicant.

C. **ANALYSIS**: Per Sec. 33-32 of the Land Development Regulations, in return for flexibility in site design and development, Planned Developments (PDs) are expected to include exceptional design that preserves critical environmental resources; provides above-average open space and recreational amenities, and incorporates creative design in the layout of buildings.

SITE DATA	
UNIT COUNT	74 TOWNHOMES
OVERALL SIZE	10.14 ACRES
DENSITY	7.3 DU/ACRE
HEIGHT/STORIES	35'/2-STORIES
FRONT YARD SETBACKS	20'
SIDE YARD SETBACKS	0'
REAR YARD SETBACKS	10'
SPACE BETWEEN BLDGS. (REAR TO REAR)	25'
INDIVIDUAL LOT AREA	1,000 SF MIN.
INDIVIDUAL LOT WIDTH/DEPTH	20' WIDE/100' DEEP
MINIMUM UNIT SIZE	500 SF
MAXIMUM IMPERVIOUS	70%
OPEN SPACE	1.47 ACRES (14.5%)
TREE PRESERVATION AREA	1.75 ACRES (17.3%)

The concept plan addresses this section by providing 1.47 acres (14.5%) of open space and 1.75 acres (17.3%) of Tree Preservation Area that serves as a buffer between the existing neighborhood to the south and the residences. Additionally, a meaningful, accessible open space area with a meandering path creates a pedestrian corridor that is centrally located to the site and connects Plymouth Avenue to the main amenity area. As shown in the elevations, a variety of paint colors and façade finishes are used to differentiate each building, with alternating roof lines, garage overhangs and exterior textures. Sidewalks are included on both sides of all internal roadways facilitating pedestrian access throughout the site.

The development includes landscape designs that will serve environmentally friendly functions including, but not limited to, cooling, privacy screening, shade, aesthetics, wildlife habitat, runoff pollution prevention, and directing traffic flow onto and within the community, such as low impact development standards. The perimeter landscape buffers are outlined in the table below which compares the standard buffers for the development, to what the applicant is providing in the PD. As seen in the chart, the buffer widths being provided for the north, south, east and west boundaries are all exceeding the minimum width requirements.

LANDSCAPE BUFFERS		
	REQUIRED	**PROVIDED**
NORTH	TYPE B (15')	TYPE B (25')
SOUTH	TYPE C (20')	TYPE C (25')
EAST	TYPE C (20')	TYPE C (25')
WEST	TYPE C (20')	TYPE C (30')

The development shall comply with the city's Land Development Regulations as well as International Dark Sky standards, designed to reduce light pollution by restricting upward-directed light and avoiding glare.

Each end unit will have a 2-car garage/driveway and each interior unit will have a single-car garage/driveway. The applicant is exceeding the minimum parking requirement of 185 spaces by providing 248 spaces total. The calculations can be seen using the below table.

PARKING	
TOTAL UNITS	74
REQUIRED SPACES/UNIT	2 SPACES/UNIT + 0.5 VISITOR SPACES/UNIT
TOTAL SPACES **REQUIRED**	185 SPACES
INTERIOR UNITS	48
	1 GARAGE SPACE/UNIT 2 DRIVEWAY SPACES/UNIT
TOTAL PER UNIT	3 SPACES/UNIT
TOTAL	144 SPACES
END UNITS	26
	2 GARAGE SPACES/UNIT 2 DRIVEWAY SPACES/UNIT
TOTAL PER UNIT	4 SPACES/UNIT
TOTAL	104 SPACES
OVERALL SPACES **PROVIDED**	248 SPACES

The Planned Development District is intended to provide a method for consideration and approval of unique zoning districts for individual Planned Developments (PD) which are not provided for or allowed in the zoning districts otherwise established. The R-12 zoning district allows multi-family uses such as the Delaney Trinity Reserve PD. However, the applicant is requesting deviations from the city's R-12 zoning district and is proposing a PD that will create tailored zoning district for the project. The code deviations from R-12 to the Delaney Trinity Reserve PD are outlined in the table below.

LIST OF DEVIATIONS		
	R-12 REQUIRED	**TRINITY RESERVE PD**
FRONT YARD SETBACK	30'	20'
REAR YARD SETBACK	25'	10'
LOT WIDTH	75'	20'
MAX. IMPERVIOUS (TOTAL SITE)	50%	70%
MIN. FLOOR AREA/UNIT	725 SF	500 SF

School Concurrency: A school concurrency letter dated October 22, 2024, was provided, stating that the district has no objections to the proposed development plan.

Traffic Analysis: An exemption letter from LTG Planning & Engineering dated August 14, 2024, states that a full traffic impact analysis is not required as the threshold of 1,000 trips is not exceeded The City and Volusia County will review the traffic counts to determine if any off site improvements will be required to accommodate the additional impact as part the preliminary plat review.

Stormwater: A **s**tormwater retention is being provided at the southeast corner of the site. Per the proposed PD Agreement, the stormwater system will be designed to meet all required governmental regulations, and that it shall be designed to accommodate a 100-year, 24-hour stom event which will be retained on site.

On November 21, 2024, the Technical Review Committee recommended that the proposed Planned Development Agreement be forwarded on to the Planning Board, subject to addressing remaining Staff comments. At this time the applicant has addressed all staff comments.

Section 33-135 of the Land Development Regulations provides the following criteria, which the City Commission shall utilize in reviewing a rezoning request:

1. Is the proposed rezoning consistent with the Comprehensive Land Use Plan, the land use, zoning pattern and character of the surrounding area?

The subject property abuts single-family directly to the south and is across the street from the Lexington Club and Hunter's Creek apartments. On the Future Land Use map, the surrounding properties are designated as Low Density Residential (LDR) to the west and south, Medium Density Residential (MDR) to the north and Highway Commercial (HC) to the east, with the subject property designated as Medium Density Residential (MDR). According to the 2050 Vision, the parcel is located within Category 2, "Urban Core". The Urban Core is described as being a location where the majority of new growth will take place. The proposed Delaney Trinity PD fits in with the mix of residential uses nearby by providing a multi-family development to serve the current and future residents of the City of DeLand.

2. Will the proposed rezoning have an impact upon the environment or natural resources?

The subject site is heavily wooded and the proposed development would reduce the tree coverage significantly. However, the PD Agreement and associated plan will ensure that tree preservation areas, buffering and minimum tree coverage meet the requirements of the Land Development Regulations. The development has a proposed TPA of 17.3% (1.75 acres/±76,230 sq. ft.) of the total site to Tree Protection Area which is 2.3% more than required by the Land Development Regulations. Low Impact Development (LID) standards will be applied and will include features such as environmentally and Florida-friendly landscape design and runoff pollution prevention.

3. Will the proposed rezoning have an impact upon the economy of the affected area?

The infusion of newer homes in this project offers alternative housing types that should have a positive impact on the general area and potentially raise overall values.

4. Are there changes in the circumstances or conditions affecting the area since the original assignment of zoning that will support the proposed zoning?

The proposed development is within the city's Urban Core; according to the DeLand 2050 Land Use guide, this area is the key area to focus development, and maintain a strong job base, taking advantage of existing infrastructure. Locating higher intensity along select corridors will encourage transit and lessen traffic congestion.

5. Was there a mistake in the original classification?

There was no mistake in the original classification. Standards that are not included in the PD agreement will default to the R-12 zoning district standards and the Land Development Regulations.

6. Will the proposed rezoning have any effect upon the use or value of the affected area?

The infusion of newer homes in this project could have a positive impact on the general area and potentially raise overall values.

7. Will the proposed rezoning have an impact upon public health, safety and welfare?

There is no indication at this time that the new proposal will create additional impacts upon public health, safety or welfare, as all provided public services have the capacity needed to accommodate the proposed development.

D. CONCLUSION:

The Applicant is proposing a rezoning from Volusia County A-3 (Transitional Agriculture), to the Delaney Trinity Reserve PD. Submittal of a preliminary and final plat will be required to ensure the provisions of the Planned Development Agreement are satisfied, as determined by TRC Staff, Planning Board, and City Commission.

E. STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward the request to the City Commission with a recommendation for approval to rezone the subject property.

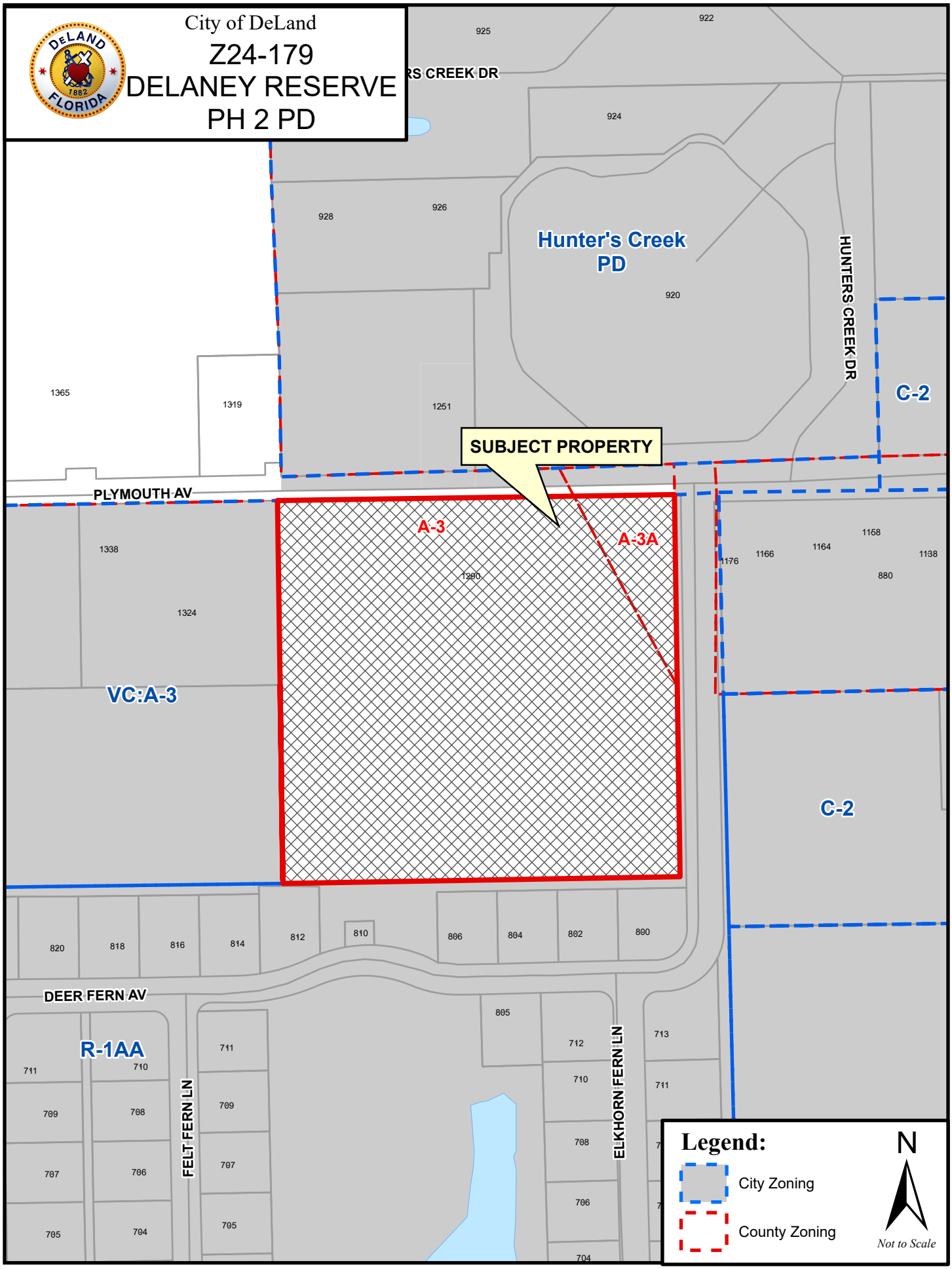
NARRATIVE FOR DELANEY RESERVE PH 2

PUD REZONING, SMALL-SCALE COMP PLAN AMENDMENT

AND ANNEXATION

The subject property is currently in unincorporated Volusia County, but is included in the City of DeLand's utility service area and is shown as part of the planned urban core (Category 2) in the current DeLand 2050 plan. In order to proceed with potential development, annexation is required. In regard to the proposed Medium Density Residential land use classification, the property is adjacent to property that is designated as Highway Commercial, to the east, Medium Density Residential, to the north, and Low Density Residential to the south and west. The applicant is requesting a simultaneous rezoning to Planned Unit Development that will authorize the development of a townhome community. Townhomes are an appropriate transitional housing density between the apartment and townhome development (Lexington Club) to the north, existing commercial development to the east (Putterman Athletics), a planned house of worship to the west (Trinity Methodist Church) and the Heritage Place single family development to the south.

City of DeLand
Z24-179
DELANEY RESERVE
PH 2 PD
CREEK DR
924
928
926
PD
HUNTERS CREEK DR
920
900
C-2
1365
1319
1251
SUBJECT PROPERTY
PLYMOUTH AV
A-3
A-3A
1290
1338
1324
VC:A-3
1158
1164
1166
1176
1138
880
PD
C-2
820
818
816
814
812
810
806
804
802
800
DEER FERN AV
805
712
713
711
710
709
708
707
706
705
704
703
702
R-1AA
FELT FERN LN
ELKHORN FERN LN
PD
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
Z24-179
DELANEY RESERVE
PH 2 PD
925
922
924
928
926
Hunter's Creek
PD
920
HUNTERS CREEK DR
C-2
1365
1319
1251
SUBJECT PROPERTY
PLYMOUTH AV
A-3
A-3A
1338
1290
1324
1158
1166
1164
1138
1176
880
VC:A-3
C-2
820
818
816
814
812
810
806
804
802
800
DEER FERN AV
805
R-1AA
711
710
712
713
709
708
707
706
705
704
FELT FERN LN
ELKHORN FERN LN
Legend:
City Zoning
County Zoning
N
Not to Scale

LTG Engineering & Planning

Via email: megan.wilbur@ddcmgmt.com

Ref: 6329.01

TECHNICAL MEMORANDUM

To: Megan Wilbur, CAP 5 Development, LLC

From: Matthew West, AICP

Subject: DeLand Trinity – Buildout Trip Generation and Traffic Impact Analysis (TIA) Exemption
DeLand, FL

Date: August 14, 2024

INTRODUCTION

LTG, Inc. (LTG) has been retained by CAP 5 Development, LLC to conduct a trip generation analysis for the proposed DeLand Trinity development. The development is located in the southwest corner of the intersection of Plymouth Avenue and Deer Fern Avenue, in the City of DeLand, Florida. The development will consist of eighty (80) townhomes, based on the requested zoning of Planned Unit Development (PUD). Access to the development is proposed via Plymouth Avenue. A conceptual site plan is attached as **Exhibit A**. The trip generation will be used to determine if a daily or p.m. peak-hour threshold is reached which would require a TIA.

The methodology and procedures used in this analysis are consistent with engineering standards, City requirements, and the TIA Guidelines adopted by the River to Sea Transportation Organization (R2CTPO).

PROJECT TRIP GENERATION

The daily, a.m. and p.m. project trip generation for the proposed development was determined using the Institute of Transportation Engineers (ITE), *Trip Generation Manual, 11th Edition*. ITE land use code 215 (Single Family Attached Housing) was used for the townhome land use. A comprehensive plan amendment (CPA) was completed in a separate technical memorandum, which documented the future land use (FLU) requested change from Urban Low Intensity to Medium Density Residential and permitted a maximum allowable development program of 120 dwelling units. Since the development PUD is less than the maximum allowed under the requested FLU, the maximum development program produced by the requested FLU will be used for a more conservative analysis. The resulting project trip generation is shown in **Table 1**.

Table 1
Project Trip Generation
DeLand Trinity

Time Period	Land Use	ITE LUC	Trip Rate Equation	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Single-Family Attached Housing	215	T=7.62(X)-50.48	120	DU	50%	50%	432	432	864
AM PH			T=0.52(X)-5.7			25%	75%	14	43	57
PM PH			T=0.6(X)-3.93			59%	41%	40	28	68

CONCLUSION

The threshold for which a TIA is required, using R2CTPO and City requirements, is a net external trip generation of at least 1,000 daily trips or 100 peak-hour trips. Based on the results of the trip generation analyses the maximum development scenario permitted by the FLU, a TIA will not be required. Therefore, a TIA will not be required for the PUD development program of 80 townhomes. Since the total trips for daily and p.m. peak-hour do not exceed the thresholds, LTG recommends that the requirement for a TIA be waived for the DeLand Trinity project at this time.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Planning.

Matthew West AICP

Digitally signed by Matthew West AICP
DN: C=US, E=mwest@ltg-inc.us, O="LTG, Inc.", OU=Director of Planning, CN=Matthew West AICP
Reason: I am approving this document
Date: 2024.08.14 09:37:43-04'00'

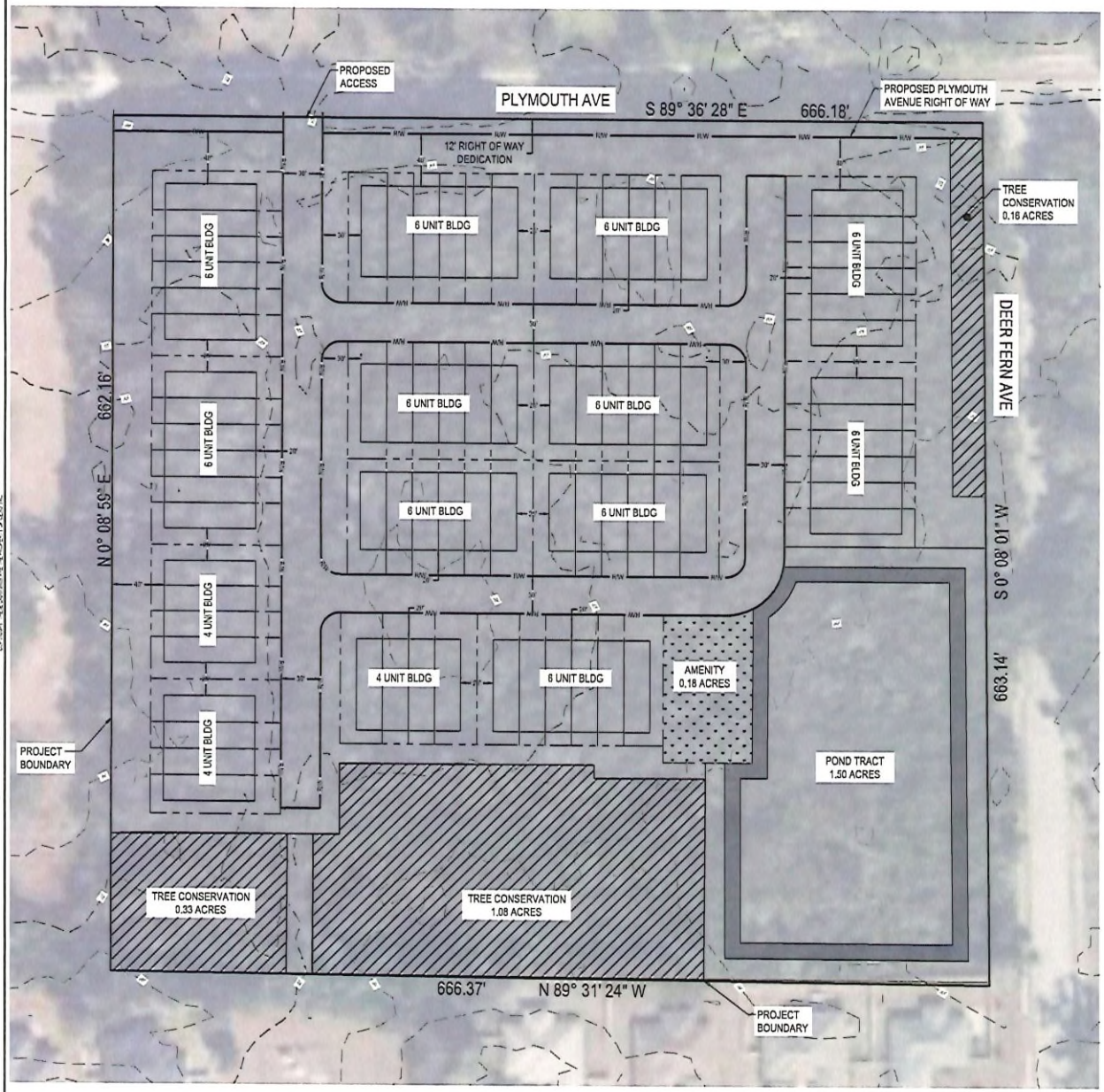
Matthew West, AICP

August 14, 2024

Date

Exhibit A

Site Plan



PROPERTY DATA:

PARCEL OWNER: TRINITY UNITED METHODIST CHURCH DELAND FLORIDA, INC.
PARCEL ID: 700700000030

ADDRESS: 1290 W PLYMOUTH AVE
DELAND, FL 32720

PROPERTY AREA: ± 10.36 ACRES

SETBACKS — PROPOSED MINIMUM STANDARDS

RESIDENTIAL AREA:

FRONT YARD:	20'
SIDE YARD:	0'
REAR YARD:	10'
SPACING BETWEEN BUILDINGS:	25'

LANDSCAPE BUFFER

RESIDENTIAL AREA:

NORTH:	30' TYPE C
SOUTH:	25' TYPE C
EAST:	25' TYPE C
WEST:	25' TYPE C

** TYPE C INDICATES CONDITIONAL USE PER ARTICLE II SEC33-17. - ZONING DISTRICTS CITY OF DELAND CODE OF ORDINANCES*

TREE PROTECTION AREA
15% OF SITE REQUIRED — TOTAL TREE PROTECTION AREA: 1.57 AC (15%)

FLOODPLAIN DESIGNATION:
ACCORDING TO F.I.R.M. NO. 12127C0465H, BEARING AN EFFECTIVE DATE OF 02/19/2014, THE SUBJECT PROPERTIES ARE LOCATED IN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN).

TRASH PICK-UP:
SOLID WASTE DISPOSAL WILL BE VIA CURB SIDE PICK-UP.

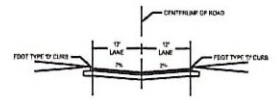
PARKING SPACES			
	STANDARD	VISITOR	TOTAL
REQUIRED	156	39	195
PROPOSED	156	106	262

*PARKING: 2 SPACES/ UNIT = 78 UNITS X 2 = 156 SPACES
0.5 VISITOR SPACES / UNIT = 0.5 X 78 = 39 SPACES

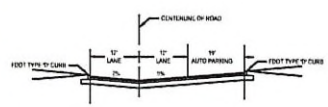
PARKING :
INTERIOR UNITS
1 UNIT - GARAGE PARKING
2 UNIT - DRIVEWAY
3 TOTAL PER INT. UNIT
3 x 50 = UNITS 150 PARKING SPOTS PROVIDED

EXTERIOR UNITS
2 UNIT - GARAGE PARKING
2 UNIT - DRIVEWAY
4 TOTAL PER EXT. UNIT
4 x 28 = UNITS 112 PARKING SPOTS PROVIDED

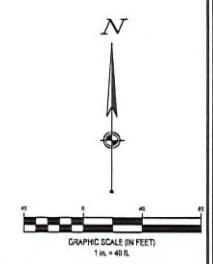
TOTAL PARKING PROVIDED
150 + 112 = 262



TYPICAL ROADWAY SECTION



TYPICAL ROADWAY SECTION WITH PARKING



CESO
WWW.CESOINC.COM

NO.	DATE	REVISION DESCRIPTION

DDCM DELANEY RESERVE
TOWHOMES PHASE 2 PD
DELAND, FL
1290 W PLYMOUTH AVE DELAND FL 32720

CONCEPT PLAN

ISSUE: PRE-PERMIT
DATE: 08/16/2024
JOB NO.: 761391
DESIGN: SCR
DRAWN: SCR
CHECKED:
SHEET NO. PD-3

VOLUSIA COUNTY SCHOOLS

Carmen J. Balgobin, Ed.D
Superintendent of Schools

School Board of Volusia County

Ms. Jamie M. Haynes, Chairman
Mrs. Anita Burnette, Vice Chairman
Mr. Ruben Colón
Mr. Carl Persis
Mrs. Jessie Thompson

School Adequate Capacity Determination
Finding of Adequate Capacity Letter

October 22, 2024

Mr. Mark A. Watts, Esq
Cobb Cole
231 N woodland Blvd
DeLand, FL 32720

RE : Delaney Reserve Ph 2 – City of DeLand
School Concurrency Case # 24-08-26-001-A

Dear Mr. Watts:

The County Charter requires any Comprehensive Plan Amendment or Rezoning that allows increased residential density to be effective only when adequate public schools can be timely planned and constructed to serve the projected increase in student population. The district uses this requirement as the guiding principle behind the school adequate capacity review.

District staff reviewed the information for the proposed project known as Delaney Reserve Ph 2 associated with 10.14 +/- acres of property located at or near the intersection of W Plymouth Ave and N Spring Garden Ave within DeLand city limits. The proposed project would provide eighty (80) multi-family townhome units.

The district uses a countywide Student Generation Rate (SGR) of (0.137) per multi-family dwelling unit to calculate projected students. By applying the SGR to the use types in Table 1 below, the project could generate eleven (11) full time students.

Table 1

UNIT TYPE	SGR	UNIT COUNT	STUDENTS GENERATED
Single Family Dwelling Unit	0.258	0	0
Multifamily Dwelling Unit	0.137	80	11
Manufactured Home Dwelling Unit	0.052	0	0
	Total	**80**	**11**

When performing an adequate capacity review (Table 2, next page), district staff evaluates the effects of the proposed change compared to any remaining permanent capacity within the impacted schools, up to 100%. The projected increase in student population may be over 100% if there are plans to serve increased student population in that planning area within the long-term planning horizon. A finding of adequate capacity may be issued in either case.

Adequate Capacity Review

Table 2

Schools	SY 2024/25 Enrollment	% of Permanent Capacity	Plans for Capacity Increase Long-Term	Traditional K-12 students projected
Citrus Grove Elementary	733	**117%**	No	4
Southwestern Middle	664	86%	No	2
West CSA (DeLand High)	2,956	115%	No	4
Other				1

The student projections generated by this project **will** increase the existing percentage above 100% permanent capacity at the elementary and high school levels. At the high school level, the concurrency service area (CSA) for DeLand High is at or over 100% but below 120% for level of service (LOS) standards. However, at the elementary school level, the CSA for Citrus Grove Elementary is at or over 115% for LOS standards. A secondary capacity review is therefore required (Table 3).

Secondary Capacity Review

Table 3

Schools	Adopted LOS	SY 2023/24 Enrollment	Existing LOS w/ Adq	Students Generated by Request	Result LOS
Citrus Grove Elementary	115%	733	116%	4	**117%**
Woodward Avenue Elementary	115%	538	104%	-	104%
Elementary CSA Average					111%

A secondary capacity review evaluates whether there is sufficient capacity available in an adjacent CSA. In this case, the CSA for Woodward Avenue Elementary has been identified as a valid adjacency per the policies and conditions established by the School Board. As the average LOS of 111% for both schools falls below mitigation thresholds, the school district has no objections to the proposed development plan.

Minimum planning considerations should include pedestrian and vehicular access, safety, connectivity, and buffering. Additional considerations, particularly for gated and muti-family communities, include accessibility for school buses, by ensuring a turn radius of at least 60 feet at all entrances and exits, and the inclusion of dedicated pickup/drop off sites.

All future development orders, such as site plans and subdivisions, are subject to school concurrency review. School concurrency will be evaluated at the time when the impact of development is specifically quantified and known. Only funded school improvements and then current capacity will be considered at that time.

No student reservations have been made at this time.

Please note the School Board has the right to adjust the attendance boundaries to balance the student enrollment populations at these area schools. Consequently, students generated from this project may not attend the current assigned schools.

Should you need additional information, please contact me at (386) 947-8786, extension 50802.

Sincerely,

James F. Roberts
Specialist, Planning & GIS

CC: Carmen J. Balgobin, Ed.D, Superintendent of Schools
Ron Young, Director of Planning & Construction
Robert J. Voges, Ed.S, Planning Coordinator
Belinda Williams-Collins, AICP, Senior Planner, City of DeLand

VOLUSIA COUNTY SCHOOLS

Finding of Adequate School Capacity

VOLUSIA COUNTY SCHOOL BOARD

Project Information	
Project Name	Delaney Reserve Ph 2
VCSB Project #	**24-08-26-001-A**
Jurisdiction Project #	
Parcel ID Numbers	7007-00-00-0030
Project Location	W Plymouth Ave and N Spring Garden Ave
Potential Residential Units	80 Multi-Family Units
Property Owner/Applicant	Mr. Mark A. Watts, Esq - Cobb Cole
Notes: Additional review will be required at the time of subdivision/site plan submittal(s). No Student Reservations have been made.	

Based upon the Findings of Fact, pursuant to School Board Policy 612 and Section 206 of the County Charter, the school district has determined at this time that school capacity is adequate to serve the proposed increase in residential density. This Finding shall constitute competent substantial evidence that adequate public school capacity is likely to be available at the time it is required to serve the planned new development.

Capacity is <u>not</u> being reserved with this Finding unless otherwise noted on this document. This Finding of Adequate School Capacity allows this subject project to continue through the Comprehensive Plan Amendment and/or rezoning process; however, it may be subject to additional school capacity review in the future.

James F. Roberts
Specialist, Planning & GIS

October 22, 2024
Issue Date

Created: 9/2007
Owner: Facilities Services

2007-073-VCS
Print Locally

CITY OF DELAND
Request for Commission Action
July 7, 2025

SUBJECT: Resolution Approving the Preservation Assessment and Recommended Action for One Historic Tree Located at 115 E Lake Victoria Circle.

DEPARTMENT: Public Works

PREPARED BY: Mariellen Calabro

ATTACHMENTS: Resolution , Arborist Inpspectors PowerPoint Inclucing Location, Tree Advisory Committee Meeting Minutes

APPROVED BY: Michael Grebosz, Asst. City Manager, June 27, 2025

SUMMARY/HIGHLIGHT:

The Victoria Park Homeowners Association is requesting approval to remove one historic tree located at 115 E Lake Victoria Circle. The Land Development Regulations require that, before the removal of any historic trees should occur, it must be approved by the City Commission. Section 33-57.05(d) states that there must be a finding that the tree is a hazard (due to health or natural damage) or that it is not economically or practically feasible to develop the parcel without removing the tree.

The City Forester has determined that the tree proposed for removal is a 26" DBH historic Live Oak in poor condition. The Victoria Park Homeowners Association is requesting the removal because the tree is a hazard due to its poor health.

At their June 10, 2025 meeting, the Tree Advisory Committee recommended APPROVAL of the removal of the 26" DBH Live Oak tree because the applicant had demonstrated that the tree is in poor health and its deteriorated condition presents a hazard.

The Tree Advisory Committee recommended that one 6" caliper canopy tree to be planted on site as replacement.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

This tree removal and required replacement support the Strategic Plan Focus Areas of Maintaining a Safe Community and Preparing for the Future/Sustainability.

SUSTAINABILITY:

The required replacement for this tree removal will help maintain the City's urban canopy coverage.

FISCAL IMPACT:

This item does not have a fiscal impact on the City.

RECOMMENDATION:

At their June 10, 2025 meeting, the Tree Advisory Committee recommended APPROVAL of the removal of one 26" DBH Live Oak tree located at 115 E Lake Victoria Circle due to the applicant having demonstrated that that the tree is in poor health, and its deteriorated condition presents a hazard. The Tree Advisory

Committee recommended replacement with one 6” caliper canopy tree to be planted on site.

Staff recommends that the City Commission APPROVE the removal of the 26” DBH historic tree with one 6” caliper canopy tree to be planted on site as replacement.

BACKGROUND/DISCUSSION:

Attached is a copy of the Arborist Inspectors PowerPoint with Location Map. The Minutes from the June 10, 2025 Tree Advisory Committee meeting are also attached.

RESOLUTION NO. 2025 –

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, APPROVING THE REMOVAL OF ONE HISTORIC TREE LOCATED AT 115 EAST LAKE VICTORIA CIRCLE; PROVIDING FOR A CONDITION AND AN AN EFFECTIVE DATE.

WHEREAS, the applicant, Victoria Park Homeowners Association, is requesting permission to remove one historic tree located at 115 E. Lake Victoria Circle; and

WHEREAS, the City's Forester has determined that the 26" DBH tree is historic and in poor condition; and

WHEREAS, on June 10, 2025, the Tree Advisory Committee recommended to approve the removal of the historic tree due to the applicant demonstrating that the poor condition of the tree pose a hazard; and

WHEREAS, the Tree Advisory Committee further recommended that one 6" caliper canopy tree be planted on site as replacement for removal of the one historic tree.

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

Section 1. The City Commission hereby approves the request for removal of one historic tree located at 115 E. Lake Victoria Circle on the condition of having a replacement requirement of one 6" caliper canopy tree to be planted on site.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 7th day of July, 2025.

_____
Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk-Auditor

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

115 E Lake Victoria Cir.
DELAND, FL 32724

Parcel #70350101000B

Tree25-020

Adjacent to Lake Victoria inside the Victoria Commons Subdivision

115 E Lake Victoria Cir
Victoria Lake
St Joe
Victoria Park
SE Cmmn
Victoria Commons
East Side Park

26” DBH Live Oak

Tree Advisory Committee Minutes

June 10, 2025

Call to Order: Howard Jeffries, acting as chair, called to order at 5:20 PM.

Roll Call: **Members:** Howard Jeffries, Steve Edgar, Tadd Kasbeer, Dani Keller, Suze Peace, Harry DeLashmutt, and Kathy Hersh
City Staff: Corrigan Loduha, Chris Jackson, and Mariellen Calabro

Approval of the Minutes of the Previous Meeting: Tadd Kasbeer made motion to approve the minutes of the last meeting and Suze Peace seconded the motion.

Old Business:

- **DeLand Tech Park & 800 W Rich Historic Tree Removals –** According to Mariellen Calabro, City Commission is expected to address the proposed removals at their June 16 meeting.

New Business:

- **New Members –** The City Commission appointed four seats during their May 19th meeting. The seats were awarded to Howard Jeffries, Steve Edgar, Harry DeLashmutt, and Kathy Hersh. Members and staff introduced themselves and shared how they came to be involved with the Tree Advisory Committee.

  1729 S Woodland Blvd – Mike Wojtuniak attended the meeting, representing Parks Toyota. They are requesting approval to remove a 105" DBH Live Oak, located on a lot adjacent to Toyota, behind what was formerly the Dyno Tune building.

  Chris Jackson presented slides from the Arborist Inspectors PowerPoint, and he indicated the location of the tree on an aerial photo of the site. Reviewing images in the slides, he pointed out the tree's poor condition to members. Mike Wojtuniak did not have an official, approved site plan to present to members. Mariellen Calabro informed him that the city tree ordinance requires developers submit such site plan if their object is proving that construction cannot proceed without removal of said historic tree. She suggested making an appeal to the general decline of the tree's health instead.

  A large portion of the Live Oak's canopy is decaying or dead. Given its poor condition**,** members observed that it is unlikely the health of the tree will improve. Mike Wojtuniak stated that the size of the lot cannot accommodate 100 percent DBH replacement mitigation. He believes that Parks Toyota would be willing to plant one 6-inch caliper tree on site, and he is requesting that they be allowed to make payment into the City's Tree Replacement Reserve Account to cover the remainder of the required mitigation.

  Steve Edgar noted that he was the arborist who performed the evaluation for the applicant, so he would be abstaining from any votes.

  Due to the tree's deteriorated condition, Dani Keller made a motion to approve the removal of the tree with a replacement requirement of 105" DBH with a minimum of one 6" caliper canopy tree to be planted on site and the remainder that is not planted on site mitigated via a contribution into the Tree Replacement Reserve Account. Tadd Kasbeer seconded the motion; all voting members were in agreement; and the motion carried.

115 E Lake Victoria – The Victoria Park Homeowners Association is requesting approval to remove a 26” DBH Live Oak in poor condition. Chris Jackson displayed images of the tree from the Arborist Inspectors PowerPoint for members to review.

Members observed that the tree is badly damaged and discussed mitigation requirements for recommending removal. Mariellen indicated that the replacement required by Code would be planting a minimum of 6” caliper canopy trees on site to total 26” DBH. Because this tree was planted by the developer and the damage did not result from any action of the developer, she indicated that staff would support reducing the replacement requirement to one 6” caliper canopy tree to be planted on their property instead of the typical requirement of the planting of a total of 26” DBH of replacement trees.

Tadd Kasbeer suggested reducing the 6-inch caliper replacement requirement to a 3-inch replacement in this instance, as the Victoria Park HOA is not responsible for the Live Oak’s decline. Mariellen Calabro maintained that the City Forester has a responsibility to adhere to the City’s tree code, but indicated that they are free to make whatever recommendation that they feel is appropriate.

Steve Edgar made a motion to approve the removal of the tree with one 6-inch caliper canopy tree to be planted on-site. Suze Peace seconded, and the motion carried with a vote of 5 to 2 in favor.

Comments from Members: Mariellen Calabro outlined the general duties of the Tree Advisory Committee for the benefit of both the new and the existing members. This included a short list of community events which members are asked to participate in.

Kathy Hersh had a question regarding the protection of Tree Preservation areas in the City. She will forward information and locations to Chris Jackson, who said the issue could potentially be a code enforcement matter if a violation has occurred.

Suze Peace wanted to bring Flowing Well Tree Farm to the attention of the City Forester. The nursery is located in Pierson, and it features an impressive variety of species native to Florida.

Adjourn: The meeting adjourned at 6:25 PM.

Next Meeting: July 8, 2025 @ 5:15 PM

CITY OF DELAND
Request for Commission Action
July 7, 2025

SUBJECT: Resolution Approving the Preservation Assessment and Recommended Action for One Historic Tree Located at 1729 South Woodland Boulevard.

DEPARTMENT: Public Works

PREPARED BY: Mariellen Calabro

ATTACHMENTS: Resolution , Arborist Inspector PowerPoint Including Location, Tree Advisory Committee Meeting Minutes

APPROVED BY: Michael Grebosz, Asst. City Manager, June 27, 2025

SUMMARY/HIGHLIGHT:

Parks Toyota of DeLand is requesting approval to remove one historic tree located at 1729 S Woodland Blvd. The Land Development Regulations require that, before the removal of any historic trees should occur, it must be approved by the City Commission. Section 33-57.05(d) states that there must be a finding that the tree is a hazard (due to health or natural damage) or that it is not economically or practically feasible to develop the parcel without removing the tree.

The City Forester has determined that the tree proposed for removal is a 105" DBH historic Live Oak in poor condition. The applicant is requesting the removal because the tree is a hazard due to its poor health.

At their June 10, 2025 meeting, the Tree Advisory Committee recommended APPROVAL of the removal of the 105" DBH Live Oak tree because the applicant had demonstrated that the tree is in poor health, and its deteriorated condition presents a hazard.

The Tree Advisory Committee recommended 100% DBH replacement with a minimum of one 6" caliper canopy tree to be planted on site and the remainder that is not planted on site mitigated via a contribution int the Tree Replacement Reserve Account.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

This tree removal and required replacement support the Strategic Plan Focus Areas of Maintaining a Safe Community and Preparing for the Future/Sustainability.

SUSTAINABILITY:

The required replacement for this tree removal will help maintain the City's urban canopy coverage.

FISCAL IMPACT:

This item does not have a fiscal impact on the City.

RECOMMENDATION:

At their June 10, 2025 meeting, the Tree Advisory Committee recommended APPROVAL of the removal of one 105" DBH Live Oak tree located at 1729 S Woodland Blvd due to the applicant having demonstrated that that the tree is in poor health, and its deteriorated condition presents a hazard. The Tree Advisory Committee

recommended 100% DBH replacement with a minimum of one 6” caliper canopy tree to be planted on site and the remainder that is not planted on site mitigated via a contribution int the Tree Replacement Reserve Account.

Staff recommends that the City Commission APPROVE the removal of the 105” DBH historic tree with a minimum of one 6” caliper canopy tree to be planted on site and the remainder that is not planted on site mitigated via a contribution int the Tree Replacement Reserve Account.

BACKGROUND/DISCUSSION:

Attached is a copy of the Arborist Inspectors PowerPoint with Location Map. The Minutes from the June 10, 2025 Tree Advisory Committee meeting are also attached.

RESOLUTION NO. 2025 –

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, APPROVING THE REMOVAL OF ONE HISTORIC TREE LOCATED AT 1729 SOUTH WOODLAND BOULEVARD; PROVIDING FOR A CONDITION AND AN EFFECTIVE DATE.

WHEREAS, the applicant, Parks Toyota of DeLand, is requesting permission to remove one historic tree located at 1729 S. Woodland Boulevard; and

WHEREAS, the City's Forester has determined that the 105" DBH tree is historic and in poor condition; and

WHEREAS, on June 10, 2025, the Tree Advisory Committee recommended to approve the removal of the historic tree due to the applicant demonstrating that the poor condition of the tree pose a hazard; and

WHEREAS, the Tree Advisory Committee further recommended that replacement for removal of one historic tree will be 100% DBH at a minimum of one 6" caliper canopy trees to be planted on site and the remainder that is not planted on site mitigated via contribution into the Tree Replacement Reserve Account.

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

Section 1. The City Commission hereby approves the request for removal of one historic tree located at 1729 S. Woodland Boulevard, on the condition of having a replacement requirement of 100% DBH to be planted with replacement trees at a minimum size of 6" caliper.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 7th day of July, 2025.

_____
Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk-Auditor

APPROVED AS TO FORM AND LEGALITY:

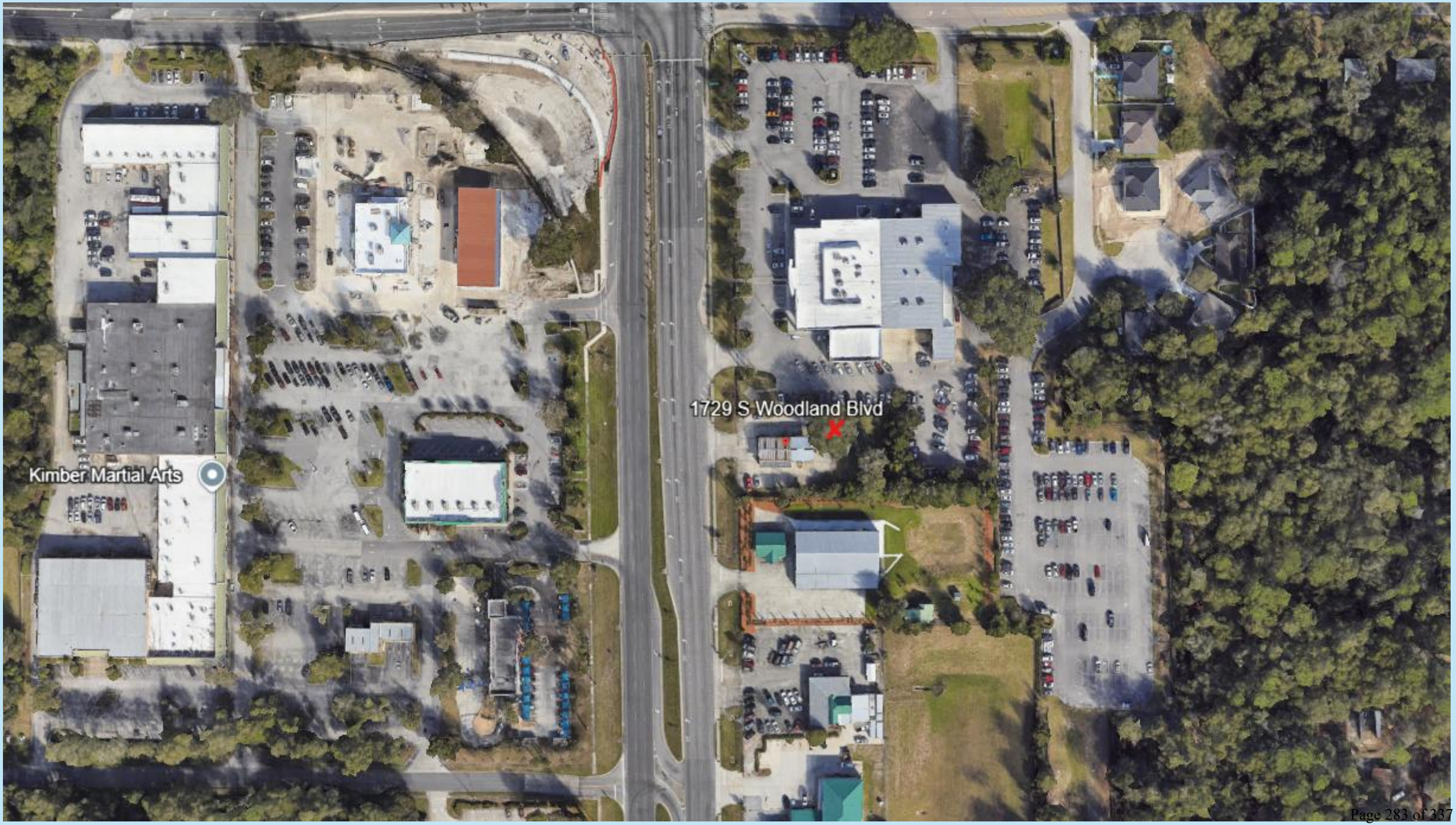
_____
Darren J. Elkind
City Attorney

1729 S WOODLAND BLVD DELAND, FL 32720

Parcel #702800000541

Tree25-018

The tree is located behind the former Dyno Tune building, adjacent to DeLand Toyota. The dealership is positioned at the northeast corner of Taylor Road and South Woodland Boulevard, providing convenient access and visibility.


1729 S Woodland Blvd
Kimber Martial Arts

105” DBH Live Oak

Tree Advisory Committee Minutes

June 10, 2025

Call to Order: Howard Jeffries, acting as chair, called to order at 5:20 PM.

Roll Call: **Members:** Howard Jeffries, Steve Edgar, Tadd Kasbeer, Dani Keller, Suze Peace, Harry DeLashmutt, and Kathy Hersh
City Staff: Corrigan Loduha, Chris Jackson, and Mariellen Calabro

Approval of the Minutes of the Previous Meeting: Tadd Kasbeer made motion to approve the minutes of the last meeting and Suze Peace seconded the motion.

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Kathy Hersh had a question regarding the protection of Tree Preservation areas in the City. She will forward information and locations to Chris Jackson, who said the issue could potentially be a code enforcement matter if a violation has occurred.

Suze Peace wanted to bring Flowing Well Tree Farm to the attention of the City Forester. The nursery is located in Pierson, and it features an impressive variety of species native to Florida.

Adjourn: The meeting adjourned at 6:25 PM.

Next Meeting: July 8, 2025 @ 5:15 PM

CITY OF DELAND
Request for Commission Action
July 7, 2025

SUBJECT: First Reading of Ordinance Amending Section-33-27.05 Low Intensity Agriculture, and Creating a New Section, 33-27.06 Urban or Backyard Chickens.

DEPARTMENT: Planning

PREPARED BY: Carol Kuhn, Planning Director

ATTACHMENTS: Ordinance, Staff Report LDR25-41 - Urban Chickens, Business Impact Estimate - Urban Chicken

APPROVED BY: Michael Grebosz, Asst. City Manager, June 27, 2025

SUMMARY/HIGHLIGHT:

The City's current Land Development Regulations (LDR) do not allow the keeping of chickens within the single-family residential zoning districts. Many cities within Volusia County allow for the keeping of urban or backyard chickens, through a permit process. These cities place limitations on the number of chickens, prohibit roosters, and set standards for the size and type of coops and enclosures that may be constructed. As such, planning staff has drafted regulations to allow a limited number of female chickens (hens) within some of the single-family zoning districts within the City.

Staff is proposing to modify Section 33-27.05 – Low Intensity Agriculture to clarify where urban or backyard chickens are permitted; add a new Section, 33-27.06 titled Urban or Backyard Chickens to allow the keeping of a small number of hens in some of the single-family residential zoning districts, add specific performance standards for the keeping of urban chickens, and add an urban chicken permit process; and amend Section 33-12, Definitions, to include several new definitions pertaining to the keeping of urban or backyard chickens.

Staff researched other cities within Volusia County and found that Debary, Deltona Port Orange, New Smyrna Beach, Edgewater, Lake Helen, Orange City, and Pierson allow backyard or urban chickens in some of the residential zoning districts. Staff researched criteria and specifications for coop and enclosure sizes, nuisance ordinances, methods for securing and anchoring the coops to reduce intrusion by predators, the maximum number of hens, the amount of coop space needed for each chicken, regulations pertaining to the slaughtering of chickens, restrictions on the keeping of roosters, methods for reducing bird flu by restricting interaction with wild birds and by restricting free-range chickens, prohibitions against mobile coops or chicken tractors, regulations pertaining to the requirements for a separate chicken permit, requirements for a homeowner affidavit regarding the keeping of backyard chickens, and the setbacks for the coops and enclosures.

At their June 11, 2025 meeting, the Planning Board voted unanimously to recommend adoption of the proposed regulations as presented.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government

SUSTAINABILITY:

NA

FISCAL IMPACT:

There is no fiscal impact to the City by adoption of the ordinance.

RECOMMENDATION:

It is recommended that the City Commission approve the ordinance on First Reading.

BACKGROUND/DISCUSSION:

Staff is proposing an amendment to Section 33-27.05, Low Intensity Agriculture to allow Urban or Backyard Chickens in some of the residential zoning districts. Staff is also proposing to add a new section, Section 33-27.06, to the Accessory Use section of the Land Development Regulations to allow urban or backyard chickens, provided specific criteria and performance standards are met.

The proposed regulations would prohibit roosters, ducks, and other fowl; limit the size of the coops and enclosures; establish criteria for a chicken permit; prohibit the slaughter of chickens; restrict the sale and breeding of chickens; and require routine maintenance and cleaning of the coops and enclosures to help reduce the impacts to adjacent property owners.

It is important to note that these standards are not intended to override or supersede any homeowners' association standards, or restrictions pertaining to the keeping of chickens.

ORDINANCE NO. 2025 -

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING SECTION 33-27.05 "LOW INTENSITY AGRICULTURE" AND CREATING A NEW SECTION 33-27.06 "URBAN OR BACKYARD CHICKENS" OF THE CODE OF ORDINANCES OF THE CITY OF DELAND BY PROVIDING FOR THE USE OF BACKYARD CHICKENS UNDER CERTAIN REGULATIONS; PROVIDING FOR PENALTIES FOR VIOLATION; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the price of eggs has increased 40 percent from May 2024 to May 2025 according to the U.S. Bureau of Labor Statistics CPI Price index; and

WHEREAS, the health benefits of eggs produced by backyard chickens include improved nutrition resulting from, amongst other things, higher levels of protein and the reduced use of antibiotics; and

WHEREAS, the ability for property owners to raise chickens increases sustainability by reducing in some small measure the carbon footprint; and

WHEREAS, the City desires to allow up to four chickens on property zoned and used for single-family residential use within the R-R, R-R1, R-1AA, R-1A, R-1B, and R-1 zoning districts, as an accessory use, subject to the terms and conditions provided herein; and

WHEREAS, the City Commission finds that permitting a limited number of backyard chickens as an accessory use is in the best interests of the health, safety, and welfare of the residents of the City and that this Ordinance is consistent with the City's Comprehensive Plan.

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

Section 1. Legislative Findings and Intent. The City Commission of the City of DeLand hereby adopts and incorporates into this Ordinance the recitals (whereas clauses) set forth herein as the legislative findings and intent of the City Commission.

Section 2. Revision to Code. Section 33-27.05 of Chapter 33 "Land Development Regulations" of the Code of Ordinances of the City of DeLand is hereby amended by adding the underlined and removing the ~~strikethrough~~, as follows:

33-27.05. *Low intensity agriculture.*

(a) Generally. Low intensity agriculture is permitted only as an accessory use to single-family dwellings. The uses in this category include the raising of crops, citrus, or fern; and the keeping of livestock, including aviaries, and pisciculture.~~, and apiaries~~.

(b) *Urban or backyard chickens are permitted, subject to the standards outlined in Section 33-27.06.*

(c) ~~(b)~~ Low intensity agricultural uses are restricted to properties, which are located in either the R-R or R-R1 zoning districts. Low intensity agricultural land uses may be permitted in other single-family zoning districts, provided that the property is at least two acres in area and that a minimum of a Class C landscape buffer is provided along the perimeter of the property.

(d) ~~*(c)*~~ *Where allowed.* Low intensity agricultural uses which are an accessory use to a single-family residence may be located in any of the following zoning districts, provided that the use is consistent with the Comprehensive Plan and the requirements of this section are met: R-R, R-R1, R-1AA, R-1A, R-1B, and R-1.

(e) ~~*(d)*~~ *Other applicable regulations.* The primary use shall comply with all applicable local, regional, state, and federal regulations for the district in which the primary use is located.

(f) ~~*(e)*~~*Nonconforming uses.* Property which does not meet the minimum required lot size or minimum setback requirements of the specific zoning district in which the structure is located shall not be permitted to have low intensity agriculture as an accessory use.

Section 3. New Provision Relating to Urban or Backyard Chickens in *City Code*. New provisions of the *Code of Ordinances of the City of DeLand* are created and enacted to read as follows:

33-27.06 *Urban or Backyard Chickens*

(a) *Generally*. The keeping of urban or backyard chickens for personal use may be permitted in the R-R, R-R1, R-1AA, R-1A, R-1B, and R-1 zoning districts, as an accessory use, subject to specific requirements and upon issuance of an Urban Chicken Permit, provided the following criteria are met:

1. No more than four (4) chickens may be kept on any single-family residential property.
2. Roosters are prohibited.
3. Ducks, geese, turkeys, peafowl, or any other poultry or fowl are prohibited under the provisions of this section.
4. The required coop and enclosure shall not total more than 100 square feet.
5. Chickens and associated activities shall be kept for personal use only. Selling chickens, eggs, or chicken manure, is prohibited.
6. The breeding of chickens is prohibited.
7. The coop and enclosure shall be located in the rear yard, as defined by the City's Land Development Regulations.
8. No coop or enclosure shall be allowed in any front, side, or street-side yard.
9. Chickens shall be kept in an enclosed area with an immobile coop and enclosure; chickens are not permitted to be free-range.
10. Chicken tractors and mobile coops are prohibited.

11. The coop and enclosure shall be easily accessible for cleaning and maintenance.
12. The coop shall be covered and ventilated, and an enclosure run is required. The coop must be completely secured from predators, including all openings, ventilation holes, doors, and gates and shall meet the requirements specified by the University of Florida Institute of Food and Agricultural Sciences (IFAS), publication AN239.
13. Coops and enclosures shall include chicken wire or other barriers, buried 12-18 inches in an L-shape at the perimeter of the structure to deter predators.
14. All stored feed must be kept in a rodent-and predator-proof container.
15. The slaughtering of chickens is prohibited.
16. Chickens shall not be permitted to create a nuisance consisting of odor, noise, or pests, or contribute to any other nuisance condition.
17. Chicken coops and enclosures shall be maintained in a clean and sanitary condition at all times.
18. No manure may be allowed to accumulate on the floor of the coop or ground. Urban Chicken Permit holders must implement a manure management program, whereby the coop and enclosure are cleaned regularly. A fly-tight bin for storage of manure must be utilized; the size of which must be sufficient to contain all accumulations of manure. The fly-tight bin must be kept at least 20 feet away from all property lines.
19. Persons granted an Urban Chicken permit are encouraged to attend an appropriate training session made available by the University of Florida Institute of Food and Agricultural Sciences to learn safe chicken and egg practices.

(b) Standards

1. Maximum number of chickens: four (4)
2. Total maximum size of enclosure and coup: 100 square feet
    a. Setbacks:
        1. Rear: 10 feet
        2. No coop or enclosure shall be located within the front, side or street-side yard.
    b. Maximum height of coop and enclosure: eight (8) feet

(c) *Procedures for the granting of Urban Chicken Permits.* The Planning Division shall administer the Urban Chicken Permit. A separate Building Permit is required for all non-pre-fabricated coops or enclosures. An Urban Chicken Permit is required for chickens to be kept, harbored, raised, or maintained in chicken coops and enclosures as hens for eggs as an accessory use to a single-family residential structure, subject to the chicken permit process below:

1. An Urban Chicken Permit may be issued once a complete application has been submitted, reviewed, and approved.
2. The owner or other person with authority to bind the owner of the property for which an Urban Chicken Permit is to be issued must sign the application.
3. The coop and enclosure may be subject to an annual inspection to ensure that the area is being maintained in a manner that is safe and sanitary for the animal(s) and

does not create a nuisance. As a condition of the issuance of an Urban Chicken Permit, the permit holder authorizes City of DeLand representatives to enter onto the rear yard of the subject property, with the right to open any gates or fences to gain access, for the limited purpose of inspecting the coop and enclosure. Notice, by email or leaving of a door hangar shall be provided at least 48 hours prior to any inspection and inspections will normally be conducted during business hours.

(d) Urban Chicken Permit Submittal Requirements. An Urban Chicken Permit application must include the following:

1. A completed Urban Chicken Permit application.
2. Payment of a fee in the amount of $100. The fee will be reduced by 50% for applicants who have successfully completed the training session made available by the University of Florida Institute of Food and Agricultural Sciences to learn safe chicken and egg practices.
3. A signed affidavit acknowledging that the Urban Chicken Permit shall comply with Section 33-27.06 and may be revoked for any violation of Section 33-27.06.
4. A survey of the property which shows the proposed location of the coop and enclosure. Such survey shall include dimensions and details which demonstrate compliance with the requirements for urban or backyard chickens. Upon approval by the Planning Division, an acceptable alternative such as a plot plan or other detailed dimensioned drawing may substitute for a survey, provided all dimensions and details are shown and the alternative clearly demonstrates compliance with the dimensional and locational requirements.
5. Dimensioned and detailed drawings depicting and demonstrating the method for securing and anchoring the coop and enclosure as well as a detail for the buried barrier.
6. Details, plans, and specifications for the coop, enclosure, and fly-tight storage bin.

(e) Separate building permit required:

1. Pre-fabricated or pre-designed coops or enclosures do not require a building permit; a building permit is required for all other types of coops or enclosures.

(f) *Violations.*

1. Failure to maintain the coop or enclosure or other violation of the requirements of this Section 33-27.06, or any requirements specific to an Urban Chicken Permit, may be subject the permit holder to revocation of their Urban Chicken Permit. The city will not be held responsible or liable for any losses to the applicant if such Urban Chicken Permit is revoked.

2. A person found to have failed to maintain the coop or enclosure or to be in violation of the requirements of this Section 33-27.06, or any requirements specific to an Urban Chicken Permit, may be issued a notice of violation by any City official. Such violation notice will give the person a minimum of ten calendar days in which to correct the violation(s) listed in the violation notice.

3. A permit holder receiving a violation notice shall have the right to appeal such notice. The appeal shall be filed by submitting a written notice of appeal to the office of the City Clerk within ten calendar days of the issuance date of the violation notice. The notice of appeal shall attach a copy of the violation notice and identify the specific reason why the permit holder believes that there is not a violation as identified in the violation notice. The City's Planning Director or his or her designee shall review the written appeal and shall either withdraw the notice or set the matter for a hearing before the City's hearing officer, which hearing shall be set as expeditiously as reasonably possible. Notice of the hearing shall be provided by email and by regular mail to the permit holder at the address at which the chickens are located. The City shall have the burden of proof at the hearing to establish that there is a violation. If the hearing officer determines that there is a violation, the hearing officer shall determine and reduce to writing in a written order what needs to be done in order to cure the violation and the amount of time in which that must be done. If the permit holder does not strictly comply with the order issued by the hearing officer, then the City shall be entitled to remove the chickens and, by accepting the Urban Chicken Permit, the permit holder is deemed to have authorized the City to enter the permit holder's property and take the chickens, to be disposed of as the City's animal control officer deems appropriate.
4. In the case of emergency or other threat to public health, the City is authorized to immediately remove chickens from the holder of any Urban Chicken Permit and to dispose of same as the City's animal control officer deems appropriate.

Section 4. Revision to Code. Section 33-12 of Chapter 33 "Land Development Regulations" of the *Code of Ordinances of the City of DeLand* is hereby amended by adding the underlined language, as follows:

33-12 *Definitions*

Agricultural animals shall mean animals considered accessory to an agricultural use, whether used for personal enjoyment or for commercial purposes, including horses, mules, burros, sheep, cattle, rabbits, chickens, ducks, geese, pigs, goats, ostrich, emu, or rhea.

Agriculture, commercial shall mean the production principally for the sale to others of plants, animals, or their products, including but not limited to: forage and sod crops, grain and feed crops, dairy animals, and dairy products; livestock, including dairy and beef cattle, poultry, sheep, swine, horses, ponies, mules, and goats; including the breeding and grazing of all such animals; bees and apiary products; fruits of all kinds including grapes, nuts, and berries; vegetables; nursery, floral ornamental and greenhouse products, and other commodities. Commercial agricultures shall not include poultry or swine production or animal feedlot operations.

Chickens, backyard. See Chickens, Urban

Chickens, Urban shall mean a limited number of female chickens permitted as a limited accessory use on single-family residential properties for the purpose of providing eggs for single-family

resident; roosters are prohibited. Also known as hens. Also known as backyard chickens. See Urban Chicken Regulations.

Fowl means a bird of the Galliformes that is kept for its fresh eggs and flesh.

Poultry means any animal belonging to the family of Phasianidae, including, but not limited to chickens, roosters, turkeys, peacocks, and any animal belonging to the family Anatidae, including, but not limited to, geese and ducks.

Section 5. Implementing Administrative Actions; Adoption of Administrative Rules.

(a) The City Manager is hereby authorized and directed to implement the provisions of this Ordinance as may be deemed necessary or appropriate by the City Manager.

(b) The City Manager may delegate responsibilities arising under this Ordinance to such City employees as deemed appropriate and necessary.

Section 6. Savings. The prior actions of the City of DeLand in terms of the matters relating to the regulation of low intensity agriculture, are hereby ratified and affirmed.

Section 7. Conflicts; Repealer. All Ordinances or parts of Ordinances and other actions of the City Commission in conflict with this Ordinance are hereby repealed.

Section 8. Severability. If any section, sentence, phrase, word or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

Section 9. Codification; Direction to Code Codifier and City Staff; Correction of Scrivener's Errors.

(a) The provisions of Section 2 through 4 of this Ordinance shall become and be made a part of the *Code of Ordinances of the City of DeLand* and the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention and the word "Ordinance", or similar words, may be changed to "Section," "Article", or other appropriate word; provided, however, that the text of Section 1 and Sections 5 through 10 shall not be codified.

(b) The Code codifier is granted liberal authority to codify the provisions of this Ordinance in such manner and in such places as deemed advisable.

(c) In accordance with the City’s ongoing codification program, the City Clerk-Auditor in conjunction with the City Attorney, may make corrections to the provisions of this Ordinance relative to Scrivener’s errors of whatever type or nature.

Section 10. Effective Date. This Ordinance shall become effective immediately upon adoption.

PASSED AND DULY ADOPTED this __ day of July, 2025.

_____
Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk - Auditor

Passed on first reading:
Adopted on second reading:

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

PLANNING STAFF REPORT
CITY OF DELAND PLANNING BOARD
June 11, 2025

APPLICATION NO: LDR25-41 Text Amendment to Land Development Regulations

APPLICANT: City of DeLand

STAFF PLANNER: Carol Kuhn, AICP, Planning Director

REQUEST: City-Initiated Land Development Regulations Text Amendment to Modify Section 33-27.05 – Low Intensity Agriculture to clarify where urban or backyard chickens are permitted; add a new Section, 33-27.06 titled Urban or Backyard Chickens to allow the keeping of a small number of hens in some of the single-family residential zoning districts, add specific performance standards for the keeping of urban chickens, and add an urban chicken permit process; and amend Section 33-12, Definitions, to include several new definitions pertaining to the keeping of urban or backyard chickens.

APPLICABLE ORDINANCES: *Sec. 33-135. Procedure for text amendments.*

> *33-135.01(a)* Amendments to the text of this chapter may be initiated by the city or upon application of any interested person.
>
> *33-135.12(b)* The Planning Board shall review proposed changes in this chapter, which shall make a recommendation to the City Commission prior to final action adopting or not adopting the amendment. However, at the request of the Planning Board or the City Commission, or in the discretion of the City Manager, proposed amendments may be taken directly to the City Commission for action.

LOCATION: City-wide

STAFF SUMMARY:
The City's current Land Development Regulations (LDRs) do not allow the keeping of chickens within the single-family residential zoning districts. Many cities within Volusia County allow for the keeping of urban or backyard chickens, through a permit process. These cities place limitations on the number of chickens, prohibit roosters, and set standards for the size and type of coops and enclosures that may constructed. As such, planning staff has drafted regulations to allow a limited number of female chickens (hens) within some of the single-family zoning districts within the City.

Section 4-6. Keeping of livestock, fowl or wild animals specifies that livestock may be permitted in certain zoning districts, as set forth in the land development regulations. Specifically,

> *"No person shall own, keep or maintain any horse, mule, ass, goat, sheep, bull, steer, cow, hog, chicken, goose, turkey, duck, or any wild animal within the corporate limits of the City of DeLand; provided, however, that the keeping of livestock shall be allowed in*

certain zoning districts as set forth in the land development regulations of the City of DeLand. Any person found in violation of this section shall be subject to the penalties prescribed in section 4-26 of this chapter."

However, exceptions to this prohibition are specified in Section 33-27.05, Low Intensity Agriculture. Staff is proposing an amendment to Section 33-27.05 to allow Urban or Backyard Chickens in some of the residential zoning districts. Staff is also proposing to add a new section, Section 33-27.06, to the Accessory Use section of the Land Development Regulations to allow urban or backyard chickens, provided specific criteria and performance standards are met.

These regulations set standards for the number of chickens based on the size of the property – a maximum of 4 chickens for single-family residential properties; prohibit roosters, ducks, and other fowl; limit the size of the coops and enclosures; establish criteria for a chicken permit; prohibit the slaughter of chickens; restrict the sale and breeding of chickens; and require routine maintenance and cleaning of the coops and enclosures to help reduce the impacts to adjacent property owners.

It is important to note that these standards are not intended to override or supersede any home owners' association standards, or restrictions pertaining to the keeping of chickens.

These proposed amendments to allow urban chickens was scheduled for the May 14, 2025 Planning Board meeting, but was continued to the June 11, 2025 meeting to allow staff additional time to work through the enforcement details. At the May meeting, the Planning Board did vote to have a general discussion regarding the Board's desire for urban chickens within DeLand. During this discussion, the Planning Board offered some direction for staff regarding the size, location, and number of urban or backyard chickens. This feedback has been included in the staff report and the attached draft regulations.

One citizen submitted an email in opposition to allowing urban chickens within the City of DeLand. This email is attached to the staff report.

33-27.05. *Low intensity agriculture.*

(a) Generally. Low intensity agriculture is permitted only as an accessory to single-family dwellings. The uses in this category include the raising of crops, citrus, or fern; and the keeping of livestock, including aviaries, and pisciculture. ~~and apiaries~~.

(b) Urban or backyard chickens are permitted, subject to the standards outlined in Section 33-27.06.

(c) ~~(b)~~ Low intensity agricultural uses are restricted to properties, which are located in either the R-R or R-R1 zoning districts. Low intensity agricultural land uses may be permitted in other single-family zoning districts, provided that the property is at least two acres in area and that a minimum of a Class C landscape buffer is provided along the perimeter of the property.

(d) ~~*(c)*~~ *Where allowed.* Low intensity agricultural uses which are an accessory use to a single-family residence may be located in any of the following zoning districts, provided

that the use is consistent with the Comprehensive Plan and the requirements of this section are met: R-R, R-R1, R-1AA, R-1A, R-1B, and R-1.

(e) ~~*(d)*~~ *Other applicable regulations.* The primary use shall comply with all applicable local, regional, state, and federal regulations for the district in which the primary use is located.

(f) ~~*(e)*~~*Nonconforming uses.* Property which does not meet the minimum required lot size or minimum setback requirements of the specific zoning district in which the structure is located shall not be permitted to have low intensity agriculture as an accessory use.

33-27.06 Urban or Backyard Chickens

(a) *Generally*. The keeping of urban or backyard chickens for personal use may be permitted in the R-R, R-R1, R-1AA, R-1A, R-1B, and R-1 zoning districts, as an accessory use, subject to specific requirements and upon issuance of an Urban Chicken Permit, provided the following criteria are met:

1. No more than four (4) chickens may be kept on any single-family residential property.
2. Roosters are prohibited.
3. Ducks, geese, turkeys, peafowl, or any other poultry or fowl are prohibited under the provisions of this section.
4. The coop and enclosure shall not total more than 100 square feet.
5. Chickens and associated activities shall be kept for personal use only. Selling chickens, eggs, or chicken manure, is prohibited.
6. The breeding of chickens is prohibited.
7. The coop and enclosure shall be located in the rear yard, as defined by the City's Land Development Regulations.
8. No coop or enclosure shall be allowed in any front, side, or street-side yard.
9. Chickens shall be kept in an enclosed area with an immobile coop and enclosure; chickens are not permitted to be free-range.
10. Chicken tractors and mobile coops are prohibited.
11. The coop and enclosure shall be easily accessible for cleaning and maintenance.
12. The coop shall be covered and ventilated, and an enclosure run is required. The coop must be completely secured from predators, including all openings, ventilation holes, doors, and gates and shall meet the requirements specified by the University of Florida (UF) Institute of Food and Agricultural Sciences (IFAS), publication AN239.
13. Coops and enclosures shall include chicken wire or other barriers, buried 12-18 inches in an L-shape at the perimeter of the structure to deter predators.
14. All stored feed must be kept in a rodent-and predator-proof container.
15. The slaughtering of chickens is prohibited.
16. Chickens shall not be permitted to create a nuisance consisting of odor, noise, or pests, or contribute to any other nuisance condition.
17. Chicken coops and enclosures shall be maintained in a clean and sanitary condition at all times.

18. No manure may be allowed to accumulate on the floor of the coop or ground. Urban Chicken Permit holders must implement a manure management program, whereby the coop and enclosure are cleaned regularly. A fly-tight bin for storage of manure must be utilized; the size of which must be sufficient to contain all accumulations of manure. The fly-tight bin must be kept at least 20 feet away from all property lines.
19. Persons granted an Urban Chicken permit are encouraged to attend an appropriate training session made available by the University of Florida (UF) Institute of Food and Agricultural Sciences (IFAS) to learn safe chicken and egg practices.

(b) Standards

1. Maximum number of chickens: four (4)
2. Total maximum size of enclosure and coup: 100 square feet
    a. Setbacks:
        1. Rear: 10 feet
        2. No coop or enclosure shall be located within the front, side or street-side yard.
    b. Maximum height of coop and enclosure: eight (8) feet

(c) *Procedures for the granting of Urban Chicken Permits.* The Planning Division shall administer the Urban Chicken Permit. A separate Building Permit is required for all non-pre-fabricated coops or enclosures. An Urban Chicken Permit is required for chickens to be kept, harbored, raised, or maintained in chicken coops and enclosures as hens for eggs as an accessory use to a single-family residential structure, subject to the chicken permit process below:

1. An Urban Chicken Permit may be issued once a complete application has been submitted, reviewed, and approved.
2. Failure to maintain the coop or enclosure may be subject to fine(s) and revocation of the Urban Chicken Permit, pursuant to Chapter 1 – General Provisions, Article II – Citation Procedures - of the City's Code of Ordinances. The city will not be held responsible or liable for any losses to the applicant if such Urban Chicken Permit is revoked.
3. The coop and enclosure may be subject to an annual inspection to ensure that the area is being maintained in a manner that is safe and sanitary for the animal(s) and does not create a nuisance.

(d) Urban Chicken Permit Submittal Requirements. An Urban Chicken Permit application must include the following:

1. A completed Urban Chicken Permit application.
2. Applicable fee. The fee will be reduced by 50% for applicants who have successfully completed the training session made available by the University of Florida (UF) Institute of Food and Agricultural Sciences (IFAS) to learn safe chicken and egg practices.

3. A signed affidavit acknowledging that the Urban Chicken Permit shall comply with 33-27.06 and may be revoked for any violation of 33-27.06.

4. A survey of the property which shows the proposed location of the coop and enclosure. Such survey shall include dimensions and details which demonstrate compliance with the requirements for urban or backyard chickens. Upon approval by the Planning Division, an acceptable alternative such as a plot plan or other detailed dimensioned drawing may substitute for a survey, provided all dimensions and details are shown and the alternative clearly demonstrates compliance with the dimensional and locational requirements.

5. Dimensioned and detailed drawings depicting and demonstrating the method for securing and anchoring the coop and enclosure as well as a detail for the buried barrier.

6. Details, plans, and specifications for the coop, enclosure, and fly-tight storage bin.

(e) Separate building permit required:

1. Pre-fabricated or pre-designed coops or enclosures do not require a building permit; a building permit is required for all other types of coops or enclosures.

To supplement these proposed standards and to allow for clarity and ease-of-use, staff is proposing the following new definitions be added to Section 33-12:

33-12 Definitions

Agricultural animals shall mean animals considered accessory to an agricultural use, whether used for personal enjoyment or for commercial purposes, including horses, mules, burros, sheep, cattle, rabbits, chickens, ducks, geese, pigs, goats, ostrich, emu, or rhea.

Agriculture, commercial shall mean the production principally for the sale to others of plants, animals, or their products, including but not limited to: forage and sod crops, grain and feed crops, dairy animals, and dairy products; livestock, including dairy and beef cattle, poultry, sheep, swine, horses, ponies, mules, and goats; including the breeding and grazing of all such animals; bees and apiary products; fruits of all kinds including grapes, nuts, and berries; vegetables; nursery, floral ornamental and greenhouse products, and other commodities. Commercial agricultures shall not include poultry or swine production or animal feedlot operations.

Chickens, backyard. See Chickens, Urban

Chickens, Urban shall mean a limited number of female chickens permitted as a limited accessory use on single-family residential properties for the purpose of providing eggs for single-family resident; roosters are prohibited. Also known as hens. Also known as backyard chickens. See Urban Chicken Regulations.

Fowl means a bird of the Galliformes that is kept for its fresh eggs and flesh.

Poultry means any animal belonging to the family of Phasianidae, including, but not limited to chickens, roosters, turkeys, peacocks, and any animal belonging to the family Anatidae, including, but not limited to, geese and ducks.

STAFF ANALYSIS AND FINDINGS: Staff finds that these revisions will provide additional options for residents in a single-family residential zoning districts and would allow residents to keep a limited number of chickens for personal use.

STAFF RECOMMENDATION: Staff recommends that the Planning Board forward these proposed text amendments, project number LDR25-41, to Modify Section 33-27.05 – Low Intensity Agriculture to clarify where urban or backyard chickens are permitted; add a new Section, 33-27.06 titled Urban or Backyard Chickens to allow the keeping of a small number of hens in some of the single-family residential zoning districts, add specific performance standards for the keeping of urban chickens, and add an urban chicken permit process; and amend Section 33-12, Definitions, to include several new definitions pertaining to the keeping of urban or backyard chickens; to the City Commission for review and approval.

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF DELAND LAND DEVELOPMENT REGULATIONS BY AMENDING SECTION 33-12 "DEFINITIONS"; BY AMENDING SECTION 33-17.23 "ALLOWED USES IN COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS"; BY AMENDING SECTION 33-132 "PROCEDURE FOR REVIEW OF DEVELOPMENT PLANS" PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
    a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
    b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
    c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
    d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance will promote public health and welfare by allowing the keeping of urban chickens subject to compliance health and safety standards.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur:

There is no direct economic impact to existing businesses.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

No new fees are being proposed that will affect business.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The City's regulatory costs will be dependent upon the number of applications and compliance with the proposed standards. Application fees will cover the cost of permit administration.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The estimated number of businesses that may be impacted by the proposed ordinance is zero as the ordinance affects only residential properties.

4. Additional information the governing body deems useful (if any):
N/A

CITY OF DELAND
Request for Commission Action
July 7, 2025

SUBJECT: Consideration re Special Event Policy Update.

DEPARTMENT: Admin Services

PREPARED BY: Michael Grebosz, Asst. City Manager

ATTACHMENTS: Special Event Application-Current, Proposed Special Event Application-RED LINE 2025 pdf

APPROVED BY: Michael Grebosz, Asst. City Manager, June 27, 2025

SUMMARY/HIGHLIGHT:

City staff has been in discussion with MainStreet DeLand and the downtown merchants over the past few months working on proposing some updated policy changes to the City's special event policy. The event policy has not been updated in several years and as downtown evolves, the downtown has become an increasingly popular location to hold events. With the increased interest and frequency, there is a desire from merchants downtown to look at a way to reduce the impact events which include parking and road closures have on brick-and-mortar storefronts.

In addition to the impact events have on the downtown businesses, the city staff that have to work the increasing number of events are mostly working those events on overtime, and it takes time away from employees being able to spend it with their families or to relax/recharge. On several occasions each year, staffing has to be mandated as there are not enough employees willing to work the events through voluntary sign-ups.

The recommendations below were envisioned to help level out the burden events have on businesses and on our employees.

Staff is recommending the following changes for non-waived events:

- *Requiring an application fee of $50 per application (non-refundable, amount can be used toward event costs):* This fee would help fund the event review process and would also encourage fully interested event organizers in the application process. Many times, we get speculative event organizers submitting applications to only cancel later on due to various reasons since there currently is no charge for an application.
- *Requiring the minimum deadline for application submission from 30 days to 60 days prior to the event date:* This policy change would allow staff more time to review and force the event organizers to have all required information completed sooner to increase the ability to communicate the event information to businesses and residents in a more timely manner.
- *Applicant shall be a resident or working with a local business in greater DeLand area:* This policy would ensure that the event organizer is a local stakeholder and is a part of the community before and after an event takes place.
- *Placing a maximum number of events in certain high event areas that can occur within each month. No more than 2 non-reoccurring events that require road closure or parking lot closure downtown per month:* This policy would reduce the amount of normal business disruption due to special events.

- *Not allow any new non-waived events downtown between February and April and October through December:* This policy would institute a blackout period to reduce the frequency of events during high frequency periods.
- *Recommend that the vendors at the event are DeLand area based:* This policy change will provide our hometown businesses the opportunity to be at an event.
- *Having predetermined and preset locations for certain types of events (like we currently do with 5K runs):* This policy would allow for more uniform events and would allow for more efficient and more accurate city staffing. This would apply for events that are primarily vendor-based and would limit them to W. Georgia Avenue. Another event type like a car show for example could be limited to a certain city parking lot which would reduce the impact on road closures.
- *Closing Georgia Ave. for the entire weekend starting at 3 pm on Friday and opening at 7 am on Monday:* Reduces the amount of overtime calls and will encourage events to take place within the bollard area. Events for that area would still need to go through an application process.

Below are additional policy ideas that were brainstormed and the reasoning why staff did not recommend them at this time for implementation:

- *Requiring physical signatures for the notification of event (meet a threshold %):* Staff did not recommend due to the nature of this action not being needed if other policy changes recommended were approved as outlined above.
- *Require that the event has a community benefit requirement*: Staff did not recommend it due to there not being clear quantifiable criteria to review and make the determination upon for each event.

In addition to the recommended policy changes staff is also implementing a process improvement to internally focus on ensuring that the special event calendar on the website is updated and populated sooner. This will be easier if the application deadline policy change was approved to increase the amount of time for staff review.

Staff is seeking final guidance from the Commission on what policy changes to include so that the Special Event Policy can be updated and we can apply the new policies to start prior to the upcoming busy fall event season.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Preserving a Sense of Community as a key asset.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

Minimal impact. $2,000 in new application fee revenue would be generated based upon the current waived/non-waived event breakdown.

RECOMMENDATION:

Staff recommends approval of the recommended policy changes as presented. The changes would be implemented immediately upon approval for any events moving forward.

BACKGROUND/DISCUSSION:

Events are categorized in the following fashion: Waived and Non-Waived.

A waived event is an event that the City Commission annually approves during the budget process for which the costs of City employee overtime are waived. To be considered for the waiver, the event must be not for profit, community based, hosted by a non-profit organization, and the event must be free and open to the public, appeal to the broadest segment of the community or demonstrate a benefit to a particular neighborhood in a redevelopment area of the City. Currently, there are 14 events that are considered waived on a reoccurring basis.

A non-waived event is any other event where the event organizer pays for the full amount of whatever city services are required to allow for the event to take place on public property. Last year there were around 40 events that were categorized as non-waived.

City of DeLand
Special Event Permit Application

Please print or type application. All sections must be completed for the application to be accepted. Any questions should be directed to the Special Event Office at the City of DeLand, at (386) 626-7112. Please return in person, fax: 386-626-7140 or email: mosesk@deland.org.

General Information

Applicant: _____ **Indiv.** ☐ **Corp.** ☐ **501c3** ☐

Contact: _____ **2nd Contact:** _____

Address: _____

City/State/Zip: _____

Telephone: Business Phone _____ Home Phone _____

Cell Phone _____ Email _____

Fax Number _____ 2nd Contact Phone _____

Name of Event: _____

Date(s) Requested: _____

Location of Event: _____

Brief Description of Event: _____

_____

_____

_____

Event Timeframe(s)

Event Time: Date: _____ **Start:** _____**am/pm** **End:** _____ **am/pm**
(Please note that actual event time is the time when your event is open to the public)

Setup: Date: _____ **Start:** _____**am/pm** **End:** _____ **am/pm**

Cleanup: Date: _____ **Start:** _____**am/pm** **End:** _____ **am/pm**

Rain date: _____

Number of Expected Attendees/Participants: _____
(Please note that city service levels are based heavily upon attendance levels)

Site plan attached? **Yes** ☐ **No** ☐

Is the event open to the public? **Yes** ☐ **No** ☐ **Fee?** _____

Have you held this event previously? **Yes** ☐ **No** ☐ **If yes, list dates** _____

_____

Does this event differ? **Yes** ☐ **No** ☐ **If yes, explain** _____

_____

Entertainment: **Yes** ☐ **No** ☐ **If yes, see below**
(Large stages require an inspection)

A complete detailed listing, including names, must be provided of all entertainment:

_____

_____

A complete detailed listing of all games, rides and any contractors used for carnival games and/or rides:

_____

_____

Will you be using a sound system? **Yes** ☐ **No** ☐ **If yes, see below**

Type of system and name of contractor, if applicable _____

_____

Special Effects: **Yes** ☐ **No** ☐ **If yes, see below**

Type of effects and name of contractor, if applicable _____

_____

Location of special effects: _____

Parades: Yes ☐ No ☐ If yes, see below

Who and how many will participate? This includes parade participants and spectators:

_____

Plan of route attached? (Required) Yes ☐ No ☐

Run/5K/10K: Yes ☐ No ☐ If yes, see below

How many will participate? : _____ Length: 5K/10K/Both/Other?_____

Only the following routes will be considered:

Route 1: Downtown Yes ☐ No ☐

Route 2: DeLand Airport Yes ☐ No ☐ Option 1: ☐ Option2: ☐

Route 3: Earl Brown Park Yes ☐ No ☐

Route 4: Sperling Sports Complex Yes ☐ No ☐

**Special Exception Route:* Yes ☐ No ☐

If special exception route, please describe route.

_____

_____

_____

_____

**Please note that choosing routes 1-4, chances for approval are much greater than opting for the special exception route option due to safety and event impact concerns.*

***Please see the description of the routes in the policy section for more details.

Proposed Retail Sales: Yes ☐ No ☐ If yes, see below

How many vendor locations do you plan to accommodate? _____

Type of vending (including number of each):

Clothing _____ ***Food/beverage* _____ Jewelry _____ Misc. _____

If miscellaneous, please describe in detail: _____

_____

** Please describe in detail all food vendors including caterers and onsite cooking (If there is any onsite cooking, the DeLand Fire Department will need to be notified and may be required onsite during event):

_____

_____

Alcohol Beverages/Liquor Liability: Yes ☐ No ☐ If yes, see below

Name of organization licensed to serve alcohol at this event: _____

_____

(Additional liability insurance may be required)

Type of organization serving alcohol: _____

Do you require City documentation for license? Yes ☐ No ☐

Promotion:

At what level will the event be promoted? (For example, local, regional, national)

_____

What type of publicity will be used? _____

Telephone number to be released for public information: _____

Signage: Yes ☐ No ☐ If yes, see below

How many? What dimensions? What location(s)? _____

_____

(Banners across Woodland Boulevard require scheduling through the City of DeLand, Public Works Department, (386) 626-7190)

Drone(s):

□ No □ Yes, please select type: □ Hobbyist or □ Commercial/Non-Profit

If Yes: Please list operator name_____
FAA registration number (hobbyist) or certificate number (commercial/non-profit)_____

Please note, all drone operations are required to follow the rules and regulations established by the FAA (Part 107) on drone use

Available City Facility Assistance Services:

(All available city facility assistance may have additional costs associated with the service provided)

Is electric going to be needed (if available)? **Yes ☐ No ☐**

Use of the city stage (if available)? (Addt. Fee) **Yes ☐ No ☐**

Chess Park Restrooms:

Will Chess Park Restrooms be the main restroom facility for your event? Yes ☐ No ☐

Port-O-Lets: Yes ☐ No ☐ If yes, see below

(Rule of thumb is to have 1 port-o-let per 75-100 people, actual brick and mortar restroom room facilities can decrease the need for port-o-lets)

How many port-o-lets will you be providing? (Indicate location(s) on site plan) _____

Name of the private port-o-let company you will be contracting with: _____
(ADA requires one handicapped restroom in each group of restrooms)

Sanitation Assistance: Yes ☐ No ☐

How many waste receptacles (toters) do you request? (Addt. Fee) _____

Will you need city personnel to assist with clean up? (Addt. Fee) Yes ☐ No ☐

If NO how will you be handling garbage and or recycling? _____

_____

(Please note that upon post event inspection or complaint due to unsatisfactory post event clean up - the city will charge event organizer for the time it takes to resolve the clean up issue).

Traffic Alterations: Yes ☐ No ☐ If yes, see below

Describe in detail your request for road closures _____

_____

(Requests to close state roads require DOT permit, which needs to be approved by City of DeLand prior to application to DOT)

Parking:

Will public parking areas, streets, sidewalks, etc. be restricted or obstructed?

Yes ☐ No ☐

Is the parking plan on event site map? Yes ☐ No ☐

Separate parking map from site map? Yes ☐ No ☐

Does your plan include on-site parking? Yes ☐ No ☐

Will you charge for the on-site parking? Yes ☐ No ☐

Note on Parking:
Please attach parking map within or separate to the site map to show where attendee parking will be. There needs to be adequate parking for the event or the city has the right to deny the event.

Does your plan include off-site parking? Yes ☐ No ☐

Will you charge for off-site parking? Yes ☐ No ☐

Will shuttles be used to transport? Yes ☐ No ☐

Americans With Disabilities Act:

ADA requires with accessibility guidelines as adopted by the State of Florida are now in effect. The following provisions are to be considered regarding ADA accessibility.

ADA restroom facilities? (One handicapped for each group of port-o-lets) Yes ☐ No ☐

Handicap parking provisions? **Yes, see site plan** ☐ **No** ☐

Handicapped assistance? **Yes, please describe** ☐ **No** ☐

_____

Security:

Note: Public property requires the use of the DeLand Police Department Officers during the event, at the promoter's expense unless otherwise noted by the City of DeLand.

What are your plans for providing additional security? _____

_____

Emergency Fire/Medical Services:

Note: Public property requires the use of the DeLand Fire/Rescue Department employees during the event, at the promoter's expense unless otherwise noted by the City of DeLand.

What are your plans for providing additional Fire/EMS? _____

_____

*** Fire Truck requested at the event?** Yes ☐ No ☐
***(Addt. Fee if available and for show only)**

Structures: Yes ☐ No ☐ If yes, see below

Stages _____ **Tents** _____ **Fences** _____ **Booths** _____

Concession Stands _____ **Miscellaneous** _____

Describe in detail, including type and location _____

_____

(Special building permits are required for certain temporary structures)

I. PERMIT

Criteria for Requesting a Permit

Any event on City-owned or City-controlled property and rights of way will require a special event permit. Permits are issued on a first come, first served basis. A special event permit is required prior to conducting, and/or maintaining a community event in the City and the City will not incur any liability for expenses incurred for events that do not have a permit. Applications will be accepted no earlier than 364 days prior to and no later than 30 days prior to the special event. All events must be conducted in accordance with the laws, ordinances, resolutions, rules and regulations of the City and other governmental authorities having jurisdiction. The applicant will be responsible for filing separately for county, state and federal permits, if necessary.

Qualifications of Applicants

No person or affiliate of the person who is delinquent in payment of money due to the City from a prior event will be allowed to apply for an event permit until all delinquent sums are paid in full. Applicant must have properly filled out and submitted the special event application and all required additional paperwork within the time period stated in aforementioned paragraph. Whenever an applicant is found in default or has had a permit canceled by the City, the applicant shall be disqualified from applying for any future permit under this article for a period of time as determined by the City Manager.

II. APPLICATION PROCESS

Application Procedure for Events

The person/organization requesting an event subject to a special event permit will be required to follow the following procedure:

1. Individual/Event Sponsor must submit an application on a form provided by the City and include a detailed site plan no earlier than 364 days prior to and no later then 30 days prior to event if applicable.
    - The Special Event Office will process the application in an appropriate timely manner from date of receipt. The review process when initiated, can take two to four weeks to complete depending on event complexities.
2. Pay a refundable Trash Bond (if applicable) prior to the event date.
3. Provide proof of liability insurance coverage/certificate of insurance must be submitted to the Special Event Office 3 business days prior to the event unless otherwise noted by the City Manager or the designated City official.

4. City cost adjustment to include other services such as police, fire or other city staff time will be made and any monies to be refunded by the City or any monies due by the sponsor to the City will be paid in full within 30 days following the event.
5. Event sponsor(s) shall confer with the Special Event Office 3 business days prior to the event to ensure that arrangements for City services have been made at that point the permit will be drafted and sent to the event organizer within 24 hours.

Special Event Resource Fee

Each event that requires City services will be required to pay a special event resource fee. If the event takes place on a main thoroughfare (Woodland Boulevard or New York Avenue) the fee is $200.00; if the event takes place on a side street the fee is $100.00. The special events resource fee applies to all events and cannot be waived. The fee is needed to replenish equipment that supports events.

Fees

Police: $40.00 per hour #
Fire: $40.00 per hour**
Special Event Team: $30.00 per hour**
Public Works: $30.00 per hour **
Public Works Toter Clean Up: $30 per 10 toters
Parks and Recreation: $30.00 per hour**
Airport Personnel: $30.00 per hour**
Airport Site Fee: $300.00 per day

**Fees have a two hour minimum
Fees have a four hour minimum

Other Fees

Police Alumni: $10.00 per hour, please contact the Police Special Operations Unit at 386-626-7444 to make arrangements.
Police Explorers: donation requested, please contact Officer Hancock at 386-626-7467 to make arrangements

Note: Additional fees for services may be required depending on event request(s). All fees will be billed after the event unless otherwise noted.

Events Where City Costs are Waived

The City Commission shall annually approve a list of events for which the costs of City employee overtime are waived. To be considered for the waiver the event must be not for profit, community based, hosted by a non-profit organization, and the event must be free and open to the public, appeal to the broadest segment of the community or demonstrate a benefit to a particular neighborhood in a redevelopment area of the City. This waiver of overtime does not include other charges or fees set forth by the ordinances of DeLand.

III. GUIDELINES

Road Closure Requests

Street/rights-of-way closures are subject to the approval of the Special Events Office. State controlled roadways require additional approval from the Florida Department of Transportation.

Access to and from private residences must be allowed. Event Sponsors are required to notify those affected 15 days prior to the events which may impede vehicular traffic to and from private residences and businesses. All community events to include, but not limited to parades and festivals, which require State Road 17-92 (Woodland Boulevard) and State Road 44 (New York Avenue) to be closed require DOT approval.

Run Routes - 5k/10K

Due to the demand run routes place on city event personnel and city residents/businesses, two options for runs in the public right of way are available as well as two options utilizing non-right of way city property. Each route will require different levels of city services in order to create a safe event environment. If the *other* route option is selected, it will be reviewed by city staff and highly scrutinized for resource availability, event impact to area and participant safety concerns.

Run routes in the public right of way are controlled courses and not completely closed courses. Residential and commercial traffic may enter the course route at the time of the event.

Route 1: Downtown
5K/10K: West Indiana Avenue to North Woodland Boulevard to East Michigan Avenue to North Amelia Avenue to Bert Fish Avenue to East Pennsylvania Avenue crossing over Woodland Boulevard to West Pennsylvania Avenue to North Adelle Avenue to West Florence Avenue to North Orange to West Minnesota Avenue Avenue to North Florida Avenue and back to West Indiana Avenue

Route 2: DeLand Airport
Option 1:
5K Flightline Boulevard to Biscayne Boulevard to North Industrial Drive to Edison Drive to Summerhill Drive to North Industrial Drive to Biscayne Boulevard to Flightline Boulevard
10K: Flightline Boulevard to Biscayne Boulevard to North Industrial Drive to Edison Drive to Summerhill Drive to North Industrial Drive to West Industrial Drive to North West Access Road turning around at the Cul-de-sac coming back down North West Access Road to West Industrial Drive to North Industrial Drive to Summerhill Drive to Edison Drive to North Industrial Drive to Biscayne Boulevard to Flightline Boulevard
Option 2:
5K/10K North Industrial Drive to West Industrial Drive looping back to North Industrial Drive

Route 3: Earl Brown Park
5K/10K: Trail around complex is 1 mile long

Route 4: Sperling Sports Complex
5k/10K: Twice and the trail around outer edge of complex and once around outfield fences is approximately 3.1 miles long

Route maps are available in the Special Event's Office upon request.

Event Security

In certain cases security in the form of police presence may be required at the discretion of the Chief of Police. These requirements are based upon the event's impact on public safety based upon, but not limited to type of event, street closures, traffic direction, and the expected attendance of people. Police security will be assigned on a first come first serve basis. Personnel limitations may require the special event application to be denied.

Community events opened to the public and held on private property which require a special event application shall be reviewed for their potential impact to public safety. Upon the recommendation of the Chief of Police these events may be required to employ police officers and/or licensed private security companies to work the event.

City Services

The City will review the application and work with City Departments and the applicant to determine what City Services are needed. The cost of providing City Services will be the responsibility of the applicant, unless the City agrees to cover all or part of said services.

Concessions and Vending

It is the City's policy to allow sale of food and beverages on City-owned property during community events, unless an exclusive concession contract has been agreed upon by the City at that time. [Community event sponsors must provide City staff with a complete list of food vendors with all applicable state license(s) numbers and contact information two (2) weeks prior to the event date. All food vendors are subject to a State inspection and a City fire inspection. Food vendors unable to meet state and/or municipal regulations will be removed from the event.]

Alcohol Consumption

The City Commission may issue a temporary permit to allow the carrying of or consumption from open containers of alcoholic beverages (beer and wine only) during events on City-owned property under the following conditions:

1. The event sponsor supplies the Special Event Office with proof of liquor liability insurance acceptable to City Staff.
2. The permit cannot exceed 12 hours per day in duration.
3. No alcoholic beverages may be carried or contained in a glass container.
4. Locations within the boundaries of the special event must be shown on the events site plan.
5. Event sponsors shall be responsible for staffing and maintaining areas designated for alcoholic sales in conformance with State and City laws regarding such activity.
6. Event sponsors are responsible for enforcing City rules and regulations as well as any applicable state laws governing alcohol sales and consumption.
7. Issuance of a permit by the City of DeLand does not relieve the permit holder of the obligation to comply with all applicable state liquor laws and, to the extent that any permit is inconsistent with state liquor laws or other lawful regulations, the permit shall be deemed void to the extent it conflicts with such laws or regulations.

Standards for Issuance

The Special Events Office, upon review from the City Department Heads, may issue a permit required under this division if it is determined that the following criteria have been met.

1. The preparation for or the conduct of the proposed use, event, or activity will not adversely affect the City's ability to perform municipal functions or furnish City services in the vicinity of the permit area.
2. The proposed use, event, or activity is compatible with the surrounding area in consideration of anticipated noise, crowd and parking capacity, taking into account multiple impacts.
3. The proposed event is not aimed at inciting or producing imminent lawless action and is not likely to incite or produce such action.
4. City resources necessary to support the proposed activity are reasonably available.

Approval Process

The event permit shall only be issued for the event dates requested. If an act of nature causes the cancellation of an event, the City will work with the event sponsors to approve a new date as requested. If the event is cancelled due to event sponsor (other than an act of nature) within 24 hours or less from the event start time, the event sponsor will be charged for all overtime hours scheduled for the event. No revisions or adjustments to the final approved permit or related items may be made without prior written notification to and written approval from the Special Event Office or from the City Manager.

The event permit shall only be issued to the person, organization or business whose name appears on the special event application. No permit shall be issued to a person, organization or business who has attached a secondary event to the primary application without prior approval from the original requestor. All secondary special event requests shall be in writing following the same guidelines as stated in this article prior to the Special Events Office's approval.

Default

An event sponsor shall be in default of the event permit if:

1. The applicant supplies false or misleading information.
2. The applicant fails to complete the application or to supply other required information or documents by the time required.
3. The applicant demonstrates an inability to comply with terms or conditions contained in the proposed permit.
4. The event sponsor should dissolve or cease doing business as a going concern or become insolvent or bankrupt.
5. The event sponsor breaches any provisions of the event permit or of any rules and regulations required by the City.
6. The event sponsor violates any applicable laws or ordinances during the event sponsors use of the property.

Whenever an event sponsor is found in default or has had a permit canceled by the City, the sponsor shall be disqualified from applying for any future permit under this article for a period of time as determined by the City Manager.

Insurance

The applicant will provide an insurance certificate to the City of DeLand – 120 S. Florida Avenue, DeLand, Florida 32720, naming the City of DeLand as additional insured in the amount not less than $500,000 for death to or injury to any one person, $1,000,000 aggregate for any one occurrence for death and bodily injury, and $500,000 for damage to any property. Or a combined single limit of $2,000,000 for any claim injury or property. All such insurance shall cover complete contractual liability, bodily injury and property damage liability. If the applicant uses or stores any hazardous or toxic substances on the requested site within the meaning of the Environmental Statutes, the insurance shall cover loss or damage resulting from improper storage, handling or disposal of any such hazardous or toxic substances. The certificate shall provide at least 10 days advance written notice of cancellation or change of coverage to the City of DeLand.

Cancellation

The City may cancel any grant of space to the event sponsor(s) if use of the property shall in any way conflict with federal, state, or local laws; if the event sponsor is in default, or if there is a lack of City resources. All notices required or permitted under the event permitting process shall be given personally, by email, or by certified mail, with return receipt, postage paid, addressed to the event sponsor at the address provided on the event permit application or at such address as the sponsor may supply to the City in written notification.

Any ruling or canceling of an event's permit or finding the event sponsor in default may be appealed by submitting an appeal to the City Manager in writing within three days of such ruling. The City Manager shall hear or schedule the appeal application under the standards set forth in this article to the City Commission that will reverse, modify, or sustain the Special Event Office's decision. The decision of the Manager and/or City Commission shall be final administrative action. However, in any event such decision shall be at the sole discretion of the City. In such cases, the event sponsor's only legal remedy shall be for a refund of the rental fees.

If an act of nature causes the cancellation of an event, the City will work with the event sponsors to approve a new date as requested. If the event is cancelled due to event sponsor cancellation (other than an act of nature) within 24 hours or less from the event start time, the event sponsor will be charged for all overtime hours scheduled for the event.

IV. CONTROL OF PROPERTY; RIGHT OF ENTRY; SUBLETTING

City-owned or City-controlled facilities and property including keys thereto, shall be at all times under the control of the City Manager or designee, and City staff acting in an official capacity shall have the right to enter all space occupied by the event organizer, except personal vehicles, property and equipment, at all times during the period covered by the event permit.

The event organizer shall not assign or sublet to others the space covered by the event permit without express written consent of the Special Event Office.

V. VIOLATIONS AND REMEDIES

If a permittee or the permittee's agent or employee violates the terms of the agreement or requirements set forth by public safety by which the permit is granted, any City ordinance, or any law of the state or United States or knowingly allows those terms or law to be violated, such violation shall constitute a violation of the permit conditions or other laws.

The event organizer and the agents and employees of the organizer shall immediately cease all activities on City property upon notification that the event is being conducted in violation of this article. If the organizer or his agents fail or refuse to cease operations after notification, the City may,

in addition to any other remedies provided in this article, provide for immediate closure and cessation of the event.

INDEMNIFICATION & HOLD HARMLESS AGREEMENT

The City reserves the right to cancel permits at any time with cause. The applicant, by signing below, hereby agrees to indemnify and hold harmless the City of DeLand if this permit is revoked. Further, the City of DeLand will not be responsible for any cost associated with the revocation of the permit.

The applicant shall defend, indemnify and hold harmless the City of DeLand from and against any and all liability, losses, damages, claims, demands, expenses, fees, fines, penalties, suits, proceedings, actions and cost of actions, (including attorney's fees), of whatsoever kind or nature arising out of or in any way related to the use, occupancy, management or control of the site, or arising out of the event permitted by the City, any act or omission of the applicant or its agents, servants, employees, independent contractors, customers, patrons or invitees whether on the site or elsewhere.

The City of DeLand shall not be liable to the applicant or its agents, representatives, invitees or employees, or any other person for any injury to or death of any of them, or for any damages to any of the applicants property or loss of revenue, caused by any third persons, whether the injury, death or damage is due to negligence or not.

I/We the applicant(s) hereby acknowledge that I/We have read the above policy and procedure for a Special Event Permit within the City of DeLand. I/We the applicant(s) further agree to reimburse the City for the cost of City Services incurred as a result of this event to include: Police, Fire, Airport, Parks and Recreation, Public Works and Lease of public property. I/we the applicant(s) hereby agree that all the information provided in this application is true and correct and further agree to the indemnification and hold harmless agreement outlined above.

Signature:

I understand this is an application only and does not obligate the City of DeLand to reserve any facility or approve an event.

Signature of Applicant _____ **Date** _____

Title of Applicant/Affiliation_____

Approved By: _____ **Date** _____
Kieu N. Moses, *Risk/Safety/Events Manager*
City of DeLand

City of DeLand
Special Event Permit Application

Please print or type application. All sections must be completed for the application to be accepted. Any questions should be directed to the Special Event Office at the City of DeLand, at (386) 626-7112 or mosesk@deland.org.

General Information

Applicant: _____ **Indiv.** ☐ **Corp.** ☐ **501c3** ☐

Contact: _____ **2nd Contact:** _____

Address: _____

City/State/Zip: _____

Telephone: Business Phone _____ Home Phone _____

Cell Phone _____ Email _____

Fax Number _____ 2nd Contact Phone _____

Event Sponsor: _____

Name of Event: _____

Date(s) Requested: _____

Location of Event: _____

Brief Description of Event: _____

_____

_____

_____

Event Timeframe(s)

Event Time: Date: _____ **Start:** _____**am/pm** **End:** _____ **am/pm**
(Please note that actual event time is the time when your event is open to the public)

Setup: Date: _____ **Start:** _____**am/pm** **End:** _____ **am/pm**

Cleanup: Date: _____ **Start:** _____**am/pm** **End:** _____ **am/pm**

Rain date: _____

Number of Expected Attendees/Participants: _____
(Please note that city service levels are based heavily upon attendance levels)

Site plan attached? **Yes** ☐ **No** ☐

Is the event open to the public? **Yes** ☐ **No** ☐ **Fee?** _____

Have you held this event previously? **Yes** ☐ **No** ☐ **If yes, list dates** _____

_____

Does this event differ? **Yes** ☐ **No** ☐ **If yes, explain** _____

_____

Entertainment: Yes ☐ No ☐ If yes, see below

(Large stages require an inspection)

A complete detailed listing, including names, must be provided of all entertainment:

_____

_____

A complete detailed listing of all games, rides and any contractors used for carnival games and/or rides:

_____

_____

Will you be using a sound system? **Yes** ☐ **No** ☐ **If yes, see below**

Type of system and name of contractor, if applicable _____

_____

Special Effects: Yes ☐ No ☐ If yes, see below

Type of effects and name of contractor, if applicable _____

_____

Location of special effects: _____

DRAFT

Parades: Yes ☐ No ☐ If yes, see below

Who and how many will participate? This includes parade participants and spectators:

_____

Plan of route attached? (Required) Yes ☐ No ☐

Run/5K/10K: Yes ☐ No ☐ If yes, see below

How many will participate? : _____ Length: 5K/10K/Both/Other?_____

Only the following routes will be considered:

Route 1: Downtown Yes ☐ No ☐

Route 2: DeLand Airport Yes ☐ No ☐ Option 1: ☐ Option2: ☐

Route 3: Earl Brown Park Yes ☐ No ☐

Route 4: Sperling Sports Complex Yes ☐ No ☐

**Special Exception Route:* Yes ☐ No ☐

If special exception route, please describe route.

_____

_____

_____

_____

**Please note that choosing routes 1-4, chances for approval are much greater than opting for the special exception route option due to safety and event impact concerns.*

***Please see the description of the routes in the policy section for more details.

Is this a Downtown Event: Yes ☐ No ☐ If yes, see below

**There are designated event site maps/locations for downtown DeLand that shall be utilized for applicable events. Exceptions to the designated site maps/location are at the discretion of city staff.*

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Proposed Retail Sales: Yes ☐ No ☐ If yes, see below

How many vendor locations do you plan to accommodate? _____

Type of vending (including number of each):

Clothing _____ ***Food/beverage** _____ **Jewelry** _____ **Misc.** _____

If miscellaneous, please describe in detail: _____

_____

**** Please describe in detail all food vendors including caterers and onsite cooking (If there is any onsite cooking, the DeLand Fire Department will need to be notified and may be required onsite during event):**

_____

_____

Alcohol Beverages/Liquor Liability: Yes ☐ No ☐ If yes, see below

Name of organization licensed to serve alcohol at this event: _____

_____

(Additional liability insurance may be required)

Type of organization serving alcohol: _____

Do you require City documentation for license? Yes ☐ No ☐

Promotion:

At what level will the event be promoted? (For example, local, regional, national)

_____

What type of publicity will be used? _____

Telephone number to be released for public information: _____

Signage: Yes ☐ No ☐ If yes, see below

How many? What dimensions? What location(s)? _____

_____

(Banners across Woodland Boulevard require scheduling through the City of DeLand, Public Works Department, (386) 626-7190)

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Drone(s):

□ No □ Yes, please select type: □ Hobbyist or □ Commercial/Non-Profit

If Yes: Please list operator name_____
FAA registration number (hobbyist) or certificate number (commercial/non-profit)_____

Please note, all drone operations are required to follow the rules and regulations established by the FAA (Part 107) on drone use

Available City Facility Assistance Services:

(All available city facility assistance may have additional costs associated with the service provided)

Is electric going to be needed (if available)? Yes ☐ No ☐

Use of the city stage (if available)? (Addt. Fee) Yes ☐ No ☐

Chess Park Restrooms:

Will Chess Park Restrooms be the main restroom facility for your event? Yes ☐ No ☐

Port-O-Lets: Yes ☐ No ☐ If yes, see below

(Rule of thumb is to have 1 port-o-let per 75-100 people, actual brick and mortar restroom room facilities can decrease the need for port-o-lets)

How many port-o-lets will you be providing? (Indicate location(s) on site plan) _____

Name of the private port-o-let company you will be contracting with: _____
(ADA requires one handicapped restroom in each group of restrooms)

Sanitation Assistance: Yes ☐ No ☐

How many waste receptacles (toters) do you request? (Addt. Fee) _____

Will you need city personnel to assist with clean up? (Addt. Fee) Yes ☐ No ☐

If NO how will you be handling garbage and or recycling? _____

_____

(Please note that upon post event inspection or complaint due to unsatisfactory post event clean up - the city will charge event organizer for the time it takes to resolve the clean up issue).

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Traffic Alterations: Yes ☐ No ☐ If yes, see below

Describe in detail your request for road closures _____

_____

(Requests to close state roads require DOT permit, which needs to be approved by City of DeLand prior to application to DOT)

Parking:

Will public parking areas, streets, sidewalks, etc. be restricted or obstructed?

Yes ☐ No ☐

Is the parking plan on event site map? **Yes ☐ No ☐**

Separate parking map from site map? **Yes ☐ No ☐**

Does your plan include on-site parking? **Yes ☐ No ☐**

Will you charge for the on-site parking? **Yes ☐ No ☐**

Does your plan include off-site parking? **Yes ☐ No ☐**

Will you charge for off-site parking? **Yes ☐ No ☐**

Will shuttles be used to transport? **Yes ☐ No ☐**

Note on Parking:
Please attach parking map within or separate to the site map to show where attendee parking will be. There needs to be adequate parking for the event or the city has the right to deny the event.

Americans With Disabilities Act:

ADA requires with accessibility guidelines as adopted by the State of Florida are now in effect. The following provisions are to be considered regarding ADA accessibility.

ADA restroom facilities? (One handicapped for each group of port-o-lets) Yes ☐ No ☐

Handicap parking provisions? **Yes, see site plan ☐ No ☐**

Handicapped assistance? **Yes, please describe ☐ No ☐**

_____

Security:

Note: Public property requires the use of the DeLand Police Department Officers during the event, at the promoter's expense unless otherwise noted by the City of DeLand.

What are your plans for providing additional security? _____

_____

Emergency Fire/Medical Services:

Note: Public property <u>requires</u> the use of the DeLand Fire/Rescue Department employees during the event, at the promoter's expense unless otherwise noted by the City of DeLand.

What are your plans for providing additional Fire/EMS? _____

_____

*** Fire Truck requested at the event? Yes ☐ No ☐**
***(Addt. Fee if available and for show only)**

Structures: Yes ☐ No ☐ If yes, see below

Stages _____ Tents _____ Fences _____ Booths _____

Concession Stands _____ Miscellaneous _____

Describe in detail, including type and location _____

_____

(Special building permits are required for certain temporary structures)

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I. PERMIT

Criteria for Requesting a Permit

Any event on City-owned or City-controlled property and rights of way will require a special event permit. Permits are issued on a first come, first served basis. A special event permit is required prior to conducting, and/or maintaining a community event in the City and the City will not incur any liability for expenses incurred for events that do not have a permit. Applications will be accepted no earlier than 364 days prior to and no later than ~~30~~ sixty (60) days prior to the special event. All events must be conducted in accordance with the laws, ordinances, resolutions, rules and regulations of the City and other governmental authorities having jurisdiction. The applicant will be responsible for filing separately for county, state and federal permits, if necessary. City staff has the authority to accommodate or approve an event request that does not meet all the qualifications listed below with cause.

Qualifications of Applicants

Only persons or entities actively engaged in a licensed business and maintaining a physical business location within the greater DeLand area may be issued permits for special events located on city property. Evidence of a permanent physical business location must be provided to the city at the time of application OR an event sponsor, meeting the requirements above, may accept full responsibility for an event being requested by a non-city business and actively work with you and city staff to execute an event within the city. Please provide a letter from the Sponsor requesting that the city consider such a request and their full involvement in the execution of the event. No person or affiliate of the person who is delinquent in payment of money due to the City from a prior event will be allowed to apply for an event permit until all delinquent sums are paid in full. Applicant must have properly filled out and submitted the special event application and all required additional paperwork within the time period stated in aforementioned paragraph. Whenever an applicant is found in default or has had a permit canceled by the City, the applicant shall be disqualified from applying for any future permit under this article for a period of time as determined by the City Manager.

II. APPLICATION PROCESS

Application Procedure for Events

The person/organization requesting an event subject to a special event permit will be required to follow the following procedure:

1. Individual/Event Sponsor must submit an application on a form provided by the city and include a detailed site plan no earlier than 364 days prior to and no later than sixty (60) days prior to event with appropriate fees.

- The Special Event Office will process the application in an appropriate timely manner from date of receipt. The review process when initiated, can take two to four weeks to complete depending on event complexities.

2. Pay a refundable Trash Bond (if applicable) prior to the event date.
3. Provide proof of liability insurance coverage/certificate of insurance must be submitted to the Special Event Office 3 business days prior to the event unless otherwise noted by the City Manager or the designated City official.
4. City cost adjustment to include other services such as police, fire or other city staff time will be made and any monies to be refunded by the City or any monies due by the sponsor to the City will be paid in full within 30 days following the event.
5. Event sponsor(s) shall confer with the Special Event Office 3 business days prior to the event to ensure that arrangements for City services have been made at that point the permit will be drafted and sent to the event organizer within 24 hours.

Application Fee

Applicants for a Special Event Permit shall file an application with the Special Event Department no less than sixty (60) days prior to the date of the planned event with a nonrefundable $50 Processing Fee.

Special Event Resource Fee

Each event that requires City services will be required to pay a special event resource fee. If the event takes place on a main thoroughfare (Woodland Boulevard or New York Avenue) the fee is $200.00; if the event takes place on a side street the fee is $100.00. The special events resource fee applies to all events and cannot be waived. The fee is needed to replenish equipment that supports events.

Estimated Fees

Staff fees are estimated at time of permit issuance. Actual staff time and pay will be billed to non-waived events within 2-4 weeks after event date by the Finance Department.
Police: $40.00 per hour #
Fire: $40.00 per hour**
Special Event Team: $30.00 per hour**
Public Works: $30.00 per hour **
Public Works Toter Clean Up: $30 per 10 toters
Parks and Recreation: $30.00 per hour**
Airport Personnel: $30.00 per hour**
Airport Site Fee: $300.00 per day

**Fees have a two hour minimum
Fees have a four hour minimum

Note: Additional fees for services may be required depending on event request(s). All fees will be billed after the event unless otherwise noted.

Events Where City Costs are Waived

The City Commission shall annually approve a list of events for which the costs of City employee overtime are waived. To be considered for the waiver the event must be not for profit, community

based, hosted by a non-profit organization, and the event must be free and open to the public, appeal to the broadest segment of the community or demonstrate a benefit to a particular neighborhood in a redevelopment area of the City. This waiver of overtime does not include other charges or fees set forth by the ordinances of DeLand.

III. GUIDELINES

Road Closure Requests

Street/rights-of-way closures are subject to the approval of the Special Events Office. State controlled roadways require additional approval from the Florida Department of Transportation.
Access to and from private residences must be allowed. Event Sponsors are required to notify those affected 15 days prior to the events which may impede vehicular traffic to and from private residences and businesses. All community events to include, but not limited to parades and festivals, which require State Road 17-92 (Woodland Boulevard) and State Road 44 (New York Avenue) to be closed require DOT approval. There are designated event site maps/locations for downtown DeLand that shall be utilized for applicable events. Exceptions to the designated site maps/location are at the discretion of city staff.

Dates and Times of Events

Only two non-waived/recurring special events will be permitted per month in areas considered to be high event areas, such as downtown. The city shall determine the allowed time of the event as may be appropriate for the event and the surrounding businesses. Additionally, a blackout period will be implemented between February thru April and October thru December for new nonwaived events.

Run Routes - 5k/10K

Due to the demand run routes place on city event personnel and city residents/businesses, two options for runs in the public right of way are available as well as two options utilizing non-right of way city property. Each route will require different levels of city services in order to create a safe event environment. ~~Run routes in the public right of way are controlled courses and not completely closed courses. Residential and commercial traffic may enter the course route at the time of the event.~~

Route 1: Downtown
5K/10K: West Indiana Avenue to North Woodland Boulevard to East Michigan Avenue to North Amelia Avenue to Bert Fish Avenue to East Pennsylvania Avenue crossing over Woodland Boulevard to West Pennsylvania Avenue to North Adelle Avenue to West Florence Avenue to North Orange to West Minnesota Avenue Avenue to North Florida Avenue and back to West Indiana Avenue

Route 2: DeLand Airport
Option 1:
5K Flightline Boulevard to Biscayne Boulevard to North Industrial Drive to Edison Drive to Summerhill Drive to North Industrial Drive to Biscayne Boulevard to Flightline Boulevard
10K: Flightline Boulevard to Biscayne Boulevard to North Industrial Drive to Edison Drive to Summerhill Drive to North Industrial Drive to West Industrial Drive to North West Access Road turning around at the Cul-de-sac coming back down North West Access Road to West Industrial Drive to North Industrial Drive to Summerhill Drive to Edison Drive to North Industrial Drive to Biscayne Boulevard to Flightline Boulevard

Option 2:
5K/10K North Industrial Drive to West Industrial Drive looping back to North Industrial Drive

Route 3: Earl Brown Park
5K/10K: Trail around complex is 1 mile long

Route 4: Sperling Sports Complex
5k/10K: Twice and the trail around outer edge of complex and once around outfield fences is approximately 3.1 miles long

Route maps are available in the Special Event's Office upon request.

Event Security

In certain cases security in the form of police presence may be required at the discretion of the Chief of Police. These requirements are based upon the event's impact on public safety based upon, but not limited to type of event, street closures, traffic direction, and the expected attendance of people. Police security will be assigned on a first come first serve basis. Personnel limitations may require the special event application to be denied.

Community events opened to the public and held on private property which require a special event application shall be reviewed for their potential impact to public safety. Upon the recommendation of the Chief of Police these events may be required to employ police officers and/or licensed private security companies to work the event.

City Services

The City will review the application and work with City Departments and the applicant to determine what City Services are needed. The cost of providing City Services will be the responsibility of the applicant, unless the City agrees to cover all or part of said services.

Concessions and Vending

It is the city's policy to allow sale of food and beverages on city-owned property during community events, unless an exclusive concession contract has been agreed upon by the City at that time. [Community event sponsors must provide City staff with a complete list of food vendors with all applicable state license(s) numbers and contact information two (2) weeks prior to the event date. All food vendors are subject to a State inspection and a City fire inspection. Food vendors unable to meet state and/or municipal regulations will be removed from the event.]. The city strongly encourages at least half of the participating vendors to be based locally.

Alcohol Consumption

The City Commission may issue a temporary permit to allow the carrying of or consumption from open containers of alcoholic beverages (beer and wine only) during events on City-owned property under the following conditions:

1. The event sponsor supplies the Special Event Office with proof of liquor liability insurance acceptable to City Staff.

2. The permit cannot exceed 12 hours per day in duration.
3. No alcoholic beverages may be carried or contained in a glass container.
4. Locations within the boundaries of the special event must be shown on the events site plan.
5. Event sponsors shall be responsible for staffing and maintaining areas designated for alcoholic sales in conformance with State and City laws regarding such activity.
6. Event sponsors are responsible for enforcing City rules and regulations as well as any applicable state laws governing alcohol sales and consumption.
7. Issuance of a permit by the City of DeLand does not relieve the permit holder of the obligation to comply with all applicable state liquor laws and, to the extent that any permit is inconsistent with state liquor laws or other lawful regulations, the permit shall be deemed void to the extent it conflicts with such laws or regulations.

Standards for Issuance

The Special Events Office, upon review from the City Department Heads, may issue a permit required under this division if it is determined that the following criteria have been met.

1. The preparation for or the conduct of the proposed use, event, or activity will not adversely affect the City's ability to perform municipal functions or furnish City services in the vicinity of the permit area.
2. The proposed use, event, or activity is compatible with the surrounding area in consideration of anticipated noise, crowd and parking capacity, taking into account multiple impacts.
3. The proposed event is not aimed at inciting or producing imminent lawless action and is not likely to incite or produce such action.
4. City resources necessary to support the proposed activity are reasonably available.

Approval Process

The event permit shall only be issued for the event dates requested. If an act of nature causes the cancellation of an event, the City will work with the event sponsors to approve a new date as requested. If the event is cancelled due to event sponsor (other than an act of nature) within 24 hours or less from the event start time, the event sponsor will be charged for all overtime hours scheduled for the event. No revisions or adjustments to the final approved permit or related items may be made without prior written notification to and written approval from the Special Event Office or from the City Manager.
The event permit shall only be issued to the person, organization or business whose name appears on the special event application. No permit shall be issued to a person, organization or business who has attached a secondary event to the primary application without prior approval from the original requestor. All secondary special event requests shall be in writing following the same guidelines as stated in this article prior to the Special Events Office's approval.

Default

An event sponsor shall be in default of the event permit if:

1. The applicant supplies false or misleading information.
2. The applicant fails to complete the application or to supply other required information or documents by the time required.
3. The applicant demonstrates an inability to comply with terms or conditions contained in the proposed permit.

4. The event sponsor should dissolve or cease doing business as a going concern or become insolvent or bankrupt.
5. The event sponsor breaches any provisions of the event permit or of any rules and regulations required by the City.
6. The event sponsor violates any applicable laws or ordinances during the event sponsors use of the property.

Whenever an event sponsor is found in default or has had a permit canceled by the City, the sponsor shall be disqualified from applying for any future permit under this article for a period of time as determined by the City Manager.

Insurance

The applicant will provide an insurance certificate to the City of DeLand – 120 S. Florida Avenue, DeLand, Florida 32720, naming the City of DeLand as additional insured in the amount not less than $500,000 for death to or injury to any one person, $1,000,000 aggregate for any one occurrence for death and bodily injury, and $500,000 for damage to any property. Or a combined single limit of $2,000,000 for any claim injury or property. All such insurance shall cover complete contractual liability, bodily injury and property damage liability. If the applicant uses or stores any hazardous or toxic substances on the requested site within the meaning of the Environmental Statutes, the insurance shall cover loss or damage resulting from improper storage, handling or disposal of any such hazardous or toxic substances. The certificate shall provide at least 10 days advance written notice of cancellation or change of coverage to the City of DeLand.

Cancellation

The City may cancel any grant of space to the event sponsor(s) if use of the property shall in any way conflict with federal, state, or local laws; if the event sponsor is in default, or if there is a lack of City resources. All notices required or permitted under the event permitting process shall be given personally, by email, or by certified mail, with return receipt, postage paid, addressed to the event sponsor at the address provided on the event permit application or at such address as the sponsor may supply to the City in written notification.

Any ruling or canceling of an event's permit or finding the event sponsor in default may be appealed by submitting an appeal to the City Manager in writing within three days of such ruling. The City Manager shall hear or schedule the appeal application under the standards set forth in this article to the City Commission that will reverse, modify, or sustain the Special Event Office's decision. The decision of the Manager and/or City Commission shall be final administrative action. However, in any event such decision shall be at the sole discretion of the City. In such cases, the event sponsor's only legal remedy shall be for a refund of the rental fees.

If an act of nature causes the cancellation of an event, the City will work with the event sponsors to approve a new date as requested. If the event is cancelled due to event sponsor cancellation (other than an act of nature) within 24 hours or less from the event start time, the event sponsor will be charged for all overtime hours scheduled for the event.

IV. CONTROL OF PROPERTY; RIGHT OF ENTRY; SUBLETTING

City-owned or City-controlled facilities and property including keys thereto, shall be at all times under the control of the City Manager or designee, and City staff acting in an official capacity shall have the right to enter all space occupied by the event organizer, except personal vehicles, property and equipment, at all times during the period covered by the event permit.

The event organizer shall not assign or sublet to others the space covered by the event permit without express written consent of the Special Event Office.

V. VIOLATIONS AND REMEDIES

If a permittee or the permittee's agent or employee violates the terms of the agreement or requirements set forth by public safety by which the permit is granted, any City ordinance, or any law of the state or United States or knowingly allows those terms or law to be violated, such violation shall constitute a violation of the permit conditions or other laws.

The event organizer and the agents and employees of the organizer shall immediately cease all activities on City property upon notification that the event is being conducted in violation of this article. If the organizer or his agents fail or refuse to cease operations after notification, the City may, in addition to any other remedies provided in this article, provide for immediate closure and cessation of the event.

INDEMNIFICATION & HOLD HARMLESS AGREEMENT

The City reserves the right to cancel permits at any time with cause. The applicant, by signing below, hereby agrees to indemnify and hold harmless the City of DeLand if this permit is revoked. Further, the City of DeLand will not be responsible for any cost associated with the revocation of the permit.

The applicant shall defend, indemnify and hold harmless the City of DeLand from and against any and all liability, losses, damages, claims, demands, expenses, fees, fines, penalties, suits, proceedings, actions and cost of actions, (including attorney's fees), of whatsoever kind or nature arising out of or in any way related to the use, occupancy, management or control of the site, or arising out of the event permitted by the City, any act or omission of the applicant or its agents, servants, employees, independent contractors, customers, patrons or invitees whether on the site or elsewhere.

The City of DeLand shall not be liable to the applicant or its agents, representatives, invitees or employees, or any other person for any injury to or death of any of them, or for any damages to any of the applicants property or loss of revenue, caused by any third persons, whether the injury, death or damage is due to negligence or not.

I/We the applicant(s) hereby acknowledge that I/We have read the above policy and procedure for a Special Event Permit within the City of DeLand. I/We the applicant(s) further agree to reimburse the City for the cost of City Services incurred as a result of this event to include: Police, Fire, Airport, Parks and Recreation, Public Works and Lease of public property. I/we the applicant(s) hereby agree that all the information provided in this application is true and correct and further agree to the indemnification and hold harmless agreement outlined above.

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Signature:

I understand this is an application only and does not obligate the City of DeLand to reserve any facility or approve an event.

Signature of Applicant _____ **Date** _____

Title of Applicant/Affiliation_____

Approved By: _____ **Date** _____
Kieu N. Moses, *Risk/Safety/Events Manager*
City of DeLand

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