



CITY OF DELAND
REGULAR MEETING OF THE CITY COMMISSION
AUGUST 18, 2025 AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

INVOCATION-Pastor Dan Glenn, Stetson Baptist Church

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATIONS

1. Presentation re Code Talk with Carol Kuhn.
2. Employee Years of Service Award.
3. Presentation re Quarterly Financial Report for the Period Ending June 30, 2025.

CONSENT AGENDA

1. Consideration re CPH Task Assignment No. 29, Earl Brown Park Drainage Improvements.

Staff recommends that the City Commission approve CPH Task Assignment No. 29, which includes several modifications to the regional stormwater management area located at Earl Brown Park, an amount not to exceed \$107,634.00.

2. Consideration re CPH Task Assignment No. 30, 100 Block West Wisconsin Avenue Drainage Improvements.

Staff recommends that the City Commission approve CPH Task Assignment No. 30, which includes a survey and design services for the 100 BLK W Wisconsin Ave drainage improvements, an amount not to exceed \$54,705.50.

3. Consideration of Renewal of Contract with Florida Health Care Plans for FY 2025-2026.

Renewal of contract with Florida Health Care Plans.

4. Consideration re Approval of Minutes

It is recommended that the City Commission approve the following minutes: City Commission Regular Meeting January 06, 2025, City Commission Regular Meeting January 22, 2025, City Commission Regular Meeting March 03, 2025.

5. Resolution Approving the Authorization of the Transform386 Homeowner Buyout Program.

Staff recommends approval of the resolution Authorizing the Transform386 Homeowner Buyout Program within the City of DeLand.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

OLD BUSINESS

1. Request to Continue the First Reading of Ordinance Changing the Zoning for ±7.35 Acres of Property, Located on South Woodland Boulevard from Mainstreet Townhomes PD to C-2 (General Commercial).

Request to continue to the October 6, 2025, City Commission Meeting.

NEW BUSINESS

1. Request to Continue First Reading of Ordinance Abandoning Approximately 108' x 20' of the Easterly Portion of an unnamed Right-of-Way, Located at 1101 S. Amelia Ave.

Requested to continue to the abandonment request to an unknown future date.

2. First Reading of Ordinance Amending Section 3-25(f)(2), Relating to Stormwater Utility Rates, Fees and Charges.

Amend Section 3-25(f)(2) of the Code of Ordinances of the City of DeLand relating to stormwater utility rates, fees, and charges.

3. Resolution Approving or Denying the Demolition of a Building Built Prior to 1950, Located at 207 1/2 East Michigan Avenue.

It is recommended that the City Commission approve or deny the demolition of the structure.

4. Resolution Approving or Denying the Demolition of a Building and Detached Garage Built Prior to 1950, Located at 209 East University Avenue.

It is recommended that the City Commission approve or deny the demolition of this building and a detached garage.

5. Resolution Approving or Denying the Demolition of a Building Built Prior to 1950, Located at 205 East University Avenue.

It is recommended that the City Commission approve or deny the demolition of this building.

6. Resolution Approving Preliminary Plat, Reserve at Victoria Park Phase 4, Located at 1 Dr. Martin Luther King Jr. Beltway.

The applicant, Jim Paytas, Vic Reserve Holdings LLC, is requesting approval to develop a 29.47-acre parcel into 162 multifamily units.

7. Consideration re Change of Meeting Date, Labor Day Holiday.

It is recommended that the City Commission reschedule the Monday, September 1, 2025, regular City Commission meeting for **Wednesday, September 3, 2025**. This would be the date of the City's first budget hearing.

CITY MANAGER REPORT

CITY ATTORNEY REPORT

1. Legislative Update.

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
August 18, 2025

SUBJECT: Employee Years of Service Award.

DEPARTMENT: Human Resources

PREPARED BY: Jeremy Wiggins, HR Director

ATTACHMENTS:

APPROVED BY: Michael Pleus, City Manager, August 13, 2025

SUMMARY/HIGHLIGHT:

The City of DeLand is fortunate to have so many dedicated employees who have served the DeLand community for many years. To honor these outstanding employees, the City Commission presents them with a plaque.

15 Years of Service
John Erskine, Utilities Department

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

It is recommended the City Commission present the service award.

BACKGROUND/DISCUSSION:

N/A

CITY OF DELAND
Request for Commission Action
August 18, 2025

SUBJECT: Presentation re Quarterly Financial Report for the Period Ending June 30, 2025.

DEPARTMENT: Finance

PREPARED BY: Daniel Stauffer, Finance Director

ATTACHMENTS: Quarterly Financial Report 06-30-25

APPROVED BY: Michael Pleus, City Manager, August 13, 2025

SUMMARY/HIGHLIGHT:

Attached is a copy of the City's Quarterly Financial Report for the quarter ended June 30, 2025. The Quarterly Financial Report is a supplemental report intended to provide information regarding the financial position of each fund and includes a review of balance sheets and schedules on revenues and expenditures.

The Quarterly Financial Report is an attempt to bring to you a concise and readable interim report, and is not a substitute for the Annual Comprehensive Financial Report issued at the end of each fiscal year after the independent audit of the City's financial records. This Quarterly Financial Report covers nine months of the fiscal year, a representation of seventy-five percent of the year. A brief presentation will be made regarding the financial position of each of the major funds of the City.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends the City Commission acknowledge acceptance of the Quarterly Financial Report as presented.

BACKGROUND/DISCUSSION:

General Fund Overview:

Revenues- As of June 30, 2025, General Fund revenues total \$39,438,718, representing 86% of budgeted revenues, excluding the use of reserves.

- Property taxes are 101% realized, largely due to the early payments made by property owners to take advantage of available discounts. This mirrors the 101% realization seen in the same period last year.
- Other taxes include 1st Local Option Gas tax at 74% realized and Fire and Casualty Insurance Premium taxes at 0% realized, which are expected later in the fiscal year.

- Public Service taxes and Franchise Fees are 72% and 73% realized, which are slightly under budget, primarily due to lower than expected electric tax collections.
- Operating grants include VOCA, HIDTA, and Bulletproof Vests police grants, which are reimbursed when expenses are incurred.
- Intergovernmental revenues, including state sales tax and state revenue sharing, are showing a declining trend compared to the same quarter last year.
- Other major revenues are tracking within expected budget ranges.

Expenditures- As of June 30, 2025, General Fund expenditures are 59% of budgeted funds. Expenditures by category as a percent of appropriated funds are personnel 68%, operating 57%, grants and aid 44%, contingencies 0%, and transfers to other funds 34%.

- Operating expenses are only 57% of budget, primarily due to lower-than-expected hurricane and disaster relief costs including debris removal costs for Hurricane Milton, which were significantly lower than originally anticipated.
- Contingencies include planned savings of \$200,000 for the Hurricane Reserve and \$12,500 for the Sanborn Center Reserve.

Undesignated Fund Balance - To ensure continuity of operations, the City maintains a reserve equivalent to two months of operating expenses in the General Fund. At June 30, 2025, funds available for this reserve are \$8,772,511, which represents a reserve surplus of \$982,906 above the required two-month Undesignated Reserve of \$7,789,605.

Confiscated Trust Fund - Revenues are \$3,268 or 109% realized, while expenditures are \$56,658 or 98% expended at the end of the third quarter. Reserve funds were budgeted for red dot sights/holsters and a single purposed K-9.

Homeless Shelter Fund - Revenues are \$538,649 or 67% realized, and include \$521,549 of budgeted transfers from the General Fund. Expenditures are \$557,754 or 69% expended at the end of the third quarter. The homeless shelter has depleted all reserve funds and relies on donations and transfers from the General Fund to cover expenses this year.

Spring Hill Community Redevelopment Trust Fund - Revenues are \$1,161,894 or 112% realized, excluding use of reserves, primarily due to 100% of revenues from taxing agencies being billed and collected early in the year. Expenditures are \$324,284 or 49% expended at the end of the third quarter, excluding contingency savings and capital. Expenditures by category as a percentage of appropriated funds are personnel 57%, operating 58%, grants and aid 8%, services provided by general government 75%, capital outlay 9%, transfers to other funds 99%, and savings contingency 0%.

Governmental Impact Fees Trust Fund - The Governmental Impact Fees Trust Fund was established to budget and account for projects using revenue collected from Police, Fire, Parks and Recreation, and General Government Building Impact Fees funded through new construction. As of June 30, 2025, revenues are \$1,391,781 or 88% realized. While fire and recreation impact fees are 71% and 60%, respectively, all other categories are performing at or above expected levels. Expenditures are \$1,366,812 or 42% of budget, with approximately 50% of these expenses consisting of transfers to other funds to support eligible impact fee-related capital projects.

Downtown Community Redevelopment Trust Fund - Revenues are \$999,146 or 100% realized, excluding use of reserves, primarily due to 100% of revenues from taxing agencies being billed and collected early in the year. Expenditures are \$583,182 or 55% expended, excluding savings contingency and capital outlay, as of

June 30, 2025. Expenditures by category as a percentage of appropriated funds are operating 57%, grants and aid 4%, services provided by general government 75%, capital outlay 16%, transfers to other funds 100%, and contingency 0%.

Grant & Special Revenues Fund - The Grant & Special Revenues Fund was established to budget and account for all capital projects and expenditures relating to grants which fund non-payroll operating expenses. Revenues are \$1,035,112, or 33% realized at the end of the third quarter. Charges for services include \$569,625 of tree replacement revenue, which significantly exceeded the budget this quarter. Grant revenues are recorded when received during the fiscal year and will not always follow normal benchmarks for any given quarter. Expenditures are 13% expended as of June 30, 2025, with project-based timing affecting benchmarks in this fund.

Debt Service Fund - Revenues are derived from transfers from other city funds and are used to cover scheduled debt service payments for the fiscal year. As of June 30, 2025, \$1,779,810 has been transferred, representing 74% of the annual budget. Correspondingly, expenditures are also at 74%, aligning with the timing of debt obligations through the third quarter.

Capital Projects Fund - Revenues total \$3,106,196 or 41% of the budget, excluding use of reserves and debt proceeds, as of June 30, 2025. Revenue sources include 0.4 mills of ad valorem taxes dedicated to capital improvements, along with insurance reimbursements, debt proceeds, interest earnings, and interfund transfers. These revenues are recognized as project expenses are incurred and may not align with typical quarterly benchmarks. Corresponding expenditures total \$3,040,174, or 19% of the annual capital budget, reflecting the timing and progression of ongoing capital projects.

Water & Sewer Fund - Operating revenues are \$25,480,619 or 83%, while total revenues are \$49,009,925, or 42%, of the budget as of June 30, 2025. Budgeted debt proceeds include State Revolving Loan funds for the construction of the new wastewater treatment plant. Funding is requested monthly as eligible expenses are incurred. Total expenditures are \$49,913,969 or 43% of budgeted funds, while operating expenses are 63% of the operating budget, excluding capital outlay and transfers for capital. Expenditures by category as a percentage of appropriated funds are personnel 66%, operating 55%, capital outlay 36%, services provided by the general government 75%, transfers to other funds 69% and contingencies 0%.

Water & Sewer Undesignated Reserves - To ensure continuity of operations, the City maintains a reserve equivalent to three months of operating expenses in the Water & Sewer Fund. On June 30, 2025, funds available for this reserve are \$8,803,227, which represents a reserve surplus of \$2,021,505 above the required three-month undesignated reserve of \$6,781,723.

Municipal Airport Fund - Operating revenues are \$1,748,476 or 85%, while total revenues are \$4,362,695 or 42%, of the budget as of June 30, 2025. Capital grant revenues are 32% realized and are requested as expenses are incurred. Corresponding expenditures total \$4,087,821 or 39% of budgeted funds. Expenditures by category as a percentage of appropriated funds are personnel 68%, operating 49%, transfers to other funds 24%, services provided by the general government 75%, capital outlay 35% and contingency 0%. Operating expenses include \$623,368 budgeted for the master plan update, which is only 40% expended by the end of the third quarter.

Refuse Collection Fund - Revenues realized at June 30, 2025, are \$4,555,139, which represents 81% of the budget. Corresponding expenditures are \$4,030,806 or 71% of budgeted funds, which includes the contractual payments made to our solid waste hauler.

Stormwater Fund - Revenues realized as of June 30, 2025, are \$2,273,618, which represents 89% of budgeted revenues, excluding use of reserves. In addition to billing stormwater fees monthly for property within the City limits to owners of property that have separate water/sewer accounts, an annual stormwater fee is billed at the

end of each calendar year for property within the City limits to owners of property that is leased or developed parcels that do not have separate water/sewer accounts. Expenditures are \$1,926,836 or 50% of total budget. Expenditures by category as a percentage of appropriated funds are personnel 67%, operating 70%, capital outlay 21%, services provided by the general government 75% and transfers to other funds 29%.

Permits & Inspections Fund - Revenues realized as of June 30, 2025, are \$1,967,979 or 83% of the budget, excluding use of reserves. In 2019, the Florida Building Code was amended to restrict the unexpended building permit funds to no more than the fund's average operating budget for the previous four fiscal years. In an effort to adhere to state law regarding permitting reserve balances, a 10% fee reduction was adopted in April 2024 and an additional 50% fee reduction was adopted in June 2025. A planned use of reserves totaling \$2,512,266 was budgeted this fiscal year. Expenditures total \$2,846,624 or 58% of budgeted funds as of June 30, 2025. Expenditures by category as a percentage of appropriated funds are personnel 63%, operating 49%, capital outlay 0%, services provided by the general government 75% and transfers to other funds 55%.

Cash Management - The investments held by the City on June 30, 2025, have a book value of \$40,897,000, a par value of \$40,890,000 and a market value of \$40,427,904. The blended rate of return as of June 30, 2025, was 1.14% with a weighted average maturity for the portfolio of 1.29. The Investment Policy sets a performance measurement for the City's portfolio with the objective of exceeding the average return on three-month US Treasury Bills or the average rate on federal funds, whichever is higher. The average return on three-month US Treasury Bills was 4.23%, while the average rate on federal funds was 4.33%. As of June 30, 2025, the City has an unrealized loss of \$469,496.

At June 30, 2025, 68% of the City's portfolio was in liquid assets (cash and commercial paper). The primary liquid investments include the Wells Fargo Pooled Cash account, a money market account at United Community Bank, and a money market account at US Bank.

The City of DeLand, Florida

QUARTERLY FINANCIAL REPORT



FOR THE PERIOD ENDING
June 30, 2025

MEMORANDUM

DATE: 08/18/25

TO: HONORABLE MAYOR, CITY COMMISSIONERS AND CITY MANAGER

FROM: FINANCE DIRECTOR

SUBJECT: FINANCIAL REPORT, QUARTER ENDING JUNE 30, 2025

The Financial Report for quarter ending June 30, 2025, for the City of DeLand is submitted herewith. The quarterly financial report is a supplemental report intended to provide information regarding the financial position of each fund and includes a review of balance sheets and schedules on revenues and expenditures.

The quarterly financial report is an attempt to bring to you a concise and readable interim report, and is not a substitute for the Annual Comprehensive Financial Report issued at the end of each fiscal year after the independent audit of the City's financial records. This quarterly report covers nine months of the fiscal year, a representation of seventy-five percent of the year.

To provide a more comparable and consistent presentation of fund balance reporting, the Governmental Accounting Standards Board Statement Number 54 – *Fund Balance Reporting and Government Fund Type Definitions* (Statement 54) has been implemented. Previously, fund balance for governmental funds was displayed in two broad components – Reserved and Unreserved. GASB 54 established five classifications comprising a hierarchy based primarily on the extent to which the government is bound to honor constraints for which monies can be spent. The classifications are: Non-spendable, Restricted, Committed, Assigned and Unassigned. This presentation only applies to Governmental Funds. The Proprietary Funds are presented in compliance with the GASB 34 balance sheet format: assets plus deferred outflows of resources equal liabilities plus deferred inflows of resources plus net investment in capital assets where net assets are displayed as Invested in Capital Assets – net of related liabilities, Restricted and Unrestricted.

Non-spendable Fund Balance includes amounts that cannot be spent because they are either not in a spendable form or contractually must be maintained intact. Inventories, prepaid amounts, property acquired for resale, and the principal of a permanent fund are all examples of this type of classification.

Restricted Fund Balance reflects amounts that have externally or legally imposed constraints on their use. This category naturally would include resources subject to externally imposed restrictions (creditors, grantors, contributors, laws/regulations of other governments, constitutional provisions). It also would normally, but not always, include resources resulting from enabling legislation (i.e., legislation authorizing the raising of resources for a specific purpose).

Committed Fund Balance consists of amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the City Commission, the highest level of decision making in the City. These committed amounts cannot be used for any other purpose unless the government removes or changes the specified use.

Assigned Fund Balance includes amounts that are constrained by the government's intent, but are neither restricted nor committed. The assignment conveys that the intended use of those amounts is for a specific purpose that is narrower than the general purposes of the governmental fund. Intent is not imposed by a formal commission action. Unassigned Fund Balance is the residual classification for the general fund. The General Fund should be the only fund that reports a positive unassigned fund balance, since expenditures associated with other funds are incurred for the specific activity for which the fund is reporting.

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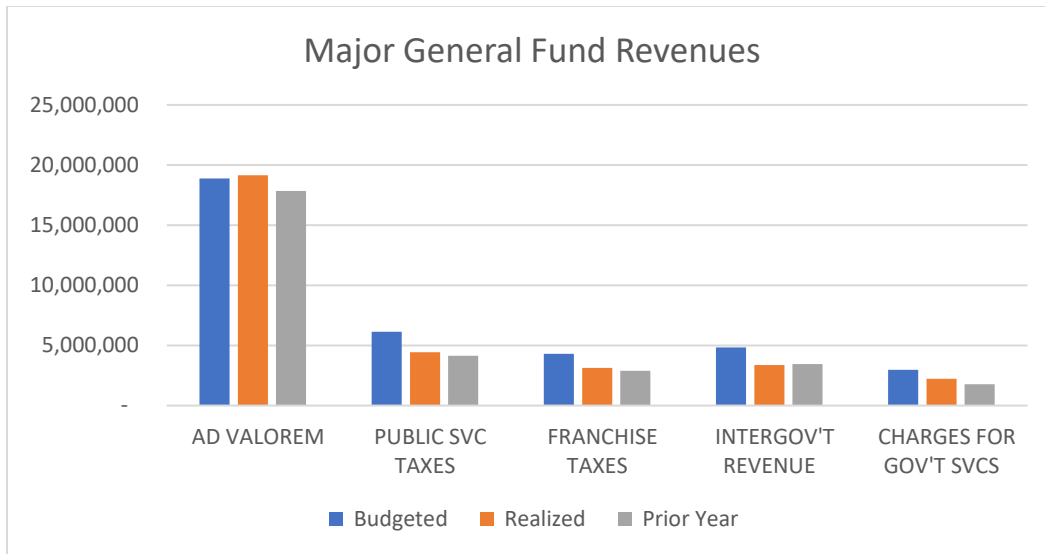
GENERAL FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Revenues of the General Fund are \$39,438,718 as of June 30, 2025 and represent 86% of operating revenues budgeted this fiscal year. Charges for government services represent allocated administrative costs charged out to other funds for governmental services provided. Transfers from other funds include transfers from the GIFT Fund for repayment of Hurricane Reserves and transfers from the Airport Fund for the repayment of debt.

REVENUES BY CATEGORY	2024-2025 AMENDED BUDGET	YTD QTR BALANCE 6/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 001 - GENERAL FUND				
AD VALOREM	18,888,671	19,158,733	101.43	17,832,201
OTHER TAXES	1,052,044	380,066	36.13	346,612
PUBLIC SERVICE TAXES	6,131,992	4,421,759	72.11	4,135,837
COMMUNICATION SVC TAX	1,155,888	889,916	76.99	809,528
LOCAL BUSINESS TAXES	240,000	286,401	119.33	305,973
FRANCHISE TAXES	4,296,385	3,129,468	72.84	2,882,364
PERMITS, FEES, & SPECIAL ASSESSMENTS	50,420	61,163	121.31	43,767
OPERATING GRANTS	50,000	27,424	54.85	217,144
INTERGOVERNMENTAL REVENUE	4,842,222	3,362,414	69.44	3,449,468
PAYMENT IN LIEU OF TAXES	3,098,039	2,344,611	75.68	2,212,710
CHARGES FOR SERVICES	932,873	708,149	75.91	860,209
FINES & FORFEITS	130,000	70,317	54.09	113,007
MISCELLANEOUS REVENUES	523,627	769,121	146.88	1,059,290
INTEREST REVENUES	550,000	932,477	169.54	983,254
RENTAL INCOME	284,186	315,739	111.10	278,714
CHARGES FOR GOVT SERVICES	2,959,654	2,219,741	75.00	1,771,598
TRANSFERS FROM OTHER FUNDS	691,412	361,219	52.24	367,120
	45,877,413	39,438,718	85.97	37,668,796
USE OF RESERVES	10,596,222	-		-
TOTAL REVENUES	56,473,635	39,438,718	69.84	37,668,796

- Property taxes are 101% realized due to property owners that take advantage of discounts associated with payment their property taxes before the due date. This same quarter last year was 101%.
- Other taxes include 1st Local Option Gas Tax at 74% realized this quarter. Fire and casualty insurance premium taxes are both at 0% realized due to timing of payments which come in later in the fiscal year.
- Public service taxes are at 72% realized mainly due to electric utility taxes, which are 69% of budget this quarter.
- Franchise fees are 73% realized mainly due to electric franchise fees which are 71% of budget this quarter.
- Operating grants include VOCA and FEMA grant revenue which are reimbursements for expenses incurred and will not follow normal benchmarks for any given quarter.
- Intergovernmental revenues include state sales tax and state revenue sharing which are 71% and 66% realized at the end of the third quarter. State revenues are trending downward this fiscal year compared to a year ago.
- Fines and forfeits include parking ticket revenue which is 20% of budget at the end of the third quarter.

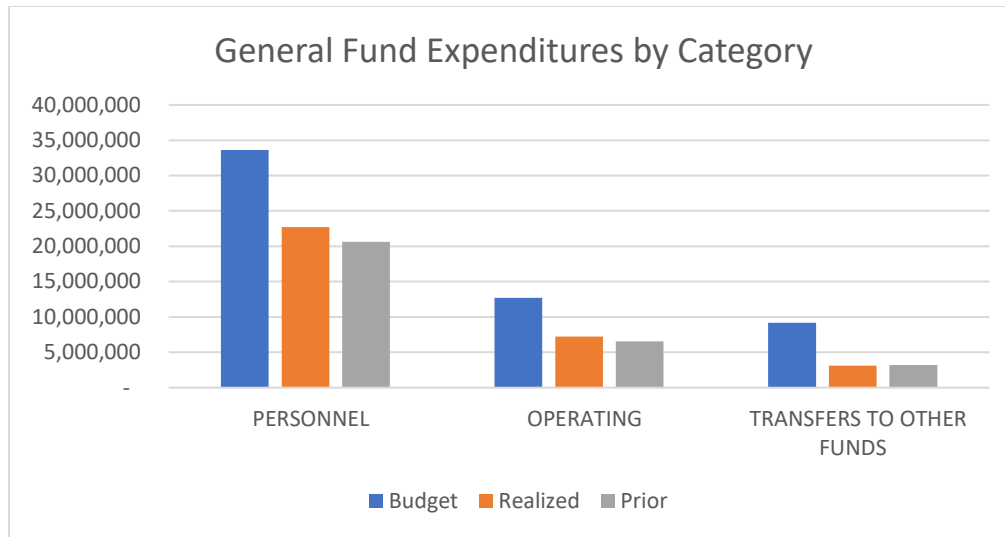


EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

General Fund expenditures are \$33,104,165 or 59% of budgeted funds as of June 30, 2025. Expenditures by category as a percent of appropriated funds are personnel 68%, operating 57%, grants and aid 44%, contingency 0%, transfers to other funds 34%.

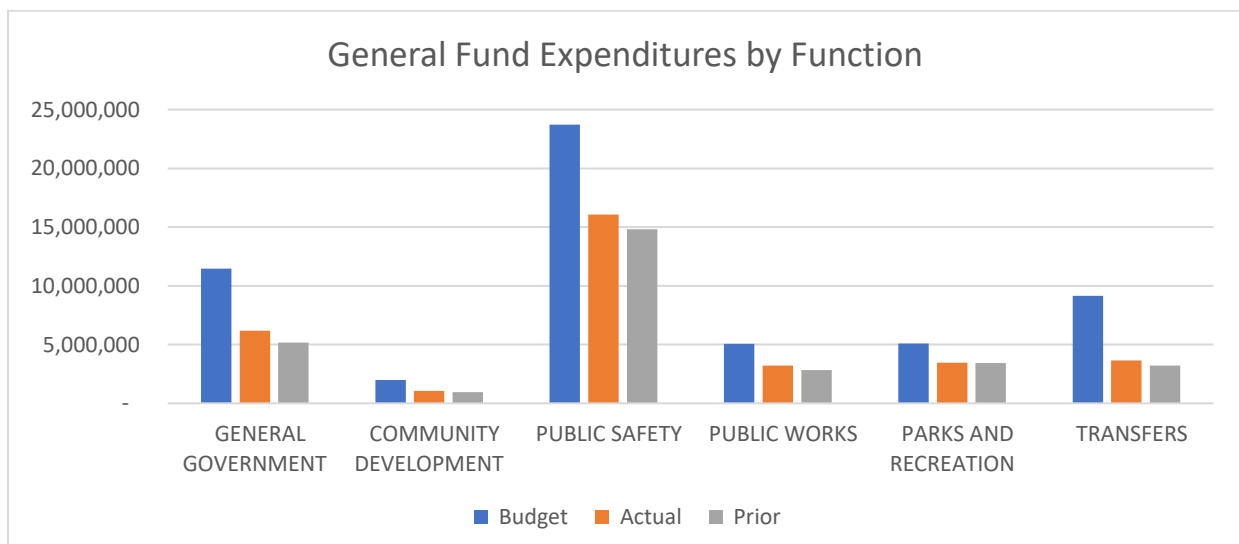
EXPENDITURES BY CATEGORY	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 001 - GENERAL FUND				
PERSONNEL	33,612,937	22,711,638	67.57	20,611,334
OPERATING	12,717,305	7,217,098	56.75	6,549,832
GRANTS & AID	87,884	38,575	43.89	20,000
CONTINGENCY	896,384	-	0.00	-
TRANSFERS TO OTHER FUNDS	9,159,125	3,136,854	34.25	3,208,912
TOTAL EXPENDITURES	<u>56,473,635</u>	<u>33,104,165</u>	58.62	<u>30,390,078</u>

- Operating expenses are currently at 57% of budget mainly due to building maintenance, equipment maintenance, professional services and travel & training with lower-than-expected expenditures at the end of the third quarter. Additionally, hurricane and disaster relief expenses are significantly less than budget due to debris removal costs that were lower than originally anticipated.
- Contingencies include funds for emergency purchases (\$683,884) and planned savings for the Hurricane Reserve (\$200,000) and Sanborn Center Reserves (\$12,500).
- Budgeted transfers to other funds include transfers to Homelessness Fund (\$695,395), transfers to the Governmental Impact Fee fund (\$189,510), transfers to Grants & Special Revenue Fund (\$931,268), transfers to the Debt Service Fund (\$1,400,717), and transfers to the Capital Projects Fund (\$5,942,235). Transfers are recorded when capital expenses are incurred which do not always follow normal benchmarks for any given quarter.



EXPENSE BY FUNCTION	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 001 - GENERAL FUND				
GENERAL GOVERNMENT	11,454,671	6,172,238	53.88	5,183,836
COMMUNITY DEVELOPMENT	1,983,567	1,056,509	53.26	939,940
PUBLIC SAFETY	23,717,775	16,079,377	67.79	14,815,361
PUBLIC WORKS	5,062,366	3,200,050	63.21	2,818,548
PARKS AND RECREATION	5,096,131	3,459,138	67.88	3,423,480
TRANSFERS	9,159,125	3,136,854	34.25	3,208,912
Fund 001 - GENERAL FUND: TOTAL EXPENDITURES	<u>56,473,635</u>	<u>33,104,165</u>	58.62	<u>30,390,078</u>

- General Government expenses increased compared to the same period last year, primarily due to costs associated with Hurricane Milton. The total budget for Hurricane Milton is \$2,150,000 with actual costs of only \$958,382. Citywide hurricane expenditures are recorded in one consolidated account within general government for ease of grant reporting.
- Public Safety expenses are higher than one year ago mainly due to increased salaries and personnel cost in the Police and Fire departments.
- Transfers are recorded when expenses are incurred and will not always follow normal benchmarks each quarter.



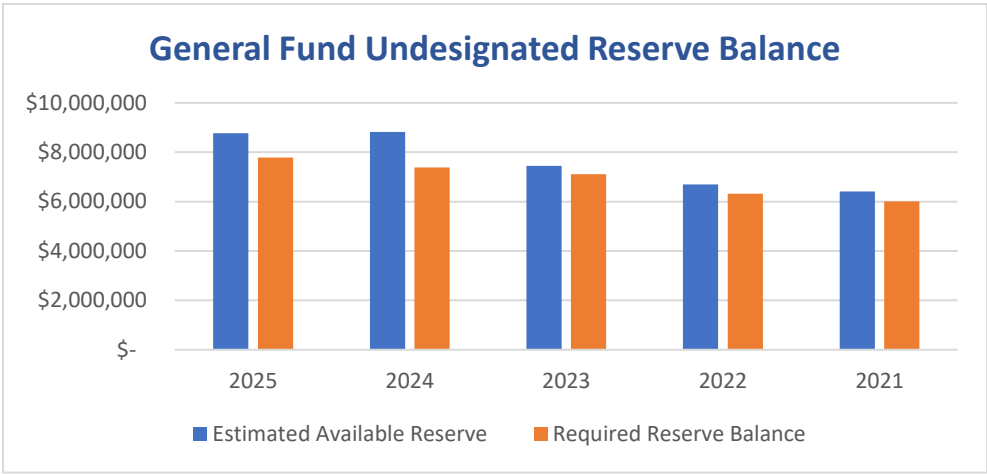
GENERAL FUND CAPITAL PROJECTS

Capital projects other than Subscription Based Information Technology Assets (SBITA's) for the General Fund are recorded in the Grants & Special Revenues Fund and the Capital Projects Fund which are included in a separate section of this report.

GENERAL FUND RESERVE ANALYSIS

According to City policy, the City will manage its fiscal resources to ensure funding for City operations is not disrupted. A reserve equivalent to two month's operating needs shall be maintained in the General Fund. The funds available for this reserve are estimated to be \$8,772,511 which represents a reserve balance of \$982,906 above the two-month required undesignated reserve of \$7,789,605 at June 30, 2025.

General Fund				
Fiscal Year 2025 Undesignated Reserve Analysis				
	1st QTR	2nd QTR	3rd QTR	4th QTR
Estimated Available Reserve Funds	\$ 8,820,441	\$ 8,820,441	\$ 8,772,511	
Required 2 Month Undesignated Reserve	7,809,190	7,804,226	7,789,605	
Surplus/Deficit	\$ 1,011,251	\$ 1,016,215	\$ 982,906	



CONFISCATED TRUST FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Confiscated Trust Fund revenues are \$3,268 or 109% of operating budget, excluding use of reserves. Revenues are budgeted to cover expenses and not based on revenue projections.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Confiscated Trust Fund expenditures are at \$56,658 or 98% of budget. Reserve funds were budgeted this fiscal year for red dot sights/holsters and a single purpose K-9 for the police department.

HOMELESS SHELTER FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

The Homeless Shelter Fund revenues are \$538,649 or 67% of total revenues budgeted this fiscal year. Operating revenues are comprised of private donations totaling \$17,100 and transfers from the General Fund totaling \$521,549 or 75% of budgeted funds which will be used towards operations of the facility.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

The Homeless Shelter expenses are \$557,754 or 69% of budgeted expenses this fiscal year. Expenses include payments to the West Volusia Neighborhood Center for operation of the shelter, payments to the First Step Shelter, and property insurance and building maintenance for the facility. The Homeless Shelter Fund has depleted all reserve funds and relies on donations and transfers from the General Fund to cover expenses this year.

SPRING HILL COMMUNITY REDEVELOPMENT FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Spring Hill Community Redevelopment Fund revenues realized at June 30, 2025 are \$1,161,894 or 112% of budgeted revenues, excluding use of reserves. CRA revenues are comprised of ad valorem taxes, intergovernmental revenues from other taxing authorities, federal grants, miscellaneous revenues, and interest revenue.

REVENUES BY CATEGORY	2024-2025 AMENDED BUDGET	YTD QTR BALANCE 6/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 160 - SPRING HILL CRA FUND				
AD VALOREM	348,944	349,613	100.19	309,044
INTERGOVERNMENTAL REVENUE	656,259	717,655	109.36	593,892
MISCELLANEOUS REVENUES	1,200	1,589	132.39	2,423
INTEREST REVENUES	-	65,235	100.00	55,793
OPERATING GRANTS	27,802	27,802	100.00	24,710
	1,034,205	1,161,894	112.35	985,862
USE OF RESERVES	1,083,417	-		-
TOTAL REVENUES	2,117,622	1,161,894	54.87	985,862

- Ad Valorem and Intergovernmental revenues are 100% and 109% realized due to revenues from all taxing agencies billed and collected in the first quarter.
- Operating grants include \$27,802 of budgeted CDBG funds to cover approximately 13% of budgeted personnel expenses. Grant revenues are received when expenses are incurred and do not always follow normal benchmarks any given quarter.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Spring Hill Community Redevelopment Fund total expenditures are \$324,284 or 15% of total budget. Operating expenses are 49% of operating budget, excluding contingency savings and capital. Expenditures by category as a percent of appropriated funds are personnel 57%, operating 58%, grants & aid 8%, transfers to other funds 99%, services provided by general government 75%, capital outlay 9%, and contingency 0%.

EXPENDITURES BY CATEGORY	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 160 - SPRING HILL CRA FUND				
PERSONNEL	215,876	122,833	56.90	120,099
OPERATING	77,606	45,080	58.09	36,038
GRANTS & AID	110,000	8,505	7.73	4,313
TRANSFERS TO OTHER FUNDS	37,613	37,155	98.78	49,744
SERVICES PROVIDED BY GEN GOVT	17,476	13,107	75.00	-
	458,571	226,680	49.43	210,193
CAPITAL OUTLAY	1,144,194	97,604	8.53	4,316
CONTINGENCY	514,857	-		-
TOTAL EXPENDITURES	2,117,622	324,284	15.31	214,509

- Operating expenses are 58% of budget mainly due to road materials & supplies which are significantly under budget this quarter.
- Capital Outlay is 9% of budget mainly due to the timing of capital projects which don't always follow bench marks for any given quarter.

SPRINGHILL CRA FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
CANDLELIGHT OAKS BASKETBALL COURT	75,000	-	-	75,000	100.00
CANDLELIGHT PARK IMPROVEMENTS	116,231	-	15,561	100,670	86.61
ADELLE STREETScape REFURBISH	97,604	97,604	-	-	0.00
SIDEWALK INSTALLATION AND IMPROVEMENTS	49,000	-	-	49,000	100.00
ADA UPGRADES	13,000	-	-	13,000	100.00
CLARA STREETScape	793,359	-	-	793,359	100.00
	1,144,194	97,604	15,561	1,031,029	90.11

GOVERNMENTAL IMPACT FEES TRUST FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Governmental Impact Fees Trust Fund revenues realized at June 30, 2025 are \$1,391,781 or 88% of budgeted operating revenues, excluding use of reserves. The Governmental Impact Fees Trust Fund was established to budget and account for projects using revenue collected from Police, Fire, Parks and Recreation, and General Government Building Impact Fees paid by new customers. Revenues are budgeted to match expenses and do not reflect planned savings for the fiscal year.

REVENUES BY CATEGORY	2024-2025 AMENDED BUDGET	YTD QTR BALANCE 6/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 170 - GIFT FUND				
PERMITS, FEES, & SPECIAL ASSESSMENTS				
IMPACT FEES - POLICE RESIDENTIAL	58,305	247,596	424.66	427,686
IMPACT FEES - FIRE RESIDENTIAL	186,550	119,932	64.29	207,205
IMPACT FEES - POLICE COMMERCIAL	-	28,055	100.00	27,291
IMPACT FEES - FIRE COMMERCIAL	-	13,187	100.00	9,517
IMPACT FEES - RECREATION RESIDENTIAL	920,608	556,064	60.40	960,848
IMPACT FEES - GEN GOVT RESIDENTIAL	227,550	214,652	94.33	370,760
IMPACT FEES - GEN GOV'T COMMERCIAL	-	24,289	100.00	23,042
INTEREST REVENUES	-	188,007	100.00	166,946
TRANSFERS FROM OTHER FUNDS	189,510	-	0.00	-
	1,582,523	1,391,781	87.95	2,193,295
USE OF RESERVES	1,676,275	-		-
TOTAL REVENUES	3,258,798	1,391,781	42.71	2,193,295

- Fire Impact and Recreation Impact fees are 71% and 60% realized, which is less than expected at the end of the third quarter. All other impact fees are higher than budget.
- Budgeted Use of Parks & Recreation Reserves is to fund the Alabama Greenway Trail (\$293,762).
- Budgeted Use of PD Reserves is to fund equipment for a new position (\$75,287), six new police vehicles (\$438,000) and cameras for downtown (\$30,900)
- Budgeted Use of General Gov't reserves is to fund AED upgrades around city (\$49,319), six security cameras for downtown (\$60,900), and meridian barriers and bollards (\$728,107)

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Governmental Impact Fees Trust Fund expenses as of June 30, 2025 are \$1,366,812 or 42% of budgeted funds. 50% of budgeted expenditures are transfers to other funds to cover project expenses that are funded by more than impact fees.

EXPENDITURES BY CATEGORY	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 170 - GIFT FUND				
OPERATING	146,419	79,905	54.57	5,452
TRANSFERS TO OTHER FUNDS	1,619,059	981,059	60.59	871,217
CAPITAL OUTLAY	1,493,320	305,848	20.48	29,872
TOTAL EXPENDITURES	<u>3,258,798</u>	<u>1,366,812</u>	41.94	<u>906,541</u>

- Budgeted operating expenses include funding for an updated impact fee study (\$66,200), citywide AED upgrades (\$49,319) and cameras for downtown (\$30,900)
- Budgeted transfers to the General Fund include \$200,000 to repay Hurricane Reserves and \$211,000 for the early repayment of Revenue Notes 2004A & B. Budgeted transfers to the Grants & Special Revenue Fund include \$292,246 for Alabama Greenway Trail. Budgeted transfers to the Debt Service Fund include \$915,813 for debt funded impact projects such as Earl Brown Park, Sperling Sports Complex, construction of Fire Station #81 and Police Evidence Building.
- Capital Outlay is at 20% of budget due to timing of capital purchases and will not follow normal benchmarks each quarter. Detailed expenditures for capital projects are included below.

GOVERNMENTAL IMPACT FEES TRUST FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
MERIDIAN BARRIERS	608,967	304,483	304,483	1	0.00
BOLLARDS	308,650	-	308,650	-	0.00
(6) DOWNTOWN CAMERAS	60,900	-	-	60,900	100.00
NEW POLICE CAR FOR NEW OFFICER	75,287	-	-	75,287	100.00
VEHICLE FOR NEW OFFICER (1 OF 6)	73,000	-	52,480	20,520	28.11
VEHICLE FOR NEW OFFICER (2 OF 6)	73,000	-	52,480	20,520	28.11
VEHICLE FOR NEW OFFICER (3 OF 6)	73,000	-	52,480	20,520	28.11
VEHICLE FOR NEW OFFICER (4 OF 6)	73,000	-	52,480	20,520	28.11
VEHICLE FOR NEW OFFICER (5 OF 6)	73,000	-	52,480	20,520	28.11
VEHICLE FOR NEW OFFICER (6 OF 6)	73,000	-	52,480	20,520	28.11
ECHO - ALABAMA GREENWAY TRAIL DESIGN	1,516	1,365	-	151	9.96
	<u>1,493,320</u>	<u>305,848</u>	<u>928,013</u>	<u>259,459</u>	<u>17.37</u>

DOWNTOWN COMMUNITY REDEVELOPMENT FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Downtown Community Redevelopment Fund revenues are at \$999,146 or 100% of budgeted operating revenues, excluding use of reserves. CRA revenues are comprised of ad valorem taxes, charges for services, miscellaneous revenues, and interest revenues.

REVENUES BY CATEGORY	2024-2025 AMENDED BUDGET	YTD QTR BALANCE 6/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 180 - DOWNTOWN CRA FUND				
AD VALOREM	398,797	398,797	100.00	347,919
INTERGOVERNMENTAL REVENUE	401,410	401,411	100.00	333,526
CHARGES FOR SERVICES	58,105	29,450	50.68	57,714
MISCELLANEOUS REVENUES	101,618	111,106	109.34	24,023
INTEREST REVENUES	35,000	58,382	166.81	101,353
	994,930	999,146	100.42	864,534
USE OF RESERVES	585,912	-		-
TOTAL REVENUES	1,580,842	999,146	63.20	864,534

- Ad Valorem and Intergovernmental revenues are 100% realized due to revenues from all taxing agencies are billed and collected in the first quarter of the fiscal year.
- Charges for services are 51% of budget mainly due to \$30,000 of waived lease payments provided to Museum of Art this year.
- Miscellaneous revenues include \$85,000 in donations for Christmas lighting and \$12,000 donated for Pelham Square shuttle services.
- Budgeted use of reserves is to fund the construction of Voorhis Avenue Streetscape (\$566,196), replacement doors at Fish Building (\$16,509), and the new parking lot downtown (\$3,207).

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Downtown Community Redevelopment Fund expenditures are \$583,182 or 37% of total budget, while operating expenses, excluding capital and savings contingency, are 55% of budget this quarter. Expenses by category as a percent of appropriated funds are operating expenses 57%, grants and aid 4%, services provided by general government 75%, transfers to other funds 100%, capital outlay 16%, and contingency 0%.

EXPENDITURES BY CATEGORY	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 180 - DOWNTOWN CRA FUND				
OPERATING	761,766	435,167	57.13	351,899
GRANTS & AID	67,500	2,722	4.03	-
TRANSFERS TO OTHER FUNDS	38,435	38,435	100.00	98,123
SERVICES PROVIDED BY GEN GOVT	17,476	13,107	75.00	-
	885,177	489,431	55.29	450,022
CAPITAL OUTLAY	598,337	93,751	15.67	395,986
CONTINGENCY	97,328	-		-
TOTAL EXPENDITURES	1,580,842	583,182	36.89	846,008

- Operating expenses are 57% of budget mainly due to DeLand SunRail Circulator Services which are 37% of budget at the end of the third quarter.
- Services provided by general government represents allocated expenses for management services provided by the general fund.
- Budgeted transfers include transfers to the debt service fund to cover loan payments for Downtown Parking Improvements (\$38,435).
- Capital Outlay is 16% of budget due to timing of capital project expenditures and will not follow normal benchmarks each quarter. Detailed expenditures for capital projects are included below.

DOWNTOWN COMMUNITY REDEVELOPMENT FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
REPLACE FRONT DOORS AT FISH BUILDING	16,509	15,103	-	1,406	8.51
PARKING LOT - 201 W. HOWRY AVE	5,307	5,306	-	1	0.03
VOOHRIS AVENUE STREETScape	566,196	66,342	35,809	464,046	81.96
ART BENCH FOR DOWNTOWN	10,325	7,000	-	3,325	100.00
	598,337	93,751	35,809	468,778	78.35

GRANTS & SPECIAL REVENUES FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Grants and Special Revenues Fund revenues realized at June 30, 2025 are \$1,035,112 or 33% of budgeted revenues this quarter. The Grants and Special Revenues Fund was established to budget and account for all capital projects and expenditures relating to grants and other specific revenues that fund non-payroll operating expenses. Revenues in this fund are based on timing of projects and will not always follow the normal benchmarks for each quarter.

REVENUES BY CATEGORY	2024-2025 AMENDED BUDGET	YTD QTR BALANCE 6/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 190 - GRANT & SPECIAL REVENUE FUND				
OTHER TAXES	382,279	278,323	72.81	253,851
CHARGES FOR SERVICES	25,000	569,625	2,278.50	456,930
MISCELLANEOUS REVENUES	-	-	0.00	48,767
INTEREST REVENUES	-	43,363	100.00	119,084
TRANSFERS FROM OTHER FUNDS	1,223,514	83,361	6.81	19,911
CAPITAL GRANTS	449,116	60,440	13.46	33,995
DEBT PROCEEDS	500,000	-	0.00	-
	2,579,909	1,035,112	40.12	932,538
USE OF RESERVES	520,486	-		-
TOTAL REVENUES	3,100,395	1,035,112	33.39	932,538

- Charges for Services include Tree Replacement revenue of \$569,625, which is significantly higher than budget.
- Transfers from Other Funds include transfers for parking services golf cart (\$903), JAG grant services (\$1,450), road materials and supplies (\$725,833), ROW ADA improvements (\$40,935), Trà Thomas Park (\$149,327), Chisholm Marquee board (\$12,820), and the Greenway Trail (\$292,246).

- Federal grant revenues include JAG funds for parking enforcement golf cart and CDBG funds for ADA right of way improvements, Jackson Lane Park, Trà Thomas Park, and Chisholm Center marquee board. State grant revenues include funds for the Downtown Historic Resource Survey.
- \$500,000 is budgeted for a 2024 debt issue to pay for road resurfacing which was carried over to FY 2025.
- Use of Reserves is budgeted for road materials and supplies (\$456,986) and tree revenue projects (\$63,500).

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Grants and Special Revenue Fund expenditures as of June 30, 2025 are \$415,642 or 13% of budgeted funds. Operating expenses include road materials and supplies, tree department operating supplies, and consulting fees for the downtown historic resource survey. Expenditures in this fund are based on timing of projects and will not always follow normal benchmarks for a given quarter.

GRANTS & SPECIAL REVENUES FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
CDBG 2023 - ROW ADA SIDEWALK IMPROV	705	705	-	-	0.00
CDBG 2024 - ROW ADA IMPROV	109,070	41,849	67,221	0	0.00
CDBG 2025 - ADA IMPROVEMENTS	89,220	-	-	89,220	100.00
SCAG ZTURN 48' REPLACE 133-MO-27	9,038	-	-	9,038	100.00
ELECTRIC F150 FOR NURSERY	48,462	-	-	48,462	100.00
CDBG - JACKSON LANE PARK PAVILION	102,642	-	29,913	72,729	70.86
ECHO - ALABAMA GREENWAY TRAIL	292,246	75,692	31,570	184,984	63.30
CDBG 2023 - CHISHOLM MARQUEE BOARD	14,778	-	49,656	(34,878)	(236.01)
	666,161	118,246	178,359	369,556	55.48

DEBT SERVICE FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Revenues for the Debt Service Fund consists of transfers from other funds which are used to pay debt payments for the current fiscal year. As of June 30, 2025, \$1,779,810 or 74% of budgeted funds were transferred from other funds to cover debt payments made by the end of the third quarter. Transfers occur as debt payments are due which will not always follow normal benchmarks each quarter.

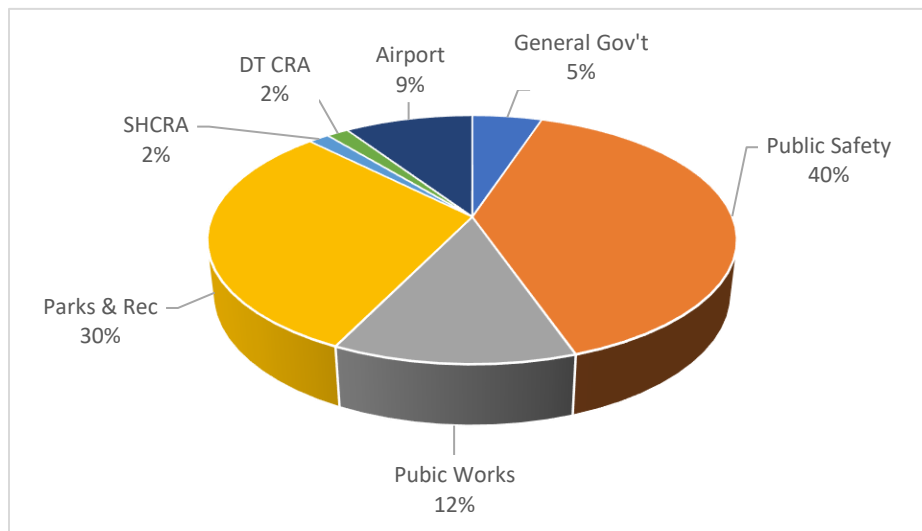
EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Debt Service Fund expenditures are \$1,779,810 or 74% of budgeted funds at the end of the third quarter. Budgeted expenditures by department for governmental related debt payments include General Government (\$122,056), Public Safety (\$954,197), Public Works (\$301,166), Parks and Recreation (\$730,639), Airport (\$225,164), Downtown CRA (\$38,435), and Springhill CRA (\$36,386).

Annual Debt Service Schedule – FY 2025

FY 2025				
Governmental Funds Debt	From Amortization Schedules			
Debt Instrument	Principal Payments	Interest Payments	Total Payment Due	Principal Bal Due
2013A Note BB&T - EB Park	136,623	43,221	179,843	1,183,574
2013B Note BB&T - EB Park	51,720	16,362	68,082	448,058
2018A Revenue Note BB&T - Non-taxable	271,260	54,349	325,609	1,516,446
2018B Revenue Note BB&T - Taxable	69,405	29,156	98,561	667,847
2019 Revenue Note - Chase Bank	538,312	116,046	654,358	6,637,884
2020 Truist Bank Lease - Ladder Truck	195,884	8,343	204,227	400,034
2023 Revenue Note - Webster Bank	196,100	227,559	423,659	4,704,900
	1,459,304	495,034	1,954,339	15,558,743

Debt Service by Function – FY 2025



CAPITAL PROJECTS FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Revenues for the Capital Projects Fund total \$3,106,196 or 41% of budgeted funds, excluding use of reserves and debt proceeds. Revenue includes .4 mills of ad valorem taxes dedicated for capital expenses, interest earnings, debt proceeds and transfers from other funds which are recognized when expenses are incurred for each project and will not always follow normal benchmarks each quarter.

RVENUES BY CATEGORY	2024-2025 AMENDED BUDGET	YTD QTR BALANCE 6/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 300 - CAPITAL PROJECTS FUND				
AD VALOREM	1,282,005	1,353,283	105.56	588,442
MISCELLANEOUS REVENUES	20,000	17,114	85.57	-
INTEREST REVENUES	-	79,379	100.00	63,286
TRANSFERS FROM OTHER FUNDS	6,259,760	1,656,420	26.46	1,870,939
	7,561,765	3,106,196	41.08	2,522,667
DEBT PROCEEDS	6,189,000	-		-
USE OF RESERVES	2,265,586	-		-
TOTAL REVENUES	16,016,351	3,106,196	19.39	2,522,667

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Capital fund expenditures total \$3,040,174 or 19% of budgeted capital expenses. All expenses in this fund are for capital projects which are detailed in the section below.

CAPITAL PROJECTS FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
CLARA CONCEPT & W VOORHIS STREETScape	7,128	5,260	1,868	1	0.01
CITY HALL MONUMENT SIGNS	23,192	-	19,974	3,218	13.88
REPLACE ERP SYSTEM	76,513	-	67,127	9,387	12.27
FORTIGATE ENTERPRISE BUNDLE SERVICE PACK	19,164	-	-	19,164	100.00
P&R CIVICREC SOFTWARE	4,718	-	-	4,718	100.00
NETWORK MONITORING AND PERFORMANCE MGMT	19,000	-	-	19,000	100.00
MICROSOFT OFFICE 2021 STANDARD UPGRADE	225,000	153,840	-	71,160	31.63
COPIER FOR PUBLIC SERVICES	14,154	-	-	14,154	100.00
FIJUTSU FI-7700 SCANNER FOR CLERK	12,000	-	-	12,000	100.00
CAMERA SYSTEM FOR LITTLE LEAGUE FIELDS	12,251	12,250	-	1	0.01
CAMERA SYSTEM FOR EBP SKATE & BB COURTS	5,251	5,250	-	1	0.02
CJIS REQUIRED PD SERVER SEPARATION	65,000	46,425	-	18,575	28.58
NEW WINDOWS SERVER - PHONE SERVER	20,300	19,497	-	803	3.96
CITY HALL PARKING LOT SECURITY CAMERAS	-	23,460	-	(23,460)	0.00 *
VEHICLE FOR CODE ENFORCEMENT MANAGER	33,000	-	-	33,000	100.00
VEHICLE FOR CODE ENFORCEMENT MANAGER	42,602	29,151	-	13,451	31.57
VEHICLE REPLACEMENT CODE OFFICER 1 OF 2	42,602	29,151	-	13,451	31.57
VEHICLE REPLACEMENT CODE OFFICER 2 OF 2	42,602	29,151	-	13,451	31.57
FIRE STATION 82/83 IMPROVEMENTS	10,666	6,338	-	4,328	40.57
FIRE STATION 83 ADDITION	1,292,132	74,659	975,372	242,101	18.74
ENGINE REPLACEMENT 2007 CONTENDER	783,776	-	-	783,776	100.00
LADDER APPARATUS 75' PIERCE ENFORCER	1,288,603	-	-	1,288,603	100.00
HEAVY RESCUE	26,533	27,700	-	(1,167)	(4.40) *
ZOLL X SERIES ADV MONITOR DEFIB	64,116	52,048	-	12,068	18.82
MACH ALERT 81-82-83	75,515	37,758	37,758	-	0.00
EXTRICATION EQUIPMENT HURST E-DRAULIC 83	65,000	63,164	-	1,836	2.82
6 PORTABLE RADIOS XL185, 10 FIRE MICS	62,000	61,740	-	260	0.42
A/V UPGRADES AT FIRE DEPARTMENT	34,423	34,422	-	1	0.00
CRESTLINER JONBOAT	10,000	8,029	-	1,971	19.71
HEARING ACCOMMODATION UNIT	12,769	10,256	-	2,513	19.68
SALLY PORT DOOR	40,000	11,536	-	28,464	71.16
PD PERIMETER SECURITY FENCING AND WALL	179,800	925	-	178,875	99.49
BRONZE MEMORIAL MONUMENT	22,000	21,618	-	382	1.74
FIRE ALARM SYSTEM PANEL & EQUIP REPLACE	70,528	-	-	70,528	100.00
HVAC CONTROL SYSTEM AND CHILLERS	116,966	116,965	-	1	0.00
CID - CHEVY MALIBU OR SIMILAR SEDAN	57,733	41,733	-	16,000	27.71
DRONE	5,903	296	5,605	2	0.03
10-YEAR REFRESH OF UNINTERRUPTIBLE POWER	21,950	9,300	-	12,650	57.63
REPLACE FAULTY HVAC CHILLER WATER VALVES	29,473	-	-	29,473	100.00
REPLACE HVAC IN GYM	9,050	5,100	-	3,950	43.64
PATROL SERGEANT SUV 1 OF 2	70,196	67,723	-	2,473	3.52
PATROL SERGEANT SUV 2 OF 2	70,196	67,723	-	2,473	3.52
PATROL SUV 1 OF 6	77,288	60,776	12,964	3,547	4.59
PATROL SUV 2 OF 6	81,078	60,776	12,964	7,337	9.05
PATROL SUV 3 OF 6	81,078	60,776	12,964	7,337	9.05
PATROL SUV 4 OF 6	81,078	60,776	12,964	7,337	9.05
PATROL SUV 5 OF 6	81,078	60,776	12,964	7,337	9.05
PATROL SUV 6 OF 6	81,078	60,776	12,964	7,337	9.05
600KW DIESEL GENERATOR FOR POLICE	200,776	-	200,776	-	0.00
AXON CAMERAS FOR 2ND INTERVIEW ROOM	-	-	8,085	(8,085)	100.00 *
422 E BERESFORD LAND PURCHASE	8,738	-	8,738	1	0.01
PUBLIC WORKS BUILDING REHAB	-	2,577	-	(2,577)	0.00 *
5 NEW AC UNITS - PW REMODEL	40,500	40,500	-	-	0.00
CITY ENTRY FEATURE - DESIGN	79,223	1,839	77,383	1	0.00
BERESFORD EXT. MULTI USE PATH WITH VOLUS	120,000	357	-	119,643	99.70
ARLINGTON SIDEWALK - PLYMOUTH TO OAKDALE	50,000	-	-	50,000	100.00
REPAIR/REPLACE AMELIA AVE EXIT GATE	5,404	5,404	-	-	0.00
NEW BOXER 700DX MINI SKID STEER	47,130	44,989	-	2,141	4.54

REPLACE 132S-THERMO-1 PRE MELTER	59,175	-	49,900	9,275	15.67
REPLACE 132S-LAM-002 LAMINATOR	19,090	14,872	-	4,218	22.09
NEW GRINDLAZER	28,825	18,256	-	10,569	36.67
REPLACE 11320124- STERLING DUMP	268,743	-	-	268,743	100.00
NEW VEHICLE FOR CITY FORESTER	73,342	59,066	-	14,276	19.46
REPLACE 133142A-FOREMAN TRUCK	74,128	60,112	-	14,016	18.91
NEW F150 HYBRID	74,129	61,880	-	12,249	16.52
REPLACE 2015 ELECTRIC SCRUBBER	20,095	15,267	-	4,828	24.03
REPLACE 134-GAT-001 UTILITY VEHICLE-CRA	31,050	20,527	-	10,523	33.89
NEW FOUR POST LIFT WITH JACK	44,356	44,087	-	269	0.61
FUEL MASTER LIVE	41,131	-	35,366	5,765	14.02
TEXA-DIAGNOSTIC SCANNER	8,995	8,995	-	-	0.00
REPLACE ROOF MAIN ADMIN PARKS & REC DEPT	80,000	-	-	80,000	100.00
REPLACE ROOF ON CENTRAL PART - CHISHOLM	80,790	80,790	-	-	0.00
REPLACE ROOF ON MAIN HALL - CHISHOLM CEN	71,510	71,510	-	-	0.00
DEVELOP ADDITIONAL PARKING AT SPERLING	142,500	-	-	142,500	100.00
RECREATION FIELDS AT VICTORIA PARK	3,879,464	-	-	3,879,464	100.00
SPEC MARTIN IMPROVEMENTS	886,875	461,552	428,682	(3,359)	(0.38) *
ALUMINUM DOUBLE WALK GATES	6,179	6,178	-	1	0.01
PICKLEBALL/TENNIS COURTS - EARL BROWN	3,189,000	81,821	338,332	2,768,847	86.82
MODERNIZE ELEVATOR AT MELCHING FIELD	114,109	113,137	971	1	0.00
MODERNIZE ELEVATOR AT BILL DREGGORS	169,805	130,221	40,557	(973)	(0.57) *
REPLACE WACKPACKER/ROLLER 143-WR-001	7,217	6,500	-	717	9.94
HVAC UNIT 1 OF 3 AT SPEC MARTIN	65,358	-	65,328	30	0.05
HVAC UNIT 2 OF 3 AT SPEC MARTIN	65,358	-	65,328	30	0.05
HVAC UNIT 3 OF 3 AT SPEC MARTIN	65,359	-	65,328	31	0.05
HOT WATER TANK - LOCKER ROOM - MELCHING	49,500	49,500	-	-	0.00
REPLACE BANQUET CHAIRS - SANBORN	73,794	-	-	73,794	100.00
REPLACE VEHICLE #19	30,000	29,151	-	849	2.83
REPLACE VEHICLE #44	61,223	56,965	-	4,258	6.95
REPLACE MOWER 143-MOW-018	10,724	10,724	-	0	0.00
REPLACE MOWER 143-MOW-010	10,724	10,724	-	0	0.00
REPLACE MOWER 143-MOW-009	10,256	10,256	-	0	0.00
REPLACE MOWER 143-MOW-011	10,256	10,256	-	0	0.00
NEW TANDEM AXLE CARGO TRAILER	9,200	9,200	-	-	0.00
NEW 10X24 FLATBED TANDEM TRAILER	8,000	8,000	-	-	0.00
NEW UTILITY VEHICLE	20,805	20,804	-	1	0.00
HAULER GAS OPERATED 1 OF 3	12,344	12,344	-	0	0.00
HAULER GAS OPERATED 2 OF 3	12,344	12,344	-	0	0.00
HAULER GAS OPERATED 3 OF 3	12,344	12,344	-	0	0.00
	16,016,351	3,040,174	2,570,264	10,405,913	64.97

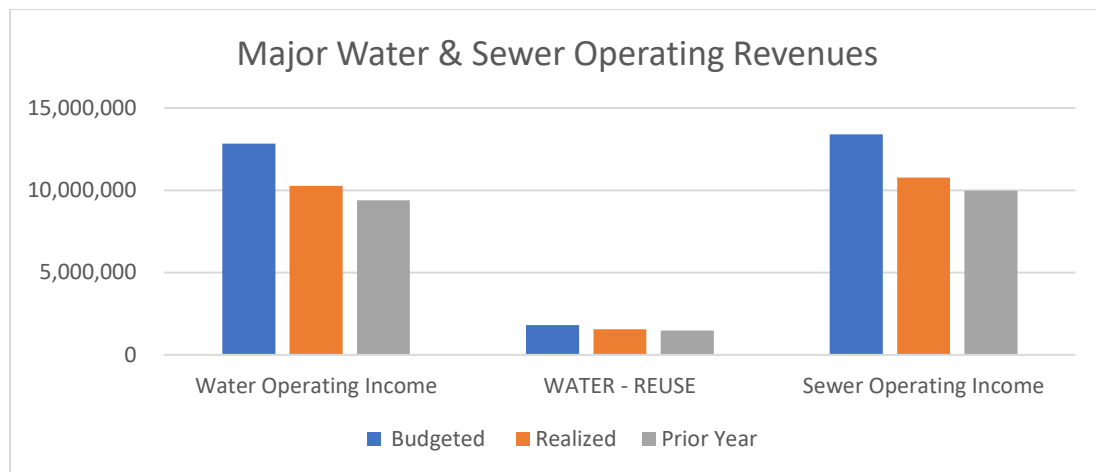
WATER & SEWER FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Water & Sewer revenues are \$49,009,925 or 83% of budgeted revenues excluding capital grants, debt proceeds and use of reserves. Revenue by category as a percent of budget realized is charges for services 80%, miscellaneous revenues 538%, interest revenues 138%, charges for government services 72%, capital grants 34%, and debt proceeds 33%.

REVENUES BY CATEGORY	2024-2025 AMENDED BUDGET	YTD QTR BALANCE 6/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 401 - WATER & SEWER FUND				
CHARGES FOR SERVICES	29,954,115	23,844,623	79.60	22,449,769
MISCELLANEOUS REVENUES	128,000	688,681	538.03	901,002
INTEREST REVENUES	600,000	828,302	138.05	1,141,474
CHARGES FOR GOVT SERVICES	165,735	119,013	71.81	121,119
	30,847,850	25,480,619	82.60	24,613,363
CAPITAL GRANTS	29,421,738	9,915,479	33.70	1,295,622
DEBT PROCEEDS	41,153,621	13,613,827	33.08	4,547,975
USE OF RESERVES	15,110,139	-		-
TOTAL REVENUES	116,533,348	49,009,925	42.06	30,456,961

- Miscellaneous revenues are 538% realized mainly due to realized and unrealized gains on investments which fluctuate with market value each quarter.
- Charges for government services include contributions from Refuse and Stormwater funds for administrative fees provided by those departments. Contributions are based on timing of invoice payments and will not always follow normal benchmarks for any given quarter.
- Capital grants include funding from federal, state and local agencies for approved grant funded projects. Reimbursements are requested when project expenses are incurred and will not always follow normal benchmarks for any given quarter.
- Debt proceeds are the city's portion of SRF funds received this fiscal year. The first semi-annual loan payment will be due in May 2027.



As of June 30, 2025, there are 27,226 water customers and 18,500 sewer customers billed each month. As reclaim lines are installed, irrigation accounts will decrease while reclaim accounts increase. There are 1,428 irrigation meters one year ago compared to 1,400 this quarter.

Based on the last water rate study performed by Raftelis, water rates will increase 4.5% a year and wastewater rates will increase 4.0% a year through FY 2026. A new water rate study is included in the FY 2026 proposed budget.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Water and Sewer Fund expenditures are at \$49,913,969 or 43% of total budget at the end of the third quarter. Operating expenses are 63% of operating budget, excluding capital outlay and transfers for capital. Expenditures by category as a percent of appropriated funds are personnel 66%, operating 55%, contingency 0%, services provided by general government 75%, capital outlay 36%, and transfers 69%.

EXPENDITURES BY CATEGORY	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 401 - WATER & SEWER FUND				
PERSONNEL	12,228,884	8,105,269	66.28	7,199,092
OPERATING	10,469,468	5,786,718	55.27	5,698,561
CONTINGENCY	324,767	-	0.00	-
SERVICES PROVIDED BY GEN GOVT	4,096,091	3,072,068	75.00	2,759,919
	27,119,210	16,964,055	62.55	15,657,572
TRANSFERS TO OTHER FUNDS	1,108,377	769,550	69.43	63,675
CAPITAL OUTLAY	88,305,761	32,180,365	36.44	29,768,770
TOTAL EXPENDITURES	116,533,348	49,913,969	42.83	45,490,017

- Operating expense is 55% of budgeted funds mainly due to building maintenance (8%), contractual services (33%), meter supplies (32%), professional services (30%), travel & training (49%), and chemicals (58%), which are significantly below budget at the end of the third quarter.
- Budgeted transfers to other funds include transfers to the debt service fund for printer leases (\$7,680), transfers to the capital project fund to cover allocated costs of governmental capital projects (\$148,537) and transfers to the water trust fund for capital projects not fully funded by impact fees (\$952,160). Transfers are recorded when expenses are incurred and will not always follow normal benchmarks for any given quarter.
- Services provided by general government include the 10% PILOT transfer to the general fund (\$2,260,286) and contributions to the general fund for shared administrative costs (\$811,783).

EXPENDITURES BY DEPARTMENT	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
4201 - UTILITIES ADMIN	6,844,339	4,439,297	64.86	4,233,079
4202 - ENGINEERING	1,675,592	947,386	56.54	759,777
4203 - WATER PRODUCTION	1,942,631	1,226,085	63.11	1,107,528
4204 - WATER DISTRIBUTION	5,031,198	2,597,108	51.62	2,750,033
4205 - WASTEWATER TREATMENT	3,674,965	2,568,613	69.89	2,218,281
4206 - UTILITIES MAINTENANCE	2,660,309	1,727,649	64.94	1,615,468
4208 - FACILITIES MAINTENANCE	1,209,727	820,330	67.81	725,791
4209 - CUSTOMER SERVICE	1,776,659	1,197,546	67.40	1,133,078
4210 - WASTEWATER COLLECTION	896,646	628,258	70.07	483,001
6666 - CAPITAL OUTLAY	88,305,761	32,180,365	36.44	29,768,770
9990 - CONTINGENCY	324,767	-	0.00	-
9998 - CONTRIBUTIONS	1,082,377	811,783	75.00	631,535
9999 - TRANSFERS	1,108,377	770,492	69.52	63,675
TOTAL EXPENDITURES - FUND 401	116,533,348	49,914,911	42.83	45,490,017

WATER & SEWER FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
UTILITIES ADMIN BUILDING CONSTRUCTION	1,196,234	586,008	-	610,226	51.01
UTILITY ADMIN BLDG FFE	290,044	9,541	-	280,503	96.71
PICKUP TRUCK 4X4	51,840	45,018	-	6,822	13.16
POWR-FLITE PHANTOM FLOOR SCRUBBER	6,420	6,420	-	(0)	0.00
MINI SPLIT AC UNITS	15,300	15,200	-	100	0.65
WTP #10 PROJECT A WELL SITE	90,940	12,636	78,304	-	0.00
WTP #10 PROJECT A WELL SITE	347,905	27,289	73,497	247,119	71.03
WTP#10 SUPPLY WELLS FG1-2	89,069	-	89,068	1	0.00
WTP#4 WELL#6 PUMP REPLACEMENT	47,030	47,030	-	-	0.00
WP#1 WELL #5 PUMP HOUSE FENCING	22,884	-	-	22,884	100.00
WATER PLANT #10 WELL FIELD & PLANT UPGRA	13,600,000	-	-	13,600,000	100.00
WTP#4 WELL#6 PUMP REPLACEMENT	69,307	69,307	-	-	0.00
#281 VEHICLE REPLACEMENT - FORD F250 3/4	85,000	68,410	-	16,590	19.52
WTP#2 HIGH SERVICE PUMP REPLACEMENT	276,120	233,400	-	42,720	15.47

WATER PLANT SECURITY CAMERA REPLACEMENTS	39,374	-	-	39,374	100.00
WATER PLANT #1 A/C REPLACEMENT	17,901	3,678	-	14,223	79.45
WATER PLANT #3 A/C REPLACEMENT	22,900	4,569	-	18,331	80.05
AMELIA AVE ROUNDABOUT UTILITY RELOCATION	28,295	-	-	28,295	100.00
COUNTRY PURE WATER MAIN EXTENSION	72,150	-	-	72,150	100.00
SR44/KEPLER ROUNDABOUT UTIL RELOCATION	73,916	-	-	73,916	100.00
DOWNTOWN WATER IMPROVEMENTS PHASE 1	238,911	95,425	121,560	21,926	9.18
SRF LEAD SERVICE LINE REPLACEMENT	1,188,398	365,355	277,638	545,405	45.89
#61 VEHICLE REPLACEMENT - FORD F250 3/4	75,400	68,414	-	6,986	9.27
#97 VEHICLE REPLACEMENT - FORD F250 3/4	76,238	68,408	-	7,830	10.27
20" HYDRAULIC PIPE CHAIN SAW	17,504	14,586	-	2,918	16.67
HYDRAULIC 6" DIESEL PUMP ON TRAILER (ONE	73,512	-	65,464	8,048	10.95
TRIMBLE GPS DEVICE 1 OF 2	16,000	13,256	-	2,744	17.15
TRIMBLE GPS DEVICE 2 OF 2	16,000	13,256	-	2,744	17.15
NEW VEHICLE SILVERADO PICKUP TRUCK	57,307	-	51,007	6,300	10.99
NEW PICKUP FLAT DUMP TRUCK	78,548	-	69,532	9,016	11.48
UTILITY CABLE & PIPE LOCATOR	10,756	8,439	-	2,317	21.54
PICKUP TRUCK REPLACE #89	76,535	-	66,993	9,542	12.47
1265 AQUARIUS AVE LAND PURCHASE	350,000	10,000	7,500	332,500	95.00
NASH WRF S. RECLAIM STATION CONST	229,436	142	1,200	228,094	99.42
NASH WRF ENG, PLANNING & CONSTRUCTION	82,297	35,089	41,997	5,211	6.33
SOUTH LAB DOOR REPLACEMENT	10,935	-	8,728	2,207	20.18
WMN CAPACITY EXPAN & AWT IMPR CONSTRUCT	61,360,095	28,350,789	31,059,222	1,950,084	3.18
RECLAIM WATER EXPANSION PHASE 6 DESIGN	118,071	111,880	6,189	2	0.00
LAB/CONFERENCE ROOM A/C UNIT	7,500	-	-	7,500	100.00
SLUDGE PRESS #1 ONSITE REBUILD	18,781	-	-	18,781	100.00
D.O. SENSORS (1 OF 3)	10,230	2,589	7,640	0	0.00
DUMP TRUCK REPLACEMENT	206,400	-	206,400	-	0.00
RECLAIM BUILDING A/C REPLACEMENT	4,317	4,316	-	1	0.02
AQUA DIAMOND FILTER CLOTH REPLACMENT	32,832	27,360	1,000	4,472	13.62
WWTP ADMINISTRATION BLDG ROOF A/C REPLAC	17,980	13,663	-	4,317	24.01
GENERATOR SWITCH HOUSE A/C UNIT REPLACEM	12,408	9,475	-	2,933	23.64
FIALYZER-FLEX 2 CHANNEL FLOW INJECTION A	81,816	69,879	-	11,937	14.59
REFURBISHED 1600 AMP MAIN BREAKER	3,210	-	-	3,210	100.00
BOD INCUBATOR	7,312	-	-	7,312	100.00
5800 REFRIGERATOR SAMPLER (1 OF 2)	12,385	8,520	-	3,865	31.21
5800 REFRIGERATOR SAMPLER (2 OF 2)	12,385	8,520	-	3,865	31.21
FULL SIZE PORTABLE SAMPLER	8,629	4,936	7,962	(4,269)	(49.47) *
GENERATOR MUFFLER REPLACEMENT	41,831	18,216	-	23,615	56.45
ELECTRIC VALVE ACUATOR REPLACEMENT	14,388	-	-	14,388	100.00
UPGRADE TO LACHAT SYSTEM	60,000	2,514	-	57,486	95.81
930 COMPACT IC FLEX	105,300	78,485	73	26,742	25.40
L/S #79 REHABILITATION PROJECT	2,342,290	646,975	903,607	791,708	33.80
L/S #1 REPLACEMENT & PANEL BOX	94,872	83,190	-	11,682	12.31
L/S #12 REPLACEMENT & PANEL BOX	72,854	72,853	-	1	0.00
L/S #20 REPLACEMENT & PANEL BOX	76,834	76,831	-	3	0.00
L/S #80 REPLACEMENT & PANEL BOX	74,283	74,282	-	1	0.00
L/S#79 STANDBY GENERATOR & TRANSFER SWIT	79,866	69,206	-	10,660	13.35
LS#6 GENERATOR TRANSFER SWITCH REPLACE	9,888	3,730	-	6,159	62.28
LS#1 REHABILITATION DESIGN & REPLACEMENT	1,795,314	126,825	93,593	1,574,896	87.72
LS#82 REPLACEMENT & PANEL BOX	91,714	11,525	76,506	3,683	4.02
LS#84 REPLACEMENT & PANEL BOX	92,919	7,945	77,751	7,223	7.77
LS#86 REPLACEMENT & PANEL BOX	91,714	11,118	76,506	4,090	4.46
LS#111 REPLACEMENT & PANEL BOX	290,487	272	104,010	186,205	64.10
PICKUP TRUCK REPLACE #280	90,000	-	66,993	23,007	25.56
CDBG - LS#16 GENERATOR (HILL/BERESFORD)	70,278	278	70,305	(305)	(0.43) *
ENCLOSE EXISTING POLE BARN	11,020	-	-	11,020	100.00
NEW TZ50 TOW BEHIND	73,862	60,120	-	13,742	18.60
NEW PRESSURE WASHER WITH TRAILER	13,498	10,218	-	3,280	24.30
REPLACE 2080111-F550 AERIAL BUCKET TRUCK	202,741	-	167,409	35,332	17.43
NEW PANEL SAW	5,897	4,996	-	901	15.27
REPLACE 208-TL-003-DROP DECK TRAILER	33,750	22,344	-	11,406	33.80
REPLACE BULB EATER (CRUSHER)	9,480	6,041	-	3,439	36.28
NEPTUNE AMI PILOT	213,664	5,150	208,513	1	0.00
EAST REGIONAL FORCE MAIN PART B DESIGN	400,000	-	242,146	157,854	39.46
DOWNTOWN LIFT STATION & FM DESIGN	279,353	-	279,352	1	0.00
SEWER LINE REHABILITATION 23/24	15,235	-	14,073	1,162	7.63
SEWER LINE REHABILITATION	250,000	245,818	3,645	537	0.21
24/25 MANHOLE REHABILITATION	100,000	95,360	4,570	70	0.07
WESTSIDE SEWER INTERCEPTOR 1 OF 4	36,668	-	-	36,668	100.00

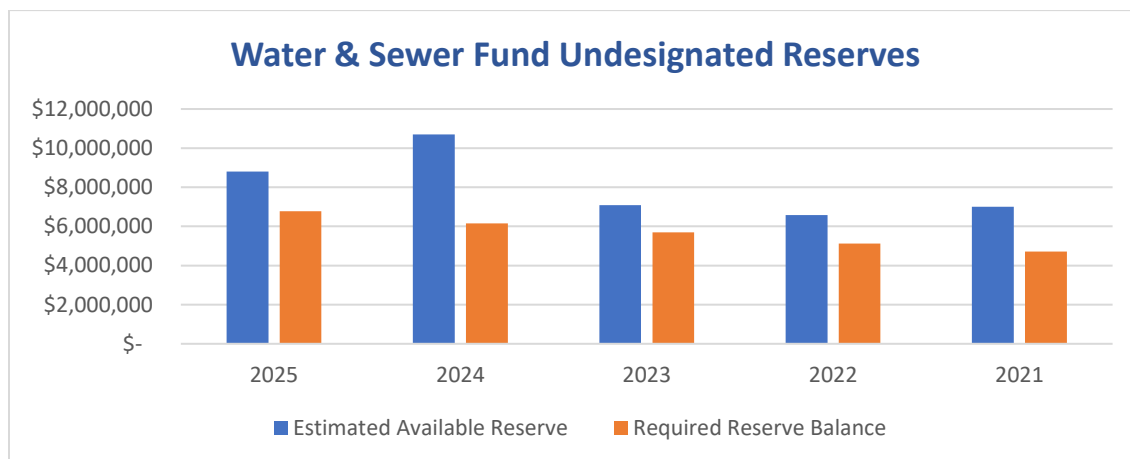
WESTSIDE SEWER INTERCEPTOR 2 OF 4	36,668	-	-	36,668	100.00
WESTSIDE SEWER INTERCEPTOR 3 OF 4	36,668	-	-	36,668	100.00
WESTSIDE SEWER INTERCEPTOR 4 OF 4	36,668	-	-	36,668	100.00
#282 VEHICLE REPLACEMENT	85,000	17	68,228	16,755	19.71
TRIMBLE GPS DEVICE	16,000	13,256	-	2,744	17.15
	88,305,761	32,180,365	34,698,183	21,427,213	24.26

**Project budgets will be adjusted on an upcoming budget amendment*

WATER & SEWER FUND RESERVE ANALYSIS

According to city policy, the city will manage its fiscal resources to ensure funding for city operations is not disrupted. A reserve equivalent to three months' operating needs shall be maintained in the Water & Sewer Fund. The funds available for this reserve are estimated to be \$8,803,227 which represents a reserve balance of \$2,021,505 above the three-month required Undesignated Reserve of \$6,781,723 at June 30, 2025.

Water & Sewer Fund				
Fiscal Year 2025 Undesignated Reserve Analysis				
	1st QTR	2nd QTR	3rd QTR	4th QTR
Estimated Available Reserve Funds	\$ 9,203,412	\$ 8,953,227	\$ 8,803,227	
Required 3 Month Undesignated Reserve	6,640,913	6,727,177	6,781,723	
Surplus/Deficit	\$ 2,562,499	\$ 2,226,050	\$ 2,021,505	



WATER TRUST FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Water Trust Fund revenues are \$2,182,483 or 86% of budget, excluding use of reserves, as of June 30, 2025. Revenues include impact fees 80%, miscellaneous revenue 100%, interest revenue 100%, and transfers from other funds 75%.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Water Trust Fund expenditures are \$1,612,510 or 23% of budget as of June 30, 2025. Expenses by category are operating 100% and capital outlay 22%. Operating expenses include funding for Yardly DeLand Crossing water connection fees.

WATER TRUST FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
NORTHFIELD WELLFIELD ACQUISTION	983,601	768,122	150	215,330	21.89
2024 WATER MAIN IMPROVEMENTS	1,125,102	533,663	283,511	307,928	27.37
DOWNTOWN WATER IMPROVEMENTS DESIGN	913,845	-	-	913,845	100.00
BLUE SPRING WATER MAIN EXTENSION	43,695	-	-	43,695	100.00
2025 WATER MAIN IMPROVEMENTS	2,630,967	213,898	137,253	2,279,816	86.65
2026 WATER MAIN IMPROVEMENTS DESIGN	366,600	5,463	322,240	38,897	10.61
2022 WATER MAIN IMPROVEMENTS	474,045	460	28,796	444,789	93.83
2022 DELEON SPRINGS WATER MAIN IMPROV	509,017	-	-	509,017	100.00
	7,046,872	1,521,605	771,950	4,753,317	67.45

WASTEWATER TRUST FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Wastewater Trust Fund revenues realized are \$2,526,310 or 102% of budget, excluding use of reserves. Revenues include impact fees 102%, miscellaneous revenue 100%, interest revenue 100%, and capital grant revenue 61%. Capital grants include 33% funding from St. John's River Water Management District and 67% funding from Florida Department of Environmental Protection for the construction of the Reclaim Expansion Phase 5 project.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Waste Water Trust Fund expenditures are \$4,796,052 or 73% of budget, excluding planned savings, as of June 30, 2025. Expenses by category are operating 100%, capital outlay 72%, and contingency savings 0%. Operating expenses include funding for Yardly DeLand Crossing wastewater connection fees.

WASTEWATER TRUST FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
RECLAIM WATER EXPANSION PHASE #5 DESIGN	6,526	-	-	6,526	100.00
SJRWMD - RECLAIM WATER EXP CONST PHASE 5	1,624,017	1,085,813	536,203	2,001	0.12
EAST REGIONAL FORCE MAIN PART A1 & A2	4,454,713	3,379,094	4,034,224	(2,958,605)	(66.42) *
900 COMPACT IC FLEX WITH AUTOSAMPLER	99,125	67	-	99,058	99.93
NEW PICKUP TRUCK 4X4	72,307	51,187	-	21,120	29.21
LS#80 GENERATOR & TRANSFER SWITCH	62,376	49,022	-	13,354	21.41
	6,319,064	4,565,183	4,570,427	(2,816,547)	(44.57)

*Project budgets will be adjusted on upcoming budget amendment

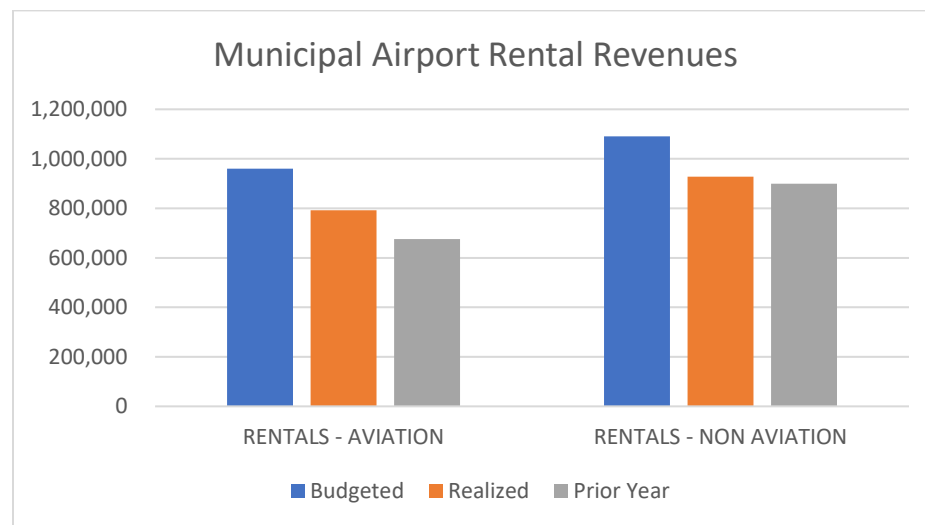
MUNICIPAL AIRPORT FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Municipal Airport revenues realized as of June 30, 2025 are \$4,362,695 or 42% of total budget. Operating revenues, excluding use of reserves and capital grants, are 85% realized through the end of the third quarter. Revenues by category are miscellaneous revenues 120%, interest revenues 181%, rental income 84%, and capital grant revenue 32%.

REVENUES BY CATEGORY	2024-2025 AMENDED BUDGET	YTD QTR BALANCE 6/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 430 - AIRPORT FUND				
CHARGES FOR SERVICES	-	-	0.00	(1,480)
MISCELLANEOUS REVENUES	5,000	6,017	120.33	25,638
INTEREST REVENUES	12,000	21,666	180.55	15,595
RENTAL INCOME	2,050,594	1,720,794	83.92	1,576,846
	2,067,594	1,748,476	84.57	1,616,599
CAPITAL GRANTS	8,143,902	2,614,219	32.10	903,311
USE OF RESERVES	267,853	-		-
TOTAL REVENUES	10,479,349	4,362,695	41.63	2,519,910

- Due to the timing of monthly billings, rental income includes ten months of billed revenue or 84% of annual revenue through the end of the third quarter.
- Capital grant revenues are 32% realized due to the timing of grant funded revenues. Grant revenues are collected after expenses are incurred and eligible for reimbursement which do not always follow normal benchmarks for any given quarter.



EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Municipal Airport Fund expenditures are \$4,087,821 or 39% of total budget as of June 30, 2025. Expenditures by category are personnel 68%, operating expenses 49%, transfers to other funds 24%, services provided by general government 75%, capital outlay 35%, and contingency 0%.

EXPENDITURES BY CATEGORY	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 430 - AIRPORT FUND				
PERSONNEL	619,076	420,466	67.92	385,000
OPERATING	1,111,668	540,570	48.63	250,478
TRANSFERS TO OTHER FUNDS	242,274	57,023	23.54	72,762
SERVICES PROVIDED BY GEN GOVT	399,914	299,936	75.00	238,794
	2,372,932	1,317,995	55.54	947,034
CAPITAL OUTLAY	7,987,229	2,769,826	34.68	1,786,531
CONTINGENCY	119,188	-		-
TOTAL EXPENDITURES	10,479,349	4,087,821	39.01	2,733,565

- Operating expenses are at 49% of budget mainly due to professional services, including \$623,368 budgeted for the master plan update which is 40% of budget at the end of the third quarter.
- Budgeted transfers to other funds include transfers to the general fund for repayment of debt (\$225,162), transfers to the debt service fund for copier lease (\$3,060) and transfers to the capital project fund for shared project costs of IT projects (\$14,052). Transfers are recorded when expenses are incurred and will not always follow normal benchmarks for any given period.
- Capital Outlay is at 35% of budget due to timing of capital projects which occur over multiple budget years and will not follow normal benchmarks for any given period. Most capital projects are funded by grant revenues for the airport. Grant revenues are reimbursed to the City after expenses are incurred.

MUNICIPAL AIRPORT FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2024-25	YTD QTR	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
	AMENDED BUDGET	BALANCE 06/30/2025			
FDOT - EAST HANGAR COMPLEX - PHASE 1B	183,570	8,500	175,070	-	0.00
FAA/FDOT - AIRFIELD MARKINGS	247,832	328	245,000	2,504	1.01
FAA/FDOT - WEST APRON CONSTRUCTION	2,502,780	2,483,727	19,049	4	0.00
FAA/FDOT-CONSTRUCT MID SECTION TAXIWAY A	44,520	42,424	-	2,096	4.71
NEW DIRECTIONAL SIGNS	10,186	-	-	10,186	100.00
FAA/FDOT - W APRON REHAB CONST (NON-AIP)	94,819	17,783	77,035	0	0.00
FDOT - HANGAR ELECTRICAL IMPROV DESIGN	178,600	103,072	36,275	39,252	21.98
FDOT - SOUTH CENTRAL APRON REHAB	79,298	6,500	72,528	270	0.34
FDOT - DESIGN RUNWAY 5/23 REHAB	255,100	21,300	233,800	-	0.00
FDOT - T-HANGARS GUTTERS	81,968	-	-	81,968	100.00
FDOT - DESIGN TAXIWAY E LIGHTING	100,000	-	-	100,000	100.00
FDOT - LED LIGHTING AND SIGN UPGRADES	61,500	60,992	-	508	0.83
FAA/FDOT - CONST REHAB OF RUNWAY 5/23	3,500,000	-	-	3,500,000	100.00
FDOT - CONST T-HANGAR UPGRADES A, B & C	200,000	1,200	10,920	187,880	93.94
FDOT - AIRFIELD MARKINGS (NON-AIP)	350,000	-	-	350,000	100.00
NEW SCHULTE BATWING	6,183	-	-	6,183	100.00
JOHN DEERE ZERO TURN MOWER	25,000	-	-	25,000	100.00
JOHN DEERE Z994R 60-INCH ZERO TURN MOWER	24,050	24,000	-	50	0.21
FUEL MASTER	27,275	-	27,275	-	0.00
NEW EOC RADIO SET	14,548	-	14,548	0	0.00
	7,987,229	2,769,826	911,501	4,305,903	53.91

REFUSE COLLECTION FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Refuse Collection Fund revenues realized on June 30, 2025 are \$4,555,139 or 81% of budgeted revenues. A 5-year solid waste and recycling contract was negotiated with GFL Corporation in FY 2023. A 3.0% CIP rate increase was approved by Resolution in July 2025 to be effective October 1, 2026.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Refuse Collection Fund expenditures are \$4,030,806 or 71% of budgeted funds. Operating expenses are paid when invoices are received during the year and the timing of payments does not always follow benchmarks for any given quarter. Only eight months of invoices have been recorded by the end of the third quarter.

STORMWATER FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Stormwater Fund revenues are \$2,273,618 or 89% of budgeted revenues excluding use of reserves. An annual stormwater fee is billed each year for property within the City limits to owners of property that is leased or developed parcels that do not have separate water/sewer accounts. Stormwater fees are typically billed at the end of the calendar year. Beginning in FY 2022, stormwater rates will increase 4% annually through fiscal year 2026.

REVENUES BY CATEGORY	2024-2025 AMENDED BUDGET	YTD QTR BALANCE 6/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 450 - STORMWATER FUND				
CHARGES FOR SERVICES	2,441,500	2,130,366	87.26	1,998,562
MISCELLANEOUS REVENUES	-	31,824	100.00	107,137
INTEREST REVENUES	35,000	46,679	133.37	62,541
OPERATING GRANTS	64,750	64,750	100.00	-
	<u>2,541,250</u>	<u>2,273,618</u>	89.47	<u>2,168,240</u>
USE OF RESERVES	1,298,401	-		-
TOTAL REVENUES	<u>3,839,651</u>	<u>2,273,618</u>	59.21	<u>2,168,240</u>

- Charges for services are 87% of budget mainly due to timing of annual stormwater bills for property owners which occur early in the fiscal year.
- Operating grant revenues included FDEP funding for the Vulnerability Assessment/Adaptation Plan.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Stormwater Fund expenditures are \$1,926,836 or 69% of operating budget, excluding transfers for capital and capital outlay, through the end of the third quarter. Expenses by category are personnel 67%, operating 70%, services provided by general government 75%, transfers to other funds 29%, and capital outlay 21%.

EXPENDITURES BY CATEGORY	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 450 - STORMWATER FUND				
PERSONNEL	1,467,151	985,621	67.18	902,087
OPERATING	481,710	335,211	69.59	316,718
SERVICES PROVIDED BY GEN GOVT	386,306	289,730	75.00	245,453
	<u>2,335,167</u>	<u>1,610,562</u>	68.97	<u>1,464,258</u>
TRANSFERS TO OTHER FUNDS	80,132	22,931	28.62	11,880
CAPITAL OUTLAY	1,424,352	293,343	20.59	652,417
TOTAL EXPENDITURES	<u>3,839,651</u>	<u>1,926,836</u>	50.18	<u>2,128,555</u>

- Budgeted transfers to other funds include \$78,236 of shared costs in the Capital Fund and \$1,896 for the copier lease in the Debt Service fund. Transfers for capital are recorded when expenses are incurred which will not always follow benchmarks for any given quarter.
- Services provided by general government represents allocated expenses for management services provided by the general fund.

STORMWATER FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
CITY HALL DRAINAGE PIPE 24"	6,711	222	6,488	1	0.01
BOSTON/RICH AVE DRAINAGE IMPRO	15,392	-	-	15,392	100.00
HUBBARD AVE & HIGH ST DRAINAGE IMPROV	57,130	-	-	57,130	100.00
BOSTON AVE & RICH AVE DRAINAGE IMPROV	107,000	-	-	107,000	100.00
JACOBS ROAD DRAINAGE IMPROVEMENTS	9,563	-	-	9,563	100.00
MISC CITYWIDE PIPELINING REPLACEMENT	81,808	-	78,818	2,990	3.65
GEORGIA AVENUE DRAINAGE	2,147	71	2,075	1	0.04
MISC CITYWIDE PIPE LINING REPLACEMENT	300,000	167,943	119,735	12,322	4.11
WISCONSIN AVE PIPELINE IMPROVEMENTS	281,250	-	-	281,250	100.00
NEW HAMPSHIRE AVE & S GARFIELD DRAINAGE	25,000	-	-	25,000	100.00
DESIGN OF EARL BROWN POND IMPROVEMENTS	225,000	-	-	225,000	100.00
MISC SW IMPROVEMENTS - NEIGHBORHOOD	131,374	-	-	131,374	100.00
MISC SW IMPROVEMENTS - POND	25,000	12,350	270	12,380	49.52
MISC SW POND FENCE MAINTENANCE	30,000	29,361	-	639	2.13
NEW MANUAL INTAKE GATE-EARL BROWN	34,745	-	9,602	25,143	72.36
NEW TRIMBLE GPS	16,245	13,256	-	2,989	18.40
NEW FLAIL MOWING HEAD	27,437	21,590	-	5,847	21.31
SANDBAG MACHINE	48,550	48,550	-	-	0.00
	1,424,352	293,343	216,989	914,020	64.17

PERMITS & INSPECTIONS FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Permits & Inspections Fund revenue as of June 30, 2025 is \$1,967,979 or 83% of budgeted revenues, excluding use of reserves. Revenues by category are permits, fees & special assessments 75%, charges for services 93%, miscellaneous revenues 1022%, and interest revenue 407%.

REVENUES BY CATEGORY	2024-2025 AMENDED BUDGET	YTD QTR BALANCE 6/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 480 - PERMITS & INSPECTIONS FUND				
PERMITS, FEES, & SPECIAL ASSESSMENTS	2,005,000	1,507,680	75.20	2,369,279
CHARGES FOR SERVICES	330,000	307,483	93.18	436,981
MISCELLANEOUS REVENUES	5,000	51,086	1,021.73	81,258
INTEREST REVENUES	25,000	101,730	406.92	115,703
	2,365,000	1,967,979	83.21	3,003,221
USE OF RESERVES	2,512,266	-		-
TOTAL REVENUES	4,877,266	1,967,979	40.35	3,003,221

- Charges for services are higher than budget mainly due to building and fire plan reviews which are significantly over budget at the end of the third quarter.
- Miscellaneous revenues are 1022% realized mainly due to realized and unrealized gains on investments. Investments are recorded at market value and fluctuate with changes in market conditions.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Permits & Inspections Fund expenditures are \$2,846,624 or 61% of budget, excluding capital outlay, at the end of the third quarter. Expenditures by category as a percentage of appropriated funds are personnel 63%, operating expenses 49%, transfers to other funds 55%, services provided by general government 75%, and capital outlay 0%.

EXPENDITURES BY CATEGORY	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	% BDGT USED	YTD QTR BALANCE 06/30/2024
Fund 480 - PERMITS & INSPECTIONS FUND				
PERSONNEL	2,185,723	1,369,247	62.65	1,321,058
OPERATING	1,373,113	671,982	48.94	590,387
TRANSFERS TO OTHER FUNDS	134,779	73,470	54.51	21,224
SERVICES PROVIDED BY GEN GOVT	975,900	731,925	75.00	595,663
	4,669,515	2,846,624	60.96	2,528,331
CAPITAL OUTLAY	207,751	-		160,451
TOTAL EXPENDITURES	4,877,266	2,846,624	58.37	2,688,782

- Operating expenses are 49% of budgeted funds mainly due to professional services which are 0% expensed by the end of the third quarter. Professional services budget includes \$344,775 for demolitions and \$129,000 for Accela enhancements which were 0% expensed at the end of the third quarter.
- Budgeted transfers to other funds include \$136,491 of shared costs in the Capital Fund and \$4,056 for the copier lease in the Debt Service fund. Transfers for capital will not always follow benchmarks for any given quarter.
- Capital Outlay is at 0% of budget due to timing of capital projects below.

PERMITS & INSPECTIONS FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2024-25 AMENDED BUDGET	YTD QTR BALANCE 06/30/2025	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
P&I OFFICE RENOVATIONS	20,000	-	-	20,000	100.00
ACCELA CIVIC PLATFORM ENHANCEMENTS	125,751	-	-	125,751	100.00
AGENCY COUNTER	30,000	-	-	30,000	100.00
TRUCK FOR FIRE PREVENTION	32,000	-	29,832	2,168	6.77
	207,751	-	29,832	177,919	85.64

HEALTH INSURANCE COST CONTAINMENT FUND

The Health Insurance Cost Containment Fund (HICC) was created to account for the operation of a health center in an attempt to defray the rising costs of health insurance. The center provides free health care to all employees and dependents who are currently insured through the City's health plan. The HICC Fund results in reduced costs compared to regular health provider services and benefits employees by minimizing the annual increase in health insurance.

Total revenue as of June 30, 2025 is \$557,650 or 76% of budgeted revenues excluding use of reserves. The majority of revenue reflected in this fund represents transfers made from all other funds and totals \$551,027 or 75% of budget at the end of the third quarter.

Expended funds are \$525,701 or 66% of budget at the end of the third quarter. Expenditures by category as a percentage of appropriated funds are operating expenses 65% and services provided by general government 75%.

WORKERS' COMPENSATION SELF-INSURANCE FUND

Worker's Comp Revenue as of June 30, 2025 totals \$842,252 or 92% of budgeted revenues. Premium revenues reflected in the Workers' Compensation Self-Insurance Fund represent transfers made from all other funds and totals \$684,977 or 75% at the end of the third quarter. Miscellaneous revenue from excess recovery checks is \$83,648 and interest income is \$73,627.

Expended funds are \$526,333 or 58% of budget at the end of the third quarter. Expenditures by category as a percentage of appropriated funds are operating 56% and services provided by general government 75%.

The City received an updated actuarial report in July 2023 which decreased the necessary reserve amount to \$1,608,000 to maintain a confidence level of 90% with a \$100,000 deductible, as determined by the City's actuary, Cornerstone Actuarial Solutions. As of June 30, 2025, the fund had a recorded liability of \$1,087,251 for claims incurred but not reported, and a liability for reported losses of \$520,749.

CASH MANAGEMENT

The primary objectives of the City's investment activities are defined in the Investment Policy adopted by the City Commission. Those objectives are safety of principal, diversification to avoid incurring unreasonable risks and maintaining a portfolio sufficiently liquid to enable the City to meet all operating requirements, which may be reasonably anticipated.

The City's cash balance is \$86,286,223 which is 68% of the total cash and investment portfolio. June's annualized yield on pooled cash sweep balances is 4.21%. The investments held by the City as of this reporting period have a par value of \$40,890,000 a book value of \$40,897,000 and a market value of \$40,427,904. The blended rate of return at the end of this reporting period was 1.14% with a weighted average maturity for the portfolio of 1.29. The Investment Policy sets a performance measurement for the City's portfolio with the objective of exceeding the average return on three-month US Treasury Bills or the average rate on federal funds, whichever is higher. The average three-month Treasury bill rate was 4.23% and the average rate on federal funds was 4.33%.

The City's investment portfolio is managed by Morgan Stanley. The primary liquid investments of the City are the Wells Fargo pooled cash account, money market account at United Community Bank, and a money market account at US Bank.

Governmental Accounting Standards Board (GASB) Statement No. 31 Accounting and Financial Reporting for Certain Investments and for External Investment Pools establish the accounting and financial reporting standards for governmental investments. Investments should be reported at fair value in the balance sheet and changes in the fair value of investments should be reported in the operating statement. As of June 30, 2025, the City has an unrealized loss of (\$469,496). An unrealized loss is defined as the decrease in fair value of investments under the book value. The investment policy requires investments be structured within portfolio percentage limitations. Below are those limitations, along with comparisons of investments held in the City's portfolio at June 30, 2025:

	Policy Limitations	Investment Percentages	Market Value of Investments
Us Treasuries & Agencies	70 - 80%	0%	-
Step Up / Callable Notes & Bonds	60 - 70%	32%	40,427,905
Single Index Variable Rate	20 - 30%	0%	-
Banker's Acceptances	15 - 25%	0%	-
Commercial Paper	15 - 25%	0%	-
CD's, CDARS and Other Time Deposits	60 - 70%	68%	86,286,223
Mutual Funds	20 - 30%	0%	-
Local Government Surplus Fund (SBA)	65 - 75%	0%	-
		100%	\$ 126,714,128

A list of the city 's investment portfolio as of June 30, 2025 is included in this report.

CONCLUSION

The attached Financial Report is a presentation of the City's financial position and results of operation through June 30, 2025. Revenues for all funds are within an acceptable range for this reporting period except for those where concern was specifically expressed in this report. Expenditures for all funds are in line with what we would anticipate for this reporting period except for those where concern was specifically expressed in this report.

Please contact Daniel Stauffer, Finance Director, at 386-626-7079 or staufferd@deland.org should you have any questions or comments regarding this memorandum or the enclosed financial report.

Cash & Investments Portfolio Summary
June 2025

Investment	Type	Callable Date	Maturity Date	Current Yield to Maturity	Par Value/ Face Value	Book Value	Fair Value	Market Adjustment	Interest Receivable	
General Investments:										
Pooled Interest Bearing Checking Account			Next Day	4.21%	80,032,354	80,032,354	80,032,354	-	-	
Money Market - United Community Bank			Next Day	4.34%	6,169,015	6,169,015	6,169,015	-	-	
Money Market - US Bank			Next Day	4.34%	84,854	84,854	84,854	-	-	
Total General Investments					86,286,223	86,286,223	86,286,223	-	-	
Short Term Operating Investments:										
FHLMC	Call	08/06/25	3134HA5G4	02/06/30	5.013%	3,500,000.00	3,505,250.00	3,497,830.00	(7,420.00)	69,179.18
FNMA	Call	11/25/25	3135GA4V0	11/25/25	0.634%	2,000,000.00	2,000,000.00	1,971,020.00	(28,980.00)	1,232.88
FNMA	Call	07/30/25	3136G4ZP1	07/30/25	0.652%	2,000,000.00	2,000,000.00	1,993,960.00	(6,040.00)	5,378.08
FNMA	Call	08/27/25	3136G4S87	08/27/25	0.654%	2,000,000.00	2,000,000.00	1,988,300.00	(11,700.00)	4,380.82
FNMA	Call	10/27/25	3136G45P4	10/27/25	0.557%	2,000,000.00	2,000,000.00	1,975,540.00	(24,460.00)	1,928.77
FNMA	Call	08/10/25	3136GAAJ8	02/10/28	4.628%	2,000,000.00	2,000,000.00	1,998,620.00	(1,380.00)	35,479.45
FNMA	Call	09/02/25	3133EMSK9	03/02/26	0.859%	2,000,000.00	1,999,500.00	1,956,260.00	(43,240.00)	5,523.29
FFCB	Call	08/04/25	3133EMPU0	02/04/26	0.511%	2,000,000.00	2,000,000.00	1,957,020.00	(42,980.00)	4,000.00
FFCB	Call	08/25/25	3133EL4W1	08/25/25	0.613%	2,000,000.00	1,999,500.00	1,988,720.00	(10,780.00)	4,178.08
FFCB	Call	08/04/25	3133EL2S2	08/04/25	0.672%	2,000,000.00	2,000,000.00	1,992,940.00	(7,060.00)	5,360.00
FFCB	Call	08/04/25	3133EL2U7	08/04/25	0.682%	2,000,000.00	2,000,000.00	1,992,960.00	(7,040.00)	5,440.00
FFCB	Call	11/17/25	3133ENDV9	11/17/25	1.043%	500,000.00	498,000.00	493,575.00	(4,425.00)	620.82
FFCB	Call	09/26/25	3133ETAW7	03/26/30	4.646%	2,200,000.00	2,204,400.00	2,201,694.00	(2,706.00)	26,906.30
FHLB	Call	10/29/25	3130ALZA5	04/29/26	1.011%	2,000,000.00	2,000,000.00	1,978,920.00	(21,080.00)	3,397.26
FHLB	Call	09/24/25	3130AKA55	09/24/25	0.525%	2,000,000.00	2,000,000.00	1,981,760.00	(18,240.00)	2,792.33
FHLB	Call	10/29/25	3130AKC95	10/29/25	0.557%	2,000,000.00	2,000,000.00	1,975,720.00	(24,280.00)	1,868.49
FHLB	Call	09/17/25	3130ANRU6	09/17/26	1.058%	1,000,000.00	1,000,000.00	964,390.00	(35,610.00)	2,934.25
Total Short Term Operating Investments					1.115%	33,200,000.00	33,206,650.00	32,909,229.00	(297,421.00)	180,600.00
Long Term Operating Reserve Investments:										
FHLMC	Call	08/06/25	3134HA5G4	02/06/30	5.013%	500,000.00	500,750.00	499,690.00	(1,060.00)	9,882.74
FFCB	Call	08/25/25	3133EL4W1	08/25/25	0.613%	2,000,000.00	2,000,000.00	1,988,720.00	(11,280.00)	4,178.08
FFCB	Call	09/11/25	3133EL7D0	09/11/26	0.769%	2,000,000.00	2,000,000.00	1,924,180.00	(75,820.00)	4,500.82
FFCB	Call	12/30/25	3133ETMX2	06/30/28	4.302%	1,190,000.00	1,190,000.00	1,189,345.50	(654.50)	-
FHLB	Call	10/19/25	3130AKC46	10/19/26	0.751%	2,000,000.00	2,000,000.00	1,916,740.00	(83,260.00)	2,840.55
Total Long Term Operating Reserve Investments					1.231%	7,690,000.00	7,690,750.00	7,518,675.50	(172,074.50)	21,402.19
Total Investments including cash & paper						127,176,223.08	127,183,623.08	126,714,127.58	(469,495.50)	202,002.19
Total L/T & S/T Investments Only						40,890,000.00	40,897,400.00	40,427,904.50	(469,495.50)	202,002.19
Total Value - Morgan Stanley Assets								40,714,760.80		
Average Call/Maturity:					0.22					
Blended Investment Portfolio Rate of Return					1.14%					
3 Mnth T Bill					4.23%					
Fed Funds					4.33%					

GOVERNMENTAL FUND TYPES

GENERAL FUND

The General Fund serves as the primary reporting vehicle for current government operations. The General Fund, by definition, accounts for all current financial resources not required by law or administrative action to be accounted for in another fund.

Fund 001 GENERAL FUND

GL Number	Description	PERIOD ENDED 06/30/2024	PERIOD ENDED 06/30/2025
*** Assets ***			
102.000	CASH ON HAND	9,125.00	9,125.00
104.000	EQUITY IN POOLED CASH	23,636,124.84	26,172,443.28
105.000	TAXES RECEIVABLE	6,591.47	0.00
107.000	DELINQUENT TAXES RECEIVABLE	52,856.62	64,121.79
115.100	ACCOUNTS RECEIVABLE	1,518,841.24	1,465,692.81
117.000	ALLOWANCE FOR UNCOLLECTIBLE AR	(24,958.41)	(27,076.25)
121.000	ASSESSMENTS RECEIVABLE	21,763.66	19,639.52
131.000	DUE FROM OTHER FUNDS	0.00	0.00
132.000	ADVANCES TO OTHER FUNDS	1,516,528.74	1,344,335.79
133.000	DUE FROM OTHER GOVERNMENTS	680,065.94	1,237,392.47
135.000	INTEREST & DIVIDENDS REC	43,780.02	42,820.07
141.000	INVENTORIES	40,068.13	58,563.24
142.000	INVENTORIES - FOR SALE	614.74	614.74
151.900	INVESTMENTS - NON-CURRENT	8,489,201.02	9,265,108.69
155.000	PREPAID ITEMS	985,137.39	1,116,161.36
156.900	OTHER ASSETS - NONCURRENT	1,720,684.30	1,556,702.08
101.000	CASH IN BANK	2,483,829.67	2,422,669.35
Total Assets		41,180,254.37	44,748,313.94
*** Liabilities ***			
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
201.000	VOUCHERS PAYABLE	1,775.28	512.46
202.000	ACCOUNTS PAYABLE	653,878.41	953,897.34
205.000	CONTRACTS PAYABLE	0.00	0.00
207.000	DUE TO OTHER FUNDS	0.00	0.00
208.000	DUE TO OTHER GOVERNMENTS	2,296.25	540.89
216.000	ACCRUED SALARIES & WAGES	0.00	0.00
220.000	DEPOSITS	157,166.60	127,928.69
223.000	DEFERRED REVENUE	78,478.86	83,761.31
229.000	OTHER CURRENT LIABILITIES	0.00	0.00
290.000	DEFERRED INFLOW	1,724,748.62	1,524,417.48
Total Liabilities		2,618,344.02	2,691,058.17
*** Fund Balance ***			
251.000	PRIOR PERIOD ADJUSTMENT	0.00	0.00
280.000	FUND BALANCE - NONSPENDABLE	1,841,536.28	1,694,402.42
281.000	FUND BALANCE - RESTRICTED	980,313.00	1,172,663.78
282.000	FUND BALANCE - COMMITTED	4,368,033.91	3,628,530.05
283.000	FUND BALANCE - ASSIGNED	16,416,774.97	20,454,595.77
284.000	FUND BALANCE - UNASSIGNED	7,676,533.49	8,772,511.09
Total Fund Balance		31,283,191.65	35,722,703.11
Beginning Fund Balance		31,283,191.65	35,722,703.11
Net of Revenues VS Expenditures		7,278,718.70	6,334,552.66
Ending Fund Balance		38,561,910.35	42,057,255.77
Total Liabilities And Fund Balance		41,180,254.37	44,748,313.94

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES COMPARISON WITH BUDGET AND FY 2024 ACTUAL							
GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
Fund 401 - WATER & SEWER FUND							
CAPITAL GRANTS		6,068,323.00	29,421,738.00	9,915,479.39	33.70	19,506,258.61	1,295,622.26
CHARGES FOR SERVICES		29,954,115.00	29,954,115.00	23,844,623.30	79.60	6,109,491.70	22,449,768.69
INTEREST REVENUES		600,000.00	600,000.00	828,302.12	138.05	(228,302.12)	1,141,473.72
MISCELLANEOUS REVENUES		128,000.00	128,000.00	688,680.80	538.03	(560,680.80)	901,001.91
USE OF RESERVES		7,466,165.00	15,110,139.00	0.00	0.00	15,110,139.00	0.00
DEBT PROCEEDS		0.00	41,153,621.00	13,613,826.66	33.08	27,539,794.34	4,547,975.00
0000		44,216,603.00	116,367,613.00	48,890,912.27	42.01	67,476,700.73	30,335,841.58
CHARGES FOR GOVT SERVICES		165,735.00	165,735.00	119,012.57	71.81	46,722.43	121,119.02
9998 - CONTRIBUTIONS		165,735.00	165,735.00	119,012.57	71.81	46,722.43	121,119.02
TOTAL REVENUES		44,382,338.00	116,533,348.00	49,009,924.84	42.06	67,523,423.16	30,456,960.60
PERSONNEL		1,152,778.00	1,152,778.00	799,973.28	69.40	352,804.72	667,809.40
OPERATING		2,336,766.00	2,677,847.00	1,379,038.18	51.50	1,298,808.82	1,436,885.15
SERVICES PROVIDED BY GEN GOVT		3,013,714.00	3,013,714.00	2,260,285.50	75.00	753,428.50	2,128,384.50
CAPITAL OUTLAY		51,840.00	1,559,838.00	662,187.25	42.45	897,650.75	9,729,876.96
4201 - UTILITIES ADMIN		6,555,098.00	8,404,177.00	5,101,484.21	60.70	3,302,692.79	13,962,956.01
PERSONNEL		1,409,544.00	1,409,544.00	898,143.44	63.72	511,400.56	716,446.49
OPERATING		71,177.00	266,048.00	49,242.24	18.51	216,805.76	43,330.16
CAPITAL OUTLAY		0.00	0.00	0.00	0.00	0.00	30,617.00
4202 - ENGINEERING		1,480,721.00	1,675,592.00	947,385.68	56.54	728,206.32	790,393.65
PERSONNEL		700,466.00	700,466.00	486,909.83	69.51	213,556.17	447,985.51
OPERATING		1,230,166.00	1,242,165.00	739,175.21	59.51	502,989.79	659,542.72
CAPITAL OUTLAY		13,645,800.00	14,708,430.00	466,319.01	3.17	14,242,110.99	244,149.57
4203 - WATER PRODUCTION		15,576,432.00	16,651,061.00	1,692,404.05	10.16	14,958,656.95	1,351,677.80
PERSONNEL		2,362,465.00	2,362,465.00	1,508,371.25	63.85	854,093.75	1,376,158.14
OPERATING		2,439,661.00	2,668,733.00	1,088,736.85	40.80	1,579,996.15	1,373,875.02
CAPITAL OUTLAY		396,799.00	2,099,470.00	647,137.85	30.82	1,452,332.15	967,788.04
4204 - WATER DISTRIBUTION		5,198,925.00	7,130,668.00	3,244,245.95	45.50	3,886,422.05	3,717,821.20
PERSONNEL		1,412,257.00	1,412,257.00	984,295.96	69.70	427,961.04	946,220.48
OPERATING		1,952,259.00	2,262,708.00	1,584,317.42	70.02	678,390.58	1,272,060.89
CAPITAL OUTLAY		444,049.00	62,808,538.00	28,756,371.26	45.78	34,052,166.74	17,691,644.57
4205 - WASTEWATER TREATMENT		3,808,565.00	66,483,503.00	31,324,984.64	47.12	35,158,518.36	19,909,925.94
PERSONNEL		2,027,961.00	2,027,961.00	1,277,756.80	63.01	750,204.20	1,197,344.41
OPERATING		617,048.00	632,348.00	449,892.24	71.15	182,455.76	418,123.99
CAPITAL OUTLAY		2,547,336.00	5,273,313.00	1,185,029.28	22.47	4,088,283.72	421,468.99
4206 - UTILITIES MAINTENANCE		5,192,345.00	7,933,622.00	2,912,678.32	36.71	5,020,943.68	2,036,937.39
PERSONNEL		1,139,039.00	1,139,039.00	775,265.01	68.06	363,773.99	669,361.40
OPERATING		70,688.00	70,688.00	45,065.39	63.75	25,622.61	56,429.56

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REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND

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PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES

COMPARISON WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
Fund 401 - WATER & SEWER FUND							
CAPITAL OUTLAY		265,366.00	350,248.00	103,719.05	29.61	246,528.95	132,229.75
4208 - FACILITIES MAINTENANCE		1,475,093.00	1,559,975.00	924,049.45	59.23	635,925.55	858,020.71
PERSONNEL		1,353,052.00	1,353,052.00	897,699.12	66.35	455,352.88	823,918.88
OPERATING		398,709.00	423,607.00	299,846.53	70.78	123,760.47	309,159.46
CAPITAL OUTLAY		0.00	213,664.00	5,149.60	2.41	208,514.40	99,048.49
4209 - CUSTOMER SERVICE		1,751,761.00	1,990,323.00	1,202,695.25	60.43	787,627.75	1,232,126.83
PERSONNEL		671,322.00	671,322.00	476,854.04	71.03	194,467.96	353,847.26
OPERATING		225,324.00	225,324.00	151,403.76	67.19	73,920.24	129,154.18
CAPITAL OUTLAY		512,672.00	1,292,260.00	354,451.30	27.43	937,808.70	451,946.97
4210 - WASTEWATER COLLECTION		1,409,318.00	2,188,906.00	982,709.10	44.89	1,206,196.90	934,948.41
CONTINGENCY		400,000.00	324,767.00	0.00	0.00	324,767.00	0.00
9990 - CONTINGENCY		400,000.00	324,767.00	0.00	0.00	324,767.00	0.00
SERVICES PROVIDED BY GEN GOVT		1,082,377.00	1,082,377.00	811,782.75	75.00	270,594.25	631,534.50
9998 - CONTRIBUTIONS		1,082,377.00	1,082,377.00	811,782.75	75.00	270,594.25	631,534.50
TRANSFERS TO OTHER FUNDS		451,703.00	1,108,377.00	769,550.00	69.43	338,827.00	63,675.00
9999 - TRANSFERS		451,703.00	1,108,377.00	769,550.00	69.43	338,827.00	63,675.00
TOTAL EXPENDITURES		44,382,338.00	116,533,348.00	49,913,969.40	42.83	66,619,378.60	45,490,017.44
Fund 401 - WATER & SEWER FUND:							
TOTAL REVENUES		44,382,338.00	116,533,348.00	49,009,924.84	42.06	67,523,423.16	30,456,960.60
TOTAL EXPENDITURES		44,382,338.00	116,533,348.00	49,913,969.40	42.83	66,619,378.60	45,490,017.44
NET OF REVENUES & EXPENDITURES		0.00	0.00	(904,044.56)	100.00	904,044.56	(15,033,056.84)

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REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND

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PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES

COMPARISON WITH BUDGET AND FY 2024 ACTUAL

ACCOUNT DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
AD VALOREM	18,888,671.00	18,888,671.00	19,158,733.22	101.43	(270,062.22)	17,832,201.37
OTHER TAXES	1,052,044.00	1,052,044.00	380,065.97	36.13	671,978.03	346,612.31
PUBLIC SERVICE TAXES	6,131,992.00	6,131,992.00	4,421,758.57	72.11	1,710,233.43	4,135,836.94
COMMUNICATION SVC TAX	1,155,888.00	1,155,888.00	889,915.91	76.99	265,972.09	809,528.12
LOCAL BUSINESS TAXES	240,000.00	240,000.00	286,401.49	119.33	(46,401.49)	305,972.60
FRANCHISE TAXES	4,296,385.00	4,296,385.00	3,129,468.20	72.84	1,166,916.80	2,882,364.27
PERMITS. FEES, & SPECIAL ASSESSMENTS	50,420.00	50,420.00	61,163.43	121.31	(10,743.43)	43,767.33
OPERATING GRANTS	50,000.00	50,000.00	27,424.05	54.85	22,575.95	217,143.80
INTERGOVERNMENTAL REVENUE	4,842,222.00	4,842,222.00	3,362,414.22	69.44	1,479,807.78	3,449,468.12
PAYMENT IN LIEU OF TAXES	3,098,039.00	3,098,039.00	2,344,610.50	75.68	753,428.50	2,212,709.50
CHARGES FOR SERVICES	918,013.00	932,873.00	708,148.59	75.91	224,724.41	860,209.12
FINES & FORFEITS	130,000.00	130,000.00	70,316.94	54.09	59,683.06	113,006.64
MISCELLANEOUS REVENUES	495,127.00	523,627.00	769,120.67	146.88	(245,493.67)	1,059,289.85
INTEREST REVENUES	550,000.00	550,000.00	932,477.09	169.54	(382,477.09)	983,254.49
RENTAL INCOME	284,186.00	284,186.00	315,739.11	111.10	(31,553.11)	278,713.60
USE OF RESERVES	2,452,838.00	10,596,222.00	0.00	0.00	10,596,222.00	0.00
0000	44,635,825.00	52,822,569.00	36,857,757.96	69.78	15,964,811.04	35,530,078.06
CHARGES FOR GOVT SERVICES	2,959,654.00	2,959,654.00	2,219,740.50	75.00	739,913.50	1,771,598.25
9998 - CONTRIBUTIONS	2,959,654.00	2,959,654.00	2,219,740.50	75.00	739,913.50	1,771,598.25
TRANSFERS FROM OTHER FUNDS	636,162.00	691,412.00	361,219.16	52.24	330,192.84	367,120.08
9999 - TRANSFERS	636,162.00	691,412.00	361,219.16	52.24	330,192.84	367,120.08
TOTAL REVENUES	48,231,641.00	56,473,635.00	39,438,717.62	69.84	17,034,917.38	37,668,796.39
PERSONNEL	88,795.00	88,795.00	60,048.15	67.63	28,746.85	49,944.02
OPERATING	87,057.00	95,557.00	66,820.11	69.93	28,736.89	60,570.46
0100 - CITY COMMISSION	175,852.00	184,352.00	126,868.26	68.82	57,483.74	110,514.48
PERSONNEL	376,479.00	376,479.00	257,043.67	68.28	119,435.33	246,967.90
OPERATING	20,691.00	20,691.00	12,552.00	60.66	8,139.00	13,439.47
0101 - CITY MANAGER	397,170.00	397,170.00	269,595.67	67.88	127,574.33	260,407.37
PERSONNEL	390,291.00	400,291.00	290,951.39	72.68	109,339.61	265,892.72
OPERATING	77,089.00	77,089.00	24,034.67	31.18	53,054.33	37,709.82
0102 - CITY CLERK	467,380.00	477,380.00	314,986.06	65.98	162,393.94	303,602.54
PERSONNEL	989,739.00	989,739.00	685,134.48	69.22	304,604.52	661,904.28
OPERATING	104,749.00	125,250.00	62,662.48	50.03	62,587.52	57,132.43
0103 - FINANCE	1,094,488.00	1,114,989.00	747,796.96	67.07	367,192.04	719,036.71
PERSONNEL	98,588.00	98,588.00	67,470.35	68.44	31,117.65	64,116.12
OPERATING	408,950.00	506,334.00	183,973.81	36.33	322,360.19	211,870.80
0104 - LEGAL	507,538.00	604,922.00	251,444.16	41.57	353,477.84	275,986.92
PERSONNEL	826,285.00	1,027,785.00	778,842.36	75.78	248,942.64	576,281.96

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PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES
COMPARISON WITH BUDGET AND FY 2024 ACTUAL

ACCOUNT DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
OPERATING	1,013,023.00	3,168,223.00	1,500,528.82	47.36	1,667,694.18	723,470.86
0106 - ADMINISTRATIVE SERVICES	1,839,308.00	4,196,008.00	2,279,371.18	54.32	1,916,636.82	1,299,752.82
PERSONNEL	886,060.00	901,060.00	596,560.67	66.21	304,499.33	539,822.06
OPERATING	1,931,630.00	1,941,425.00	1,088,314.08	56.06	853,110.92	1,220,940.70
0110 - INFORMATION TECHNOLOGY	2,817,690.00	2,842,485.00	1,684,874.75	59.27	1,157,610.25	1,760,762.76
PERSONNEL	560,081.00	560,081.00	385,658.03	68.86	174,422.97	363,582.77
OPERATING	180,900.00	180,900.00	111,642.76	61.72	69,257.24	90,189.53
0115 - HUMAN RESOURCES	740,981.00	740,981.00	497,300.79	67.11	243,680.21	453,772.30
PERSONNEL	326,202.00	326,202.00	226,485.08	69.43	99,716.92	229,291.04
OPERATING	93,631.00	117,601.00	85,274.14	72.51	32,326.86	66,796.53
GRANTS & AID	50,000.00	87,884.00	38,575.00	43.89	49,309.00	20,000.00
1117 - COMMUNITY DEVELOPMENT	469,833.00	531,687.00	350,334.22	65.89	181,352.78	316,087.57
PERSONNEL	945,989.00	943,126.00	596,299.24	63.23	346,826.76	523,052.85
OPERATING	407,915.00	412,020.00	44,319.01	10.76	367,700.99	54,007.55
1118 - PLANNING	1,353,904.00	1,355,146.00	640,618.25	47.27	714,527.75	577,060.40
PERSONNEL	61,843.00	61,843.00	44,242.43	71.54	17,600.57	41,702.06
OPERATING	34,891.00	34,891.00	21,313.61	61.09	13,577.39	5,089.85
1119 - LICENCES & ENFORCEMENT	96,734.00	96,734.00	65,556.04	67.77	31,177.96	46,791.91
PERSONNEL	8,440,677.00	8,440,677.00	6,101,119.96	72.28	2,339,557.04	5,448,553.59
OPERATING	824,303.00	992,053.00	702,492.98	70.81	289,560.02	690,193.59
1222 - FIRE	9,264,980.00	9,432,730.00	6,803,612.94	72.13	2,629,117.06	6,138,747.18
PERSONNEL	687,421.00	687,421.00	458,035.64	66.63	229,385.36	397,881.66
OPERATING	67,467.00	67,467.00	37,038.95	54.90	30,428.05	23,046.01
1223 - FIRE PREVENTION	754,888.00	754,888.00	495,074.59	65.58	259,813.41	420,927.67
PERSONNEL	11,616,588.00	11,616,588.00	7,536,923.17	64.88	4,079,664.83	7,073,440.91
OPERATING	1,695,256.00	1,828,785.00	1,223,482.59	66.90	605,302.41	1,128,014.09
1226 - POLICE	13,311,844.00	13,445,373.00	8,760,405.76	65.16	4,684,967.24	8,201,455.00
PERSONNEL	65,089.00	65,089.00	18,510.55	28.44	46,578.45	43,248.22
OPERATING	19,695.00	19,695.00	1,773.34	9.00	17,921.66	10,983.32
1228 - PARKING SERVICES	84,784.00	84,784.00	20,283.89	23.92	64,500.11	54,231.54
PERSONNEL	418,968.00	418,968.00	295,516.89	70.53	123,451.11	296,448.95
OPERATING	160,514.00	275,989.00	157,539.63	57.08	118,449.37	69,035.66
1301 - PUBLIC WORKS ADMIN	579,482.00	694,957.00	453,056.52	65.19	241,900.48	365,484.61
PERSONNEL	965,073.00	965,073.00	648,848.06	67.23	316,224.94	546,672.65
OPERATING	943,899.00	963,690.00	656,716.25	68.15	306,973.75	597,021.43

PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES
COMPARISON WITH BUDGET AND FY 2024 ACTUAL

ACCOUNT DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
1302 - STREETS	1,908,972.00	1,928,763.00	1,305,564.31	67.69	623,198.69	1,143,694.08
PERSONNEL	698,207.00	698,207.00	436,734.29	62.55	261,472.71	357,651.13
OPERATING	149,659.00	149,659.00	78,267.88	52.30	71,391.12	83,593.80
1303 - TREES	847,866.00	847,866.00	515,002.17	60.74	332,863.83	441,244.93
PERSONNEL	840,163.00	840,163.00	471,114.61	56.07	369,048.39	420,265.06
OPERATING	137,863.00	141,963.00	88,951.19	62.66	53,011.81	102,798.25
1304 - URBAN BEAUTIFICATION	978,026.00	982,126.00	560,065.80	57.03	422,060.20	523,063.31
PERSONNEL	544,821.00	544,821.00	324,475.64	59.56	220,345.36	296,819.05
OPERATING	72,828.00	63,833.00	41,885.24	65.62	21,947.76	48,242.51
1306 - VEHICLE MAINTENANCE	617,649.00	608,654.00	366,360.88	60.19	242,293.12	345,061.56
PERSONNEL	381,852.00	381,852.00	271,579.87	71.12	110,272.13	238,560.22
OPERATING	86,348.00	94,548.00	69,742.80	73.76	24,805.20	22,147.30
1401 - PARKS & REC ADMIN	468,200.00	476,400.00	341,322.67	71.65	135,077.33	260,707.52
PERSONNEL	422,247.00	422,247.00	243,529.61	57.67	178,717.39	225,033.07
OPERATING	131,450.00	139,450.00	71,957.50	51.60	67,492.50	102,560.05
1402 - RECREATION	553,697.00	561,697.00	315,487.11	56.17	246,209.89	327,593.12
PERSONNEL	2,030,027.00	2,030,027.00	1,417,647.60	69.83	612,379.40	1,234,104.65
OPERATING	508,092.00	517,556.00	372,970.27	72.06	144,585.73	409,628.42
1403 - PARKS	2,538,119.00	2,547,583.00	1,790,617.87	70.29	756,965.13	1,643,733.07
OPERATING	16,698.00	16,698.00	8,099.06	48.50	8,598.94	8,259.59
1404 - INTERMODAL TRANSPORTATION	16,698.00	16,698.00	8,099.06	48.50	8,598.94	8,259.59
OPERATING	43,942.00	44,492.00	35,261.53	79.25	9,230.47	33,909.47
1405 - TRAILER PARK	43,942.00	44,492.00	35,261.53	79.25	9,230.47	33,909.47
OPERATING	13,898.00	14,598.00	9,898.73	67.81	4,699.27	46,583.43
1406 - DELAND HOUSE	13,898.00	14,598.00	9,898.73	67.81	4,699.27	46,583.43
PERSONNEL	368,069.00	368,069.00	247,480.53	67.24	120,588.47	256,378.27
OPERATING	137,049.00	137,049.00	97,460.96	71.11	39,588.04	115,298.55
1407 - SANBORN ACTIVITY CENTER	505,118.00	505,118.00	344,941.49	68.29	160,176.51	371,676.82
OPERATING	171,631.00	173,771.00	109,191.64	62.84	64,579.36	99,988.16
1408 - STADIUM	171,631.00	173,771.00	109,191.64	62.84	64,579.36	99,988.16
OPERATING	52,000.00	52,000.00	10,259.86	19.73	41,740.14	140,263.76
1409 - SPECIAL EVENTS	52,000.00	52,000.00	10,259.86	19.73	41,740.14	140,263.76
PERSONNEL	359,746.00	359,746.00	251,385.59	69.88	108,360.41	213,718.55

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES COMPARISON WITH BUDGET AND FY 2024 ACTUAL						
ACCOUNT DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
OPERATING	151,691.00	154,691.00	85,222.17	55.09	69,468.83	95,790.75
1410 - CHISHOLM CENTER	511,437.00	514,437.00	336,607.76	65.43	177,829.24	309,509.30
OPERATING	97,067.00	98,667.00	69,420.86	70.36	29,246.14	61,423.56
1411 - SPERLING SPORTS COMPLEX	97,067.00	98,667.00	69,420.86	70.36	29,246.14	61,423.56
OPERATING	80,875.00	90,670.00	88,028.99	97.09	2,641.01	119,831.92
1412 - CONRAD/MELCHING	80,875.00	90,670.00	88,028.99	97.09	2,641.01	119,831.92
CONTINGENCY	1,134,477.00	896,384.00	0.00	0.00	896,384.00	0.00
9990 - CONTINGENCY	1,134,477.00	896,384.00	0.00	0.00	896,384.00	0.00
TRANSFERS TO OTHER FUNDS	3,735,113.00	9,159,125.00	3,136,854.19	34.25	6,022,270.81	3,208,912.31
9999 - TRANSFERS	3,735,113.00	9,159,125.00	3,136,854.19	34.25	6,022,270.81	3,208,912.31
TOTAL EXPENDITURES	48,231,641.00	56,473,635.00	33,104,164.96	58.62	23,369,470.04	30,390,077.69
TOTAL REVENUES - FUND 001	48,231,641.00	56,473,635.00	39,438,717.62	69.84	17,034,917.38	37,668,796.39
TOTAL EXPENDITURES - FUND 001	48,231,641.00	56,473,635.00	33,104,164.96	58.62	23,369,470.04	30,390,077.69
NET OF REVENUES & EXPENDITURES	0.00	0.00	6,334,552.66	100.00	(6,334,552.66)	7,278,718.70

GOVERNMENTAL FUND TYPES

SPECIAL REVENUE FUNDS

A special revenue fund is used when legal requirements restrict specific resources to be expended for specified purposes, with the exception of trust, capital projects or debt service. The confiscated Fund accounts for the receipts and disbursements of forfeited funds for law enforcement purposes. The Spring Hill Community Redevelopment Fund accounts for the revenues and expenditures of the Spring Hill Tax Increment District. The Downtown Community Redevelopment Fund accounts for the revenues and expenditures of the Downtown Tax Increment District. The Governmental Impact Fees Trust Fund accounts for projects using revenue collected from Police, Fire, Parks & Recreation and General Government Building Impact Fees paid by new construction. The Grant & Other Special Revenues Fund accounts for all capital projects and expenditures relating to grants which fund non-payroll operating expenses.

Fund 109 CONFISCATED FUND

GL Number	Description	PERIOD ENDED 06/30/2024	PERIOD ENDED 06/30/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	63,093.65	101,476.30
135.000	INTEREST & DIVIDENDS REC	0.00	0.00
156.900	OTHER ASSETS - NONCURRENT	0.00	0.00
Total Assets		63,093.65	101,476.30
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	0.00	0.00
Total Liabilities		0.00	0.00
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	48,000.49	154,866.18
Total Fund Balance		48,000.49	154,866.18
Beginning Fund Balance		48,000.49	154,866.18
Net of Revenues VS Expenditures		15,093.16	(53,389.88)
Ending Fund Balance		63,093.65	101,476.30
Total Liabilities And Fund Balance		63,093.65	101,476.30

REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND
PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES							
COMPARED WITH BUDGET AND FY 2024 ACTUAL							
GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
Fund 109 - CONFISCATED FUND							
	FINES & FORFEITS	3,000.00	3,000.00	0.00	0.00	3,000.00	13,018.15
	INTEREST REVENUES	0.00	0.00	3,267.82	100.00	(3,267.82)	2,075.01
	USE OF RESERVES	0.00	55,106.00	0.00	0.00	55,106.00	0.00
	TOTAL REVENUES	3,000.00	58,106.00	3,267.82	5.62	54,838.18	15,093.16
	CAPITAL OUTLAY	0.00	9,500.00	9,500.00	100.00	0.00	0.00
	OPERATING	3,000.00	48,606.00	47,157.70	97.02	1,448.30	0.00
	TOTAL EXPENDITURES	3,000.00	58,106.00	56,657.70	97.51	1,448.30	0.00
Fund 109 - CONFISCATED FUND:							
	TOTAL REVENUES	3,000.00	58,106.00	3,267.82	5.62	54,838.18	15,093.16
	TOTAL EXPENDITURES	3,000.00	58,106.00	56,657.70	97.51	1,448.30	0.00
	NET OF REVENUES & EXPENDITURES	0.00	0.00	(53,389.88)	100.00	53,389.88	15,093.16

Fund 120 HOMELESSNESS FUND

GL Number	Description	PERIOD ENDED 06/30/2024	PERIOD ENDED 06/30/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	(6,153.97)	(15,873.44)
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
	Total Assets	(6,153.97)	(15,873.44)
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	41.20	3,160.31
	Total Liabilities	41.20	3,160.31
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	0.02	70.92
	Total Fund Balance	0.02	70.92
	Beginning Fund Balance	0.02	70.92
	Net of Revenues VS Expenditures	(6,195.19)	(19,104.67)
	Ending Fund Balance	(6,195.17)	(19,033.75)
	Total Liabilities And Fund Balance	(6,153.97)	(15,873.44)

REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND
PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES							
COMPARED WITH BUDGET AND FY 2024 ACTUAL							
GL NUMBER	DESCRIPTION	2024-25	2024-25	YTD BALANCE	% BDGT	AVAILABLE	YTD BALANCE
		ORIGINAL BUDGET	AMENDED BUDGET	06/30/2025	USED	BALANCE	06/30/2024
Fund 120 - HOMELESSNESS FUND							
INTEREST REVENUES		0.00	0.00	2.92	100.00	(2.92)	0.00
MISCELLANEOUS REVENUES		109,185.00	109,185.00	17,100.00	15.66	92,085.00	73,000.00
TRANSFERS FROM OTHER FUNDS		694,195.00	695,395.00	521,546.25	75.00	173,848.75	442,850.25
TOTAL REVENUES		803,380.00	804,580.00	538,649.17	66.95	265,930.83	515,850.25
OPERATING		803,380.00	804,580.00	557,753.84	69.32	246,826.16	522,045.44
TOTAL EXPENDITURES		803,380.00	804,580.00	557,753.84	69.32	246,826.16	522,045.44
Fund 120 - HOMELESSNESS FUND:							
TOTAL REVENUES		803,380.00	804,580.00	538,649.17	66.95	265,930.83	515,850.25
TOTAL EXPENDITURES		803,380.00	804,580.00	557,753.84	69.32	246,826.16	522,045.44
NET OF REVENUES & EXPENDITURES		0.00	0.00	(19,104.67)	100.00	19,104.67	(6,195.19)

Fund 160 SPRING HILL CRA FUND

GL Number	Description	PERIOD ENDED 06/30/2024	PERIOD ENDED 06/30/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	1,829,701.73	2,231,248.81
115.100	ACCOUNTS RECEIVABLE	106.50	106.50
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	0.00	0.00
151.900	INVESTMENTS - NON-CURRENT	0.00	0.00
155.000	PREPAID ITEMS	0.00	0.00
Total Assets		1,829,808.23	2,231,355.31
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	5,098.14	1,617.01
205.000	CONTRACTS PAYABLE	0.00	0.00
208.000	DUE TO OTHER GOVERNMENTS	6.81	6.74
216.000	ACCRUED SALARIES & WAGES	0.00	0.00
236.900	ADVANCES FROM OTHER FUNDS	0.00	0.00
Total Liabilities		5,104.95	1,623.75
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	1,053,350.76	1,392,121.38
Total Fund Balance		1,053,350.76	1,392,121.38
Beginning Fund Balance		1,053,350.76	1,392,121.38
Net of Revenues VS Expenditures		771,352.52	837,610.18
Ending Fund Balance		1,824,703.28	2,229,731.56
Total Liabilities And Fund Balance		1,829,808.23	2,231,355.31

REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND
PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES							
COMPARED WITH BUDGET AND FY 2024 ACTUAL							
GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
Fund 160 - SPRING HILL CRA FUND							
	INTEREST REVENUES	0.00	0.00	65,235.31	100.00	(65,235.31)	55,793.02
	USE OF RESERVES	0.00	1,083,417.00	0.00	0.00	1,083,417.00	0.00
	MISCELLANEOUS REVENUES	1,200.00	1,200.00	1,588.71	132.39	(388.71)	2,422.96
	AD VALOREM	348,944.00	348,944.00	349,613.00	100.19	(669.00)	309,044.00
	CAPITAL GRANTS	27,802.00	27,802.00	27,802.00	100.00	0.00	24,710.00
	INTERGOVERNMENTAL REVENUE	656,259.00	656,259.00	717,654.94	109.36	(61,395.94)	593,891.90
	TOTAL REVENUES	1,034,205.00	2,117,622.00	1,161,893.96	54.87	955,728.04	985,861.88
	CAPITAL OUTLAY	0.00	1,144,194.00	97,604.00	8.53	1,046,590.00	4,316.25
	OPERATING	49,446.00	77,606.00	45,079.67	58.09	32,526.33	36,038.18
	PERSONNEL	215,876.00	215,876.00	122,833.15	56.90	93,042.85	120,098.78
	GRANTS & AID	110,000.00	110,000.00	8,505.30	7.73	101,494.70	4,312.50
	CONTINGENCY	603,896.00	514,857.00	0.00	0.00	514,857.00	0.00
	SERVICES PROVIDED BY GEN GOVT	17,476.00	17,476.00	13,107.00	75.00	4,369.00	0.00
	TRANSFERS TO OTHER FUNDS	37,511.00	37,613.00	37,154.66	98.78	458.34	49,743.65
	TOTAL EXPENDITURES	1,034,205.00	2,117,622.00	324,283.78	15.31	1,793,338.22	214,509.36
Fund 160 - SPRING HILL CRA FUND:							
	TOTAL REVENUES	1,034,205.00	2,117,622.00	1,161,893.96	54.87	955,728.04	985,861.88
	TOTAL EXPENDITURES	1,034,205.00	2,117,622.00	324,283.78	15.31	1,793,338.22	214,509.36
	NET OF REVENUES & EXPENDITURES	0.00	0.00	837,610.18	100.00	(837,610.18)	771,352.52

Fund 170 GIFT FUND

GL Number	Description	PERIOD ENDED 06/30/2024	PERIOD ENDED 06/30/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	5,337,620.39	5,644,675.26
115.100	ACCOUNTS RECEIVABLE	21,824.88	0.00
131.000	DUE FROM OTHER FUNDS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	0.00	0.00
155.000	PREPAID ITEMS	0.00	0.00
Total Assets		5,359,445.27	5,644,675.26
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	6,608.00	0.00
207.000	DUE TO OTHER FUNDS	0.00	0.00
Total Liabilities		6,608.00	0.00
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	4,066,084.03	5,619,706.69
Total Fund Balance		4,066,084.03	5,619,706.69
Beginning Fund Balance		4,066,084.03	5,619,706.69
Net of Revenues VS Expenditures		1,286,753.24	24,968.57
Ending Fund Balance		5,352,837.27	5,644,675.26
Total Liabilities And Fund Balance		5,359,445.27	5,644,675.26

REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND
PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES							
COMPARED WITH BUDGET AND FY 2024 ACTUAL							
GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
Fund 170 - GIFT FUND							
INTEREST REVENUES		0.00	0.00	188,007.05	100.00	(188,007.05)	166,945.76
USE OF RESERVES		0.00	1,676,275.00	0.00	0.00	1,676,275.00	0.00
TRANSFERS FROM OTHER FUNDS		0.00	189,510.00	0.00	0.00	189,510.00	0.00
PERMITS. FEES, & SPECIAL ASSESSMENTS		1,381,813.00	1,393,013.00	1,203,773.79	86.42	189,239.21	2,026,348.87
TOTAL REVENUES		1,381,813.00	3,258,798.00	1,391,780.84	42.71	1,867,017.16	2,193,294.63
CAPITAL OUTLAY		0.00	1,493,320.00	305,848.02	20.48	1,187,471.98	29,872.46
OPERATING		55,000.00	146,419.00	79,905.46	54.57	66,513.54	5,452.20
TRANSFERS TO OTHER FUNDS		1,326,813.00	1,619,059.00	981,058.79	60.59	638,000.21	871,216.73
TOTAL EXPENDITURES		1,381,813.00	3,258,798.00	1,366,812.27	41.94	1,891,985.73	906,541.39
Fund 170 - GIFT FUND:							
TOTAL REVENUES		1,381,813.00	3,258,798.00	1,391,780.84	42.71	1,867,017.16	2,193,294.63
TOTAL EXPENDITURES		1,381,813.00	3,258,798.00	1,366,812.27	41.94	1,891,985.73	906,541.39
NET OF REVENUES & EXPENDITURES		0.00	0.00	24,968.57	100.00	(24,968.57)	1,286,753.24

Fund 180 DOWNTOWN CRA FUND

GL Number	Description	PERIOD ENDED 06/30/2024	PERIOD ENDED 06/30/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	2,421,022.15	1,917,407.78
115.100	ACCOUNTS RECEIVABLE	6,150.99	5,953.94
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	2,490.81	2,373.58
151.900	INVESTMENTS - NON-CURRENT	0.00	0.00
156.900	OTHER ASSETS - NONCURRENT	754,494.54	717,052.57
101.000	CASH IN BANK	0.00	0.00
Total Assets		3,184,158.49	2,642,787.87
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	2,478.18	32,322.31
205.000	CONTRACTS PAYABLE	14,707.00	0.00
208.000	DUE TO OTHER GOVERNMENTS	0.06	0.06
216.000	ACCRUED SALARIES & WAGES	0.00	0.00
220.000	DEPOSITS	0.00	0.00
223.000	DEFERRED REVENUE	0.00	0.00
290.000	DEFERRED INFLOW	706,878.53	649,077.77
Total Liabilities		724,063.77	681,400.14
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	2,441,569.00	1,545,423.83
Total Fund Balance		2,441,569.00	1,545,423.83
Beginning Fund Balance		2,441,569.00	1,545,423.83
Net of Revenues VS Expenditures		18,525.72	415,963.90
Ending Fund Balance		2,460,094.72	1,961,387.73
Total Liabilities And Fund Balance		3,184,158.49	2,642,787.87

REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND
PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES							
COMPARED WITH BUDGET AND FY 2024 ACTUAL							
GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
Fund 180 - DOWNTOWN CRA FUND							
	INTEREST REVENUES	0.00	35,000.00	58,382.24	166.81	(23,382.24)	101,352.82
	USE OF RESERVES	0.00	585,912.00	0.00	0.00	585,912.00	0.00
	MISCELLANEOUS REVENUES	14,618.00	101,618.00	111,106.06	109.34	(9,488.06)	24,022.96
	AD VALOREM	398,797.00	398,797.00	398,797.00	100.00	0.00	347,919.00
	INTERGOVERNMENTAL REVENUE	365,914.00	401,410.00	401,410.78	100.00	(0.78)	333,525.52
	CHARGES FOR SERVICES	58,105.00	58,105.00	29,449.58	50.68	28,655.42	57,713.90
	TOTAL REVENUES	837,434.00	1,580,842.00	999,145.66	63.20	581,696.34	864,534.20
	CAPITAL OUTLAY	0.00	598,337.00	93,750.84	15.67	504,586.16	395,986.08
	OPERATING	571,888.00	761,766.00	435,167.41	57.13	326,598.59	351,899.36
	GRANTS & AID	67,500.00	67,500.00	2,721.70	4.03	64,778.30	0.00
	CONTINGENCY	142,135.00	97,328.00	0.00	0.00	97,328.00	0.00
	SERVICES PROVIDED BY GEN GOVT	17,476.00	17,476.00	13,107.00	75.00	4,369.00	0.00
	TRANSFERS TO OTHER FUNDS	38,435.00	38,435.00	38,434.81	100.00	0.19	98,123.04
	TOTAL EXPENDITURES	837,434.00	1,580,842.00	583,181.76	36.89	997,660.24	846,008.48
Fund 180 - DOWNTOWN CRA FUND:							
	TOTAL REVENUES	837,434.00	1,580,842.00	999,145.66	63.20	581,696.34	864,534.20
	TOTAL EXPENDITURES	837,434.00	1,580,842.00	583,181.76	36.89	997,660.24	846,008.48
	NET OF REVENUES & EXPENDITURES	0.00	0.00	415,963.90	100.00	(415,963.90)	18,525.72

Fund 190 GRANT & SPECIAL REVENUE FUND

GL Number	Description	PERIOD ENDED 06/30/2024	PERIOD ENDED 06/30/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	1,843,594.35	1,332,824.44
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
128.900	NOTES RECEIVABLE - NON-CURRENT	0.00	0.00
133.000	DUE FROM OTHER GOVERNMENTS	49,817.06	1,193,462.25
101.000	CASH IN BANK	0.00	0.00
Total Assets		1,893,411.41	2,526,286.69
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	4,311.65	293.76
205.000	CONTRACTS PAYABLE	65,329.79	2,078.10
207.000	DUE TO OTHER FUNDS	0.00	0.00
223.000	DEFERRED REVENUE	0.00	96,564.17
Total Liabilities		69,641.44	98,936.03
*** Fund Balance ***			
251.000	PRIOR PERIOD ADJUSTMENT	0.00	0.00
281.000	FUND BALANCE - RESTRICTED	2,110,633.69	120,568.30
282.000	FUND BALANCE - COMMITTED	811,689.41	1,687,311.90
Total Fund Balance		2,922,323.10	1,807,880.20
Beginning Fund Balance		2,922,323.10	1,807,880.20
Net of Revenues VS Expenditures		(1,098,553.13)	619,470.46
Ending Fund Balance		1,823,769.97	2,427,350.66
Total Liabilities And Fund Balance		1,893,411.41	2,526,286.69

PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES

COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2024-25	2024-25	YTD BALANCE	% BDGT	AVAILABLE	YTD BALANCE
		ORIGINAL BUDGET	AMENDED BUDGET	06/30/2025	USED	BALANCE	06/30/2024
Fund 190 - GRANT & SPECIAL REVENUE FUND							
INTEREST REVENUES		0.00	0.00	43,362.76	100.00	(43,362.76)	119,084.16
USE OF RESERVES		6,000.00	520,486.00	0.00	0.00	520,486.00	0.00
MISCELLANEOUS REVENUES		0.00	0.00	0.00	0.00	0.00	48,767.42
TRANSFERS FROM OTHER FUNDS		0.00	1,223,514.00	83,361.29	6.81	1,140,152.71	19,910.85
CAPITAL GRANTS		89,220.00	449,116.00	60,440.49	13.46	388,675.51	33,994.78
CHARGES FOR SERVICES		25,000.00	25,000.00	569,625.00	2,278.50	(544,625.00)	456,930.00
OTHER TAXES		382,279.00	382,279.00	278,322.95	72.81	103,956.05	253,850.51
DEBT PROCEEDS		0.00	500,000.00	0.00	0.00	500,000.00	0.00
TOTAL REVENUES		502,499.00	3,100,395.00	1,035,112.49	33.39	2,065,282.51	932,537.72
CAPITAL OUTLAY		89,220.00	962,472.00	332,634.17	34.56	629,837.83	1,478,671.06
OPERATING		413,279.00	2,137,923.00	83,007.86	3.88	2,054,915.14	552,419.79
TOTAL EXPENDITURES		502,499.00	3,100,395.00	415,642.03	13.41	2,684,752.97	2,031,090.85
Fund 190 - GRANT & SPECIAL REVENUE FUND:							
TOTAL REVENUES		502,499.00	3,100,395.00	1,035,112.49	33.39	2,065,282.51	932,537.72
TOTAL EXPENDITURES		502,499.00	3,100,395.00	415,642.03	13.41	2,684,752.97	2,031,090.85
NET OF REVENUES & EXPENDITURES		0.00	0.00	619,470.46	100.00	(619,470.46)	(1,098,553.13)

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GOVERNMENTAL FUND TYPES

DEBT SERVICE FUND

A debt service fund is used to account for the accumulation of financial resources to be used the payment of general long-term debt principal and interest. The Debt Service Fund accounts for the revenues and expenditures for all Governmental Fund payments on long-term debt and is funded through transfers from other funds.

Fund 200 DEBT SERVICE FUND

GL Number	Description	PERIOD ENDED 06/30/2024	PERIOD ENDED 06/30/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	3,299.78	3,299.78
	Total Assets	3,299.78	3,299.78
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	3,299.78	3,299.78
	Total Liabilities	3,299.78	3,299.78
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	0.00	0.00
	Total Fund Balance	0.00	0.00
	Beginning Fund Balance	0.00	0.00
	Net of Revenues VS Expenditures	0.00	0.00
	Ending Fund Balance	0.00	0.00
	Total Liabilities And Fund Balance	3,299.78	3,299.78

REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND
PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES							
COMPARED WITH BUDGET AND FY 2024 ACTUAL							
GL NUMBER	DESCRIPTION	2024-25	2024-25	YTD BALANCE	% BDGT	AVAILABLE	YTD BALANCE
		ORIGINAL BUDGET	AMENDED BUDGET	06/30/2025	USED	BALANCE	06/30/2024
Fund 200 - DEBT SERVICE FUND							
	TRANSFERS FROM OTHER FUNDS	2,445,075.00	2,408,043.00	1,779,809.51	73.91	628,233.49	1,696,716.64
	TOTAL REVENUES	2,445,075.00	2,408,043.00	1,779,809.51	73.91	628,233.49	1,696,716.64
	PRINCIPAL & INTEREST	2,445,075.00	2,408,043.00	1,779,809.51	73.91	628,233.49	1,696,716.64
	TOTAL EXPENDITURES	2,445,075.00	2,408,043.00	1,779,809.51	73.91	628,233.49	1,696,716.64
Fund 200 - DEBT SERVICE FUND:							
	TOTAL REVENUES	2,445,075.00	2,408,043.00	1,779,809.51	73.91	628,233.49	1,696,716.64
	TOTAL EXPENDITURES	2,445,075.00	2,408,043.00	1,779,809.51	73.91	628,233.49	1,696,716.64
	NET OF REVENUES & EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00

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GOVERNMENTAL FUND TYPES

CAPITAL PROJECTS FUNDS

A capital projects fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities other than those financed by proprietary funds or trust funds. The Capital Projects Fund accounts for the revenues and expenditures for all General Fund capital projects.

Fund 300 CAPITAL PROJECTS FUND

GL Number	Description	PERIOD ENDED 06/30/2024	PERIOD ENDED 06/30/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	2,398,976.52	2,917,816.39
131.000	DUE FROM OTHER FUNDS	0.00	0.00
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
101.000	CASH IN BANK	0.00	0.00
Total Assets		2,398,976.52	2,917,816.39
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	416,933.59	466,318.12
205.000	CONTRACTS PAYABLE	0.00	21,876.53
207.000	DUE TO OTHER FUNDS	0.00	0.00
Total Liabilities		416,933.59	488,194.65
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	1,823,517.61	2,363,599.48
283.000	FUND BALANCE - ASSIGNED	0.00	0.00
Total Fund Balance		1,823,517.61	2,363,599.48
Beginning Fund Balance		1,823,517.61	2,363,599.48
Net of Revenues VS Expenditures		158,525.32	66,022.26
Ending Fund Balance		1,982,042.93	2,429,621.74
Total Liabilities And Fund Balance		2,398,976.52	2,917,816.39

REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND
PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES							
COMPARED WITH BUDGET AND FY 2024 ACTUAL							
GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
Fund 300 - CAPITAL PROJECTS FUND							
	INTEREST REVENUES	0.00	0.00	79,378.63	100.00	(79,378.63)	63,286.22
	USE OF RESERVES	0.00	2,265,586.00	0.00	0.00	2,265,586.00	0.00
	MISCELLANEOUS REVENUES	0.00	20,000.00	17,114.21	85.57	2,885.79	0.00
	TRANSFERS FROM OTHER FUNDS	1,877,993.00	6,259,760.00	1,656,420.40	26.46	4,603,339.60	1,870,938.99
	AD VALOREM	1,282,005.00	1,282,005.00	1,353,283.12	105.56	(71,278.12)	588,442.18
	DEBT PROCEEDS	3,189,000.00	6,189,000.00	0.00	0.00	6,189,000.00	0.00
	TOTAL REVENUES	6,348,998.00	16,016,351.00	3,106,196.36	19.39	12,910,154.64	2,522,667.39
	CAPITAL OUTLAY	6,348,998.00	16,016,351.00	3,040,174.10	18.98	12,976,176.90	2,364,142.07
	TOTAL EXPENDITURES	6,348,998.00	16,016,351.00	3,040,174.10	18.98	12,976,176.90	2,364,142.07
Fund 300 - CAPITAL PROJECTS FUND:							
	TOTAL REVENUES	6,348,998.00	16,016,351.00	3,106,196.36	19.39	12,910,154.64	2,522,667.39
	TOTAL EXPENDITURES	6,348,998.00	16,016,351.00	3,040,174.10	18.98	12,976,176.90	2,364,142.07
	NET OF REVENUES & EXPENDITURES	0.00	0.00	66,022.26	100.00	(66,022.26)	158,525.32

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PROPRIETARY FUND TYPES

ENTERPRISE FUNDS

Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that the costs of providing goods or services to the general public on a continuing basis should be financed or recovered through user charges. Currently there are five enterprise funds which consist of the Water & Sewer Revenue Fund, Municipal Airport Fund, Refuse Collection Fund, Stormwater Revenue Fund and Permits & Inspections Fund.

Fund 401 WATER & SEWER FUND

GL Number	Description	PERIOD ENDED 06/30/2024	PERIOD ENDED 06/30/2025
*** Assets ***			
102.000	CASH ON HAND	3,300.00	3,300.00
104.000	EQUITY IN POOLED CASH	14,056,392.95	24,690,508.85
115.100	ACCOUNTS RECEIVABLE	3,784,371.08	3,844,440.85
117.000	ALLOWANCE FOR UNCOLLECTIBLE AR	(882,506.20)	(771,505.79)
121.000	ASSESSMENTS RECEIVABLE	0.00	0.00
128.900	NOTES RECEIVABLE - NON-CURRENT	0.00	0.00
131.000	DUE FROM OTHER FUNDS	0.00	0.00
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	27,699.45	27,417.63
151.900	INVESTMENTS - NON-CURRENT	20,069,858.89	21,644,454.71
155.000	PREPAID ITEMS	103,360.01	128,456.02
161.900	LAND	2,139,602.03	2,148,064.53
162.900	BUILDINGS	20,564,918.15	10,585,889.57
163.900	ACCUM DEPREC - BUILDINGS	(8,036,926.49)	(8,125,164.40)
164.900	INFRASTRUCTURE	156,415,924.77	137,328,952.40
165.900	ACCUM DEPREC - INFRASTRUCTURE	(39,155,332.77)	(42,749,759.87)
166.900	EQUIPMENT & FURNITURE	21,352,575.20	21,582,920.29
167.900	ACCUM DEPREC - EQUIPMENT	(13,477,791.61)	(14,278,486.30)
169.900	CONSTRUCTION WORK IN PROGRESS	9,536,589.03	67,187,134.68
190.000	DEFERRED OUTFLOW	1,576,775.00	1,190,171.00
101.000	CASH IN BANK	2,883,280.51	2,452,836.23
Total Assets		190,962,090.00	226,889,630.40
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	684,215.97	4,530,911.53
203.900	NOTES & LOANS PAYABLE - LT	0.00	17,601,050.73
205.000	CONTRACTS PAYABLE	1,396,994.37	2,007,560.78
207.000	DUE TO OTHER FUNDS	0.00	0.00
215.000	ACCRUED INTEREST PAYABLE	0.00	0.00
216.000	ACCRUED SALARIES & WAGES	706,281.74	807,898.76
220.000	DEPOSITS	0.00	0.00
223.000	DEFERRED REVENUE	0.00	0.00
229.000	OTHER CURRENT LIABILITIES	3,853,403.00	779,558.00
238.000	PENSION LIABILITIES	0.00	3,387,980.00
290.000	DEFERRED INFLOW	66,114.00	39,019.00
Total Liabilities		6,707,009.08	29,153,978.80
*** Fund Balance ***			
273.000	DEBT USED TO ACQUIRE FA	0.00	(26,856,431.98)
274.000	NET ASSETS, INVEST IN CAPITAL	149,787,837.45	173,679,259.62
275.000	NET ASSETS, RESTRICTED	0.00	0.00
276.000	NET ASSETS, UNRESTRICTED	49,790,466.37	51,816,868.52
Total Fund Balance		199,578,303.82	198,639,696.16
Beginning Fund Balance		167,584,234.97	198,639,696.16
Net of Revenues VS Expenditures		(15,323,222.90)	(904,044.56)
Fund Balance Adjustments		31,994,068.85	0.00
Ending Fund Balance		184,255,080.92	197,735,651.60
Total Liabilities And Fund Balance		190,962,090.00	226,889,630.40

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES COMPARISON WITH BUDGET AND FY 2024 ACTUAL							
GL NUMBER	DESCRIPTION	2024-25	2024-25	YTD BALANCE	% BDGT	AVAILABLE	YTD BALANCE
		ORIGINAL BUDGET	AMENDED BUDGET	06/30/2025	USED	BALANCE	06/30/2024
Fund 401 - WATER & SEWER FUND							
	CAPITAL GRANTS	6,068,323.00	29,421,738.00	9,915,479.39	33.70	19,506,258.61	1,295,622.26
	CHARGES FOR SERVICES	29,954,115.00	29,954,115.00	23,844,623.30	79.60	6,109,491.70	22,449,768.69
	INTEREST REVENUES	600,000.00	600,000.00	828,302.12	138.05	(228,302.12)	1,141,473.72
	MISCELLANEOUS REVENUES	128,000.00	128,000.00	688,680.80	538.03	(560,680.80)	901,001.91
	USE OF RESERVES	7,466,165.00	15,110,139.00	0.00	0.00	15,110,139.00	0.00
	DEBT PROCEEDS	0.00	41,153,621.00	13,613,826.66	33.08	27,539,794.34	4,547,975.00
	0000	44,216,603.00	116,367,613.00	48,890,912.27	42.01	67,476,700.73	30,335,841.58
	CHARGES FOR GOVT SERVICES	165,735.00	165,735.00	119,012.57	71.81	46,722.43	121,119.02
	9998 - CONTRIBUTIONS	165,735.00	165,735.00	119,012.57	71.81	46,722.43	121,119.02
	TOTAL REVENUES	44,382,338.00	116,533,348.00	49,009,924.84	42.06	67,523,423.16	30,456,960.60
	PERSONNEL	1,152,778.00	1,152,778.00	799,973.28	69.40	352,804.72	667,809.40
	OPERATING	2,336,766.00	2,677,847.00	1,379,038.18	51.50	1,298,808.82	1,436,885.15
	SERVICES PROVIDED BY GEN GOVT	3,013,714.00	3,013,714.00	2,260,285.50	75.00	753,428.50	2,128,384.50
	CAPITAL OUTLAY	51,840.00	1,559,838.00	662,187.25	42.45	897,650.75	9,729,876.96
	4201 - UTILITIES ADMIN	6,555,098.00	8,404,177.00	5,101,484.21	60.70	3,302,692.79	13,962,956.01
	PERSONNEL	1,409,544.00	1,409,544.00	898,143.44	63.72	511,400.56	716,446.49
	OPERATING	71,177.00	266,048.00	49,242.24	18.51	216,805.76	43,330.16
	CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	30,617.00
	4202 - ENGINEERING	1,480,721.00	1,675,592.00	947,385.68	56.54	728,206.32	790,393.65
	PERSONNEL	700,466.00	700,466.00	486,909.83	69.51	213,556.17	447,985.51
	OPERATING	1,230,166.00	1,242,165.00	739,175.21	59.51	502,989.79	659,542.72
	CAPITAL OUTLAY	13,645,800.00	14,708,430.00	466,319.01	3.17	14,242,110.99	244,149.57
	4203 - WATER PRODUCTION	15,576,432.00	16,651,061.00	1,692,404.05	10.16	14,958,656.95	1,351,677.80
	PERSONNEL	2,362,465.00	2,362,465.00	1,508,371.25	63.85	854,093.75	1,376,158.14
	OPERATING	2,439,661.00	2,668,733.00	1,088,736.85	40.80	1,579,996.15	1,373,875.02
	CAPITAL OUTLAY	396,799.00	2,099,470.00	647,137.85	30.82	1,452,332.15	967,788.04
	4204 - WATER DISTRIBUTION	5,198,925.00	7,130,668.00	3,244,245.95	45.50	3,886,422.05	3,717,821.20
	PERSONNEL	1,412,257.00	1,412,257.00	984,295.96	69.70	427,961.04	946,220.48
	OPERATING	1,952,259.00	2,262,708.00	1,584,317.42	70.02	678,390.58	1,272,060.89
	CAPITAL OUTLAY	444,049.00	62,808,538.00	28,756,371.26	45.78	34,052,166.74	17,691,644.57
	4205 - WASTEWATER TREATMENT	3,808,565.00	66,483,503.00	31,324,984.64	47.12	35,158,518.36	19,909,925.94
	PERSONNEL	2,027,961.00	2,027,961.00	1,277,756.80	63.01	750,204.20	1,197,344.41
	OPERATING	617,048.00	632,348.00	449,892.24	71.15	182,455.76	418,123.99
	CAPITAL OUTLAY	2,547,336.00	5,273,313.00	1,185,029.28	22.47	4,088,283.72	421,468.99
	4206 - UTILITIES MAINTENANCE	5,192,345.00	7,933,622.00	2,912,678.32	36.71	5,020,943.68	2,036,937.39
	PERSONNEL	1,139,039.00	1,139,039.00	775,265.01	68.06	363,773.99	669,361.40
	OPERATING	70,688.00	70,688.00	45,065.39	63.75	25,622.61	56,429.56

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REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND

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PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES

COMPARISON WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
Fund 401 - WATER & SEWER FUND							
CAPITAL OUTLAY		265,366.00	350,248.00	103,719.05	29.61	246,528.95	132,229.75
4208 - FACILITIES MAINTENANCE		1,475,093.00	1,559,975.00	924,049.45	59.23	635,925.55	858,020.71
PERSONNEL		1,353,052.00	1,353,052.00	897,699.12	66.35	455,352.88	823,918.88
OPERATING		398,709.00	423,607.00	299,846.53	70.78	123,760.47	309,159.46
CAPITAL OUTLAY		0.00	213,664.00	5,149.60	2.41	208,514.40	99,048.49
4209 - CUSTOMER SERVICE		1,751,761.00	1,990,323.00	1,202,695.25	60.43	787,627.75	1,232,126.83
PERSONNEL		671,322.00	671,322.00	476,854.04	71.03	194,467.96	353,847.26
OPERATING		225,324.00	225,324.00	151,403.76	67.19	73,920.24	129,154.18
CAPITAL OUTLAY		512,672.00	1,292,260.00	354,451.30	27.43	937,808.70	451,946.97
4210 - WASTEWATER COLLECTION		1,409,318.00	2,188,906.00	982,709.10	44.89	1,206,196.90	934,948.41
CONTINGENCY		400,000.00	324,767.00	0.00	0.00	324,767.00	0.00
9990 - CONTINGENCY		400,000.00	324,767.00	0.00	0.00	324,767.00	0.00
SERVICES PROVIDED BY GEN GOVT		1,082,377.00	1,082,377.00	811,782.75	75.00	270,594.25	631,534.50
9998 - CONTRIBUTIONS		1,082,377.00	1,082,377.00	811,782.75	75.00	270,594.25	631,534.50
TRANSFERS TO OTHER FUNDS		451,703.00	1,108,377.00	769,550.00	69.43	338,827.00	63,675.00
9999 - TRANSFERS		451,703.00	1,108,377.00	769,550.00	69.43	338,827.00	63,675.00
TOTAL EXPENDITURES		44,382,338.00	116,533,348.00	49,913,969.40	42.83	66,619,378.60	45,490,017.44
Fund 401 - WATER & SEWER FUND:							
TOTAL REVENUES		44,382,338.00	116,533,348.00	49,009,924.84	42.06	67,523,423.16	30,456,960.60
TOTAL EXPENDITURES		44,382,338.00	116,533,348.00	49,913,969.40	42.83	66,619,378.60	45,490,017.44
NET OF REVENUES & EXPENDITURES		0.00	0.00	(904,044.56)	100.00	904,044.56	(15,033,056.84)

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Fund 403 WATER TRUST FUND

GL Number	Description	PERIOD ENDED 06/30/2024	PERIOD ENDED 06/30/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	5,306,709.53	3,231,301.42
115.100	ACCOUNTS RECEIVABLE	10,145.21	12,674.18
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	316.63	256.81
151.900	INVESTMENTS - NON-CURRENT	3,304,236.50	3,570,559.03
161.900	LAND	0.00	0.00
162.900	BUILDINGS	0.00	0.00
163.900	ACCUM DEPREC - BUILDINGS	0.00	0.00
164.900	INFRASTRUCTURE	0.00	0.00
165.900	ACCUM DEPREC - INFRASTRUCTURE	0.00	0.00
166.900	EQUIPMENT & FURNITURE	0.00	0.00
167.900	ACCUM DEPREC - EQUIPMENT	0.00	0.00
169.900	CONSTRUCTION WORK IN PROGRESS	0.00	0.00
101.000	CASH IN BANK	209,672.84	114,679.85
Total Assets		8,831,080.71	6,929,471.29
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	5,373.20	5,462.87
205.000	CONTRACTS PAYABLE	89,073.00	0.00
Total Liabilities		94,446.20	5,462.87
*** Fund Balance ***			
274.000	NET ASSETS, INVEST IN CAPITAL	(1,275,207.24)	(1,593,010.90)
275.000	NET ASSETS, RESTRICTED	7,292,721.54	7,947,046.13
276.000	NET ASSETS, UNRESTRICTED	1,275,207.24	0.00
Total Fund Balance		7,292,721.54	6,354,035.23
Beginning Fund Balance		7,292,721.54	6,354,035.23
Net of Revenues VS Expenditures		1,443,912.97	569,973.19
Ending Fund Balance		8,736,634.51	6,924,008.42
Total Liabilities And Fund Balance		8,831,080.71	6,929,471.29

REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND
PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES							
COMPARED WITH BUDGET AND FY 2024 ACTUAL							
GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
Fund 403 - WATER TRUST FUND							
	INTEREST REVENUES	0.00	0.00	124,337.05	100.00	(124,337.05)	168,185.52
	USE OF RESERVES	700,000.00	4,585,599.00	0.00	0.00	4,585,599.00	0.00
	MISCELLANEOUS REVENUES	0.00	0.00	67,883.88	100.00	(67,883.88)	119,860.12
	TRANSFERS FROM OTHER FUNDS	366,600.00	952,160.00	714,120.00	75.00	238,040.00	0.00
	PERMITS. FEES, & SPECIAL ASSESSMENTS	1,600,000.00	1,600,000.00	1,276,142.48	79.76	323,857.52	2,178,815.54
	TOTAL REVENUES	2,666,600.00	7,137,759.00	2,182,483.41	30.58	4,955,275.59	2,466,861.18
	CAPITAL OUTLAY	2,666,600.00	7,046,872.00	1,521,604.97	21.59	5,525,267.03	1,022,697.06
	OPERATING	0.00	90,887.00	90,905.25	100.02	(18.25)	251.15
	TOTAL EXPENDITURES	2,666,600.00	7,137,759.00	1,612,510.22	22.59	5,525,248.78	1,022,948.21
Fund 403 - WATER TRUST FUND:							
	TOTAL REVENUES	2,666,600.00	7,137,759.00	2,182,483.41	30.58	4,955,275.59	2,466,861.18
	TOTAL EXPENDITURES	2,666,600.00	7,137,759.00	1,612,510.22	22.59	5,525,248.78	1,022,948.21
	NET OF REVENUES & EXPENDITURES	0.00	0.00	569,973.19	100.00	(569,973.19)	1,443,912.97

Fund 404 WASTEWATER TRUST FUND

GL Number	Description	PERIOD ENDED 06/30/2024	PERIOD ENDED 06/30/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	5,540,270.47	4,853,758.12
115.100	ACCOUNTS RECEIVABLE	215,841.90	320,125.90
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	6,941.74	6,904.64
151.900	INVESTMENTS - NON-CURRENT	2,049,387.11	2,214,568.38
161.900	LAND	0.00	0.00
162.900	BUILDINGS	0.00	0.00
163.900	ACCUM DEPREC - BUILDINGS	0.00	0.00
164.900	INFRASTRUCTURE	0.00	0.00
165.900	ACCUM DEPREC - INFRASTRUCTURE	0.00	0.00
166.900	EQUIPMENT & FURNITURE	0.00	0.00
167.900	ACCUM DEPREC - EQUIPMENT	0.00	0.00
169.900	CONSTRUCTION WORK IN PROGRESS	0.00	0.00
101.000	CASH IN BANK	130,045.42	70,742.33
Total Assets		7,942,486.64	7,466,099.37
*** Liabilities ***			
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
202.000	ACCOUNTS PAYABLE	1,943.11	41,982.00
205.000	CONTRACTS PAYABLE	(0.01)	217,675.25
223.000	DEFERRED REVENUE	101,587.00	474,672.00
Total Liabilities		103,530.10	734,329.25
*** Fund Balance ***			
274.000	NET ASSETS, INVEST IN CAPITAL	(286,796.69)	1,593,010.90
275.000	NET ASSETS, RESTRICTED	6,110,095.64	7,408,501.50
276.000	NET ASSETS, UNRESTRICTED	286,796.69	0.00
Total Fund Balance		6,110,095.64	9,001,512.40
Beginning Fund Balance		6,110,095.64	9,001,512.40
Net of Revenues VS Expenditures		1,728,860.90	(2,269,742.28)
Ending Fund Balance		7,838,956.54	6,731,770.12
Total Liabilities And Fund Balance		7,942,486.64	7,466,099.37

REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND
PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES							
COMPARED WITH BUDGET AND FY 2024 ACTUAL							
GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
Fund 404 - WASTEWATER TRUST FUND							
	INTEREST REVENUES	0.00	0.00	243,202.26	100.00	(243,202.26)	185,201.26
	USE OF RESERVES	0.00	5,504,505.00	0.00	0.00	5,504,505.00	0.00
	MISCELLANEOUS REVENUES	0.00	0.00	42,103.62	100.00	(42,103.62)	74,340.85
	CAPITAL GRANTS	0.00	675,790.00	410,773.52	60.78	265,016.48	892,981.73
	PERMITS. FEES, & SPECIAL ASSESSMENTS	1,800,000.00	1,800,000.00	1,830,230.45	101.68	(30,230.45)	2,676,713.22
	TOTAL REVENUES	1,800,000.00	7,980,295.00	2,526,309.85	31.66	5,453,985.15	3,829,237.06
	CAPITAL OUTLAY	233,808.00	6,319,064.00	4,565,183.41	72.24	1,753,880.59	2,100,220.39
	OPERATING	0.00	230,898.00	230,868.72	99.99	29.28	155.77
	CONTINGENCY	1,566,192.00	1,430,333.00	0.00	0.00	1,430,333.00	0.00
	TOTAL EXPENDITURES	1,800,000.00	7,980,295.00	4,796,052.13	60.10	3,184,242.87	2,100,376.16
Fund 404 - WASTEWATER TRUST FUND:							
	TOTAL REVENUES	1,800,000.00	7,980,295.00	2,526,309.85	31.66	5,453,985.15	3,829,237.06
	TOTAL EXPENDITURES	1,800,000.00	7,980,295.00	4,796,052.13	60.10	3,184,242.87	2,100,376.16
	NET OF REVENUES & EXPENDITURES	0.00	0.00	(2,269,742.28)	100.00	2,269,742.28	1,728,860.90

Fund 430 AIRPORT FUND

GL Number	Description	PERIOD ENDED 06/30/2024	PERIOD ENDED 06/30/2025
*** Assets ***			
102.000	CASH ON HAND	0.00	0.00
104.000	EQUITY IN POOLED CASH	722,310.83	1,197,840.07
115.100	ACCOUNTS RECEIVABLE	121,484.80	134,628.91
117.000	ALLOWANCE FOR UNCOLLECTIBLE AR	(4,787.25)	(7,863.86)
128.900	NOTES RECEIVABLE - NON-CURRENT	0.00	0.00
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	813,574.78	1,160,146.93
141.000	INVENTORIES	804.40	1,052.56
151.900	INVESTMENTS - NON-CURRENT	0.00	0.00
155.000	PREPAID ITEMS	13,938.75	16,584.75
156.900	OTHER ASSETS - NONCURRENT	38,208,756.30	38,306,149.02
161.900	LAND	3,935,210.59	3,935,210.59
162.900	BUILDINGS	8,069,900.89	10,480,839.96
163.900	ACCUM DEPREC - BUILDINGS	(2,167,558.06)	(2,417,996.68)
164.900	INFRASTRUCTURE	37,296,171.84	39,544,191.33
165.900	ACCUM DEPREC - INFRASTRUCTURE	(13,134,736.02)	(13,944,281.47)
166.900	EQUIPMENT & FURNITURE	683,457.65	700,357.65
167.900	ACCUM DEPREC - EQUIPMENT	(579,799.92)	(598,840.22)
169.900	CONSTRUCTION WORK IN PROGRESS	4,670,236.87	565,052.26
101.000	CASH IN BANK	0.00	0.00
Total Assets		78,648,966.45	79,073,071.80
*** Liabilities ***			
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
201.000	VOUCHERS PAYABLE	0.00	0.00
202.000	ACCOUNTS PAYABLE	9,137.32	117,452.97
203.900	NOTES & LOANS PAYABLE - LT	0.00	0.00
205.000	CONTRACTS PAYABLE	217,018.13	24,004.55
207.000	DUE TO OTHER FUNDS	0.00	0.00
208.000	DUE TO OTHER GOVERNMENTS	9,499.75	6,700.13
215.000	ACCRUED INTEREST PAYABLE	0.00	0.00
216.000	ACCRUED SALARIES & WAGES	55,221.47	63,181.70
220.000	DEPOSITS	88,840.22	121,646.66
223.000	DEFERRED REVENUE	0.00	0.00
225.900	CAPITAL LEASES - LONG TERM	0.00	0.00
236.900	ADVANCES FROM OTHER FUNDS	1,516,528.74	1,344,335.79
290.000	DEFERRED INFLOW	36,702,161.74	35,979,192.41
Total Liabilities		38,598,407.37	37,656,514.21
*** Fund Balance ***			
273.000	DEBT USED TO ACQUIRE FA	0.00	(1,880,263.67)
274.000	NET ASSETS, INVEST IN CAPITAL	38,783,910.05	38,264,533.42
275.000	NET ASSETS, RESTRICTED	18,555.14	18,555.14
276.000	NET ASSETS, UNRESTRICTED	1,472,775.09	4,738,859.09
Total Fund Balance		40,275,240.28	41,141,683.98
Beginning Fund Balance		38,541,397.01	41,141,683.98
Net of Revenues VS Expenditures		(224,681.20)	274,873.61
Fund Balance Adjustments		1,733,843.27	0.00
Ending Fund Balance		40,050,559.08	41,416,557.59
Total Liabilities And Fund Balance		78,648,966.45	79,073,071.80

REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND
PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES							
COMPARED WITH BUDGET AND FY 2024 ACTUAL							
GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
Fund 430 - AIRPORT FUND							
	INTEREST REVENUES	12,000.00	12,000.00	21,665.72	180.55	(9,665.72)	15,594.91
	USE OF RESERVES	0.00	267,853.00	0.00	0.00	267,853.00	0.00
	MISCELLANEOUS REVENUES	5,000.00	5,000.00	6,016.54	120.33	(1,016.54)	25,638.41
	CAPITAL GRANTS	3,933,000.00	8,143,902.00	2,614,218.68	32.10	5,529,683.32	903,310.88
	CHARGES FOR SERVICES	0.00	0.00	0.00	0.00	0.00	(1,479.78)
	RENTAL INCOME	2,050,594.00	2,050,594.00	1,720,794.00	83.92	329,800.00	1,576,845.78
	TOTAL REVENUES	6,000,594.00	10,479,349.00	4,362,694.94	41.63	6,116,654.06	2,519,910.20
	CAPITAL OUTLAY	4,087,653.00	7,987,229.00	2,769,825.93	34.68	5,217,403.07	1,786,531.27
	OPERATING	473,137.00	1,111,668.00	540,570.38	48.63	571,097.62	250,477.52
	PERSONNEL	619,076.00	619,076.00	420,466.36	67.92	198,609.64	385,000.32
	CONTINGENCY	179,508.00	119,188.00	0.00	0.00	119,188.00	0.00
	SERVICES PROVIDED BY GEN GOVT	399,914.00	399,914.00	299,935.50	75.00	99,978.50	238,794.00
	TRANSFERS TO OTHER FUNDS	241,306.00	242,274.00	57,023.16	23.54	185,250.84	72,762.08
	TOTAL EXPENDITURES	6,000,594.00	10,479,349.00	4,087,821.33	39.01	6,391,527.67	2,733,565.19
Fund 430 - AIRPORT FUND:							
	TOTAL REVENUES	6,000,594.00	10,479,349.00	4,362,694.94	41.63	6,116,654.06	2,519,910.20
	TOTAL EXPENDITURES	6,000,594.00	10,479,349.00	4,087,821.33	39.01	6,391,527.67	2,733,565.19
	NET OF REVENUES & EXPENDITURES	0.00	0.00	274,873.61	100.00	(274,873.61)	(213,654.99)

Fund 440 REFUSE COLLECTION FUND

GL Number	Description	PERIOD ENDED 06/30/2024	PERIOD ENDED 06/30/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	254,653.32	266,363.59
115.100	ACCOUNTS RECEIVABLE	574,070.01	645,472.09
117.000	ALLOWANCE FOR UNCOLLECTIBLE AR	(37,039.08)	(38,418.67)
121.000	ASSESSMENTS RECEIVABLE	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	0.00	0.00
151.900	INVESTMENTS - NON-CURRENT	0.00	0.00
Total Assets		791,684.25	873,417.01
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	754,123.69	308,694.37
207.000	DUE TO OTHER FUNDS	0.00	0.00
220.000	DEPOSITS	0.00	0.00
Total Liabilities		754,123.69	308,694.37
*** Fund Balance ***			
276.000	NET ASSETS, UNRESTRICTED	23,673.43	40,390.28
Total Fund Balance		23,673.43	40,390.28
Beginning Fund Balance		23,673.43	40,390.28
Net of Revenues VS Expenditures		13,887.13	524,332.36
Ending Fund Balance		37,560.56	564,722.64
Total Liabilities And Fund Balance		791,684.25	873,417.01

REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND
PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES							
COMPARED WITH BUDGET AND FY 2024 ACTUAL							
GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
Fund 440 - REFUSE COLLECTION FUND							
	INTEREST REVENUES	0.00	0.00	8,337.59	100.00	(8,337.59)	13,901.68
	MISCELLANEOUS REVENUES	0.00	0.00	91.95	100.00	(91.95)	150.64
	CHARGES FOR SERVICES	5,640,000.00	5,640,000.00	4,546,709.10	80.62	1,093,290.90	4,109,984.77
	TOTAL REVENUES	5,640,000.00	5,640,000.00	4,555,138.64	80.76	1,084,861.36	4,124,037.09
	OPERATING	5,490,265.00	5,490,265.00	3,923,793.71	71.47	1,566,471.29	4,001,030.94
	SERVICES PROVIDED BY GEN GOVT	149,735.00	149,735.00	107,012.57	71.47	42,722.43	109,119.02
	TOTAL EXPENDITURES	5,640,000.00	5,640,000.00	4,030,806.28	71.47	1,609,193.72	4,110,149.96
Fund 440 - REFUSE COLLECTION FUND:							
	TOTAL REVENUES	5,640,000.00	5,640,000.00	4,555,138.64	80.76	1,084,861.36	4,124,037.09
	TOTAL EXPENDITURES	5,640,000.00	5,640,000.00	4,030,806.28	71.47	1,609,193.72	4,110,149.96
	NET OF REVENUES & EXPENDITURES	0.00	0.00	524,332.36	100.00	(524,332.36)	13,887.13

Fund 450 STORMWATER FUND

GL Number	Description	PERIOD ENDED 06/30/2024	PERIOD ENDED 06/30/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	1,001,058.47	1,106,598.21
115.100	ACCOUNTS RECEIVABLE	380,135.40	410,885.30
117.000	ALLOWANCE FOR UNCOLLECTIBLE AR	(94,579.94)	(105,089.33)
121.000	ASSESSMENTS RECEIVABLE	0.00	0.00
128.900	NOTES RECEIVABLE - NON-CURRENT	0.00	0.00
132.000	ADVANCES TO OTHER FUNDS	0.00	0.00
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	37,605.65	37,837.36
151.900	INVESTMENTS - NON-CURRENT	1,288,824.28	1,392,703.93
155.000	PREPAID ITEMS	10,147.78	11,999.25
161.900	LAND	1,076,393.39	1,076,393.39
162.900	BUILDINGS	316,191.74	316,191.74
163.900	ACCUM DEPREC - BUILDINGS	(38,624.31)	(46,529.10)
164.900	INFRASTRUCTURE	5,749,812.93	5,531,787.96
165.900	ACCUM DEPREC - INFRASTRUCTURE	(1,136,585.22)	(1,260,086.15)
166.900	EQUIPMENT & FURNITURE	3,219,808.12	3,218,308.12
167.900	ACCUM DEPREC - EQUIPMENT	(1,680,875.58)	(1,909,485.53)
169.900	CONSTRUCTION WORK IN PROGRESS	60,328.03	792,896.23
190.000	DEFERRED OUTFLOW	177,575.00	142,662.00
101.000	CASH IN BANK	42,270.10	3,293.38
Total Assets		10,409,485.84	10,720,366.76
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	5,044.67	174,045.31
203.900	NOTES & LOANS PAYABLE - LT	0.00	0.00
205.000	CONTRACTS PAYABLE	0.00	0.00
207.000	DUE TO OTHER FUNDS	0.00	0.00
215.000	ACCRUED INTEREST PAYABLE	0.00	0.00
216.000	ACCRUED SALARIES & WAGES	32,625.82	59,183.69
220.000	DEPOSITS	0.00	0.00
223.000	DEFERRED REVENUE	0.00	0.00
225.900	CAPITAL LEASES - LONG TERM	0.00	0.00
229.000	OTHER CURRENT LIABILITIES	428,707.00	114,016.00
236.900	ADVANCES FROM OTHER FUNDS	0.00	0.00
238.000	PENSION LIABILITIES	0.00	383,383.00
290.000	DEFERRED INFLOW	6,641.00	5,707.00
Total Liabilities		473,018.49	736,335.00
*** Fund Balance ***			
273.000	DEBT USED TO ACQUIRE FA	0.00	(108,338.36)
274.000	NET ASSETS, INVEST IN CAPITAL	7,592,259.72	7,719,476.66
276.000	NET ASSETS, UNRESTRICTED	2,330,333.32	2,026,110.87
Total Fund Balance		9,922,593.04	9,637,249.17
Beginning Fund Balance		9,395,934.15	9,637,249.17
Net of Revenues VS Expenditures		13,874.31	346,782.59
Fund Balance Adjustments		526,658.89	0.00
Ending Fund Balance		9,936,467.35	9,984,031.76
Total Liabilities And Fund Balance		10,409,485.84	10,720,366.76

REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND
PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES							
COMPARED WITH BUDGET AND FY 2024 ACTUAL							
GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
Fund 450 - STORMWATER FUND							
INTEREST REVENUES		35,000.00	35,000.00	46,678.64	133.37	(11,678.64)	62,541.08
USE OF RESERVES		932,037.00	1,298,401.00	0.00	0.00	1,298,401.00	0.00
MISCELLANEOUS REVENUES		0.00	0.00	31,824.26	100.00	(31,824.26)	107,136.89
CAPITAL GRANTS		0.00	64,750.00	64,750.00	100.00	0.00	0.00
CHARGES FOR SERVICES		2,441,500.00	2,441,500.00	2,130,365.55	87.26	311,134.45	1,998,562.09
TOTAL REVENUES		3,408,537.00	3,839,651.00	2,273,618.45	59.21	1,566,032.55	2,168,240.06
CAPITAL OUTLAY		1,079,932.00	1,424,352.00	293,342.55	20.59	1,131,009.45	652,416.78
OPERATING		395,934.00	481,710.00	335,211.34	69.59	146,498.66	316,718.13
PERSONNEL		1,467,151.00	1,467,151.00	985,621.47	67.18	481,529.53	902,086.97
SERVICES PROVIDED BY GEN GOVT		386,306.00	386,306.00	289,729.50	75.00	96,576.50	245,453.25
TRANSFERS TO OTHER FUNDS		79,214.00	80,132.00	22,931.00	28.62	57,201.00	11,880.00
TOTAL EXPENDITURES		3,408,537.00	3,839,651.00	1,926,835.86	50.18	1,912,815.14	2,128,555.13
Fund 450 - STORMWATER FUND:							
TOTAL REVENUES		3,408,537.00	3,839,651.00	2,273,618.45	59.21	1,566,032.55	2,168,240.06
TOTAL EXPENDITURES		3,408,537.00	3,839,651.00	1,926,835.86	50.18	1,912,815.14	2,128,555.13
NET OF REVENUES & EXPENDITURES		0.00	0.00	346,782.59	100.00	(346,782.59)	39,684.93

Fund 480 PERMITS & INSPECTIONS FUND

GL Number	Description	PERIOD ENDED 06/30/2024	PERIOD ENDED 06/30/2025
*** Assets ***			
102.000	CASH ON HAND	100.00	100.00
104.000	EQUITY IN POOLED CASH	2,683,708.76	1,741,133.82
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	2,714.61	2,678.36
151.900	INVESTMENTS - NON-CURRENT	2,002,237.86	2,163,618.88
155.000	PREPAID ITEMS	0.00	0.00
164.900	INFRASTRUCTURE	1,174,402.94	1,168,350.63
165.900	ACCUM DEPREC - INFRASTRUCTURE	(642,553.72)	(839,071.90)
166.900	EQUIPMENT & FURNITURE	326,171.06	484,178.06
167.900	ACCUM DEPREC - EQUIPMENT	(203,107.16)	(270,964.42)
168.950	ACCUM DEPREC - CAPITAL LEASES	305,068.10	246,444.98
169.900	CONSTRUCTION WORK IN PROGRESS	25,067.50	65,231.06
190.000	DEFERRED OUTFLOW	6,547.00	35,253.00
101.000	CASH IN BANK	565,179.26	525,970.74
Total Assets		6,245,536.21	5,322,923.21
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	2,476.32	2,658.82
205.000	CONTRACTS PAYABLE	14,557.95	14,557.95
208.000	DUE TO OTHER GOVERNMENTS	33,342.04	17,057.82
215.000	ACCRUED INTEREST PAYABLE	7,457.14	3,690.81
216.000	ACCRUED SALARIES & WAGES	76,128.51	107,337.36
225.900	CAPITAL LEASES - LONG TERM	265,299.66	143,909.69
229.000	OTHER CURRENT LIABILITIES	76,179.00	113,953.00
290.000	DEFERRED INFLOW	9,486.00	5,704.00
Total Liabilities		484,926.62	408,869.45
*** Fund Balance ***			
273.000	DEBT USED TO ACQUIRE FA	0.00	(145,574.69)
274.000	NET ASSETS, INVEST IN CAPITAL	733,481.26	854,168.41
275.000	NET ASSETS, RESTRICTED	57,798.17	66,833.98
276.000	NET ASSETS, UNRESTRICTED	4,668,623.77	5,017,271.34
Total Fund Balance		5,459,903.20	5,792,699.04
Beginning Fund Balance		5,322,417.19	5,792,699.04
Net of Revenues VS Expenditures		300,706.39	(878,645.28)
Fund Balance Adjustments		137,486.01	0.00
Ending Fund Balance		5,760,609.59	4,914,053.76
Total Liabilities And Fund Balance		6,245,536.21	5,322,923.21

PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES

COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2024-25	2024-25	YTD BALANCE	% BDGT	AVAILABLE	YTD BALANCE
		ORIGINAL BUDGET	AMENDED BUDGET	06/30/2025	USED	BALANCE	06/30/2024
Fund 480 - PERMITS & INSPECTIONS FUND							
INTEREST REVENUES		25,000.00	25,000.00	101,729.71	406.92	(76,729.71)	115,703.02
USE OF RESERVES		1,935,067.00	2,512,266.00	0.00	0.00	2,512,266.00	0.00
MISCELLANEOUS REVENUES		5,000.00	5,000.00	51,086.41	1,021.73	(46,086.41)	81,257.85
PERMITS. FEES, & SPECIAL ASSESSMENTS		2,005,000.00	2,005,000.00	1,507,679.80	75.20	497,320.20	2,369,278.78
CHARGES FOR SERVICES		330,000.00	330,000.00	307,483.13	93.18	22,516.87	436,980.88
TOTAL REVENUES		4,300,067.00	4,877,266.00	1,967,979.05	40.35	2,909,286.95	3,003,220.53
CAPITAL OUTLAY		32,000.00	207,751.00	0.00	0.00	207,751.00	160,451.01
OPERATING		1,008,212.00	1,373,113.00	671,982.41	48.94	701,130.59	590,386.60
PERSONNEL		2,174,025.00	2,185,723.00	1,369,246.92	62.65	816,476.08	1,321,057.58
SERVICES PROVIDED BY GEN GOVT		975,900.00	975,900.00	731,925.00	75.00	243,975.00	595,662.75
TRANSFERS TO OTHER FUNDS		109,930.00	134,779.00	73,470.00	54.51	61,309.00	21,224.00
TOTAL EXPENDITURES		4,300,067.00	4,877,266.00	2,846,624.33	58.37	2,030,641.67	2,688,781.94
Fund 480 - PERMITS & INSPECTIONS FUND:							
TOTAL REVENUES		4,300,067.00	4,877,266.00	1,967,979.05	40.35	2,909,286.95	3,003,220.53
TOTAL EXPENDITURES		4,300,067.00	4,877,266.00	2,846,624.33	58.37	2,030,641.67	2,688,781.94
NET OF REVENUES & EXPENDITURES		0.00	0.00	(878,645.28)	100.00	878,645.28	314,438.59

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PROPRIETARY FUND TYPES

INTERNAL SERVICE FUNDS

Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the governmental unit, or to other governmental units, on a cost reimbursement basis. Currently there are two internal service funds which consists of the Health Insurance Cost Containment Fund and the Workers' Compensation Self-Insurance Fund.

Fund 500 HEALTH INSUR COST CONTAINMENT

GL Number	Description	PERIOD ENDED 06/30/2024	PERIOD ENDED 06/30/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	267,431.87	245,165.07
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	0.00	0.00
156.900	OTHER ASSETS - NONCURRENT	0.00	5,000.00
166.900	EQUIPMENT & FURNITURE	9,542.00	9,542.00
167.900	ACCUM DEPREC - EQUIPMENT	(9,542.00)	(9,542.00)
168.950	ACCUM DEPREC - CAPITAL LEASES	66,728.40	7,529.38
Total Assets		334,160.27	257,694.45
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	1,189.82	35,492.67
215.000	ACCRUED INTEREST PAYABLE	161.51	20.99
225.900	CAPITAL LEASES - LONG TERM	70,477.18	9,158.96
Total Liabilities		71,828.51	44,672.62
*** Fund Balance ***			
273.000	DEBT USED TO ACQUIRE FA	0.00	(9,158.96)
274.000	NET ASSETS, INVEST IN CAPITAL	(3,748.78)	7,529.38
284.000	FUND BALANCE - UNASSIGNED	183,561.77	182,701.99
Total Fund Balance		179,812.99	181,072.41
Beginning Fund Balance		179,812.99	181,072.41
Net of Revenues VS Expenditures		82,518.77	31,949.42
Ending Fund Balance		262,331.76	213,021.83
Total Liabilities And Fund Balance		334,160.27	257,694.45

REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND
PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES							
COMPARED WITH BUDGET AND FY 2024 ACTUAL							
GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
Fund 500 - HEALTH INSUR COST CONTAINMENT							
INTEREST REVENUES		0.00	0.00	6,623.12	100.00	(6,623.12)	7,323.22
USE OF RESERVES		0.00	65,000.00	0.00	0.00	65,000.00	0.00
CHARGES FOR GOVT SERVICES		734,705.00	734,705.00	551,027.34	75.00	183,677.66	536,703.57
TOTAL REVENUES		734,705.00	799,705.00	557,650.46	69.73	242,054.54	544,026.79
OPERATING		702,500.00	767,500.00	501,547.29	65.35	265,952.71	437,354.27
SERVICES PROVIDED BY GEN GOVT		32,205.00	32,205.00	24,153.75	75.00	8,051.25	24,153.75
TOTAL EXPENDITURES		734,705.00	799,705.00	525,701.04	65.74	274,003.96	461,508.02
Fund 500 - HEALTH INSUR COST CONTAINMENT:							
TOTAL REVENUES		734,705.00	799,705.00	557,650.46	69.73	242,054.54	544,026.79
TOTAL EXPENDITURES		734,705.00	799,705.00	525,701.04	65.74	274,003.96	461,508.02
NET OF REVENUES & EXPENDITURES		0.00	0.00	31,949.42	100.00	(31,949.42)	82,518.77

Fund 510 WORK COMP SELF INS FUND

GL Number	Description	PERIOD ENDED 06/30/2024	PERIOD ENDED 06/30/2025
*** Assets ***			
104.000	EQUITY IN POOLED CASH	1,728,306.48	1,581,293.84
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	1,659.54	1,637.38
151.900	INVESTMENTS - NON-CURRENT	1,224,041.25	1,322,699.37
155.000	PREPAID ITEMS	0.00	0.00
101.000	CASH IN BANK	714,560.02	705,372.86
Total Assets		3,668,567.29	3,611,003.45
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	269.27	4,574.72
205.000	CONTRACTS PAYABLE	0.00	0.00
229.000	OTHER CURRENT LIABILITIES	1,672,000.00	1,608,000.00
Total Liabilities		1,672,269.27	1,612,574.72
*** Fund Balance ***			
282.000	FUND BALANCE - COMMITTED	300,000.00	300,000.00
284.000	FUND BALANCE - UNASSIGNED	1,392,151.66	1,382,509.92
Total Fund Balance		1,692,151.66	1,682,509.92
Beginning Fund Balance		1,692,151.66	1,682,509.92
Net of Revenues VS Expenditures		304,146.36	315,918.81
Ending Fund Balance		1,996,298.02	1,998,428.73
Total Liabilities And Fund Balance		3,668,567.29	3,611,003.45

REVENUE AND EXPENDITURE REPORT FOR CITY OF DELAND
PERIOD ENDING 06/30/2025

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES							
COMPARED WITH BUDGET AND FY 2024 ACTUAL							
GL NUMBER	DESCRIPTION	2024-25 ORIGINAL BUDGET	2024-25 AMENDED BUDGET	YTD BALANCE 06/30/2025	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 06/30/2024
Fund 510 - WORK COMP SELF INS FUND							
	INTEREST REVENUES	0.00	0.00	73,626.94	100.00	(73,626.94)	81,430.84
	MISCELLANEOUS REVENUES	0.00	0.00	83,648.15	100.00	(83,648.15)	190,419.95
	CHARGES FOR GOVT SERVICES	913,300.00	913,300.00	684,976.60	75.00	228,323.40	645,552.09
	TOTAL REVENUES	913,300.00	913,300.00	842,251.69	92.22	71,048.31	917,402.88
	OPERATING	849,300.00	849,300.00	478,332.88	56.32	370,967.12	565,256.52
	SERVICES PROVIDED BY GEN GOVT	64,000.00	64,000.00	48,000.00	75.00	16,000.00	48,000.00
	TOTAL EXPENDITURES	913,300.00	913,300.00	526,332.88	57.63	386,967.12	613,256.52
Fund 510 - WORK COMP SELF INS FUND:							
	TOTAL REVENUES	913,300.00	913,300.00	842,251.69	92.22	71,048.31	917,402.88
	TOTAL EXPENDITURES	913,300.00	913,300.00	526,332.88	57.63	386,967.12	613,256.52
	NET OF REVENUES & EXPENDITURES	0.00	0.00	315,918.81	100.00	(315,918.81)	304,146.36
TOTAL REVENUES - ALL FUNDS							
	TOTAL EXPENDITURES - ALL FUNDS	38,820,207.00	71,012,062.00	29,283,982.30	41.24	41,728,079.70	29,299,491.66
	NET OF REVENUES & EXPENDITURES	38,820,207.00	71,012,062.00	28,476,999.06	40.10	42,535,062.94	24,440,195.36
		0.00	0.00	806,983.24	100.00	(806,983.24)	4,859,296.30

CITY OF DELAND
Request for Commission Action
August 18, 2025

SUBJECT: Consideration re CPH Task Assignment No. 29, Earl Brown Park Drainage Improvements.

DEPARTMENT: Public Works

PREPARED BY: Ray Underwood, Public Works Director

ATTACHMENTS: CPH Task Assignment 29

APPROVED BY: Michael Pleus, City Manager, August 14, 2025

SUMMARY/HIGHLIGHT:

CPH was tasked to develop construction plans for several improvements around Earl Brown Park. Earl Brown Park is DeLand's flagship park but also serves as a regional stormwater management area (RSMA).

Items requested in this plan proposal include the following.

1. Update and unify the outfall structures.
2. Reconstruct the major outfall section to include a sediment and debris/trash collection system.
3. Aesthetics improvements to include a bridge from the peninsula to the east bank of the park/trail.
4. Minor slope modifications for eroding banks.

These modifications will improve the over aesthetics of the stormwater management area and improve water quality.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government

SUSTAINABILITY:

Natural Resource Protection and Optimization

FISCAL IMPACT:

Staff has negotiated a proposed fee of \$107,634.00 to perform the professional services outlined in the attached Task Order No. 29. Funds have been allocated in this current fiscal year's budget.

RECOMMENDATION:

Staff recommends that the City Commission approve CPH Task Assignment No. 29, which includes several modifications to the regional stormwater management area located at Earl Brown Park, an amount not to exceed \$107,634.00. The form of task assignment in the agenda package will be replaced with a revised form in order to be compliant with the City's continuing contract with CPH. It will not change the cost or description of work to be performed but will change the general terms and conditions only.

BACKGROUND/DISCUSSION:

N/A



500 West Fulton Street
Sanford, FL 32771
Phone: 407.322.6841
Fax: 407.330.0639

TASK ASSIGNMENT NO. 29

CITY OF DELAND EARL BROWN PARK IMPROVEMENTS DESIGN CONTRACT

July 23, 2025

This Agreement is composed of Part I and Part II. Part I includes Project Description, Client Furnished Information, Compensation, and Authorizations. Part II includes Exhibit A-CPH's Standard Provisions to Agreement, Exhibit B-CPH's Hourly Billing Rate table, and other exhibits detailing scope of project and services to be provided. Together, Parts I and II constitute the entire agreement between THE CITY OF DELAND, herein after called the "CLIENT", and CPH Consulting, LLC, herein after called "CPH".

PART I

PROJECT DESCRIPTION

CLIENT proposes improvements to Earl Brown Park which is on ±15.38 acres located at 751 South Alabama Avenue in Deland, Volusia County, FL 32724 (Tax Parcel No. 701645340060). The site is currently zoned R-1B (Single-Family Dwelling District). It is our understanding the improvements will include replacement of old pipe end treatments with new, pre-cast mitered end sections for minor outfalls, a device for capturing debris from the main 60" and 48" outfall pipes at the northwest headwall, and a pedestrian bridge spanning from the Earl Brown Park pond peninsula on the east bank to the trail on the west bank. At this time, CLIENT requests CPH to prepare a proposal for Design and Permitting services. A detailed description of the proposed Scope of Services is provided in Exhibits D-M of this Agreement.

CLIENT-FURNISHED INFORMATION

It is understood that CPH will perform services under the sole direction of the CLIENT. The Client shall guarantee access to and make provisions for CPH to enter private lands as required by CPH to perform their work under this Agreement. The CLIENT shall provide CPH with project-related information including, but not limited to, the following:

- Current Title Commitment or Ownership and Encumbrance Report
- Current Geotechnical Investigation
- Phase I Environmental Site Assessments
- CLIENT Design Requirements
- Site and Building Signage
- Payment of all required fees including, but not limited to, application fees, impact fees, permit fees, re-submittal fees, etc.
- Any documents, agreements, plans, investigations and/or pertinent information concerning this project or project site to which the CLIENT may have access.

CPH will rely upon the accuracy and completeness of CLIENT-furnished information in connection with the performance of services under this Agreement. CPH will notify CLIENT if information provided is not sufficient. If it is determined CPH must reproduce, organize, or spend time amending information provided by CLIENT so that it can be appropriately utilized, an amendment to this contract and additional fee will be required.

CPH will begin performance of the above services upon receipt of the executed Agreement.

COMPENSATION

Labor

CPH will perform the Scope of Services contained in this Agreement as identified on each task, either Lump Sum or Hourly. Refer to the Hourly Billing Rate table (Exhibit B) to be utilized on this project. The following fee summary provides the overall fee by discipline, refer to the individual exhibits for specific task breakdowns. Tasks that are identified as Hourly have been provided an 'Upset Limit' (USL) budget. The CLIENT will be informed when the services are about to exceed this limit.

DISCIPLINE FEE SUMMARY		
Exhibit		Fee
EXHIBIT D - ENVIRONMENTAL (ECOLOGICAL) - EXCLUDED		
EXHIBIT E - SURVEYING		
Topographic Survey	Lump Sum	\$38,072.00
EXHIBIT F – CIVIL		
Due Diligence	Lump Sum	\$4,288.00
Preliminary Design	Lump Sum	\$9,020.00
Construction Documents	Lump Sum	\$22,500.00
Permitting	Lump Sum	\$13,346.00
Construction Services	Excluded	N/A
Project Management	Lump Sum	\$11,844.00
EXHIBIT G - LANDSCAPE ARCHITECTURE - EXCLUDED		
EXHIBIT H – ARCHITECTURAL - EXCLUDED		
EXHIBIT I – INTERIOR DESIGN - EXCLUDED		
EXHIBIT J - MEP - EXCLUDED		
EXHIBIT K – STRUCTURAL		
Design Development	Lump Sum	\$3,264.00
Construction Documents	Lump Sum	\$4,376.00
Permitting	Lump Sum	\$924.00
EXHIBIT L – ENTITLEMENT & PERMIT MANAGEMENT - EXCLUDED		
EXHIBIT M – TRAFFIC - EXCLUDED		
PROJECT TOTAL		107,634.00

Progress invoices will be submitted based on CPH's estimate of the percent of work complete at the time of invoicing for Lump Sum scope. Services requested by CLIENT, that are not included in the Scope of this Agreement (as may be amended), shall be deemed additional services and will be provided and billed on an Hourly basis in accordance with the applicable Hourly Billing Rate table unless an amendment to this Agreement with fee for the additional services has been executed.

All invoices over forty-five (45) days old must be paid in full prior to submittal for permits.

Reimbursable Expenses

In addition to the labor compensation outlined above, CPH shall be reimbursed directly for project specific expenditures and subconsultant contract administration as follows:

- Vehicular mileage over 100 miles will be charged at current IRS rates.
- Expenses for airfare, hotel, car rental, and meals will be invoiced as a reimbursable expense without markup.
- A markup of 10% shall be added to costs charged to CPH by others outside of CPH, to include but not be limited to FedEx/Delivery Services, Courier Services, Application Fees, Review Fees, and Permit Fees.
- A markup of 10% shall be added to all subconsultant invoices.

CPH CONSULTING, LLC AUTHORIZATION

By: Rodney Smith
Rodney Smith
Client Services Manager

CLIENT AUTHORIZATION

THE CITY OF DELAND acknowledges receipt of, and agrees with, Part I and Part II of THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN CPH CONSULTING, LLC AND THE CITY OF DELAND FOR ENGINEERING SERVICES OF THE EARL BROWN PARK IMPROVEMENTS dated MAY 22nd, 2025, which constitutes the entire Agreement between CPH CONSULTING, LLC and THE CITY OF DELAND.

Total Labor Fees for services proposed herein is as listed above in COMPENSATION section plus reimbursable expenses.

It is understood that fees for the subject project, including but not limited to, application fees, impact fees, utility connection fees, review fees, etc., will be paid directly by the CLIENT.

Payment for services rendered will be due within forty-five (45) days of invoicing. Should the CLIENT choose to not complete the project at any phase of the project, CPH will be due any fees for services up to the time the CLIENT informs CPH in writing to stop work. Payment for services up to the time of the CLIENT'S notice will be due within thirty (30) days of the final invoice. Invoice payments must be kept current for services to continue. CPH reserves the right to terminate or suspend work when invoices become over forty-five (45) days past due. In the event that the work is suspended or terminated as a result of non-payment, CLIENT agrees that CPH will not be responsible for CLIENT's failure to meet project deadlines or other adverse consequences.

This proposal is void if not executed and returned to CPH within sixty (60) days of CPH's execution of the Agreement.

The fees, terms, conditions, and specifications are satisfactory and are hereby accepted. CPH is authorized to do the work as specified and payment will be made as outlined in COMPENSATION section.

The person signing this Agreement represents and warrants that they are duly authorized and have legal right to execute and deliver this Agreement on behalf of the CLIENT and agree to be bound by the terms contained herein.

By: _____
Client

Signature

Printed Name/Title

Date: _____

Entity: _____

Address: _____

CLIENT MUST ALSO SIGN LAST PAGE OF EXHIBIT A-STANDARD PROVISIONS TO AGREEMENT

The owner of the subject property being considered in this Agreement is:

Entity: _____

Address: _____

If the CLIENT entering into this Agreement is not the same entity that owns the subject property, the CLIENT entering into this Agreement hereby affirms that it is entering into this Agreement with the full knowledge and consent of the property owner and that CLIENT has full power and authority to bind the property to the terms and conditions contained herein including, but not limited to, the right of CPH to impose a first lien and/or mechanics lien on the property.

By: _____
Signature

Printed Name/Title

Date: _____

Entity: _____

Address: _____

PART II

EXHIBIT A- CPH STANDARD PROVISIONS TO AGREEMENT

EXHIBIT B- CPH HOURLY BILLING RATE TABLE

EXHIBIT C- CONCEPT PLAN (NOT PROVIDED)

EXHIBIT D- ENVIRONMENTAL SCOPE OF SERVICES (EXCLUDED)

EXHIBIT E- SURVEY SCOPE OF SERVICES

EXHIBIT F- CIVIL SCOPE OF SERVICES

EXHIBIT G- LANDSCAPE SCOPE OF SERVICES (EXCLUDED)

EXHIBIT H- ARCHITECTURAL SCOPE OF SERVICES (EXCLUDED)

EXHIBIT I- INTERIOR DESIGN SCOPE OF SERVICES (EXCLUDED)

EXHIBIT J- MEP SCOPE OF SERVICES (EXCLUDED)

EXHIBIT K- STRUCTURAL SCOPE OF SERVICES

EXHIBIT L- ENTITLEMENT & PERMIT MANAGEMENT SCOPE OF SERVICES
(EXCLUDED)

EXHIBIT M- TRAFFIC SCOPE OF SERVICES (EXCLUDED)

CITY OF DELAND STANDARD RATES

Effective: October 11, 2023

Category	Rate
Principal I	\$336
Discipline Manager II	\$280
Discipline Manager I	\$253
Project Manager V	\$275
Project Manager IV	\$216
Project Manager III	\$190
Project Manager II	\$160
Project Manager I	\$141
Manager II	\$185
Manager I	\$152
Engineer V	\$260
Engineer IV	\$204
Engineer III	\$157
Engineer II	\$151
Engineer I	\$123
Architect V	\$282
Architect IV	\$202
Architect III	\$190
Architect II	\$182
Architect I	\$111
Interior Designer	\$114
Landscape Architect III	\$156
Landscape Architect II	\$145
Landscape Architect I	\$130
Designer V	\$150
Designer IV	\$132
Designer III	\$123
Designer II	\$103
Designer I	\$97
Scientist III	\$144
Scientist II	\$119
Scientist I	\$90

Category	Rate
Coordinator III	\$147
Coordinator II	\$130
Coordinator I	\$120
Planner III	\$165
Planner II	\$152
Planner I	\$127
GIS Manager	\$150
GIS Analyst III	\$130
GIS Analyst II	\$119
GIS Analyst I	\$95
Technician III	\$160
Technician II	\$135
Technician I	\$110
Analyst III	\$135
Analyst II	\$127
Analyst I	\$110
CADD III	\$131
CADD II	\$96
CADD I	\$88
Administrative V	\$162
Administrative IV	\$121
Administrative III	\$99
Administrative II	\$76
Administrative I	\$74
Project Administrator II	\$142
Project Administrator I	\$130
Intern II	\$76
Intern I	\$66
Graphic Designer III	\$147
Graphic Designer II	\$125
Graphic Designer I	\$106

Category	Rate
Construction Manager II	\$173
Construction Manager I	\$165
Construction Rep III	\$163
Construction Rep II	\$131
Construction Rep I	\$115
Surveyor III	\$188
Surveyor II	\$137
Surveyor I	\$125
Crew Chief	\$112
Instrument Operator	\$87
Survey Crew - 3 Man	\$360
Survey Crew - 2 Man	\$335
Survey Crew - 1 Man	\$260
GPS Crew II	\$260
GPS Crew I	\$185



*Rates are good for up to three years and will be adjusted based on annualized Consumer Price Index.

*Billing and Reimbursable Rates are Subject to Periodic Review and Adjustment.

*Outside Reimbursable markup will be 10% over actual cost. Subconsultant markup will be 7% of the total subconsultant costs.

EXHIBIT E - SURVEY SCOPE OF SERVICES

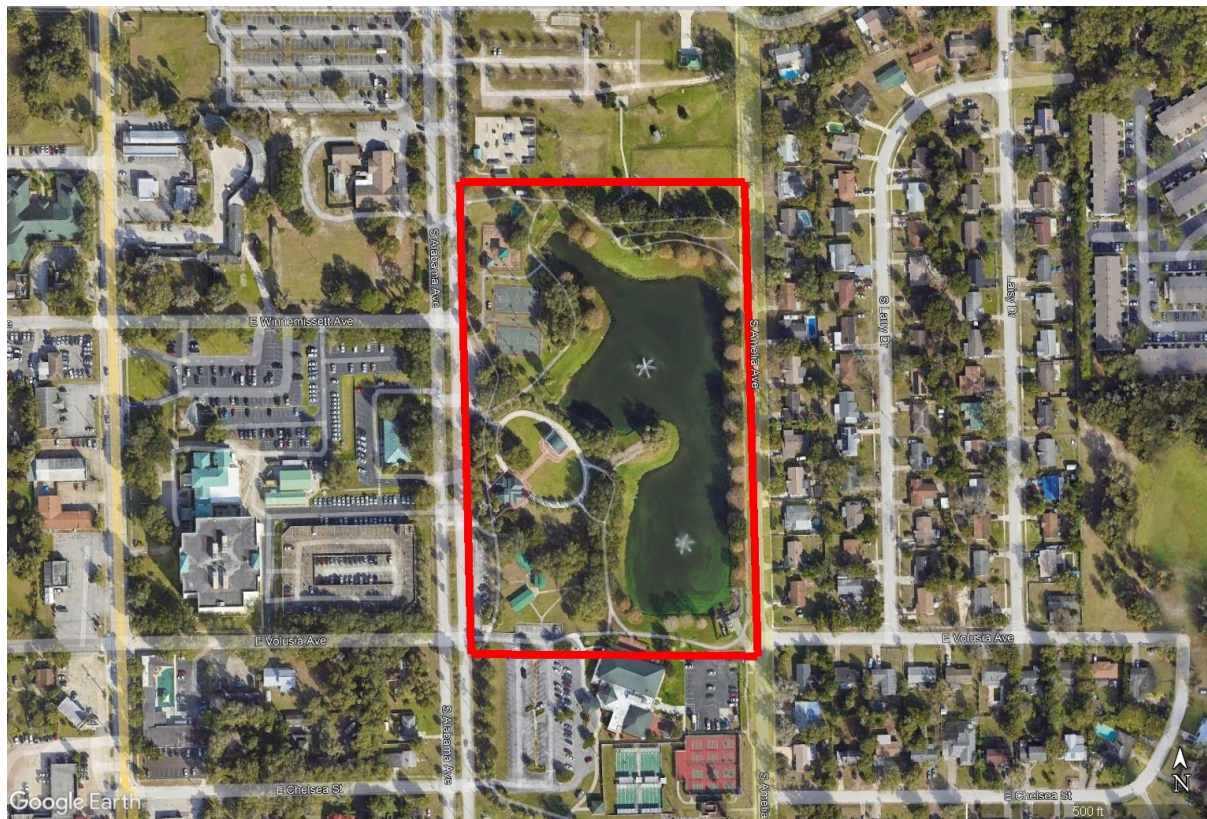
1.0 BASIC SERVICES

SUR-0100 – Due Diligence

SUR-0101 –Topographic Survey:

Perform a Topographic Survey as per Chapter 5J-17 of the Florida Administrative Code in compliance with the Standards of Practice of Surveying and Mapping of the State of Florida. See 12.9± acre area depicted in red on the attached “Survey Site Exhibit” for limits.

- Location of visible improvements within project area.
- Collect topographic data at a 100' grid within project area.
- Location of trees measured at dbh within scope. Size and common name only, a Certified Tree Survey is not included as part of this scope.
- Establish three (3) site benchmarks.
- Locate the top of bank, toe of slope and pond bottom at 50' cross-sections.
- The project coordinate system will be based horizontally on the North American Datum 83 (NAD 83).
- The project will be based on the North American Vertical Datum 88 (NAVD 88)
- Signed and sealed Topographic Survey.



2.0 COMPENSATION

Services under Basic Services will be provided on an hourly or a fixed fee basis in accordance with the table below.

Task #	Task Name	Fee Type	Fee
SUR-0100	Due Diligence		
SUR-0101	Topographic Survey		\$38,072.00
SURVEY SCOPE TOTAL			\$38,072.00

3.0 SCOPE OF WORK CLARIFICATIONS

The Survey scope of work shall be as indicated within this exhibit. Additional scope of work in any category will be reviewed on a case by case basis and may be cause for additional services billed at the Hourly Billing Rate included as a part of this proposal or as an approved negotiated lump sum.

For all site visits and meetings, travel within 100 miles round-trip from the originating CPH office shall be included in the fees provided. Travel beyond 100 miles round-trip shall be expensed as a reimbursable cost.

Any work not specifically indicated in this proposal is excluded including but not limited to the following:

- As-built Survey
- Boundary Survey
- ALTA/NSPS Land Title Survey
- Platting
- Underground Utility Designation/Location
- Sketch and Descriptions
- Ordinary High Water/Mean High Water
- Separate review of CLIENT and/or financial institution requirements
- Soil Borings
- Wetland Delineation/Location
- Construction Staking
- Certified Tree Survey

EXHIBIT F - CIVIL SCOPE OF SERVICES

1.0 BASIC SERVICES

CIV-0100 – Due Diligence

CIV-0101 – Kickoff & Site Visit

CPH proposes to perform the following limited due diligence scope:

- CPH will participate in one (1) kick off meeting/site visit with the CLIENT to review the project site conditions and goals.

CIV-0102 – Limited Site Check

- CPH will research the online databases to obtain available stormwater management permit information and design requirements for the onsite stormwater management system.
- CPH will schedule and participate in one (1) pre-application meeting or conference call with the St. John's River Water Management District (SJRWMD) to confirm the project can be processed as a minor modification.

CIV-0200 – Preliminary Design

Preliminary Design Plans

CPH will perform the following as part of this contract:

- CPH will prepare Preliminary Design Plans based on the CLIENT approved Conceptual Site Plan. The preliminary plans will include demolition (if applicable), site dimension, grading, and drainage design concepts. Plans will be prepared considering zoning requirements of the Agency that has jurisdiction (AHJ) and design criteria as provided by CLIENT.
- It is assumed the existing stormwater management system is adequate to serve the proposed improvements. It is assumed the site does not lie within a flood zone per current FEMA FIRM. It is assumed floodplain impact and compensation will not be required. Should impact/compensation be required, an amendment to this contract and additional fee will be required.

CIV-0300 – Construction Documents

CIV-0301 – Final Site Construction Plans & Calculations

Following approval of the Preliminary Design, CPH will prepare the Final Design Calculations, Site Construction Plans (Final Engineering Plans) and Site Construction Specifications as follows.

- Final Design Calculations will include:
 - Stormwater Management Narrative with corresponding calculations demonstrating compliance with the existing permit criteria.
- Site Construction Plans (Final Engineering Plans) are projected to include the following sheets:
 - Cover Sheet
 - General Notes and Specifications
 - Boundary and Topographic Survey (Provided by Surveyor)
 - Sedimentation/Erosion Control Plans
 - Sedimentation/Erosion Control Notes
 - Demolition Plan (if applicable)
 - Site Dimension Plan
 - Site Grading and Drainage Plan
 - Details
- Site construction plans will be prepared considering requirements of the City of Deland, SJRWMD, and Florida Department of Protection (FDEP).
- CPH shall provide pedestrian bridge vendor options to the CLIENT for consideration and coordinate with the vendor for the bridge design. It is assumed the bridge foundation and abutments will be designed by CPH under the scope in Exhibit K. The style, material composition, cost, and dimensions of the pedestrian bridge will be coordinated with the CLIENT for approval. It is assumed the CLIENT will obtain a Geotechnical Investigation with borings and foundation recommendations to support the design process. CPH can coordinate the required Geotechnical Investigation with a subconsultant at the request of the CLIENT, as an additional service.

- It is assumed the design of new domestic water services, a fire flow study, or fire line service will not be required.
- It is assumed the design of new gravity sanitary sewer, lift stations, force mains, or other sewer infrastructure will not be required.
- It is assumed all required changes in grade will be accomplished by earth slopes. Design of retaining walls is not included as part of the scope of this contract. If it is determined that specifications or design of retaining walls is required, an amendment to this contract and additional fee will be required.
- It is assumed coordination with utility providers (power, communications, and gas) to determine onsite utility service routes and inform them of the upcoming project will not be required. If during the design it is determined that utility locates/ soft digs are required to identify potential conflicts with existing utilities, CPH will notify CLIENT and request an amendment for the additional service, along with the associated additional fee.
- It is assumed no offsite improvements will be required. If upstream or offsite improvements are necessary, an amendment to this contract will be required.
- It is assumed the existing stormwater management system is adequate to serve the proposed improvements. It is assumed the site does not lie within a flood zone per current FEMA FIRM. It is assumed floodplain impact and compensation will not be required. Should impact/compensation be required, an amendment to this contract and additional fee will be required.
- One (1) Engineer's Opinion of Probable Cost (OPC) is included with the scope of this task. The OPC will be based on pricing provided by vendors, Florida Department of Transportation historical costs, and applicable recent contractor bids. If additional OPC's are required, they can be provided as an additional service.
- It is assumed Site Specifications, Notes, and Details will be provided on the construction plans. The preparation of a separate Project Manual is not included in the scope of this contract but can be provided for an additional fee.

Construction plans and calculations will be provided to CLIENT for review. Any changes to the assumptions stated herein or redesign following commencement of Site Construction Plan design or preparation that requires modifications to the final plans or calculations will be deemed an additional service and an amendment to the contract will be required.

CIV-0400 – Permitting

Site Construction Plan Permitting

The following applications and approval process are assumed to be required and included in the scope of this contract. CPH will prepare submittal applications and support data for the following actions/permits:

- St. Johns River Water Management District Environmental Resource Permit (ERP) Minor Modification

Site Plan Review (DRC) from the City is not included in this proposal, but can be provided as an added scope if needed as an extra to this proposal.

Unless specifically noted in this contract, no Master Land Use Plan, Conceptual Development Plan, Land Use Change, Rezoning, conditional use, special exception, dedication, development agreement, special approval or other variances/deviations are included in this task. If a Master Land Use Plan, Conceptual Development Plan, special exception, Land Use Change, Rezoning, conditional use, dedication, development agreement, special approval or other variances/deviations are necessary, an amendment to the contract and additional fee will be required.

Scope assumes one (1) submittal of applications and supporting documents, and one (1) response to agency comments. CPH will coordinate the processing of the applications through the listed regulatory agencies including attendance at a limited number of meetings. This scope includes:

- One (1) meeting or conference call with SJRWMD.

- One (1) meeting or conference call with City of DeLand.

If additional permits, meetings, or hearings are required or other agencies are identified as having jurisdiction beyond those listed above, they will be deemed as an additional service and an amendment to the contract will be required.

Any modifications to the plans requested by the Regulatory Agencies required to comply with code that have not been discussed previously with CLIENT, will be addressed by CPH as part of these services. Any modifications requested that are not code issues or are code issues that CLIENT was aware of will be addressed as an additional service.

Fee does not include reviewing, preparing, negotiating, or submitting other documents or exhibits including, but not limited to, impact fees, opinions of probable cost, lease, purchase agreement, private development agreement, dedications, and Easements, Covenants, and Restrictions. These services will be provided for an additional fee if requested.

CIV-0500 – Construction Services

Construction observation requirements are dependent upon final design and the permit conditions as imposed by Agencies Having Jurisdiction. The scope of required construction observation is not known at this time. CPH shall provide an amendment to the contract for Bidding Assistance and Construction Observation following issuance of permits and coordination with CLIENT.

CIV-0600 – Project Management

CPH will provide project management and support for the project including the following:

- Participation in regular monthly meetings with the CLIENT and other project stakeholders from NTP through Permitting. CPH will share schedules, permitting timelines, project status, and project notes with the CLIENT as requested through the project duration. For the purposes of this scope of work, the total duration of the project shall not exceed 6 months. Should the project duration exceed 6 months, additional meetings, amended project schedules, status updates and notes will be considered an additional service, and an amendment to the contract will be required along with the associated additional fee(s).

2.0 COMPENSATION

Services under Basic Services will be provided on an hourly or a fixed fee basis in accordance with the table below.

Task #	Task Name	Fee Type	Fee
CIV-0100	Due Diligence		
CIV-0101	Kickoff & Site Visit / Limited Site Check	Lump Sum	\$4,288.00
CIV-0200	Preliminary Design		
	Preliminary Design Plans	Lump Sum	\$9,020.00
CIV-0300	Construction Documents		
	Final Site Construction Plans & Calculations	Lump Sum	\$22,500.00
CIV-0400	Permitting		
	St.Johns River Water Management District	Lump Sum	\$13,346.00
CIV-0500	Construction Services		
	Construction Observation	Excluded	N/A
CIV-0600	Project Management		
	Project Management	Lump Sum	\$11,844.00
CIVIL SCOPE TOTAL			\$60,998.00

• **SCOPE OF WORK CLARIFICATIONS**

The Civil scope of work shall be as indicated within this exhibit. Additional scope of work in any category will be reviewed on a case by case basis and may be cause for additional services billed at the Hourly Billing Rate included as a part of this proposal or as an approved negotiated lump sum.

For all site visits and meetings, travel within 100 miles round-trip from the originating CPH office shall be included in the fees provided. Travel beyond 100 miles round-trip shall be expensed as a reimbursable cost.

Any work not specifically indicated in this proposal is excluded including but not limited to the following:

- Geotechnical studies and additional testing required by the regulatory agencies.
- Environmental Site Assessment studies and surveys.
- Utility analysis and design.
- Off-site storm water analysis and design.
- Roadway or intersection design and production.
- Expediting the review process of the permits identified herein.
- Any permits not identified herein.
- Fire Flow and Fire Service Design.
- Bidding and Construction Observation/Certification Services.
- Meetings with agencies, other consultants, or CLIENT not described in the Scope of Services.
- Special requests by lending institutions or other parties not described in the Scope of Services.
- Assistance with lease negotiation, exhibits, analysis and easements, covenants, and restriction documents.
- Permitting efforts relating to obtaining conditional use, special exception, variances, or other approvals not described in the Scope of Services.
- Clearing, Grading, and Tree Removal/Arbor Permit.

- Design of hardscape features including but not limited to structures, fountains, site lighting, special paving, or signage.
- Signalization design.
Services resulting from changes made by CLIENT following the completion of specific project tasks that require re-work by CPH.
- Color Renderings.
- Site Signage Design.
- Lift station and force main design.
- Lighting or Photometric Design

EXHIBIT K - STRUCTURAL SCOPE OF SERVICES

1.0 BASIC SERVICES

STR-0300 - Design Development

Design Development

CPH shall coordinate with pre-fabricated bridge vendors and assist the CLIENT in selecting the product which best meets the functional, aesthetic, and budgetary objectives. Included in this scope is one (1) meeting with the CLIENT for review of product options and considerations. The pre-fabricated bridge product selected by the CLIENT will be specified in the revised construction drawings.

CPH shall prepare Design Development drawings. The Design Development Submittal shall at minimum have a cover sheet, drawing index, and the following information.

The Design Development drawing package shall include the following information.

- Draft Bridge Foundation design
- Draft Framing plans of the proposed structural system showing foundations, and concrete slab
- A typical light pole foundation (assumes 1 type of light pole for the project)
- Structural sections
- Structural detail
- Structural schedules

STR-0500 - Construction Documents

Construction Documents

Following CLIENT approval of the Design Development package by CLIENT, CPH shall prepare Construction Documents. Construction documents shall include the following information:

- Foundation plans, schedules and details
- Framing Plans, schedules and details
- Structural details
- Dimensions, notes and details, load criteria, and basic building materials for the bridge foundation and abutments.

STR-0600 – Permitting

STR-0602 - Building Permitting

CPH shall provide building permitting services to the CLIENT to include the following:

- CPH shall prepare one (1) signed and sealed permit submittal for the local building permit and one (1) signed and sealed permit submittal for the state or local health department. These submittals may include plans, specifications, renderings and / or calculations.
- CPH shall coordinate the permit submittals for these agencies and track each to the completion of the process where applicable.
- CPH shall review comments by each permitting agency, make required revisions to the design and documentation to address these comments and provide a comment response letter. This scope of work shall include one (1) rounds of permitting review and comments by each permitting agency.
- Any modifications requested that are not code issues or modifications requested by the CLIENT will be addressed as an amendment to the contract, and an associated additional fee.
- The CLIENT will be financially responsible for any application, filing or permitting fees required by the permitting agencies

2.0 COMPENSATION

Services under Basic Services, will be provided on an hourly or a fixed fee basis in accordance with the table below.

Task #	Task Name	Fee Type	Fee
STR-0300	Design Development	Lump Sum	\$3,300
	Design Development	Lump Sum	\$3,300
STR-0500	Construction Documents	Lump Sum	\$4,376
	Construction Documents	Lump Sum	\$4,376
STR-0600	Permitting	Lump Sum	\$1,000
STR-0600	Permitting	Lump Sum	\$1,000
STRUCTURAL SCOPE TOTAL			\$8,676

3.0 SCOPE OF WORK CLARIFICATIONS

The Structural scope of work shall be as indicated within this exhibit. Foundation designs shall be limited to typical shallow foundations unless clearly indicated otherwise in this scope of work. Additional scope of work in any category will be reviewed on a case by case basis and may be cause for additional services billed at the Hourly Billing Rate included as a part of this proposal or as an approved negotiated lump sum.

For all site visits and meetings, travel within 100 miles round-trip from the originating CPH office shall be included in the fees provided. Travel beyond 100 miles round-trip shall be expensed as a reimbursable cost.

Any work not specifically indicated in this proposal is excluded including but not limited to the following:

- Construction support services are excluded from this contract, but can be provided as an amendment to the contract, with an associated additional fee.
- Geotechnical studies and additional testing required by the regulatory agencies
- Off-site utility extension analysis and design.
- Off-site storm water analysis and design.
- Off-site roadway or intersection design and production.

SIGNATURE BLOCKS

ATTEST:



Printed Name: Alejandro Mejia
Title: Project Engineer
Authorized Signatory Of Entity

ATTEST:

Julie A. Hennessy, MMC
City Clerk - Auditor

Approved as to form and legal sufficiency.

Darren J. Elkind
City Attorney

CPH, Inc.

By: Rodney Smith
Printed Name: Rodney Smith
Title: Client Services Manager
Authorized Signatory Of Entity

CITY OF DELAND

By: _____
Chris Cloudman
Mayor - Commissioner
Date: _____

CITY OF DELAND
Request for Commission Action
August 18, 2025

SUBJECT: Consideration re CPH Task Assignment No. 30, 100 Block West Wisconsin Avenue Drainage Improvements.

DEPARTMENT: Public Works

PREPARED BY: Ray Underwood, Public Works Director

ATTACHMENTS: CPH Task Assignment 30

APPROVED BY: Michael Pleus, City Manager, August 14, 2025

SUMMARY/HIGHLIGHT:

CPH was tasked in 2019 to update the city's Stormwater Master Plan. This was the first to be completed since 2004. This updated plan will serve as a guide in planning, prioritizing and implementing various stormwater improvements throughout the City.

The 100 BLK of W Wisconsin Ave was an area the city reported to CPH as an area of concern and warranted further investigation outlined in the master plan provided by CPH.

The subject task order includes the following services:

1. CPH's designs will include the replacement of existing drainage structures and the upsizing of drainage pipes to 18" and 24".
2. CPH will provide design services including 100% construction plans with several review stages along the design process.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government

SUSTAINABILITY:

Natural Resource Protection and Optimization

FISCAL IMPACT:

Staff has negotiated a proposed fee of \$54,705.50 to perform the professional services outlined in the attached Task Order No. 30. Funds have been allocated in the current fiscal year budget.

RECOMMENDATION:

Staff recommends that the City Commission approve CPH Task Assignment No. 30, which includes a survey and design services for the 100 BLK W Wisconsin Ave drainage improvements, an amount not to exceed \$54,705.50. The form of task assignment in the agenda package will be replaced with a revised form in order to be compliant with the City's continuing contract with CPH. It will not change the cost or description of work to be performed but will change the general terms and conditions only.

BACKGROUND/DISCUSSION:

N/A



500 West Fulton Street
Sanford, FL 32771
Phone: 407.322.6841
Fax: 407.330.0639

TASK ASSIGNMENT NO. 30

CITY OF DELAND WISCONSIN AVENUE STORMWATER IMPROVEMENTS DESIGN CONTRACT

July 24, 2025

This Agreement is composed of Part I and Part II. Part I includes Project Description, Client Furnished Information, Compensation, and Authorizations. Part II includes Exhibit A-CPH's Standard Provisions to Agreement, Exhibit B-CPH's Hourly Billing Rate table, and other exhibits detailing scope of project and services to be provided. Together, Parts I and II constitute the entire agreement between THE CITY OF DELAND, herein after called the "CLIENT", and CPH Consulting, LLC, herein after called "CPH".

PART I

PROJECT DESCRIPTION

CLIENT proposes improvements to the existing drainage system located at the intersection of W. Wisconsin Ave & N. Woodland Blvd. in Deland, FL. It is our understanding the development will consist of the replacement of existing drainage structures and the upsizing of drainage pipes to 18" and 24". At this time, CLIENT requests CPH to prepare a proposal for Limited Due Diligence, Design and Permitting services. A detailed description of the proposed Scope of Services is provided in Exhibits D-M of this Agreement.

CLIENT-FURNISHED INFORMATION

It is understood that CPH will perform services under the sole direction of the CLIENT. The Client shall guarantee access to and make provisions for CPH to enter private lands as required by CPH to perform their work under this Agreement. The CLIENT shall provide CPH with project-related information including, but not limited to, the following:

- Current Title Commitment or Ownership and Encumbrance Report
- Current Geotechnical Investigation
- Phase I Environmental Site Assessments
- CLIENT Design Requirements
- Site and Building Signage
- Payment of all required fees including, but not limited to, application fees, impact fees, permit fees, re-submittal fees, etc.
- Any documents, agreements, plans, investigations and/or pertinent information concerning this project or project site to which the CLIENT may have access.

CPH will rely upon the accuracy and completeness of CLIENT-furnished information in connection with the performance of services under this Agreement. CPH will notify CLIENT if information provided is not sufficient. If it is determined CPH must reproduce, organize or spend time amending information provided by CLIENT so that it can be appropriately utilized, an amendment to this contract and additional fee will be required.

CPH will begin performance of the above services upon receipt of the executed Agreement.

COMPENSATION

Labor

CPH will perform the Scope of Services contained in this Agreement as identified on each task, either Lump Sum or Hourly. Refer to the Hourly Billing Rate table (Exhibit B) to be utilized on this project. Rates are valid for one (1) year following execution of this Agreement. Project work scope and any additional work required after one (1) year anniversary of Agreement execution shall be completed in accordance with new rates. The following fee summary provides the overall fee by discipline, refer to the individual exhibits for specific task breakdowns. Tasks that are identified as Hourly have been provided an 'Upset Limit' (USL) budget. The CLIENT will be informed when the services are about to exceed this limit.

DISCIPLINE FEE SUMMARY		
Exhibit		Fee
EXHIBIT D – ENVIORNMENTAL (ECOLOGICAL) - EXCLUDED		
EXHIBIT E - SURVEYING		
Topographic Survey	Lump Sum	\$5,940.50
Underground Utility Designation and Location	Lump Sum	\$4,167.00
EXHIBIT F – CIVIL		
Due Diligence	Lump Sum	\$2,840.00
Preliminary Design	Lump Sum	\$5,600.00
Construction Documents	Lump Sum	\$16,086.00
Permitting	Lump Sum	\$12,184.00
Construction Services	Excluded	N/A
Project Management	Lump Sum	\$7,888.00
EXHIBIT G – LANDSCAPE ARCHITECTURE – EXCLUDED		
EXHIBIT H – ARCHITECTURAL – EXCLUDED		
EXHIBIT I – INTERIOR DESIGN – EXCLUDED		
EXHIBIT J – MEP – EXCLUDED		
EXHIBIT K – STRUCTURAL – EXCLUDED		
EXHIBIT L – ENTITLEMENT & PERMIT MANAGEMENT – EXCLUDED		
EXHIBIT M – TRAFFIC – EXCLUDED		
PROJECT TOTAL		\$54,705.50

Progress invoices will be submitted based on CPH's estimate of the percent of work complete at the time of invoicing for Lump Sum scope. Services requested by CLIENT, that are not included in the Scope of this Agreement (as may be amended), shall be deemed additional services and will be provided and billed on an Hourly basis in accordance with the applicable Hourly Billing Rate table unless an amendment to this Agreement with fee for the additional services has been executed.

All invoices over forty-five (45) days old must be paid in full prior to submittal for permits.

Reimbursable Expenses

In addition to the labor compensation outlined above, CPH shall be reimbursed directly for project specific expenditures and subconsultant contract administration as follows:

- Vehicular mileage over 100 miles will be charged at current IRS rates.
- Expenses for airfare, hotel, car rental, and meals will be invoiced as a reimbursable expense without markup.
- A markup of 10% shall be added to costs charged to CPH by others outside of CPH, to include but not be limited to FedEx/Delivery Services, Courier Services, Application Fees, Review Fees, and Permit Fees.
- A markup of 10% shall be added to all subconsultant invoices.

CPH CONSULTING, LLC AUTHORIZATION

By: Rodney Smith
Rodney Smith
Client Services Manager

CLIENT AUTHORIZATION

THE CITY OF DELAND acknowledges receipt of, and agrees with, Part I and Part II of THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN CPH CONSULTING, LLC AND THE CITY OF DELAND FOR ENGINEERING SERVICES OF THE WISCONSIN AVENUE DRAINAGE IMPROVEMENTS dated 5/30/2025, which constitutes the entire Agreement between CPH CONSULTING, LLC and THE CITY OF DELAND.

Total Labor Fees for services proposed herein is as listed above in COMPENSATION section plus reimbursable expenses.

It is understood that fees for the subject project, including but not limited to, application fees, impact fees, utility connection fees, review fees, etc., will be paid directly by the CLIENT.

Payment for services rendered will be due within forty-five (45) days of invoicing. Should the CLIENT choose to not complete the project at any phase of the project, CPH will be due any fees for services up to the time the CLIENT informs CPH in writing to stop work. Payment for services up to the time of the CLIENT'S notice will be due within thirty (30) days of the final invoice. Invoice payments must be kept current for services to continue. CPH reserves the right to terminate or suspend work when invoices become over forty-five (45) days past due. In the event that the work is suspended or terminated as a result of non-payment, CLIENT agrees that CPH will not be responsible for CLIENT's failure to meet project deadlines or other adverse consequences.

This proposal is void if not executed and returned to CPH within sixty (60) days of CPH's execution of the Agreement.

The fees, terms, conditions, and specifications are satisfactory and are hereby accepted. CPH is authorized to do the work as specified and payment will be made as outlined in COMPENSATION section.

The person signing this Agreement represents and warrants that they are duly authorized and have legal right to execute and deliver this Agreement on behalf of the CLIENT and agree to be bound by the terms contained herein.

By: _____
Client

Signature

Printed Name/Title

Date: _____

Entity: _____

Address: _____

CLIENT MUST ALSO SIGN LAST PAGE OF EXHIBIT A-STANDARD PROVISIONS TO AGREEMENT

The owner of the subject property being considered in this Agreement is:

Entity: _____

Address: _____

If the CLIENT entering into this Agreement is not the same entity that owns the subject property, the CLIENT entering into this Agreement hereby affirms that it is entering into this Agreement with the full knowledge and consent of the property owner and that CLIENT has full power and authority to bind the property to the terms and conditions contained herein including, but not limited to, the right of CPH to impose a first lien and/or mechanics lien on the property.

By: _____
Signature

Printed Name/Title

Date: _____

Entity: _____

Address: _____

PART II

EXHIBIT A- CPH STANDARD PROVISIONS TO AGREEMENT

EXHIBIT B- CPH HOURLY BILLING RATE TABLE

EXHIBIT C- CONCEPT PLAN

EXHIBIT D- ENVIRONMENTAL SCOPE OF SERVICES (EXCLUDED)

EXHIBIT E- SURVEY SCOPE OF SERVICES

EXHIBIT F- CIVIL SCOPE OF SERVICES

EXHIBIT G- LANDSCAPE SCOPE OF SERVICES (EXCLUDED)

EXHIBIT H- ARCHITECTURAL SCOPE OF SERVICES (EXCLUDED)

EXHIBIT I- INTERIOR DESIGN SCOPE OF SERVICES (EXCLUDED)

EXHIBIT J- MEP SCOPE OF SERVICES (EXCLUDED)

EXHIBIT K- STRUCTURAL SCOPE OF SERVICES (EXCLUDED)

EXHIBIT L- ENTITLEMENT & PERMIT MANAGEMENT SCOPE OF SERVICES
(EXCLUDED)

EXHIBIT M- TRAFFIC SCOPE OF SERVICES (EXCLUDED)

CITY OF DELAND STANDARD RATES

Effective: October 11, 2023

Category	Rate
Principal I	\$336
Discipline Manager II	\$280
Discipline Manager I	\$253
Project Manager V	\$275
Project Manager IV	\$216
Project Manager III	\$190
Project Manager II	\$160
Project Manager I	\$141
Manager II	\$185
Manager I	\$152
Engineer V	\$260
Engineer IV	\$204
Engineer III	\$157
Engineer II	\$151
Engineer I	\$123
Architect V	\$282
Architect IV	\$202
Architect III	\$190
Architect II	\$182
Architect I	\$111
Interior Designer	\$114
Landscape Architect III	\$156
Landscape Architect II	\$145
Landscape Architect I	\$130
Designer V	\$150
Designer IV	\$132
Designer III	\$123
Designer II	\$103
Designer I	\$97
Scientist III	\$144
Scientist II	\$119
Scientist I	\$90

Category	Rate
Coordinator III	\$147
Coordinator II	\$130
Coordinator I	\$120
Planner III	\$165
Planner II	\$152
Planner I	\$127
GIS Manager	\$150
GIS Analyst III	\$130
GIS Analyst II	\$119
GIS Analyst I	\$95
Technician III	\$160
Technician II	\$135
Technician I	\$110
Analyst III	\$135
Analyst II	\$127
Analyst I	\$110
CADD III	\$131
CADD II	\$96
CADD I	\$88
Administrative V	\$162
Administrative IV	\$121
Administrative III	\$99
Administrative II	\$76
Administrative I	\$74
Project Administrator II	\$142
Project Administrator I	\$130
Intern II	\$76
Intern I	\$66
Graphic Designer III	\$147
Graphic Designer II	\$125
Graphic Designer I	\$106

Category	Rate
Construction Manager II	\$173
Construction Manager I	\$165
Construction Rep III	\$163
Construction Rep II	\$131
Construction Rep I	\$115
Surveyor III	\$188
Surveyor II	\$137
Surveyor I	\$125
Crew Chief	\$112
Instrument Operator	\$87
Survey Crew - 3 Man	\$360
Survey Crew - 2 Man	\$335
Survey Crew - 1 Man	\$260
GPS Crew II	\$260
GPS Crew I	\$185



*Rates are good for up to three years and will be adjusted based on annualized Consumer Price Index.

*Billing and Reimbursable Rates are Subject to Periodic Review and Adjustment.

*Outside Reimbursable markup will be 10% over actual cost. Subconsultant markup will be 7% of the total subconsultant costs.

DeLand Storm 4.4

FIGURE 4.4.1



LEGEND

BLUE: EXISTING STORM
GREEN: PROPOSED STORM
ORANGE: EXISTING OUTFALL

1" = 232'

800 ft



EXHIBIT E - SURVEY SCOPE OF SERVICES

1.0 BASIC SERVICES

SUR-1.0 – Due Diligence

SUR-1.1 – Topographic Survey:

Prepare a Topographic Survey of approximately an 0.60± acre area as depicted in red on the attached "Survey Site Exhibit" as per Rule Chapter 5J-17 of the Florida Administrative Code in compliance with the Standards of Practice of Surveying and Mapping of the State of Florida.

- Collect topographic data within project area.
- Field locate existing monumentation and depict platted right of way lines.
- Location of existing visible above ground improvements & visible utilities within project area.
- Inverts, pipe sizes and materials on accessible structures.
- Location of trees measured at dbh within project area. Size and common name only, a Certified Tree Survey is not included as part of this scope.
- Establish two (2) benchmarks.
- The project coordinate system will be based horizontally on the North American Datum 83(1990) (NAD 83/90).
- The project will be based vertically on the North American Vertical Datum of 1988 (NAVD 88).
- Signed and Sealed Topographic Survey.

SUR-1.2 – Underground Utility Designation/Location

- Underground Utility Designation/Location to be performed by sub-consultant within project area.

2.0 COMPENSATION

Services under Basic Services will be provided on a fixed fee basis in accordance with the table below.

Task #	Task Name	Fee Type	Fee
SUR-1.0	Due Diligence		
SUR-1.1	Topographic Survey	Fixed	\$5,940.50
SUR-1.2	Underground Utility Designation/Location	Fixed	\$4,167.00
SURVEY SCOPE TOTAL			\$10,107.50

3.0 SCOPE OF WORK CLARIFICATIONS

The Survey scope of work shall be as indicated within this exhibit. Additional scope of work in any category will be reviewed on a case-by-case basis and may be cause for additional services billed at the Hourly Billing Rate included as a part of this proposal or as an approved negotiated lump sum.

Any work not specifically indicated in this proposal is excluded including but not limited to the following:

- As-built Survey
- ALTA/NSPS Land Title Survey
- Boundary Survey
- Certified Tree Survey
- Platting
- Sketch and Descriptions
- Ordinary High Water/Mean High Water
- Separate review of CLIENT and/or financial institution requirements
- Soil Borings
- Wetland Delineation/Location
- Construction Staking
- Evaluation of Ownership and Encumbrances, i.e., Title Reports

SURVEY SITE EXHIBIT

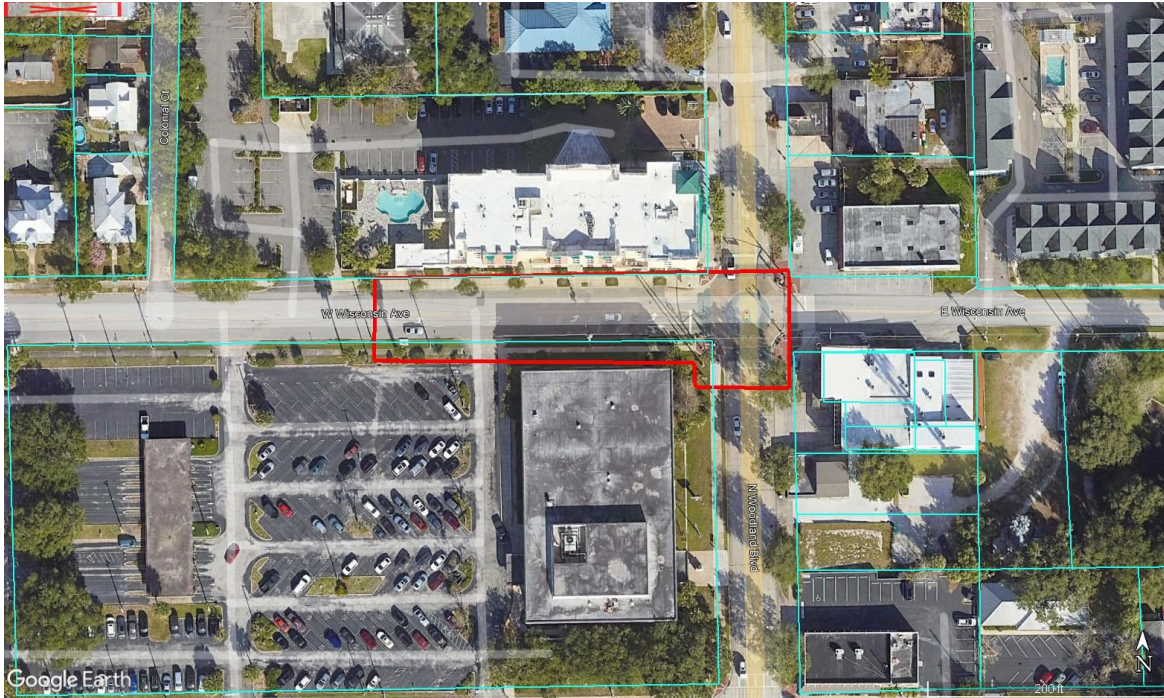


EXHIBIT F - CIVIL SCOPE OF SERVICES

1.0 BASIC SERVICES

CIV-0100 – Due Diligence

CIV-0101 – Kickoff & Site Visit

CPH proposes to perform the following limited due diligence scope:

- CPH will participate in one (1) kick off meeting and one (1) site visit with the CLIENT to review the project site conditions and goals.

CIV-0102 – Limited Site Check

- CPH will research the online databases to obtain available stormwater management permit information and design requirements for the onsite stormwater management system.
- CPH will schedule and participate in one (1) pre-application meeting or conference call with the St. Johns River Water Management District (SJRWMD)

CIV-0200 – Preliminary Design

Preliminary Design Plans

CPH will perform the following as part of this contract:

- CPH will prepare Preliminary Design Plans based on the CLIENT requests. The preliminary plans will include demolition, site dimension, and grading/drainage design concepts. Plans will be prepared considering design criteria as provided by CLIENT.
- It is assumed the existing stormwater management system is adequate to serve the proposed improvements. It is assumed the site does not lie within a flood zone per current FEMA FIRM. It is assumed floodplain impact and compensation will not be required. Should impact/compensation be necessary, an amendment to this contract and additional fee will be required.

CIV-0300 – Construction Documents

CIV-0301 – Final Site Construction Plans & Calculations

Following approval of the Preliminary Design, CPH will prepare the Final Design Calculations, Site Construction Plans (Final Engineering Plans) and Site Construction Specifications as follows.

- Final Design Calculations will include:
 - Stormwater Management Narrative with corresponding calculations demonstrating compliance with the existing permit criteria.
 - Stormwater Conveyance Hydraulic Grade Line Calculations.
- Site Construction Plans (Final Engineering Plans) are projected to include the following sheets:
 - Cover Sheet
 - General Notes and Specifications
 - Boundary and Topographic Survey (Provided by Surveyor)
 - Sedimentation/Erosion Control Plans
 - Sedimentation/Erosion Control Notes
 - Demolition Plan
 - Site Dimension Plan
 - Site Grading Plan
 - Maintenance of Traffic Plan
 - Details
- Site construction plans will be prepared considering requirements of the City of Deland and SJRWMD.
- It is assumed the design of new domestic water services, a fire flow study, or fire line service will not be required.
- It is assumed the design of new gravity sanitary sewer, lift stations, force mains, or other sewer infrastructure will not be required.
- It is assumed all required changes in grade will be accomplished by earth slopes. Design of retaining walls is not included as part of the scope of this contract. If it is determined that

specifications or design of retaining walls is required, an amendment to this contract and additional fee will be required.

- It is assumed coordination with utility providers (power, communications, and gas) to determine onsite utility service routes and inform them of the upcoming project will not be required. If during the design it is determined that utility locates/ soft digs are required to identify potential conflicts with existing utilities, CPH will notify CLIENT and request an amendment for the additional service, along with the associated additional fee.
- It is assumed no offsite roadway improvements will be required. If additional roadway improvements and/or dedications are necessary, an amendment to this contract will be required.
- One (1) Engineer's Opinion of Probable Cost (OPC) is included with the scope of this task. The OPC will be based on pricing provided by vendors, Florida Department of Transportation historical costs and applicable recent contractor bids. If additional OPCs are required, they can be provided as an additional service and fee.
- It is assumed Site Specifications, Notes and Details will be provided on the construction plans. The preparation of a separate Project Manual is not included in the scope of this contract but can be provided for an additional fee.

Construction plans and calculations will be provided to CLIENT for review. Any changes to the assumptions stated herein or redesign following commencement of Site Construction Plan design or preparation that requires modifications to the final plans or calculations will be deemed an additional service and an amendment to the contract will be required.

CIV-0400 – Permitting

Site Construction Plan Permitting

The following applications and approval process are assumed to be required and included in the scope of this contract. CPH will prepare submittal applications and support data for the following actions/permits:

- City of DeLand Site Permit
- St. Johns River Water Management District Environmental Resource Permit (ERP) Minor Modification

Unless specifically noted in this contract, no Master Land Use Plan, Conceptual Development Plan, Land Use Change, Rezoning, conditional use, special exception, dedication, development agreement, special approval or other variances/deviations are included in this task. If a Master Land Use Plan, Conceptual Development Plan, special exception, Land Use Change, Rezoning, conditional use, dedication, development agreement, special approval or other variances/deviations are necessary, an amendment to the contract and additional fee will be required.

Scope assumes one (1) submittal of applications and supporting documents, and one (1) response to agency comments. CPH will coordinate the processing of the applications through the listed regulatory agencies including attendance at a limited number of meetings. This scope includes:

- One (1) meeting or conference call with SJRWMD
- Three (3) coordination meetings or conference calls with the City of DeLand

If additional permits, meetings or hearings are required or other agencies are identified as having jurisdiction beyond those listed above, they will be deemed as an additional service and an amendment to the contract will be required.

Any modifications to the plans requested by the Regulatory Agencies required to comply with code that have not been discussed previously with CLIENT, will be addressed by CPH as part of these services. Any modifications requested that are not code issues or are code issues that CLIENT was aware of will be addressed as an additional service.

Fee does not include reviewing, preparing, negotiating or submitting other documents or exhibits including, but not limited to, impact fees, opinions of probable cost, lease, purchase agreement, private development agreement, dedications, and Easements, Covenants, and Restrictions. These services will be provided for an additional fee if requested.

CIV-0500 – Construction Services

Construction observation requirements are dependent upon final design and the permit conditions as imposed by Agencies Having Jurisdiction. The scope of required construction observation is not known at this time. CPH shall provide an amendment to the contract for Bidding Assistance and Construction Observation following issuance of permits and coordination with CLIENT.

CIV-0600 – Project Management

CPH will provide project management and support for the project including the following:

- Participation in regular monthly meetings with the CLIENT and other project stakeholders from NTP through Permitting. CPH will share schedules, permitting timelines, project status, and project notes with the CLIENT as requested through the project duration. For the purposes of this scope of work, the total duration of the project shall not exceed 5 months. Should the project duration exceed 5 months, additional bi-weekly meetings, amended project schedules, status updates and notes will be considered an additional service, and an amendment to the contract will be required along with the associated additional fee(s).

2.0 COMPENSATION

Services under Basic Services will be provided on an hourly or a fixed fee basis in accordance with the table below.

Task #	Task Name	Fee Type	Fee
CIV-0100	Due Diligence		
CIV-0101	Kickoff & Site Visit	Lump Sum	\$1,400.00
CIV-0102	Limited Site Check	Lump Sum	\$1,400.00
CIV-0200	Preliminary Design		
	Preliminary Design Plans	Lump Sum	\$5,600.00
CIV-0300	Construction Documents		
	Final Site Construction Plans & Calculations	Lump Sum	\$16,000.00
CIV-0400	Permitting		
	Site Construction Plan Permitting	Lump Sum	\$12,100.00
CIV-0500	Construction Services		
	Construction Observation	Excluded	N/A
CIV-0600	Project Management		
	Project Management	Lump Sum	\$7888.00
CIVIL SCOPE TOTAL			\$47,900.00

3. SCOPE OF WORK CLARIFICATIONS

The Civil scope of work shall be as indicated within this exhibit. Additional scope of work in any category will be reviewed on a case by case basis and may be cause for additional services billed at the Hourly

Billing Rate included as a part of this proposal or as an approved negotiated lump sum.

For all site visits and meetings, travel within 100 miles round-trip from the originating CPH office shall be included in the fees provided. Travel beyond 100 miles round-trip shall be expensed as a reimbursable cost.

Any work not specifically indicated in this proposal is excluded including but not limited to the following:

- Geotechnical studies and additional testing required by the regulatory agencies
- Environmental Site Assessment studies and surveys
- Utility analysis and design.
- Off-site storm water analysis and design.
- Roadway or intersection design and production.
- Expediting the review process of the permits identified herein.
- Any permits not identified herein.
- Fire Flow and Fire Service Design
- Bidding and Construction Observation/Certification Services
- Meetings with agencies, other consultants or CLIENT not described in the Scope of Services
- Special requests by lending institutions or other parties not described in the Scope of Services
- Assistance with lease negotiation, exhibits, analysis and easements, covenants and restriction documents.
- Permitting efforts relating to obtaining conditional use, special exception, variances or other approvals not described in the Scope of Services.
- Clearing, Grading and Tree Removal/Arbor Permit
- Design of hardscape features including but not limited to structures, fountains, site lighting, special paving, or signage.
- Signalization design.
- Services resulting from changes made by CLIENT following the completion of specific project tasks that require re-work by CPH.
- Color Renderings.
- Site Signage Design.
- Lift station and force main design.

SIGNATURE BLOCKS

ATTEST:



Printed Name: Alejandro Mejia
Title: Project Engineer
Authorized Signatory Of Entity

ATTEST:

Julie A. Hennessy, MMC
City Clerk - Auditor

Approved as to form and legal sufficiency.

Darren J. Elkind
City Attorney

CPH, Inc.

By: Rodney Smith
Printed Name: Rodney Smith
Title: Client Services Manager
Authorized Signatory Of Entity

CITY OF DELAND

By: _____
Chris Cloudman
Mayor - Commissioner
Date: _____

CITY OF DELAND
Request for Commission Action
August 18, 2025

SUBJECT: Consideration of Renewal of Contract with Florida Health Care Plans for FY 2025-2026.

DEPARTMENT: Human Resources

PREPARED BY: Jeremy Wiggins, HR Director

ATTACHMENTS: FHCP Renewal Contract

APPROVED BY: Michael Pleus, City Manager, August 13, 2025

SUMMARY/HIGHLIGHT:

The City of DeLand has provided medical insurance benefits to its full-time employees through Florida Health Care Plans. After presenting the renewal proposal received by Florida Health Care Plans that was negotiated in coordination with the City's Agent of Record, Brown and Brown, the City's Insurance Committee recommend the City renew the medical insurance contract with Florida Health Care Plans. This renewal will continue the three previously offered medical insurance plans and will introduce a fourth plan option for employees to select from.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

The cost of health insurance will increase 9.9% for FY 2025-2026 across the board for all three health insurance plans offered by the City in the previous fiscal year. Per the proposed budget, the portion of the monthly insurance premiums paid by the City per employee will go up to \$753 in FY 2025-2026. The total cost of health insurance included in the proposed FY 2025-2026 budget is \$4,672,223.

RECOMMENDATION:

It is recommended the City Commission renew the contract for medical insurance with Florida Health Care Plans for Fiscal Year 2025-2026.

BACKGROUND/DISCUSSION:

The City will continue to provide three types of medical plans with three tiers in each plan of coverage for our employees (Basic HMO, HMO, POS), and a new 4 option, a High Deductible Health Plan (HDHP) with a qualified Health Savings Account (HSA). The City will provide employee-only premium funding to each of the four plans in the following manner. Employees will pay the difference for higher level coverage where employee-only premiums exceed the City's Basic HMO funding level and to cover qualified dependents.

- HMO Basic coverage (City pays the employee rate)
- HMO (City pays up to the basic rate)

- POS (City pays up to the basic rate)
- HDHP (City pays the full premium, which is lower than the basic rate, and funds the difference to the employee's HSA)

All four plans will provide the following:

1. Expanded provider access under Blue Cross Blue Shield for Volusia, Flagler, Orange and Seminole counties.
2. Accept the My Health On-Site Physician as an FHC primary care physician and referring physicians to an expanded network.
3. Wellness Rider with free membership to many fitness centers, such as YMCA, Planet Fitness etc.
4. Pre-authorization for medical care for the processing of enhanced quality of care for medical needs of our employee workforce.
5. Work Force Wellness workshops for employees and dependents.
6. Extended network of medical facilities: Orlando Regional Medical Center, Winnie and Arnold Palmer Children's Hospital, Lake Monroe HCA hospital, Shands, Mayo, Moffat Cancer and MD Anderson Cancer and Research Centers.



July 25, 2025

Dear Mayor Christopher M. Cloudman,

It is Florida Health Care Plans' continued pleasure to provide health care coverage to **City of DeLand & DeLand Housing Authority**, employees.

FHCP is proud to once again claim top honors in the News-Journal Reader's Choice Award as the "Best HMO Around". This honor reflects our commitment to offer the highest quality medical care and service to our members' at the most affordable price.

FHCP strives to provide the most competitive rates available. Please be advised that the renewal rates for this organization were determined based on the cost factors for the current employee census. If the actual census or employees who participate in FHCP changes significantly, this could have a material impact on rates, either positive or negative. If based on actual enrollment, rates reflect a greater than 10% variance; FHCP reserves the right to make necessary adjustments.

I have attached the following contract documents for your group for this renewal period.

- FHCP Large Group Insurance Contract
- Employer Application
- Group Contract Information Page that provides the plan rates
- Applicable Rider(s)
- Summary of Benefit and Coverage (SBC) Document(s)

Please confirm **City of DeLand & DeLand Housing Authority's** acceptance of FHCP coverage by:

- 1) **Reviewing and signing** the attached FHCP Large Group Insurance Contract.
- 2) **Completing and signing** the attached Employer Application.
- 3) **Reviewing and signing** the attached Group Contract Information page.

Please return these documents to me **as soon as possible**, along with your member enrollment spreadsheet or applications. You can scan and email the signed contract documents to jen.ferreira@bcbsfl.com.

If you have any questions, please feel free to contact me at 386-615-5076, or **David Miller**, your Account Management Specialist at **386-615-5074**.

Sincerely,

Jen Ferreira, Sales Resource Specialist

Attachments

FLORIDA HEALTH CARE PLAN, INC.
2450 Mason Avenue
Daytona Beach, FL 32114

Group Insurance Contract
(herein called the Contract)

Florida Health Care Plan, Inc., (hereinafter called FHCP), agrees to provide the health care services described under the provisions of the Group Plan as further described in the applicable Certificate of Coverage, Schedule of Benefits, and other applicable documents, to all Covered Employees of the Employer and their Covered Dependents. The provision of services is subject to all of the terms on this page and those that follow, including any limitations, restrictions or exclusions, as well as any amendments made a part of this Group Plan.

The Employer may act on behalf of all eligible employees and dependents. Every act by, agreement made with, or notice given to the Employer will be binding on all Covered Employees and Covered Dependents.

This Group Plan is issued in consideration of the application of the Employer and payment of Premium in advance by the Employer at FHCP's corporate office in Daytona Beach, FL 32114.

This Group Plan is effective on the Group Effective Date shown on the Group Plan Information Page. The first Premium covers the period starting on the Group Effective Date.

The parties hereto have caused this Agreement to be executed by their duly authorized officers or agents.

FLORIDA HEALTH CARE PLAN, INC.

By: _____ Date: 07/25/2025

Marie Atanasoski

CFO

Florida Health Care Plan, Inc.

GROUP / EMPLOYER

By: _____ Date: _____

Authorized Representative

City of DeLand - DeLand Housing Authority Group #: 732/733 Effective Date: 10/01/2025
Company Name

1. Responsibilities of the Employer

The Employer acknowledges and warrants that is eligible for the health care coverage provided under this Group Plan by virtue of being an Employer, as defined in the Florida Statutes and applicable law, at the time this Group Plan is issued. The Employer shall offer to all eligible employees the opportunity to become a Covered Employee under this Group Plan. Such offer shall be made in such a fashion that employees are made aware, and understand, that this Group Plan contains a benefit structure that may require the use of a Primary Care Physician and/or Participating Providers.

The Employer shall pay FHCP the applicable Premium as further described herein. The Employer may require an employee to pay some portion of the Premium. However, the Employer must contribute the same percentage toward the cost of all health benefit plans established and maintained by the Employer.

2. Responsibilities of FHCP

In consideration of the payment of Premium by the Employer, FHCP shall provide coverage for Covered Employees and, if applicable, their Covered Dependents. In doing so, FHCP may enter into agreements with providers of health care, one or more other Group Policies or insurers and such other individuals and entities as may be necessary to enable FHCP to fulfill its obligations under this Group Plan.

FHCP agrees to provide coverage without discrimination because of race, color, national origin, age, disability, religion, or sex or any other basis prohibited by law.

3. Employee Eligibility

Subject to any Eligibility Exceptions noted on the Group Plan Information Page or other applicable documents, an individual becomes eligible for coverage on the date they complete any applicable waiting period established by the Employer, as shown on the Group Plan Information Page or other applicable documents. The waiting period is the length of time an individual must wait before becoming eligible for coverage.

If an eligible person is currently covered under any other Plan issued by FHCP, or any other health benefit plan established and maintained by the Employer, they will not be considered eligible for coverage under this Group Plan.

4. Commencement of Coverage

On the Group Plan Effective Date as shown on the Group Plan Information Page, FHCP agrees to provide the coverage stipulated in this Group Plan, Certificates of Coverage, Schedule of Benefits, and other applicable documents to all Covered Employees and, if applicable, their Covered Dependents, if any. Such coverage begins on the Covered Person's effective date, which will be the first of the month after the receipt and approval of the application by FHCP, unless this Group Plan specifies a date other than the first of the month (See Special Enrollees, Late Enrollees, and Dependent Effective Date provisions of the Certificate of Coverage). FHCP accepts no liability for benefits related to expenses incurred prior to the Covered Person's effective date or after the Covered Person's termination date, which will be on the last day of the coverage month, except as described in the Extension of Benefits provision or as specified in the Terms of Renewal and Termination provisions.

5. Minimum Participation Requirements

Employer must maintain a minimum enrollment agreed upon by FHCP. If these participation requirements are not satisfied, FHCP reserves the right to terminate this Group Plan after giving the Employer forty-five (45) days written notice prior to the Group's anniversary date.

FHCP reserves the right to request evidence of employee and dependent coverage under other plans to verify eligibility and compliance with this Provision.

6. Termination of this Plan by the Employer

The Employer may terminate this Group Plan as of any Premium due date and should give FHCP at least forty-five (45) days prior written notice. In such event, no benefits will be provided on or after such termination date, except as specifically set forth in this Group Plan.

7. Termination of this Plan by FHCP

FHCP may terminate this Group Plan as of any Premium due date if the Employer has not paid the entire required Premium by the end of the Grace Period as set forth herein. However, if the Employer has given FHCP prior written notice in advance of an earlier date of termination, this Group Plan will terminate as of that earlier date. The Employer is liable to FHCP for any unpaid Premium for the time the Group Plan was in force, or for any amounts otherwise due FHCP.

If the Group's coverage is terminated for any reason set forth in this Group Plan, FHCP will mail the Employer a written notification that this Group Plan has terminated. This notification will disclose the date of termination and the reason(s) for termination. It is the Employer's obligation to immediately notify each Covered Person of any such termination.

8. Terms of Renewal

This Group Plan is a guaranteed renewable Plan. This means the Plan renews each year on the Group Plan Anniversary Date shown on the Group Plan Information Page. FHCP guarantees the Employer the right to renew the Group Plan each year, at the Employer's option, with the exception of non-payment of Premium or loss of eligibility. FHCP will give the Group at least forty-five (45) days advance written notice of our intent to non-renew this Group Plan, if one of the following circumstances has occurred:

- A. The Employer fails to timely pay Premium or contributions in accordance with the terms of this Group Plan;
- B. The Employer fails to comply with material provisions of this Group Plan which relates to rules for contribution or participation;
- C. FHCP ceases offering this Plan to all policyholders;
- D. The Employer and enrollees no longer work or reside in the service area of FHCP or in the area in which FHCP is authorized to do business;
- E. The Employer has performed an act or practice that constitutes fraud or made an intentional misrepresentation of material fact under the terms of this Group Plan;
- F. FHCP is required to by applicable law.

9. Discontinuance of this Plan

FHCP may discontinue offering this particular Group Plan if:

- A. FHCP provides at least ninety (90) days notice to each policyholder and to participants

- and beneficiaries covered under the Plan prior to renewal; and
- B. FHCP offers each policyholder the option to purchase other coverage currently being offered by FHCP.

10. Discontinuance of all Coverage in the GroupMarket

FHCP may discontinue offering all coverage in Florida if:

- A. We provide notice to the Office of Insurance Regulation (hereinafter called Office) and each Employer and enrollee 180 days prior to renewal; and
- B. All health coverage issued or delivered for issuance in Florida is discontinued and coverage under such health coverage is not renewed.

11. PREMIUM.

Employer shall pay FHCP Premium for services rendered in accordance with this Agreement.

- A. **Premium:** means any payments or amounts required by a health contract for coverage, by whatever name called. This includes but is not limited to any monthly subscription fee.
- B. **Premium Due Date**
After the Group Effective Date shown on the Group Plan Information Page, the Premium due date will be the first day of each month.
- C. **Payment of Premium**
The first Premium payment is due on the Effective Date shown on the Plan Information Page. Each following Premium payment is due monthly unless the Employer and FHCP agree on some other method and/or frequency of payment. Premium payments should be sent to FHCP's home office or the billing address provided by FHCP.

12. The Grace Period

This Plan has a 10-day grace period. A grace period means that if any required Premium is not paid on or before the date it is due, it may be paid during the grace period immediately following that Premium due date. During the grace period, the Plan will stay in force. The grace period does not apply to the Premium due on the Effective Date, or if the Employer has given FHCP written notice that the Plan is to be terminated prior to the Premium due date. If the Premium is not paid by the end of the grace period, the Plan may terminate as of the date the payment was due. Any late payment penalties are subject to Department of Insurance approval.

13. Monthly Premium Statement

FHCP will prepare a monthly statement of the Premium due on or before the Premium due date. This monthly statement will also reflect any pro rata Premium charges and credits resulting from changes in the number of Covered Persons and changes in the amounts of coverage that took place in the previous month. If a Covered Person becomes ineligible for coverage under this Group Plan for any reason, the Employer shall, if possible, provide FHCP with prior written notice of such ineligibility. However, in any event, written notice of such ineligibility shall be provided by the Employer to FHCP no later than thirty (30) days after such ineligibility. In the event that notice of termination of a Covered Person, or a decrease in coverage, is received by FHCP more than one month after the termination or decrease, retroactive credit will be limited to premium paid after date of termination or decrease in coverage.

FHCP's billing cycle is as follows:

1. If members are added on or before the 15th of the month, they are billed for the

whole month. If members are added on or after the 16th of the month, they are not billed for that month.

2. If members are canceled on or before the 15th of the month, they will not be billed for that month. If members are canceled on or after the 16th of the month, they are billed for the whole month.

This is called the "wash cycle". If you have any questions, please call the FHCP Enrollment Department at 386-676-7176 or 1-800-352-9824 ext. 7176 during business hours, Monday through Friday, 8:00 a.m. to 5:00 p.m.

[This provision is subject to FHCP billing policies, protocols, and procedures which may change from time to time.]

14. Simplified Accounting

Premium adjustments will be made on the monthly Premium statement date that is the same as or next follows the date:

- A. A person becomes covered;
- B. The amount of coverage on a Covered Person changes, but not due to a revision of the coverage plan; or
- C. A person ceases to be covered.

15. Changes in Premium

No change in Premium rates will be made for the first twelve (12) months that this Group Plan is in effect. A change in Premium rates will not be made more often than once in a twelve

(12) month period. FHCP will give the Employer written notice of any changes in Premium rates at least thirty (30) days prior to the Group's renewal date.

16. Incorrect Premium Payment

Any Premium adjustment made due to the correction of an error in the Premium payment will be made without interest on the next Premium due date after the facts are made known to FHCP.

17. Entire Plan

The entire agreement is made up of this document, the Employer's application for coverage, Certificate of Coverage, Schedule of Benefits, and any amendments, riders, or certificates attached hereto along with the applications for all Covered Employees and their covered dependents, or any other documents mutually agreeable by both FHCP and Employer to be incorporated herein. All statements made by the Employer or by a Covered Employee are considered to be representations, not warranties. This means that the statements are considered to have been made in good faith. No such statement will void this Plan, reduce the benefits it provides, or be used in defense to a claim for coverage unless it is contained in a written application and a copy is furnished to the person making such statement.

18. Time Limits for Certain Defenses

After two years from the effective date of this Plan, no misstatement made by the Employer, except a fraudulent misstatement made in the Employer's application for this Plan, may be used to

void this Plan. After two years from a Covered Person's effective date, no misstatement made by the Covered Person, except a fraudulent misstatement on his or her application, may be used to deny a claim for any benefit which begins after the end of the two- year period from the Covered Person's effective date.

19. Employer as FHCP's Agent for Limited Purposes

The Employer is considered to be an agent of FHCP only for the following purposes:

- A. Collecting employee enrollment information;
- B. Collecting any required employee contribution;and
- C. Giving out Certificates of Coverage or other coverage information to the Covered Employees.

20. Administration

The Employer must provide FHCP with the information it needs to administer this Group Plan and to compute the Premium due. Failure of the Employer to provide this information will not void or continue a Covered Person's coverage. FHCP has the right to examine the Employer's records on any issues necessary for the proper administration of this Group Plan at any reasonable time while this Group Plan is in force.

21. Financial Responsibilities of the Employer

FHCP reserves the right to recover any benefit payments made to or on behalf of any individual whose coverage has been terminated. Recovery efforts will relate to benefit payments made for services or supplies rendered subsequent to the Covered Person's termination date and prior to the date notice of coverage termination by the Employer. The Employer shall cooperate with and support such recovery efforts.

In the event that the Employer does not comply with the notice requirements set forth in the Premium Statement section, the Employer shall be solely liable to FHCP to the extent of any payment made on behalf of such individual for services or supplies rendered subsequent to the date notice of a Covered Person's termination was due.

22. Certificates of Coverage

FHCP will issue Certificates of Coverage for each Covered Employee. The certificate will describe the benefits provided and the limitations of this Group Plan. Nothing in the certificate will change or void the terms of this Group Plan.

The Employer agrees that, if requested by FHCP, the Employer will distribute to Covered Persons, the Certificate of Coverage and any amendments or endorsements to it, other coverage materials and notices applicable to all or any Covered Persons.

23. Changes to this Group Plan

FHCP may change this Group Plan from time to time as required by applicable state and federal laws and subject to Office approval. No change to this Group Plan will be effective unless made by an amendment or rider that has been signed by an officer of FHCP. No agent may change this Group Plan or waive any of its provisions.

If FHCP increase the cost share for any benefit or delete, amend or limit any of the benefits to

which a Covered Person is entitled to under this plan, We will give the Group forty-five (45) days written notice prior to renewal. The Group will not be notified if benefits are increased or if the Group requests any changes, deletions or limitations.

24. Misstatements

If information about a Covered Person is misstated, FHCP may adjust the Premium to correctly reflect the true information. If the misstatement affects the amount of the Covered Person's coverage, the true information may be used to determine the correct amount of coverage.

25. Worker's Compensation

This Plan does not affect or take the place of Workers' Compensation.

26. Assignment

Neither this Plan, nor the benefits provided under this Plan, may be assigned except as otherwise specifically described in this Plan.

27. Certificate of Coverage Provisions made part of this Group Plan

The remainder of the Group Plan consists of the provisions shown in the Certificate of Coverage issued to Covered Employees under this Group Plan. These provisions are made a part of the Group Plan. Amendments, if any, changing the provisions of the Certificate of Coverage are also made a part of the Group Plan.

28. Service Area

The Service Area shall consist of the counties in which FHCP is authorized and licensed to do business.

29. Blue Cross Blue Shield Association

Subscriber, or Group Subscriber on behalf of itself and its participants hereby expressly acknowledges its understanding this policy/Agreement constitutes a contract solely between Subscriber and Florida Health Care Plans, which is an independent corporation operating under a license from the Blue Cross and Blue Shield Association, an association of independent Blue Cross and Blue Shield Plans, (the "Association") permitting Florida Health Care Plans to use the Blue Cross and/or Blue Shield Service Mark[s] in Florida and that Florida Health Care Plans is not contracting as the agent of the Association. Subscriber, or Group Subscriber on behalf of itself and its participants further acknowledges and agrees that it has not entered into this policy/Agreement based upon representations by any person other than Florida Health Care Plans and that no person, entity, or organization other than Florida Health Care Plans shall be held accountable or liable to Subscriber, or Group Subscriber for any of Florida Health Care Plans obligations to Subscriber, or Group Subscriber created under this policy/Agreement. This paragraph shall not create any additional obligations whatsoever on the part of Florida Health Care Plans other than those obligations created under other provisions of this agreement.

30. Retroactive Enrollment Activity

Requests for retroactive enrollment activity shall be submitted in writing to FHCP's Enrollment Department and shall include an explanation for the retroactive request. Such requests are only granted in FHCP's sole discretion. Parties acknowledge that granting of requests may be subject to certain reporting requirements under state or federal guidelines. FHCP reserves the right, in its sole discretion, to process reversal of any claims payments made during the retroactive termination period. Parties acknowledge that individual members may be billed for reversed claims.

EMPLOYER APPLICATION

PLEASE FORWARD COMPLETED APPLICATION TO:
FLORIDA HEALTH CARE PLANS, ATTN.: MARKETING DEPARTMENT, 1340 RIDGEWOOD AVENUE, HOLLY HILL, FL 32117
IF YOU SHOULD HAVE ANY QUESTIONS, PLEASE GIVE US A CALL AT 386-676-7110 or 1-800-232-0578.

I. GROUP INFORMATION: (PLEASE PRINT) Application and all necessary requirements must be received by the 15th of the month prior to effective date.

LEGAL GROUP NAME CITY OF DELAND / DELAND HOUSING AUTHORITY
"DOING BUSINESS AS" (DBA), IF DIFFERENT _____ GROUP NO(S) 732 / 733
STREET ADDRESS 120 SOUTH FLORIDA AVE
CITY/STATE/ZIP DELAND, FL 32720 PHONE # 386-626-7096
MAILING ADDRESS _____ (IF DIFFERENT FROM ABOVE)
CITY/STATE/ZIP _____ EMAIL WIGGINS.J@DELAND.ORG
GROUP CONTACT PERSON JEREMY WIGGINS TITLE DIRECTOR OF HR FAX # 386-736-5153
FEDERAL TAX ID# 59-6000307 NATURE OF BUSINESS MUNICIPALITY SIC# 91112 EXCLUSIVE: ☒ Yes ☐ No
IF NO, OTHER CARRIER _____ AND # OF EMPLOYEES ENROLLED _____
WORKER'S COMP CARRIER _____

CURRENT CARRIER FLORIDA HEALTH CARE PLANS EFFECTIVE DATE 10/01/2024 TERM DATE 09/30/2025
PRIOR CARRIER _____ EFFECTIVE DATE _____ TERM DATE _____

II(a). EMPLOYMENT DATA:

Number of employees choosing: _____ Number of employees: _____
HMO Coverage _____ Employed part-time _____
POS Coverage _____ Serving new hire period _____
Triple Option Coverage _____ Residing out-of-area _____
Waive Coverage _____ Retired _____
Total number of eligible employees: _____ Eligible for Cobra _____

II(b). ELIGIBILITY RULES:

- A. Employee must work 30 or more hours per week to be eligible.
B. Retirees Covered: ☒ Yes ☐ No
C. Eligibility Waiting Period: 1ST of month following 30 days of eligible employment.
D. Have you employed 20 or more employees for 20 weeks or more during the last calendar year? ☒ Yes ☐ No

III. COVERAGE SELECTION FOR ALL ELIGIBLE EMPLOYEES:

EFFECTIVE DATE 10 / 01 / 2025 (mm/dd/yyyy)
EMPLOYER CONTRIBUTION TO FHCP: (MINIMUM 50% REQUIRED) SINGLE 100/76 % DEPENDENT 49 %

LARGE GROUP: (51+ employees)
50% Participation Required

PLAN CODE(S)
HMO TD7, TD8
POS T08
Triple Option _____
HDHP I16/I16

APPLICABLE RIDERS

- ☐ Dental
☐ Vision
☒ Pharmacy
☒ Wellness (Gym)
☒ WFW 10/01/2012
☐ Other _____

SMALL GROUP COMPLETE

- ☐ One Life ☐ 2-50
☐ I reviewed state mandated plans available to small groups, I elect to choose other coverage for my business.
☐ Domestic Partnership Coverage
☒ COBRA Administration (Available to groups with 20+ employees)

IV. AGENT INFORMATION:

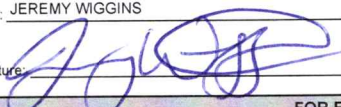
AGENT NAME (please print) LINDSEY MCCLAMMY E-mail Address: lindsey.mcclammy@bbrown.com
STATE OF FLORIDA LICENSE NO. P211837
EMPLOYER/AGENCY (if commissions are paid to entity) BROWN & BROWN
ADDRESS 300 NORTH BEACH STREET
CITY / STATE / ZIP DAYTONA BEACH, FL 32114
PHONE # 386-239-7227 FAX # _____
SIGNATURE _____ DATE _____

V. EMPLOYER CERTIFICATION:

The Employer named above hereby applies for Employer Group Health Benefit Plan membership in FHCP on behalf of its eligible members and their eligible dependents who elect to enroll in FHCP. If accepted, this Employer Enrollment Form, Employee Enrollment Forms, the executed FHCP Employer Group Health Benefit Plan Contract, and Certificates of Coverage for the selected benefit plan, constitute the entire Contract between the Group and FHCP. The Employer agrees to pay any and all monthly subscription fees associated with the coverage chosen for their employees. The Employer is a group employer and eligible for coverage under the applicable section of the Florida Statutes and approved by the Department of Financial Services. I certify that I have read the statements on this form or that they have been read to me, and that all the information was provided by me and is true and complete to the best of my knowledge. I understand that any material misrepresentation or material omission contained herein may be used to reduce or deny a claim or service or void the contract; I understand that no agent can modify this application, waive the answers to any questions, or suggest or complete the answers thereto. ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURER, FILES A STATEMENT OF CLAIM OR ANY APPLICATION CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION IS GUILTY OF A FELONY OF THE THIRD DEGREE.

Company Name: CITY OF DELAND / DELAND HOUSING AUTHORITY

Authorized Person's Name: JEREMY WIGGINS Title: DIRECTOR OF HUMAN RESOURCES

Authorized Person's Signature:  Date: 7/30/2025

FOR FHCP USE ONLY:

MARKETING

Commissions: ☐ Yes ☐ No
Approved: _____ Date: _____

ENROLLMENT

Group No: _____ Check No: _____
Plan Codes: _____ Approved By: _____
Rider Codes: _____ Date: _____
Amount Received: _____

CONTRACT INFORMATION PAGE

Employer Name: City of DeLand Group Number(s): 732
Group Plan(s): HMO'S, POS & HSA'S - PLAN YEAR

Applicable Options:

Group Effective Date: 10/01/2012 - PLAN YEAR

Contract Anniversary Date: 10/01/2025 - 09/30/2026

Eligibility Exceptions: N/A

of Eligible Employees:

- ☐ Vision Rider
☒ Pharmacy Rider \$3/10/30/55 + Ded RX
☒ COBRA Coverage
☒ WFW effective 10/1/2012 Co-pay \$10.00
☐ Wellness Services Rider effective
☒ Preferred Fitness Gym Rider 10/1/2012
☐ Religious/Moral Contraception Objection

Employer Contribution Method: Percentage (% or flat) Employee 100/76% Dependent 49%

Waiting Period: First of the month following 30 days of eligible employment. **Terminate:** Last day of billing cycle.

Rate Schedule

Group Plan	HMO TD7	HMO TD8	POS T08	HMO-HSA II6/IF6
Rx & Rx Code	\$3/10/30/55 RX (G5)	\$3/10/30/55 RX (G5)	\$3/10/30/55 RX (G5)	\$3/10/30/55 Ded RX (G5)
Single	\$933.08	\$723.08	\$1,083.50	\$665.04
SP w/ any # Children	\$1,446.28	\$1,120.78	\$1,679.42	\$1,030.81
Couple	\$1,446.28	\$1,120.78	\$1,679.42	\$1,030.81
Family	\$1,819.52	\$1,410.02	\$2,112.80	\$1,296.82

Florida Health Care Plan, Inc. (hereinafter called FHCP) agrees to provide the health care services described under the provisions of this Group Insurance Contract (herein called the Contract) and the FHCP Group Member Handbook (which by reference thereto is made a part thereof) for all Covered Employees of the Employer and their covered dependents. The provision of services is subject to all of the terms on this page, those that follow, and the FHCP Group Member Handbook, including any limitations, restrictions or exclusions, as well as any amendments made a part of this Contract.

The Employer may act on behalf of all eligible employees and dependents. Every act by, agreement made with, or notice given to the Employer will be binding on all Covered Employees and Covered Dependents.

The contract is issued in consideration of the application of the Employer and payment of subscription fees in advance by the Employer. This Contract is effective on the Contract Anniversary Date shown above. The first subscription fees cover the period starting on the Contract Anniversary Date.

Signed for Florida Health Care Plan, Inc., Florida to take effect on the Contract Anniversary Date for delivery in the State of Florida.

BY:

Marie Atanasoski
CFO
Florida Health Care Plan, Inc.

Jenevieve Ferreira

Witness

Date: 07/25/2025

BY:

Name : Christopher M. Cloudman
Title: Mayor
Group Name: City of DeLand

Witness

Date:

CONTRACT INFORMATION PAGE

Employer Name: DeLand Housing Authority Group Number(s): 733
Group Plan(s): HMO'S, POS & HSA'S - PLAN YEAR

Applicable Options:

Group Effective Date: 10/01/2012 - PLAN YEAR

Contract Anniversary Date: 10/01/2025 - 09/30/2026

Eligibility Exceptions: N/A

of Eligible Employees:

- ☐ Vision Rider
☒ Pharmacy Rider \$3/10/30/55 + Ded RX
☒ COBRA Coverage
☒ WFW effective 10/1/2012 Co-pay \$10.00
☐ Wellness Services Rider effective
☒ Preferred Fitness Gym Rider 10/1/2012
☐ Religious/Moral Contraception
Objection

Employer Contribution Method: Percentage (% or flat) Employee 100/76% Dependent 49%

Waiting Period: First of the month following 30 days of eligible employment. **Terminate:** Last day of billing cycle.

Rate Schedule

Group Plan	HMO TD7	HMO TD8	POS T08	HMO-HSA II6/IF6
Rx & Rx Code	\$3/10/30/55 RX (G5)	\$3/10/30/55 RX (G5)	\$3/10/30/55 RX (G5)	\$3/10/30/55 Ded RX (G5)
Single	\$933.08	\$723.08	\$1,083.50	\$665.04
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Couple	\$1,446.28	\$1,120.78	\$1,679.42	\$1,030.81
Family	\$1,819.52	\$1,410.02	\$2,112.80	\$1,296.82

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Signed for Florida Health Care Plan, Inc., Florida to take effect on the Contract Anniversary Date for delivery in the State of Florida.

BY:

Marie Atanasoski
CFO
Florida Health Care Plan, Inc.

Jenevieve Ferreira

Witness

Date: 07/25/2025

BY:

Name : Millie Quinones
Title: Executive Director
Group Name: DeLand Housing Authority

Witness

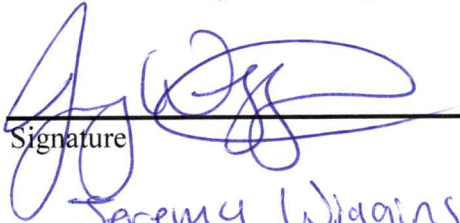
Date:

**HEALTH SAVINGS ACCOUNT COMPATIBLE HIGH DEDUCTIBLE
HEALTH PLANS AND
WORK FORCE WELLNESS
ACKNOWLEDGEMENT**

City of DeLand & DeLand Housing Authority ("Group") acknowledges that applicable law is unclear of what is considered preventive care, when cost sharing may be imposed at FHCP's WorkForce Wellness Clinics, nor does applicable law specifically identify what preventive care is not (*i.e. nothing prohibits a plan or issuer from providing coverage for items and services in addition to those recommended*) in relation to Health Savings Account ("HSA") compatible High Deductible Health Plans.

Group understands that neither FHCP or its affiliates are making any representations or warranties as to the compliance with relevant law in the offering of WorkForce Wellness Clinics with HSA compatible High Deductible Health Plans. Group acknowledges and agrees that as a sophisticated party they have had an opportunity to review the applicable law and to seek their own legal or tax advice on the matter. Group hereby releases FHCP and all its affiliates, their employees, directors, or agents of any and all liability in relation to this matter.

This Acknowledgement is signed an authorized representative of the Group.



Signature

Jeremy Wiggins

Printed Name

Human Resources Director

Position

7/30/2025

Date

POINT OF SERVICE RIDER

Florida Health Care Plans Group HMO Contract is hereby amended and supplemented by the terms and conditions of this Rider.

Nothing contained in this Rider will be held to vary, alter, waive, or extend any of the terms, conditions, provisions, exclusions or limitations of the Contract to which this Rider is attached, other than as specifically stated herein.

Additionally, this Rider in no way extends benefits beyond what has been stated in the HMO Contract (Certificate of Coverage, Schedule of Benefits and Coverage and Summary of Benefits and Coverage) in terms of specific service limits or benefit maximums. This Rider does not create any duplication of coverage or coordination of benefits contained in the FHCP Plan or any other Riders you may elect.

Please read this Rider carefully and keep it with your FHCP Plan Contract.

HOW THE POINT OF SERVICE RIDER WORKS...

PLAN DESIGN

This rider is designed to complement FHCP's existing HMO benefit plans. FHCP members are still members of our HMO, and are encouraged to utilize their HMO network for lowest out of pocket costs, however they have the added benefit of choosing to have their medical care rendered, at the point of service, by an HMO provider or a non-participating provider. With this rider, the plan is open access in that the member may self-refer to any provider.

OUT-OF-POCKET EXPENSE

A major feature of the POS rider is that the amount of the member's out-of-pocket expense (cost sharing) is determined by the member's choice of provider at the point of service. Members choosing HMO providers will be responsible for the lowest cost sharing amounts. Members choosing out-of-network providers will pay higher cost sharing in the form of higher deductibles and co-insurance and will also be at risk for non-participating providers fees that are in excess of allowable charges, commonly referred to as Balance Billing. Fees that are in excess of allowable charges are not a covered benefit and therefore do not apply to your deductible or annual out-of-pocket expense limit. These amounts can add up to considerable costs to members.

This Rider gives you options as described below:

In-Network

You can self-refer to any provider listed in FHCP's HMO Participating Provider Network. When you go directly to one of these participating providers without a referral you will be responsible for cost sharing as noted in the Schedule of Benefits and Coverage (SOB) or Summary of Benefits and Coverage (SBC).

Out-of-Network

You can self-refer to any provider outside of FHCP's HMO provider listing without a referral. When you choose a physician, provider or hospital outside the network, you pay a portion of your medical expenses through a separate deductible and coinsurance. Certain benefit limitations apply. You will also be responsible for the portion of nonparticipating provider/hospital fees that are in excess of FHCP's allowable charges (balance billing). These charges can be significant. We recommend whenever possible that you check with out-of-network providers to determine fees in advance.

This Rider provides **separate** deductibles between HMO and Out-of-Network benefits. Before FHCP will begin paying for Covered Services, a Member must satisfy the applicable Calendar or Benefit Year Deductible, which is set forth in the SOB and SBC.

PRIOR AUTHORIZATION

While this is an open access plan, certain services must have prior authorization. Prior Authorization requests require medical necessity and must be made PRIOR to you receiving any services. Services rendered without prior authorization will not be covered. You or your requesting physician may contact Florida Health Care Plans Referral/Prior Authorization Department by calling (386) 238-3230 or 1-800-729-8349 for instructions.

Prior Authorization is required for services rendered by certain types of Specialists, certain tests, services, and for certain injections and infusion therapy drugs administered in the physician's office. For a list of drugs requiring prior authorization please refer to FHCP's website at www.fhcp.com

The following are examples of health services that require prior authorization and are subject to change:

- Inpatient Hospital Services
- Outpatient Surgical Procedure (Ambulatory Surgery Center/Hospital/Provider's Office)
- Residential/Rehabilitation Facility
- Skilled Nursing Facility
- Home Health Care
- Advanced Imaging (MRI, MRA, PET, CT and Nuclear Med)
- Genetic Testing
- Radiation Therapy
- Prosthetics and Medical Brace Device
- Cardiac Rehabilitation Therapy
- Chemotherapy
- Infusion Therapy
- Accidental Dental
- Dental Anesthesia
- Reconstructive Surgery
- Transplants, including Bone Marrow Transplants
- Treatment for Temporomandibular Joint Disorders
- Congenital Anomaly, including Cleft Lip/Palate
- Durable Medical Equipment
- Hyperbaric Oxygen Therapy
- Wound Vac
- Nutrition and Formulas

Should you be unable to keep a scheduled appointment with a Non-Participating Provider, you must cancel the appointment within twenty-four (24) hours of the scheduled time. If you fail to notify the provider within this time frame, sometimes referred to as a "no call - no show," 100% of the cost of the service will be your responsibility.

DEFINITIONS...

Please refer to your Certificate of Coverage for specific definitions and a full description of covered benefits, exclusions, and limitations.

CLAIMS PROCEDURES...

Under this Rider, network providers will generally file claims for you.

If you go to a provider who does not participate, you may be asked to pay for health care services first, and file claims yourself for reimbursement from FHCP. In order to file a claim, submit a copy of the bill and receipt to Florida Health Care Plans at P.O. Box 10348, Daytona Beach, FL 32120-0348.

Only those expenses related to covered benefits which are submitted as a claim to FHCP will be credited toward the Deductible or the Member's Annual Out-of-Pocket Expense Limit.

Reimbursement for Network Provider Services: FHCP will pay the Provider directly for all care received. The Member will not have to submit a claim for payment. Whenever HMO network services are utilized and FHCP's authorization procedure is followed HMO cost sharing will apply. This is a significant cost savings to you.

In the event the Member requires Emergency Services and Care for an Emergency Medical Condition from a Non-Participating Provider while inside or outside the Service Area; or, if FHCP authorizes a referral of the Member to a Non-Participating Provider, and the Member is required to pay the Non-Participating Provider directly for such services, the Member will be reimbursed for the allowed cost of the services less any applicable HMO co-payments for each date of service.

In the event a Member requires Emergency Services and Care for an Emergency Medical Condition from a Non-Participating Provider, call the FHCP Medical Claims Department at (386) 615-5010 to report the emergency as soon as medically possible. Before leaving the hospital or provider's office, obtain a copy of any dictation or sign a medical release form to give legal permission to release the records to the FHCP Medical Claims Department upon their request. Bring or send all claims, bills and medical records to the FHCP Medical Claims Department at 475 S Nova Rd, Ormond Beach, FL 32174, or mail the information to FHCP Medical Claims Department, P.O. Box 10348, Daytona Beach, Florida 32120-0348. For additional information, please refer to the Claims Review section of the Certificate of Coverage.

Medical Payment Guidelines for Non-Participating Provider Care: Whenever utilizing Non-Participating Providers for other than an Emergency Medical Condition, Out-of-Network benefits, deductibles and coinsurance and fees that exceed allowable charges will apply. FHCP's payment for services covered by this Rider will be determined according to the FHCP allowance guidelines (usual and customary rate – UCR) in effect at the time the service was rendered. These guidelines apply to Covered Services only and are not in addition to all of the other provisions, limitations and exclusions contained in the Contract and this Rider. Utilization of services rendered by non-participating providers and/or facilities may result in the member being responsible for significant balance billing in addition to their out-of-network deductible and coinsurance.

INFORMATION LINES

Please contact FHCP Central Referral Department at 386-238-3230 or 1-800-729-8349 for information on obtaining prior authorization. For benefit information and verification of coverage please contact FHCP Member Services Department at 386-615-4022 or 1-877-615-4022.

EXCLUSIONS AND LIMITATIONS...

All services covered under this Rider must be Medically Necessary as defined in your Certificate of Coverage (COC). The benefit exclusions and limitations specified in the COC, SOB and SBC are also applicable to the benefits specified in this Point of Service Rider. Additionally, the following services are not covered or are limited under this Rider:

1. Emergency Services and Care administered by any provider for an Emergency Medical Condition will be covered under the HMO Provider Network. In order for care to be covered, FHCP must be notified as described in the Emergency Services and Care section of the Certificate of Coverage. If notification is not provided as specified in the Certificate of Coverage, services for an Emergency Medical Condition may be payable under the Rider if the service or supply is a covered service as specified in the Certificate of Coverage and not specifically excluded herein.
2. Hearing examinations for hearing aids are available only under the HMO Provider Network and are not an out-of-network benefit.
3. Telehealth services are available only under the HMO Provider Network and are not an out-of-network benefit.
4. Vision examinations are available only under the HMO Provider Network, if vision rider is purchased, and are not an out-of-network benefit.
5. Dental services are available only under the HMO Provider Network, if dental rider is purchased, and are not an out-of-network benefit.
6. The maximum number of days/visits for a Skilled Nursing Facility, Residential or Rehabilitation Facility in any calendar year is a combined number of days/visits provided under BOTH your HMO (in-network) and this POS (out-of-network) benefits.

Florida Health Care Plan, Inc. (hereinafter called FHCP) agrees to provide the health care services described under the provisions of this Point of Service Rider for the Member and his or her Covered Dependents.

**MINUTES FOR A REGULAR MEETING OF
THE CITY COMMISSION OF THE CITY OF DELAND
HELD ON MONDAY, JANUARY 6, 2025 AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE**

CALL TO ORDER

The meeting was called to order by Mayor Cloudman at 7:00 p.m.

Mayor Cloudman requested that anyone present who wishes to address the City Commission on an item appearing on tonight's agenda, or with regard to an item not on the agenda, please fill out a Speaker's Card and give it to the City Clerk. The public has a right to speak with regard to any item on which the City Commission is to take action.

INVOCATION:

Pastor Mark Schrade, City Sanctuary, gave the Invocation.

PLEDGE OF ALLEGIANCE: Mayor Cloudman led the Pledge of Allegiance.

ROLL CALL

Commissioner Richard Paiva	Present
Commissioner Jessica Davis	Present
Commissioner Dan Reed	Present
Commissioner Kevin Reid	Present
Mayor Chris Cloudman	Present

ALSO PRESENT: Michael Pleus, City Manager; Darren Elkind, City Attorney; Julia Hewitt, Deputy City Clerk; Michael Grebosz, Assistant City Manager; Todd Allen, Fire Chief; Dan Stauffer, Finance Director; Rick Werbiskis, Community Development Director; Jim Ailes, Deputy Public Service/Utilities Director; Ray Bahrami, City Engineer; Rick Hall, Parks and Recreation Director; Ray Underwood, Public Works Director; Alberto Cirelli, Interim Information Technology Director; Mark Hayward, Human Resources Director; Carol Kuhn, Planning Director; Chris Graham, Community Information Manager; members of the public and press.

PRESENTATIONS

1. Proclamation - Dr. Martin Luther King Jr. Day.

Commissioner Paiva read the Proclamation, which was presented by Mayor Cloudman. Vice Mayor Davis asked Pastor Darby to share with the committee, appreciation for bringing such a wonderful event to the City of DeLand.

CONSENT AGENDA

1. Consideration re Appointment of City Commission Member to Airport Consultant Selection Committee.
2. Consideration re City of DeLand Vulnerability Assessment & Adaptation Plan, Change Order No. 1 to FDEP Standard Grant Agreement.
3. Consideration re Award of Bid, Tra Thomas Park Improvements.
4. Resolution Approving Single Source Purchase, Upgrade to Timeclocks and NOVAtime Software.
5. Consideration re Utility Service Agreement for Casablanca Condos.
6. Consideration re Utility Service Agreement for Plum Tree Townhomes.
7. Consideration re Lease Agreement with United States Florida's 6th Congressional District Office.

Mayor Cloudman pulled item 1 since a recommendation needed to be made for appointment to the Airport Consultant Selection Committee.

Vice Mayor Davis made a motion to approve consent agenda items 2-7. Commissioner Kevin Reid seconded the motion, which carried unanimously, 5-0.

Commissioner Kevin Reid made a motion to appoint Commissioner Paiva. Vice Mayor Davis seconded the motion. The motion passed unanimously, 5-0.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

Mr. Dan Friend addressed the City Commission about handing off the Tugboat for placement in the Bill Driggers Park. He stated that the boat could not be moved to Bill Driggers Park, but everything else could be relocated. He said that Governor DeSantis is being asked to contact President Trump to ask for a National Monument Declaration on Lake County Land in the Ocala National Forest, highly visible with good road access.

Randy Williams, of DeLand, recognized the pastor and continued to promote Journey Church. He also spoke about Kensington Church.

BOARD APPOINTMENT

1. Consideration re Beresford Reserve Brownfield Advisory Committee Appointment and Resolution Creating the Beresford Reserve Brownfield Advisory Committee.

The applicants introduced themselves, gave brief biographies, and discussed why they wanted to serve on the Beresford Reserve Brownfield Advisory Committee.

Mr. Elkind, Attorney, explained the Brownfield Advisory Committee, specifically designated by Florida Statutes for Brownfields. He described the type of committee and the guidance/training for the new committee members.

Commissioner Paiva made a motion to approve the Resolution and to appoint all five of the applicants. Vice Mayor Davis seconded the motion. The motion passed unanimously, 5-0.

OLD BUSINESS

1. Request to Continue the Second Reading of Ordinance No. 2024-41, Annexing ±0.99 Acre of Property Located on the South Side of Cassadaga Road, West of Interstate 4 (Deland Tech Park).

A motion was made by Commissioner Paiva to grant a continuance of Ordinance No. 2024-41 to January 21, 2025. Commissioner Kevin Reid seconded the motion. The motion passed unanimously, 5-0.

2. Request to Continue the Second Reading of Ordinance No. 2024-42, Changing the Land Use for Approximately 0.99 Acre of Property, Located on the South Side of Cassadaga Road, West of Interstate 4 (Deland Tech Park).

A motion was made by Vice Mayor Davis to grant a continuance of Ordinance No. 2024-42 to January 21, 2025. Commissioner Pavia seconded the motion. The motion passed unanimously, 5-0.

3. Request to Continue the Second Reading of Ordinance No. 2024-43, Amending the DeLand Tech Park PD, for 143.80 Acres of Property Located on the South Side of Cassadaga Road, West of Interstate 4.

A motion was made by Commissioner Paiva to grant a continuance of Ordinance No. 2024-43 to January 21, 2025. Vice Mayor Davis seconded the motion. The motion passed unanimously, 5-0.

NEW BUSINESS

1. Consideration re Change of Meeting Date, Dr. Martin Luther King Jr., Holiday.

A motion was made by Vice Mayor Davis to reschedule the January 20, 2025, regular City Commission meeting from Tuesday to Wednesday, January 22, 2025. Commissioner Kevin Reid seconded the motion. The motion passed unanimously, 5-0.

2. Resolution Approving Florida League of Cities Legislative Platform and City of DeLand Legislative Program 2025.

A motion was made by Vice Mayor Davis to approve the Resolution. Commissioner Paiva seconded the motion. The motion passed unanimously, 5-0.

3. Resolution Approving the Establishment of Ad Valorem Tax Abatement Guidelines.

A motion was made by Commissioner Paiva to approve the Resolution. Commissioner Kevin Reid seconded the motion. The motion passed unanimously, 5-0.

CITY MANAGER REPORT

Mr. Pleus reported on the following topics:

- Security for upcoming events

CITY ATTORNEY REPORT

No report was given.

CITY CLERK REPORT

No report was given.

CITY COMMISSION

Commissioner Dan Reed had nothing to report other than Happy New Year.

Commissioner Paiva applauded Mr. Pleus for being proactive about safety during events.

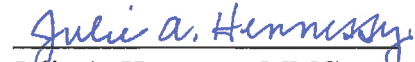
Commissioner Kevin Reid had nothing to report.

Vice Mayor Davis asked if there were any updates with regard to the Chisolm Center Marquee. Mr. Pleus said an update would be provided closer to the end of February.

Mayor Cloudman stated that Rabbi Silverman was appreciative of the City for allowing their Menora in the Civic Plaza. He spoke about recent past events and announced upcoming events.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 8:30 p.m.


Julie A. Hennessy, MMC
City Clerk - Auditor

**City MINUTES FOR A REGULAR MEETING OF
THE CITY COMMISSION OF THE CITY OF DELAND
HELD ON MONDAY, JANUARY 22, 2025, AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE**

CALL TO ORDER

The meeting was called to order by Mayor Cloudman at 7:00 p.m.

Mayor Cloudman requested that anyone present who wishes to address the City Commission on an item appearing on tonight's agenda, or with regard to an item not on the agenda, please fill out a Speaker's Card and give it to the City Clerk. The public has a right to speak with regard to any item on which the City Commission is to take action.

INVOCATION: Chaplain Reggie May, DeLand Police Chaplain, gave the Invocation.

PLEDGE OF ALLEGIANCE: Vice Mayor Davis led the Pledge of Allegiance.

ROLL CALL

Commissioner Richard Paiva	Present
Vice Mayor Jessica Davis	Present
Commissioner Dan Reed	Present
Commissioner Kevin Reid	Present
Mayor Chris Cloudman	Absent

ALSO PRESENT: Michael Pleus, City Manager; Darren J. Elkind, City Attorney; Julia Hewitt, Deputy City Clerk; Jason Umberger, Police Chief; Todd Allen, Fire Chief; Michael Grebosz, Assistant City Manager; Dan Stauffer, Finance Director; Rick Werbiskis, Community Development Director; Jim Ailes, Deputy Public Service/Utilities Director; Ray Bahrami, City Engineer; Ray Underwood, Public Works Director; Carol Kuhn, Planning Director; Mark Hayward, Human Resources Director; Rick Hall, Parks and Recreation Director; Chris Graham, Community Information Manager; Debi Glick, Land Development Manager; Kendall Story, Senior Planner; members of the public and press.

PRESENTATIONS

1. Introduction of Police Officers: Mark Sias and Joseph Mendola.

Police Chief Umberger introduced new officers Mark Sias and Joseph Mendola and presented a brief biography about each.

Officer Mark Sias was pinned by his wife, Catherine.

Officer Mendola was pinned by Chief Jason Umberger.

2. Police Officer Promotions: Lt. Matthew Salmon, Sgt. Roman Johnson, Sgt. Ken Ramkissoon, Sgt. Brian Bice, Cpl. Bobby Winland.

Police Chief Umberger presented the above referenced Police Officers and announced their promotions. He talked about the process that the officers went through to earn their promotions. He noted that Sgt Ramkissoon was unable to attend the meeting. Each officer was presented with a Certificate of Promotion.

Cpl. Bobby Winland was pinned by his wife, Heather.

Sgt. Johnson's was pinned by his stepdad, Greg.

Sgt. Bice was pinned by his wife, Diane.

Lt. Salmon was pinned by his sons.

3. Presentation re Holiday Lighting Contest Winner.

Chris Graham, Public Information Officer, announced the holiday lighting contest winners. He announced the finalists and displayed photographs of the decorations.

Innovation Award – 800 Oak Forest Court
Griswald Award – 339 West Wisconsin Avenue
Christmas Spirit Award – 324 Southern Winds Boulevard
Winner – 222 Wellington Woods Avenue

CONSENT AGENDA

1. Resolution Approving FY 2024-2025 Budget Amendment.
2. Consideration re Change Order #1 for Lift Station #1 Re-Design, Permitting and Bidding Assistance Services.

Commissioner Dan Reed made a motion to approve Consent Agenda items 1-2. Commissioner Kevin Reid seconded the motion, which carried by a unanimous vote, 5-0.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

Dan Friend, 2232 Holly Lane, spoke about the possibility of moving the Military Museum to DeLand.

OLD BUSINESS

1. Second Reading of Ordinance No. 2024-41, Annexing ±0.99 Acre of Property Located on the South Side of Cassadaga Road, West of Interstate 4. (DeLand Tech Park). 1st Reading 08/19/2024)

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2024-41

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, ANNEXING A PARCEL OF LAND TOTALING APPROXIMATELY ±0.99 ACRES OF PROPERTY LOCATED ON THE SOUTH SIDE OF CASADAGA ROAD, WEST OF INTERSTATE 4 (DELAND TECH PARK); AMENDING CITY BOUNDARIES TO INCLUDE THE ANNEXED PROPERTIES; AFFIRMING COMPLIANCE WITH STATUTORY PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.

Vice Mayor Davis opened the public hearing.

Kendall Story, Senior Planner, presented the request to annex property located on the south side of Cassadaga Road, west of Interstate 4 (DeLand Tech Park).

The public hearing was closed.

Vice Mayor Paiva made a motion to approve Ordinance No. 2024-41 on second reading. Commissioner Dan Reed seconded the motion. The motion passed unanimously, 4-0.

COMMISSIONER PAIVA	YES
COMMISSIONER DAN REED	YES
COMMISSIONER KEVIN REID	YES
VICE MAYOR DAVIS	YES

2. Second Reading of Ordinance No. 2024-42, Changing the Land Use for Approximately 0.99 Acre of Property, Located on the South Side of Cassadaga Road, West of Interstate 4 (DeLand Tech Park). 1st Reading: 08/19/2024).

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2024-42

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 ON THE SOUTH

SIDE OF CASSADAGA ROAD, WEST OF INTERSTATE 4; FROM VOLUSIA COUNTY'S URBAN LOW INTENSITY FUTURE LAND USE DESIGNATION TO CITY OF DELAND'S COMMERCE FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

Vice Mayor Davis opened the public hearing.

Kendall Story, Senior Planner, presented the ordinance amending the future land use designation of 0.987 acres of property.

The public hearing was closed.

Vice Mayor Paiva made a motion to approve the Ordinance on second reading. Commissioner Kevin Reid seconded the motion. The motion passed unanimously, 4-0.

COMMISSIONER PAIVA	YES
COMMISSIONER DAN REED	YES
COMMISSIONER KEVIN REID	YES
VICE MAYOR DAVIS	YES

3. Second Reading of Ordinance No. 2024-43, Amending the DeLand Tech Park PD, for 143.80 Acres of Property Located on the South Side of Cassadaga Road, West of Interstate 4. (1st Reading: 08/19/2024).

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2024-43

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE DELAND TECH PARK PLANNED DEVELOPMENT (PD), ON PROPERTY LOCATED ON THE SOUTH SIDE OF CASSADAGA ROAD, WEST OF INTERSTATE 4; APPROVING AN AMENDMENT TO A PLANNED DEVELOPMENT PLAN ORIGINALLY CONSISTING OF APPROXIMATELY 140.07± ACRES OF PROPERTY; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Vice Mayor Davis opened the public hearing.

Kendall Story, Senior Planner, presented the ordinance amending the DeLand Tech Park Planned Development (PD). She discussed updates made to the requested PD amendment since the first amendment.

Mark Watts, Law Firm of Cobb Cole at 231 N Woodland Blvd, thanked the City Commission for their patience and discussed some issues they experienced in getting this item to the commission for consideration. He also provided an update with regard to additional parcels that have been brought into the PD. In addition, he discussed the retail and industrial components of the project, as well as the anticipated signalized intersection.

The public hearing was closed.

Commissioner Dan Reed made a motion to approve the Ordinance on second reading. Commissioner Paiva seconded the motion. The motion passed unanimously, 4-0.

COMMISSIONER PAIVA	YES
COMMISSIONER DAN REED	YES
COMMISSIONER KEVIN REID	YES
VICE MAYOR DAVIS	YES

NEW BUSINESS

1. First Reading of Ordinance Annexing ±21.07 Acres of Property Located on the Northwest Corner of South Blue Lake Avenue and East Beresford Avenue and Adjacent Right of Way.

Mr. Elkind, City Attorney, read the Ordinance by title only.

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, ANNEXING A PARCEL OF LAND TOTALING APPROXIMATELY ±21.07 ACRES OF PROPERTY LOCATED ON THE NORTHWEST CORNER OF SOUTH BLUE LAKE AVENUE AND EAST BERESFORD AVENUE AND ADJACENT RIGHT-OF-WAY; AMENDING CITY BOUNDARIES TO INCLUDE THE ANNEXED PROPERTIES; AFFIRMING COMPLIANCE WITH STATUTORY PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.

Vice Mayor Davis opened the public hearing.

Kendall Story, Senior Planner, presented the ordinance requesting annexation of property.

Scott Banto, Attorney from 1111 N Ronald Reagan Blvd, was present, concurred with the staff report and was available to answer questions.

The public hearing was closed.

Commissioner Paiva made a motion to approve the Ordinance on first reading. Commissioner Dan Reed seconded the motion. The motion passed unanimously, 4-0.

COMMISSIONER PAIVA	YES
COMMISSIONER DAN REED	YES
COMMISSIONER KEVIN REID	YES
VICE MAYOR DAVIS	YES

2. First Reading of Ordinance Changing the Land Use for Approximately ±15.50 Acres of Property, Located at the Northwest Corner of South Blue Lake Avenue and East Beresford Avenue, from Volusia County Urban Low Density (ULI) to City of DeLand Low Density Residential (LDR).

Mr. Elkind read the Ordinance by title only.

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 ON THE NORTHWEST CORNER OF SOUTH BLUE LAKE AVENUE AND EAST OF BERESFORD AVENUE FROM VOLUSIA COUNTY'S URBAN LOW INTENSITY FUTURE LAND USE DESIGNATION TO CITY OF DELAND'S LOW-DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Vice Mayor Davis opened the public hearing.

Kendall Story, Senior Planner, presented the ordinance amending the comprehensive plan for the City of DeLand by changing land use designation.

Commissioner Kevin Reid asked about density bonuses and Ms. Story said they are requesting low density residential and there are no density bonus criteria. Commissioner Paiva asked for clarification on the density associated with this project. Ms. Story responded.

Mr. Elkind advised that when the commission votes on annexation and a change to land use, which is a legislative decision. The City Commission is not bound to do anything, any decision may be made so long as said decision is not made for a bad reason. He clarified that the next step, consideration of rezoning, is a quasi-judicial matter, not a legislative matter, noting that the Commission has less discretion at the rezoning phase than at the annexation and land use.

Mr. Pleus did not understand why TRD was not recommended. Ms. Story said TRD is more of a transitional land use designation. When the surrounding area was reviewed, there was a lot of low density residential in surrounding areas.

A discussion ensued about what the desires of the City Commission would be for this project.

The public hearing was closed.

Commissioner Dan Reed made a motion to approve the Ordinance on second reading. Commissioner Paiva seconded the motion. The motion passed unanimously, 3-1.

COMMISSIONER PAIVA	YES
COMMISSIONER DAN REED	YES
COMMISSIONER KEVIN REID	NO
VICE MAYOR DAVIS	YES

CITY COMMISSION REPORTS

1. Report re Elected Officials Round Table – No report was given.
2. Report re River-to-Sea TPO – No report was given.
3. Report re River of Lakes Heritage Corridor – Commissioner Dan Reed gave a report.

CITY MANAGER REPORT

Mr. Pleus reported on the following topics:

- Transform 386 Grants have approved 3 studies for the City of DeLand.
- Additional Money for Milton received.
- Elevate Florida.
- Beresford Avenue Trail Extension Design with sidewalk being covered with county impact fee or trails funding.
- Job fair will be held on Saturday.
- Not sure how to handle requests such as Mr. Friend's request with regard to the museum.
- Markers for Lynchings in the United States – there was a brief discussion.

CITY ATTORNEY REPORT

Nothing to report.

CITY CLERK REPORT

Nothing to report.

CITY COMMISSION

Commissioner Kevin Reid thanked Vice Mayor Davis for the way she handled the meeting. He mentioned that if fluoride is removed from the water, there may be unintended impacts.

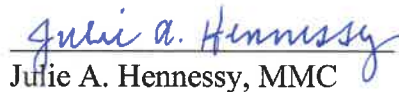
Commissioner Dan Reed had nothing to report. He asked about the removal of fluoride from the water, and Mr. Pleus said he would keep the commission informed as to future plans.

Commissioner Paiva enjoyed the MLK Gala and stated appreciation for the additional security at the event. He said the security was also increased and noticed at the march.

Commissioner Davis shared comments and made announcements.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:36 p.m.


Julie A. Hennessy, MMC
City Clerk - Auditor

**MINUTES FOR A REGULAR MEETING OF
THE CITY COMMISSION OF THE CITY OF DELAND
HELD ON MONDAY, MARCH 3, 2025 AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE**

CALL TO ORDER

The meeting was called to order by Mayor Cloudman at 7:00 p.m.

Mayor Cloudman requested that anyone present who wishes to address the City Commission on an item appearing on tonight's agenda, or with regard to an item not on the agenda, please fill out a Speaker's Card and give it to the City Clerk. The public has a right to speak with regard to any item on which the City Commission is to take action.

INVOCATION:

Pastor Wendell Raulerson, Greater Bethlehem Missionary Baptist Church, gave the Invocation.

PLEDGE OF ALLEGIANCE: Mayor Cloudman led the Pledge of Allegiance.

ROLL CALL

Commissioner Richard Paiva	Present
Commissioner Jessica Davis	Present
Commissioner Dan Reed	Present
Commissioner Kevin Reid	Present
Mayor Chris Cloudman	Present

ALSO PRESENT: Michael Pleus, City Manager; Darren Elkind, City Attorney; Julia Hewitt, Deputy City Clerk; Michael Grebosz, Assistant City Manager; Todd Allen, Fire Chief; Dan Stauffer, Finance Director; Heidi VanEtten, Assistant Finance Director; Rick Werbiskis, Community Development Director; Jim Ailes, Deputy Public Service/Utilities Director; Rick Hall, Parks and Recreation Director; Ray Underwood, Public Works Director; Mariellen Calabro, Deputy Public Works Director; Mark Hayward, Human Resources Director; Carol Kuhn, Planning Director; Kendall Story, Senior Planner; Deborah Glick, Land Development Manager; Larry Hites, Building Official; Jonathan Jacob, Document Imager; Alberto Cirelli, Interim Information Technology Director; Chris Graham, Community Information Manager; members of the public and press.

PRESENTATIONS

1. City of DeLand Super Star Students of the Month.

Mayor Cloudman read about each Super Star Student, and Commissioner Paiva presented the certificates.

2. Resolution No. 2025-09, Honoring the Retirement of Robert E. Walker

Commissioner Dan Reed read Resolution No. 2025-09. The Resolution was not presented.

RESOLUTION NO. 2025-09

A RESOLUTION OF APPRECIATION AND RECOGNITION BY THE CITY COMMISSION OF THE CITY OF DELAND, FLORIDA, TO FIREFIGHTER ROBERT E. WALKER UPON HIS RETIREMENT AFTER 22 YEARS OF SERVICE TO THE CITY OF DELAND; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Robert E. Walker has dedicated his career to the safety and protection of our community, and after 22 years of serving well and faithfully as a member of the DeLand Fire Department has announced his retirement as of February 28, 2025; and

WHEREAS, Lieutenant Walker began working for the City of DeLand Fire Department as a Firefighter on October 7, 2002, was promoted to the position of Engineer on May 1, 2006 and again promoted to the position of Lieutenant on May 24, 2008; and

WHEREAS, Rob completed various course during his career to enhance his skills while working diligently to promote life safety in our community. He maintained state certification as a Certified Firefighter and Emergency Medical Technician, in addition to, certification as a Confined Space Rescue Technician, Rope Rescue Technician and Trench/Excavation Rescue Technician and State of Florida Fire Officer I; and

WHEREAS, Lieutenant Walker was a member of the DeLand Fire Department's Honor Guard, serving as Honor Guard Commander for a number of years, and a valued shift member that assisted with mentoring and training junior firefighters to ensure they were prepared for all emergency, and non-emergency responses within the City of DeLand and surrounding communities; and

WHEREAS, Robert E. Walker has distinguished himself with his professional leadership skills and performance as a Firefighter, justly earning the respect, admiration and high regard of his fellow peers and the citizens of this community.

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

Section 1. That the City Commission of the City of DeLand does hereby honor Lieutenant Walker for his 22 years of service to the City and for the faithful, diligent and responsible manner in which he performed his duties.

Section 2. This resolution shall be spread upon the minutes of the City Commission of the

City of DeLand as part of the permanent memento of the City's thanks and appreciation to Lieutenant Robert E. Walker.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 3rd day of March 2025.

/s/ Christopher M. Cloudman
Mayor - Commissioner

Attest:

/s/ Julia Hewitt
Deputy City Clerk

3. Fire Promotions: Randy Bruce – Promotion to Lieutenant, Ross Pelletier – Promotion to Engineer

Fire Chief Allen presented a brief biography on each of the firefighters who were promoted. Mayor Cloudman and the City Commission congratulated Lieutenant Bruce and Engineer Pelletier on their promotions.

4. Employee Years of Service Awards

Mayor Cloudman Service awards were presented to the following employees:

Mayor Cloudman announced an award to Leon Swint, Jr., in recognition of twenty five years of service with the City of DeLand Public Works Department. He noted that Leon was unable to attend the meeting.

Commissioner Kevin Reid presented an award to Dan McGrath, in recognition of fifteen years of service with the City of DeLand Fire Department.

Vice Mayor Jessica Davis presented an award to Carrie Lasky, in recognition of ten years of service with the City of DeLand Human Resources Department.

5. Presentation of the Annual Comprehensive Audit Report (ACFR) for Fiscal Year Ended September 30, 2024.

Dan Stauffer, Finance Director, introduced Zach Chalifour, CPA with James Moore, to present the City of DeLand's ACFR for the fiscal year ended September 30, 2024. He discussed the highlights and the Independent Auditors' Reports.

Commissioner Reid offered assistance to the City Clerk if she needed any relief with respect to performing internal audits. He stated that the City Clerk assured him that she did not need assistance at this time.

Deputy City Clerk Hewitt reported on the internal audits performed.

6. Presentation re Quarterly Financial Report for the Period Ending December 31, 2024.

Dan Stauffer, Finance Director, presented the Quarterly Financial Report for the Period Ending December 31, 2024, a concise and readable interim report, but not a substitute for the Annual Comprehensive Financial Report issued at the end of each fiscal year following the independent audit of the City's financial records. Mr. Stauffer recommended that the City Commission acknowledge acceptance of the Quarterly Financial Report as presented.

CONSENT AGENDA

1. Resolution Authorizing the City Manager to Execute Non-Monetary Grant Related Documents with the State of Florida Department of Transportation.
2. Resolution Approving FDOT Public Transportation Grant Agreement Award for Construction of Non-AIP Eligible Items for the Airfield Markings Project.
3. Resolution Approving FDOT Public Transportation Grant Award for Airfield Markings Project Airport Improvement Plan (AIP) Eligible.
4. Consideration re Utility Agreement for CFB Outdoors Office.
5. Consideration re 2026 Water Main Improvements Design Scope of Services.
6. Resolution Approving FY 2024-2025 Budget Amendment.
7. Resolution Approving the Support of Public Records Exemption for Municipal Clerks and Employees who Perform Municipal Elections Work or Code Enforcement Functions.
8. Consideration re Approval of Minutes.

Commissioner Paiva made a motion to approve consent agenda items 1-8. Commissioner Dan Reed seconded the motion, which carried unanimously, 5-0.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

There were none.

OLD BUSINESS

1. Second Reading of Ordinance No. 2025-01, Annexing ±21.07 Acres of Property Located on the Northwest Corner of South Blue Lake Avenue and East Beresford Avenue and Adjacent Right of Way.

Mr. Elkind, City Attorney, read Ordinance No. 2025-01, by title only.

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, ANNEXING A PARCEL OF LAND TOTALING APPROXIMATELY ±21.07 ACRES OF PROPERTY LOCATED ON THE NORTHWEST CORNER OF SOUTH BLUE LAKE AVENUE AND EAST BERESFORD AVENUE AND ADJACENT RIGHT-OF-WAY; AMENDING CITY BOUNDARIES TO INCLUDE THE ANNEXED PROPERTIES; AFFIRMING COMPLIANCE WITH STATUTORY PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.

Mayor Cloudman opened the public hearing.

Kendall Story, Senior Planner, presented an overview of the request to annex property located on the Northwest Corner of South Blue Lake Avenue and East Beresford Avenue, and adjacent right-of-way.

The public hearing was closed.

Commissioner Dan Reed made a motion to approve Ordinance No. 2025-01. Vice Mayor Davis seconded the motion, which carried unanimously, 5-0.

Commissioner Paiva	YES
Vice Mayor Davis	YES
Commissioner Dan Reed	YES
Commissioner Kevin Reid	YES
Mayor Cloudman	YES

2. Second Reading of Ordinance No. 2025-02, Changing the Land Use for Approximately ±15.50 Acres of Property, Located at the Northwest Corner of South Blue Lake Avenue and East Beresford Avenue, from Volusia County Urban Low Intensity (ULI) to City of DeLand Low Density Residential (LDR).

Mr. Elkind, City Attorney, read Ordinance No. 2025-02, by title only.

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 ON THE NORTHWEST CORNER OF SOUTH BLUE LAKE AVENUE AND EAST BERESFORD AVENUE FROM VOLUSIA COUNTY'S URBAN LOW INTENSITY FUTURE LAND USE DESIGNATION TO CITY OF DELAND'S LOW-DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION TO CITY OF DELAND'S LOW-DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Cloudman opened the public hearing.

Kendall Story, Senior Planner, presented an overview of the request to change the land use for approximately 15.50 acres of property located on the Northwest Corner of South Blue Lake Avenue and East Beresford Avenue, from Volusia County Urban Low Intensity (ULI) to City of DeLand Low Density Residential (LDR).

Commissioner Kevin Reid expressed concern with the land use being the straight zoning. He asked Mr. Elkind to clarify what the process would be in terms of traffic resulting from the construction. Mr. Elkind discussed the zoning, stating that before the property can be developed, it will go through a subdivision plat process, or a site plan review process. He stated that the city would have access control, requiring two points of access to public roads, presumably one off Beresford Ave. and one off Blue Lake Avenue. He further discussed the code associated with the project and other considerations that would address traffic. A discussion ensued about the density and the fact that the property is zoned for four units per acre, but the applicant is asking for five units per acre.

Scott Banta, Developer, 1111 North Ronald Reagan Blvd in Longwood, Florida, addressed the City Commission regarding access restriction due to the construction confines of the roundabout. He noted that this site was inappropriate for tiny homes, and the project would trend more toward very low density single family structures.

The public hearing was closed.

Commissioner Dan Reed made a motion to approve Ordinance No. 2025-02. Commissioner Paiva seconded the motion.

Commissioner Paiva stated that he was initially concerned about an increase in density. Subsequently, there was an additional discussion about the density and the transitional nature of the area. Mr. Elkind discussed the difference between the developer going with straight zoning versus a Planned Development.

The motion failed by a vote of 3-2.

Commissioner Paiva	NO
Vice Mayor Davis	NO
Commissioner Dan Reed	YES
Commissioner Kevin Reid	NO
Mayor Cloudman	YES

Mr. Elkind stated that another land use designation may not be chosen during the meeting. He said the commission voted to annex the property, and the applicant is entitled to a land use designation upon annexation of their property. He stated that without a land use designation, the process would have to start again from the beginning. He also advised the City Commission that they had a hearing and voted to adopt the ordinance and transmit it to the Volusia County Growth

Management Commission to review and determine its consistency. He explained the process that would be followed if the commission had changed its mind about the ordinance. Mr. Elkind clarified the largest lot that could be achieved under straight zoning. Absent a PUD, the developer would be entitled to very few lots.

Commissioner Kevin Reid made a motion to approve Ordinance No. 2025-02. Commissioner Dan Reed seconded the motion.

Commissioner Reid expressed appreciation for the additional information and staff opinions provided. He said that he preferred the project to go through the TRD process. Vice Mayor Davis felt that five units per acre would be too much. Commissioner Paiva did not support approval of the ordinance.

The motion passed by a vote of 3 to 2.

Commissioner Paiva	NO
Vice Mayor Davis	NO
Commissioner Dan Reed	YES
Commissioner Kevin Reid	YES
Mayor Cloudman	YES

NEW BUSINESS

1. Consideration re Retention of Law Firm for PFAS Class Action Litigation.

Mr. Elkind, City Attorney, stated that a class action lawsuit is pending against various manufacturers of Per-and polyfluoroalkyl substances (PFAS) chemicals. There are settlements that have been entered into on behalf of all public water systems, and the City of DeLand is automatically a member of the class and entitled to proceeds from the settlements. He introduced James Ferraro, Attorney with the Ferraro Law Firm, who was present to represent the firm, being recommended to represent the City of DeLand in the PFAS Class Action Litigation.

Mr. Ferraro gave a presentation explaining their experience in representing public water clients. He also provided further explanation of PFAS chemicals. He also discussed the current settlement status and offered to answer any questions.

Vice Mayor Davis made a motion to approve the retention of the Ferraro Law Firm. Commissioner Kevin Reid seconded the motion. The motion passed unanimously, 5-0.

2. First Reading of an Ordinance Amending Chapter 7 – Building and Housing Codes of the Code of Ordinances.

Mr. Elkind, City Attorney, read the Ordinance by title only.

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, REPEALING THE CURRENT CHAPTER 7, BUILDING AND HOUSING CODES, OF THE CITY OF DELAND CODE OF ORDINANCES AND REPLACING IT WITH A NEW CHAPTER 7, BUILDING AND HOUSING CODES, IN ORDER TO UPDATE CHAPTER 7 TO BE CONSISTENT WITH CURRENT STATE LAW AND BEST PRACTICES; AND PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Cloudman opened the public hearing.

Larry Hites, Building Official, presented the substance of the ordinance amending Chapter 7 of the City of DeLand Code of Ordinances.

The public hearing was closed.

Commissioner Dan Reed made a motion to approve the Ordinance on first reading. Commissioner Kevin Reid seconded the motion. The motion passed unanimously, 5-0.

Commissioner Paiva	YES
Vice Mayor Davis	YES
Commissioner Dan Reed	YES
Commissioner Kevin Reid	YES
Mayor Cloudman	YES

3. First Reading of an Ordinance Repealing Chapter 9, Construction Industry Licensing, Repealing Chapter 25, Plumbing and Amending Chapter 10, Electricity of the Code of Ordinances.

Mr. Elkind, City Attorney, read the Ordinance by title only.

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF DELAND BY DELETING CHAPTER 9 “CONSTRUCTION INDUSTRY”, DELETING CHAPTER 25 “PLUMBING”, AND AMENDING CHAPTER 10 “ELECTRICITY”; AND PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Cloudman opened the public hearing.

Mayor Cloudman noted that Mr. Hites’ presentation was also applicable to this ordinance.

The public hearing was closed.

Commissioner Paiva made a motion to approve the Ordinance on first reading. Commissioner Kevin Reid seconded the motion. The motion passed unanimously, 5-0.

Commissioner Paiva	YES
Vice Mayor Davis	YES
Commissioner Dan Reed	YES
Commissioner Kevin Reid	YES
Mayor Cloudman	YES

4. First Reading of an Ordinance Amending Portions of Section 33-94 of the City of DeLand Land Development Regulations.

Mr. Elkind, City Attorney, read the Ordinance by title only.

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 33-94.01; BY AMENDING SECTION 33-94.02 (C); BY AMENDING SECTION 33.94.03 (A)5; BY AMENDING SECTION 33-94.03 (H)4; BY AMENDING SECTION 33.94.04; BY AMENDING SECTION 33.94.04(B); BY AMENDING SECTION 33-94.06(A)(5); PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Cloudman opened the public hearing.

Carol Kuhn, Planning Director, provided an overview of the proposed ordinance. She noted that even though the entire code would be updated, certain portions of the code needed to be revised and clarified.

Commissioner Paiva made a motion to approve the Ordinance on first reading. Commissioner Dan Reed seconded the motion. The motion passed unanimously, 5-0.

Commissioner Paiva	YES
Vice Mayor Davis	YES
Commissioner Dan Reed	YES
Commissioner Kevin Reid	YES
Mayor Cloudman	YES

5. Resolution Approving the Removal of One Historic Tree Located at 1455 North McDonald Avenue.

Mariellen Calabro, Deputy Public Works Director and City Forrester, presented the proposal to remove one historic tree. A 6” caliper tree would be used to replace the tree being removed.

Commissioner Paiva made a motion to approve the resolution. Vice Mayor Davis seconded the motion. The motion passed unanimously, 5-0.

Commissioner Paiva	YES
Vice Mayor Davis	YES
Commissioner Dan Reed	YES
Commissioner Kevin Reid	YES
Mayor Cloudman	YES

6. Consideration re Appointment of City Commission Member to LDR Update Consultant Selection Committee.

Commissioner Dan Reed made a motion to appoint Commissioner Kevin Reid to the Selection Committee. Vice Mayor Davis seconded the motion. The motion passed unanimously, 5-0.

CITY MANAGER REPORT

Mr. Pleus did not have a report in addition to what Mr. Elkind would be reporting.

CITY ATTORNEY REPORT

Mr. Elkind reported on the following topics:

- Request to hold a Shade Meeting on March 17, 2025, at 6:00 p.m., preceding the regular meeting.
- Legislation regarding local law enforcement cooperating with ICE. He noted it was voluntary to have officers cross trained.

CITY CLERK REPORT

Ms. Hewitt, Deputy City Clerk, announced vacancy on the Tree Advisory Committee and stated that the City Clerk’s office would advertise the available seat on the City’s Facebook page and Website.

CITY COMMISSION

Commissioner Dan Reed reported on the recent bike rally.

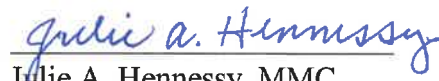
Vice Mayor Davis reported on being sworn in as First VP on FBC Leo.

Commissioner Kevin Reid congratulated Vice Mayor Davis. He thanked staff for all they do. Commissioner Paiva thanked the Finance Department for the Audit and also commented on the bike rally.

Mayor Cloudman made announcements, which included the City of DeLand will be hosting the Volusia County League of Cities dinner on Thursday, March 27, 2025, the theme will be economic development. He also spoke about the legislative sessions in Tallahassee.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 9:35 p.m.


Julie A. Hennessy, MMC
City Clerk - Auditor

CITY OF DELAND
Request for Commission Action
August 18, 2025

SUBJECT: Resolution Approving the Authorization of the Transform386 Homeowner Buyout Program.

DEPARTMENT: City Manager

PREPARED BY: Michael Pleus

ATTACHMENTS: Transform386 Resolution

APPROVED BY: Michael Pleus, City Manager, August 13, 2025

SUMMARY/HIGHLIGHT:

After Hurricane Milton, the County received \$133,515,000 in funds from the Department of Housing and Urban Development. These community development block grant disaster recovery funds (CDBG-DR) can be used for a variety of recovery expenses, including home-owner buyouts. For DeLand residents to participate, the County needs approval of the attached resolution. The resolution would grant the City Manager the authority to accept or reject the parcel being bought out. The parcels bought out would be given to each respective City, fee simple, with the structure demolished. If the City accepts the parcel, we can only use it for green space or a stormwater project.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

This item does not have a fiscal impact in and of itself. If the City accepts parcels under the buyout program, we would be responsible for maintaining the parcel as green space or as a stormwater project.

RECOMMENDATION:

Staff recommends approval of the resolution Authorizing the Transform386 Homeowner Buyout Program within the City of DeLand.

BACKGROUND/DISCUSSION:

N/A

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELAND, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENTS WITH VOLUSIA COUNTY FOR THE ACCEPTANCE OF PROPERTIES ACQUIRED THROUGH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) COMMUNITY DISASTER BLOCK GRANT-DISASTER RECOVERY (CDBG-DR) FUNDED SINGLE FAMILY HOMEOWNER REPAIR AND REPLACEMENT PROGRAM AND HOMEOWNER RECOVERY PROGRAM BUYOUT PATHWAY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Volusia County has received CDBG-DR funds from the U.S. Department of Housing and Urban Development (HUD) for disaster recovery efforts following Hurricanes Ian and Milton; and

WHEREAS, Volusia County has established the Office of Recovery and Resiliency, a/k/a Transform386, to administer the CDBG-DR funded Single Family Homeowner Repair and Replacement Program and Hurricane Milton Homeowner Recovery Program, both of which include homeowner buyouts, which are the voluntary acquisition of properties from willing sellers in flood-prone areas; and

WHEREAS, under HUD CDBG-DR regulations, local governments are eligible to receive title to properties acquired through the programs, subject to deed restrictions ensuring the land is dedicated in perpetuity to uses compatible with open space or floodplain/wetlands management practices; and

WHEREAS, the City of DeLand recognizes the benefits of receiving such properties to promote flood risk reduction, environmental resilience, and other public benefits consistent with the intent of the Transform386 Programs; and

WHEREAS, the City finds it to be in its best interest to participate in the Transform386 program and desires to accept ownership of properties acquired within the City limits under the Transform386 Programs; and

WHEREAS, the City acknowledges that after accepting the transfer of ownership, the City shall be solely responsible for any ongoing maintenance obligations associated with transferred property; and

WHEREAS, the City Commission desires to authorize its City Manager to execute any necessary documents with Volusia County, or its designees, to accept City ownership of Transform386 homeowner buyout properties within the City limits.

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

SECTION 1. RECITALS. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. DECLARATION. The City Commission hereby authorizes the City Manager, or his designee, to execute and deliver any and all agreements, instruments, or documents necessary to accept the transfer of real property acquired through the Transform386 Programs, subject to applicable CDBG-DR and HUD regulations, and in accordance with any deed restrictions required for long-term land use compliance.

SECTION 3. SEVERABILITY. If any section, subsection, clause, or provision of this Resolution be determined invalid by a court decision, statute, regulation, or rule, the remainder shall not be affected by such invalidity.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 18TH day of August, 2025.

Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

Julie A. Hennessy, City Clerk – Auditor

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind, City Attorney

CITY OF DELAND
Request for Commission Action
August 18, 2025

SUBJECT: Request to Continue the First Reading of Ordinance Changing the Zoning for ±7.35 Acres of Property, Located on South Woodland Boulevard from Mainstreet Townhomes PD to C-2 (General Commercial).

DEPARTMENT: Planning

PREPARED BY: Kendall Story, Senior Planner

ATTACHMENTS: Continuation Memo, Z25-079 Staff Report, Z25-079 Project Narrative, Z25-079 Legal Description

APPROVED BY: Michael Pleus, City Manager, August 13, 2025

SUMMARY/HIGHLIGHT:

The subject property is located directly south of the West Volusia Shopping Center, across from Firehouse Rd. It was previously rezoned from C-2, General Commercial, to the Mainstreet Townhomes Planned Development (PD) on August 7, 2006. The Mainstreet Townhomes PD approved 66 multi-family townhome units, but the project was abandoned after the rezoning was approved.

The C-2 zoning district allows for a range of commercial uses such as office/medical uses, personal service uses, hospitality uses as well as vehicular service uses and multi-family uses. The C-2 zoned district differs from the Mainstreet Townhomes PD which only allows multi-family townhomes as a permitted use.

On June 11, 2025, the Planning Board voted 3-1 to recommend denial of the rezone request. At the meeting, both citizens and Board members voiced concern over the uncertainty of future development and impacts upon the neighboring Wellington Woods residential subdivision located directly to the east of the subject property.

On July 21, 2025, the City Commission voted to continue the request to the August 18, 2025, City Commission meeting.

This is a request for continuance to the October 6, 2025, City Commission meeting.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Institute Smart Growth Principles.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

Rezoning of the subject property to C-2 would allow for a multitude of general commercial uses and provide opportunity for development of the parcel, as the current Mainstreet Townhomes PD only allows for multi-family townhome use.

RECOMMENDATION:

It is recommended to continue first reading to the October 6, 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.



Planning Department

Memorandum

TO: City Commission

DATE: August 18, 2025

FROM: Kendall Story, CNU-A

**SUBJECT: Request to Continue First Reading Rezoning ±7.35 Acres of Property
Located on South Woodland Boulevard.**

This is a request to continue the above-referenced application from the August 18, 2025, City Commission meeting to the October 6, 2025, City Commission meeting.

**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD**

June 11, 2025

A. APPLICATION NO.: Z25-079

STAFF PLANNER: Kendall Story

APPLICANT: Jessica Gow, CobbCole

REQUEST: Rezone from Mainstreet Townhomes Planned Development, to City C-2 (General Commercial)

APPLICABLE REGULATIONS:

Article XII ADMINISTRATION AND ENFORCEMENT
Sec. 33-135 – Procedure for text amendments & rezoning.

B. SITE FACTORS:

Location:	S. Woodland Blvd., east of Firehouse Rd.
Size:	±7.35 acres
Land Use:	HC (Highway Commercial)
Existing Zoning:	Mainstreet Townhomes PD
Existing Use:	Vacant

	SURROUNDING LAND USE:	SURROUNDING ZONING:
North:	HC (Highway Commercial)	C-2 (General Commercial)
South:	VC: COM (Commercial)/HC (Highway Commercial)	VC: B-3 (Shopping Center)/C-2 (General Commercial)
East:	LDR (Low Density Residential)	Wellington Woods PD
West:	VC: COM (Commercial)	VC: B-4C (General Commercial)

C. ANALYSIS:

The subject property is located directly south of the West Volusia Shopping Center, across from Firehouse Rd. It was previously rezoned from C-2, General Commercial, to the Mainstreet Townhomes Planned Development (PD) on August 7, 2006. The Mainstreet Townhomes PD approved 66 multi-family townhome units, but the project was abandoned after the rezoning was approved. At this time, the applicant is proposing a carwash on both parcels 2A & 2B which will be replatted prior to a site plan submittal.

The first ±344 feet of property make up parcel 2A of the Mainstreet Townhomes subdivision. Parcel 2A fronts on Woodland Blvd. and is currently zoned C-2. Parcel 2B of the Mainstreet Townhome subdivision, which is east of parcel 2A, is zoned PD.

The C-2 zoning district allows for a range of commercial uses such as office/medical uses, personal service uses, hospitality uses as well as vehicular service uses and multi-family uses. The C-2 zoned district differs from the Mainstreet Townhomes PD which only allows multi-family townhomes as a permitted use. Below is a table comparing the development standards of the proposed C-2 district, with the current Mainstreet Townhomes PD.

DEVELOPMENT STANDARDS		
	C-2 REQUIRED	MAINSTREET TOWNHOMES PD
MIN. LOT AREA	9,000 sq. ft./Lot	900 sq. ft./Unit
FRONT YARD SETBACK (PERIMETER)	20’/30’ Landscape buffer	30’/30’ Landscape buffer
REAR YARD SETBACK (PERIMETER)	25’	20’
SIDE YAR SETBACK (PERIMETER)	10’	20’
LOT WIDTH	75’	20’
MAX. IMPERVIOUS (TOTAL SITE)	70%	46.82%

Section 33-135 of the Land Development Regulations provides the following criteria, which the Planning Board and 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 proposed zoning of C-2 (General Commercial) is consistent with the Comprehensive Plan with an underlying land use designation of HC (Highway Commercial). The HC land use designation is considered compatible with the C-2 zoning district, per the Comprehensive Plan.

2. Will the proposed rezoning have an impact upon the environment or natural resources?

The subject site is heavily wooded and any development will reduce the tree coverage significantly. However, when a site plan is submitted, the development standards will ensure that tree preservation areas and landscape buffering both meet the requirements of the Land Development Regulations. Additionally, because the property is greater than 5 acres, the code will require a survey of all endangered or threatened species and may require a habitat management plan.

3. Will the proposed rezoning have an impact upon the economy of the affected area?

If developed, the rezoning of the property will have an impact on the local economy as it will no longer be restricted to residential uses only and will allow a range of commercial uses as well.

4. Will the proposed rezoning have an impact upon governmental services?

The subject property will have access to existing services, such as police and fire, are already available. The effect upon governmental services will depend upon the use of the

property when it is developed, as multi-family townhomes will still be allowed, but the site may develop as a commercial use instead. The availability of services and traffic impacts will be evaluated at the time of site plan.

5. Are there changes in the circumstances or conditions affecting the area since the original assignment of zoning that will support the proposed zoning?

Since the original approval of the Mainstreet Townhomes PD in 2006, there have been changes in the market and demand of the area, as both residential and commercial developments have been established, such as the Huntington Downs residential development and the build-out of the Woodland Crossings shopping center. With this rezoning, multi-family uses will still be permitted, however, additional commercial uses will also be allowed.

6. Was there a mistake in the original classification?

There was no known mistake in the original zoning classification. Following 2006, when the property was originally rezoned from C-2 to the Mainstreet Townhomes PD, the economy and development demands shifted due to the recession. The applicant requests to restore the original zoning of C-2.

7. Will the proposed rezoning have any effect upon the use or value of the affected area?

The proposed rezoning would allow the operation of a commercial use which should have a positive impact upon the city's economy, as the property would no longer be undeveloped and vacant.

8. Will the proposed rezoning have an impact upon public health, safety and welfare?

There will not be any adverse impacts upon public health, safety, or welfare as a result of this zoning change. This rezoning would be consistent with the commercial uses of the surrounding area.

D. CONCLUSION:

The applicant is proposing to rezone the subject property from the Mainstreet Townhomes PD , back to its original C-2 zoning district, which is compatible with the HC (Highway Commercial) future land use designation and the Redevelopment Overlay.

E. STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward the application to the City Commission with a recommendation of approval for the request to rezone from the Mainstreet PD to C-2 (General Commercial).

Project Narrative – Rezoning to C-2 Zoning District

The Applicant is requesting a rezoning back to the C-2 Zoning District as contemplated under the Mainstreet Townhomes Residential Planned District. The former Planned District, adopted in 2006, included a provision on reverter, noting that the City Commission may rezone any portion of the project which has not secured a final development order on or before 5 years from its effective date. This Property did not receive a final development order within the time frame set out above, and the Applicant is requesting the rezoning of the site to permit its orderly development through two commercial parcels.

Legal Description

PARCEL 2B, MAIN STREET TOWNHOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 35 AND 36, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

Total Acres: 7.35

CITY OF DELAND
Request for Commission Action
August 18, 2025

SUBJECT: Request to Continue First Reading of Ordinance Abandoning Approximately 108' x 20' of the Easterly Portion of an unnamed Right-of-Way, Located at 1101 S. Amelia Ave.

DEPARTMENT: Planning

PREPARED BY: Kendall Story, Senior Planner

ATTACHMENTS: Continuation Memo, Ordinance, A24-217 Exhibit A, A24-217 Survey, A24-217 Aerial, A24-217 Zoning Map

APPROVED BY: Michael Pleus, City Manager, August 13, 2025

SUMMARY/HIGHLIGHT:

The City of DeLand's Public Services Campus is located between S. Garfield Ave. and S. Amelia Ave. Over the years, the city has acquired property and integrated it into the campus, expanding the overall site. The city's goal is to combine all the acquired parcels into one large parcel, with a uniform land use, overlay and zoning district. The Right-of-Way (ROW) to be abandoned is adjacent to a parcel the city acquired in January 2023 and had already been annexed at that time. The unnamed and unimproved ROW is 108' x 20 and is not utilized for access to any adjacent parcels, and could not provide access in the future due to the limited size. Staff reviewed the original plat (Assessor's Subdivision of Hiram Waters Grove) filed in 1892 and found no evidence of the dedication of this ROW.

This is a request for continuance from the August 18, 2025, City Commission meeting, to an unknown future date.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Institute Smart Growth Principles

SUSTAINABILITY:

N/A

FISCAL IMPACT:

There is no direct fiscal impact to the City by the abandonment of the right-of-way.

RECOMMENDATION:

Requested to continue to the abandonment request to an unknown future date.

BACKGROUND/DISCUSSION:

Request for vacation of a 20' wide, 108' long section of the unnamed right-of-way, located at 1101 S. Amelia Ave. This request is being made with the intention of creating an overall campus for Public Services.

The unnamed right-of-way section being vacated is currently an unimproved right-of-way and is not encumbered by any public or private utilities.



Planning Department

Memorandum

TO: City Commission

DATE: August 18, 2025

FROM: Kendall Story, CNU-A

SUBJECT: Request to Continue First Reading of Ordinance Abandoning Approximately 108' x 20' of the Easterly Portion of an unnamed Right-of-Way, Located at 1101 S. Amelia Ave.

=====

Requested continuance of the above-referenced application from the August 18, 2025, City Commission meeting to an unknown future date.

ORDINANCE NO. 2025 -

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, ABANDONING 20 FOOT WIDE, 108 FOOT LONG PORTION OF AN UNNAMED AND UNIMPROVED RIGHT-OF-WAY LOCATED AT 1101 SOUTH AMELIA AVENUE; AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the applicant, City of DeLand, is requesting approval for the abandonment of a 20 foot wide, 108 foot long portion of an unnamed and unimproved right-of-way located at 1101 South Amelia Avenue and more particularly described in the attached Exhibit “A”; and

WHEREAS, the requested abandonment of the right-of-way is consistent with the transportation element of the City’s Comprehensive Plan; and

WHEREAS, the requested abandonment of this portion of the right-of-way will not restrict access to any property, will not be harmful to the public interest, and provides a positive benefit to the City.

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

Section 1. The 20 foot wide, 108 foot long portion of an unnamed and unimproved right-of-way, described in the attached Exhibit A, is hereby abandoned, and any right, title, or interest of the public in and to the right-of-way on any recorded map or plat, is hereby renounced and disclaimed.

Section 2. The effect of this Ordinance is to abandon 20 foot wide, 108 foot long portion of the unnamed right-of way described above, and to renounce and disclaim any right, title, or interest of the public in and to the said right-of-way.

Section 3. The City Clerk-Auditor is hereby directed to have recorded in the public records of Volusia County, Florida, a certified copy of this Ordinance.

Section 4. 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 5. All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 6. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this ____ day of _____, 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:

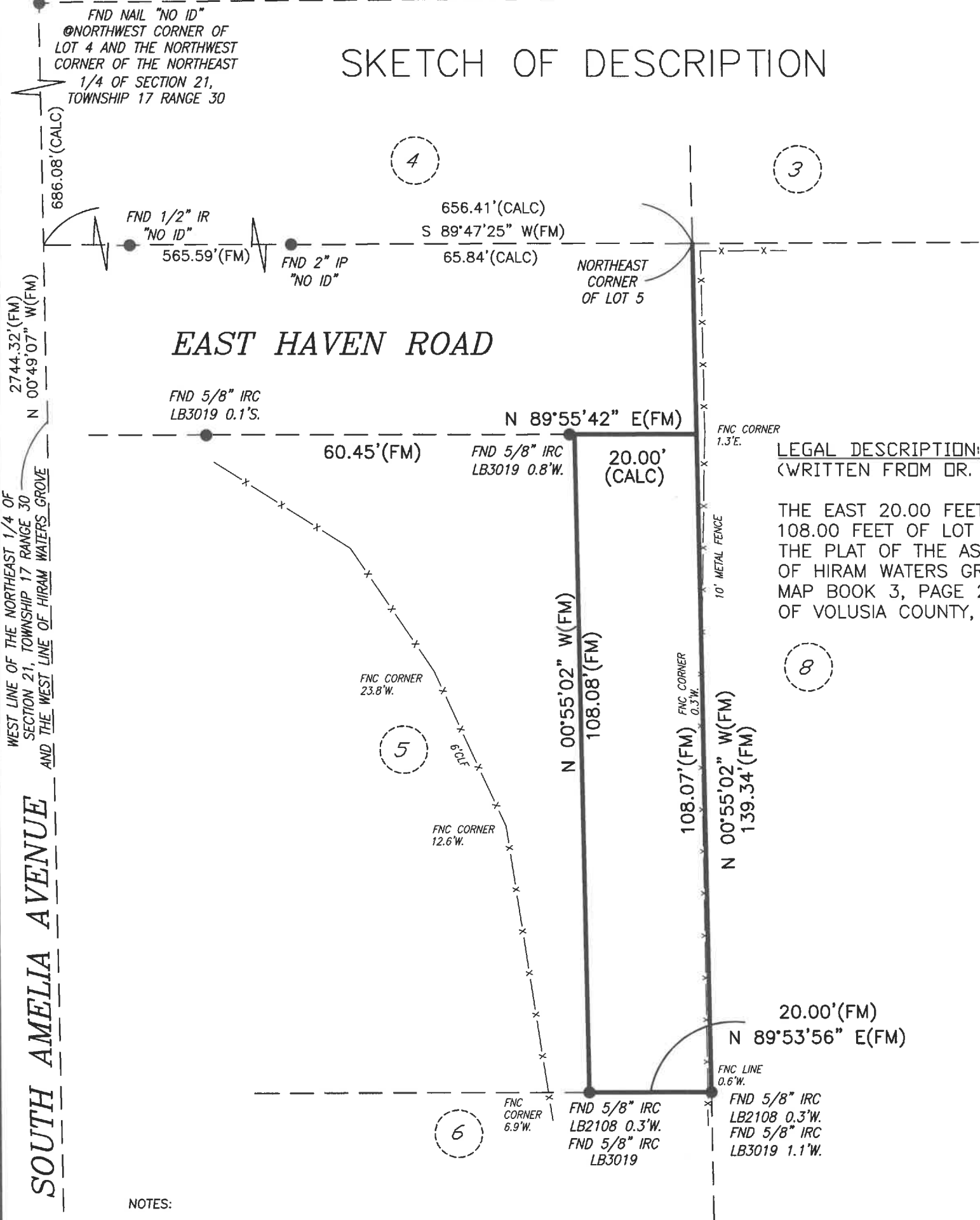
Darren J. Elkind
City Attorney

EAST BERESFORD AVENUE

SKETCH OF DESCRIPTION



SCALE: 1"=20'



NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 CORNER OF SECTION 21, TOWNSHIP 17, RANGE 30 AS BEING A BEARING OF N 00°49'07" W (ASSUMED).

THE FLOODPLAIN BOUNDARY, IF SHOWN HEREON, WAS SCALED FROM A LARGE SCALE FEMA FLOOD INSURANCE MAP AND AS SUCH HAS AN INHERENT ERROR OF 10% OF THE FEMA MAP SCALE.

UNDERGROUND UTILITIES AND FOUNDATION MAY EXIST AND HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE (MINIMUM TECHNICAL STANDARDS) AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, OF THE FLORIDA ADMINISTRATIVE CODE, SECTION 472.027, FLORIDA STATUTES.

FND 1" IP
"NO ID"

©SOUTHWEST CORNER OF
THE NORTHEAST 1/4 OF
SECTION 21, TOWNSHIP
17, RANGE 30

EAST NEW HAMPSHIRE AVENUE

LEGEND AND ABBREVIATIONS

A/C	Air Conditioning Unit	LB	Land Surveying Business
ASPH	Asphalt	M.B.	Map Book
BM	Benchmark	MES	Mitered End Section
CALC	Calculated	MON	Monument
CAIV	Cable TV Service	N&C	Nail & Cap
CB	Concrete Block	NO ID	No Identity
CL	Center Line	OR	Official Record Book
CLF	Chainlink Fence	(P)	Plot
CM	Concrete Monument	PC	Point of Curve
CMP	Corrugated Metal Pipe	PCC	Point of Compound Curve
CONC	Concrete	PCP	Permanent Control Point
COR	Corner	PG	Page
CUP	Concrete Utility Pole	PRC	Point of Reverse Curve
(D)	Deed Call	PRM	Permanent Reference Monument
EL	Elevation	PSI	Point of Street Intersection
FFE	Finish Floor Elevation	PSM	Professional Surveyor & Mapper
(FM)	Field Measurement	PVC	Poly-Vinyl-Chloride Pipe
FNC	Fence	R	Radius of Curve or Radial Line
FND	Found	RP	Radius Point
FH	Fire Hydrant	RLS	Registered Land Surveyor
INV	Invert	T	Tangent
IR	Iron Rod	TBM	Temporary Benchmark
IRC	Iron Rod & Cap	WPF	Wood Privacy Fence
IP	Iron Pipe	WUP	Wood Utility Pole

BLACKWELL & ASSOCIATES
LAND SURVEYORS, INC

995 W. VOLUSIA AVE. * DELAND, FL. * PH: (386)-734-8050
WWW.BLACKWELLSURVEYING.COM

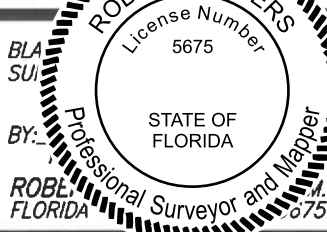
NOTE:

This Plat of Survey is certified to and prepared for the sole and exclusive benefit of the entities and or individuals shown hereon, valid on the most current date shown hereon, and shall not be relied upon by any other entity or individual whomsoever.

This Survey / Sketch has been prepared without benefit of abstract or title search unless otherwise noted hereon.

There may be additional restrictions and/or other matters of record not shown on this Survey / Sketch that may be found in the Public Records of the county or contained within the Title Commitment.

NOT VALID WITHOUT SEAL OF THE ORIGINAL RAISED



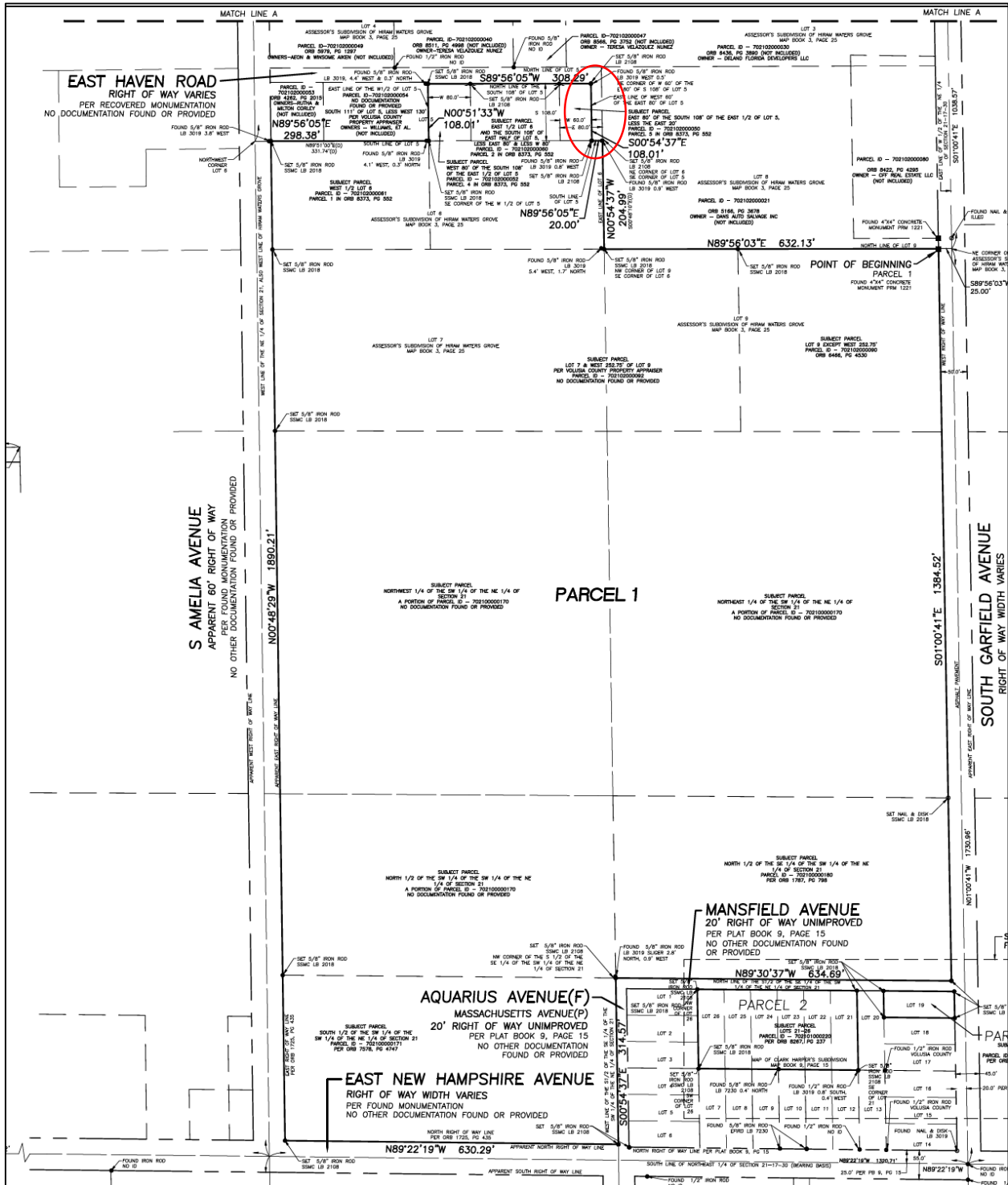
SKETCH OF DESCRIPTION FOR:
CITY OF DELAND

Robert
Evers

Digitally signed
by Robert Evers
Date: 2025.04.15
08:07:21 -04'00'

DATE : 04/04/2025
W.O. No. 03-154-25
DRAWN BY : KWB
FIELD BOOK : 748-47
CADD FILE : 03-154-25

EXHIBIT



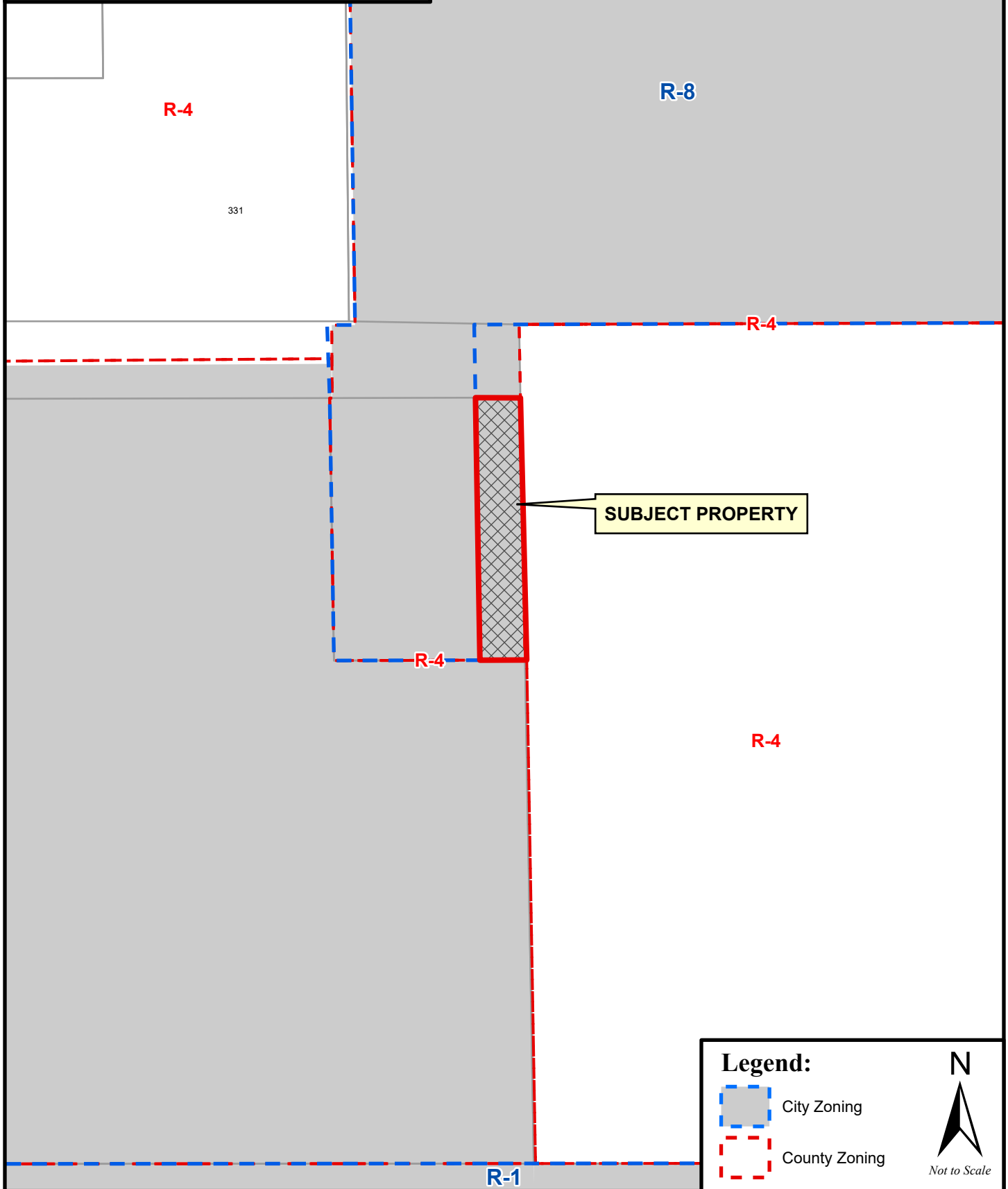


City of DeLand
A24-217
HAVEN ROAD
VACATION





City of DeLand
A24-217
HAVEN ROAD
VACATION



Legend:

-  City Zoning
-  County Zoning



CITY OF DELAND
Request for Commission Action
August 18, 2025

SUBJECT: First Reading of Ordinance Amending Section 3-25(f)(2), Relating to Stormwater Utility Rates, Fees and Charges.

DEPARTMENT: Admin Services

PREPARED BY: Michael Grebosz, Asst. City Manager

ATTACHMENTS: Ordinance

APPROVED BY: Michael Pleus, City Manager, August 14, 2025

SUMMARY/HIGHLIGHT:

Section 30-25 of the Code of Ordinances provides for the establishment of stormwater utility rates, fees and charges. The prior study was last completed in 2020, which resulted in scheduled rate increases through FY 2024/2025. The findings from the new study and recommendations for rate adjustments were presented to the Commission at a workshop held this past July 29, 2025 by Wildan Financial Services.

Based on the direction given by the City Commission at the workshop, revisions were made to the annual adjustments to accommodate the changes in capital, personnel and reserve balances that would provide scheduled rate adjustments through FY 2029/2030.

The scheduled EDU rate adjustments are as follows:

Fiscal Year	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
Rate Per EDU (Annually)	150.20	172.73	176.18	179.70	183.29

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government

SUSTAINABILITY:

Natural resource protection and optimization

FISCAL IMPACT:

The rates proposed by the study will ensure adequate funding is available to maintain operations in the stormwater enterprise fund over the next five years.

RECOMMENDATION:

It is recommended that the City Commission approve the Ordinance amending Section 3-25(f)(2) relating to Stormwater Utility Rates, fees, and charges on first reading.

BACKGROUND/DISCUSSION:

The City stormwater operation is an enterprise fund that is funded through the stormwater rates as outlined in the study. The City desires to amend the stormwater rates in accordance with the stormwater rate study

performed by Willdan Financial Services, the findings of which are set forth in a Stormwater Rate Study dated July 29, 2025. The City has concluded that all stormwater utility rates, fees and charges set forth in the ordinance are in compliance with controlling State law.

ORDINANCE NO. 2025 -

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING SECTION 3-25(f)(2) OF THE *CODE OF ORDINANCES OF THE CITY OF DELAND* RELATING TO STORMWATER UTILITY RATES, FEES AND CHARGES; AND PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, IMPLEMENTING ADMINISTRATIVE ACTIONS, A SAVINGS PROVISION, CONFLICTS, SEVERABILITY, CODIFICATION, FUTURE ACTIONS AND AN EFFECTIVE DATE.

WHEREAS, Section 30-25 of the Code of Ordinances of the City of DeLand provides for the establishment of stormwater utility rates, fees and charges; and

WHEREAS, the City Commission of the City of DeLand desires to amend the stormwater rates in accordance with the stormwater rate study performed by Willdan Financial Services, the findings of which are set forth in a Stormwater Rate Study dated July 29, 2025; and

WHEREAS, Section 403.0893, *Florida Statutes*, relates to stormwater funding and dedicated funds for stormwater management and states, in pertinent part, that “[i]n addition to any other funding mechanism legally available to local government to construct, operate, or maintain stormwater systems, a county or municipality may: . . . [c]reate one or more stormwater utilities and adopt stormwater utility fees sufficient to plan, construct, operate, and maintain stormwater management systems . . .”; and

WHEREAS, the City of DeLand has concluded that all rates, fees and charges set forth herein are in compliance with controlling State law; and

WHEREAS, Section 13 of the *City Charter of the City of DeLand* relates to the general powers and duties of the City Commission and provides, among other things, that “. . . all powers of the City and the determination of all matters of policy shall be vested in the City Commission” and Section 14 of the *City Charter of the City of DeLand* relates to the powers and duties of the City Manager and provides, in pertinent part that the City Manager “. . . shall have the powers and perform the duties provided in this Charter and such other duties designated by the City Commission”; and

WHEREAS, the City Commission determines that the provisions of this Ordinance serve that important interest in a fair and constitutional manner and that the adoption of this Ordinance is otherwise in the best interests of the health, safety and welfare of the citizens of the City of DeLand.

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

Section 1. Legislative Findings and Intent.

(a). The City Commission of the City of DeLand hereby adopts and incorporates into this Ordinance the recital (whereas clause) to this Ordinance and the City staff report relating to this Ordinance.

(b). The provisions of this Ordinance are enacted pursuant to the statutory and constitutional home rule powers of the City and other controlling law.

(c). The City has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.

Section 2. Amendment to Section 30-25(f)(2) of the Code of Ordinances Related to Stormwater Utility Charges. Section 30-25(f)(2) of *the Code of Ordinances of the City of DeLand, Florida* is hereby amended to read, in full, as follows:

- (2) The stormwater utility fee will be computed for each parcel of developed property located within the stormwater service area by multiplying the number of Net EDUs attributable thereto by the rate per EDU as set forth in this section. The rate per EDU for the stormwater utility fee shall be as follows:

Fiscal Year	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
Rate Per EDU (Annually)	150.20	172.73	176.18	179.70	183.29

Section 3. Implementing Administrative Actions. The City Manager, or his designee, is hereby authorized and directed to implement the provisions of this Ordinance and to take any and all necessary administrative actions including, but not limited to, the adoption of administrative rules.

Section 4. Conflicts. All Ordinances or parts of Ordinances and other actions of the City Commission in conflict with this Ordinance are hereby repealed.

Section 5. 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 6. Codification; Direction to Code Codifier and City Staff; Correction of Scrivener's Errors.

(a). The provisions of Section 2 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 3 through 6 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, 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.

PASSED AND DULY ADOPTED this ___ day of _____, 2025.

Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

Julie A. Hennessy
City Clerk - Auditor

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney

CITY OF DELAND
Request for Commission Action
August 18, 2025

SUBJECT: Resolution Approving or Denying the Demolition of a Building Built Prior to 1950, Located at 207 1/2 East Michigan Avenue.

DEPARTMENT: Planning

PREPARED BY: Emily Kunkel, Senior Planner

ATTACHMENTS: Resolution Approving Demolition, Resolution Denying Demolition, Staff Report, Aerial Map, Applicant's Request

APPROVED BY: Michael Pleus, City Manager, August 14, 2025

SUMMARY/HIGHLIGHT:

The applicant is requesting to demolish a building built prior to 1950, constructed in 1915 per the Volusia County Property Appraiser. This building is located north (behind) the main structure on the property. This property is located within the Downtown Historic Support District and Historic Support District. At this time, the applicant has not stated if they have had the building inspected for structural integrity, nor have they provided information regarding repairing the building to save it from collapse. However, they have stated there are no definite plans to reuse the property and intend for the property to be used as informal green space. Therefore, an application for redevelopment has yet to be submitted for review and demolition of historic buildings without definitive plans for redevelopment is discouraged by the City's codes.

At the August 7, 2025, meeting, the City of DeLand Historic Preservation Board motioned to approve the demolition of a building built prior to 1950 located at 207 ½ East Michigan Avenue. The vote on the motion resulted in a tie (2-2) because we do not have a full complement of members on the HPB. As such, no recommendation was made by the HPB.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Preserving "Sense of Community" as a key asset.

SUSTAINABILITY:

NA

FISCAL IMPACT:

This demolition is initiated by and will be carried out by the applicant, with no financial cost to the City.

RECOMMENDATION:

It is recommended that the City Commission deny the demolition of the structure.

BACKGROUND/DISCUSSION:

Since this building was built prior to 1950, review is required by the Historic Preservation Board and the City Commission. This request has been reviewed and is found to be inconsistent with the City's Land Development Regulations, Section 33-35.01, which does not require the applicant to provide additional details or reports on

the structural integrity of the structure. However, demolition of historic buildings without definitive plans for redevelopment is discouraged. At the August 7, 2025, meeting, the City of DeLand Historic Preservation Board moved to approve the demolition of a building built prior to 1950 located at 207 ½ East Michigan Avenue. The vote on the motion resulted in a tie (2-2) because we do not have a full complement of members on the HPB. As such, no recommendation was made by the HPB.

RESOLUTION NO. 2025 -

**A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA,
AUTHORIZING DEMOLITION OF A BUILDING CONSTRUCTED
PRIOR TO 1950, LOCATED AT 207 ½ EAST MICHIGAN AVENUE;
PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.**

WHEREAS, the applicant, Stetson University, submitted a building permit application for demolition of a building built prior to 1950, located at 207 ½ East Michigan Avenue; and

WHEREAS, the structure is not located in a historic district, but is in the Downtown Historic Support District, and is not considered a contributing structure; and

WHEREAS, the applicant has no definitive plans for redevelopment, but have indicated they intend to use the property as an informal green space; and

WHEREAS, on August 7, 2025, the Historic Preservation Board considered the applicant's request for the demolition but was irretrievably deadlocked due to the fact that there were only four members present and therefore could not take any action.

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

Section 1. That the City Commission of the City of DeLand hereby authorizes the demolition of a building constructed prior to 1950, located at 207 ½ East Michigan Avenue.

Section 2. If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the remaining portions of this Resolution.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 18th day of August, 2025.

Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

Julie A. Hennessy
City Clerk – Auditor

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney

RESOLUTION NO. 2025 -

**A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA,
DENYING DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO
1950, LOCATED AT 207 ½ EAST MICHIGAN AVENUE; PROVIDING
FOR SEVERABILITY; AND AN EFFECTIVE DATE.**

WHEREAS, the applicant, Stetson University, submitted a building permit application for demolition of a building built prior to 1950, located at 207 ½ East Michigan Avenue; and

WHEREAS, the structure is not located in a historic district, but is in the Downtown Historic Support District, and is not considered a contributing structure; and

WHEREAS, the applicant has no definitive plans for redevelopment; and

WHEREAS, the applicant did not provide any information to the City showing whether the building was structurally sound or otherwise able to be put to economic use; and

WHEREAS, City staff is unable to support the demolition request, per LDR Section 33-35(b)(5), as the demolition of historic buildings without definitive plans for redevelopment is discouraged; and

WHEREAS, on August 7, 2025, the Historic Preservation Board considered the applicant's request for the demolition but was irretrievably deadlocked due to the fact that there were only four members present and therefore could not take any action.

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

Section 1. That the City Commission of the City of DeLand hereby denies the request to demolish a building constructed prior to 1950, located at 207 ½ East Michigan Avenue.

Section 2. If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the remaining portions of this Resolution.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 18th day of August, 2025.

Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

Julie A. Hennessy, City Clerk – Auditor

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind, City Attorney



City of DeLand
Historic & Cultural Resources
120 S. Florida Ave.
DeLand, FL 32720
Planning@DeLand.org

DATE: August 7, 2025

TO: Historic Preservation Board

FROM: Emily Kunkel, *Senior Planner & Historic Resource Coordinator*

RE: **Historic Preservation Review (Demolition) for a building built prior to 1950 at 207 ½ East Michigan Avenue**
Application No.: HPB25-101
Applicant/Owner: John B. Stetson University
Zoning District: E-1
Current Use: Vacant
Florida Master Site File Number: None

Description of Proposed Work:

The applicant is requesting to demolish a building built prior to 1950, constructed in 1915 per the Volusia County Property Appraiser. This building is located north (behind) the main structure on the property. This property is located within the Downtown Historic Support District and Historic Support District. At this time, the applicant has not stated if the building has been inspected for structural integrity, nor have they provided information regarding repairing the building to save it from collapse. The applicant has stated there are no definite plans to reuse the property and intends for the property to be used as informal green space. Therefore, applications for redevelopment have yet to be submitted for review.

Staff Analysis

Since this building was built prior to 1950, review is required by the Historic Preservation Board and the City Commission. A re-roof permit (shingle to metal) was completed in September 2019 and the building was previously utilized as office space for Stetson University staff. This request has been reviewed against the City's Land Development Regulations, Section 33-35.01, which does not require the applicant to provide additional details or reports on the structural integrity of the structure, however without documentation regarding the structural integrity or viability of rehabbing the building, staff is unable to support the demolition request. Per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

Guidance from DeLand Land Development Regulations

Land Development Regulations Section 33-35 outlines demolitions requirements in the City of DeLand. 33-35.01. *Generally. (a) Purpose and intent. The purpose of this section is to ensure that historic properties are protected from neglect or premature demolition by providing the following procedure for review. No demolition permit affecting a building or structure in a designated Historic District, a designated historic building or structure, or a building or structure constructed*

prior to 1950 shall be issued until the applicant has demonstrated that no other feasible alternative to demolition can be found.

1. Issuance of demolition permit shall be guided by the following factors:

a. The historic or architectural significance of the building, structure, or object;

This site does not have a Florida Master Site File; the applicant has provided history regarding the property which includes that this building was not originally built on its current site. It was first built farther northwest, where the duPont-Ball Library now stands. In the 1960s, the building was moved to its current location to make space for the library. The original construction date and ownership are unknown. City staff has not found any additional historic or architectural significance for this building.

b. The importance of the building, structure, or object to the ambiance of a district;

This structure is not located within a Historic District, only the Downtown Historic Support District and Historic Support District. There are many existing wood-frame bungalow style buildings within the city and within the Downtown Historic Support District and Historic Support District. This structure is surrounded by a variety of other architectural style buildings, all of which have been built around the time period of 1922 – 1987.

c. The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;

The bungalow style is still a commonly used architectural style, however it is uncommon for new development to include the level of detail this structure encompasses. In addition, it may be difficult to reproduce the building using similar materials as the original materials would be more difficult to obtain and would not meet current Florida Building Codes.

d. Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, the county, or the region;

This building is not one of the last remaining examples of its kind on campus, in the neighborhood, or in the city. In the immediate block, there are five (5) other bungalow style buildings, built within the similar timeframe (1921 and 1956).

e. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and the effect of those plans on the character of the surrounding properties;

The applicant has stated, at this time there are no definite plans to reuse the property and intends for the property to be used as informal green space for the Stetson Campus. Per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

f. Whether reasonable measures can be taken to save the building, structure, or object from collapse; and

The applicant has stated they have not had the building inspected for structural integrity, the building is not in danger of collapse, and nor have they provided information regarding repairing the building to save it from collapse. However, a re-roof permit (shingle to metal) was completed

in September 2019 and the building was previously utilized as office space for Stetson University staff for several decades, but is no longer in use, and the building has since been vacant.

g. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

If rehabilitated, the estimated cost of the renovation may exceed the value of the structure, however the property owner has not provided documentation regarding the integrity of the building. If demolished and redeveloped, it could be possible to have a return on the investment, however, as this building is located on the Stetson University campus, the redevelopment would be for Stetson University and without documentation regarding the structural integrity or viability of rehabbing the building, staff is unable to make an assessment.

Staff Recommendation:

Staff finds that although the LDR does not require the applicant to provide additional details or reports on the structural integrity of the structure, without documentation regarding the structural integrity or viability of rehabbing the building, staff is unable to support the demolition request and per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

The redevelopment of this site will not require review by the Historic Preservation Board, because it is not located in any Historic Districts, the demolition requires Historic Preservation and City Commission action due to the age of the structure (prior to 1950).

Historic Preservation Board Recommendation: *(LDR Section 33-35(b)(6))*

The historic preservation board shall use the criteria set forth in subsection (a) above to review the completed application and accompanying submittals. After completing the review of the application and fulfilling the public notice and hearing requirements set forth above, the board shall forward its recommendation to the city commission.

Attachments:

Vicinity map

Project narrative

Exhibit A – Existing Conditions

Exhibit A
Existing Conditions – 207 ½ East Michigan Avenue

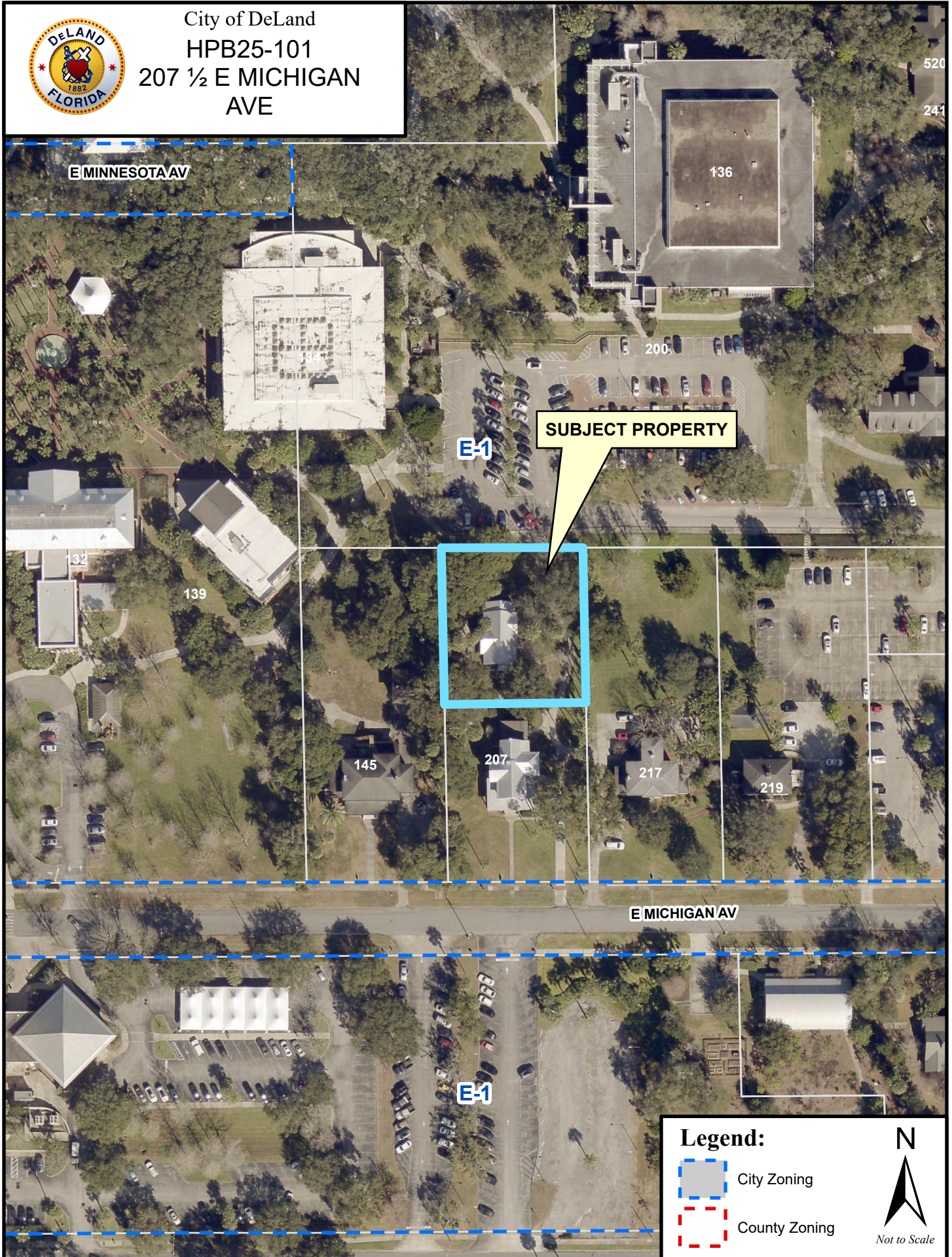








City of DeLand
HPB25-101
207 ½ E MICHIGAN
AVE



DEMOLITION INFORMATION FOR 207-1/2 E MICHIGAN AVE

No demolition permit affecting a building or structure in a designated Historic District, a designated historic building or structure, or a building or structure constructed prior to 1950 shall be issued until the applicant has demonstrated that no other feasible alternative to demolition can be found.

1. Issuance of demolition permit shall be guided by the following factors:

a. The historic or architectural significance of the building, structure, or object;

The building at 207-1/2 E Michigan is located north of 207 E Michigan. The one story wood-frame Bungalow-style building was not originally constructed on this site. The building was originally built northwest of the site, in the area where the duPont-Ball Library currently stands. The date the building was built is unknown, though the Volusia County Property Appraiser lists it as built in 1915. The building was relocated to its current site in the 1960's to make way for the dePont-Ball Library. Original ownership details are unknown.

The building faces north and contains approximately 1,200 square feet of interior floor space. There is no road or driveway approaching the building; it is surrounded by lawn in a wooded area. The building displays a front-facing gable roof surfaced with exposed fastener metal roofing. The building has a front and back porch. Fenestration includes wood double-hung windows with a 4-vertical light pattern over a single light. Windows are arranged in single, double, and triple configurations. A small brick chimney rises near the center. The exterior walls are finished with painted stucco. The building is in poor condition. A professional condition assessment survey would reveal, in part, the need for an electrical and plumbing upgrade, window repairs and replacements, and wood structural repairs – none of which the University has prioritized for its capital needs.

The building does not possess sufficient historic or architectural integrity for listing individually in the National Register of Historic Places or in the Local Register of Historic Places. Given that the building was moved from its original location, the building lacks integrity of historic location. The building housed offices for Stetson employees for several decades, and it has outlived its useful institutional purpose. The building is currently vacant and not in use.

b. The importance of the building, structure, or object to the ambiance of a district;

The building does not contribute either to a formally-recognized historic district or a potential historic district.

c. The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;

The building does not display design features or textures, materials, or details that would be difficult or impossible to reproduce.

d. Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, the county, or the region; examples of its kind in the neighborhood, the county, or the region;

The building is not one of the last remaining examples of the Bungalow style in DeLand.

e. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and the effect of those plans on the character of the surrounding properties;

Stetson University has no definite plans to reuse the property and intends the lot to serve as an informal green space after the building is demolished.

f. Whether reasonable measures can be taken to save the building, structure, or object from collapse;

The building is not in danger of collapse.

g. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

The building no longer serves its useful purpose, and Stetson does not intend to invest additional resources in the building. Over many years Stetson invested in the building to create office space. As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return of their value. Instead, Stetson strives to provide its students, faculty, and staff with efficient, functional, modern and well-designed buildings to serve a specific function, and the University also preserves, restores, adapts, and upgrades its historic buildings assessed as possessing architectural and historical significance.

The questions below will be considered when reviewing a request to demolish a historic structure:

1. Provide a written description and/or graphic display of the building and/or portions of the building to be demolished.

The entire building will be demolished.

2. Are there definite plans for reuse of the property if the proposed demolition is carried out? If so please provide a rendering of proposed structure.

Stetson University has no immediate definite plans to reuse the property and intends the lot on which the building stands as an informal green space.

3. What is the effect of those plans on the character of the surrounding properties?

The informal green space will improve the appearance of this area of campus and will have no adverse effect on the surrounding properties, all of which are owned by Stetson.

4. Can the building be reasonably saved?

The building is vacant, not in use, and cannot be reasonably preserved by Stetson. The building no longer meets the standards of acceptable office space, so the building no longer serves the function for which it was acquired by the University. The building is vacant and not in use.

5. Is the existing building capable of earning reasonable economic return on its value?

As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return on their value. Instead, the University preserves, restores, and renovates its historic buildings that possess architectural and historical significance to meet modern code and ADA requirements.

6. Provide means of demolition and the estimated start and completion date.

Means of demolition will be heavy equipment operated by qualified individuals. The estimated cost of demolition is \$8,300 with the project anticipated for fall 2025.



207-1/2 E Michigan, front (north) elevation



207-1/2 E Michigan, north and west elevations, facing southeast



207-1/2 E Michigan, south (rear) and east elevations, facing northwest



207-1/2 E Michigan, south (rear) elevation

CITY OF DELAND
Request for Commission Action
August 18, 2025

SUBJECT: Resolution Approving or Denying the Demolition of a Building and Detached Garage Built Prior to 1950, Located at 209 East University Avenue.

DEPARTMENT: Planning

PREPARED BY: Emily Kunkel, Senior Planner

ATTACHMENTS: Resolution Approving Demolition, Resolution Denying Demolition, Staff Report, Aerial Map, Applicant's Request

APPROVED BY: Michael Pleus, City Manager, August 14, 2025

SUMMARY/HIGHLIGHT:

The applicant is requesting to demolish a building and a detached garage built prior to 1950. The main building was constructed in 1930, and the detached garage was constructed in 1945, per the Volusia County Property Appraiser. This property is located within the Downtown Historic Support District. At this time, the applicant has not stated if they have had the building inspected for structural integrity, nor have they provided information regarding repairing the building to save it from collapse. However, they have stated there are no definite plans to reuse the property and intend for the property to be used as informal green space. Therefore, an application for redevelopment has yet to be submitted for review and demolition of historic buildings without definitive plans for redevelopment is discouraged by the City's codes.

At the August 7, 2025, meeting, the City of DeLand Historic Preservation Board motioned to approve the demolition of a building and detached garage built prior to 1950 located at 209 East University Avenue. The vote on the motion resulted in a tie (2-2) and the HPB, without its full membership, was unable to make a recommendation to the City Commission.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Preserving "Sense of Community" as a key asset.

SUSTAINABILITY:

NA

FISCAL IMPACT:

This demolition is initiated by and will be carried out by the applicant, with no financial cost to the City

RECOMMENDATION:

It is recommended that the City Commission deny the demolition of this building and a detached garage built prior to 1950.

BACKGROUND/DISCUSSION:

Since this building was built prior to 1950, review is required by the Historic Preservation Board and the City Commission. This request has been reviewed and is found to be consistent with the City's Land Development

Regulations, Section 33-35.01, which does not require the applicant to provide additional details or reports on the structural integrity of the structure. However, demolition of historic buildings without definitive plans for redevelopment is discouraged. At the August 7, 2025, meeting, the City of DeLand Historic Preservation Board moved to approve the demolition of a building and detached garage built prior to 1950 located at 209 East University Avenue. The vote on the motion resulted in a tie (2-2) because we do not have a full complement of members on the HPB. As such, no recommendation was made by the HPB.

RESOLUTION NO. 2025 -

**A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA,
AUTHORIZING DEMOLITION OF A BUILDING AND A DETACHED
GARAGE CONSTRUCTED PRIOR TO 1950, LOCATED AT 209 EAST
UNIVERSITY AVENUE; PROVIDING FOR SEVERABILITY; AND AN
EFFECTIVE DATE.**

WHEREAS, the applicant, Stetson University, submitted a building permit application for demolition of a building and a detached garage built prior to 1950, located at 209 East University Avenue; and

WHEREAS, the structure is not located in a historic district, but is in the Downtown Support District, is not considered a contributing structure and is not historically significant; and

WHEREAS, the applicant has no definitive plans for redevelopment, but have indicated they intend to use the property as an informal green space; and

WHEREAS, on August 7, 2025, the Historic Preservation Board considered the applicant's request for the demolition but was irretrievably deadlocked due to the fact that there were only four members present and therefore could not take any action.

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

Section 1. That the City Commission of the City of DeLand hereby authorizes the demolition of a building and a detached garage constructed prior to 1950, located at 209 East University Avenue.

Section 2. If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the remaining portions of this Resolution.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 18th day of August, 2025.

ATTEST:

Christopher M. Cloudman
Mayor-Commissioner

Julie A. Hennessy
City Clerk – Auditor

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney

RESOLUTION NO. 2025 -

**A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA,
DENYING DEMOLITION OF A BUILDING AND A DETACHED GARAGE
CONSTRUCTED PRIOR TO 1950, LOCATED AT 209 EAST UNIVERSITY
AVENUE; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.**

WHEREAS, the applicant, Stetson University, submitted a building permit application for demolition of a building and a detached garage built prior to 1950, located at 209 East University Avenue; and

WHEREAS, the structure is not located in a historic district, but is in the Downtown Historic Support District, is not considered a contributing structure and is not historically significant; and

WHEREAS, the applicant has no definitive plans for redevelopment; and

WHEREAS, the applicant did not provide any information to the City showing whether the building was structurally sound or otherwise able to be put to economic use; and

WHEREAS, City staff is unable to support the demolition request, per LDR Section 33-35(b)(5), as the demolition of historic buildings without definitive plans for redevelopment is discouraged; and

WHEREAS, on August 7, 2025, the Historic Preservation Board considered the applicant's request for the demolition but was irretrievably deadlocked due to the fact that there were only four members present and therefore could not take any action.

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

Section 1. That the City Commission of the City of DeLand hereby denies the request to demolish the building and detached garage constructed prior to 1950, located at 209 East University Avenue.

Section 2. If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the remaining portions of this Resolution.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 18th day of August, 2025.

ATTEST:

Julie A. Hennessy, City Clerk – Auditor

Christopher M. Cloudman
Mayor-Commissioner

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind, City Attorney



City of DeLand
Historic & Cultural Resources
120 S. Florida Ave.
DeLand, FL 32720
Planning@DeLand.org

DATE: August 7, 2025

TO: Historic Preservation Board

FROM: Emily Kunkel, *Senior Planner & Historic Resource Coordinator*

RE: **Historic Preservation Review (Demolition) for a building and detached garage built prior to 1950 at 209 East University Avenue**
Application No.: HPB25-102
Applicant/Owner: John B. Stetson University
Zoning District: E-1
Current Use: Vacant
Florida Master Site File Number: None

Description of Proposed Work:

The applicant is requesting to demolish a building and a detached garage built prior to 1950. The main building was constructed in 1930, and the detached garage was constructed in 1945, per the Volusia County Property Appraiser. This property is located within the Downtown Historic Support District. At this time, the applicant has not stated if the building has been inspected for structural integrity, nor have they provided information regarding repairing the building to save it from collapse. The applicant has stated there are no definite plans to reuse the property and intends for the property to be used as informal green space. Therefore, applications for redevelopment have yet to be submitted for review.

Staff Analysis

Since these buildings were built prior to 1950, review is required by the Historic Preservation Board and the City Commission. This request has been reviewed against the City's Land Development Regulations, Section 33-35.01, which does not require the applicant to provide additional details or reports on the structural integrity of the structures, however without documentation regarding the structural integrity or viability of rehabbing the buildings, staff is unable to support the demolition request. Per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

Guidance from DeLand Land Development Regulations

Land Development Regulations Section 33-35 outlines demolitions requirements in the City of DeLand. 33-35.01. *Generally. (a) Purpose and intent. The purpose of this section is to ensure that historic properties are protected from neglect or premature demolition by providing the following procedure for review. No demolition permit affecting a building or structure in a designated Historic District, a designated historic building or structure, or a building or structure constructed prior to 1950 shall be issued until the applicant has demonstrated that no other feasible alternative to demolition can be found.*

1. Issuance of demolition permit shall be guided by the following factors:

a. The historic or architectural significance of the building, structure, or object;

This site does not have a Florida Master Site File; the applicant has provided history regarding the property which includes that the main building was originally constructed as a private residence, and Stetson acquired the property in 2011, and Stetson has used the building as a rental property for staff housing, but is now vacant. City staff has not found any additional historic or architectural significance for these buildings.

b. The importance of the building, structure, or object to the ambiance of a district;

These structures are not located within a Historic District, only the Downtown Historic Support District. There are many existing wood-frame bungalow style buildings within the city and within the Downtown Historic Support District. These structures are surrounded by a variety of other architectural style buildings, all of which have been built around the time period of 1932 – 1987.

c. The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;

The bungalow style is still a commonly used architectural style, however it is uncommon for new development to include the level of detail this structure encompasses. In addition, it may be difficult to reproduce the building using similar materials as the original materials would be more difficult to obtain and would not meet current Florida Building Codes.

d. Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, the county, or the region;

These buildings are not one of the last remaining examples of its kind on campus or in the city. However, there are no other bungalow styles buildings, in the immediate block.

e. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and the effect of those plans on the character of the surrounding properties;

The applicant has stated, at this time there are no definite plans to reuse the property and intends for the property to be used as informal green space for the Stetson Campus. Per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

f. Whether reasonable measures can be taken to save the building, structure, or object from collapse; and

The applicant has not stated if they have not had the buildings inspected for structural integrity, nor have they provided information regarding repairing the buildings to save them from collapse. However, the applicant has stated the buildings are not in danger of collapse and since 2011, Stetson has invested over \$50,000 in the buildings, and does not intend to invest additional resources in the property, as it no longer serves its useful purpose for the University.

g. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

If rehabilitated, the estimated cost of the renovation may exceed the value of the structure, however the applicant has not provided documentation regarding the integrity of the buildings. If

demolished and redeveloped, it could be possible to have a return on the investment. However, as these buildings are located on the Stetson University campus, the redevelopment would be for Stetson University and without documentation regarding the structural integrity or viability of rehabbing the building, staff is unable to make an assessment.

Staff Recommendation:

Staff finds that although the LDR does not require the applicant to provide additional details or reports on the structural integrity of the structure, without documentation regarding the structural integrity or viability of rehabbing the buildings, staff is unable to support the demolition request, and per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

The redevelopment of this site will not require review by the Historic Preservation Board, because it is not located in any Historic Districts, the demolition requires Historic Preservation and City Commission action due to the age of the structure (prior to 1950).

Historic Preservation Board Recommendation: *(LDR Section 33-35(b)(6))*

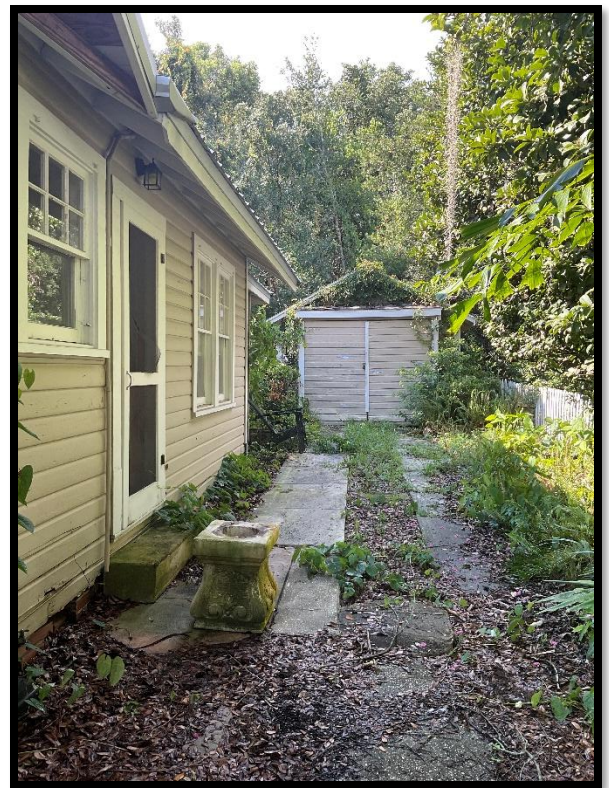
The historic preservation board shall use the criteria set forth in subsection (a) above to review the completed application and accompanying submittals. After completing the review of the application and fulfilling the public notice and hearing requirements set forth above, the board shall forward its recommendation to the city commission.

Attachments:

Vicinity map
Project narrative
Exhibit A – Existing Conditions

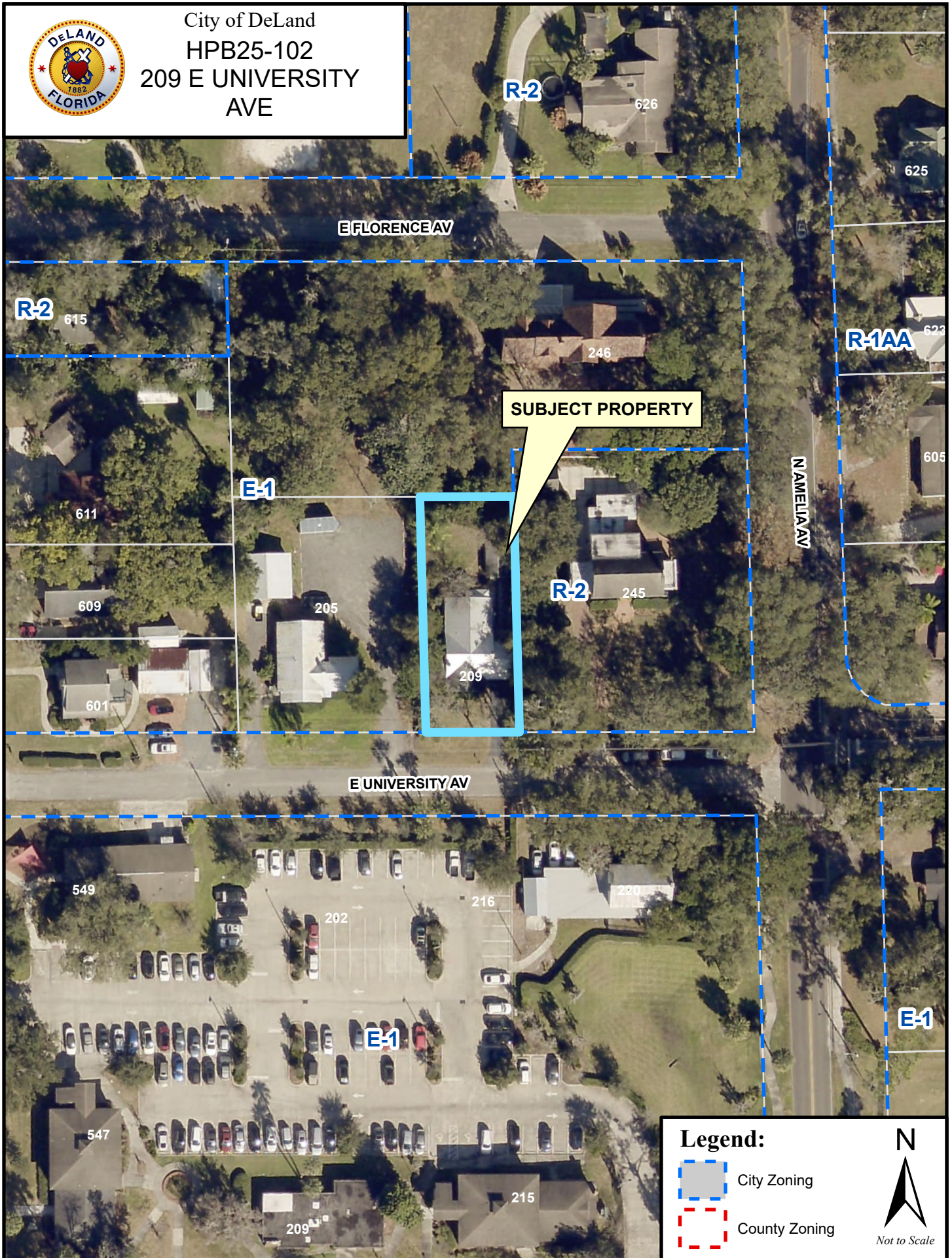
Exhibit A
Existing Conditions – 209 East University Avenue







City of DeLand
HPB25-102
209 E UNIVERSITY
AVE



DEMOLITION INFORMATION FOR 209 E UNIVERSITY AVE

No demolition permit affecting a building or structure in a designated Historic District, a designated historic building or structure, or a building or structure constructed prior to 1950 shall be issued until the applicant has demonstrated that no other feasible alternative to demolition can be found.

1. Issuance of demolition permit shall be guided by the following factors:

a. The historic or architectural significance of the building, structure, or object;

The building at 209 E University, located on lot 31 of the University Heights neighborhood. The one story wood-frame Bungalow-style building was constructed about 1937 as a private residence, which was acquired in 2011 for \$100,000 by Stetson University, which since then has been used as a rental property for staff housing.

The building faces south and contains approximately 1,480 square feet of interior floor space. The building displays a front-facing gable roof surfaced with a combination of exposed fastener metal roofing and asphalt shingles. A covered carport is attached to the east. Fenestration includes wood double hung windows with a six-over-one light pattern. The front (south) elevation contains a large aluminum awning type window with 9 operable leaves, each with 3 lights. A brick chimney rises on the west, at the wall abutting an enclosed porch. The exterior walls are finished with painted wood siding. The building sits on a crawl space with a brick stem wall and is in poor condition. A professional condition assessment survey would reveal, in part, the need for an electrical and plumbing upgrade, kitchen renovation, window repairs and replacements, and wood structural repairs – none of which the University has prioritized for its capital needs. A small detached garage is present, in very poor condition.

Research on historic-period owners reveals that the building was built in 1937, serving as Etta L. Worth's winter home. Etta's daughter Aileen, an assistant instructor of violin at Stetson, briefly lived in the building with her husband William C. Holler. John W. and Gladys M. Evans moved into the building in 1951. John operated a watch, clock, and jewelry shop in DeLand and later moved to West New York Ave. In 1983 the building was acquired by Neuman Glenn McVey and Charles Jeffrey Stubbs. Charles passed away in 1999. Neuman passed away in 2010. Neuman's niece, Carlyn C. Swain, acting as the legal representative for the estate of Neuman G. McVey sold the building to Stetson University in 2011 for \$100,000. Since then, the University used the building as a rental property for staff until its present vacant state.

The building does not possess sufficient historic or architectural integrity for listing individually in the National Register of Historic Places or in the Local Register of Historic Places. The building served residential purposes at Stetson for 14 years (2011-2025), and it has outlived its useful institutional purpose. The building is currently vacant and not in use.

b. The importance of the building, structure, or object to the ambiance of a district;

The building does not contribute either to a formally-recognized historic district or a potential historic district.

c. The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;

The building does not display design features or textures, materials, or details that would be difficult or impossible to reproduce.

d. Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, the county, or the region; examples of its kind in the neighborhood, the county, or the region;

The building is not one of the last remaining examples of the Bungalow style in DeLand.

e. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and the effect of those plans on the character of the surrounding properties;

Stetson University has no definite plans to reuse the property and intends the lot to serve as an informal green space after the building is demolished.

f. Whether reasonable measures can be taken to save the building, structure, or object from collapse;

The building is not in danger of collapse.

g. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

The building no longer serves its useful purpose, and Stetson does not intend to invest additional resources in the building. Since 2011, Stetson has invested over \$50,000 in the building. As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return of their value. Instead, Stetson strives to provide its students, faculty, and staff with efficient, functional, modern and well-designed buildings to serve a specific function, and the University also preserves, restores, adapts, and upgrades its historic buildings assessed as possessing architectural and historical significance.

The questions below will be considered when reviewing a request to demolish a historic structure:

1. Provide a written description and/or graphic display of the building and/or portions of the building to be demolished.

The entire building will be demolished, along with the detached garage.

2. Are there definite plans for reuse of the property if the proposed demolition is carried out? If so please provide a rendering of proposed structure.

Stetson University has no immediate definite plans to reuse the property and intends the lot on which the building stands as an informal green space.

3. What is the effect of those plans on the character of the surrounding properties?

The informal green space will improve the appearance of this area of campus and will have no adverse effect on the surrounding properties. Landscape screening to the neighboring property to the east will remain intact.

4. Can the building be reasonably saved?

The building is vacant, not in use, and cannot be reasonably preserved by Stetson. The building no longer meets the standards of staff housing opportunities on campus, so the building no longer serves the function for which it was acquired by the University. The building is vacant and not in use.

5. Is the existing building capable of earning reasonable economic return on its value?

As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return on their value. Instead, the University preserves, restores, and renovates its historic buildings that possess architectural and historical significance to meet modern code and ADA requirements.

6. Provide means of demolition and the estimated start and completion date.

Means of demolition will be heavy equipment operated by qualified individuals. The estimated cost of demolition is \$11,065 with the project anticipated for late fall 2025.



209 E University, front (south) façade



209 E University, west elevation



209 E University, north (rear)



209 E University, south elevation of detached garage

CITY OF DELAND
Request for Commission Action
August 18, 2025

SUBJECT: Resolution Approving or Denying the Demolition of a Building Built Prior to 1950, Located at 205 East University Avenue.

DEPARTMENT: Planning

PREPARED BY: Emily Kunkel, Senior Planner

ATTACHMENTS: Resolution Approving Demolition, Resolution Denying Demolition, Staff Report, Aerial Map, Applicant's Request

APPROVED BY: Michael Pleus, City Manager, August 14, 2025

SUMMARY/HIGHLIGHT:

The applicant is requesting to demolish a building built prior to 1950, constructed in 1945, per the Volusia County Property Appraiser. This property is located within the Downtown Historic Support District. At this time, the applicant has not stated if they have had the building inspected for structural integrity, nor have they provided information regarding repairing the building to save it from collapse. However, they have stated there are no definite plans to reuse the property and intend for the property to be used as informal green space. Therefore, an application for redevelopment has yet to be submitted for review and demolition of historic buildings without definitive plans for redevelopment is discouraged.

At the August 7, 2025, meeting, the City of DeLand Historic Preservation Board moved to approve the demolition of a building built prior to 1950 located at 205 East University Avenue. The vote on the motion resulted in a tie (2-2) because we do not have a full complement of members on the HPB. As such, no recommendation was made by the HPB.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Preserving "Sense of Community" as a key asset.

SUSTAINABILITY:

NA

FISCAL IMPACT:

This demolition is initiated by and will be carried out by the applicant, with no financial cost to the City.

RECOMMENDATION:

It is recommended that the City Commission deny the demolition of the building built prior to 1950.

BACKGROUND/DISCUSSION:

Since this building was built prior to 1950, review is required by the Historic Preservation Board and the City Commission. This request has been reviewed and is found to be inconsistent with the City's Land Development Regulations, Section 33-35.01, which does not require the applicant to provide additional details or reports on the structural integrity of the structure. However, demolition of historic buildings without definitive plans for

redevelopment is discouraged. At the August 7, 2025, meeting, the City of DeLand Historic Preservation Board moved to approve the demolition of a building built prior to 1950 located at 205 East University Avenue. The vote on the motion resulted in a tie (2-2) because we do not have a full complement of members on the HPB. As such, no recommendation was made by the HPB.

RESOLUTION NO. 2025 -

**A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA,
AUTHORIZING DEMOLITION OF A BUILDING CONSTRUCTED
PRIOR TO 1950, LOCATED AT 205 EAST UNIVERSITY AVENUE;
PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.**

WHEREAS, the applicant, Stetson University, submitted a building permit application for demolition of a building built prior to 1950, located at 205 East University Avenue; and

WHEREAS, the structure is not located in an historic district, but is in the Downtown Historic Support District, is not considered a contributing structure and is not historically significant; and

WHEREAS, the applicant has no definitive plans for redevelopment, but have indicated they intend to use the property as an informal green space; and

WHEREAS, on August 7, 2025, the Historic Preservation Board considered the applicant's request for the demolition but was irretrievably deadlocked due to the fact that there were only four members present and therefore could not take any action.

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

Section 1. That the City Commission of the City of DeLand hereby authorizes the demolition of a building constructed prior to 1950, located at 205 East University Avenue.

Section 2. If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the remaining portions of this Resolution.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 18th day of August, 2025.

Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

Julie A. Hennessy
City Clerk – Auditor

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney

RESOLUTION NO. 2025 -

**A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA,
DENYING DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO
1950, LOCATED AT 205 EAST UNIVERSITY AVENUE; PROVIDING FOR
SEVERABILITY; AND AN EFFECTIVE DATE.**

WHEREAS, the applicant, Stetson University, submitted a building permit application for demolition of a building built prior to 1950, located at 205 East University Avenue; and

WHEREAS, the structure is not located in a historic district, but is in the Downtown Historic Support District, is not considered a contributing structure and is not historically significant; and

WHEREAS, the applicant has no definitive plans for redevelopment; and

WHEREAS, the applicant did not provide any information to the City showing whether the building was structurally sound or otherwise able to be put to economic use; and

WHEREAS, City staff is unable to support the demolition request, per LDR Section 33-35(b)(5), as the demolition of historic buildings without definitive plans for redevelopment is discouraged; and

WHEREAS, on August 7, 2025, the Historic Preservation Board considered the applicant's request for the demolition but was irretrievably deadlocked due to the fact that there were only four members present and therefore could not take any action.

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

Section 1. That the City Commission of the City of DeLand hereby denies the request to demolish the building constructed prior to 1950, located at 205 East University Avenue.

Section 2. If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the remaining portions of this Resolution.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 18th day of August, 2025.

ATTEST:

Christopher M. Cloudman
Mayor-Commissioner

Julie A. Hennessy, City Clerk – Auditor

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind, City Attorney



City of DeLand
Historic & Cultural Resources
120 S. Florida Ave.
DeLand, FL 32720
Planning@DeLand.org

DATE: August 7, 2025

TO: Historic Preservation Board

FROM: Emily Kunkel, *Senior Planner & Historic Resource Coordinator*

RE: **Historic Preservation Review (Demolition) for a building built prior to 1950 at 205 East University Avenue**
Application No.: HPB25-103
Applicant/Owner: John B. Stetson University
Zoning District: E-1
Current Use: Vacant
Florida Master Site File Number: None

Description of Proposed Work:

The applicant is requesting to demolish a building built prior to 1950, constructed in 1945, per the Volusia County Property Appraiser. This property is located within the Downtown Historic Support District. At this time, the applicant has not stated if the building has been inspected for structural integrity, nor have they provided information regarding repairing the building to save it from collapse. The applicant has stated there are no immediate, definite plans to reuse the property and intends for the property to be used as informal green space. Therefore, applications for redevelopment have yet to be submitted for review.

Staff Analysis

Since this building was built prior to 1950, review is required by the Historic Preservation Board and the City Commission. A re-roof permit (metal to metal) was completed in January 2022 and the building was previously utilized as student housing. This request has been reviewed against the City's Land Development Regulations, Section 33-35.01, which does not require the applicant to provide additional details or reports on the structural integrity of the structure, however without documentation regarding the structural integrity or viability of rehabbing the building, staff is unable to support the demolition request. Per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

Guidance from DeLand Land Development Regulations

Land Development Regulations Section 33-35 outlines demolitions requirements in the City of DeLand. 33-35.01. *Generally. (a) Purpose and intent. The purpose of this section is to ensure that historic properties are protected from neglect or premature demolition by providing the following procedure for review. No demolition permit affecting a building or structure in a designated Historic District, a designated historic building or structure, or a building or structure constructed prior to 1950 shall be issued until the applicant has demonstrated that no other feasible alternative to demolition can be found.*

1. Issuance of demolition permit shall be guided by the following factors:

a. The historic or architectural significance of the building, structure, or object;

This site does not have a Florida Master Site File; the applicant has provided history regarding the property which includes that this building was originally constructed as a private residence by the Dolive family, and Stetson acquired the property in 2000, and Stetson has previously used the building as student housing, but is now vacant. City staff has not found any additional historic or architectural significance for this building.

b. The importance of the building, structure, or object to the ambiance of a district;

This structure is not located within a Historic District, only the Downtown Historic Support District. There are many existing wood-frame bungalow style buildings within the city and within the Downtown Historic Support District. This structure is surrounded by a variety of other architectural style buildings, all of which have been built around the time period of 1932 – 1987.

c. The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;

The bungalow style is still a commonly used architectural style, however it is uncommon for new development to include the level of detail this structure encompasses. In addition, it may be difficult to reproduce the building using similar materials as the original materials would be more difficult to obtain and would not meet current Florida Building Codes.

d. Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, the county, or the region;

This building is not one of the last remaining examples of its kind on campus or in the city. However, there are no other bungalow styles buildings, in the immediate block.

e. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and the effect of those plans on the character of the surrounding properties;

The applicant has stated, at this time there are no definite plans to reuse the property and intends for the property to be used as informal green space for the Stetson Campus. Per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

f. Whether reasonable measures can be taken to save the building, structure, or object from collapse; and

The applicant has not stated if they have not had the building inspected for structural integrity, nor have they provided information regarding repairing the building to save it from collapse. However, the applicant has stated the building is not in danger of collapse and since 2011, Stetson has invested over \$50,000 in the building for student housing, and does not intend to invest additional resources in the building, as it no longer serves its useful purpose for the University and is currently vacant.

g. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

If rehabilitated, the estimated cost of the renovation may exceed the value of the structure, however the applicant has not provided documentation regarding the integrity of the building. If demolished and redeveloped, it could be possible to have a return on the investment. However, as this building is located on the Stetson University campus, the redevelopment would be for Stetson University and without documentation regarding the structural integrity or viability of rehabbing the building, staff is unable to make an assessment.

Staff Recommendation:

Staff finds that although the LDR does not require the applicant to provide additional details or reports on the structural integrity of the structure, without documentation regarding the structural integrity or viability of rehabbing the building, staff is unable to support the demolition request, and per LDR Section 33-35(b)(5) demolition of historic buildings without definitive plans for redevelopment is discouraged.

The redevelopment of this site will not require review by the Historic Preservation Board, because it is not located in any Historic Districts, the demolition requires Historic Preservation and City Commission action due to the age of the structure (prior to 1950).

Historic Preservation Board Recommendation: *(LDR Section 33-35(b)(6))*

The historic preservation board shall use the criteria set forth in subsection (a) above to review the completed application and accompanying submittals. After completing the review of the application and fulfilling the public notice and hearing requirements set forth above, the board shall forward its recommendation to the city commission.

Attachments:

Vicinity map

Project narrative

Exhibit A – Existing Conditions

Exhibit A

Existing Conditions – 205 East University Avenue







City of DeLand
HPB25-103
205 E UNIVERSITY
AVE



DEMOLITION INFORMATION FOR 205 E UNIVERSITY AVE

No demolition permit affecting a building or structure in a designated Historic District, a designated historic building or structure, or a building or structure constructed prior to 1950 shall be issued until the applicant has demonstrated that no other feasible alternative to demolition can be found.

1. Issuance of demolition permit shall be guided by the following factors:

a. The historic or architectural significance of the building, structure, or object;

The building at 205 E University, located on lots 29 and 30 of the University Heights neighborhood. The one story wood-frame Bungalow-style building was constructed about 1945 as a private residence, which was acquired in 2000 for \$67,940 by Stetson University, which since then has been adapted and used for student housing.

The building faces south and contains approximately 1,173 square feet of interior floor space. The building displays a front-facing gable roof surfaced with exposed fastener metal roofing. A single-story wing extends from the east side of the building, added after 1965. The front porch is enclosed with screen. Fenestration includes wood casement windows with a variety of light patterns. The east addition includes metal casement windows with ten lights at each set. A small brick chimney rises near the center. The exterior walls are finished with painted wood siding. The building is in poor condition. A professional condition assessment survey would reveal, in part, the need for an electrical and plumbing upgrade, kitchen renovation, window repairs and replacements, and wood structural repairs – none of which the University has prioritized for its capital needs.

A detached garage is present, and also in poor condition. Originally built as a car-port opened to the north and the south, the north elevator has since been enclosed with wood siding and the south elevation enclosed with a garage door. The east side of the garage is a small storage room constructed with concrete masonry units and jalousie windows.

Research on historic-period owners reveals that the building was built by Clark Dolive and remained in his family until it was sold to the University. Clarke Dolive was a Volusia County Soil and Water Conservationist from 1943 to 1969 and served for many years as photographer for the Volusia County Fair, for which he was named honorary director. He was a member of the First Church of Christ Scientist in DeLand, president and secretary of DeLand Rotary Club, and chairman of the DeLand Public Library Board of Trustees. Clarke passed away in 1982. Clarke's widow, Julia Dolive continued to live in the building until about 1989 when she was moved into assisted living due to progressing Alzheimer's. In 1990, Julia transferred ownership to their son, Henry Dolive, a year prior to her passing. Henry, living in Cincinnati Ohio, rented the building to various tenants prior to selling the building to the University in 2000. Henry received a BA degree with a Political Science Major from Stetson University in 1966. In a letter to the University in 1999, Henry stated, "I have always assumed that my family home should be sold to Stetson....to fulfill its Master Plan."

In 2000, Henry Dolive sold the property to Stetson University for \$67,940. Since then, the University has used the building to house students who are now housed in more modern buildings.

The building does not possess sufficient historic or architectural integrity for listing individually in the National Register of Historic Places or in the Local Register of Historic Places. The building served residential purposes at Stetson for nearly 25 years (2000-2025), and it has outlived its useful institutional purpose. The building is currently vacant and not in use.

b. The importance of the building, structure, or object to the ambiance of a district;

The building does not contribute either to a formally-recognized historic district or a potential historic district.

c. The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;

The building does not display design features or textures, materials, or details that would be difficult or impossible to reproduce.

d. Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, the county, or the region; examples of its kind in the neighborhood, the county, or the region;

The building is not one of the last remaining examples of the Bungalow style in DeLand.

e. Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and the effect of those plans on the character of the surrounding properties;

Stetson University has no definite plans to reuse the property and intends the lot to serve as an informal green space after the building is demolished.

f. Whether reasonable measures can be taken to save the building, structure, or object from collapse;

The building is not in danger of collapse.

g. Whether the building, structure, or object is capable of earning reasonable economic return on its value.

The building no longer serves its useful purpose, and Stetson does not intend to invest additional resources in the building. Since 2000, Stetson has invested over \$50,000 in the building to accommodate student housing. As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return of their value. Instead, Stetson strives to provide its students, faculty, and staff with efficient, functional, modern and well-designed buildings to serve a specific function, and the University also preserves, restores, adapts, and upgrades its historic buildings assessed as possessing architectural and historical significance.

The questions below will be considered when reviewing a request to demolish a historic structure:

1. Provide a written description and/or graphic display of the building and/or portions of the building to be demolished.

The entire building will be demolished, along with the detached garage.

2. Are there definite plans for reuse of the property if the proposed demolition is carried out? If so please provide a rendering of proposed structure.

Stetson University has no immediate definite plans to reuse the property and intends the lot on which the building stands as an informal green space.

3. What is the effect of those plans on the character of the surrounding properties?

The informal green space will improve the appearance of this area of campus and will have no adverse effect on the surrounding properties.

4. Can the building be reasonably saved?

The building is vacant, not in use, and cannot be reasonably preserved by Stetson. The building no longer meets the standards of students seeking housing opportunities on campus, so the building no longer serves the function for which it was acquired by the University. The building is vacant and not in use.

5. Is the existing building capable of earning reasonable economic return on its value?

As a nonprofit institution, Stetson does not assess buildings and facilities as to their capacity to earn a reasonable economic return on their value. Instead, the University preserves, restores, and renovates its historic buildings that possess architectural and historical significance to meet modern code and ADA requirements.

6. Provide means of demolition and the estimated start and completion date.

Means of demolition will be heavy equipment operated by qualified individuals. The estimated cost of demolition is \$11,065 with the project anticipated for late fall 2025.



205 E University, front (south) façade



205 E University, west elevation, and south elevation of detached garage



205 E University, north (rear) and east elevations, facing southwest



205 E University, north and east elevation of detached garage

CITY OF DELAND
Request for Commission Action
August 18, 2025

SUBJECT: Resolution Approving Preliminary Plat, Reserve at Victoria Park Phase 4, Located at 1 Dr. Martin Luther King Jr. Beltway.

DEPARTMENT: Planning

PREPARED BY: Belinda Collins, Senior Planner

ATTACHMENTS: Resolution, Plat Reserve at Victoria Phase 4 (8), Site Plan Drawings - Reserve at Victoria Phase 4 (14), CSB25-001 Staff report, PD Agreement - Reserve at Victoria 2020-31, CSB25-001 Aerial, CSB25-001 Zoning, LANDSCAPE - Day 1 Beresford Rendering FINAL - PH4 RSV, LANDSCAPE - Fully Matured Beresford Rendering FINAL - PH4 RSV

APPROVED BY: Michael Pleus, City Manager, August 14, 2025

SUMMARY/HIGHLIGHT:

The applicant, Jim Paytas, Vic Reserve Holdings LLC, is requesting approval to develop a 29.47-acre parcel into 162 multi-family units. The land use designation of the property is Low Density residential typified by detached single-family use and the property is zoned "The Reserves at Victoria PD". The site is vacant and undeveloped and this development represents the final phase of this project. The proposed development will be served by City potable water and sanitary sewer facilities. This site is located immediately north of the Victoria Trails Section of the Victoria Park Planned Development. This development is being completed over a total of 4 phases and this phase includes 162 multi-family units on a 29.47-acre portion of the overall 200.23 acre parcel. The townhomes consist of 4 different elevation styles with a combination of 4, 5, 7 and 8-unit buildings, an amenity center with a pool and playground area, tree protection and stormwater retention areas and a dog park reserved for residents of the development.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Institute Smart Growth Principles

SUSTAINABILITY:

NA

FISCAL IMPACT:

After construction is completed pursuant to the preliminary plat and construction plans, the final plat will be recorded and the multifamily lots will be entered into the City's tax revenue structure.

RECOMMENDATION:

It is recommended that the City Commission approve the preliminary plat portion of this combined preliminary and final plat application to allow issuance of a development order and construction of the required infrastructure. The final plat will be brought forward for City Commission action following completion of the infrastructure improvements.

BACKGROUND/DISCUSSION:

The Reserve at Victoria PD was approved in November 2019. Previous approvals for Reserve at Victoria, included Phase 1 consisting of 157 single-family home lots, Phase 2 consisting of 108 single-family home lots and Phase 3 consisting of 141 single-family home lots. In total, the development has 568 units on the 200.23 acre parcels and an overall density of 2.84 units per acre.

On March 20, 2025, the Technical Review Committee recommended that the Combined Preliminary and Final Plat be forwarded to the Planning Board once all the comments were addressed. At the July 9, 2025 meeting, the Planning Board recommended approval of the combined plat subject to providing a more realistic depiction of the landscape plans and removal of wall signage from those plans, which has been reviewed by staff.

RESOLUTION NO. 2025 –

**A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA,
APPROVING THE PRELIMINARY PLAT FOR RESERVE AT VICTORIA
PARK, PHASE 4, LOCATED AT 1 DR. MARTIN LUTHER KING, JR.
BELTWAY; PROVIDING FOR A CONDITION AND AN EFFECTIVE
DATE.**

WHEREAS, the applicant, Jim Paytas of Vic Reserve Holdings, 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 a petition for combined preliminary and final plat for property located at 1 Dr. Martin Luther King, Jr., Beltway; and

WHEREAS, the subject property is a vacant and undeveloped 29.47± acre parcel which the applicant intends to develop into 162 multi-family townhouse lots; and

WHEREAS, on July 9, 2025, the Planning Board recommended approval of the combined preliminary and final plat for Reserve at Victoria Park, Phase 4, located at 1 Dr. Martin Luther King, Jr., Beltway; and

WHEREAS, at this time the final plat is not ready for approval and will be brought forward for review and approval pursuant to a separate resolution.

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

Section 1. The City Commission hereby approves the preliminary plat for Reserve at Victoria Park, Phase 4, located at 1 Dr. Martin Luther King, Jr., Beltway on that the condition that the applicant shall comply with any and all conditions imposed by the City Attorney, City Surveyor and City Engineer.

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

PASSED AND DULY ADOPTED this 18th day of August, 2025.

Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

Julia M. Hewitt
Interim City Clerk – Auditor

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind, City Attorney

RESERVE AT VICTORIA - PHASE 4

SECTION 23 , TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.

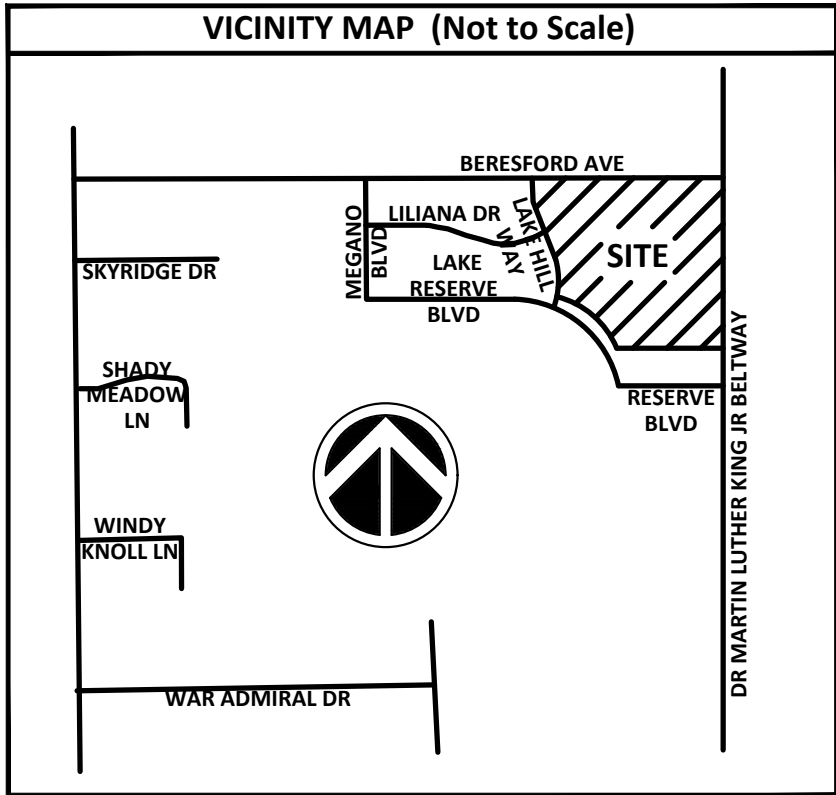
GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED ALONG THE SOUTH RIGHT-OF-WAY LINE OF BERESFORD ROAD, BEING N89°31'18"E .
- 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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL MEASUREMENTS REFER TO HORIZONTAL PLANE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT ADOPTED BY THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- THE BOUNDARY LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000. THE BOUNDARY ANGULAR ERROR OF CLOSURE DOES NOT EXCEED 15 SECONDS MULTIPLIED BY THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
- ALL CURVILINEAR LOT LINES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- UNLESS OTHERWISE INDICATED, A STRIP OF LAND 10.00 FEET WIDE AT THE FRONT OF ALL LOTS AND TRACTS ADJACENT TO ROAD RIGHT-OF-WAY AS DEPICTED HEREON, IS HEREBY RESERVED AS AN EASEMENT FOR PUBLIC UTILITIES.
- UNLESS OTHERWISE INDICATED, A STRIP OF LAND 5.00 FEET WIDE AT THE REAR OF ALL LOTS AND TRACTS AS DEPICTED HEREON, IS HEREBY GRANTED AS AN EASEMENT FOR MAINTENANCE TO THE RESERVE AT VICTORIA HOMEOWNERS' ASSOCIATION, INC.
- UNLESS OTHERWISE INDICATED, A STRIP OF LAND 2.50 FEET WIDE ALONG ALL SIDE LOT LINES AS DEPICTED HEREON, IS HEREBY GRANTED AS AN EASEMENT FOR DRAINAGE TO THE RESERVE AT VICTORIA HOMEOWNERS' ASSOCIATION, INC..
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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 AIR 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- BOUNDARY SURVEY PERFORMED BY ALTAMAX SURVEYING, PROJECT NUMBER 906522, DATED: SEPTEMBER 23, 2024.
- STORMWATER DRAINAGE TRACT "A" IS TO BE OWNED AND MAINTAINED BY DENISON RIDGE HOMEOWNERS' ASSOCIATION, INC.
- DOG PARK TRACT "D" IS TO BE OWNED AND MAINTAINED BY DENISON RIDGE HOMEOWNERS' ASSOCIATION, INC.
- COMMON AREA CONSERVATION EASEMENT TRACTS "B" AND "H" ARE TO BE OWNED AND MAINTAINED BY DENISON RIDGE HOMEOWNERS' ASSOCIATION, INC.
- COMMON AREA TRACTS "C", "E", "F", "G", "I", "J", "K", "L", "M", "N", "O", "P", "R" AND "S" ARE TO BE OWNED AND MAINTAINED BY DENISON RIDGE HOMEOWNERS' ASSOCIATION, INC.
- CLUBHOUSE/RECREATION TRACT "Q" IS TO BE OWNED AND MAINTAINED BY DENISON RIDGE HOMEOWNERS' ASSOCIATION INC.
- THE PROPERTY WITHIN THIS PLAT IS SUBJECT TO ORDINANCE NO. 2020-31 RECORDED IN OFFICIAL RECORDS BOOK 7954, PAGE 4680, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA AND ANY AMENDMENTS THERETO.
- THE PROPERTY WITHIN THIS PLAT IS SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR DENISON RIDGE HOMEOWNERS' ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ AND ANY AMENDMENTS THERETO.
- THE PROPERTY WITHIN THIS PLAT IS SUBJECT TO THE ENVIRONMENTAL RESOURCE PERMIT AS IDENTIFIED IN THE NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 7987, PAGE 1681, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- ALL LOT CORNERS SET WITH 1/2" INCH IRON ROD AND CAP MARKED "ALTAMAX" LB 7833 WHICH DO NOT REQUIRE A PERMANENT REFERENCE MONUMENT OR PERMANENT CONTROL POINT.
- ALL ROADS DEPICTED HEREON ARE PRIVATE AND ARE TO BE OWNED AND MAINTAINED BY DENISON RIDGE HOMEOWNERS' ASSOCIATION, INC.
- STREET TREES SHALL BE OWNED AND MAINTAINED BY DENISON RIDGE HOMEOWNERS' ASSOCIATION, INC.. ANY DAMAGE TO INFRASTRUCTURE (STREETS, SIDEWALKS, DRIVEWAYS, ETC.) RESULTING FROM STREET TREES SHALL BE THE RESPONSIBILITY OF DENISON RIDGE HOMEOWNERS' ASSOCIATION, INC.

LEGEND

- CA - COMMON AREA
CE - CONSERVATION EASEMENT
⌀ - CENTERLINE SYMBOL
Δ - CENTRAL ANGLE
DE - DRAINAGE EASEMENT
ESMT - EASEMENT
IHE - IRRIGATION HOA EASEMENT
HOA - HOMEOWNERS ASSOCIATION
L - LENGTH
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MB - MAP BOOK
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ORB - OFFICIAL RECORDS BOOK
PC - POINT OF CURVATURE
PCC - POINT OF COMPOUND CURVE
PCP - PERMANENT CONTROL POINT
PG - PAGE
POB - POINT OF BEGINNING
PRC - POINT OF REVERSE CURVE
PRM - PERMANENT REFERENCE MONUMENT
PSM - PROFESSIONAL SURVEYOR AND MAPPER
R - RADIUS
RAD - RADIAL
R/W - RIGHT-OF-WAY
SWE - SIDEWALK EASEMENT
UE - UTILITY EASEMENT
○ - SET NAIL & DISK STAMPED (PCP LB 7833)
⊠ - SET 4" X 4" CONCRETE MONUMENT STAMPED PRM LB 7833 (UNLESS OTHERWISE NOTED)
□ - FOUND 4" X 4" CONCRETE MONUMENT STAMPED PRM LB 8205 (UNLESS OTHERWISE NOTED)

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LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST 1/2 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA; RUN THENCE S01°05'55"E ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 23, A DISTANCE OF 130.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BERESFORD AVENUE, PER OFFICIAL RECORDS BOOK 8189, PAGE 2837 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°31'18"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 725.43 FEET TO THE NORTHEAST CORNER OF RESERVE AT VICTORIA-PHASE 2, AS RECORDED IN MAP BOOK 63, PAGES 43 THROUGH 50, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE CONTINUE N89°31'18"E ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ITS EASTERLY EXTENSION A DISTANCE OF 1,182.91 FEET TO THE WEST RIGHT-OF-WAY LINE OF DR. MARTIN L. KING JR. BELTWAY, ALSO KNOWN AS WEST VOLUSIA BELTLINE AND COUNTY ROAD 4101; THENCE S00°14'26"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1,017.25 FEET TO THE NORTHEAST CORNER OF TRACT A OF SAID MAP BOOK 63, PAGES 43 THROUGH 50; THENCE S89°45'13"W ALONG THE NORTH LINE OF SAID TRACT A A DISTANCE OF 586.62 FEET TO THE EAST BOUNDARY OF SAID MAP BOOK 63, PAGES 43 THROUGH 50; THENCE THE FOLLOWING ELEVEN (11) COURSES ALONG SAID EAST BOUNDARY: (1) FROM A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 917.00 FEET, A CHORD BEARING OF N43°48'36"W AND A CHORD DISTANCE OF 434.30 FEET; RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°23'46" A DISTANCE OF 438.47 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 555.00 FEET, A CHORD BEARING OF N04°34'13"W AND A CHORD DISTANCE OF 321.30 FEET; (2) RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°39'06" A DISTANCE OF 325.97 FEET TO A POINT OF TANGENCY; (3) N21°23'46"W A DISTANCE OF 104.46 FEET; (4) S89°45'13"W A DISTANCE OF 81.04 FEET; (5) N00°14'47"W A DISTANCE OF 50.00 FEET; (6) S89°44'39"W A DISTANCE OF 1.71 FEET TO A POINT OF CURVATURE OF A CONCAVE NORTHEASTERLY HAVING A RADIUS OF 27.00 FEET, A CHORD BEARING OF N61°04'02"W AND A CHORD DISTANCE OF 26.33 FEET; (7) RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°22'37" A DISTANCE OF 27.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 73.00 FEET, A CHORD BEARING OF N57°49'25"W AND A CHORD DISTANCE OF 63.88 FEET; (8) RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°53'21" A DISTANCE OF 66.11 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 27.00 FEET, A CHORD BEARING OF N62°21'17"W AND A CHORD DISTANCE OF 19.72 FEET; (9) RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°49'37" A DISTANCE OF 20.18 FEET TO A POINT OF A COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 239.00 FEET, A CHORD BEARING OF N20°42'42"W AND A CHORD DISTANCE OF 165.28 FEET; (10) RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°27'33" A DISTANCE OF 168.77 FEET TO A POINT OF TANGENCY; (11) N00°28'56"W A DISTANCE OF 18.79 FEET TO THE POINT OF BEGINNING.

CONTAINS 914,546 SQUARE FEET OR 20.9951 ACRES MORE OR LESS.

INDEX OF SHEETS:

- SHEET 1 - COVER, LEGAL DESCRIPTION, DEDICATIONS, NOTES, LEGEND, AND VICINITY MAP
SHEET 2 - KEY MAP
SHEET 3 - LOTS & TRACTS
SHEET 4 - LOTS & TRACTS
SHEET 5 - LOTS & TRACTS
SHEET 6 - LOTS & TRACTS
SHEET 7 - DETAILS

PHASE 4 DIMENSIONAL REQUIREMENTS

BUILDING SETBACKS:	
A. FRONT	25 FEET
B. REAR	20 FEET
C. SIDE	7.5 FEET
	15 FEET (FOR CORNER LOT)
D. MINIMUM LOT WIDTH	TOWNHOME = 20 FEET DUPLX = 75 FEET SUBDIVIDED DUPLX = 37.5 FEET
E. MINIMUM LOT SIZE	TOWNHOME = 2,200 SF DUPLX = 7,500 SF SUBDIVIDED DUPLX = 3,750 SF
F. MAXIMUM BUILDING HEIGHT:	35 FEET (2 STORIES)
G. MAXIMUM IMPERVIOUS COVERAGE:	65% (OVERALL DEVELOPMENT) 90% (TOWNHOME UNIT)
H. MAXIMUM UNIT COUNT PER BUILDING:	8 UNITS
I. MINIMUM BUILDING SEPARATION:	25 FEET
J. MINIMUM FLOOR AREA:	1,100 SF

SHEET 1 OF 7

MAP BOOK:

PAGE:

RESERVE AT VICTORIA - PHASE 4

DEDICATION

KNOW ALL BY THESE PRESENTS, AJP I OF VOLUSIA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DOES HEREBY DEDICATE SAID LANDS AND PLAT ENTITLED "RESERVE AT VICTORIA - PHASE 4" FOR THE USES AND PURPOSES THEREIN EXPRESSED AND HEREBY: (1) GRANTS AND CONVEYS THE FEE SIMPLE TITLE TO TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N" AND "O" TO DENISON RIDGE HOMEOWNERS' ASSOCIATION, INC.; (2) GRANTS ALL ROADS TO TO DENISON RIDGE HOMEOWNERS' ASSOCIATION, INC.; (3) DEDICATES THE UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS THEREOF, THE UNDERSIGNED HAS SET HIS HAND ON THE _____ DAY OF ___, 2025.

OWNER: AJP I OF VOLUSIA, LLC

BY: _____
JAMES W. PAYTAS, III, AMBR

SIGNED AND SEALED IN THE PRESENCE OF:

WITNESS _____ PRINTED NAME _____

WITNESS _____ PRINTED NAME _____

STATE OF FLORIDA, COUNTY OF VOLUSIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS _____ DAY OF _____, 2025, BY JAMES PAYTAS, III, AUTHORIZED SIGNATORY OF AJP I OF VOLUSIA, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY. SAID PERSON ☐ IS PERSONALLY KNOWN TO ME, OR ☐ HAS PRODUCED AS IDENTIFICATION: _____

NOTARY PUBLIC, STATE OF FLORIDA _____ [NOTARY STAMP]

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 THE RESERVE AT VICTORIA PHASE 3 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: _____ DATE: _____
CITY ENGINEER

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS A FLORIDA REGISTERED SURVEYOR AND MAPPER, THAT THE FOREGOING PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL STATE AND LOCAL REGULATIONS, AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. THE LAND DESCRIBED HEREON LIES IN SECTION 23 TOWNSHIP 17 SOUTH, RANGE 30 EAST, CITY OF DELAND, VOLUSIA COUNTY FLORIDA.

JAMES D. BRAY, PSM 6507
ALTAMAX SURVEYING - LB 7833
910 BELLE AVENUE, SUITE 1100
CASSELBERRY, FLORIDA 32708
DATE _____

CERTIFICATE OF APPROVAL

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 FULTON STREET
SANFORD, FL 32771

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

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THE DELAND CITY COMMISSION DOES HEREBY APPROVE THE FINAL PLAT OF RESERVE AT VICTORIA - PHASE 3.

BY: _____ DATE _____
MAYOR OF THE CITY OF DELAND

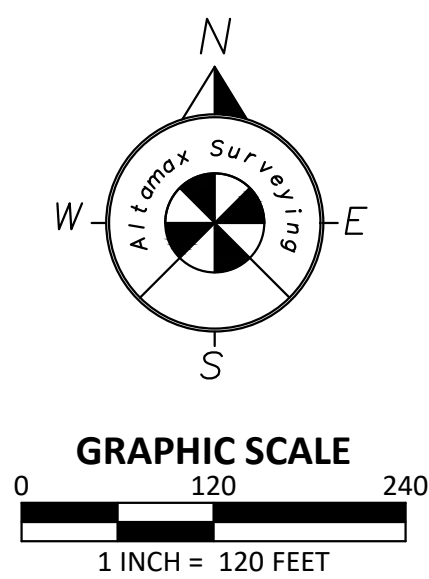
CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FOUND THAT IT COMPLIES, IN FORM, WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT IT WAS FILED FOR RECORD ON _____ AT _____ A.M./P.M.

BY: _____ FILE NO. _____
CLERK OF THE CIRCUIT COURT
IN AND FOR VOLUSIA COUNTY, FLORIDA.

RESERVE AT VICTORIA - PHASE 4

SECTION 23 , TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.



KEY SHEET

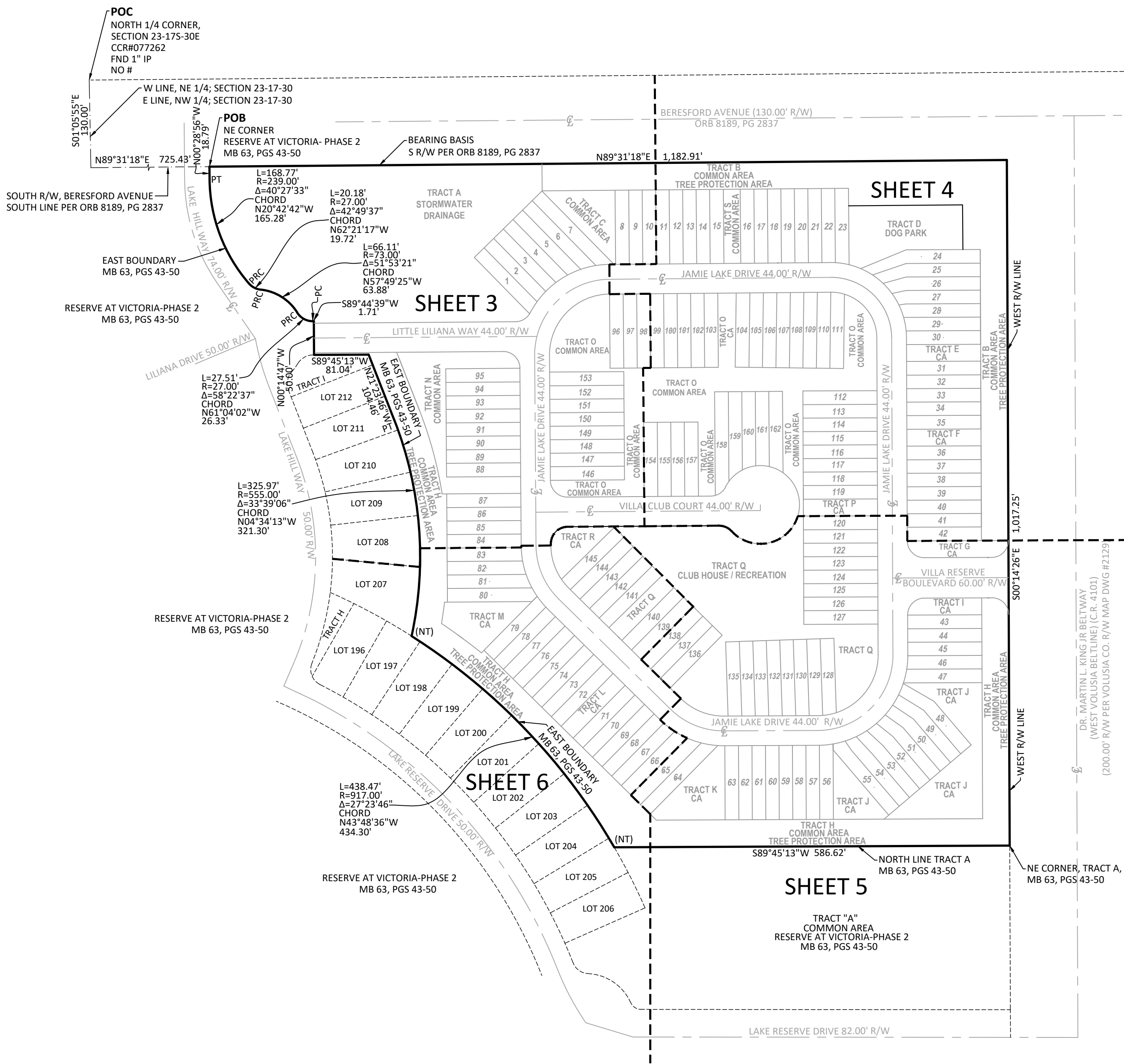
LEGEND

- CA - COMMON AREA
- CE - CONSERVATION EASEMENT
- $\overline{C}$ - CENTERLINE SYMBOL
- Δ - CENTRAL ANGLE
- DE - DRAINAGE EASEMENT
- ESMT - EASEMENT
- IHE - IRRIGATION HOA EASEMENT
- HOA - HOMEOWNERS ASSOCIATION
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- LB - LICENSED BUSINESS
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- (NR) - NON RADIAL
- (NT) - NON-TANGENT
- ORB - OFFICIAL RECORDS BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVE
- PCP - PERMANENT CONTROL POINT
- PG - PAGE
- POB - POINT OF BEGINNING
- PRC - POINT OF REVERSE CURVE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- PT - POINT OF TANGENT
- R - RADIUS
- RAD - RADIAL
- R/W - RIGHT-OF-WAY
- SWE - SIDEWALK EASEMENT
- UE - UTILITY EASEMENT
- - SET NAIL & DISK STAMPED (PCP LB 7833)
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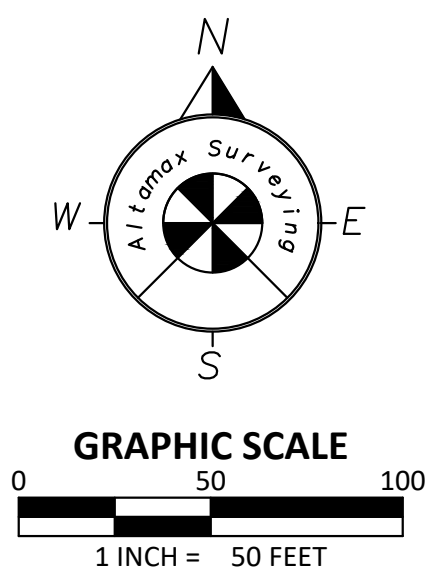
THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE BOUNDARY SURVEY PREPARED BY THIS SURVEYOR ON SEPTEMBER 23, 2024.

THIS PLAT WAS PREPARED ON MAY 9, 2025.



RESERVE AT VICTORIA - PHASE 4

SECTION 23 , TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.



LINE	BEARING	DISTANCE
L2	S00°14'47"E	3.01'
L3	N00°14'47"W	2.99'
L4	N89°31'18"E	6.80'
L5	N89°31'18"E	2.43'
L15	S45°24'37"E	2.94'
L16	N00°24'37"W	17.36'
L17	N45°31'16"E	0.42'
L18	S00°28'42"E	40.00'
L19	N00°28'42"W	40.00'
L24	N00°24'37"W	1.34'
L35	N44°35'23"E	10.21'
L37	S89°35'23"W	4.40'
L38	N89°35'23"E	6.72'
L39	N00°24'37"W	2.64'
L40	N00°00'13"W	24.30'
L41	S89°35'23"W	10.00'
L42	N00°00'13"W	24.30'
L43	N89°35'23"E	10.00'
L48	N76°38'13"W	83.36'
L49	N00°24'37"W	10.30'
L50	S76°38'13"E	84.29'
L51	N76°34'38"W	44.90'
L52	S76°34'38"E	69.74'
L53	S76°34'38"E	34.67'
L54	N76°34'38"W	3.46'
L55	N76°34'38"W	6.35'
L56	N00°28'42"W	8.33'

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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	112.00'	175.80'	158.30'	N44°33'21"E	89°55'55"
C2	112.00'	28.21'	28.14'	N06°48'20"E	14°25'54"
C3	112.00'	147.59'	137.14'	N51°46'16"E	75°30'01"
C7	112.00'	87.96'	85.72'	S22°54'37"E	45°00'00"
C8	25.00'	27.01'	25.71'	S58°38'40"W	61°53'29"
C9	134.00'	144.59'	137.67'	S58°36'37"W	61°49'22"
C10	90.00'	141.26'	127.20'	S44°33'21"W	89°55'55"
C21	134.00'	105.24'	102.56'	S22°54'37"E	45°00'00"
C22	90.00'	70.69'	68.88'	S22°54'37"E	45°00'00"
C23	25.00'	39.27'	35.36'	S44°35'23"W	90°00'00"
C27	25.00'	39.27'	35.36'	S45°24'37"E	90°00'00"
C28	25.00'	39.27'	35.36'	S45°24'37"E	90°00'00"
C29	25.00'	25.27'	24.21'	S60°38'02"W	57°54'44"
C30	25.00'	1.74'	1.74'	S29°41'18"W	3°58'45"
C31	134.00'	19.22'	19.21'	S31°48'31"W	8°13'11"
C32	134.00'	20.10'	20.09'	N40°13'00"E	8°35'47"
C33	134.00'	20.05'	20.03'	N48°48'07"E	8°34'25"
C34	134.00'	20.46'	20.44'	S57°27'48"W	8°44'57"
C35	134.00'	21.43'	21.41'	S66°25'11"W	9°09'49"
C36	134.00'	23.23'	23.20'	N75°58'03"E	9°55'55"
C37	134.00'	20.09'	20.07'	S85°13'39"W	8°35'18"
C38	90.00'	3.01'	3.01'	N00°32'56"E	1°55'06"
C39	90.00'	10.12'	10.11'	S04°43'45"W	6°26'33"
C40	90.00'	127.83'	117.35'	S48°38'26"W	81°22'47"
C41	90.00'	0.30'	0.30'	N89°25'35"E	0°07'57"
C78	90.00'	17.48'	17.45'	S39°50'47"E	11°07'41"
C79	90.00'	53.21'	52.43'	N17°20'47"W	33°52'19"
C81	134.00'	20.48'	20.46'	S38°57'47"E	8°45'24"
C82	134.00'	14.74'	14.73'	S31°26'03"E	6°18'06"
C83	134.00'	21.79'	21.77'	N23°37'30"W	9°19'00"
C84	134.00'	20.65'	20.63'	S14°33'10"E	8°49'39"
C85	134.00'	20.11'	20.09'	N05°50'23"W	8°35'53"
C86	134.00'	2.64'	2.64'	N00°58'32"W	1°07'49"
C97	595.00'	128.73'	128.48'	N15°11'52"W	12°23'46"

POC
NORTH 1/4 CORNER,
SECTION 23-17S-30E
CCR#077262
FND 1" IP
NO #

W LINE, NE 1/4; SECTION 23-17-30
E LINE, NW 1/4; SECTION 23-17-30

N89°31'18"E, 725.43'

SOUTH R/W, BERESFORD AVENUE
SOUTH LINE PER ORB 8189, PG 2837

POB
NE CORNER
RESERVE AT VICTORIA- PHASE 2
MB 63, PGS 43-50

BEARING BASIS
S R/W PER ORB 8189, PG 2837

BERESFORD AVENUE (130.00' R/W)
ORB 8189, PG 2837

MATCH LINE
SEE SHEET 4

RESERVE AT VICTORIA-PHASE 2
MB 63, PGS 43-50

LILIANA DRIVE 50.00' R/W

MATCH LINE
SEE SHEET 6

SEE SHEET 5

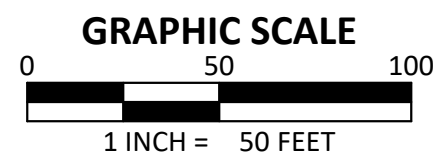
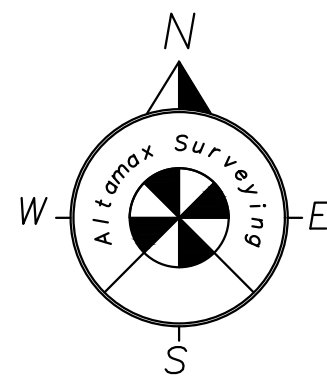
RESERVE AT VICTORIA - PHASE 4

SECTION 23, TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.

SHEET 4 OF 7

MAP BOOK:

PAGE:



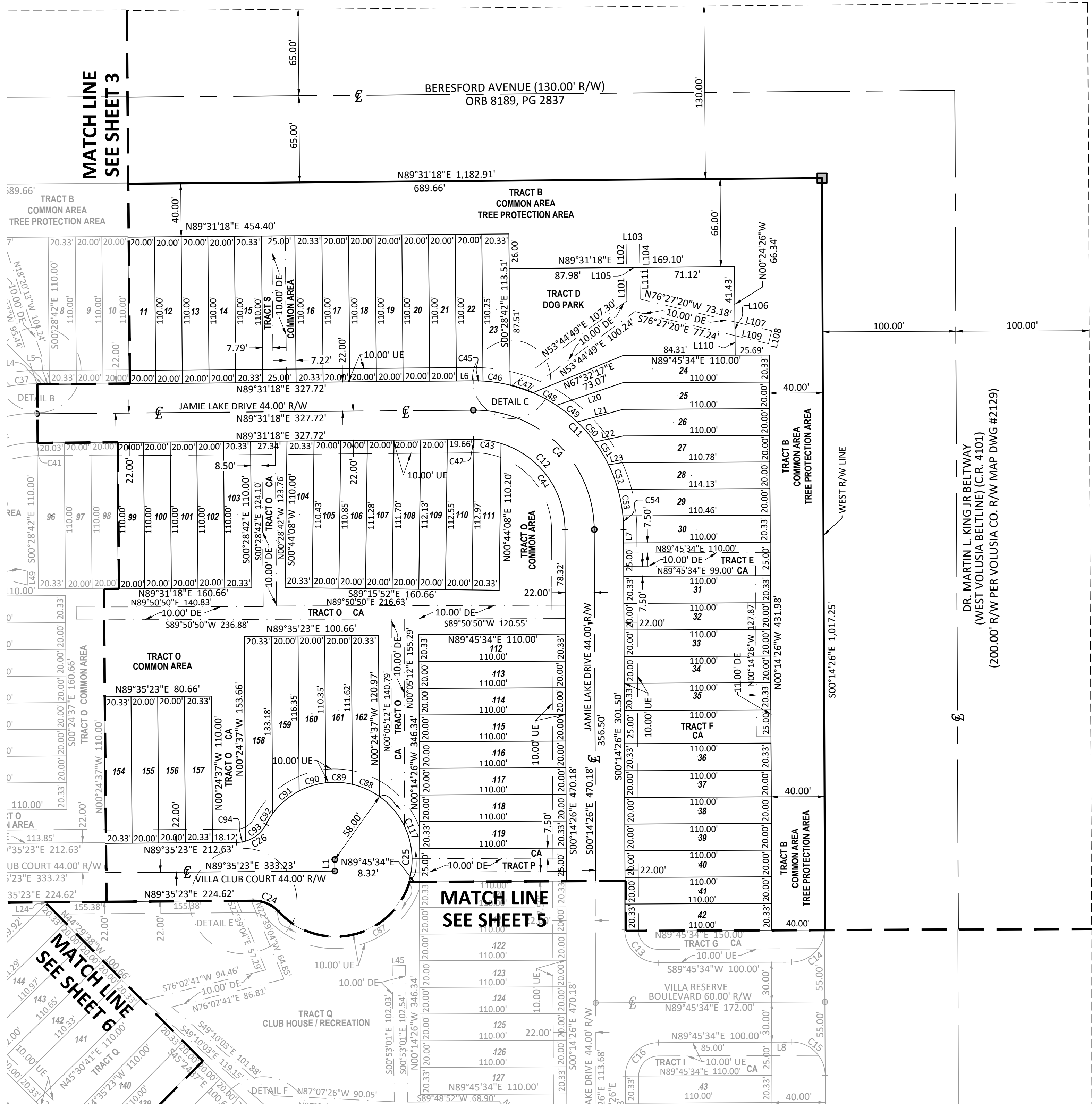
LINE	BEARING	DISTANCE
L1	S00°24'37"E	8.62'
L4	N89°31'18"E	6.80'
L5	N89°31'18"E	12.43'
L6	N89°31'18"E	12.50'
L7	S00°14'26"W	10.18'
L8	N89°45'34"E	15.00'
L20	S71°10'22"W	52.81'
L21	N74°35'32"E	35.69'
L22	N78°02'33"E	21.77'
L23	N80°55'58"E	10.41'
L24	N00°24'37"W	1.34'
L45	N88°05'29"E	10.00'
L49	N00°24'37"W	10.30'
L101	N00°38'46"W	25.05'
L102	S00°38'46"E	17.72'
L103	S89°21'14"W	10.00'
L104	N00°38'46"W	17.75'
L105	S89°31'18"W	10.00'
L106	N00°24'26"W	10.30'
L107	S76°27'20"E	28.34'
L108	N13°32'40"E	10.00'
L109	S76°27'20"E	25.86'
L110	N00°24'26"W	14.61'
L111	N00°38'46"W	23.70'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	90.00'	141.75'	127.54'	S45°21'34"E	90°14'16"
C11	112.00'	176.39'	158.72'	S45°21'34"E	90°14'16"
C12	68.00'	107.10'	96.37'	S45°21'34"E	90°14'16"
C13	25.00'	39.27'	35.36'	N45°14'26"W	90°00'00"
C14	25.00'	39.27'	35.36'	S44°45'34"W	90°00'00"
C15	25.00'	39.27'	35.36'	N45°14'28"W	89°59'56"
C16	25.00'	39.27'	35.36'	N44°45'34"E	90°00'00"
C24	25.00'	20.91'	20.31'	S66°26'57"E	47°55'19"
C25	58.00'	293.95'	66.22'	S07°40'43"E	290°22'50"
C26	25.00'	27.25'	25.92'	N58°21'37"E	62°27'31"
C37	134.00'	20.09'	20.07'	S85°13'39"W	8°35'18"
C41	90.00'	0.30'	0.30'	N89°25'35"E	0°07'57"
C42	68.00'	0.34'	0.34'	S89°40'01"W	0°11'26"
C43	68.00'	20.60'	20.52'	S81°30'39"E	17°21'14"
C44	68.00'	86.16'	80.51'	S36°32'14"E	72°35'36"
C45	112.00'	7.50'	7.50'	S88°33'32"E	3°50'20"
C46	112.00'	20.62'	20.59'	N81°21'53"W	10°32'59"
C47	112.00'	17.94'	17.92'	S71°30'00"E	9°10'47"
C48	112.00'	20.03'	20.00'	N61°47'14"W	10°14'44"
C49	112.00'	20.03'	20.00'	S51°32'31"E	10°14'43"
C50	112.00'	20.03'	20.00'	S41°17'48"E	10°14'43"
C51	112.00'	20.03'	20.00'	S31°03'05"E	10°14'43"
C52	112.00'	19.69'	19.67'	S20°53'32"E	10°04'24"
C53	112.00'	20.36'	20.33'	N10°38'49"W	10°25'01"
C54	112.00'	10.16'	10.16'	N02°50'22"W	5°11'53"
C87	58.00'	122.07'	100.75'	S77°13'07"W	120°35'12"
C88	58.00'	22.52'	22.38'	N65°42'27"W	22°14'44"
C89	58.00'	20.14'	20.04'	N86°46'43"W	19°53'48"
C90	58.00'	20.99'	20.88'	N72°54'13"E	20°44'19"
C91	58.00'	26.36'	26.14'	N49°30'44"E	26°02'39"
C92	58.00'	9.47'	9.46'	S31°48'38"W	9°21'33"
C93	25.00'	20.28'	19.73'	N50°22'12"E	46°28'41"
C94	25.00'	6.97'	6.95'	N81°35'58"E	15°58'50"
C117	58.00'	72.39'	67.78'	S18°49'47"E	71°30'47"

LEGEND

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- CE - CONSERVATION EASEMENT
- CL - CENTERLINE SYMBOL
- A - CENTRAL ANGLE
- DE - DRAINAGE EASEMENT
- ESMT - EASEMENT
- IHE - IRRIGATION HOA EASEMENT
- HOA - HOMEOWNERS ASSOCIATION
- L - LENGTH
- LB - LICENSED BUSINESS
- MB - MAP BOOK
- (NR) - NON RADIAL
- (NT) - NON-TANGENT
| ORB | - OFFICIAL RECORDS BOOK |
| PC | - POINT OF CURVATURE |
| PCC | - POINT OF COMPOUND CURVE |
| PCP | - PERMANENT CONTROL POINT |
| PG | - PAGE |
| POB | - POINT OF BEGINNING |
| PRC | - POINT OF REVERSE CURVE |
| PRM | - PERMANENT REFERENCE MONUMENT |
| PSM | - PROFESSIONAL SURVEYOR AND MAPPER |
| PT | - POINT OF TANGENT |
| R | - RADIUS |
| RAD | - RADIAL |
| R/W | - RIGHT-OF-WAY |
| SWE | - SIDEWALK EASEMENT |
| UE | - UTILITY EASEMENT |
| ○ | - SET NAIL & DISK STAMPED (PCP LB 7833) |
| ■ | - SET 4" X 4" CONCRETE MONUMENT STAMPED PRM LB 7833 (UNLESS OTHERWISE NOTED) |
| □ | - FOUND 4" X 4" CONCRETE MONUMENT STAMPED PRM LB 8205 (UNLESS OTHERWISE NOTED) |

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910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com



DR. MARTIN L. KING JR. BELTWAY
(WEST VOLUSIA BELTLINE) (C.R. 4101)
(200.00' R/W PER VOLUSIA CO. R/W MAP DWG #2129)

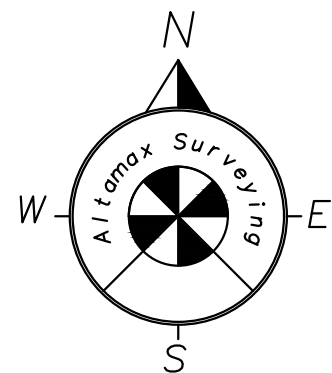
RESERVE AT VICTORIA - PHASE 4

SECTION 23 , TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.

SHEET 5 OF 7

MAP BOOK:

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GRAPHIC SCALE
0 50 100
1 INCH = 50 FEET

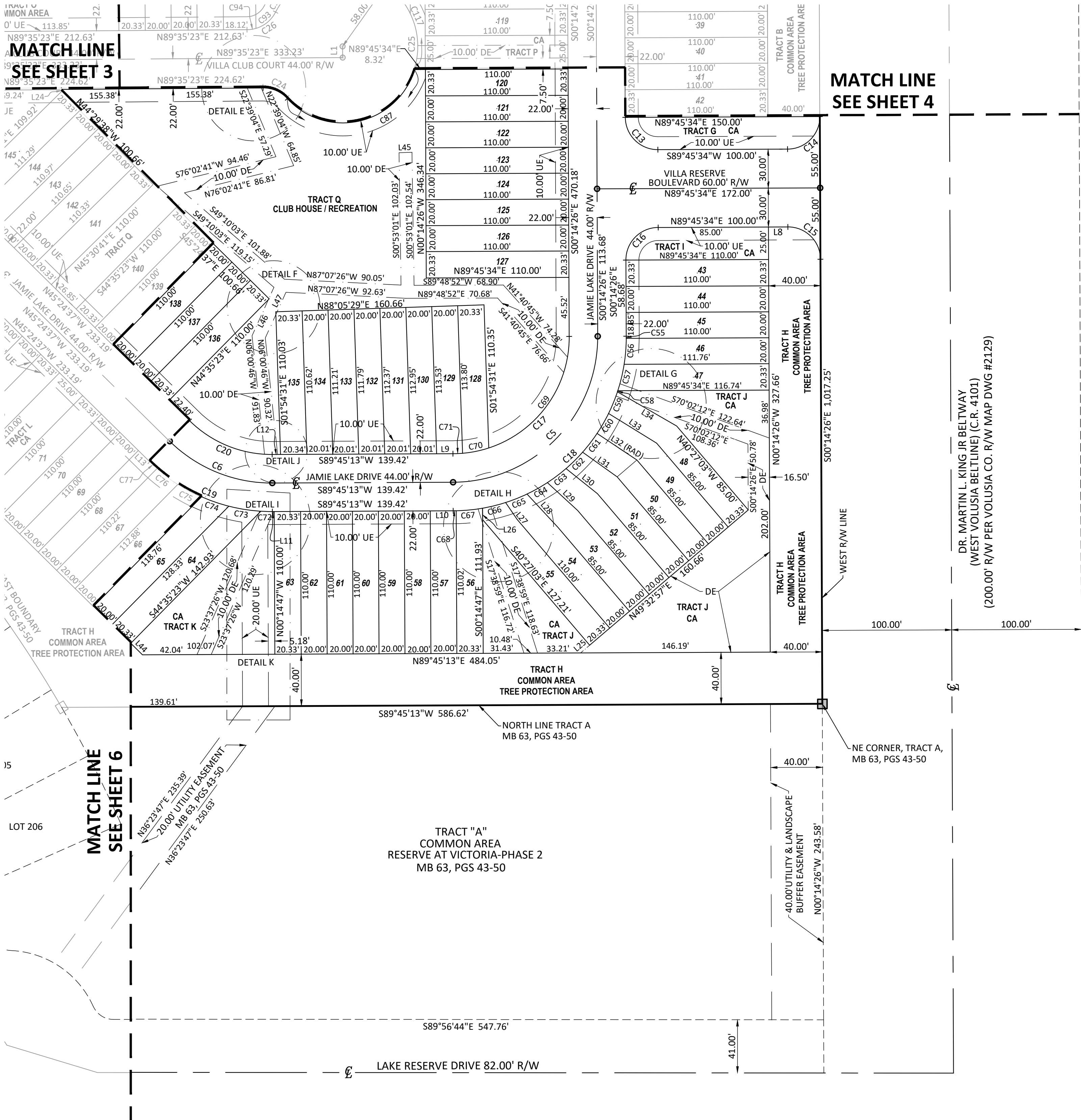
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	112.00'	175.92'	158.38'	N44°45'23"E	89°59'39"
C6	112.00'	87.64'	85.43'	N67°49'42"W	44°50'10"
C13	25.00'	39.27'	35.36'	N45°14'26"W	90°00'00"
C14	25.00'	39.27'	35.36'	S44°45'34"W	90°00'00"
C15	25.00'	39.27'	35.36'	N45°14'28"W	89°59'56"
C16	25.00'	39.27'	35.36'	N44°45'34"E	90°00'00"
C17	90.00'	141.36'	127.27'	N44°45'23"E	89°59'39"
C18	134.00'	210.47'	189.49'	N44°45'23"E	89°59'39"
C19	134.00'	104.86'	102.20'	N67°49'42"W	44°50'10"
C20	90.00'	70.43'	68.65'	N67°49'42"W	44°50'10"
C24	25.00'	20.91'	20.31'	S66°26'57"E	47°55'19"
C25	58.00'	293.95'	66.22'	S07°40'43"E	290°22'50"
C26	25.00'	27.25'	25.92'	N58°21'37"E	62°27'31"
C55	92.22'	1.65'	1.65'	N00°14'26"W	1°01'26"
C56	135.78'	20.10'	20.08'	S04°47'21"W	8°28'47"
C57	134.00'	20.95'	20.93'	N13°32'10"E	8°57'34"
C58	134.00'	0.90'	0.90'	N18°12'29"E	0°23'04"
C59	134.00'	18.01'	18.00'	S22°15'05"W	7°42'08"
C60	134.00'	17.77'	17.76'	N29°54'05"E	7°35'52"
C61	134.00'	18.26'	18.24'	N37°36'13"E	7°48'24"
C62	134.00'	18.01'	18.00'	N45°21'29"E	7°42'08"
C63	134.00'	18.01'	18.00'	N53°03'37"E	7°42'08"
C64	134.00'	18.01'	18.00'	N60°45'45"E	7°42'08"
C65	134.00'	17.74'	17.73'	N68°24'23"E	7°35'08"
C66	134.00'	18.29'	18.27'	N76°06'31"E	7°49'09"
C67	134.00'	20.44'	20.42'	N84°23'19"E	8°44'26"
C68	134.00'	2.33'	2.33'	S89°15'22"W	0°59'41"
C69	90.00'	113.27'	105.94'	N35°48'49"E	72°06'30"
C70	90.00'	20.67'	20.62'	N78°26'50"E	13°09'33"
C71	90.00'	7.42'	7.42'	S87°23'25"W	4°43'37"
C72	134.00'	8.89'	8.88'	N88°20'48"W	3°47'58"
C73	134.00'	25.06'	25.03'	S81°05'19"E	10°43'00"
C74	134.00'	22.20'	22.18'	N70°59'01"W	9°29'35"
C75	134.00'	20.87'	20.84'	S61°46'35"E	8°55'18"
C76	134.00'	20.20'	20.18'	S52°59'52"E	8°38'07"
C77	134.00'	7.65'	7.65'	S47°02'43"E	3°16'11"
C87	58.00'	194.46'	115.35'	S41°27'49"W	192°05'47"
C94	25.00'	6.97'	6.95'	N81°35'58"E	15°58'50"
C95	957.00'	73.63'	73.62'	S53°40'00"E	4°24'30"

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LINE	BEARING	DISTANCE
L1	S00°24'37"E	8.62'
L8	N89°45'34"E	15.00'
L9	S89°45'13"W	12.58'
L10	N89°45'13"E	17.67'
L11	S89°45'13"W	1.41'
L12	S89°45'13"W	6.45'
L13	N45°24'37"W	12.36'
L24	N00°24'37"W	1.34'
L25	S49°32'57"W	9.16'
L26	N00°15'54"W	8.83'
L27	S34°16'13"E	15.88'
L28	N42°55'28"W	35.09'
L29	S47°25'16"E	31.79'
L30	S51°24'12"E	31.02'
L31	S54°28'58"E	32.75'
L32	S56°17'59"E	36.95'
L33	N58°18'00"W	43.62'
L34	S60°02'04"E	52.83'
L44	S45°24'37"E	12.68'
L45	N88°05'29"E	10.00'
L46	S24°19'48"W	40.99'
L47	S24°19'48"W	38.60'

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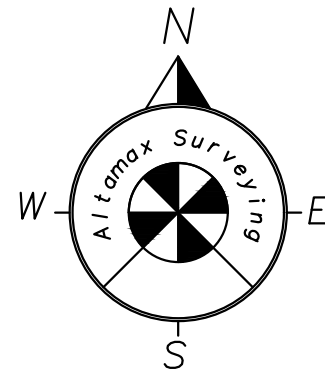
RESERVE AT VICTORIA - PHASE 4

SECTION 23 , TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.

SHEET 6 OF 7

MAP BOOK:

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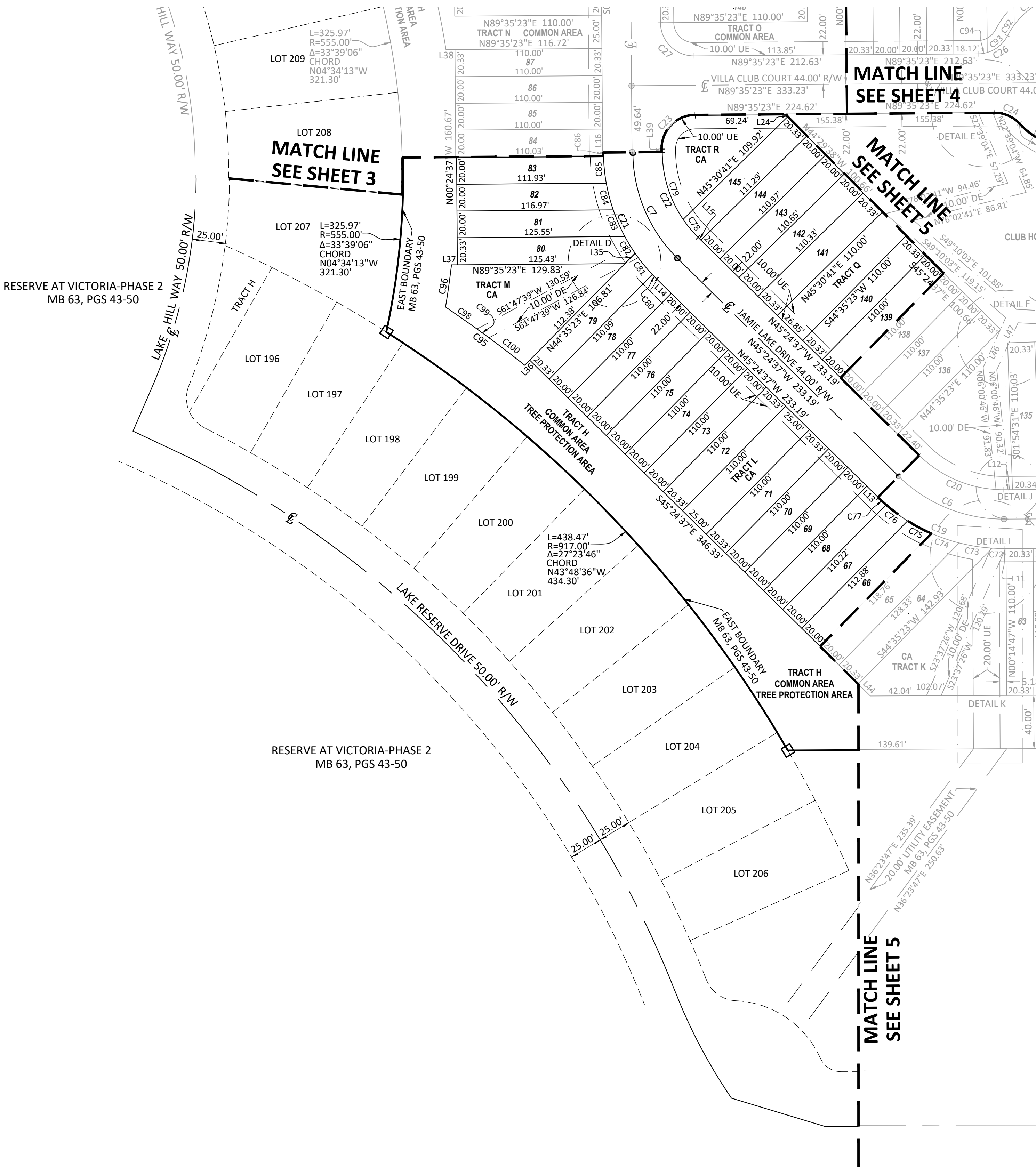


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C6	112.00'	87.64'	85.43'	N67°49'42"W	44°50'10"
C7	112.00'	87.96'	85.72'	S22°54'37"E	45°00'00"
C19	134.00'	104.86'	102.20'	N67°49'42"W	44°50'10"
C20	90.00'	70.43'	68.65'	N67°49'42"W	44°50'10"
C21	134.00'	105.24'	102.56'	S22°54'37"E	45°00'00"
C22	90.00'	70.69'	68.88'	S22°54'37"E	45°00'00"
C23	25.00'	39.27'	35.36'	S44°35'23"W	90°00'00"
C24	25.00'	20.91'	20.31'	S66°26'57"E	47°55'19"
C26	25.00'	27.25'	25.92'	N58°21'37"E	62°27'31"
C27	25.00'	39.27'	35.36'	S45°24'37"E	90°00'00"
C72	134.00'	8.89'	8.88'	N88°20'48"W	3°47'58"
C73	134.00'	25.06'	25.03'	S81°05'19"E	10°43'00"
C74	134.00'	22.20'	22.18'	N70°59'01"W	9°29'35"
C75	134.00'	20.87'	20.84'	S61°46'35"E	8°55'18"
C76	134.00'	20.20'	20.18'	S52°59'52"E	8°38'07"
C77	134.00'	7.65'	7.65'	S47°02'43"E	3°16'11"
C78	90.00'	17.48'	17.45'	S39°50'47"E	11°07'41"
C79	90.00'	53.21'	52.43'	N17°20'47"W	33°52'19"
C80	134.00'	4.84'	4.84'	S44°22'33"E	2°04'08"
C81	134.00'	20.48'	20.46'	S38°57'47"E	8°45'24"
C82	134.00'	14.74'	14.73'	S31°26'03"E	6°18'06"
C83	134.00'	21.79'	21.77'	N23°37'30"W	9°19'00"
C84	134.00'	20.65'	20.63'	S14°33'10"E	8°49'39"
C85	134.00'	20.11'	20.09'	N05°50'23"W	8°35'53"
C86	134.00'	2.64'	2.64'	N00°58'32"W	1°07'49"
C92	58.00'	9.47'	9.46'	S31°48'38"W	9°21'33"
C93	25.00'	20.28'	19.73'	N50°22'12"E	46°28'41"
C94	25.00'	6.97'	6.95'	N81°35'58"E	15°58'50"
C95	957.00'	73.63'	73.62'	S53°40'00"E	4°24'30"
C96	595.00'	31.84'	31.83'	N08°03'12"E	3°03'57"
C98	957.00'	28.74'	28.74'	S55°00'38"E	1°43'14"
C99	957.00'	11.09'	11.09'	N53°49'06"W	0°39'50"
C100	957.00'	33.80'	33.80'	S52°28'28"E	2°01'26"

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LINE	BEARING	DISTANCE
L11	S89°45'13"W	1.41'
L12	S89°45'13"W	6.45'
L13	N45°24'37"W	12.36'
L14	S45°24'37"E	15.16'
L15	S45°24'37"E	2.94'
L16	N00°24'37"W	17.36'
L24	N00°24'37"W	1.34'
L35	N44°35'23"E	10.21'
L36	N44°35'23"E	5.32'
L37	S89°35'23"W	4.40'
L38	N89°35'23"E	6.72'
L39	N00°24'37"W	2.64'
L44	S45°24'37"E	12.68'
L46	S24°19'48"W	40.99'
L47	S24°19'48"W	38.60'



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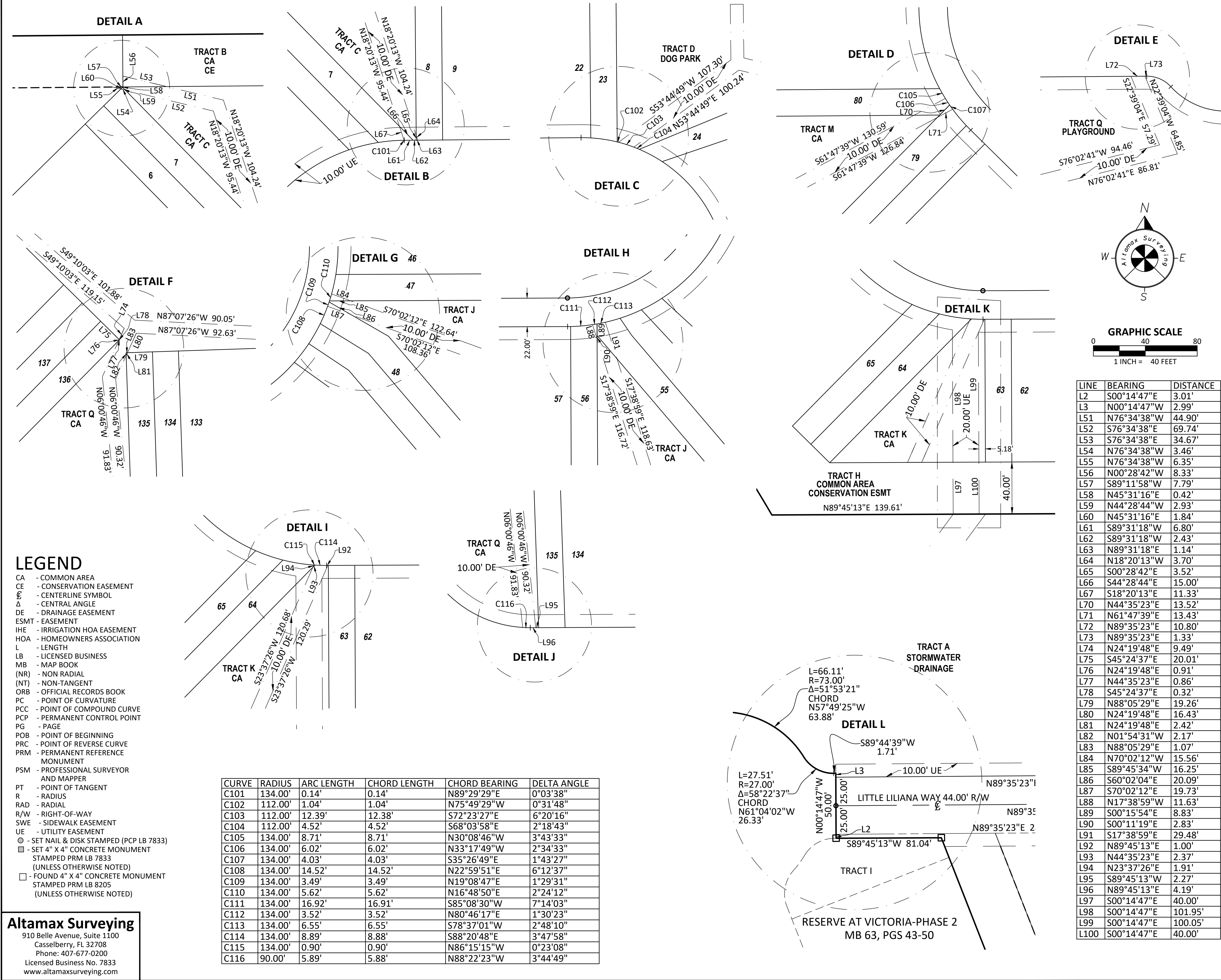
RESERVE AT VICTORIA - PHASE 4

SECTION 23 , TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN THE CITY OF DELAND, VOLUSIA COUNTY, FLORIDA.

SHEET 7 OF 7

MAP BOOK:

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2.2	BOUNDARY AND TOPOGRAPHIC SURVEY
2.3	BOUNDARY AND TOPOGRAPHIC SURVEY
2.4	BOUNDARY AND TOPOGRAPHIC SURVEY
2.5	BOUNDARY AND TOPOGRAPHIC SURVEY
2.6	BOUNDARY AND TOPOGRAPHIC SURVEY
03	CONSTRUCTION NOTES AND SPECIFICATIONS
04	CONSTRUCTION NOTES AND SPECIFICATIONS
05	CONSTRUCTION NOTES AND SPECIFICATIONS
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07	RIGHT-OF-WAY DEMOLITION AND SWPPP PLAN
08	SWPPP DETAILS AND NOTES
09	SWPPP DETAILS AND NOTES
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11	OVERALL LOT LAYOUT
12	LOT LAYOUT PLAN
13	LOT LAYOUT PLAN
14	OVERALL SITE LAYOUT
15	GEOMETRY, PAVEMENT AND STRIPING PLAN
16	GEOMETRY, PAVEMENT AND STRIPING PLAN
17	MODEL HOME PLAN
18	RIGHT-OF-WAY GEOMETRY AND STRIPING PLAN
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33	PLAN AND PROFILE - ROAD 2 STA. 0+00 - 7+00
34	PLAN AND PROFILE - ROAD 2 STA. 7+00 - 9+74
35	PLAN AND PROFILE - ROAD 2 STA. 0+00 - 5+00
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45	CITY OF DELAND UTILITY MARKER BALL DETAILS
46	CITY OF DELAND MARKER BALL DETAILS
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49	FDOT STANDARD DETAILS
50	FDOT STANDARD DETAILS
51	FDOT STANDARD DETAILS
52	FDOT STANDARD DETAILS
53	FDOT STANDARD DETAILS
54	MAINTENANCE OF TRAFFIC
55	MAINTENANCE OF TRAFFIC
56	EASEMENT PLAN
57	PHASE 4 TREE PRESERVATION AREA PLAN
58	OVERALL TREE PRESERVATION AREAS PLAN
59	OVERALL TREE IMPACT - PROTECTION PLAN
60	BIOME PLAN
L1	OVERALL LANDSCAPE PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE PLAN
L4	LANDSCAPE PLAN
L5	LANDSCAPE PLAN
L6	LANDSCAPE PLAN
L7	LANDSCAPE DETAILS AND NOTES
L8	IRRIGATION PLAN
L9	IRRIGATION PLAN
L10	IRRIGATION PLAN
L11	IRRIGATION PLAN
L12	IRRIGATION PLAN
L13	IRRIGATION PLAN
L14	IRRIGATION DETAILS AND NOTES

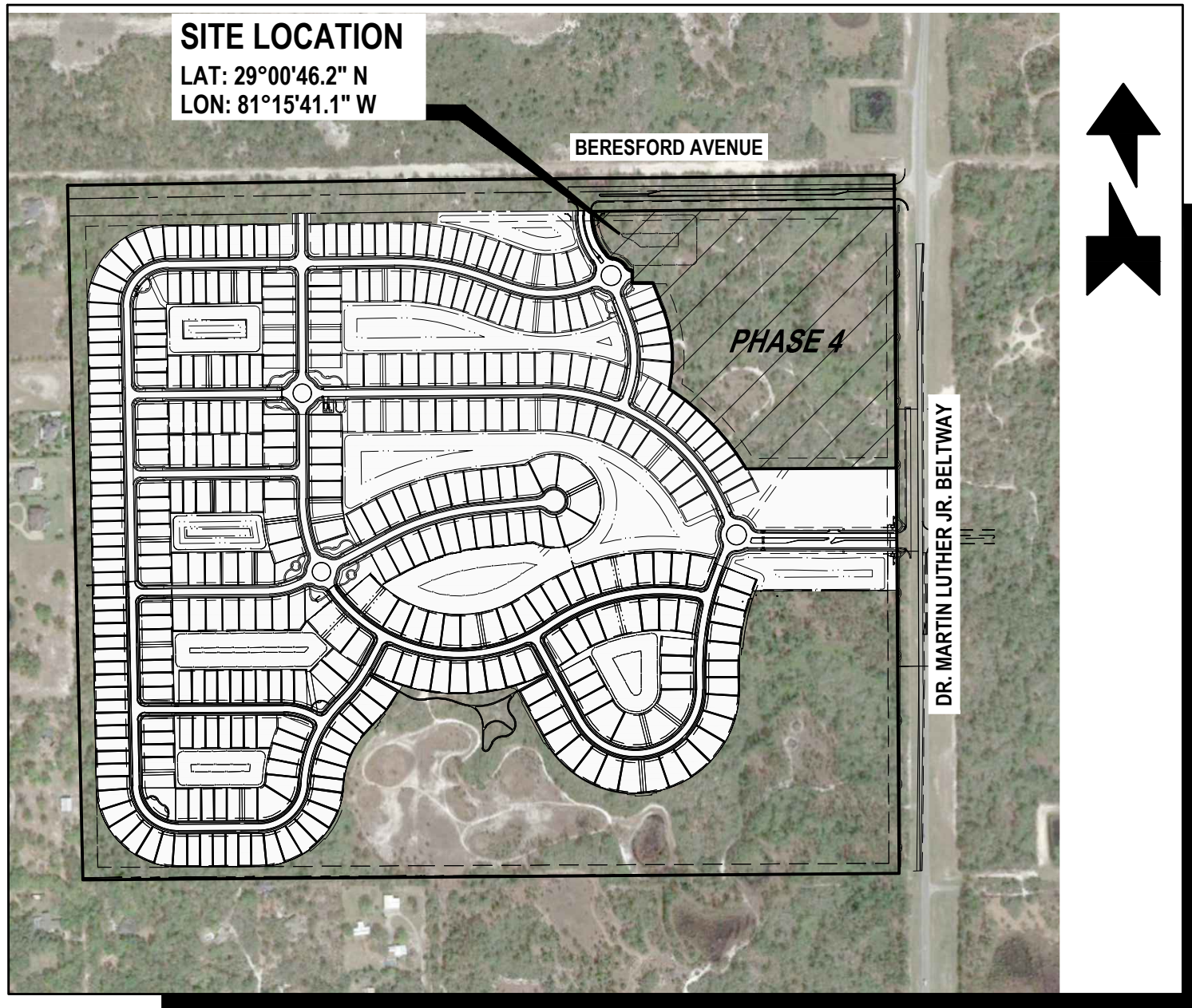
THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

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SUBDIVISION DRAWINGS FOR RESERVE AT VICTORIA PHASE 4

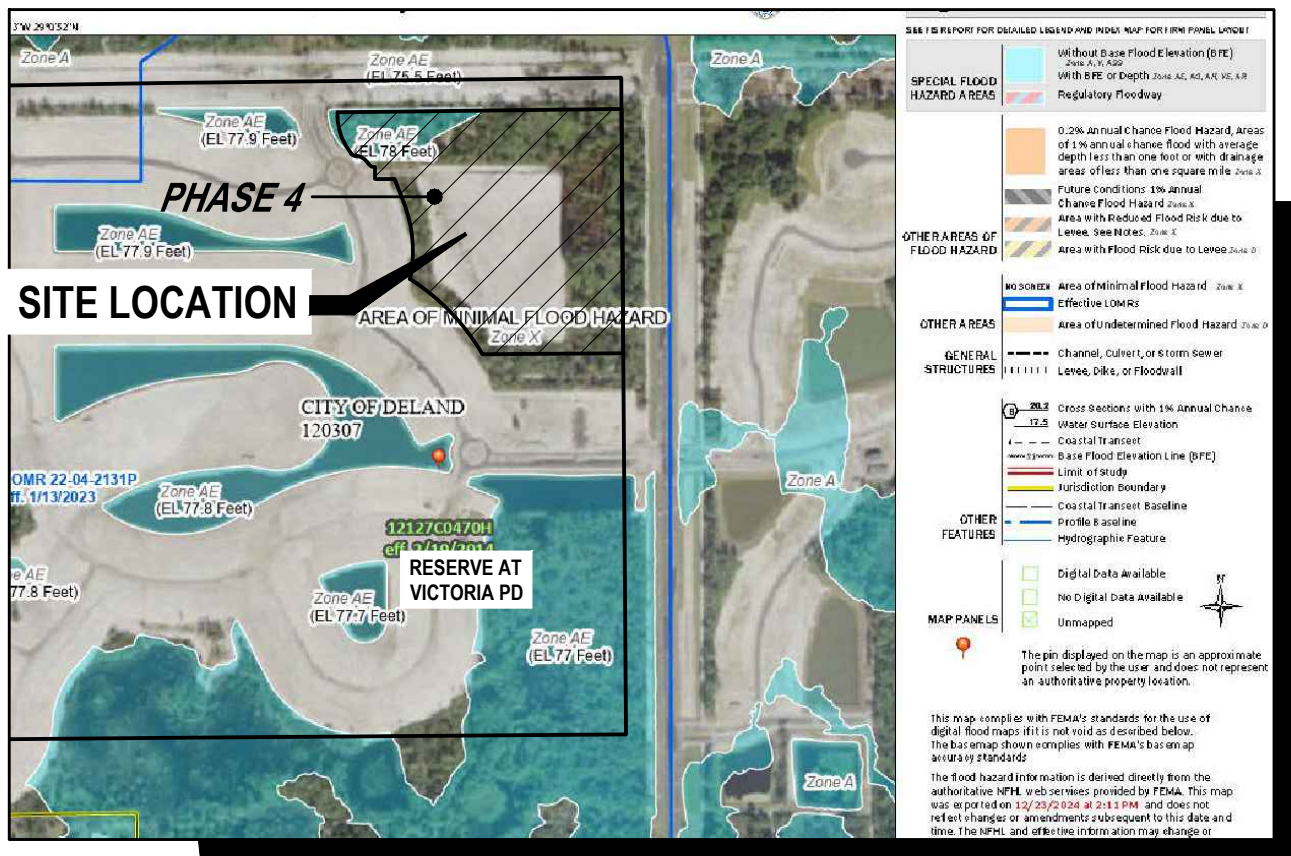
SECTION 23 TOWNSHIP 17 S, RANGE 30 E
TAX PARCEL ID# 702300000240
DR. MARTIN LUTHER KING JR. BELTWAY
DELAND, FL 32724

DECEMBER 2024
REVISED JULY 2025



AERIAL MAP

SCALE: 1" = 600'

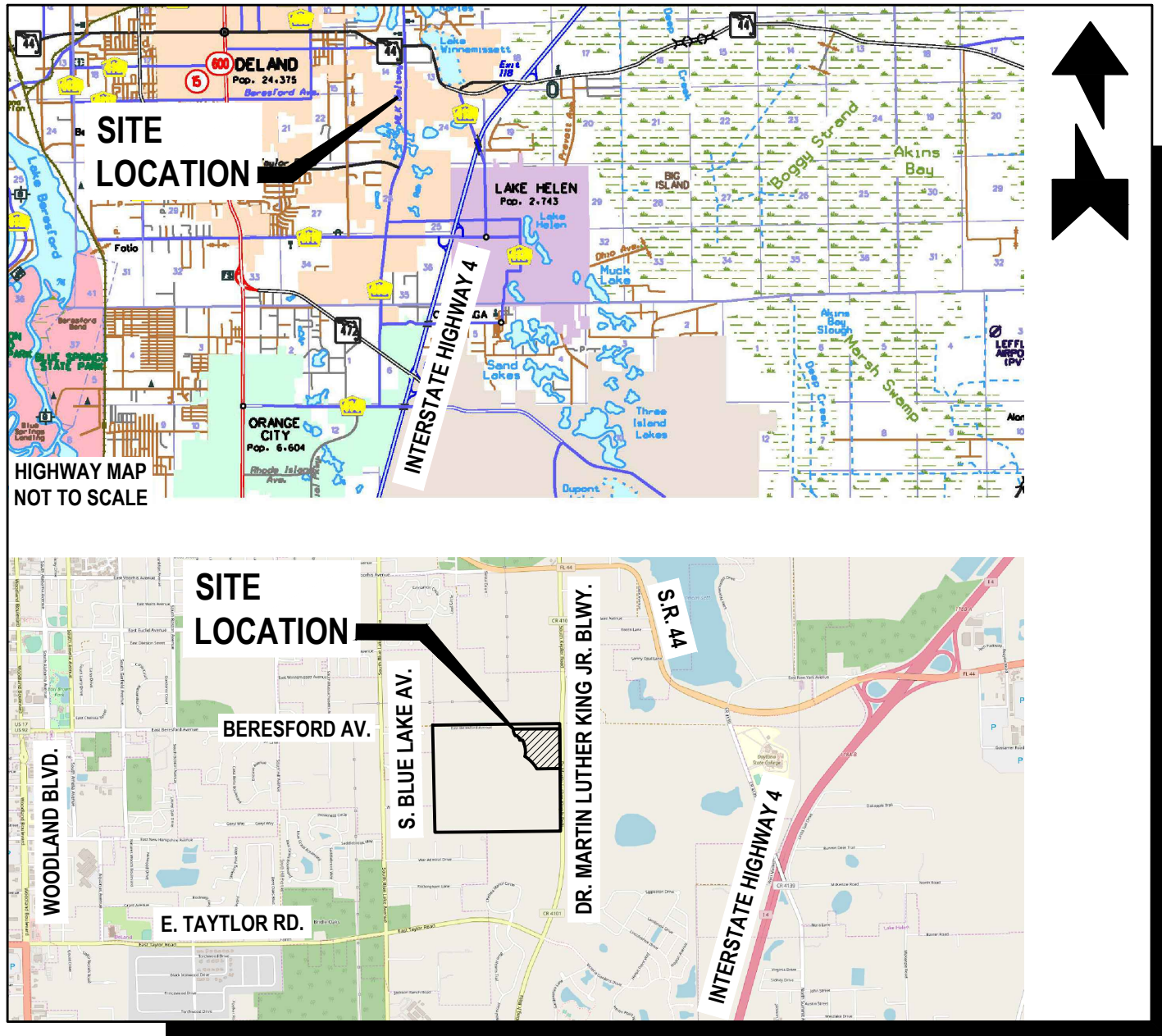


FLOOD ZONE MAP

SCALE: 1" = 800'

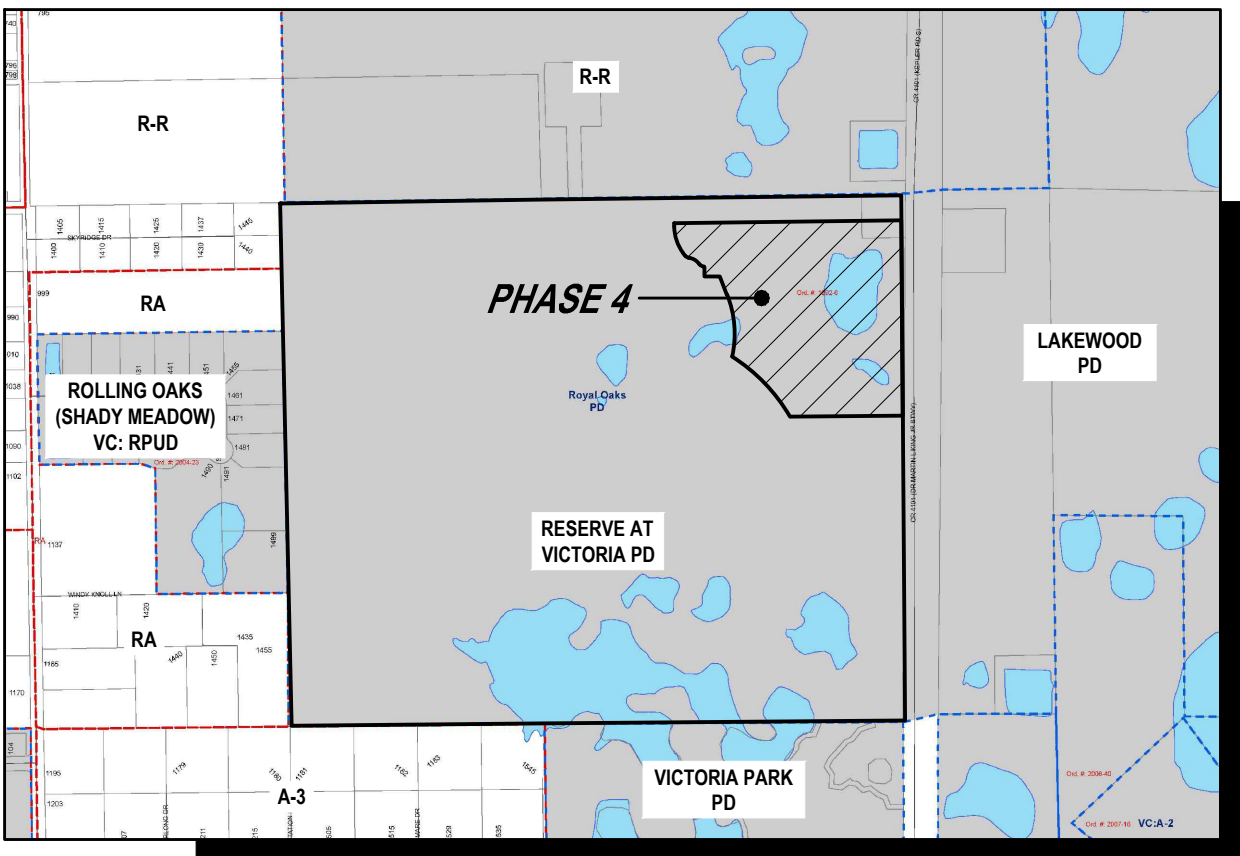
FLOOD ZONE "AE" & "X"

PANEL 12127CQ470H, 2/19/2014



LOCATION MAP

SCALE: 1" = 4,000'



ZONING MAP

SCALE: 1" = 1000'

PROJECT ZONING DISTRICT:
ROYAL OAKS PD
(PLANNED DEVELOPMENT)

PROJECT TEAM

PROPERTY OWNER/ APPLICANT:	JIM PAYTAS, MANAGER VIC RESERVE HOLDINGS LLC 908 TAYLOR ROAD, UNIT A PORT ORANGE, FL 32127 PHONE: (386) 756-0439 EMAIL: JPAYTAS@PAYTASHOMES.COM
PROJECT MANAGER/ CIVIL ENGINEER/ LANDSCAPE ARCHITECT:	HARRY NEWKIRK, P.E., PRESIDENT NEWKIRK ENGINEERING, INC. 1230 NORTH US HIGHWAY 1, SUITE 3 ORMOND BEACH, FL 32174 PHONE: (386) 872-7794 EMAIL: HARRY@NEWKIRK-ENGINEERING.COM
SURVEYOR:	SHAWN KLEOTZER, VICE PRESIDENT ALTAMAX SURVEYING 910 BELLE AVENUE, SUITE 1100 CASSLEBERRY, FL 32708 PHONE: (407) 677-0200 EMAIL: JAMES@ALTAMAXSURVEYING.COM
GEOTECHNICAL:	BRIAN POHL, P.E. UNIVERSAL ENGINEERING SCIENCES 911 BEVILLE ROAD, SUITE 3 SOUTH DAYTONA BEACH, FL 32119 PHONE: (386) 756-1105 EMAIL: BPOHL@UNIVERSALENGINEERING.COM
ENVIRONMENTAL:	BILL GRIFFY, PRESIDENT ECOLOGICAL CONSULTING SOLUTIONS, INC. 235 HUNT CLUB BOULEVARD, SUITE 202 LONGWOOD, FL 32779 PHONE: (407) 869-9434 EMAIL: BGRIFY@ECSFL.CC

CONTACT NUMBERS

PLANNING & BUILDING - CITY OF DELAND (386) 626-7005
WATER - CITY OF DELAND UTILITIES DIVISION (386) 626-7250
WASTEWATER - CITY OF DELAND UTILITIES DIVISION (386) 626-7250
GAS - FLORIDA PUBLIC UTILITIES (386) 668-2600
ELECTRIC - DUKE ENERGY (800) 700-8744
TELECOMMUNICATIONS - AT&T (386) 254-8550
TELECOMMUNICATIONS - SPECTRUM NETWORKS (386) 760-9950
FLORIDA DEPARTMENT OF TRANSPORTATION (863) 740-3400

JURISDICTIONAL AGENCY

CITY OF DELAND (SUBDIVISION)
FDEP (WASTEWATER)
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (STORMWATER)
VOLUSIA COUNTY HEALTH DEPARTMENT (WATER)
VOLUSIA COUNTY USE PERMIT (RIGHT-OF-WAY)

PERMIT No.

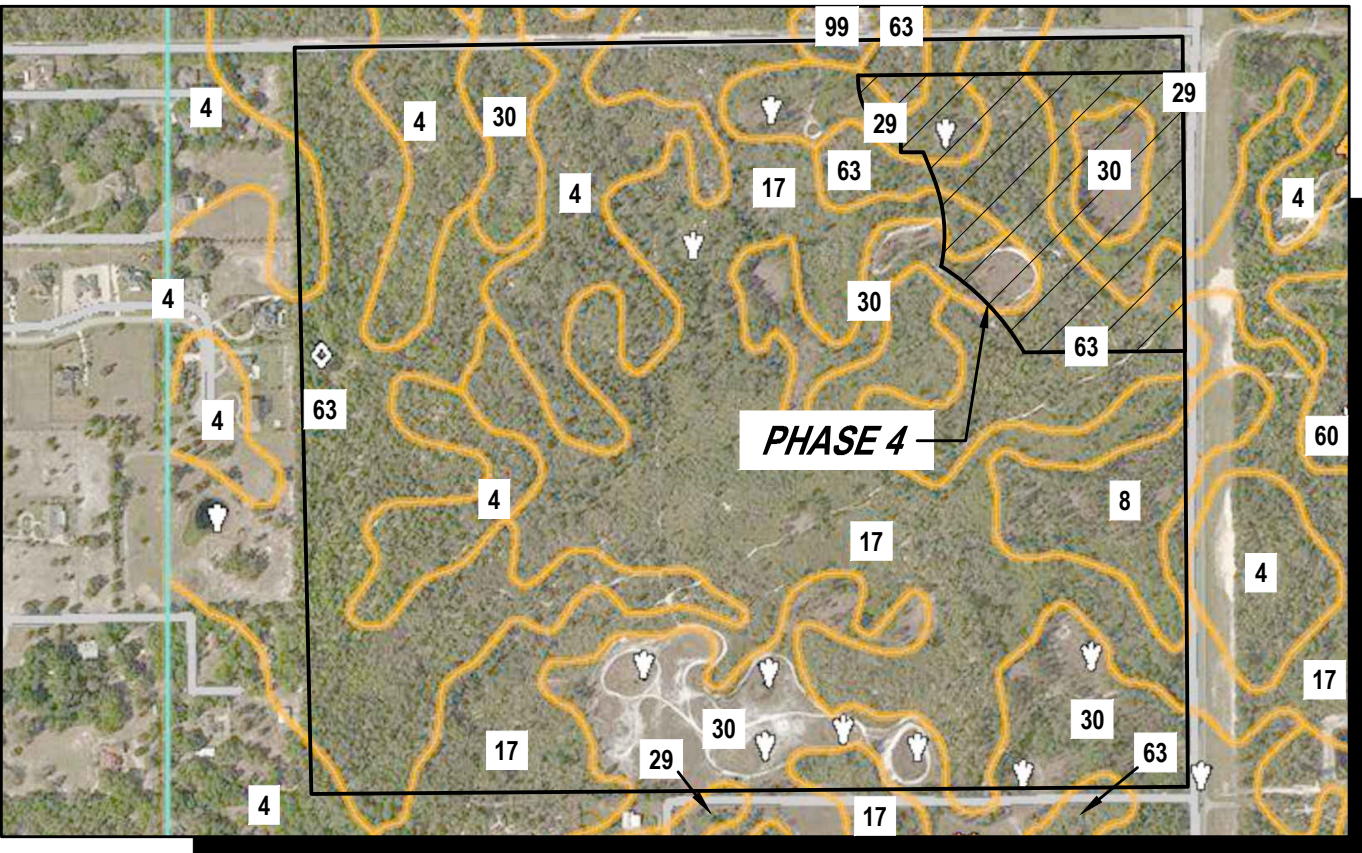
CSB25-001
0442089-002-DWC CM
161008-6
0128184-440-DSGP
2025-P-USE-0201

PROJECT STATEMENT

PROPOSE A RESIDENTIAL SUBDIVISION TO BE KNOWN AS "RESERVE AT VICTORIA - PHASE 4" CONSISTING OF 162 TOWNHOME LOTS AND 19 TRACTS ON 20.998 ACRES.

LEGAL DESCRIPTION

SEE SURVEY BY ALTAMAX SURVEYING, SHEET 2.1 FOR LEGAL DESCRIPTION.



SOILS MAP

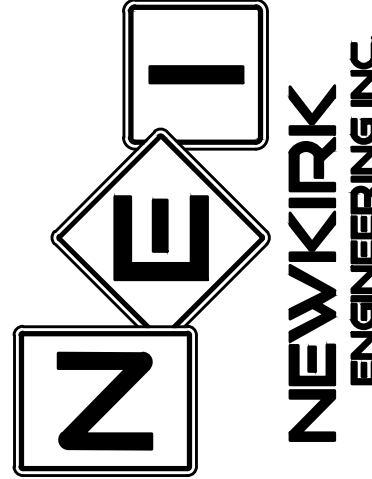
SCALE: 1" = 700'

SOIL TYPES: SEE SHEET No. 5 FOR SOIL TYPE LIST



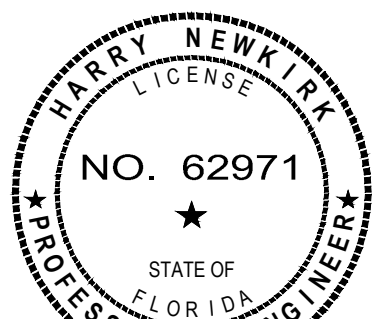
THE RESERVE AT VICTORIA PHASE 4

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewKirk-Engineering.com
C.A. # 30209
L.C. # 26000384
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Civil Engineering,
Transportation, CEI &
Landscape Architecture



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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

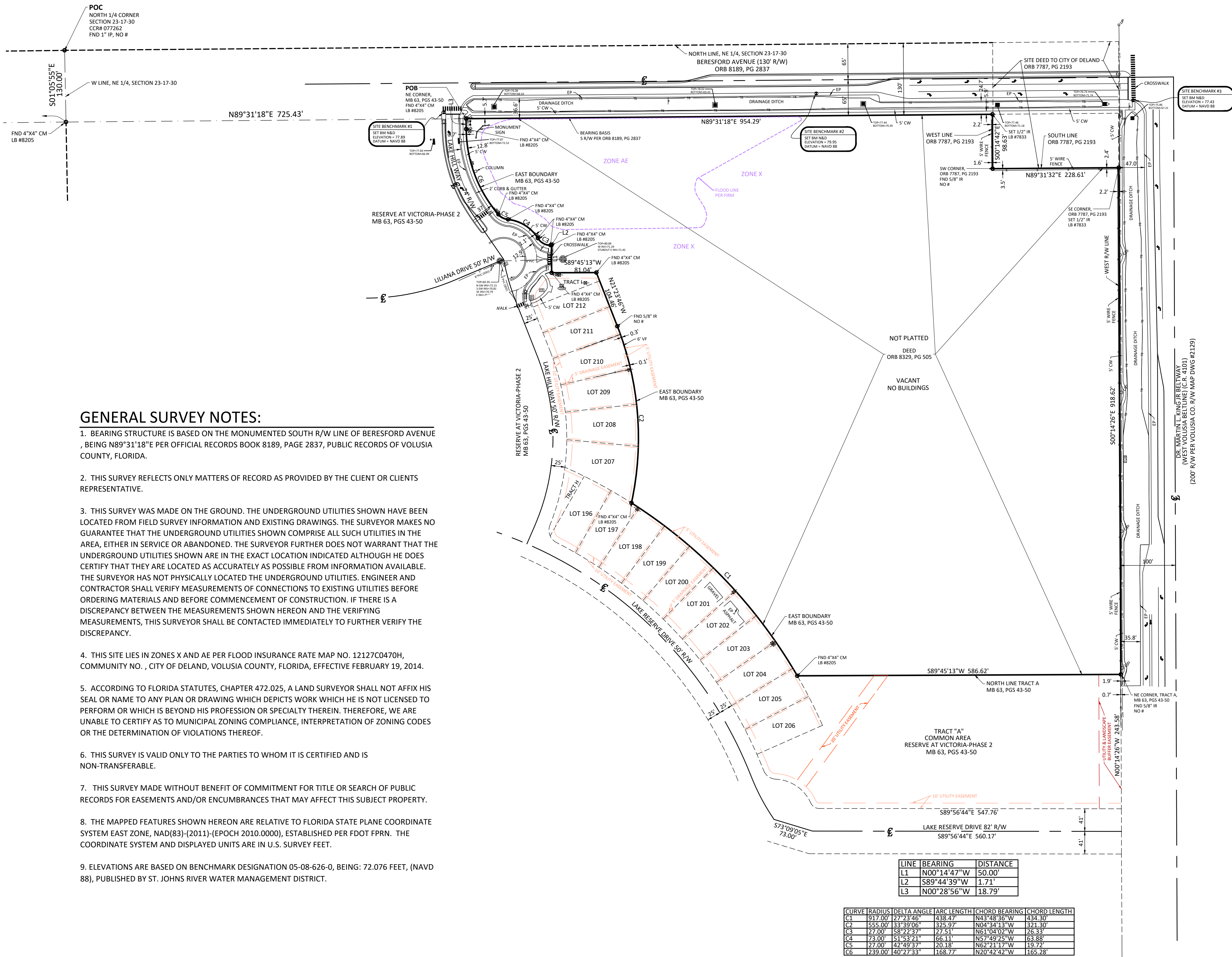


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DRAWING NUMBER

01

BOUNDARY & TOPOGRAPHIC SURVEY



GENERAL SURVEY NOTES:

- BEARING STRUCTURE IS BASED ON THE MONUMENTED SOUTH R/W LINE OF BERESFORD AVENUE , BEING N89°31'18"E PER OFFICIAL RECORDS BOOK 8189, PAGE 2837, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
- THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
- THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
- THIS SITE LIES IN ZONES X AND AE PER FLOOD INSURANCE RATE MAP NO. 12127C0470H, COMMUNITY NO. , CITY OF DELAND, VOLUSIA COUNTY, FLORIDA, EFFECTIVE FEBRUARY 19, 2014.
- ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
- THIS SURVEY IS VALID ONLY TO THE PARTIES TO WHOM IT IS CERTIFIED AND IS NON-TRANSFERABLE.
- THIS SURVEY MADE WITHOUT BENEFIT OF COMMITMENT FOR TITLE OR SEARCH OF PUBLIC RECORDS FOR EASEMENTS AND/OR ENCUMBRANCES THAT MAY AFFECT THIS SUBJECT PROPERTY.
- THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD(83)-(2011)-(EPOCH 2010.0000), ESTABLISHED PER FDOT FPRN. THE COORDINATE SYSTEM AND DISPLAYED UNITS ARE IN U.S. SURVEY FEET.
- ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION 05-08-626-0, BEING: 72.076 FEET, (NAVD 88), PUBLISHED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

DESCRIPTION: (WRITTEN BY SURVEYOR)

A PORTION OF THE NORTHEAST 1/2 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA; RUN THENCE S01°05'55"E ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 23, A DISTANCE OF 130.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BERESFORD AVENUE, PER OFFICIAL RECORDS BOOK 8189, PAGE 2837 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°31'18"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 725.43 FEET TO THE NORTHEAST CORNER OF RESERVE AT VICTORIA-PHASE 2, AS RECORDED IN MAP BOOK 63, PAGES 43 THROUGH 50, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE CONTINUE N89°31'18"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 954.29 FEET TO THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7787, PAGE 2193 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S00°14'42"E ALONG SAID WEST LINE A DISTANCE OF 98.63 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE N89°31'32"E ALONG THE SOUTH LINE OF SAID LANDS A DISTANCE OF 228.61 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE WEST RIGHT-OF-WAY LINE OF DR. MARTIN L. KING JR. BELTWAY, ALSO KNOWN AS WEST VOLUSIA BELTLINE AND COUNTY ROAD 4101; THENCE S00°14'26"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 918.62 FEET TO THE NORTHEAST CORNER OF TRACT A OF SAID MAP BOOK 63, PAGES 43 THROUGH 50; THENCE S89°45'13"W ALONG THE NORTH LINE OF SAID TRACT A A DISTANCE OF 586.62 FEET TO THE EAST BOUNDARY OF SAID MAP BOOK 63, PAGES 43 THROUGH 50; THENCE THE FOLLOWING ELEVEN (11) COURSES ALONG SAID EAST BOUNDARY; (1) FROM A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 917.00 FEET, A CHORD BEARING OF N43°48'36"W AND A CHORD DISTANCE OF 434.30 FEET; RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°23'46" A DISTANCE OF 438.47 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 555.00 FEET, A CHORD BEARING OF N04°34'13"W AND A CHORD DISTANCE OF 321.30 FEET; (2) RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°39'06" A DISTANCE OF 325.97 FEET TO A POINT OF TANGENCY; (3) N21°23'46"W A DISTANCE OF 104.46 FEET; (4) S89°45'13"W A DISTANCE OF 81.04 FEET; (5) N00°14'47"W A DISTANCE OF 50.00 FEET; (6) S89°44'39"W A DISTANCE OF 1.71 FEET TO A POINT OF CURVATURE OF A CONCAVE NORTHEASTERLY HAVING A RADIUS OF 27.00 FEET, A CHORD BEARING OF N61°04'02"W AND A CHORD DISTANCE OF 26.33 FEET; (7) RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°22'37" A DISTANCE OF 27.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 73.00 FEET, A CHORD BEARING OF N57°49'25"W AND A CHORD DISTANCE OF 63.88 FEET; (8) RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°53'21" A DISTANCE OF 66.11 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 27.00 FEET, A CHORD BEARING OF N62°21'17"W AND A CHORD DISTANCE OF 19.72 FEET; (9) RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°49'37" A DISTANCE OF 20.18 FEET TO A POINT OF A COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 239.00 FEET, A CHORD BEARING OF N20°42'42"W AND A CHORD DISTANCE OF 165.28 FEET; (10) RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°27'33" A DISTANCE OF 168.77 FEET TO A POINT OF TANGENCY; (11) N00°28'56"W A DISTANCE OF 18.79 FEET TO THE POINT OF BEGINNING.

NOTE: PORTIONS OF THE LAND DESCRIBED IN THE DEED FOR THE SUBJECT PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 8329, PAGE 505, OVERLAP INTO THE ADJOINING PHASE OF RESERVE AT VICTORIA KNOWN AS RESERVE AT VICTORIA - PHASE 2, RECORDED IN MAP BOOK 63, PAGES 43 THROUGH 50, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA (THE "PHASE 2 PLAT"). THIS DESCRIPTION AND THE BOUNDARY DEPICTED HEREON HAS BEEN REVISED ALONG ITS WESTERLY BOUNDARY TO CREATE CONTIGUITY WITH SAID PHASE 2 PLAT.

CERTIFIED TO:
AJP I OF VOLUSIA LLC

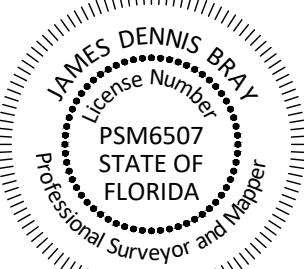
LAND AREA:

CONTAINS 891,997 SQUARE FEET OR 20.4774 ACRES MORE OR LESS.

Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com
James@altamaxsurveying.com

Digitally signed by James D. Bray
DN: cn=James D. Bray, o=US
or=Unaffiliated
Reason: I am the author of this
document
Date: 2024.10.25 13:54:04-00
James D. Bray PSM 6507



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- AC - AIR CONDITIONER
- BB - BOTTOM OF BANK
- BHM - BUILDING HEIGHT MEASUREMENT
- BP - BACK FLOW PREVENTER
- BM - BENCHMARK
- BL - BOLLARD
- E - BURIED ELECTRIC LINE
- C - BURIED CABLE TELEVISION LINE
- CALC - CALCULATED
- C&M - CALCULATED & MEASURED
- CA - CENTRAL ANGLE
- CBW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CCR - CERTIFIED CORNER RECORD
- CF - CONCRETE FLOVE
- CHW - CONCRETE HEADWALL
- CLF - CHAIN LINE FENCE
- CL - CENTERLINE
- CM - CONCRETE MONUMENT
- CMP - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CONC - CONCRETE
- COVD - COVERED
- CP - CONCRETE PAD
- CRB - CURB INLET
- CS - CONCRETE SIDEWALK
- D - BURIED STORM/RAIN LINE
- DI - DESCRIBED
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DOT - DOT INLET
- DP - DUMPSTER PAD
- DW - DRIVEWAY
- E - EASEMENT NUMBER
- EB - ELECTRIC BOX
- EL - ELEVATION
- ESMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FL - FLORIDA PERMANENT REFERENCE NETWORK
- FIRM - FLOOD INSURANCE RATE MAP
- FFE - FINISHED FLOOR ELEVATION
- FM - FIRE HYDRANT
- FMA - BURIED FORCE MAIN LINE
- FND - FOUND
- FO - BURIED FIBER OPTIC CABLE LINE
- FOC - FIBER OPTIC CABLE BOX
- FP - FLAG POLE
- GL - BURIED GAS LINE
- GM - GAS METER
- GV - GAS VALVE
- GTA - GREASE TRAP MANHOLE
- Y - GUY WIRE ANCHOR
- H - HANDICAP PARKING
- HDP - HIGH DENSITY POLYETHYLENE PIPE
- INST - RECORD INSTRUMENT
- IRV - INVERT ELEVATION
- IP - IRON PIPE
- IR - IRON ROD
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LP - LIGHT POLE
- LS - LICENSED SURVEYOR
- MB - MAP BOOK
- MF - METAL FENCE
- MS - METAL SHED
- ED - MITERED END SECTION
- M - MONITORING WELL
- N&D - NAIL & DISK
- NAVD - NORTH AMERICAN VERTICAL DATUM
- NAD - NORTH AMERICAN DATUM
- NOVD - NATIONAL GEODETIC VERTICAL DATUM
- NTS - NOT TO SCALE
- ORB - OFFICIAL RECORDS BOOK
- OW - OVERHEAD WIRE
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PP - PER PLANS
- PS - PAGE
- PI - POINT OF INTERSECTION
- PB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PS - PARKING SPACES
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- PSP - PESTERIAN SIGNAL POLE
- PT - POINT OF TANGENCY
- PC - POLYVINYL CHLORIDE PIPE
- R - CURVE RADIUS
- RCF - REINFORCED CONCRETE PIPE
- RL - REUSE WATER LINE
- RS - REUSE WATER METER
- RSV - REUSE WATER VALVE
- RP - RAMP
- R/W - RIGHT-OF-WAY
- SM - SANITARY MANHOLE
- S - BURIED SANITARY LINE
- SI - SURVEY
- SF - SQUARE FEET
- SP - STATE PLANE
- SD - SHOW FOR DIRECTION ONLY
- SN - SIGN
- SWF - STOCK WIRE FENCE
- SV - SEWER VALVE
- X00.00 - SPOT ELEVATION
- TM - STORM MANHOLE
- T - BURIED TELECOMMUNICATIONS LINE
- TT - TELECOMMUNICATIONS MANHOLE
- ST - STORM INLET
- TOP - TOP OF BANK
- CTP - TRAFFIC SIGNAL POLE
- TS - TRAFFIC SIGN
- TF - TRANSFORMER/JUNCTION BOX
- TR - TELEPHONE RISER
- TSB - TRAFFIC SIGNAL BOX
- TD - TELEVISION BOX
- TW - TRAFFIC SIGNAL WIRE
- TY - TYPICAL
- UL - UNDERGROUND UTILITY
- UE - UTILITY EASEMENT
- UP - UTILITY POLE
- UM - UTILITY MARKER
- VCP - VITRIFIED CLAY PIPE
- VF - VINYL FENCE
- W - BURIED WATER LINE
- WF - WOOD FENCE
- WS - WOOD SHED
- WV - WATER VALVE
- WD - WATER METER
- YD - YARD DRAIN

ADDRESS:

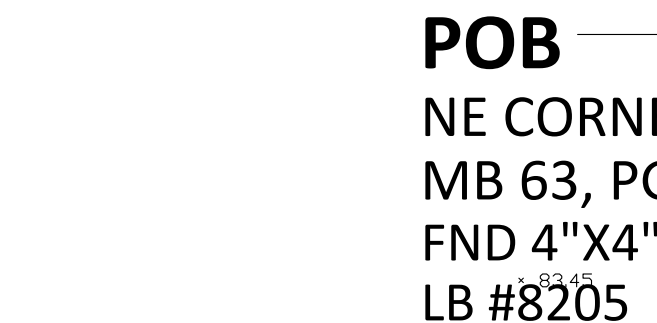
UNASSIGNED DR MARTIN L
KING JR BELTWAY
DELAND, FL 32724

Job Information

JOB NO. 906522
CF NO. VLS-RESERVE AT VICTORIA TOPO
FIELD DATE: 10/18/2024
DRAWN BY: GLT

Revisions

DATE:	DESCRIPTION:	BY:
10/14/2024	TOPOGRAPHIC SURVEY	GLT



SET BM N&D
ELEVATION = 77.89
DATUM = NAVD 88

TC
BCRESERVE AT VICTORIA-PHASE 2
MB 63, PGS 43-50

BERESFORD AVENUE (130' R/W)
ORB 8189, PG 2837

N89°31'18"E 954.29'

SET BM N&D
ELEVATION = 79.95
DATUM = NAVD 88

MATCH LINE B

ADDRESS:
UNASSIGNED DR MARTIN L
KING JR BELTWAY
DELAND, FL 32724

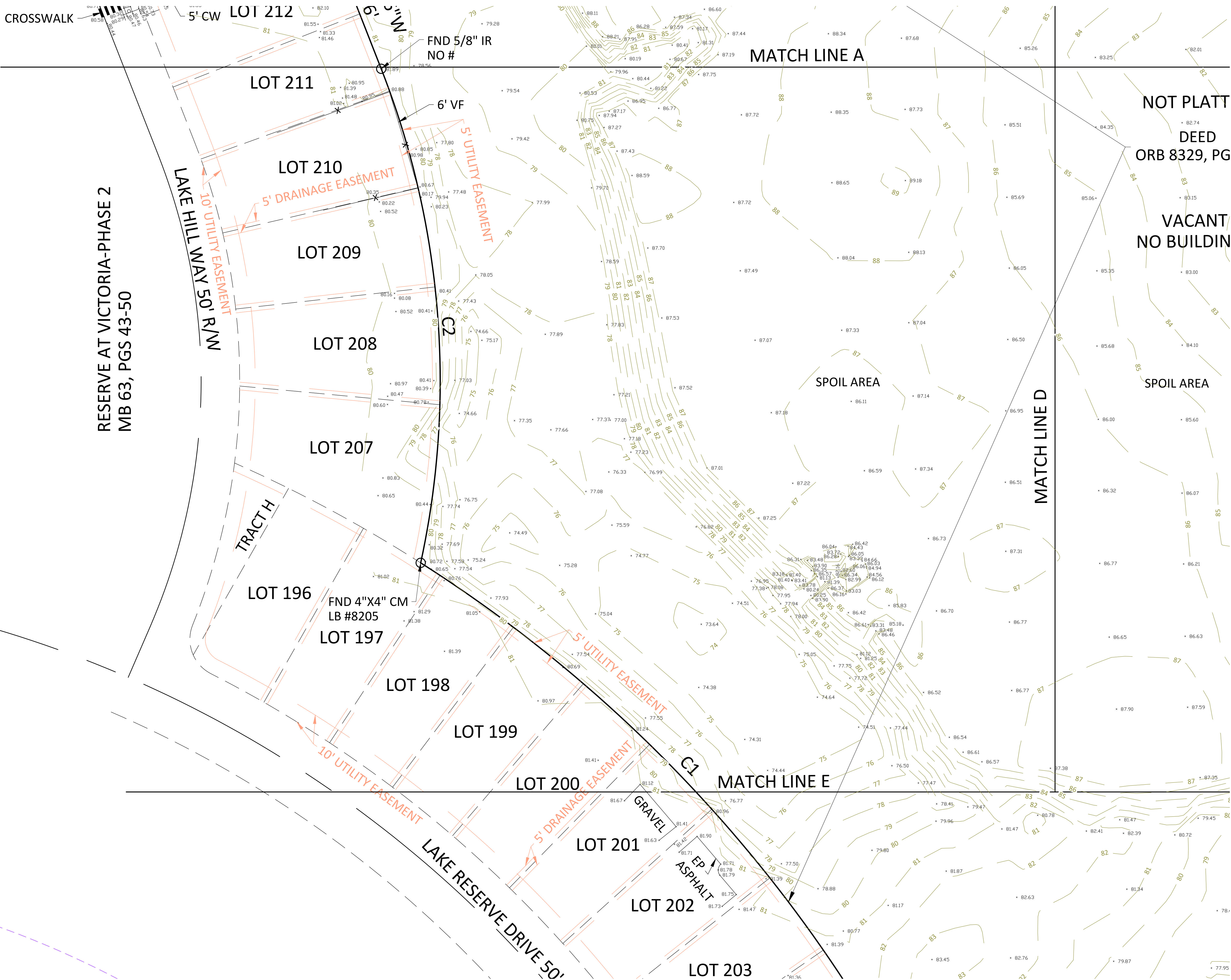
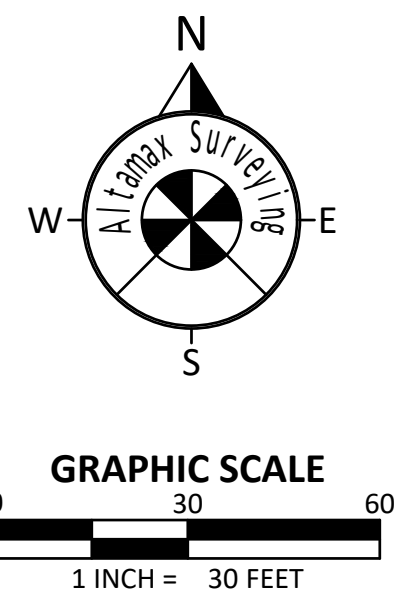
Job Information
JOB NO. 906522
CF NO. VLS-RESERVE AT VICTORIA BOUNDARY
FIELD DATE: 09/23/2024
DRAWN BY: GLT

[illegible]

Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

- A AIR CONDITION
 BB BOTTOM OF BANK
 BH14 BUILDING HEIGHT MEASUREMENT
 B1 BUILDING HEIGHT
 B2 BENCHMARK
 C COLLAR
 C- BURIED ELECTRIC LINE
 C BURIED CABLE TELEVISION LINE
 CMC CALCULATED
 CMC CALCULATED & MEASURED
 C CENTRAL ANGLE
 CRW CONCRETE BLOCK WALL
 CVC COVERED CURVE
 CCR CERTIFIED CORNER RECORD
 C CONCRETE CURB
 CHW CONCRETE HEADWALL
 CJF CHAIN LINK FENCE
 C- CENTERLINE
 CM CONCRETE CURBMENT
 CMC CORRUGATED METAL PIPE
 C CLEAN OUT
 C CONCRETE
 C COVERED
 C CONCRETE PAD
 C CURB INLET
 C CENTERLINE
 C BURIED STORM/DRAINAGE LINE
 (D) DESCRIBED
 C DEED BOOK
 D DRAINAGE EASEMENT
 D DOT INLET
 D DUMPSIDE PAVEMENT
 DW DRIVEWAY
 E EASEMENT NUMBER
 E ELECTRIC BOX
 E ELECTRICAL METER
 EL ELEVATION
 ESM EASEMENT
 EP EDGE OF PAVEMENT
 E FORTIFICATION STATUS OF TRANSPORTATION
 FRM FIRE RESISTANT REFERENCE NUMBER
 F FURNISHING RATE MAP
 FE FINISHED FLOOR ELEVATION
 F FIRE HYDRANT
 FM BURIED POWER MAIN LINE
 FND FOUND
 F BURIED FIRE OPTIC CABLE LINE
 F BURIED OPTIC CABLE BOX
 F FLAG POLE
 F BURIED GAS LINE
 F GAS METER
 F GAS VALVE
 F GREASE TRAP MANHOLE
 F GUY WIRE ANCHOR
 F HANDICAP PARKING
 HDPE HIGH DENSITY POLYETHYLENE PIPE
 H HOISTING INSTRUMENT
 INV INVERT ELEVATION
 I IRON PIPE
 I IRON ROD
 L ARC LENGTH
 LB LICENSED BUSINESS
 S LIGHT POLE
 L LICENSED SURVEYOR
 L LANDSCAPED AREA
 MF METAL FENCE
 M METAL SHED
 M MITERED END SECTION
 M MONITORING WELL
 NAIL NAIL & DISK
 NAVD NORTH AMERICAN VERTICAL DATUM
 NAVD NORTH AMERICAN DATUM
 NAD83 NORTH AMERICAN DATUM 1983
 NBS NOT TO SCALE
 O OFFICIAL RECORDS BOOK
 O OVERHEAD WIRE
 PB PLAT BOOK
 P POINT OF CURVATURE
 PC POINT OF COMPOUND CURVATURE
 PP PER PLANS
 P PAGE
 PI POINT OF INTERSECTION
 POB POINT OF BEGINNING
 P POINT OF COMMENCEMENT
 P POINT OF REVERSE CURVATURE
 P PLACING SPACES
 PSM PROFESSIONAL SURVEYOR & MAPPER
 P PEDESTAL SIGN POLE
 P POINT OF TANGENCY
 P POLYVINYL CHLORIDE PIPE
 R CURB RADIUS
 R REINFORCED CONCRETE PIPE
 R REUSE WATER LINE
 R REUSE WATER METER
 R REUSE WATER METER
 R- RAMP
 R RIGHT OF WAY
 R- SANITARY MANHOLE
 R- BURIED SANITARY LINE
 (S) SURVEY
 SF SQUARE FEET
 SP STATE PLANE
 SDO SLOPE/FLIGHT FOR DIRECTION ONLY
 N SIGN
 S- STOCK WIRE FENCE
 S- SEWER VALVE
 S- STORM MANHOLE
 S- TELEPHONE/COMMUNICATIONS LINE
 S- TELEPHONE
 S- STORM INLET
 TB TOP OF BANK
 TTTP TRAFFIC SIGNAL BOX
 T TRAFFIC SIGN
 T TRANSFORMER/JUNCTION BOX
 T TRANSFORMER HUB
 T TRAFFIC SIGNAL BOX
 T TELEVISION BOX
 T TRAFFIC SIGNAL WIRE
 T TYPICAL
 U UNKNOWN UTILITY
 U UTILITY EASEMENT
 U UTILITY POLE
 U UTILITY MARKER
 V VENTRIED CLAY PIPE
 V VINYL FENCE
 W BURIED WATER LINE
 W WOOD FENCE
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 W- WATER METER
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- CVD - COVERED
- CP - CONCRETE PAD
- CLB - CURB INLET
- CW - CONCRETE WALKWAY
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- DB - DEED BOOK
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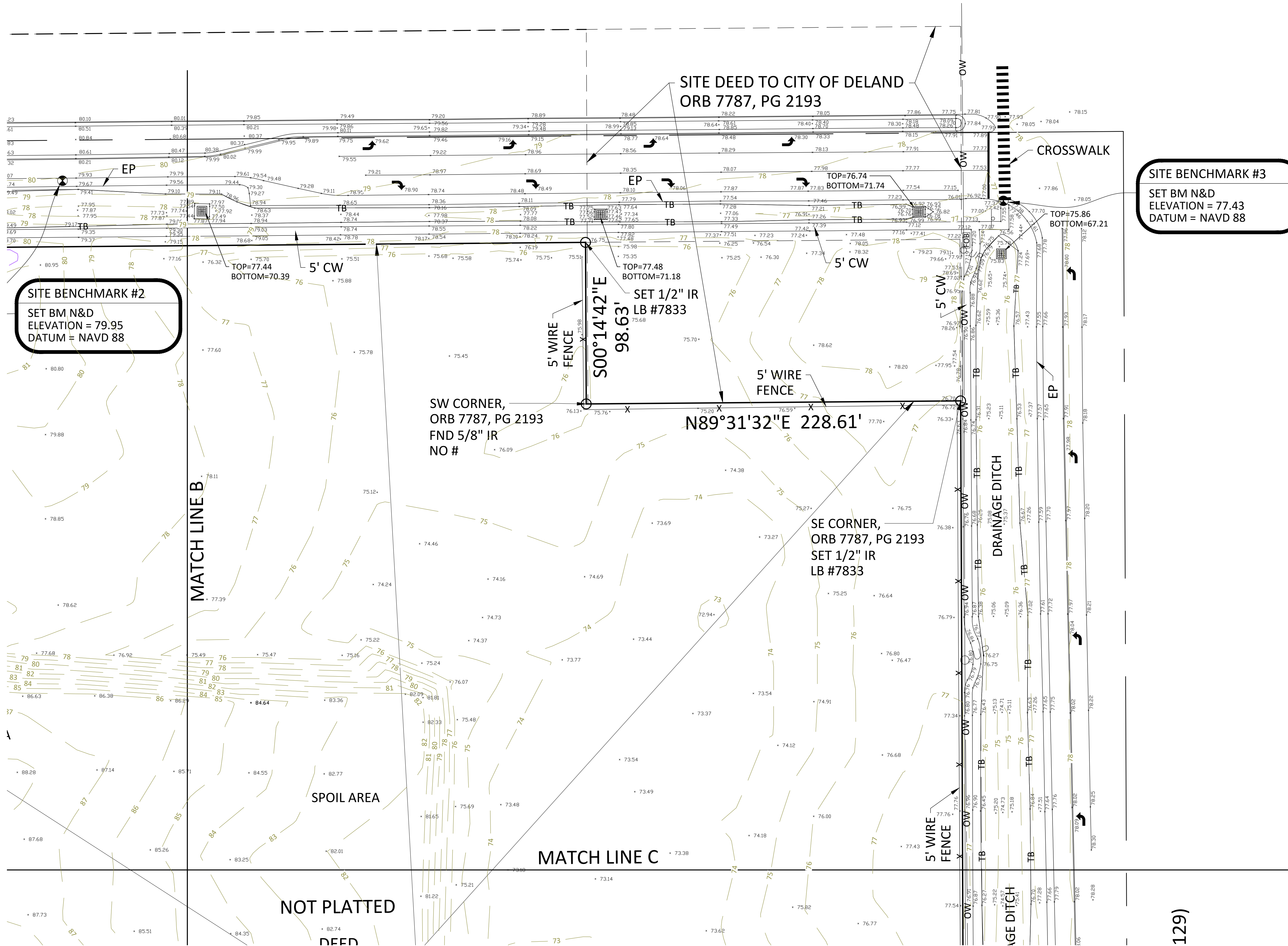
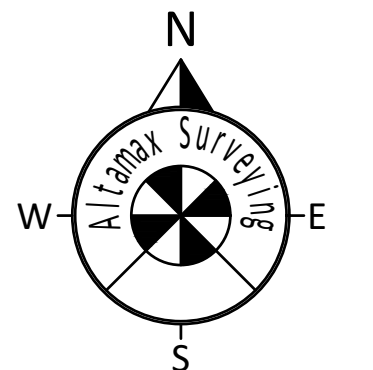
ADDRESS:
UNASSIGNED DR MARTIN L
KING JR BELTWAY
DELAND, FL 32724

Job Information
JOB NO. 906522
CF NO. VLS-RESERVE AT VICTORIA BOUNDARY
FIELD DATE: 09/23/2024
DRAWN BY: GLT

Revisions		
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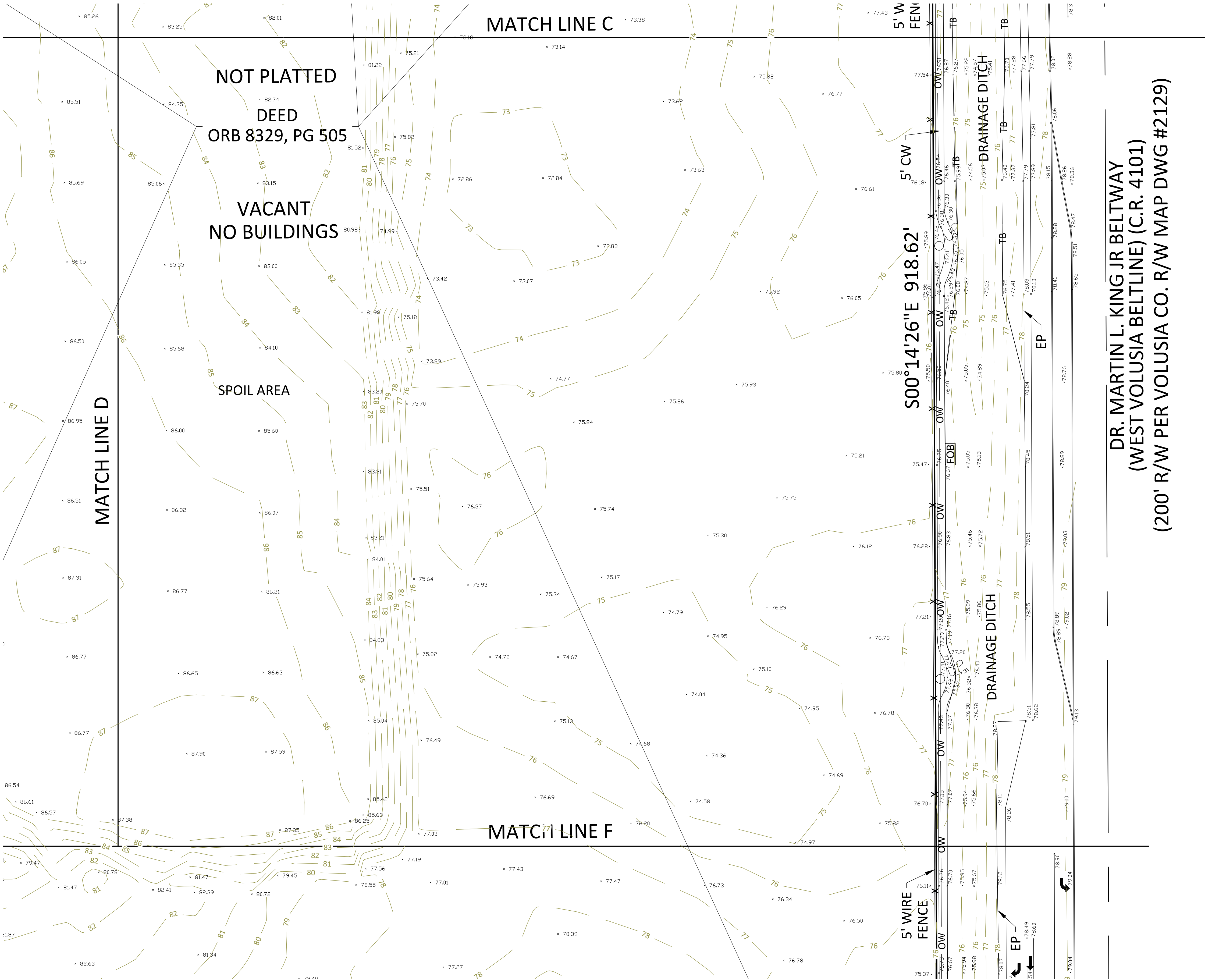
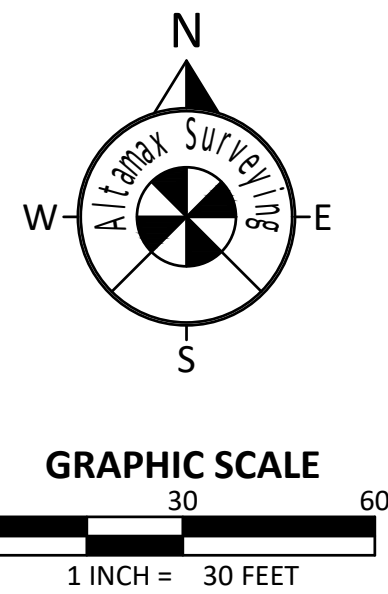
ADDRESS:
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BOUNDARY & TOPOGRAPHIC SURVEY



DR. MARTIN L. KING JR BELTWAY
(WEST VOLUSIA BELTLINE) (C.R. 4101)
(200' R/W PER VOLUSIA CO. R/W MAP DWG #2129)

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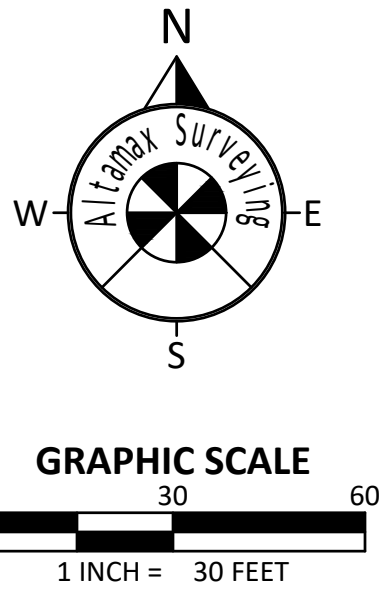
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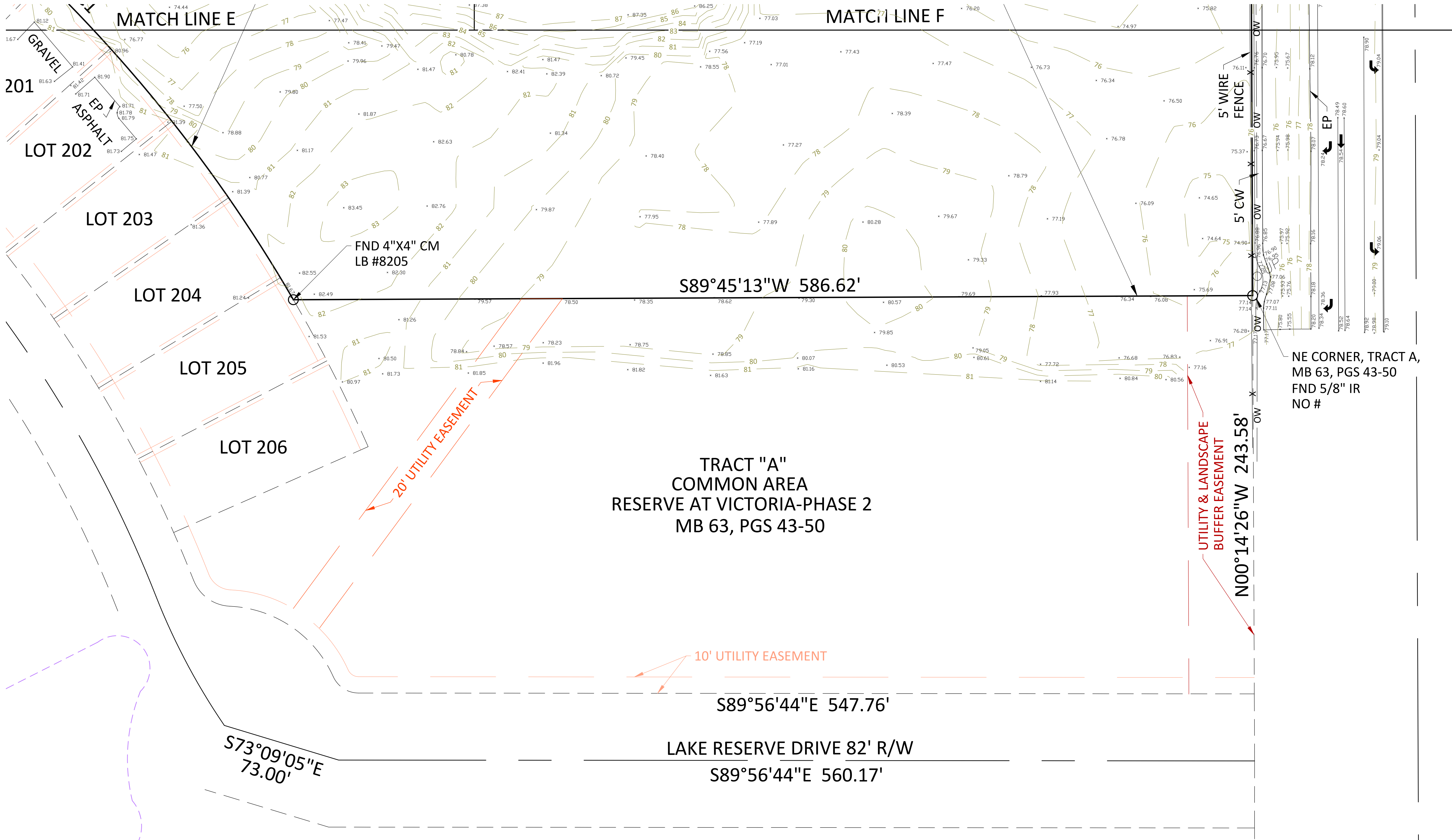
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GENERAL CONSTRUCTION NOTES

- GOVERNING SPECIFICATIONS: CITY OF DELAND LAND DEVELOPMENT CODE, CITY OF DELAND STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, CURRENT EDITION. CITY OF DELAND PUBLIC WORKS / UTILITY DEPARTMENT STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, CURRENT EDITION.
- ALL CONSTRUCTION WITHIN THE FOOT RIGHT-OF-WAY SHALL CONFORM TO THE 2024 / 2025 EDITION OF THE FOOT DESIGN STANDARD INDEXES, THE CURRENT EDITION OF THE FOOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE CURRENT EDITION OF THE FOOT UTILITY ACCOMMODATIONS MANUAL.
- ALL UTILITY MATERIAL, CONSTRUCTION AND TESTING COVERED BY THESE DRAWINGS SHALL COMPLY WITH CITY OF DELAND STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION. ALL UTILITY WORK AND CONNECTIONS SHALL BE COORDINATED WITH THE CITY OF DELAND INSPECTORS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL REQUIRED PERMITS. THE CONTRACTOR SHALL MAINTAIN COPIES OF ALL PERMITS AVAILABLE ON THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL MAINTAIN AT THE JOB SITE A RECORD COPY OF ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS ON WHICH ALL FIELD CHANGES ARE TO BE SHOWN. ALL CHANGES TO PLANS SHALL BE INCORPORATED IN THE "AS-BUILT" RECORD DRAWINGS SURVEY PROVIDED BY CONTRACTOR FOR REVIEW AND APPROVAL FROM ENGINEER OF RECORD.
- THE CITY OF DELAND WILL OWN AND MAINTAIN ALL WATER, SEWER AND RECLAIM SERVICES LOCATED WITHIN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL PAY FOR AND OBTAIN A SITE ENGINEERING BUILDING PERMIT. THE ENGINEER WILL SCHEDULE THE PRE-CONSTRUCTION CONFERENCE BEFORE THE CONTRACTOR'S START OF WORK. THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT AT (386) 626-7005 FOR INFORMATION ON ISSUANCE OF CITY PERMITS AND / OR OTHER REQUIREMENTS.
- ALL WATER SERVICE CONSTRUCTION SHALL BE IN ACCORDANCE WITH "WATER SERVICE RULES, DESIGN AND CONSTRUCTION STANDARDS", CITY OF DELAND PUBLIC WORKS / UTILITY DEPARTMENT, AUGUST 2015 EDITION.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH "WASTEWATER RULES, DESIGN AND CONSTRUCTION STANDARDS", CITY OF DELAND PUBLIC WORKS / UTILITY DEPARTMENT, AUGUST 2015 EDITION.
- ALL RECLAIMED WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH "RECLAIMED WATER RULES, DESIGN AND CONSTRUCTION STANDARDS", CITY OF DELAND PUBLIC WORKS / UTILITY DEPARTMENT, AUGUST 2015 EDITION.
- ALL ROADWAY SIGNAGE AND MARKINGS SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
- THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
- LAND CLEARING OF THE PROJECT IS NOT ALLOWED UNTIL THE CITY ENGINEER AND/OR PLANNING DEPARTMENT ISSUES A LAND CLEARING PERMIT.
- SHOP DRAWINGS AND CERTIFICATIONS FOR ALL MATERIALS AND STRUCTURES ARE REQUIRED. THE CONTRACTOR SHALL REVIEW AND SIGN ALL SHOP DRAWINGS. THE CONTRACTOR TO SUBMIT REVIEWED SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION.
- THE LOCATION OF EXISTING UTILITIES HAS BEEN OBTAINED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT SHALL BE EACH CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT NATURE OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND TO NOTIFY NEWKIRK ENGINEERING, INC. AS TO DISCREPANCIES, IF ANY EXIST.
- ALL SURVEY AND TOPOGRAPHICAL INFORMATION BASED ON SURVEY INFORMATION PROVIDED BY A1A SURVEYING, INC.; CONTRACTOR TO COORDINATE WITH SURVEYOR FOR ALL CONSTRUCTION BENCHMARK INFORMATION.
- ALL SURVEY AND TOPOGRAPHICAL INFORMATION IS BASED ON THE NAVD 1988 DATUM. ALL PROPOSED CONSTRUCTION ELEVATIONS ARE BASED ON THE NAVD 1988 DATUM. ALL PROPOSED ELEVATIONS REFER TO FINISH GRADES.
- THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLEMENTARY, AND ANY REQUIREMENT OF ONE SHALL BE A REQUIREMENT OF THE OTHER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND TO COMPARE THE REQUIREMENTS TO THE PROJECT MANUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE PLANS.
- ANY CHANGES TO THE APPROVED PLANS REQUIRE COMPLETION OF THE CHANGE ORDER PROCESS.
- LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
- AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.
- AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION. ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY OR ENGINEER AT THE CONTRACTOR'S EXPENSE.
- THERE SHALL BE NO DEVIATIONS FROM THESE PLANS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.
- ALL DISTURBED AREAS SHALL BE STABILIZED FULLY WITH SEED AND MULCH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DENSITIES AT UTILITY CROSSINGS, MANHOLES, INLETS, STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, WATER MAIN TESTING, SANITARY SEWER TESTING, RECLAIM MAIN TESTING, ETC.
- A MINIMUM OF 13'-6" OF VERTICAL CLEARANCE IS TO BE PROVIDED AND MAINTAINED FOR ALL ROADWAYS.
- ALL ROADWAYS MUST HAVE A MINIMUM 25-FEET INSIDE AND 40-FEET OUTSIDE TURNING RADII.
- WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
- PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
- IF ANY MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
- 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).
- ROAD CLOSURES ARE SEPARATE FROM THE PERMIT AND REQUIRE PLAN REVIEW AND APPROVAL WITH 7 DAY ADVANCE NOTICE FROM THE OWNER OF THE AFFECTED RIGHT-OF-WAY PRIOR TO ANY ROAD CLOSURE. A MAINTENANCE OF TRAFFIC PLAN IS REQUIRED FOR ALL SITE CONSTRUCTION JOBS.
- DURING CONSTRUCTION, AN H-20 LOAD RATED ALL WEATHER ACCESSIBLE ROADWAY SHALL BE MAINTAINED AT ALL TIMES FOR FIRE ACCESS AND EMERGENCY SERVICES.
- ALL REQUIRED FIRE MAINS AND HYDRANTS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE START OF VERTICAL BUILDING CONSTRUCTION.
- NO BURYING OF ANY ORGANIC MATERIALS ALLOWED.
- THERE WILL BE NO PROPOSED OVERHEAD UTILITY AND SERVICE LINES ASSOCIATED WITH THIS PROJECT. ALL UTILITY LINES AND SERVICES WILL BE INSTALLED UNDERGROUND.

EROSION CONTROL AND DEMOLITION CONSTRUCTION NOTES:

- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING AT THE CITY PRIOR TO COMMENCE OF CONSTRUCTION.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE SHORRY DISTURBANCE PREVENTION ACT.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL DEVICES AND TREE BARRICADES HAVE BEEN INSTALLED.
- ALL REASONABLE EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIAL TO INLETS, SURFACE DRAINS, WETLAND AND LAKE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFORTS THAT MAY BE REQUIRED.
- THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE EROSION AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
- THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE COVERED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL USUALLY REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS TO PREVENT EROSION. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORMWATER RUNOFF FROM BEING DISCHARGED TO OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIERS, DITCHES, AND OTHER EROSION/TURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT.
- THE CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND ALL BARED SOIL STABILIZED. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND REPLACED IN UPLAND AREAS.
- THE CONTRACTOR SHALL SWEEP ALL ADJACENT ROADWAYS AND PARKING AREAS THAT ARE AFFECTED BY THE CONSTRUCTION PROCESS ON A DAILY BASIS OR AS REQUIRED.
- THE CONTRACTOR IS TO CONTROL ALL FUGITIVE DUST ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS REQUIRED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND MAINTAIN ALL EROSION CONTROL DEVICES AND KEEP THEM IN GOOD CONDITION. ANY IMPACTS DUE TO EROSION OR FAILURE OF ANY EROSION CONTROL DEVICES SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY. CORRECTIVE MEASURES WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- ANY DISCHARGE OF STORMWATER RUNOFF FROM THIS SITE SHALL BE THROUGH A CONTROL DEVICE TO CONTROL TURBIDITY AND SEDIMENT TRANSPORT. THIS INCLUDES THE DISCHARGE FROM ANY DEWATERING OPERATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL CRITERIA AS SET FORTH UNDER THE NPDES PERMITTING PROGRAM FOR CONSTRUCTION SITES OF THIS SIZE INCLUDING BUT NOT LIMITED TO THE ADHERENCE TO THE APPROVED POLLUTION PREVENTION CONTROL PLAN, TIMELY INSPECTIONS, PROJECT REPORTING AND DOCUMENTATION.
- NO DEBRIS SHALL BE ALLOWED TO ENTER THE EXISTING STORM OR SANITARY SEWER SYSTEMS.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMITS FOR THIS PROJECT. THE CONTRACTOR SHALL COMPLY WITH THE STORMWATER POLLUTION PREVENTION PLAN OF BOTH ON-SITE AND OFF-SITE IMPROVEMENTS. A SIGNED COPY OF THE STORMWATER POLLUTION PREVENTION PLAN IS TO BE KEPT ON THE PROJECT PREMISES AT ALL TIMES.
- NO WORK WITHIN THE CITY RIGHT-OF-WAY, VOLUSIA COUNTY OR FLORIDA DEPARTMENT OF TRANSPORTATION SHALL BE COMMENCED WITHOUT 48 HOURS ADVANCE NOTICE TO THE CITY, COUNTY OR FDOT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY OF DELAND PUBLIC WORKS / UTILITY DEPARTMENT, "311" AND EMERGENCY SERVICES FOR RESPECTIVE UTILITY LOCATIONS AND "NOTICE" OF CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL POST "NO TRESPASSING" SIGNAGE AT ALL SITE ENTRANCES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT FROM THE LOCAL JURISDICTION PRIOR TO REMOVING ANY TREES FROM THIS PROJECT.
- ALL REMOVED LANDFILL TREES MAY BE LOGGED OR MULCHED FOR OFF-SITE DISPOSAL AT THE CONTRACTOR'S DISCRETION.
- THE CONTRACTOR SHALL NOT ALLOW DEBRIS AND RUBBISH TO ACCUMULATE ON/THE SITE.
- THE CONTRACTOR SHALL CLEAN UP THE JOB SITE IN AREAS WHERE NO WORK IS TO BE PERFORMED UNDER THIS CONTRACT FOLLOWING DEMOLITION. THE CONTRACTOR SHALL REMOVE ALL DEBRIS, RUBBISH, TEMPORARY FACILITIES, AND EQUIPMENT. THE CONTRACTOR SHALL LEVEL SURFACE IRREGULARITIES AND LEAVE THE WORK IN A NEAT AND PRESENTABLE CONDITION.
- CONTRACTOR SHALL ROUGH GRADE STORMWATER SWALES AND RETENTION PONDS PRIOR TO CONSTRUCTION OF SITE IMPROVEMENTS.
- SITE PREPARATION AND FILL OPERATIONS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND RECOMMENDATIONS.
- EXISTING STORM DRAINAGE TO REMAIN IN OPERATION AT ALL TIMES. CONTRACTOR TO MAINTAIN THE EXISTING, NEW OR TEMPORARY PIPING.
- RELOCATION OF UTILITY POLES AND LINES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE INCLUDED AS PART OF THE PROJECT SCOPE AND COST.
- ALL ASPHALT PAVEMENT REMOVALS SHALL BE VERTICAL SAWCUT. ALL CONCRETE PAVEMENT REMOVALS SHALL BE EITHER AT EXISTING JOINTS OR VERTICAL SAWCUT. ACTIVE SERVICES SHALL BE SEVERED WITH PROPER NOTICE GIVEN TO LOCAL UTILITY COMPANIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL PROVIDE THE ENGINEER, CITY A MOT PLAN AT PRECONSTRUCTION MEETING. TRAFFIC SHALL BE ALLOWED TO CONTINUE DURING WORK. MEASURE TO DETOUR TRAFFIC AROUND OPEN EXCAVATION WITH ADEQUATE BARRICADES, SIGNAGE AND FLAGPERSON TO DIRECT TRAFFIC. EMERGENCY SERVICES SHALL BE NOTIFIED 48 HOUR IN ADVANCE.
- IF ANY DEWATERING IS TO OCCUR DURING ANY PHASE OF CONSTRUCTION THEN DEWATERING ACTIVITY SHALL ADHERE TO CHAPTER 40C-22 F.A.C., FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATIONS AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

SWPPP INSPECTIONS AND RECORD KEEPING:

INSPECTIONS ARE REQUIRED AT LEAST EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT OF ONE-HALF (½) OF AN INCH OF RAINFALL OR GREATER AND SHALL CONTINUE UNTIL THE COMPLETE SITE STABILIZATION. INSPECTIONS MUST BE CONDUCTED BY A "QUALIFIED" INSPECTOR. "QUALIFIED" IS DEFINED AS A PERSON THAT A) HAS SUCCESSFULLY COMPLETED AND MET ALL REQUIREMENTS NECESSARY TO BE FULLY CERTIFIED THROUGH THE FDEP STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM; B) HAS SUCCESSFULLY COMPLETED AN EQUIVALENT FORMAL TRAINING PROGRAM; OR C) THAT IS QUALIFIED BY OTHER TRAINING OR PRACTICAL EXPERIENCE IN THE FIELD OF STORMWATER POLLUTION PREVENTION AND EROSION AND SEDIMENTATION CONTROL. EACH INSPECTION MUST BE FOLLOWED UP BY A REPORT DOCUMENTING THE INSPECTOR'S FINDINGS AND REQUEST THE REQUIRED MAINTENANCE AND/OR REPAIR FOR THE EROSION AND SEDIMENTATION CONTROL MEASURES. THESE RECORDS ARE USED TO PROVE THAT THE REQUIRED INSPECTION AND MAINTENANCE WERE PERFORMED AND SHALL BE PLACED IN THE SWPPP LEDGER. IN ADDITION TO INSPECTION AND MAINTENANCE REPORTS, RECORDS SHOULD BE KEPT OF CONSTRUCTION ACTIVITIES THAT OCCUR ON THE SITE. THE CONTRACTOR SHALL RETAIN COPIES OF THE SWPPP, ALL REPORTS AND DATA FOR A MINIMUM OF FIVE (5) YEARS AFTER THE PROJECT IS COMPLETE IN PAPER AND CD FORMAT.

SITE CLEARING AND GRADING 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".
- 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.
 - 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. SEE CITY TREE BARRICADE DETAIL, SHEET NO. 8.
 - 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, SILT FENCES, FLOATING TURBIDITY BARRIERS AND OTHER APPROVED BEST MANAGEMENT PRACTICES (BMPs). 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.
 - 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. THESE CONDITIONS SHALL APPLY IN ALL INSTANCES WHERE FILL MATERIAL IS BEING INSTALLED WITHIN 25 FEET OF ANY OF THE AFOREMENTIONED LOCATIONS.
 - WHERE FILL MATERIAL IS INTENDED TO BE INSTALLED ADJACENT TO EXISTING VEGETATION WHICH IS INTENDED TO REMAIN NATURAL, SILT FENCE SHALL BE INSTALLED IN ADDITION TO TREE BARRICADES. USING SILT FENCE IN LIEU OF TREE BARRICADES IS NOT A PRACTICE THAT IS ENCOURAGED, NOR ACCEPTED, BY THE CITY.
 - AT A MINIMUM, THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS. SUFFICIENT GRASS COVERAGE IS TO BE ESTABLISHED WITHIN TWO WEEKS.
 - 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.
 - ONCE AN AREA IS SEEDDED 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.
 - ABSOLUTELY NO BURYING OF CLEARED MATERIALS IS PERMITTED.
 - 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.
 - A SIGNED, DATED, AND SEALED LETTER FROM A SOLS ENGINEER OR THE ENGINEER OF RECORD CERTIFYING THAT THE AREAS TO BE FILLED HAVE BEEN STRIPPED OF ORGANIC MATERIALS, MUST BE SUBMITTED TO THE CITY PRIOR TO FILLING.
 - 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).
 - 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.
 - STOCKPILING IS NOT GENERALLY PERMITTED BY THE CITY. WHEN ALLOWED, 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 SEEDDED AND MULCHED IMMEDIATELY UPON PLACEMENT OF THE FINAL LIFT.
 - 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.
 - ALL FILL MATERIALS LOCATED BENEATH STRUCTURES AND PAVEMENT SHALL CONSIST OF CLEAN GRANULAR SAND FREE FROM ORGANICS AND SIMILAR MATERIAL THAT COULD DECOMPOSE.
 - 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.

ROADWAY CONSTRUCTION NOTES:

ALL MATERIALS AND INSTALLATION METHODS USED FOR LAND DEVELOPMENT CODE REQUIRED IMPROVEMENTS FOR SUBDIVISIONS AND SITE PLANS SHALL BE IN CONFORMANCE WITH THE CITY, FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), AND THE FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION).

- ALL RIGHT-OF-WAY OTHER THAN ROADWAY AREAS SHALL BE GRASSED AND MULCHED OR SODDED. ALL SLOPES STEEPER THAN 6:1 SHALL REQUIRE SODDING.
- THE FOLLOWING WILL BE THE STANDARD PROTECTION FOR DITCHES UNLESS DRAINAGE CALCULATIONS INDICATE OTHERWISE:

SWALE PROFILE GRADES	PROTECTION REQUIRED
0.2% - 1.0%	GRASSING AND MULCHING
1.0% - 4.0%	SODDING
4.0% AND GREATER	DITCH PAVING
- THE PAVEMENT, BASE, AND SUBBASE THICKNESS PRESENTED ON DETAILS REPRESENTS THE MINIMUM REQUIREMENTS FOR LOCAL PUBLIC STREETS AND PRIVATE PARKING LOTS. THE CITY RESERVES THE RIGHT AT ITS DISCRETION TO INCREASE THESE REQUIREMENTS FOR COLLECTOR AND ARTERIAL ROADWAYS AND PRIVATE PARKING LOTS SUBJECT TO HEAVY VEHICULAR COMMERCIAL TRAFFIC.
- THE DEVELOPER SHALL PROVIDE AT THEIR OWN EXPENSE A CERTIFIED SOILS ENGINEERING LABORATORY TO PERFORM ALL FIELD AND LABORATORY TESTING REQUIRED TO VERIFY THAT THE CONSTRUCTION OF THE DEVELOPER'S PROJECT MEETS THE MINIMUM STANDARDS. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO ENSURE THAT COPIES OF ALL TEST REPORTS ARE PROVIDED TO THE CITY'S DESIGNATED SITE INSPECTOR PRIOR TO THE PROJECT FINAL INSPECTION IN ORDER TO ALLOW PROJECT ACCEPTANCE BY THE CITY.
- THE LIMITS OF STABILIZED SUBBASE SHALL EXTEND TO A DEPTH OF SIX INCHES (6") BELOW THE BOTTOM OF THE BASE AND OUTWARD TO TWELVE INCHES (12") BEYOND THE CURB.
- 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'S DESIGNATED SITE INSPECTOR AND A LICENSED SOILS ENGINEER.
- THE SUBBASE 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.
- FOR ROADWAYS, TESTS FOR SUBBASE 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. FOR SITE PLANS, TEST SHALL BE PERFORMED FOR EVERY 600 SQUARE YARDS OF STABILIZED AREA, OR PORTIONS THEREOF.
- CEMENT DELIVERY TICKETS SHALL BE PROVIDED TO THE CITY'S DESIGNATED SITE INSPECTOR AT THE TIME OF PLACEMENT. IF THE INSPECTOR IS NOT ON SITE THROUGHOUT THE ENTIRE INSTALLATION, ACCUMULATED DELIVERY TICKETS CAN BE PROVIDED TO THE INSPECTOR BY THE CONTRACTOR ON THE FOLLOWING DAY.
- TESTING OF THE IN-PLACE BASE SHALL BE DONE AT INTERVALS EQUIVALENT TO SUBGRADE TESTING AND SHALL CONSIST OF, AS A MINIMUM, A MOISTURE CONTENT AND COMPACTION TEST.
- RECYCLED CONCRETE CAN BE USED AS AN ALTERNATIVE BASE MATERIAL PROVIDED THE MATERIAL IS A MINIMUM OF 60% CARBONATE OF CALCIUM AND MAGNESIUM. THE MATERIAL SHALL BE LIMITED TO MAXIMUM OF 3% OF WATER SENSITIVE CLAY MATERIAL, LIQUID LIMIT SHALL NOT EXCEED 35 AND BE NON-PLASTIC, AND THE PLASTICITY INDEX SHALL NOT EXCEED 10. THE MATERIAL SHALL NOT CONTAIN ORGANIC MATERIAL, CHERTY OR OTHER EXTREMELY HARD PIECES, LUMPS, BALLS OR POCKETS OF SAND SIZE MATERIAL OF A QUANTITY AS TO BE DETRIMENTAL TO THE PROPER BONDING, FINISHING, OR STRENGTH OF THE RECYCLED CONCRETE BASE. FOR BASE APPLICATIONS, AT LEAST 9% (BY WEIGHT) OF THE MATERIAL SHALL PASS A 1/2" SIEVE AND FOR SUBBASE APPLICATIONS, AT LEAST 9% BY WEIGHT OF THE MATERIAL SHALL PASS A 1-1/2 SIEVE. FOR BOTH APPLICATIONS, THE MATERIAL SHALL BE GRADED UNIFORMLY DOWN TO DUST AND THE MINIMUM LBR VALUES ARE TO BE NOT LESS THAN 130. COARSE AGGREGATE USED IN THE RECYCLED CONCRETE SHALL HAVE A MAXIMUM LOSS OF 45% PER LOS ANGELES ABRASION TEST. ALL MATERIALS SHALL BE WELL GRADED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN SECTION 204, F.D.O.T., STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, (LATEST EDITION).
- RECYCLED CONCRETE OR LIMEROCK FOR BASE OR SUBBASE APPLICATIONS SHALL BE ALLOWED ON CITY ROADWAYS ONLY WHERE THE FINEST ELEVATION OF THE ROADWAY SUBBASE IS A MINIMUM OF 12" ABOVE THE SEASONAL HIGH GROUNDWATER TABLE AS CERTIFIED BY A FLORIDA LICENSED PROFESSIONAL SOILS ENGINEER AND SUBSEQUENTLY APPROVED FOR BY THE CITY. SHOULD THE SHWL BE AT OR CLOSER THAN 16" TO THE BOTTOM OF THE BASE MATERIAL LIMEROCK WILL NOT BE ACCEPTABLE AND CRUSHED CONCRETE (OR SOME OTHER ALTERNATIVE, EX. BLACK BASE) MUST BE UTILIZED.
- CONCRETE SHALL BE DONE PRIOR TO THE MATERIAL BEING PLACED IN THE ROADWAY. TESTING SHALL HAVE THE SAME REQUIREMENTS AND BE PERFORMED AT THE SAME LOCATION AND INTERVALS AS REQUIRED FOR LIMEROCK.
- PRIOR TO PLACEMENT FLORIDA STATE CERTIFIED PLANT BATCH PLANTS MUST CERTIFY TO THE CITY'S RESIDENT PROJECT INSPECTOR THAT THE ASPHALT DELIVERED TO THE SITE IS IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- EXTRACTION AND GRADATION TESTS ON ASPHALT MIXES SHALL BE PROVIDED TO THE CITY'S DESIGNATED SITE INSPECTOR FOR EVERY 2,500 SQUARE YARDS OF ASPHALT, OR PART THEREOF, TO ENSURE THAT DESIGN MIXES MEET THE CITY STANDARD SPECIFICATIONS.
- FIELD TESTING OF THE ASPHALT PAVEMENT SHALL BE DONE AT INTERVALS EQUIVALENT TO SUBGRADE TESTING AND SHALL CONSIST OF, AS A MINIMUM, A COMPACTION TEST. ASPHALT PAVEMENT SHALL BE COMPACTED TO 98% DENSITY PER FM 1-722B (METHOD B), NUCLEAR DENSITY TEST, "BACKSCATTER" METHOD.
- IN ADDITION TO THE FIELD DENSITY TESTS NOTED, THE CITY RESERVES THE RIGHT TO REQUIRE CORE SAMPLES OF THE PAVEMENT SECTIONS EXTRACTED AND TESTED BY A CERTIFIED SOILS ENGINEERING LABORATORY AT THE DEVELOPER'S EXPENSE. THE CITY'S DESIGNATED SITE INSPECTOR SHALL DESIGNATE THE LOCATIONS OF THE TEST CORE LOCATIONS.
- THE ROADWAY CROWN SHALL HAVE A STANDARD ONE QUARTER INCH (1/4") PER FOOT SLOPE.
- ALL ROADWAYS WITH CURB AND GUTTER SECTIONS SHALL HAVE AS A STANDARD A MINIMUM LONGITUDINAL SLOPE OF 0.30%. THE ROADWAY CENTERLINE SHALL BE CLEARLY MARKED ON THE DESIGN PLANS. AT A MINIMUM, DESIGN ROADWAY CENTERLINE ELEVATIONS SHALL BE NOTED AT ALL GRADE CHANGES AND AT 100' INTERVALS ALONG THE ROADWAY PROFILE ON BOTH THE DESIGN PLANS AND AS-BUILT DRAWINGS.
- THE FINISHED PAVEMENT EDGE SHALL BE WITHIN ONE QUARTER INCH (1/4") ABOVE THE ADJACENT CONCRETE CURB FOR CURBS COLLECTING AND CONVEYING STORMWATER.
- ALL CONCRETE CURBING SHALL BE CONSTRUCTED WITH 3000 P.S.I. CONCRETE AT 28 DAYS.
- CONCRETE CURBING, SIDEWALKS, PAVEMENT AND SIMILAR CONCRETE AREAS SHALL BE SAW CUT WITHIN 4 TO 16 HOURS OF PLACEMENT. SAW CUTS SHALL BE 1/4" IN WIDTH TO A DEPTH OF 1/4 OF THE TOTAL DEPTH OF CONCRETE OR 1-1/2". WHICHEVER IS LESS. SAW CUTS SHALL BE LOCATED AT INTERVALS OF 10 FEET, WITH EXPANSION JOINTS AT STREET INTERSECTIONS, RADIUS POINTS, 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. FOR LINEAL SECTIONS OF CURBS, EXPANSION JOINTS SHALL BE LOCATED AT A MAXIMUM SPACING OF FIVE-HUNDRED FEET (500') AND SHALL BE 1/2" IN WIDTH.
- THREE (3) CONCRETE CYLINDERS SHALL BE TAKEN AND TESTED (1 IN 14 DAYS AND 1 IN 28 DAYS) FOR EVERY SEVENTY-FIVE (75) CUBIC YARDS OF CONCRETE OR LESS PLACED. TEST RESULTS SHALL THEN BE PROVIDED TO THE CITY'S DESIGNATED SITE INSPECTOR AS THEY BECOME AVAILABLE.
- A CONCRETE SLUMP TEST SHALL BE REQUIRED WITHIN THE FIRST 30 CUBIC YARDS OF CONCRETE. THEREAFTER, SLUMP TESTS SHALL BE REQUIRED FOR EVERY THIRTY (30) CUBIC YARDS OF CONCRETE, OR FRACTION THEREOF, WITH COPIES OF THE RESULTS.
- PROVIDED TO THE CITY'S DESIGNATED SITE INSPECTOR. THE SLUMP TEST SHALL MEET THE REQUIRED MIX DESIGN ON EACH LOAD DELIVERED.
- 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, STATE HIGHWAYS, AND ALONG LOCAL STREETS IN THE VICINITY OF THEIR INTERSECTION WITH THE ABOVE MENTIONED ROADWAYS.
- A FOOT APPROVED STOP SIGN AND A 24"-WIDE WHITE THERMOPLASTIC STOP BAR ARE REQUIRED AT ALL ROADWAY INTERSECTIONS.
- ALL TRAFFIC CONTROL DEVICES PLACED AT INTERSECTIONS, PRIVATE STREETS, PUBLIC STREETS, COUNTY ROADS, AND STATE HIGHWAYS WITHIN THE CITY LIMITS SHALL BE INSTALLED ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. THE MAINTENANCE-OF-TRAFFIC (MOT) INSTALLATION AND SUBSEQUENT OPERATION SHALL BE OVERSEEN BY A CONTRACTOR CERTIFIED BY THE AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION, OR EQUIVALENT CERTIFICATION RECOGNIZED BY FOOT.

STORM DRAINAGE CONSTRUCTION NOTES:

ALL MATERIALS AND INSTALLATION METHODS USED FOR LAND DEVELOPMENT CODE REQUIRED IMPROVEMENTS FOR SUBDIVISIONS AND SITE PLANS SHALL BE IN CONFORMANCE WITH THE CITY, FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), AND THE FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION).

- ALL STORM SEWERS AND CULVERTS LOCATED IN ROADWAY RIGHTS-OF-WAY AND ROADWAY EASEMENTS SHALL BE A MINIMUM OF CLASS III REINFORCED CONCRETE PIPE, OUTSIDE OF ROADWAY EASEMENTS AND R.O.W., PIPE MAY BE MADE OF ALTERNATE MATERIALS INCLUDING:
 - A. SMOOTH INNER WALL, HIGH DENSITY POLYETHYLENE (HDPE) IN ACCORDANCE WITH AASHTO M-294, AASHTO MPT, ASTM D.3350 AND ASTM 02412 FOR SIZES UP TO 42" IN DIAMETER
- ALL STORM SEWER PIPE JOINTS LOCATED IN ROADWAY RIGHTS-OF-WAY AND ROADWAY EASEMENTS SHALL BE ENTIRELY WRAPPED WITH FILTER FABRIC WITH A MINIMUM WIDTH OF 24" AND A MINIMUM OF 24" OVERLAP SECURED WITH PLASTIC OR STAINLESS BANDS. GASKETS ARE NOT PERMITTED AS AN EQUIVALENT SUBSTITUTE FOR MEETING THIS REQUIREMENT. THIS PRACTICE IS ENCOURAGED ON PRIVATE SITES ADDITIONALLY. ALL JOINTS SHALL BE RUBBER GASKETED FOR BOTH ROUND AND ELLIPTICAL PIPE.
- DEPTH OF COVER MEASURED TO THE TOP OF PIPE (NOT INCLUDING THE BELL JOINT SHALL BE A MINIMUM OF 1 FOOT. DEVIATION FROM THIS REQUIREMENT MAY BE ALLOWED BY INCREASING THE PIPES STRUCTURAL CAPACITY. THIS DEVIATION MUST BE SPECIFIED ON THE PLANS APPROVED FOR CONSTRUCTION AND SUBSEQUENTLY REFLECTED ON THE SHOP DRAWINGS AND AS-BUILT PLANS.
- ALL STORM DRAINAGE PIPES LOCATED IN ROADWAY RIGHTS-OF-WAY AND ROADWAY EASEMENTS SHALL BE A MINIMUM OF FIFTEEN INCH (15") DIAMETER OR EQUIVALENT.
- 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. ALL STRUCTURES SHALL BE IN COMPLIANCE WITH ASTM C-478 AND SHALL HAVE 8" THICK WALLS (POURED IN-PLACE) AND 6" THICK WALLS (PRE-CAST).
- THE MAXIMUM PERMISSIBLE SLOPE OF ANY NEW SITE GRADING IS 4:1 (HORIZONTAL:VERTICAL). THIS LIMIT SHALL BE APPLIED TO ALL AREAS EXCEPT STORMWATER CONVEYANCE AND TREATMENT SYSTEMS WHICH HAVE A MAXIMUM SLOPE OF 4:1 (EXCEPT BELOW THE WATER TABLE WHERE SHARPER SLOPES ARE PERMISSIBLE).
- PIPED STORMWATER SYSTEMS SHALL HAVE A MINIMUM DRAINAGE MAINTENANCE EASEMENT WIDTH OF 20 FEET, AND MAY BE INCREASED DEPENDING UPON THE SIZE AND DEPTH OF PIPE.
- CONCRETE EROSION CONTROL MUST BE PROVIDED WHERE SWALES OR CULVERTS INTERCEPT DRAINAGE DITCHES.
- SOIL EROSION CONTROL MEASURES, SATISFACTORY TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND THE CITY, SHALL BE EMPLOYED DURING CONSTRUCTION.
- ALL DRAINAGE INLET SUMPS SHALL BE 18-INCHES.
- IN GENERAL, ALL RETENTION / DETENTION SITES MUST BE CONSTRUCTED ON ALL PROJECTS PRIOR TO ANY ROAD, PARKING LOT, OR BUILDING CONSTRUCTION COMMENCING OR AS CURRENT PERMIT CONDITIONS DICTATE. SEWER AND WATER MAINS MAY BE INSTALLED PRIOR TO RETENTION/DETENTION SITE CONSTRUCTION IF DEWATERING IS NOT REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY AND ALL DEWATERING PERMITS THAT MAY BE REQUIRED.
- WHEN CULVERTS ARE INSTALLED TO MAINTAIN THE FLOW OF EXISTING DRAINAGE WAYS WHERE NEWLY PROPOSED ROADS WOULD OTHERWISE SEVER THE DRAINAGE WAY, THEN CULVERTS CROSSING RIGHTS-OF-WAY SHALL EXTEND FROM RIGHT-OF-WAY LINE TO RIGHT-OF-WAY LINE UNDER THE ROADWAY. CULVERTS SHALL BE DESIGNED TO ACCOMMODATE THE FLOW FROM THE 100 YEAR - 24 HOUR STORM EVENT WITHOUT FLOODING ADJACENT PROPERTY OR SURCHARGING THE SAID ROADWAY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND MAINTAIN A COPY OF THE SURVMDO PERMIT AND THE NPDES PERMIT AT THE CONSTRUCTION SITE, AND ABIDE BY ALL CONDITIONS OF THE PERMIT.
- THE OWNER WILL REQUIRE DENSITY TESTS ADJACENT TO EACH INLET, STORMWATER STRUCTURE, SANITARY MANHOLE, ETC.
- LANDSCAPE PLANS SHALL CLEARLY DEPICT THE DESIGN LOCATION OF PLANTINGS RELATIVE TO THE LOCATION OF PUBLIC UTILITIES AND STORMWATER INFRASTRUCTURE IN ORDER TO EVALUATE POTENTIAL CONFLICTS.
- EXCAVATION AND TRENCHING
 - TRENCHES SHALL BE A DEPTH WHICH WILL PROVIDE COVER FROM TOP OF PIPE TO FINISHED GRADE AS SHOWN ON APPROVED CONSTRUCTION DRAWINGS. EXCESS EXCAVATED MATERIAL, UNSALVAGEABLE MATERIAL, AND DEBRIS SHALL BE WASTED AND DISPOSED OF BY THE CONTRACTOR. ALL EXCAVATED MATERIAL RETAINED FOR BACKFILL SHALL BE PILED IN SUCH A MANNER AS NOT TO ENDANGER THE WORK OR OBSTRUCT SIDEWALKS, DRIVEWAYS OR DRAINAGE. FIRE HYDRANTS, VALVE COVERS, VAULT HATCHES AND OTHER UTILITY CONTROLS SHALL NOT BE OBSTRUCTED AND SHALL REMAIN ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE SOUND CONSTRUCTION PRACTICES IN EXCAVATING AND MAINTAINING THE PIPE TRENCH TO PREVENT DAMAGE TO ANY FOUNDATION, STRUCTURE, POLE LINE, PIPELINE OR OTHER FACILITY. IF, AS A RESULT OF THE EXCAVATION, A FOUNDATION, STRUCTURE, POLE LINE, PIPELINE OR OTHER FACILITY IS ENDANGERED, THE CONTRACTOR SHALL IMMEDIATELY TAKE REMEDIAL ACTION AT HIS OWN EXPENSE. NO ACT OF THE CITY OF DELAND SHALL IN ANY WAY AFFECT THE LIABILITY OF THE CONTRACTOR FOR DAMAGES, EXPENSES OR COSTS THAT MAY RESULT FROM TRENCH EXCAVATION. SHEET PILING, SHORING, SHEETING, BRACING OR OTHER SUPPORTS REQUIRED FOR CONSTRUCTION SHALL BE DESIGNED, FURNISHED, PLACED, MAINTAINED AND REMOVED BY THE CONTRACTOR. SHEET PILING AND TIMBERS USED IN TRENCH EXCAVATIONS SHALL BE WITHDRAWN IN SUCH A MANNER SO AS TO PREVENT SUBSEQUENT SETTLEMENT OF THE PIPE OR ADDITIONAL BACKFILL LOADINGS WHICH MIGHT OVERLOAD THE PIPE. ALL EXISTING UNDERGROUND UTILITIES, WHETHER OR NOT THEY ARE SHOWN IN THE APPROVED CONSTRUCTION DRAWINGS OR THEIR LOCATIONS ARE MADE KNOWN TO THE CONTRACTOR PRIOR TO EXCAVATION, SHALL BE PROTECTED FROM DAMAGE AND, IF DAMAGED, SHALL BE REPAIRED TO EQUAL THE PRIOR SERVICEABILITY OR REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE. THE CITY OF DELAND DOES NOT ASSUME RESPONSIBILITY FOR THE CORRECTNESS OF THE APPROVED CONSTRUCTION DRAWINGS. REPAIRS OR REPLACEMENTS SHALL BE MADE AT THE EARLIEST PRACTICABLE TIME AND IN NO CASE SHALL THE CONTRACTOR LEAVE THE JOB AT THE END OF THE DAY WITHOUT MAKING ALL SUCH REPAIRS OR SATISFACTORY ARRANGEMENTS FOR SUBSEQUENT REPAIRS. WHEREVER EXCAVATION EXPOSES UNSUITABLE MATERIALS SUCH AS MUCK, THE CONTRACTOR SHALL REMOVE AND REPLACE WITH SUITABLE BEDDING AND BACKFILL MATERIAL. MUCK SHALL BE REMOVED FULL DEPTH, FROM TRENCH LIMITS. TREES, STUMPS AND ROOTS WITHIN THE LIMITS OF THE TRENCH EXCAVATION SHALL BE REMOVED TO A DEPTH OF AT LEAST 12" BELOW THE BOTTOM OF THE TRENCH. STUMP AND ROOT HOLES SHALL BE REFILLED TO EXISTING GRADE AND COMPACTED. NO STUMPS, ROOTS, OR ORGANIC MATERIAL OF ANY DESCRIPTION SHALL REMAIN. ROCK EXCAVATION SHALL BE CARRIED TO A DEPTH OF AT LEAST 6" BELOW THE REQUIRED PIPE INVERT. BLASTING IS PROHIBITED, NO PIPE OR STRUCTURES SHALL BE INSTALLED IN A WET TRENCH. ALL BEDDING MATERIAL MUST BE DRY AND FIRM. THE FREE WATER SURFACE SHALL BE LOWERED TO AT LEAST 6" BELOW THE BEDDING SURFACE BEFORE INSTALLING PIPE OR STRUCTURES. THE CITY OF DELAND ENGINEERING DEPARTMENT INSPECTOR'S JUDGEMENT SHALL BE USED TO DETERMINE IF THE TRENCH IS ACCEPTABLE, WHICH INCLUDES REQUIRING ROCK OR STOPPING WORK. THE BOTTOM OF THE TRENCH SHALL BE SHAPED TO GIVE SUFFICIENT UNIFORM CIRCUMFERENTIAL SUPPORT TO THE LOWER ONE-FOURTH OF EACH PIPE. IN ADDITION, BELL HOLES SHALL BE EXCAVATED SUCH THAT AFTER PLACEMENT OF THE PIPE RECEIVES BEARING PRESSURE FROM, AND IS UNIFORMLY SUPPORTED BY, THE BOTTOM OF THE TRENCH. THE USE OF HORIZONTAL STRUTS BELOW THE BARREL OF THE PIPE OR THE USE OF THE PIPE AS SUPPORT FOR TRENCH BRACING WILL NOT BE PERMITTED. IN PIPELINE CONSTRUCTION THE USE OF THE SOLDIER PILE AND HORIZONTAL LAGGING METHOD OF SUPPORT OR THE USE OF A TRAVELING SHIELD SHALL REQUIRE CITY OF DELAND ENGINEERING DEPARTMENT APPROVAL.
- THE CONTRACTOR SHALL FURNISH, INSTALL AND OPERATE ALL NECESSARY MACHINERY, APPLIANCES AND EQUIPMENT TO KEEP EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION AND SHALL DEWATER AND DISPOSE OF THE WATER SO AS NOT TO CAUSE INJURY TO PUBLIC OR PRIVATE PROPERTY OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC.
- WHEREVER EXCAVATION EXPOSES UNSUITABLE MATERIALS SUCH AS MUCK, TRASH OR ORGANICS THE CONTRACTOR SHALL REMOVE AND REPLACE WITH SUITABLE BEDDING AND BACKFILL MATERIAL. MUCH SHALL BE REMOVED FULL DEPTH FROM TRENCH LIMITS. TREES, STUMPS AND ROOTS SHALL BE REMOVED TO A DEPTH OF AT LEAST 12" BELOW BOTTOM OF TRENCH.
- NO PIPE OR STRUCTURE SHALL BE INSTALLED IN A WET TRENCH. ALL BEDDING MATERIAL MUST BE DRY AND FIRM. THE FREE WATER SURFACE SHALL BE LOWERED TO AT LEAST 6" BELOW BEDDING SURFACE BEFORE INSTALLING PIPE OR STRUCTURES. THE CITY OF DELAND ENGINEERING DEPARTMENT INSPECTOR'S JUDGEMENT SHALL BE USED TO DETERMINE IF THE TRENCH IS ACCEPTABLE, WHICH INCLUDES REQUIRING ROCK OR STOPPING WORK. THE CITY OF DELAND ENGINEERING DEPARTMENT WILL NOT ACCEPT ANY PIPE OR STRUCTURE THAT FLOATS OR SINKS DUE TO LACK OF GROUND WATER CONTROL AND SHALL REQUIRE CONTRACTOR TO REINSTALL ANY PIPE OR STRUCTURE THAT IS REJECTED.

TEMPORARY SEEDING SPECIFICATION:

GENERAL

SEEDING CAN BE USED FOR TEMPORARY STABILIZATION. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY SEEDDED AND WATERED. AREAS WHERE FINAL GRADING HAS BEEN COMPLETED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY SEEDDED. TEMPORARY SEED MIXTURE IS SPECIFIED BELOW.

SEEDING MIXTURES

SEED MIXTURE SHALL BE BERWUDA COMMON 90 LB PURE LIVE SEED PER ACRE, FIBER 2000 LB PER ACRE, STABILIZER 120 LB PER ACRE AND FERTILIZER 300 LB PER ACRE.

ALL SLOPES AND FLAT GRADE

APPLY 6-20-20 COMMERCIAL ORGANIC FERTILIZER AT A RATE OF 300 LB PER ACRE AND SEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

TEMPORARY SEEDING

PLANTING DATES	SEED VARIETY	APPLICATION RATE
MARCH 15 - OCTOBER 15	PENSACOLA BAHIA (SCARIFIED) 30 BERMUDA COMMON (50% HULLED) 25	90 25
OCTOBER 16 - MARCH 14	PENSACOLA BAHIA (SCARIFIED) 100 BERMUDA COMMON (50% HULLED) 35 ANNUAL RYE GRASS 10 RYE GRAIN 30	100 35 10 30

MULCH SEEDED AREA WITH 2 TONS PER ACRE CLEAN GRAIN STRAW. ANCHOR STRAW WITH HYDRAULIC WOOD FIBER MULCH AT THE RATE OF 1000 LB PER ACRE, OR 150-200 POUNDS OF ORGANIC MULCH TACKIFIER PER ACRE, OR USE NETTING.
HYDRO FIBER MULCH MIXTURE SHALL BE PERFORMED IN A TANK WITH A CONTINUOUS AGITATION AND RECIRCULATION SYSTEM WITH SUFFICIENT OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS SLURRY AND DISCH

POTABLE WATER CONSTRUCTION NOTES

1. THE CITY'S PUBLIC UTILITIES DEPARTMENT (386) 626-7253 SHALL BE GIVEN A MINIMUM OF 2 BUSINESS DAYS ADVANCE NOTICE (NOT INCLUDING HOLIDAYS OR WEEKENDS) PRIOR TO BEGINNING ANY POTABLE 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 MATERIAL ACCEPTABLE TO THE CITY WITH A MINIMUM COMPACTION OF 98% IN PAVED AREAS AND 95% IN UNPAVED AREAS IN ACCORDANCE WITH AASHTO T-180.
5. IT SHALL BE THE CONTRACTORS 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.
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 USED ON ALL DUCTILE IRON PIPE AS WELL.
7. ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH A 2"x4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 12" MAXIMUM ABOVE THE GROUND. ALL SERVICES SHALL BE LOCKED AT THE TIME OF FINAL INSPECTION BY THE CONTRACTOR IN THE PRESENCE OF THE CITY INSPECTOR OR CITY PERSONNEL, AFTER THEY HAVE BEEN INSPECTED AND VERIFIED TO OPERATE PROPERLY.
8. AT ALL WATER MAIN TEES AND CROSSSES, VALVES SHALL BE INSTALLED ON ALL LEGS EXCEPT ONE.
9. ALL WATER VALVES SHALL BE ADJUSTED TO FINISHED GRADE AND THE CAPS PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.
10. UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS, WATER VALVES SHALL BE COMPLETELY OPENED BY PUBLIC UTILITIES PERSONNEL. AT NO TIME SHALL CONTRACTOR OPERATE ANY EXISTING VALVES.
11. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED TO MAKE THEM EASILY ACCESSIBLE TO FIRE PERSONNEL IN CASE OF A FIRE, THE PRIMARY HYDRANT PORT SHOULD ALWAYS FACE THE STREET.
12. AS STANDARD PRACTICE, WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF CURB OR AS APPROVED BY THE CITY.
13. ALL WATER MAINS SHALL BE NSF AND/OR AWWA APPROVED FOR POTABLE WATER USE, AND SHALL HAVE A MINIMUM COVER OF 36 INCHES (3.0 FEET) AND A MAXIMUM DEPTH OF 48 INCHES (4.0 FEET) FROM FINAL GRADE EXCEPT AT LOCATIONS OF UTILITY CROSSINGS OR WITH SPECIAL APPROVAL WHEN IT IS DETERMINED TO BE IN THE BEST INTEREST OF THE CITY.
14. WATER MAINS SHALL BE C-900 PVC OR C-905 CL 150 (COLOR "BLUE") OR D.I.P. PRESSURE CLASS 350 STANDARD CEMENT LINED UNLESS OTHERWISE APPROVED BY THE CITY.
15. 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 DEPARTMENT OF HEALTH AND AS-BUILTS ARE PROVIDED TO THE CITY PRIOR TO ANY PUBLIC USE OF THE SYSTEM.
16. IN AREAS WHERE RECLAIMED WATER IS NOT AVAILABLE, THE CONTRACTOR SHALL BE REQUIRED TO (UPON SATISFACTORY COMPLETION OF THE PRESSURE TEST) TRANSFER THE WATER FROM THE POTABLE WATER LINES TO THE RECLAIMED WATER LINES FOR UTILIZATION IN THEIR PRESSURE TEST.
17. ALL POTABLE WATER MAINS SHALL USE A THRUST RESTRAINT JOINT METHOD IN COMPLIANCE WITH THE DUCTILE IRON PIPE RESEARCH (DIRPA) GUIDELINES. IN THE EVENT THAT PVC PIPE IS SPECIFIED, RESTRAINT JOINT SHALL BE MODIFIED IN ACCORDANCE THE RECOMMENDED ADDITIONAL RESTRAINT LENGTH REQUIRED FOR PIPE WRAPPED WITH POLYETHYLENE.
18. 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 DIRPA THRUST RESTRAINT DESIGN GUIDELINES USING TORQUE WRENCHES PER MANUFACTURERS RECOMMENDATIONS.
19. WATER SYSTEMS SHALL BE PRESSURE TESTED AT 150 PSI STATIC PRESSURE FOR A PERIOD OF TWO HOURS PER AWWA STANDARDS.
20. ALL WATER SERVICES SHALL BE MARKED WITH AN "X" SAW CUT INTO THE CURB OR BY METAL TABS SET INTO THE PAVEMENT.
21. ALL WATER VALVES SHALL BE MARKED WITH AN "X" SAW CUT INTO THE CURB OR BY A METAL TAB SET INTO THE PAVEMENT. BLOW-OFFS SHALL BE MARKED SIMILARLY, AS WELL. REVERSE TAPPING VALVES SHALL BE MARKED WITH AN "X" SAW CUT INTO THE INTO THE CURB OR PAVEMENT WITH THE ARROW POINTING TO THE DIRECTION OF THE PRESSURE MAIN RUN.
22. ALL TAPPING OF MAINS SHALL BE PERFORMED BY THE CITY AND BILLED IN ACCORDANCE WITH THE ADOPTED FEE RESOLUTION. SCHEDULING OF THESE CONNECTIONS OR TRAPPINGS SHALL REQUIRE A MINIMUM OF 2 BUSINESS DAYS, DIRECTED TO THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE THE WORK DIRECTLY WITH THE PUBLIC UTILITIES DEPARTMENT. SUBSEQUENTLY, THE CONNECTION SHALL BE SCHEDULED TO COMMENCE BETWEEN 8:00 AM AND NOON ON THE APPROPRIATE DAY.
23. LARGE COMMERCIAL WATER AND RECLAIMED WATER METERS GREATER THAN 3" TAKE A MINIMUM OF 6 WEEKS FOR DELIVERY AFTER FEES ARE PAID TO THE CITY. IN ADDITION, ALL METERS AND VAULTS 3" AND GREATER SHALL BE INSTALLED BY THE OWNER/ DEVELOPER/ CONTRACTOR. THE FEE COLLECTED BY THE CITY IS FOR MATERIALS ONLY. ALL METERS, 2" AND LESS, SHALL BE INSTALLED BY THE CITY.
24. THE CITY REQUIRES DOUBLE WATER SERVICE INSTALLATIONS WHENEVER FEASIBLE. WHEN DESIGN CONFLICTS EXIST, SINGLE WATER SERVICES MAY BE ALLOWED. THIS MAY APPLY AT STORMWATER INLETS, FIRE HYDRANTS, FPL TRANSFORMERS, ETC. AND OTHER LOCATIONS DEEMED APPROPRIATE BY THE CITY.
25. ALL PROPOSED POTABLE WATER MAINS SHALL BE FLUSHED, DISINFECTED, PRESSURE TESTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE WHEN APPROPRIATE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE WITH CITY PERSONNEL AT THE WATER TREATMENT PLANT AT LEAST 2 BUSINESS DAYS PRIOR TO BEGINNING FLUSHING OF THE MAINS AND PRIOR TO THE COMMENCEMENT OF PRESSURE TESTING.
26. THE CONTRACTOR SHALL BE REQUIRED TO PIG ALL POTABLE MAINS 6" AND LARGER IN DIAMETER AND PRIMARY DISTRIBUTION MAINS LOCATED ON COLLECTOR AND ARTERIAL ROADWAYS. ALL PIGS SHALL BE NEW AND NO FOAM PIGS ARE ALLOWED. 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.
27. WITH RESPECT TO TIE-IN CONNECTIONS, THE CITY RESERVES THE RIGHT TO REQUIRE CONNECTIONS TO BE PERFORMED DURING PERIODS OF LOW FLOW (MIDNIGHT TO 6:00 AM) IN ORDER TO MINIMIZE SERVICE DISRUPTION TO EXISTING CUSTOMERS.
28. THE PHYSICAL TAKING OF EACH AND EVERY WATER SAMPLE FOR BACTERIOLOGICAL TESTING SHALL BE OBSERVED BY THE CITY'S DESIGNATED SITE INSPECTOR. THIS SHOULD NOT IMPACT THE PROJECT SINCE THE CONTRACTOR MUST ALREADY COORDINATE FLUSHING ACTIVITY WITH THE INSPECTOR. ALL SAMPLE FORMS SHALL COMPLETELY FILLED OUT BY THE SAMPLING COMPANY AND TESTING COMPANY IN ORDER TO BE ACCEPTED. WHEN THE PUBLIC UTILITIES OFFICE RECEIVES POTABLE WATER CLEARANCE REQUEST REQUIRING SIGNATURE, THE CITY'S DISTRIBUTION SUPERVISOR AND / OR DESIGNATED SITE INSPECTOR SHALL BE CONTACTED TO INDEPENDENTLY VERIFY THAT THE SYSTEM IS IN PROPERLY FUNCTIONING ORDER (i.e. ALL VALVES, HYDRANTS, AND WATER SERVICES ARE ACCESSIBLE AND OPERABLE). SIMULTANEOUSLY, THE CITY MAY ALSO TAKE A RANDOM BACTERIOLOGICAL SAMPLE WITHIN THE NEW SYSTEM TO VERIFY THAT WATER IS SAFE FOR CONSUMPTION. ONCE THE DISTRIBUTION SUPERVISOR AND / OR DESIGNATED SITE INSPECTOR HAVE VERIFIED THAT THE SYSTEM IS IN PROPER FUNCTIONING ORDER AND THAT THE BACTERIOLOGICAL SAMPLE INDICATES THE WATER IS SAFE FOR CONSUMPTION, THE PUBLIC UTILITIES OFFICE WILL THEN SIGN OFF ON THE WATER CLEARANCE REQUEST.
29. ALL WORK PERFORMED ON THE POTABLE WATER FACILITIES OWNED OR PROPOSED TO BE OWNED BY THE CITY SHALL BE CONSTRUCTED BY A STATE CERTIFIED UNDERGROUND UTILITY CONTRACTOR OR GENERAL CONTRACTOR LICENSED IN THE STATE OF FLORIDA AND REGISTERED BY THE CITY.
30. FOR CONSTRUCTION PURPOSES, THE PLANS SHALL DIMENSION THE PROPOSED LOCATIONS OF ALL WATER MAINS, MEASURED FROM THE BACK OF CURB (OR EDGE OF PAVEMENT, IF NO CURB IS USED).
31. NEWLY CONSTRUCTED POTABLE WATER SYSTEM EXTENSIONS MAY NOT BE USED PRIOR TO FINAL TESTING, CLEARANCE AND ACCEPTANCE BY THE CITY. THIS INCLUDES CONSTRUCTION WATER REQUIRED FOR SEWER LINE CLEANING OR RELATED USES.
32. FIRE HYDRANTS MAY NOT BE INSTALLED WITHIN 20' OF ANY ELECTRICAL TRANSFORMER.
33. ALL HDPE PIPE UTILIZED FOR WATER, FORCE MAIN AND / OR RECLAIMED WATER MAIN EXTENSIONS SHALL BE SDR 11 WITH #10 COPPERHEAD TRACER WIRE UNLESS SPECIFICALLY NOTED OTHERWISE. THE HDPE PIPE SHALL BE SIZED TO MATCH THE EXTERNAL DIAMETER OF THE PVC OR DIP PIPE TO WHICH IT IS ATTACHED.
34. ALL VALVES 2" AND LARGER SHALL BE STANDARD 2" RESILIENT SEATED GATE VALVES (CORPORATION STOPS ARE NOT ACCEPTABLE).
35. ALL PVC PIPE SHALL BE STORED IN SUCH A WAY AS TO PREVENT WARPING, DEFLECTION OR ANY DEFORMATION. FITTINGS SHALL BE PVC AND MANUFACTURED OF THE SAME DESIGN AS THE PVC PIPE.
36. PVC FITTINGS 4-INCH THROUGH 36-INCH SHALL BE PVC (OR DIP WITH PROTECTO 401) INJECTION-MOLDED OR FABRICATED AS SPECIFIED, MADE OF MATERIALS MEETING OR EXCEEDING THE REQUIREMENTS OF CELL CLASS 12454-B MATERIAL AS DEFINED IN ASTM D1784. FABRICATED FITTINGS SHALL BE MANUFACTURED WITH PIPE THAT MEETS OR EXCEEDS AWWA C-905 STANDARD AND SHALL BE FIBERGLASS REINFORCED TO A PRESSURE RATING OF 165 PSI. ALL PVC OR MECHANICAL JOINT FITTINGS MUST COMPLY WITH OR EXCEED ANSI / AWWA C-907, UN1-B-14 STANDARDS AS THEY APPLY TO THE APPROPRIATE SIZE RANGE AND METHOD OF MANUFACTURE.
37. NO USED, REUSED, RUSTED, SECOND HAND OR ANY MATERIAL THAT IS NOT NEW SHALL BE USED IN ANY UTILITY IMPROVEMENT PROJECTS WITHIN THE CITY'S SERVICE AREA.
38. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
39. 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 OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
40. 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 OUTSIDE 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.
41. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES AND PREFERABLY 12 INCHES ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF ANOTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
42. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN PIPE THE OTHER PIPELINE.
43. AT THE UTILITY CROSSINGS, 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. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL OTHER JOINTS IN VACUUM TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS 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 II OF CHAPTER 62-610, F.A.C.
44. WATER MAINS SHALL BE C-900 PVC OR C-905 (COLOR "BLUE") OR DIP PRESSURE CLASS 350 CL 150 STANDARD CEMENT LINED UNLESS OTHERWISE APPROVED BY THE CITY.

FDEP WATER NOTES

1. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
2. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61.
3. ALL PROPOSED WATER MAINS SHALL BE FLUSHED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH AWWA SPECIFICATIONS C-651 AND THE FDEP PROTECTION REQUIREMENTS.
4. POTABLE WATER PIPES SHALL BE HYDROSTATICALLY TESTED FOR PRESSURE AND LEAKAGE IN ACCORDANCE WITH AWWA STANDARD C600 FOR DUCTILE IRON PIPES AND C605 FOR PVC PIPES, RESPECTIVELY.
5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE LEAD FREE, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD.
6. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B), F.A.C., USING BLUE AS A PREDOMINANT COLOR. UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LINE UNDERGROUND PIPE.)
7. POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA SPECIFICATIONS:
 - A. DUCTILE IRON PIPE (3 INCHES TO 54 INCHES) - AWWA C150 AND AWWA C151;
 - B. PVC PIPE
 - (1) AWWA C900/ASTM 1784 (1 1/2 INCH TO 12 INCHES) WITH CL200 MINIMUM;
 - (2) AWWA C905 (14 INCHES TO 48 INCHES);
8. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL HAVE UNPLUGGED, UNDERGROUND DRAINS WILL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER OR VACUUM TYPE SANITARY SEWER; AT LEAST SIX FEET FROM 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 62-10, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
9. NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
10. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
11. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT.
12. NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF ASBESTOS-CEMENT OR POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.
13. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
14. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
15. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, 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 II OF CHAPTER 62-610, F.A.C.
16. IF CONNECTION OF THE PROPOSED ACTIVITY TO THE WATER MAIN WILL RESULT IN A DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR:
 - A. PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH ARE DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE FDEP CENTRAL DISTRICT OR WILL AFFECT THE BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGMENT, THAT THE INTEGRITY OF THE WATER SYSTEM HAS BEEN MAINTAINED; OR
 - B. IN CASE OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR AND NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.

SANITARY GRAVITY SEWERS AND FORCE MAIN CONSTRUCTION NOTES

1. THE CITY'S PUBLIC UTILITIES DEPARTMENT (386) 626-7253 SHALL BE GIVEN A MINIMUM OF 2 BUSINESS DAYS ADVANCE NOTICE (NOT INCLUDING HOLIDAYS AND WEEKENDS) PRIOR TO BEGINNING ANY SANITARY SEWER CONSTRUCTION.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE GREEN PVC SDR 26, ASTM D-3034. IN PLACES WHERE A MINIMUM COVER OF 4.0' CANNOT BE MAINTAINED, AWWA C-900 OR C-905 GREEN PVC DR-25, CLASS 100 OR CONCRETE ENCASEMENT REQUIREMENT PER THESE STANDARDS AND AS PER REGULATORY REQUIREMENTS.
3. GRAVITY SANITARY SEWER LINE CONSTRUCTION SHALL BE ACCOMPLISHED BY THE USE OF A LASER INSTRUMENT UNLESS ANOTHER METHOD IS PREVIOUSLY APPROVED BY THE CITY.
4. THE CONTRACTOR SHALL, AT ALL TIMES DURING PIPE LAYING OPERATIONS, DEWATER THE GROUND SUFFICIENTLY TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6" BELOW THE PIPE BEING LAID WITHIN THE AREA OF THE TRENCH.
5. ALL PIPES SHALL BE LAID ON A FIRM FOUNDATION. SOFT OR SPONGY BEDDING FOR PIPES IS NOT ACCEPTABLE. ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH A DRY, COMPACTED, GRANULAR MATERIAL.
6. ON ALL EXCAVATION AND BACKFILLING OPERATIONS, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING AND BRACING IN ACCORDANCE WITH OSHA GUIDELINES IN ORDER TO PROVIDE FOR THE SAFETY OF WORKMEN AS WELL AS REPRESENTATIVES OF THE CITY, THE DESIGN ENGINEER AND THE DEVELOPER.
7. ALL TRENCHES SHALL BE BACKFILLED WITH ACCEPTABLE MATERIAL AND COMPACTED TO THE SPECIFIED MINIMUM COMPACTION (95% IN UNPAVED AREAS AND 98% IN PAVED AREAS) OF THE OPTIMUM DENSITY OF THAT MATERIAL BASED ON THE AASHTO T-180 MODIFIED PROCTOR TEST.
8. THE CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING LABORATORY AT HIS OWN EXPENSE TO ENSURE THAT COMPACTION OF ALL MATERIAL IS COMPLETED PROPERLY. TESTS SHALL BE DONE ONE FOOT ABOVE THE PIPE AND THEN AT ONE FOOT VERTICAL INTERVALS UNTIL FINAL GRADE IS REACHED. TESTING SHALL BE COMPLETED AND TEST DOCUMENTS SUBMITTED TO THE CITY AT A MINIMUM FREQUENCY OF ONE SET BETWEEN EACH MANHOLE AND ONE SET OF TESTS AT EVERY MANHOLE. IDENTIFICATION OF TEST LOCATIONS SHALL BE CLEARLY INDICATED ON THE TEST REPORTS. TEST RESULTS SHALL BE FORWARDED PROMPTLY TO THE CITY'S DESIGNATED SITE INSPECTOR.
9. THE CONTRACTOR SHALL INSTALL A METALLIZED FOIL LOCATOR TAPE, OR SIMILAR DEVICE, AS MAY BE APPROVED BY THE CITY FOR THE FULL LENGTH OF ALL PVC SEWAGE FORCE MAINS. THIS PIPE LOCATOR ADI SHALL BE INSTALLED BETWEEN 15" AND 24" BELOW FINISHED GRADE OR AS DIRECTED BY THE MANUFACTURER. THE TAPE SHALL BE COLOR CODED GREEN FOR SANITARY SEWER AND FORCE MAINS. A CONTINUOUS No. 10 COPPER HEAD WIRE INSTALLED AND BROUGHT UP AT EACH VALVE.
10. ALL TESTING REQUIRED BY THE CITY SHALL BE PAID FOR BY THE CONTRACTOR / DEVELOPER.
11. MANHOLE RIMS SHALL MATCH FLUSH WITH THE FINISH GRADE IN PAVED AREAS AND A MINIMUM OF 0.2 FEET AND A MAXIMUM OF 0.5 FEET ABOVE GRADE GENERALLY IN UNPAVED AREAS.
12. THE CONTRACTOR SHALL CONSTRUCT SANITARY SEWER MANHOLES IN SUCH A WAY THAT SEWER LINES DO NOT INTERSECT SEALED JOINTS BETWEEN SECTIONS OF THE MANHOLE.
13. RUBBER BOOTS AND 316 STAINLESS STEEL BANDS SHALL BE UTILIZED IN THE CONNECTION OF THE SEWER MAIN TO THE MANHOLES (SEE STANDARD SEWER MANHOLE AND BOOT DETAILS).
14. INDIVIDUAL SANITARY SEWER IN NEW CONSTRUCTION SHALL NOT BE CONNECTED DIRECTLY INTO MANHOLES AND MUST BE CONNECTED DIRECTLY INTO TO SEWER MAIN BY USE OF WYE CONNECTIONS, UNLESS OTHERWISE APPROVED BY THE CITY.
15. FOR SINGLE FAMILY HOMES, SINGLE FOUR INCH SEWER SERVICE LATERALS 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 SHALL BE USED ON ALL LINES. NO GLUED JOINTS ARE PERMITTED ON LATERALS.
16. ALL SANITARY SEWER MANHOLE COVERS SHALL HAVE THE WORD "SANITARY" CAST INTO THEM.
17. FORCE MAIN SYSTEMS SHALL BE PRESSURE TESTED AT 100 PSI STATIC PRESSURE FOR A PERIOD OF TWO HOURS PER AWWA STANDARDS.

SANITARY GRAVITY SEWERS AND FORCE MAIN CONSTRUCTION NOTES (cont.)

18. ALL SANITARY SEWER FORCE MAINS SHALL USE A THRUST RESTRAINT METHOD IN COMPLIANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION GUIDELINES MODIFIED TO ACCOMMODATE PVC PIPE BY FOLLOWING THE RECOMMENDED INCREASE IN RESTRAINT LENGTH CORRESPONDING TO THE INSTALLATION OF POLYETHYLENE WRAP. IN NO INSTANCE SHALL THRUST BLOCKS BE PERMITTED.
19. THE CITY RESERVES THE RIGHT TO REQUIRE THE DEVELOPER TO PERFORM VACUUM TESTING OF ALL SANITARY MANHOLES, AIR TEST SEWER MAINS AND REQUIRES THAT ALL SANITARY SEWER MAIN LINES BE TELEVIEWED PRIOR TO FINAL ACCEPTANCE. LATERALS SHALL BE TELEVIEWED UPON DEMAND BY THE CITY PRIOR TO FINAL ACCEPTANCE WHEN IT IS SUSPECTED THAT A PROBLEM EXISTS.
20. ALL SEWER MAINS, PRIOR TO ACCEPTANCE BY THE CITY AND PRIOR TO ANY FINAL PAVING OPERATIONS, SHALL BE TELEVIEWED AND SUBMITTED TO THE CITY USING A "PAN AND TILT CAMERA" WITH DEPTH GAUGE IN FRONT OF THE CAMERA BY A CITY APPROVED CONTRACTOR. THE CAMERA SHALL RUN FROM DOWNSTREAM MANHOLE TO UPSTREAM MANHOLE. THE CITY INSPECTOR SHALL BE NOTIFIED IN ADVANCE AND BE PRESENT DURING THE TELEVIEWING OF THE SEWER SYSTEM. THE VIDEO SHALL BE NON-STOP WITH AUDIO DESCRIBING WHAT IS BEING REVIEWED. WRITTEN VIDEO LOGS DESCRIBING CONDITION OF THE LINES SHALL ACCOMPANY THE VIDEO SUBMISSION TO THE CITY PRIOR TO COMMENCING ANY INSTALLATION OF ASPHALT OR CONCRETE PAVEMENT. THE CITY MAY REQUIRE ADDITIONAL VIDEO TAPING, VIDEO TAPING OF LATERALS AND / OR INFILTRATION / EXFILTRATION TESTS IF DEFECTS ARE APPARENT OR WORKMANSHIP IS QUESTIONABLE.
21. ALL SEWER LINES WHICH ARE CONSTRUCTED OUTSIDE OF PUBLIC RIGHTS-OF-WAY WITHIN SIDE YARDS, BACKYARDS AND OTHER POORLY ACCESSIBLE AREAS SHALL BE CONSTRUCTED OF GREEN C-900 PVC. ABSOLUTELY NO USE OF PLASTIC STYRENE FITTING SHALL BE ALLOWED.
22. SEWER LATERAL LOCATIONS SHALL BE MARKED ALONG THE OUTSIDE OF THE CURB WITH A SAW CUT "V", OR BY A METAL TAB SET INTO THE PAVEMENT.
23. EZ-WRAP PLASTIC, AS MANUFACTURED BY PRESS SEAL GASKET CORPORATION, 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.
24. ALL PROPOSED SEWER FORCE MAINS SHALL BE FLUSHED, PRESSURE TESTED, PIGGED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE WITH CITY PERSONNEL AT THE WATER OR WASTEWATER TREATMENT PLANT (AS APPROPRIATE) AT LEAST 2 BUSINESS DAYS PRIOR TO BEGINNING A FULL-DIAMETER FLUSH OF THE MAINS AND PRIOR TO COMMENCEMENT OF PRESSURE TESTING (SUBJECT TO AVAILABILITY).
25. THE CONTRACTOR SHALL BE REQUIRED TO PIG ALL FORCE MAINS IN EXCESS OF 6" IN DIAMETER AND PRIMARY TRANSMISSION 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 CITY REPRESENTATIVE OR CITY INSPECTOR.
26. AS A GENERAL RULE, THE NUMBER OF JOINTS SHALL BE LIMITED WHENEVER POSSIBLE. IN SPECIAL CASES, WHERE A JOINT REPAIR TO AN 8" TO 12" SEWER MAIN IS REQUIRED, THE PROPER RIGID WRAP AROUND THE SLEEVE SUCH AS JCM-210 OVERSIZED DUCTILE IRON COUPLING OR AN APPROVED EQUIV MAY BE ALLOWED BY SPECIAL APPROVAL BY THE CITY.
27. ALL IN-LINE SANITARY SEWER FORCE MAIN VALVES SHALL BE RESILIENT SEAT (AWWA C-309 OR C-515) VALVES FEATURING AN EPOXY LINED DUCTILE IRON BODY.
28. ALL TAPPING OF PRESSURE MAINS AND CORING OF MANHOLES SHALL BE PERFORMED BY THE CITY AND BILLED IN ACCORDANCE WITH THE ADOPTED FEE RESOLUTION. SCHEDULING THESE CONNECTIONS SHALL REQUIRE A MINIMUM OF 2 BUSINESS DAYS NOTIFICATION DIRECTED TO THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE THE WORK DIRECTLY WITH THE PUBLIC UTILITIES DEPARTMENT. SUBSEQUENTLY, THE CONNECTION SHALL BE SCHEDULED TO COMMENCE BETWEEN 8:00 AM AND NOON ON THE APPROPRIATE DAY ESTABLISHED BY THE CITY. WITH RESPECT TO TIE-IN CONNECTIONS AND CORING OPERATIONS, THE CITY RESERVES THE RIGHT TO REQUIRE CONNECTIONS BE PERFORMED DURING PERIODS OF LOW FLOW (MIDNIGHT TO 6:00 AM) IN ORDER TO MINIMIZE SERVICE DISRUPTION TO EXISTING CUSTOMERS.
29. ALL WORK PERFORMED ON SANITARY SEWER FACILITIES OWNED OR PROPOSED TO BE OWNED BY THE CITY SHALL BE PERFORMED BY AN UNDERGROUND UTILITY CONTRACTOR OR GENERAL CONTRACTOR WHO IS LICENSED IN THE STATE OF FLORIDA AND REGISTERED WITH THE CITY.
30. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AS-BUILTS ARE PROVIDED TO THE CITY PRIOR TO ANY USE OF THE SYSTEM.
31. FOR CONSTRUCTION PURPOSES, THE PLANS SHALL DIMENSION THE LOCATION OF ALL FORCE MAINS MEASURED FROM THE BACK OF CURB (OR EDGE OF PAVEMENT IF NO CURBING EXISTS).
32. ALL HDPE PIPE INSTALLED FOR SEWERAGE FORCE MAINS SHALL BE SDR 11 WITH #10 COPPER HEAD TRACER WIRE. UNLESS NOTED OTHERWISE, THE HDPE PIPE SHALL BE SIZED TO MATCH THE DIAMETER OF THE PVC TO WHICH IT IS ATTACHED.
33. ALL PVC PIPE SHALL BE STORED IN SUCH A WAY AS TO PREVENT WARPING, DEFLECTION OR DEFORMATION. ANY PIPE DEEMED TO BE MISSHAPED IN ANY WAY FOR ANY REASON SHALL BE REJECTED.
34. NO USED, REUSED, RUSTED, SECOND HAND, OR ANY MATERIAL THAT IS NOT NEW SHALL BE USED IN ANY UTILITY IMPROVEMENT PROJECTS WITHIN THE CITIES SERVICE AREA.
35. WHERE POTABLE WATER AND SANITARY SEWER MAINS WITH LESS THAN 18 INCHES OF VERTICAL CLEARANCE OR WHERE THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SEWER MAIN SHALL BE ENCASED WITH CONCRETE OR ENCLOSED IN A watertight CARRIER PIPE OR PREPARE RATED PVC PIPE (MEETING THE AWWA C-900 OR C-905 SPECIFICATION) FOR A MINIMUM LENGTH OF 20 FEET, CENTERED ON THE POINT OF CROSSING. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET TO EDGE BETWEEN THE POTABLE WATER MAINS AND SEWER MAINS SHALL BE MAINTAINED WHEN AT ALL POSSIBLE. WHEN THE 10 FOOT HORIZONTAL SEPARATION CANNOT BE MAINTAINED, THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF AT LEAST 18" ABOVE THE SEWAGE MAIN. ALTERNATIVELY, THE SEWER MAIN SHALL BE ENCASED IN CONCRETE OR ENCLOSED IN A WATER TIGHT CARRIER PIPE OR UPGRADED TO PRESSURE RATED PVC PIPE (MEETING AWWA C-900 OR C-905 SPECIFICATION) AND PRESSURE TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
36. CEMENT USED IN CONCRETE MIX FOR PRECAST STRUCTURES SHALL BE TYPE II, ACID RESISTANT AND SULFIDE RESISTANT CONCRETE
37. MORTAR TO CONTAIN "HYDRATITE" OR APPROVED ALLOY TO PREVENT SHRINKAGE.
38. CONTRACTORS SHALL PROVIDE THICKER MANHOLE WALLS AND BASES AS REQUIRED TO PREVENT FLOTATION BASED ON HIGH GROUNDWATER TABLE ELEVATIONS AS DETERMINED USING ACCEPTED ENGINEERING PRACTICES AND / OR APPROVED BY THE PUBLIC UTILITIES DEPARTMENT.
39. SHOP DRAWINGS FOR ALL STRUCTURES SHALL BE SUBMITTED TO AND APPROVED BY THE DESIGN ENGINEER PRIOR TO INSTALLATION WITH 2 COPIES FORWARDED BY THE DESIGN ENGINEER TO THE CITY.
40. NO BUG HOLES OR HONEYCOMBS WILL BE ACCEPTED.
41. ALL SANITARY SEWER MANHOLES SHALL HAVE ALL INTERIOR SURFACES COATED WITH THREE (3) COATS OF WHITE / GRAY OVER RED OVER BLACK EW-1 EPOXY PAINT WITH A TOTAL OF 12 MILS THICKNESS OR BLACK COAL - TAR EPOXY WITH A TOTAL OF 16 MILS THICKNESS. OUTSIDE SURFACE TO BE COATED WITH TWO (2) COATS OF BLACK OVER BLACK EW-1 EPOXY PAINT WITH A TOTAL OF 8 MILLS AND ONE (1) COAT OF BLACK COAL - TAR EPOXY WITH A TOTAL OF 8 MILS. ALL COATS SHALL BE APPLIED AT THE FACTORY EXCEPT MINOR FIELD TOUCH UP AT JOINTS AND AT MANHOLE NECK.

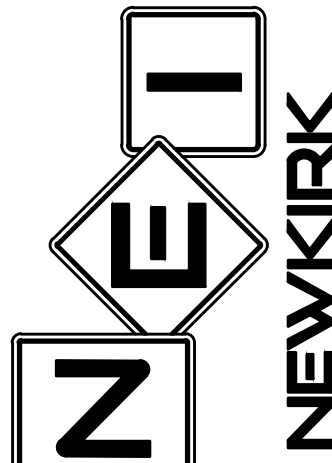
FDEP WASTEWATER NOTES

1. APPROPRIATE DEFLECTION TEST ARE SPECIFIED FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING RIGID BALL OR MANDEL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATIONS, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURE; AND 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
2. LEAKAGE TEST ARE SPECIFIED REQUIRING THAT: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM; 2) EXFILTRATION OR INFILTRATION TEST BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; AND 3) AIR TEST, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND OTHER MATERIAL APPROPRIATE TEST PROCEDURES.
3. MANHOLE INSPECTION AND TESTING FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE ARE REQUIRED. AIR TESTING SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
4. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.
5. CONCRETE MANHOLES SHALL HAVE THE FOLLOWING: 1) MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS SEALED WITH NON-SHRINK MORTAR OR OTHER APPROPRIATE MATERIAL. 2) INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL; 3) WATERTIGHT MANHOLE COVERS BE USED WHEREVER THE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.

REVISIONS

DATE	DESCRIPTION
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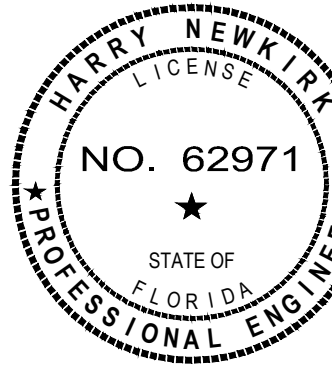
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CONSTRUCTION NOTES
AND SPECIFICATIONS
RESERVE AT VICTORIA
PHASE 4
DR. MARTIN LUTHER KING JR. BELTWAY, DELAND, FL 32724

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AS-BUILT SURVEY REQUIREMENTS

- INDIVIDUAL PLAN AND PROFILE SHEETS FOR ALL ROADS AND SANITARY SEWER LINES, SHOWING MANHOLES, INLETS, AND PIPE CROSSINGS. PLAN AND PROFILE SHEETS SHALL SHOW SANITARY LINES AND ALL OTHER BURIED UTILITIES THAT CROSS SEWER LINES, AND ANY THAT PARALLEL AND ARE WITHIN TEN FEET OF SANITARY SEWER LINES. PLAN VIEWS SHALL BE DRAWN AT A SCALE OF ONE (1) INCH EQUAL TO FORTY (40) FEET HORIZONTAL. PROFILES SHALL BE DRAWN AT ONE (1) INCH EQUAL TO FOUR (4) FEET VERTICAL.
- PAVEMENT AND CURB WIDTHS SHALL BE VERIFIED AND DIMENSIONED FOR EACH STREET AT EACH BLOCK. (FOR SUBDIVISIONS) AND AS APPROPRIATE TO CONFIRM PAVING LIMITS (ON SITE PLANS).
- ALL RADII AT INTERSECTIONS SHALL BE VERIFIED AND DIMENSIONED. THIS INFORMATION IS TO BE CLEARLY INDICATED ON THE AS-BUILT.
- ROADWAY ELEVATIONS SHALL BE RECORDED AT ALL GRADE CHANGES, 100' INTERVALS LONG ROADWAY, AND 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 DESIGN PROFILE GRADE LINES. IN THE EVENT THAT THE AS-BUILT CENTERLINE LONGITUDINAL GRADE DOES NOT MEET THE CITY MINIMUM STANDARDS, ADDITIONAL LONGITUDINAL GRADES OF THE ADJACENT CURBING AND SIMILAR ROADWAY CROSS SECTION SURVEYS TO VERIFY THE CORRECT CROSS SLOPE, SHALL BE REQUIRED TO VERIFY THAT THE SYSTEM WILL FUNCTION AS ORIGINALLY DESIGNED.
- STORM DRAINAGE STRUCTURES SHALL BE LOCATED AND / OR DIMENSIONED FROM CENTERLINES OR LOT LINES AS APPROPRIATE.
- STORM DRAINAGE PIPE INVERT AND INLET 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.
- STORM DRAINAGE PIPE MATERIAL, LENGTH AND SIZE SHALL BE MEASURED AND / OR VERIFIED. THIS INFORMATION IS TO BE CLEARLY INDICATED AS BEING AS-BUILT INFORMATION.
- ALL APPLICABLE TOPOGRAPHIC INFORMATION PERTINENT TO THE ONSITE DRAINAGE SYSTEM SUCH AS DITCHES, SWALES, LAKES, CANALS, ETC. THAT ARE DEEMED NECESSARY BY THE CITY TO VERIFY THE FUNCTIONAL PERFORMANCE OF THE STORMWATER SYSTEM, SHALL BE NOTED. NORMALLY, RECORDING ELEVATIONS EVERY 100 FEET AT THE TOP OF BANK AND TOP 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.
- 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.
- ACTUAL MATERIALS USED AND ELEVATIONS AND DIMENSIONS OF OVERFLOW WEIR STRUCTURES AND SKIMMERS SHALL BE NOTED ON THE AS-BUILT.
- STORM DRAINAGE SWALE CENTERLINES SHALL BE LOCATED AND ELEVATIONS OF FLOW LINE AND TOP OF BANK SHALL BE RECORDED EVERY 100 FEET. SIDE SLOPES SHALL ALSO BE INDICATED.
- 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 SHALL BE CLEARLY INDICATED AS BEING AS-BUILT INFORMATION. DESIGN ELEVATIONS SHALL BE CROSSED OUT AND AS-BUILT INFORMATION WRITTEN NEXT TO IT.
- FOR SUBDIVISIONS, PROPOSED DESIGN FINISHED FLOOR ELEVATIONS SHALL APPEAR ON ALL SUBDIVISION LOTS ON THE APPROPRIATE PLAN AND PROFILE SHEET AS WELL AS ON THE MASTER DRAINAGE PLAN. SANITARY SEWER LINE LENGTHS, SIZES, MATERIAL, ETC., SHALL BE VERIFIED AND RECORDED. THIS INFORMATION IS TO BE CLEARLY INDICATED AS BEING AS-BUILT INFORMATION.
- SEWER LATERALS SHALL BE VERIFIED AND RECORDED AT THEIR CLEANOUT LOCATIONS. STATIONING AND OFFSET DISTANCES SHALL BE MEASURED FROM DOWNSTREAM MANHOLES TOWARDS UPSTREAM MANHOLES.
- 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. DIMENSIONAL AND ELEVATION INFORMATION INDICATED ON THE APPROVED PLAN SHALL BE VERIFIED AND RECORDED. THIS INFORMATION SHALL BE CLEARLY INDICATED AS BEING AS-BUILT INFORMATION. BURIED ELECTRICAL SERVICE LINE SHALL BE CLEARLY DIMENSIONED, LOCATED AND LABELED.
- CURB CUTS OR METAL TABS, USED TO MARK SEWER LATERALS, WATER SERVICES AND WATER VALVES, SHALL BE VERIFIED FOR PRESENCE AND ACCURACY OF LOCATION.
- POTABLE AND RECLAIMED 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. LOCATIONS OF VALVES, TEES AND CROSSES SHALL BE TIED TO (3) THREE PERMANENT ABOVE GRADE FEATURES. THIS INFORMATION SHALL BE CLEARLY INDICATED AS BEING AS-BUILT INFORMATION.
- POTABLE AND RECLAIMED WATER VALVES, TEES, BENDS ALL SERVICES AND FIRE HYDRANTS SHALL BE LOCATED BY TYING THEM TO SANITARY SEWER MANHOLES. SIMILARLY, FORCE MAIN VALVES, TEES, AND BENDS SHALL BE LOCATED IN THE SAME MANNER. STATIONING AND OFFSET DISTANCES SHALL BE MEASURED FROM DOWNSTREAM MANHOLES TO UPSTREAM MANHOLES.
- FOR PERPENDICULAR CROSSINGS OF STORMWATER, 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.
- ANY SPECIAL FEATURES SUCH AS CONCRETE FLUMES, LAKE BANKS, WALLS, FENCING, ETC., WHICH WERE A PART OF THE APPROVED CONSTRUCTION DRAWINGS SHOULD PER ALSO BE LOCATED AND DIMENSIONED.
- IF AN APPROVED SUBDIVISION PLAT OR SITE PLAN SHOWS A CONSERVATION EASEMENT, THE PROJECT SURVEYOR SHALL PROVIDE THE EXACT LOCATION OF THE SPECIMEN TREE(S) FROM THE RIGHT-OF-WAY OR PROPERTY LINES AND PROPOSED EASEMENT BOUNDARIES ON THE AS-BUILT DRAWING. THE AS-BUILT LOCATION OF THESE TREES WILL HELP VERIFY THE SUFFICIENCY OF THE CONSERVATION EASEMENT PRIOR TO PLAT RECORDING OR CERTIFICATE OF OCCUPANCY.
- WHEN STORMWATER, POTABLE WATER, RECLAIMED WATER OR SANITARY SEWER IMPROVEMENTS ARE LOCATED WITHIN AN EASEMENT, THE AS-BUILT DRAWING 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 & RESTRICTIONS.

NOTE 1: REFERENCES TO WATER SHALL MEAN BOTH POTABLE AND RECLAIMED WATER.

VOLUSIA COUNTY NOTES:

- NOTIFY VOLUSIA COUNTY DEVELOPMENT ENGINEERING DIVISION AT (386) 736-5926 A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE PERMITTEE TO OBTAIN THE APPROPRIATE INSPECTIONS PRIOR TO PROCEEDING WITH WORK SHALL NOT RELIEVE THE PERMITTEE FROM REEXCAVATION OR OTHER MEASURES NECESSARY FOR THE INSPECTION OF WORK.
- VOLUSIA COUNTY TRAFFIC ENGINEERING (386) 736-5968 IS NOT A MEMBER OF SUNSHINE ONE CALL. WHEN REQUESTING LOCATES, PLEASE PROVIDE A MINIMUM ADVANCED NOTIFICATION OF TWO (2) BUSINESS DAYS PRIOR TO PROPOSED WORK.
- COORDINATION WITH VOLUSIA COUNTY TRAFFIC OPERATIONS (386) 239-6535 IS REQUIRED WITH A MINIMUM ADVANCED NOTICE OF SEVEN (7) DAYS PRIOR TO ANY SIDEWALK, LANE OR ROAD CLOSURE (INCLUDING FLAGGING OPERATIONS).
- OPERATIONS WITHIN THE COUNTY RIGHT-OF-WAY SHALL NORMALLY BE CONDUCTED 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. ANY DEVIATION FROM THESE HOURS REQUIRES PRIOR APPROVAL FROM THE COUNTY DEVELOPMENT ENGINEER. EMERGENCY REPAIRS ARE EXCLUDED FROM THIS TIME RESTRICTION.
- ALL EXISTING SIDEWALKS WITHIN COUNTY RIGHT-OF-WAY SHALL EITHER REMAIN OPEN OR BE PROVIDED A TEMPORARY WALKWAY IN ACCORDANCE WITH THE CURRENT VERSION OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX NO. 660. ANY DAMAGE TO SIDEWALKS SHALL BE REPAIRED AND/OR REPLACED IN LIKE KIND BY THE CONTRACTOR. NEW SIDEWALKS AND SECTIONS THROUGH DRIVEWAYS MUST BE AT A 1.5% CROSS SLOPE AND 2% MAXIMUM CROSS SLOPE PER ADA STANDARDS.
- DRIVING OR STAGING OF CONSTRUCTION VEHICLES OR MATERIALS IS NOT PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY OR ON PEDESTRIAN WALKWAYS AND PATHS. THERE SHALL BE NO OVERNIGHT CONSTRUCTION VEHICLE RELATED PARKING, CONSTRUCTION MATERIAL PLACEMENT OR STORAGE OF ANY KIND PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY.
- NO TRENCH OR EXCAVATION SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT, UNLESS APPROVED BY THE COUNTY DEVELOPMENT ENGINEERING INSPECTOR. EXCAVATIONS SHALL MEET THE DROP OFF PROTECTION REQUIREMENTS OF THE LATEST FDOT DESIGN STANDARD INDEX NO. 600.
- RESTORATION SHALL BE REQUIRED FOR ANY DAMAGE TO SIDEWALKS, CURBS, OR OTHER EXISTING STRUCTURES IN THE RIGHT-OF-WAY. ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT OF WAY SHALL BE RE-GRADED AND SODDED. SEED AND MULCH IS NOT AN ACCEPTABLE ALTERNATIVE TO SODDING.
- CURB PAINT TO MEET STANDARDS IN FDOT "GREEN BOOK" SECTIONS 971-4 DURABLE PAINT AND 971-2 GLASS SPHERES.
- ALL PAVEMENT MARKINGS AND STRIPING WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE THERMOPLASTIC AND SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX #711-001.
- REFLECTIVE PAVEMENT MARKERS (RPM'S) SHALL BE PROVIDED FOR ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY OF ALL THOROUGHFARES AND SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX #706-001.

LANDSCAPE REQUIREMENTS:

- A HIGH VOLUME IRRIGATION AREA SHALL NOT EXCEED 50 PERCENT OF THE LANDSCAPED AREA. LOW OR MEDIUM VOLUME IRRIGATION AREAS MAY BE UTILIZED IN LIEU OF ANY HIGH VOLUME IRRIGATION AREA.
- A MEDIUM VOLUME IRRIGATION AREA SHALL NOT EXCEED 25 PERCENT OF THE LANDSCAPED AREA. HOWEVER, THE LANDSCAPED AREA MAY CONTAIN UP TO 75 PERCENT MEDIUM VOLUME IRRIGATION AREA, IF NO HIGH VOLUME IRRIGATION AREA IS UTILIZED ON SITE.
- A LOW VOLUME IRRIGATION AREA MAY BE UTILIZED FOR AN ENTIRE LANDSCAPED AREA WITH THE EXCEPTION OF NATIVE VEGETATION AREAS REGULATED BY SECTION 50-373(b)(4).
- IN THE ALTERNATIVE TO (1), (2), AND (3) ABOVE, IF 25 PERCENT OF THE PRE-EXISTING NATIVE VEGETATION IS RETAINED ON SITE, THE REMAINING 75 PERCENT OF THE LANDSCAPED AREA MAY BE A HIGH VOLUME IRRIGATION AREA. FOR ALL PRE-EXISTING NATIVE VEGETATION RETAINED ON A PARCEL:
 - NO SUPPLEMENTAL WATER SHALL BE APPLIED TO THE NATIVE VEGETATION AREA.
 - ONLY HAND PRUNING OF NATIVE VEGETATION IS ALLOWED.
 - MECHANICAL MOWING OR CLEARING IS PROHIBITED.

IRRIGATION NOTES:

- AUTOMATIC IRRIGATION CONTROLLERS, WHEN UTILIZED, SHALL CONTAIN A FUNCTIONAL RAIN SENSOR DEVICE, CAPABLE OF BEING SET TO ONE MINUTE RUN TIMES, AND BATTERY BACKUP CAPABILITY TO RETAIN PROGRAMMING IN THE EVENT OF A POWER FAILURE.
- A RAIN SENSOR PLACED ON A STATIONARY STRUCTURE, FREE AND CLEAR OF ANY OVERHEAD OBSTRUCTIONS AND ABOVE THE HEIGHT OF THE SPRINKLER COVERAGE.
- EQUIPMENT WITH CHECK VALVES USED IN LOW-LYING AREAS TO PREVENT LOW HEAD DRAINAGE.
- BACKFLOW PREVENTION METHODS AND OTHER PROVISIONS PRESCRIBED IN SECTION 74-42.
- IRRIGATION DESIGN WITH THE APPROPRIATE UNIFORMITY FOR THE TYPE OF PLANT BEING GROWN AND FOR THE TYPE OF SOIL.
- IRRIGATION SYSTEM EQUIPMENT INSTALLED AS DESIGNED.
- IRRIGATION ZONES DIVIDED ACCORDING TO: AVAILABLE FLOW RATE, VEGETATED GROUPINGS (I.E., TURF, SHRUBS, NATIVE PLANTS, ETC.), SPRINKLER TYPES (I.E., SPRINKLERS WITH MATCHING PRECIPITATION RATES) AND SOIL CHARACTERISTICS.
- SPRAY HEADS AND ROTORS NOT MIXED IN SAME ZONE.
- DISTRIBUTION EQUIPMENT IN A GIVEN ZONE HAVING MATCHED PRECIPITATION RATES.
- APPLICATION RATES THAT AVOID RUNOFF AND PERMIT UNIFORM WATER INFILTRATION INTO THE SOIL, CONSIDERING LAND SLOPE, SOIL HYDRAULIC PROPERTIES, VEGETATIVE GROUND COVER AND PREVAILING WINDS.
- A MINIMUM SEPARATION OF FOUR INCHES BETWEEN DISTRIBUTION EQUIPMENT AND PAVEMENT.
- A MINIMUM SEPARATION OF 12 INCHES BETWEEN DISTRIBUTION EQUIPMENT AND BUILDINGS AND OTHER VERTICAL STRUCTURES.
- NO DIRECT SPRAY ONTO WALKWAYS, BUILDINGS, ROADWAYS AND DRIVES.
- LAWN SPRAY PATTERNS PROVIDING HEAD TO HEAD COVERAGE.
- WATER CONVEYANCE SYSTEMS WITH A FLOW VELOCITY OF FIVE FEET PER SECOND OR LESS.
- PIPELINES DESIGNED TO PROVIDE THE SYSTEM WITH THE APPROPRIATE PRESSURE REQUIRED FOR MAXIMUM IRRIGATION UNIFORMITY.
- PRESSURE REGULATING HEADS.
- A MAINTENANCE CHECKLIST PROVIDED TO THE PROPERTY OWNER BY THE IRRIGATION CONTRACTOR ACCOMPANIED BY A RECOMMENDED MAINTENANCE SCHEDULE, PROPER IRRIGATION SYSTEM SETTINGS ACCORDING TO SEASON, RECOMMENDATIONS FOR CHECKING RAIN SENSOR DEVICE, FILTER CLEANING RECOMMENDATIONS AND INFORMATION ON THE CURRENT WATER RESTRICTIONS.
- IRRIGATION SYSTEM DESIGN WILL BE PERMITTED THROUGH VOLUSIA COUNTY.

IRRIGATION CONTRACTOR LICENSE REQUIREMENTS:

NO PERSON MAY INSTALL OR REPAIR AN IRRIGATION SYSTEM IN VOLUSIA COUNTY UNLESS THEY POSSESS A VALID IRRIGATION CERTIFICATE OF COMPETENCY FROM THE DEPARTMENT. THE FOLLOWING PERSONS ARE EXEMPTED FROM HAVING TO POSSESS A CERTIFICATE OF COMPETENCY:

- LICENSED FLORIDA WATER WELL CONTRACTORS AND FLORIDA STATE CERTIFIED PLUMBING CONTRACTORS.
- FLORIDA STATE REGISTERED PLUMBING CONTRACTORS.
- PROPERTY OWNERS WHO PERSONALLY PERFORM CONSTRUCTION, MAINTENANCE OR REPAIRS ON AN IRRIGATION SYSTEM THAT SERVES HIS OR HER OWNER-OCCUPIED SINGLE FAMILY RESIDENCE.

VOLUSIA COUNTY WATERING RESTRICTIONS:

WATERING RESTRICTIONS APPLY TO ALL COUNTY RESIDENTS, INCLUDING THOSE LIVING IN CITIES.

WATERING IS NOT ALLOWED BETWEEN 10 A.M. AND 4 P.M.

DURING EASTERN STANDARD TIME:

- RESIDENTIAL IRRIGATION IS LIMITED TO 4 P.M. TO 10 A.M. SATURDAYS FOR ODD-NUMBERED ADDRESSES AND SUNDAYS FOR EVEN-NUMBERED ADDRESSES.

DURING DAYLIGHT SAVING TIME:

- RESIDENTIAL IRRIGATION IS ALLOWED AT ODD-NUMBERED ADDRESSES FROM 4 P.M. TO 10 A.M. WEDNESDAYS AND SATURDAYS AND EVEN-NUMBER ADDRESSES THURSDAYS AND SUNDAYS.

DAYLIGHT SAVING TIME BEGINS THE SECOND SUNDAY IN MARCH AND ENDS THE FIRST SUNDAY IN NOVEMBER.

IRRIGATION IS LIMITED TO NO MORE THAN ONE HOUR AND THREE-QUARTERS INCH OF WATER PER ZONE PER IRRIGATION DAY. A TYPICAL YARD HAS FOUR IRRIGATION ZONES.

RESTRICTIONS APPLY TO ALL WATER SOURCES, INCLUDING PRIVATE WELLS, SURFACE WATER, AND WATER FROM PUBLIC AND PRIVATE UTILITIES, EXCEPT FOR RECLAIMED WATER (SEE YOUR RECLAIMED WATER PROVIDER FOR ANY RESTRICTIONS.)

NEW PLANTINGS MAY BE WATERED ANY TIME FOR 30 DAYS, THEN EVERY OTHER DAY FOR ANOTHER 30 DAYS. KEEP THE STORE RECEIPT FOR PROOF OF PURCHASE.

HAND WATERING IS ALLOWED ANY TIME WITH AN AUTOMATIC SHUTOFF ON THE HOSE.

WATERING OF CHEMICALS IS ALLOWED ANY TIME WITHIN 24 HOURS OF APPLICATION AND MAY NOT EXCEED A QUARTER-INCH OF WATER.

UTILITY LOCATIONS

THE CONTRACTOR SHALL NOTIFY SUNSHINE LOCATORS FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING CONSTRUCTION AT 811 OR 1-800-432-4770, MONDAY THROUGH FRIDAY, 7:00 AM TO 4:30 PM. CHAPTER 553-831 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. THE DRAWINGS SHOW ONLY THE GAS MAINS (IF ANY) AND DO NOT SHOW GAS SERVICE LINES.



ABBREVIATIONS

AWWA	AMERICAN WATER WORKS ASSOCIATION	FM	FORCE MAIN	R	RADIUS
CMP	CORRUGATED METAL PIPE	FPD	FEET PER DAY	RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE	G	GAS	RPM	REFLECTIVE PAVEMENT MARKER
CTV	CABLE TELEVISION	GW	GROUND WATER	R/W	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	H/C	HANDICAP	SAN	SANITARY
D.M.A.E.	DRINAGE/MAINTENANCE/ ACCESS EASEMENT	HDPE	HIGH DENSITY POLYETHYLENE	SH	SEASONAL HIGH
ESMT	EASEMENT	INV	INVERT	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
EXIST	EXISTING	K _v	VERTICAL PERMEABILITY	SMH	SANITARY MANHOLE
FAC	FLORIDA ADMINISTRATIVE CODE	KO	KNOCK OUT	SS	SANITARY SEWER
FACBC	FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION	LF	LINEAL FEET	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	MB	MAP BOOK	TSB	TEMPORARY SEDIMENT BASIN
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	MES	MITERED END SECTION	TYP	TYPICAL
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	MJ	MECHANICAL JOINT	UGE	UNDERGROUND ELECTRIC
FH	FIRE HYDRANT	N/A	NOT APPLICABLE	UGT	UNDERGROUND
FOC	FIBER OPTIC CABLE	NIC	NOT IN CONTRACT	USACOE	UNITED STATES ARMY CORP OF ENGINEERS
FF EL	FINISH FLOOR ELEVATION	NGVD	NATIONAL GEODETIC VERTICAL DATUM	W	WATER (POTABLE)
		OHE	OVERHEAD ELECTRIC		
		OR	OFFICIAL RECORD		
		PG	PAGE		
		PSI	POUNDS PER SQUARE INCH		
		PVC	POLYVINYL CHLORIDE		
		PVMT	PAVEMENT		

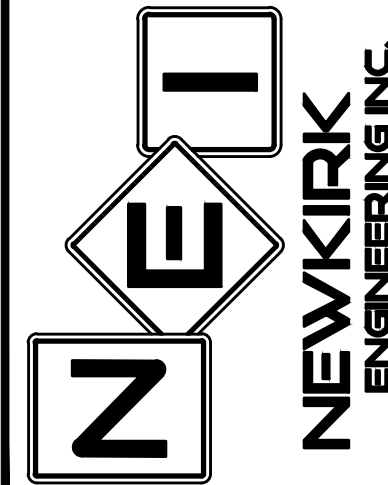
SOIL LIST: (SEE COVER FOR SOILS MAP)

- 8 - BASINGER FINE SAND, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES (GROUP A/D)
- 17 - DAYTONA SAND, 0 TO 5 PERCENT SLOPES (GROUP B)
- 29 - IMMOKALEE SAND (GROUP A/D)
- 30 - IMMOKALEE SAND, DEPRESSIONAL (GROUP A/D)
- 63 - TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES (GROUP A)

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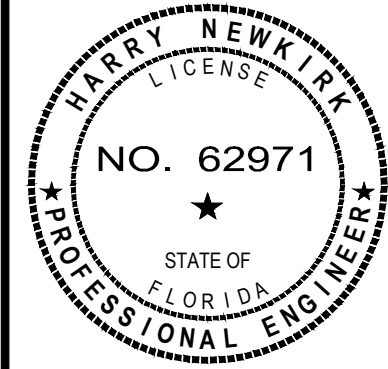
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CONSTRUCTION NOTES
AND SPECIFICATIONS
RESERVE AT VICTORIA
PHASE 4
DR. MARTIN LUTHER KING JR. BELTWAY, DELAND, FL 32724

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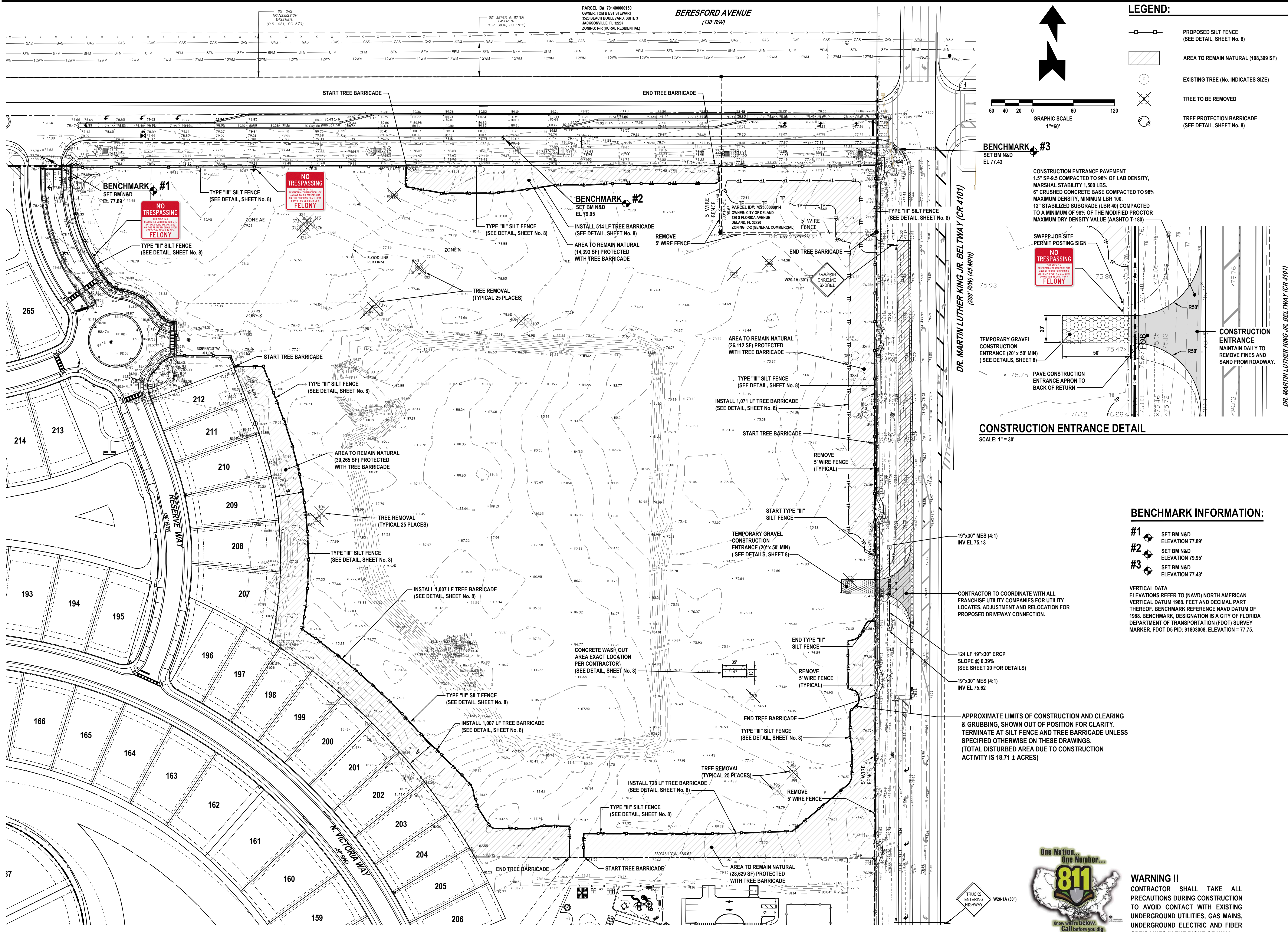
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LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 8)
- AREA TO REMAIN NATURAL (108,399 SF)
- EXISTING TREE (No. INDICATES SIZE)
- TREE TO BE REMOVED
- TREE PROTECTION BARRICADE (SEE DETAIL, SHEET No. 8)

CONSTRUCTION ENTRANCE DETAIL
SCALE: 1" = 30'

BENCHMARK INFORMATION:

- #1 SET BM N&D ELEVATION 77.89'
- #2 SET BM N&D ELEVATION 79.95'
- #3 SET BM N&D ELEVATION 77.43'

CONTRACTOR TO COORDINATE WITH ALL FRANCHISE UTILITY COMPANIES FOR UTILITY LOCATES, ADJUSTMENT AND RELOCATION FOR PROPOSED DRIVEWAY CONNECTION.

APPROXIMATE LIMITS OF CONSTRUCTION AND CLEARING & GRUBBING, SHOWN OUT OF POSITION FOR CLARITY. TERMINATE AT SILT FENCE AND TREE BARRICADE UNLESS SPECIFIED OTHERWISE ON THESE DRAWINGS. (TOTAL DISTURBED AREA DUE TO CONSTRUCTION ACTIVITY IS 18.71 ± ACRES)

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DATE	DESCRIPTION
5/9/25	CITY COMMENTS
7/15/25	DOG PARK

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.newkirk-engineering.com
C.A. # 30209
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NEWKIRK ENGINEERING INC.

DEMOLITION AND SWPPP PLAN
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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HARRY NEWKIRK, PE # 62971 ON

Harry Newkirk
LICENSE
NO. 62971
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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PROJECT No: 2024-79
DATE: DECEMBER 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 60'
DRAWING NUMBER
06



CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS, UNDERGROUND ELECTRIC AND FIBER OPTIC LINES IN THE RIGHT-OF-WAY.

 PROPOSED SILT FENCE
 (SEE DETAIL, SHEET No. 9)

 ASPHALT PAVEMENT REMOVAL

 PAVEMENT PREPARATION AREA

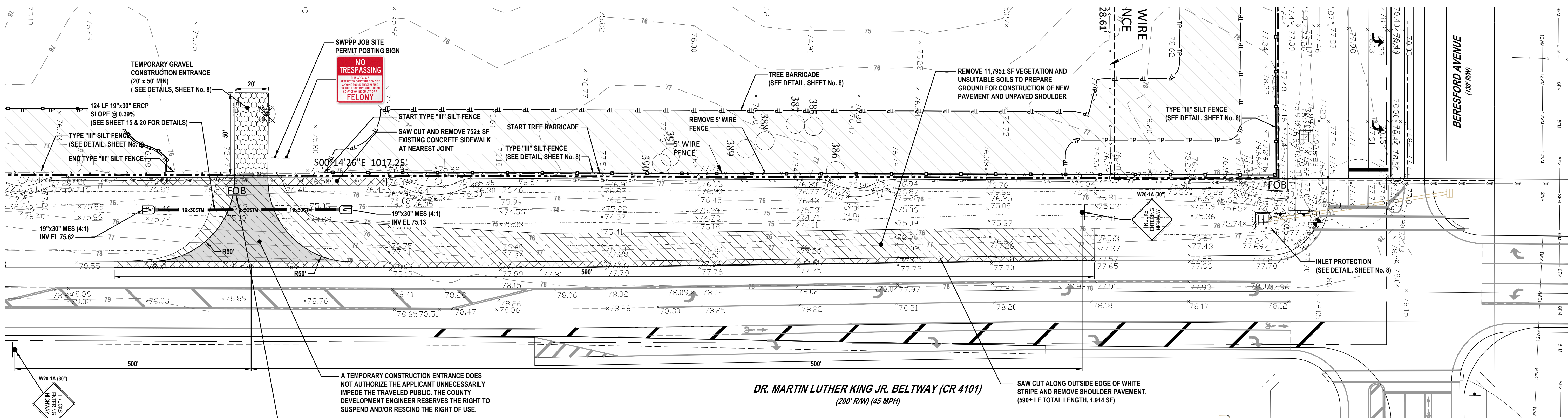
 TEMPORARY CONSTRUCTION ENTRANCE PAVEMENT
 1.5" SP-9.5 COMPACTED TO 98% OF LAB DENSITY
 MARSHAL STABILITY 1,500 LBS.
 6" CRUSHED CONCRETE BASE COMPACTED TO 98%
 MAXIMUM DENSITY, MINIMUM LBR 100.
 12" STABILIZED SUBGRADE (LBR 40) COMPACTED
 TO A MINIMUM OF 98% OF THE MODIFIED PROCTOR
 MAXIMUM DRY DENSITY VALUE (AASHTO T-100)

 EXISTING TREE (No. INDICATES SIZE)

 TREE TO BE REMOVED

3. NOTIFY VOLUSIA COUNTY DEVELOPMENT ENGINEERING DIVISION AT (386) 736-5926 A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE PERMITTEE TO OBTAIN THE APPROPRIATE INSPECTIONS PRIOR TO PROCEEDING WITH WORK SHALL NOT RELIEVE THE PERMITTEE FROM REEXCAVATION OR OTHER MEASURES NECESSARY FOR THE INSPECTION OF WORK.
2. VOLUSIA COUNTY TRAFFIC ENGINEERING (386) 736-5968 IS NOT A MEMBER OF SUNSHINE ONE CALL. WHEN REQUESTING LOCATES, PLEASE PROVIDE A MINIMUM ADVANCED NOTIFICATION OF TWO (2) BUSINESS DAYS PRIOR TO PROPOSED WORK.
3. COORDINATION WITH VOLUSIA COUNTY TRAFFIC OPERATIONS (386) 239-6535 IS REQUIRED WITH A MINIMUM ADVANCED NOTICE OF SEVEN (7) DAYS PRIOR TO ANY SIDEWALK, LANE OR ROAD CLOSURE (INCLUDING FLAGGING OPERATIONS).
4. OPERATIONS WITHIN THE COUNTY RIGHT-OF-WAY SHALL NORMALLY BE CONDUCTED 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. ANY DEVIATION FROM THESE HOURS REQUIRES PRIOR APPROVAL FROM THE COUNTY DEVELOPMENT ENGINEER. EMERGENCY REPAIRS ARE EXCLUDED FROM THIS TIME RESTRICTION.
5. ALL EXISTING SIDEWALKS WITHIN COUNTY RIGHT-OF-WAY SHALL EITHER REMAIN OPEN OR BE PROVIDED A TEMPORARY WALKWAY IN ACCORDANCE WITH THE CURRENT VERSION OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX NO. 660. ANY DAMAGE TO SIDEWALKS SHALL BE REPAIRED AND/OR REPLACED IN LIKE KIND BY THE CONTRACTOR. NEW SIDEWALKS AND SECTIONS THROUGH DRIVEWAYS MUST BE AT A 1.5% CROSS SLOPE AND 2% MAXIMUM CROSS SLOPE PER ADA STANDARDS.
6. DRIVING OR STAGING OF CONSTRUCTION VEHICLES OR MATERIALS IS NOT PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY OR ON PEDESTRIAN WALKWAYS AND PATHS. THERE SHALL BE NO OVERNIGHT CONSTRUCTION VEHICLE RELATED PARKING, CONSTRUCTION MATERIAL PLACEMENT OR STORAGE OF ANY KIND PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY.
7. NO TRENCH OR EXCAVATION SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT, UNLESS APPROVED BY THE COUNTY DEVELOPMENT ENGINEERING INSPECTOR. EXCAVATIONS SHALL MEET THE DROP OFF PROTECTION REQUIREMENTS OF THE LATEST FDOT DESIGN STANDARD INDEX NO. 600.
8. RESTORATION SHALL BE REQUIRED FOR ANY DAMAGE TO SIDEWALKS, CURBS, OR OTHER EXISTING STRUCTURES IN THE RIGHT-OF-WAY. ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT OF WAY SHALL BE RE-GRADED AND SODDED. SEED AND MULCH IS NOT AN ACCEPTABLE ALTERNATIVE TO SODDING.
9. CURB PAINT TO MEET STANDARDS IN FDOT "GREEN BOOK" SECTIONS 971-4 DURABLE PAINT AND 971-2 GLASS SPHERES.
10. ALL PAVEMENT MARKINGS AND STRIPING WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE THERMOPLASTIC AND SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX #711-001.
11. REFLECTIVE PAVEMENT MARKERS (RPM'S) SHALL BE PROVIDED FOR ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY OF ALL THOROUGHFARES AND SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX #706-001.

1. PAVING OPERATIONS SHALL NOT BE PERFORMED WITHIN THE RIGHT OF WAY ON FRIDAY, SATURDAY, SUNDAY OR ANY DAY PRIOR TO A HOLIDAY WITHOUT WRITTEN CDE / INSPECTOR APPROVAL.

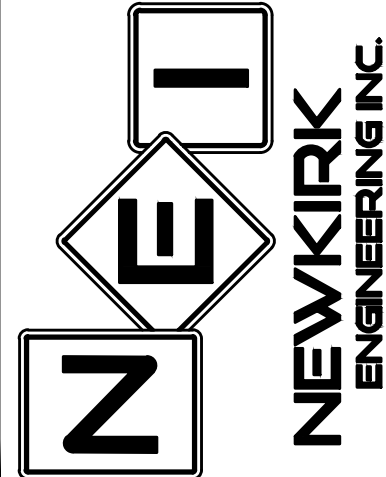


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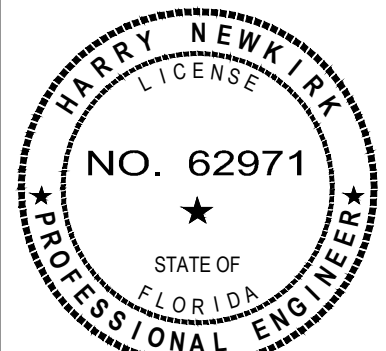


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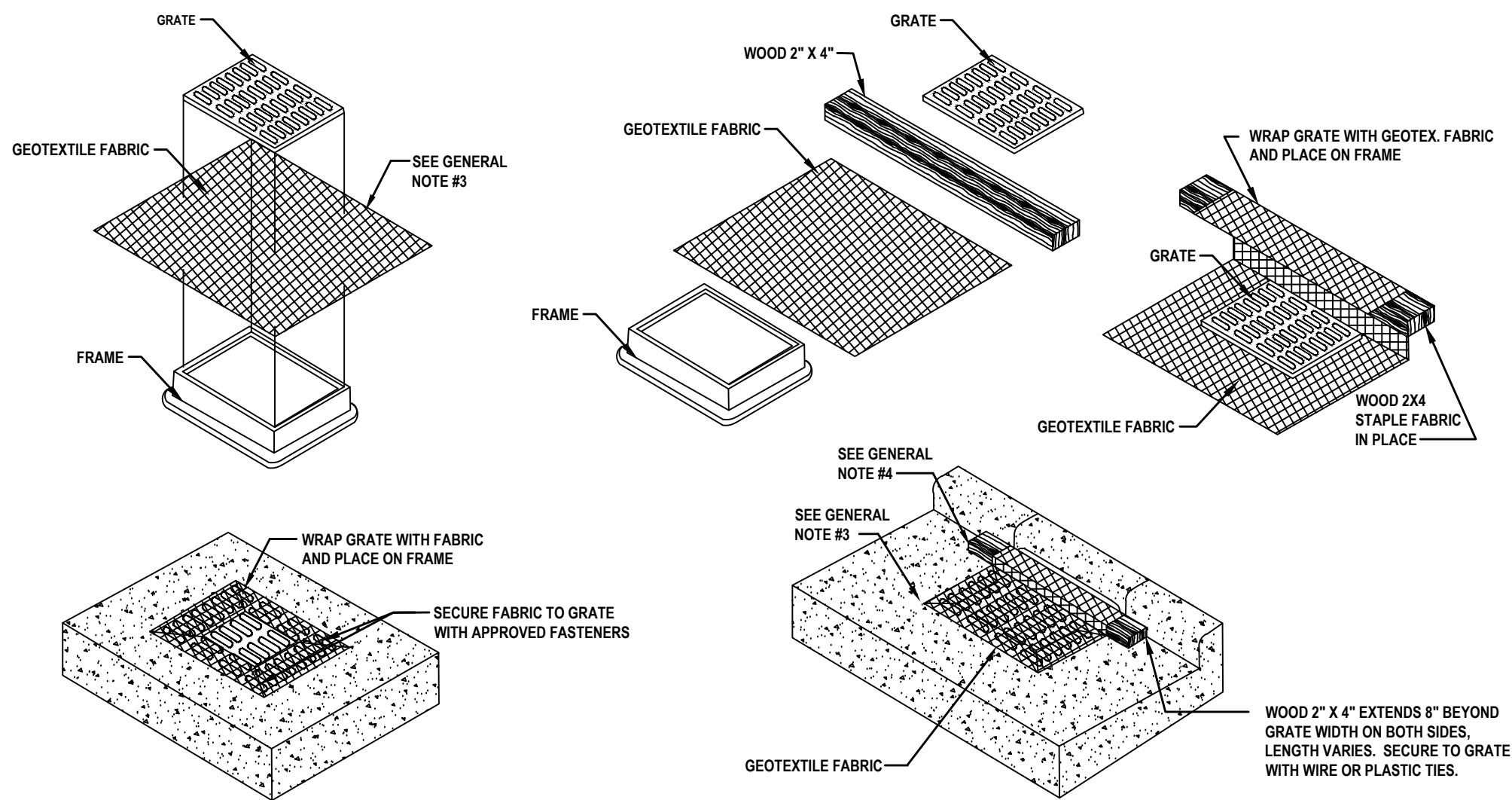
Harry Newkirk



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DRAWING NUMBER

07



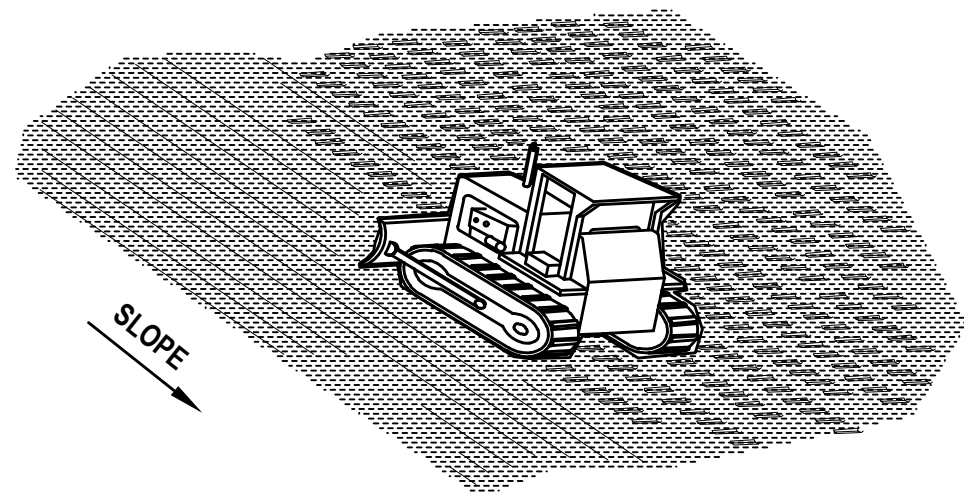
YARD INLET PROTECTION
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

CURB INLET PROTECTION

GENERAL NOTES:

- GEOTEXTILE TO BE MIRAFI FILTERWEAVE 402 OR GEOTEX 111F. ALTERNATIVES INCLUDE APPROVED EQUAL ASTM D491 OR 100 TO 150 GALLON PER MINUTE PER SQUARE FOOT.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FOR CURB INLET PROTECTION AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
- THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS, OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

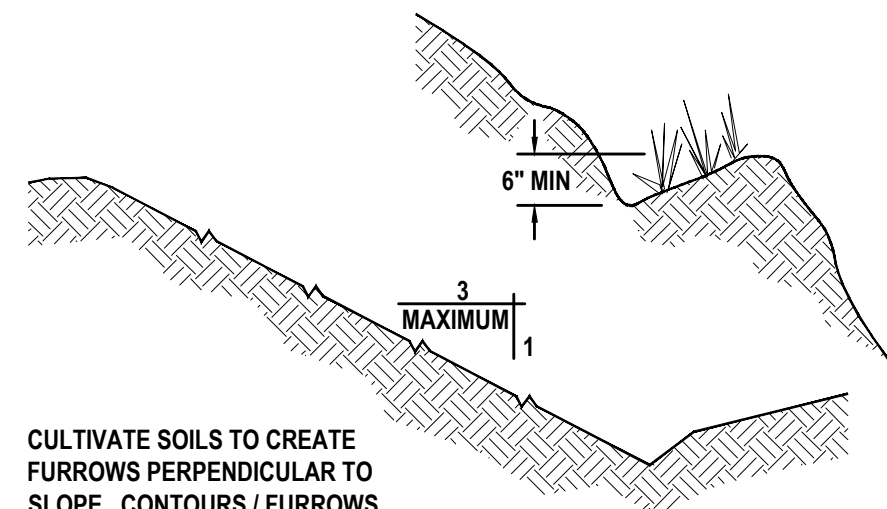
GEOTEXTILE FABRIC INLET PROTECTION
NOT TO SCALE



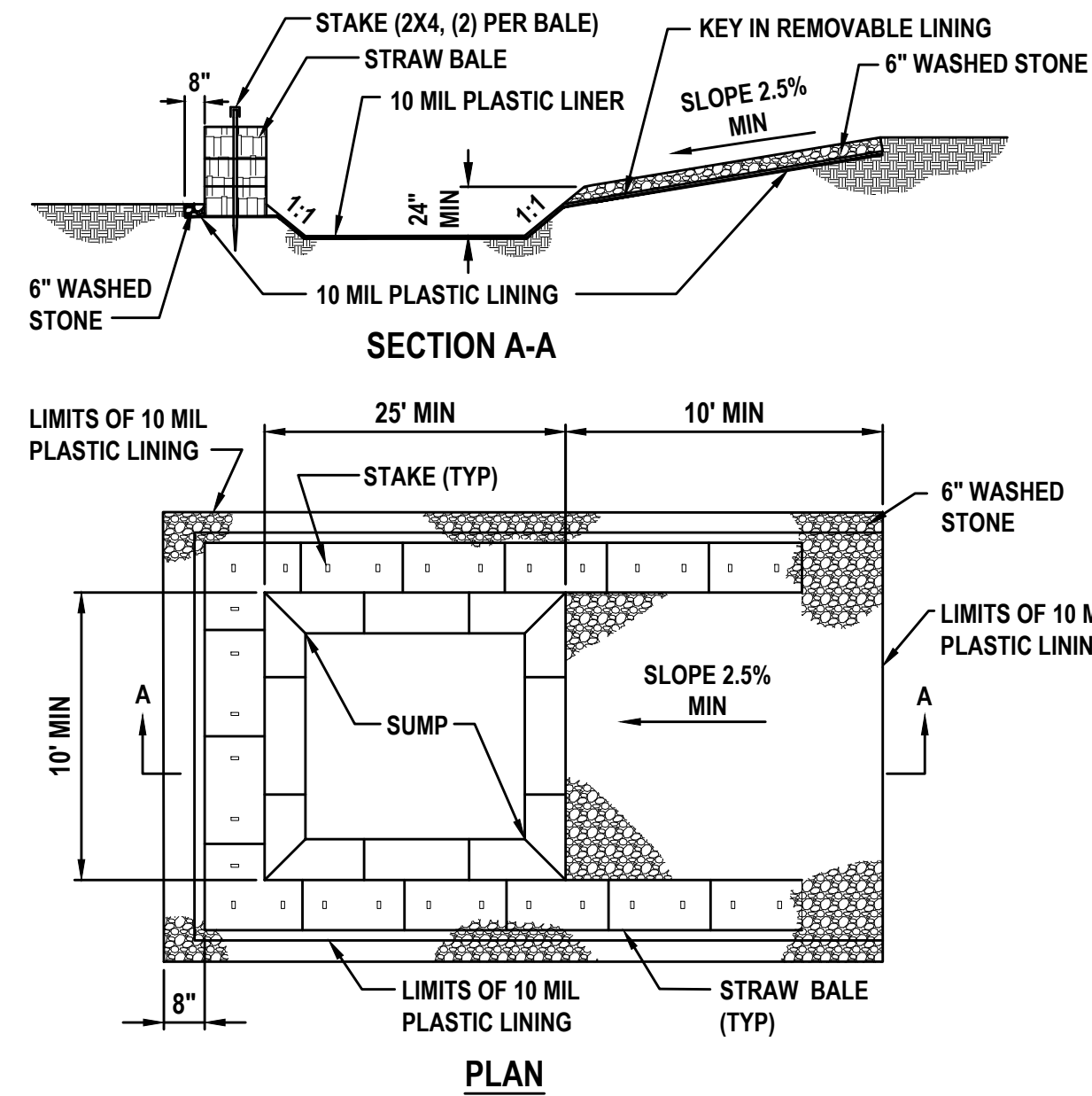
NOTE:

USE DOZER TRACKS TO CREATE GROOVES PERPENDICULAR TO THE SLOPE. GROOVES WILL CATCH SEED, FERTILIZER, MULCH, RAINFALL AND DECREASE SEDIMENT IN RUNOFF.

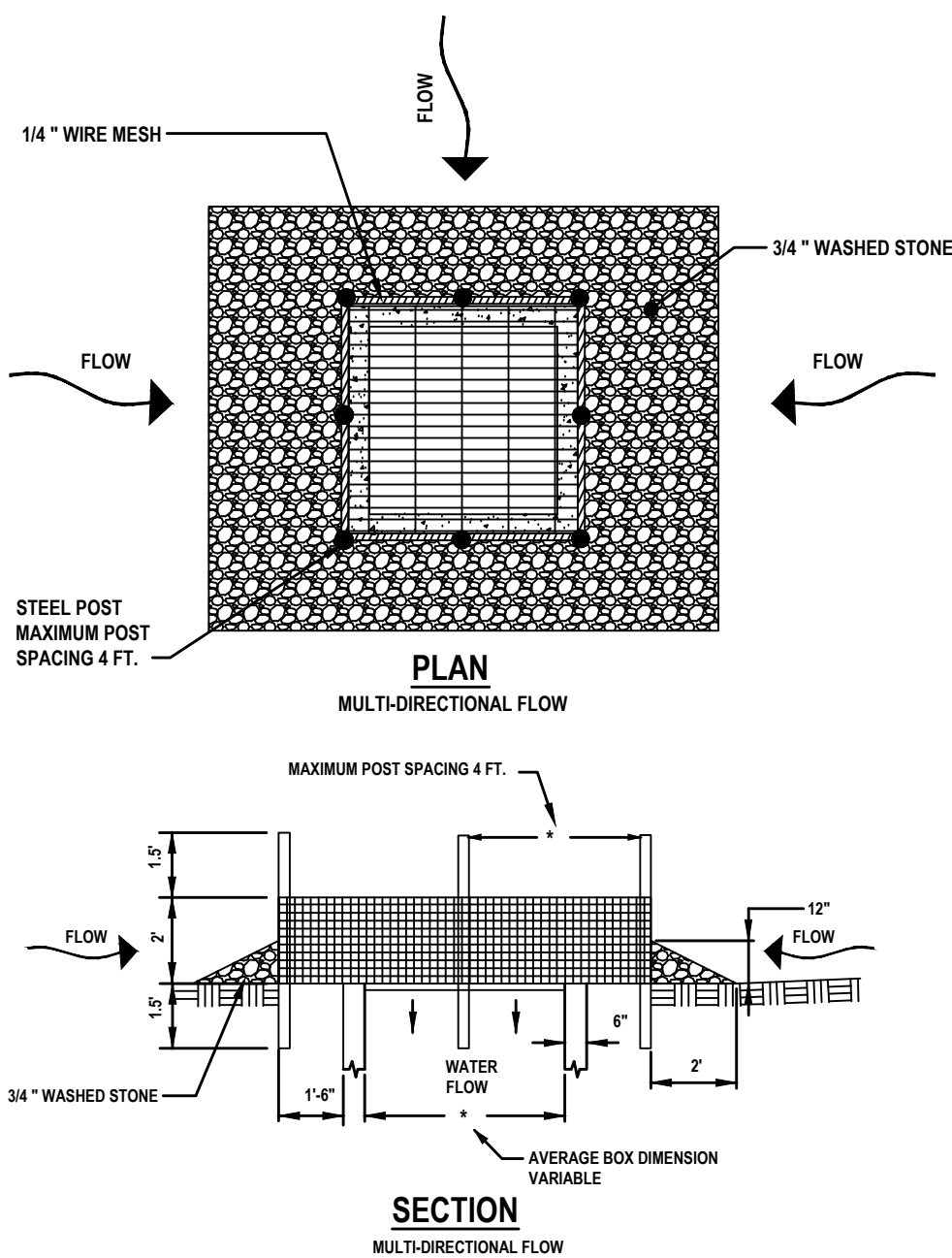
TRACKING DETAIL
NOT TO SCALE



SURFACE ROUGHENING
(NOT TO SCALE)



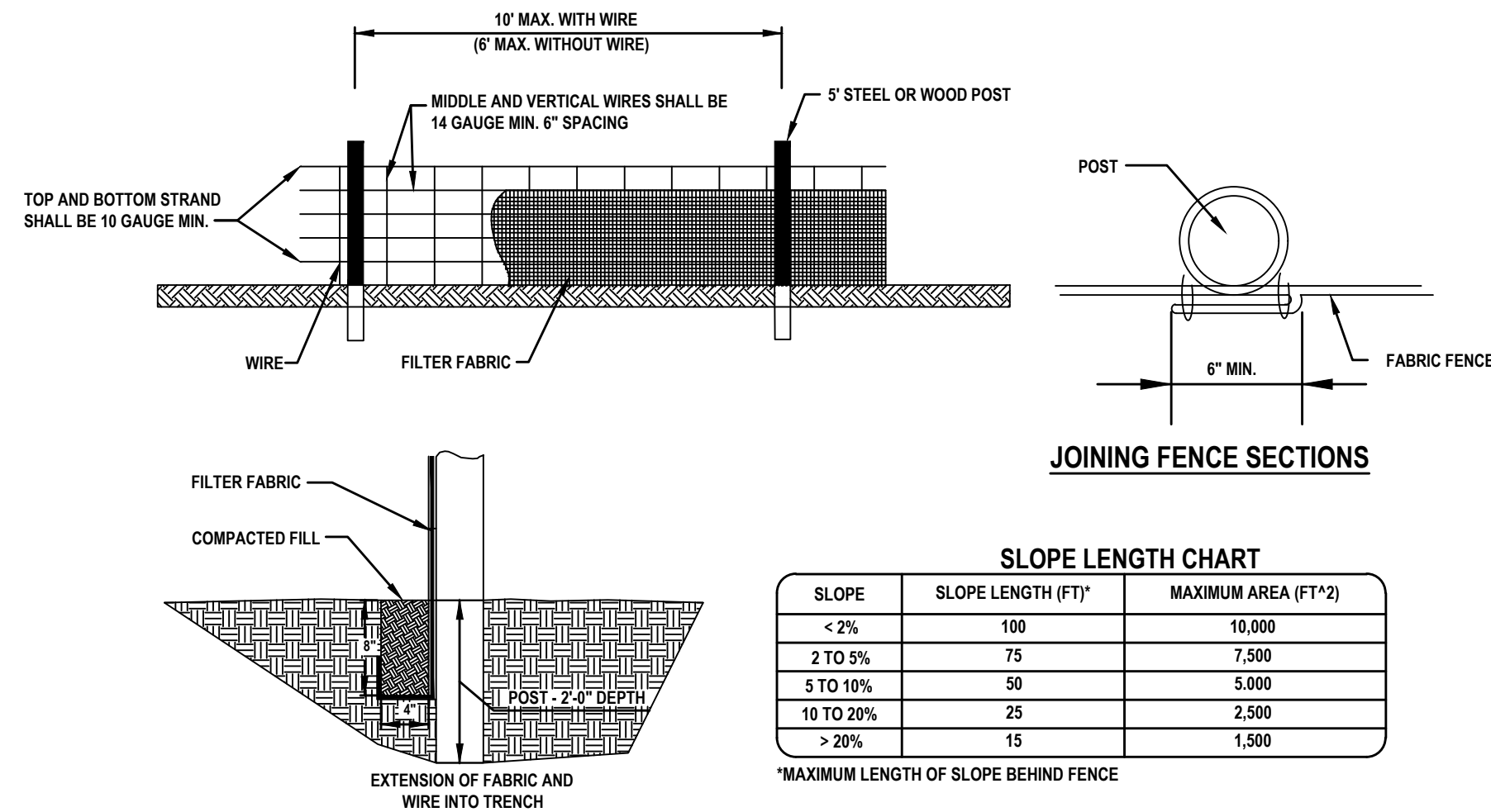
CONCRETE WASHOUT AREA
NOT TO SCALE



NOTE:

- SEDIMENT CONTROL STONE SHALL BE 3/4" WASHED STONE.
- WIRE MESH SHALL BE HARDWARE CLOTH 23 GAUGE MIN. AND SHALL HAVE 1/4 INCH MESH
- TOP OF WIRE MESH SHALL BE A MINIMUM OF ONE FOOT BELOW THE SHOULDER OR ANY DIVERSION POINT.
- STEEL POST SHALL BE 5 FT. IN LENGTH, BE INSTALLED 1.5 FT. DEEP MINIMUM, AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
- WOOD POST SHALL BE 5 FT. IN HEIGHT, BE INSTALLED TO 1.5 FT. DEEP MINIMUM, AND BE 3 INCHES IN DIAMETER.
- POST SPACING SHALL BE A MAXIMUM OF 4 FT.

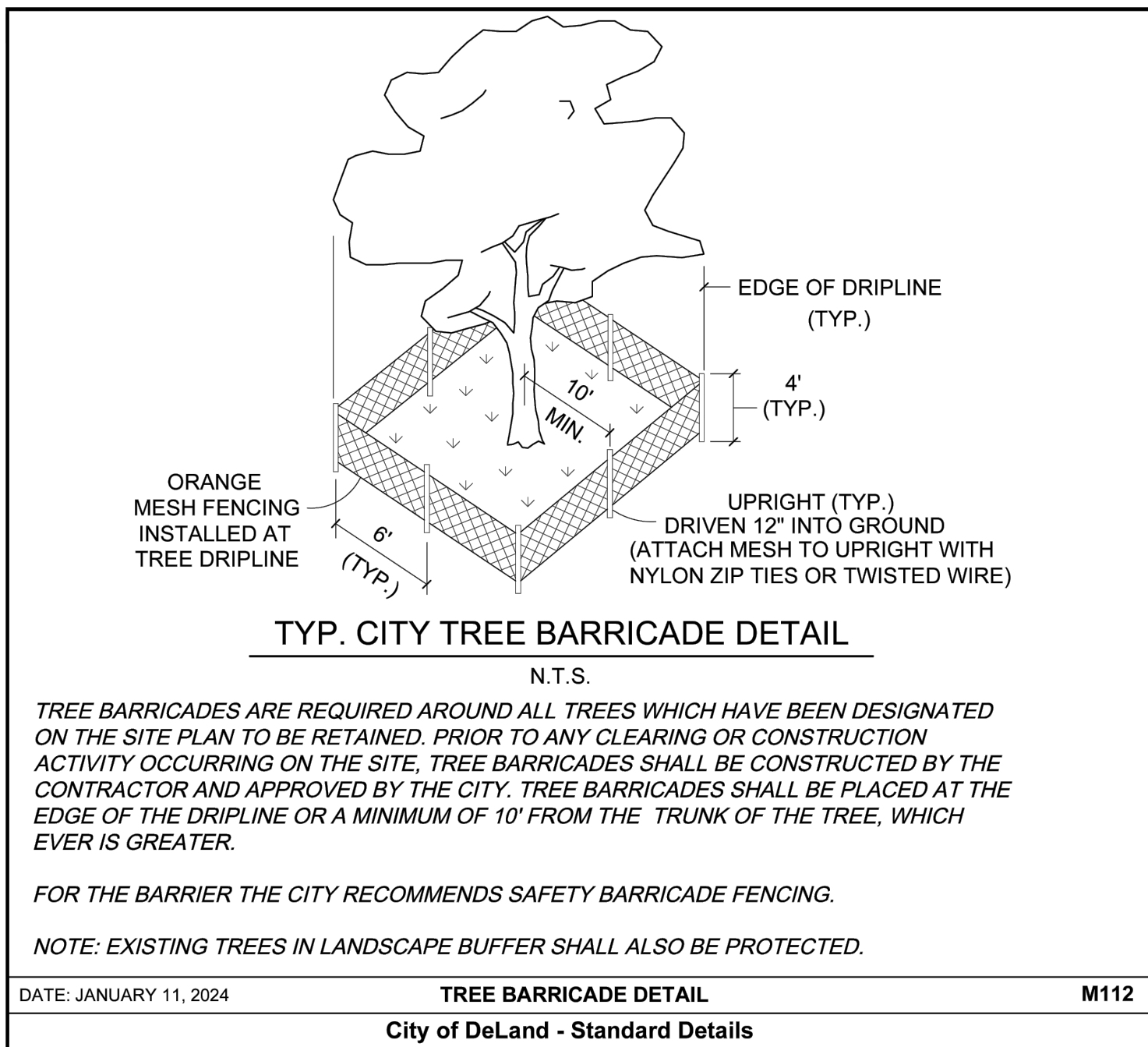
HARDWARE CLOTH INLET PROTECTION
NOT TO SCALE



NOTES:

- WWM MINIMUM 32" WIDTH WITH A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
- FILTER FABRIC SHALL BE 36" WIDE AND SHALL BE FASTENED ADEQUATELY TO THE WIRE.
- STEEL POST SHALL BE 5'-0" IN LENGTH AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
- WOOD POST SHALL BE 5'-0" IN LENGTH AND 2" IN DIAMETER.
- SUPPORT POSTS SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE SEDIMENT FENCE (DOWNSTREAM FROM EXPECTED FLOWS)
- ACCUMULATED SEDIMENT SHALL REMOVED WHEN 25% THE HEIGHT OF FENCE.
- MAXIMUM DRAINAGE AREA 10,000 SF PER 100' OF FENCE.
- MAXIMUM LENGTH UPSLOPE FROM FENCE PER CHART.

SEDIMENT FENCE DETAIL
NOT TO SCALE



TEMPORARY SEEDING SPECIFICATION:

GENERAL

SEEDING CAN BE USED FOR TEMPORARY STABILIZATION. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. AREAS WHERE FINAL GRADING HAS BEEN COMPLETED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY SEEDED. TEMPORARY SEED MIXTURE IS SPECIFIED BELOW.

SEEDING MIXTURES

SEED MIXTURE SHALL BE BERMUDA COMMON 90 LB PURE LIVE SEED PER ACRE, FIBER 2000 LB PER ACRE, STABILIZER 120 LB PER ACRE AND FERTILIZER 300 LB PER ACRE.

ALL SLOPES AND FLAT GRADE

APPLY 6:20:20 COMMERCIAL ORGANIC FERTILIZER AT A RATE OF 300 LB PER ACRE AND SEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

TEMPORARY SEEDING PLANTING DATES

SEED VARIETY

APPLICATION RATE

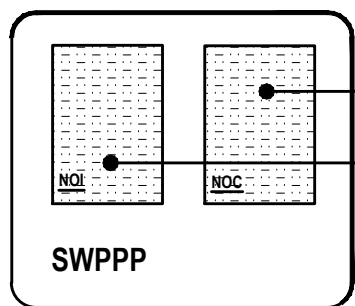
MARCH 15 - OCTOBER 15	PENSACOLA BAHIA (SCARIFIED) BERMUDA COMMON (50% HULLED)	90 25
OCTOBER 16 - MARCH 14	PENSACOLA BAHIA (SCARIFIED) BERMUDA COMMON (50% HULLED) ANNUAL RYE GRASS RYE GRAIN	100 35 10 30

MULCH SEEDED AREA WITH 2 TONS PER ACRE CLEAN GRAIN STRAW. ANCHOR STRAW WITH HYDRAULIC WOOD FIBER MULCH AT THE RATE OF 1000 LB PER ACRE, OR 150-200 POUNDS OF ORGANIC MULCH TACKIFIER PER ACRE, OR USE NETTING.

HYDRO FIBER MULCH MIXTURE SHALL BE PERFORMED IN A TANK WITH A CONTINUOUS AGITATION AND RECIRCULATION SYSTEM WITH SUFFICIENT OPERATING CAPACITY TO PRODUCE A HOMOGENOUS SLURRY AND DISCHARGE SYSTEM WHICH WILL APPLY THE SLURRY AT A CONTINUOUS AND UNIFORM RATE. MIXTURE SHALL CONTAIN A GREEN FUGITIVE DYE AS AN APPLICATION INDICATOR.

SLOPE LENGTH CHART		
SLOPE	SLOPE LENGTH (FT)*	MAXIMUM AREA (FT*2)
< 2%	100	10,000
2 TO 5%	75	7,500
5 TO 10%	50	5,000
10 TO 20%	25	2,500
> 20%	15	1,500

*MAXIMUM LENGTH OF SLOPE BEHIND FENCE



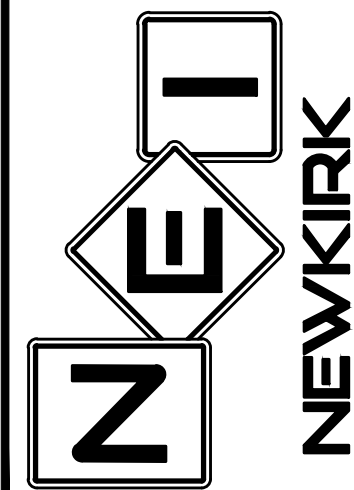
- NOTICE OF INTENT (NOI) (APPLICATION FOR PERMIT COVERAGE) AND NOTICE OF COVERAGE (NOC) (OR APPROVAL FROM REGULATORY AGENCY) ARE TO BE POSTED.
- ALL POSTING IS TO BE AT JOB SITE ENTRANCE WHERE IT MAY BE VIEWED BY AUTHORITIES HAVING JURISDICTION AND THE PUBLIC.
- POSTING IS REQUIRED FROM THE DAY CONSTRUCTION ACTIVITIES START UNTIL THE NOTICE OF TERMINATION (NOT) IS FILED.
- PROJECT MUST BE POSTED IN TWO LOCATIONS: AT THE JOB SITE ENTRANCE AND INSIDE WALL OF JOB TRAILER.

JOB SITE PERMIT POSTING DETAIL
NOT TO SCALE

REVISIONS

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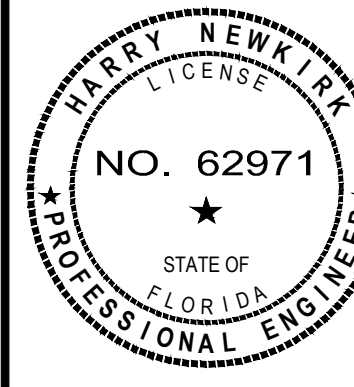
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SWPPP DETAILS AND NOTES
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

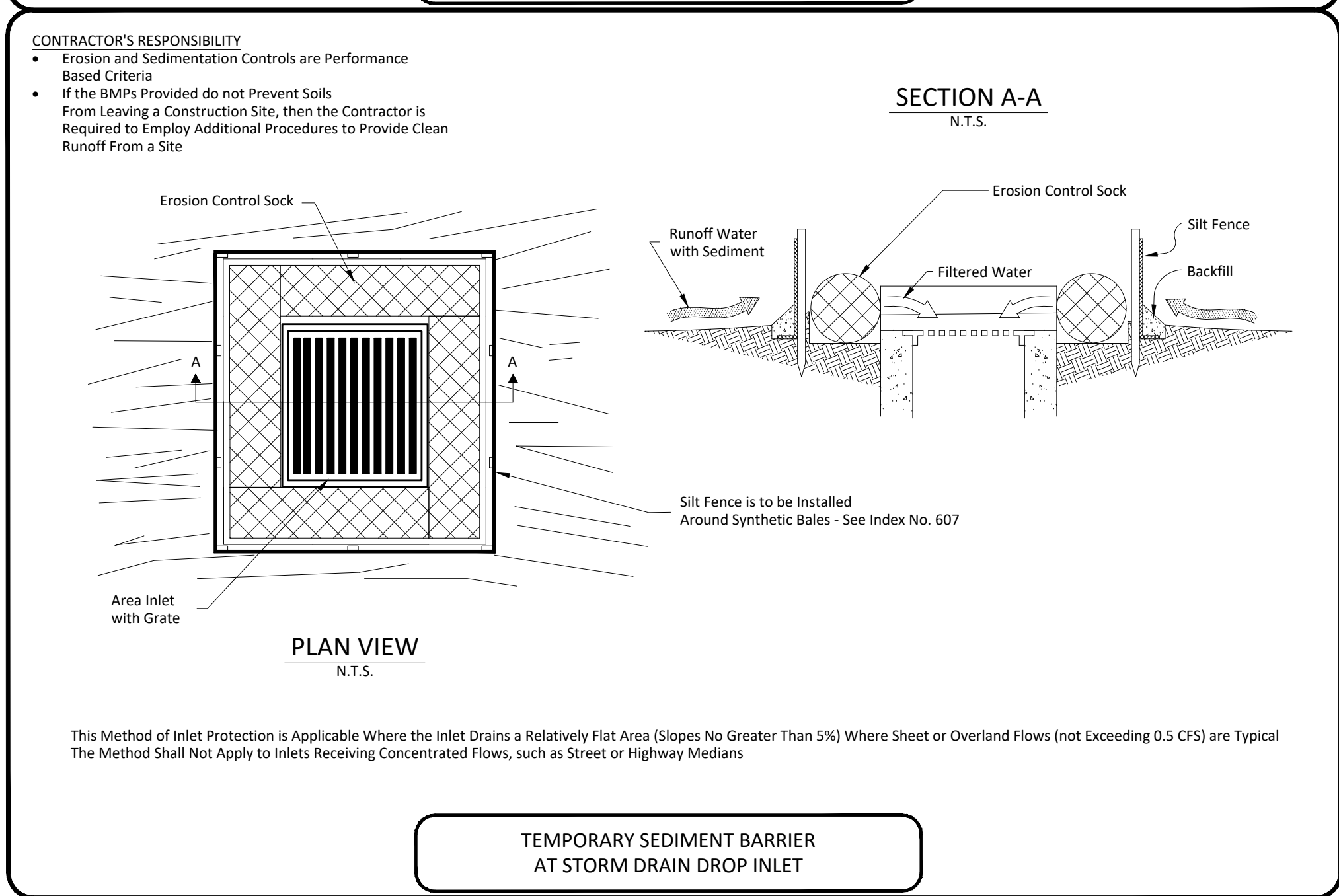
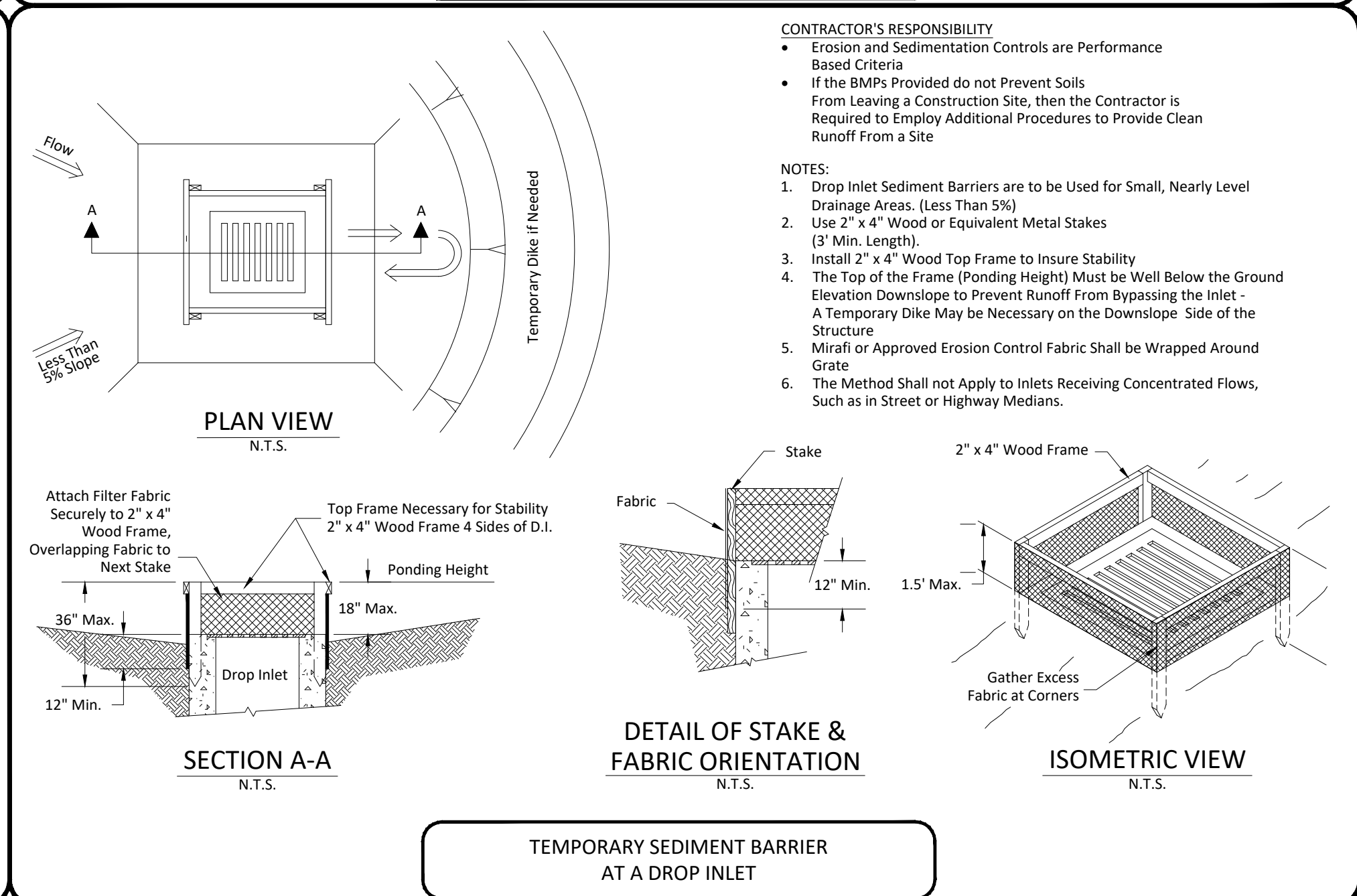
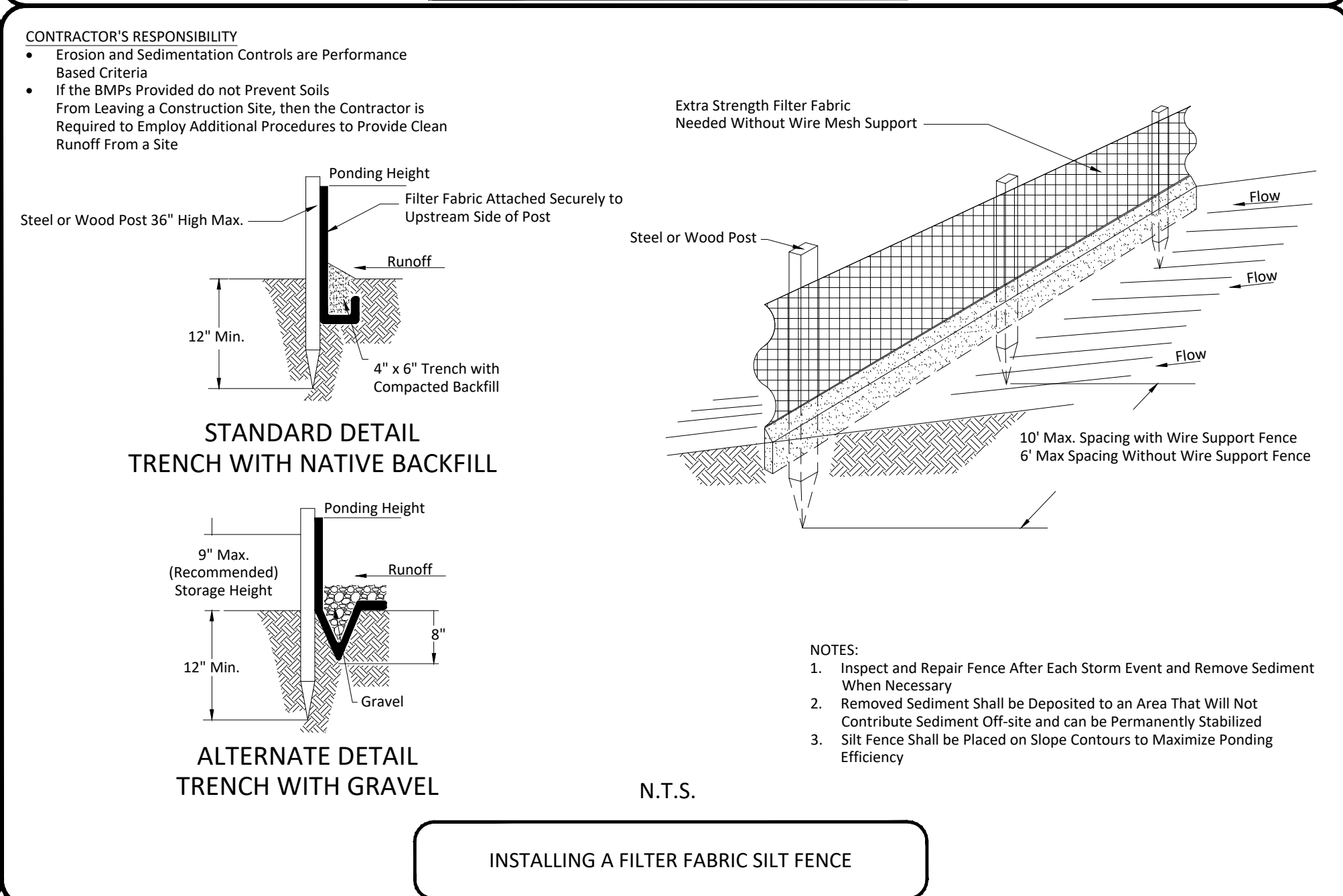
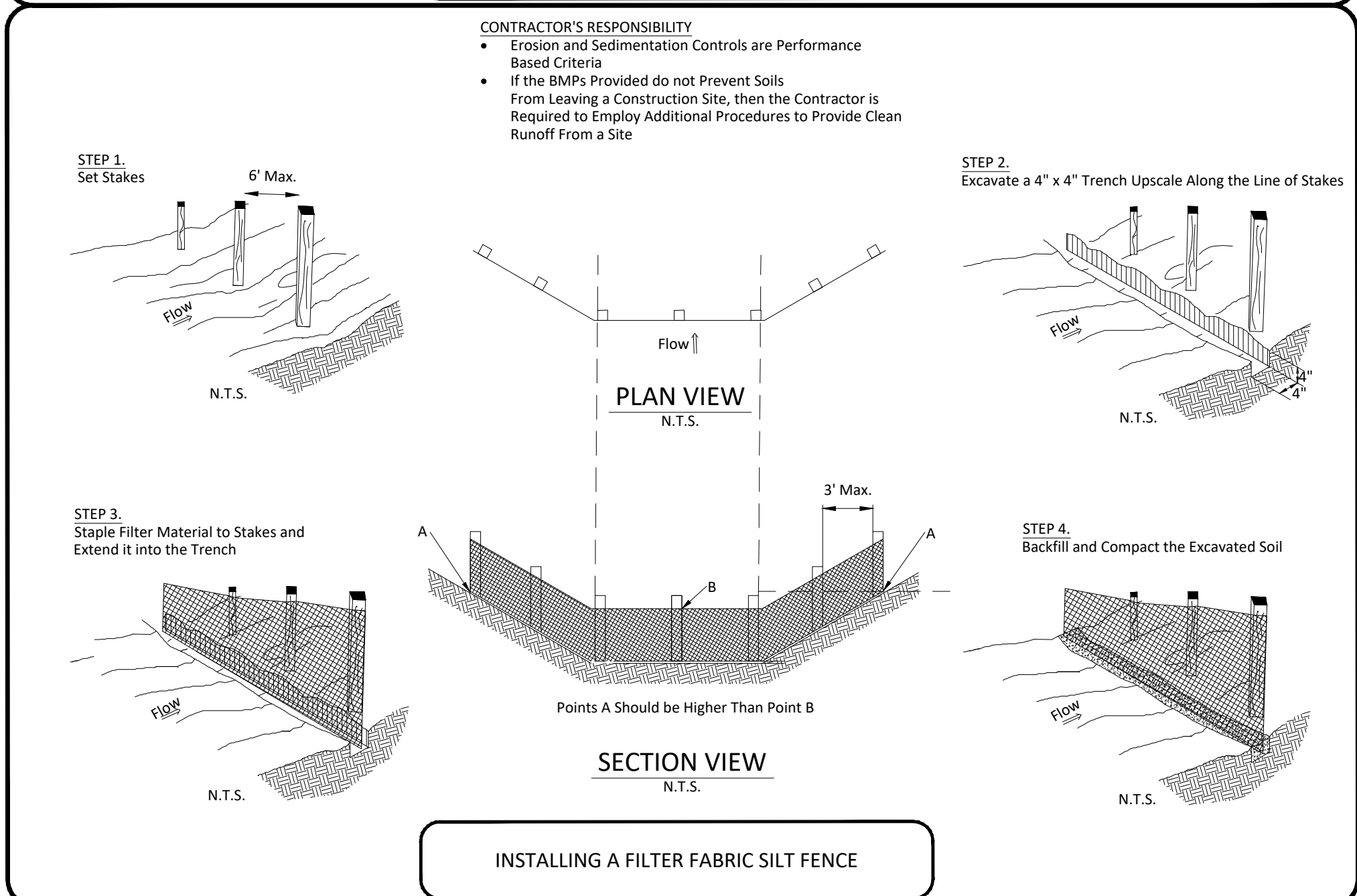
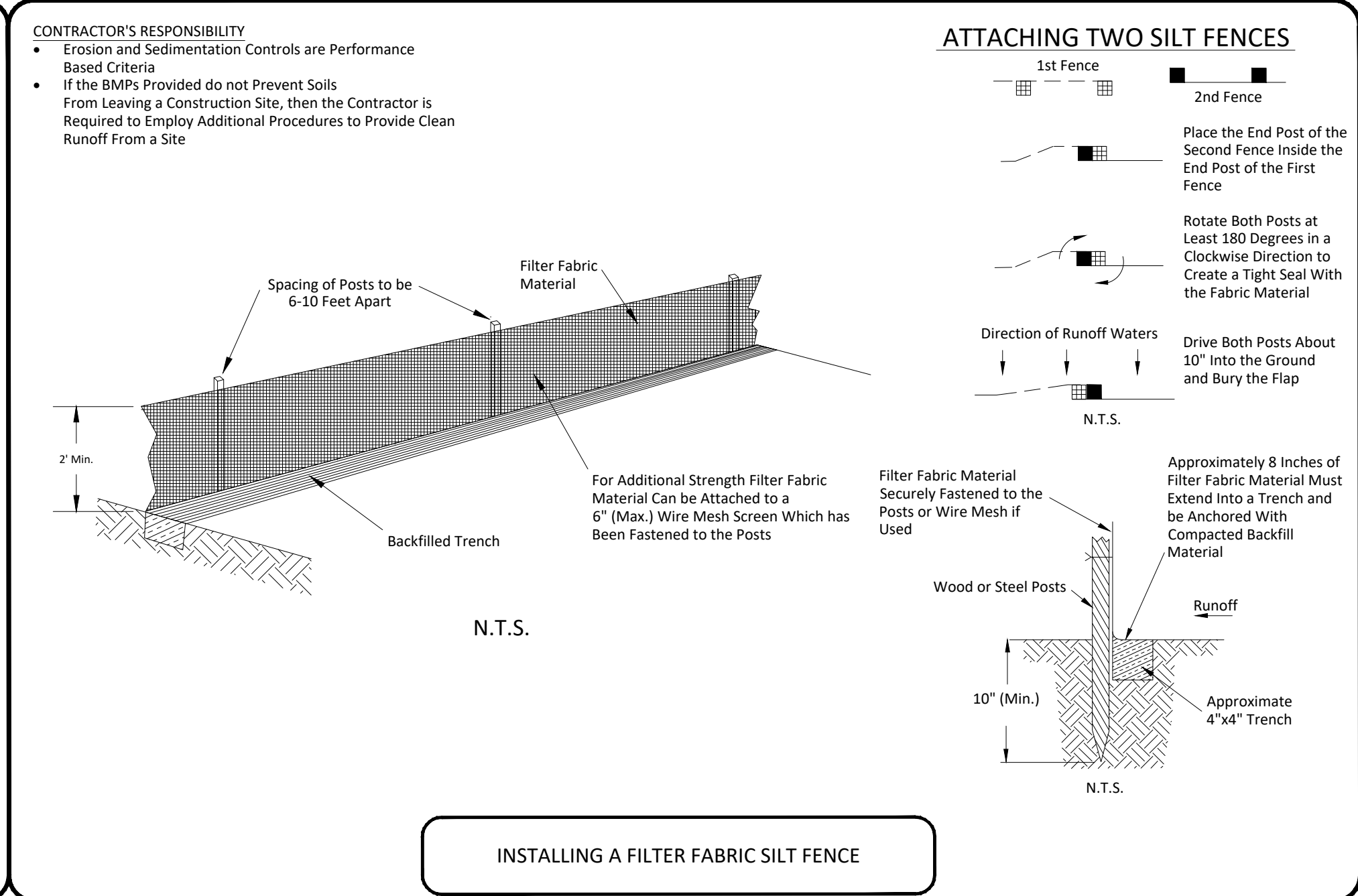
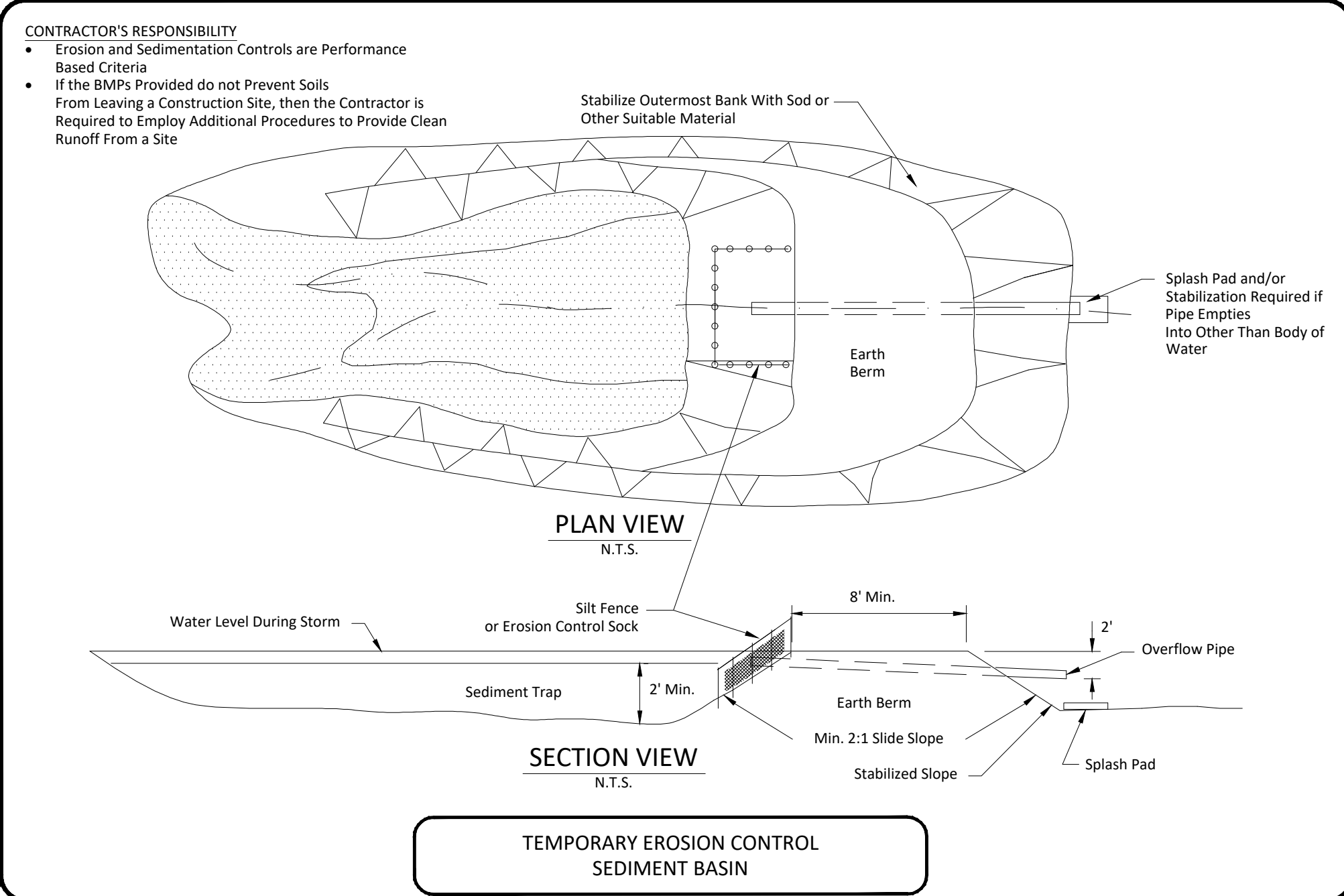
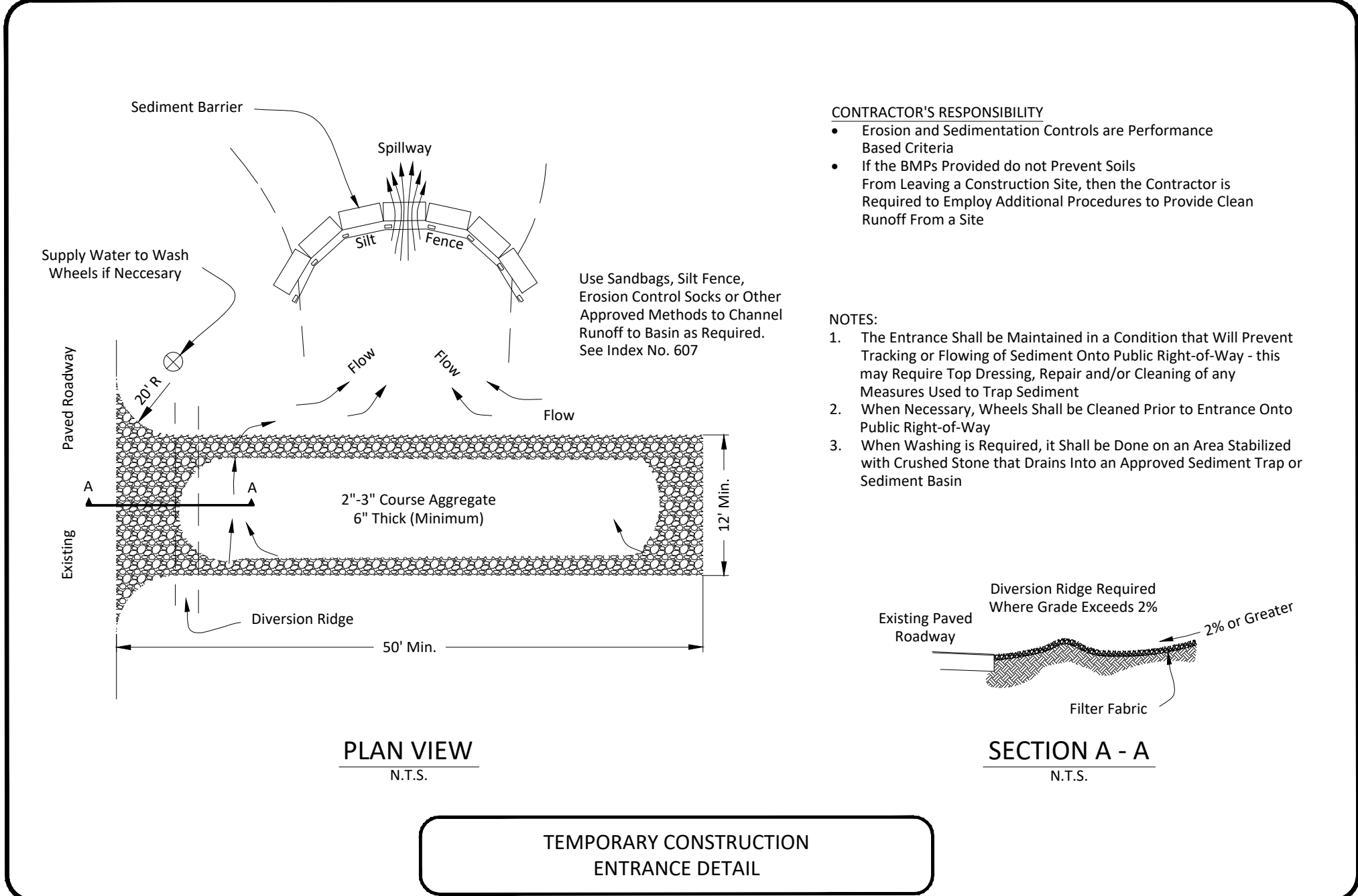
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DATE:	DECEMBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN
DRAWING NUMBER	08



REVISIONS

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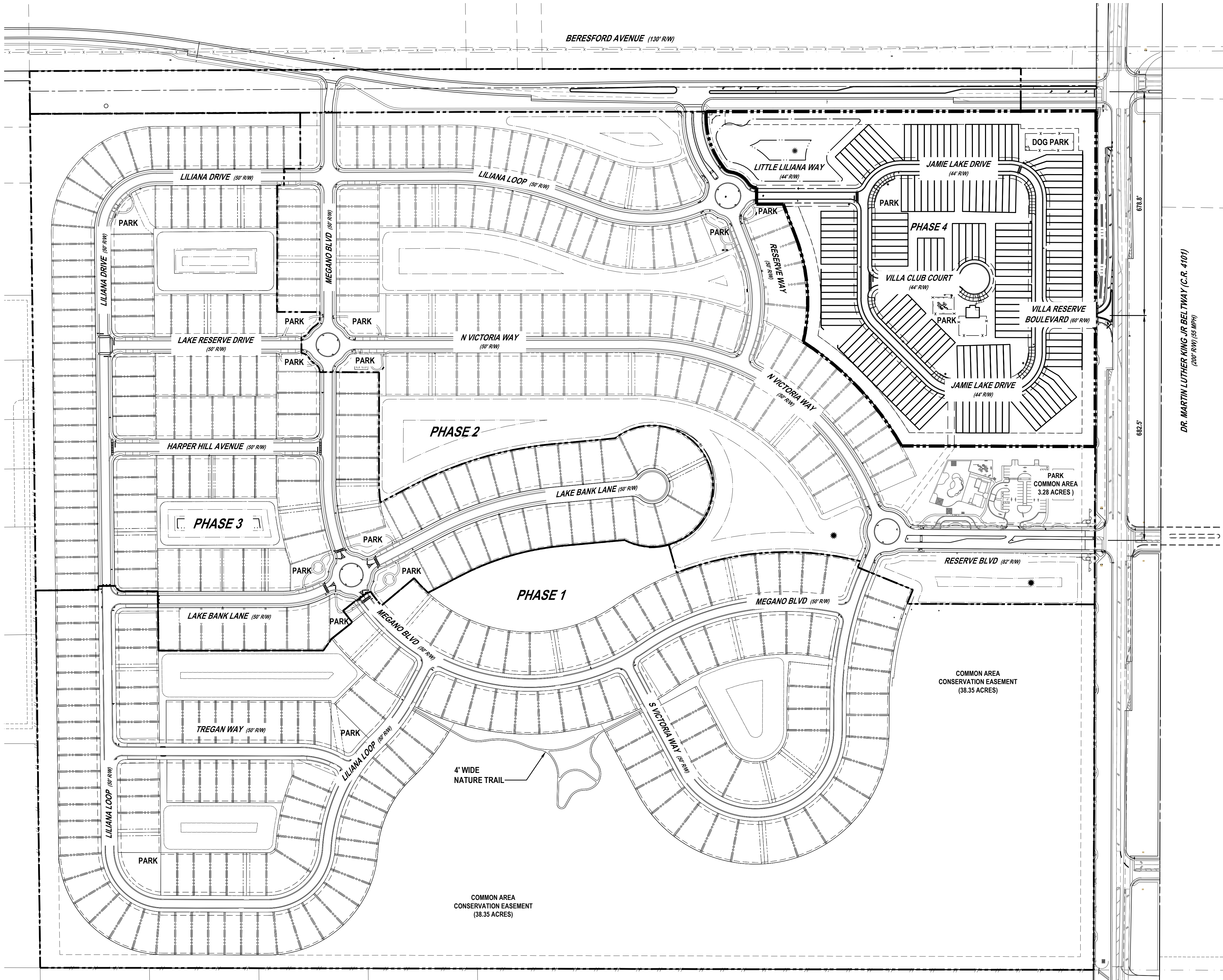
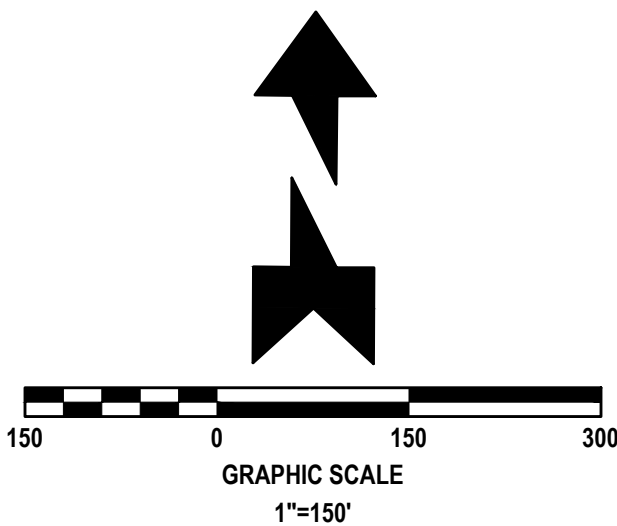
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OVERALL LOT TABLE				
PHASE	SINGLE FAMILY	TWO-FAMILY	TOTAL	ACREAGE
1	157 - (82) 50', (75) 65'	0	157	84.76
2	108 - (70) 50', (38) 65'	0	108	46.24
3	141 - (79) 50', (62) 65'	0	141	39.76
4	0	162	162	29.47
TOTAL	406 - (231) 50', (175) 65'	162	568	200.23
OVERALL DENSITY	568 TOTAL UNITS / 200.23 ACRES =			2.84 UNITS / ACRE

PHASE 4 DIMENSIONAL REQUIREMENTS:

BUILDING SETBACKS:	
A. FRONT	25 FEET
B. REAR	20 FEET
C. SIDE	7.5 FEET
	15 FEET (FOR CORNER LOT)
D. MINIMUM LOT WIDTH	TOWNHOME = 20 FEET DUPLEX = 75 FEET SUBDIVIDED DUPLEX = 37.5 FEET
E. MINIMUM LOT SIZE	TOWNHOME = 2,200 SF DUPLEX = 7,500 SF SUBDIVIDED DUPLEX = 3,750 FEET
F. MAXIMUM BUILDING HEIGHT:	35 FEET (2 STORIES)
G. MAXIMUM IMPERVIOUS COVERAGE:	65% (OVERALL DEVELOPMENT) 90% (TOWNHOME UNIT)
H. MAXIMUM UNIT COUNT PER BUILDING:	8 UNITS
I. MINIMUM BUILDING SEPARATION:	25 FEET
J. MINIMUM FLOOR AREA:	1,100 SF

SITE DATA

1. PROPOSED USE: RESIDENTIAL (162 TOWNHOME LOTS).

PROJECT AREA:

	SQ. FT	ACRE	%
IMPERVIOUS AREA	404,168	9.278	44.2
LOT OPEN SPACE	102,054	2.344	11.1
COMMON OPEN SPACE	308,660	7.085	33.8
TREE PROTECTION AREA	99,775	2.291	10.9
GROSS AREA	914,657	20.998	100.00

GROSS RESIDENTIAL DENSITY:
162 UNITS / 20.998 ACRES = 7.72 DU/ACRE

PARKING REQUIREMENTS

PARKING REQUIRED = 405 SPACES
PARKING PROVIDED = 430 SPACES
SEE SHEET No. 14 FOR CALCULATIONS

MINIMUM TREE COVERAGE REQUIREMENT

TOTAL SITE = 21.00 ACRES
REQUIRED TREES = 366 (1 TREE PER 2,500 SF)
MINIMUM COVERAGE = 2.195 DBH
SEE SHEET No. 59 FOR CALCULATIONS

TOTAL LINEAL FEET OF STREET

TOTAL LENGTH = 3,003 FEET

COMMON AREAS

THE COMMON AREAS TRACTS WILL BE OWNED AND MAINTAINED BY THE DENISON RIDGE HOMEOWNERS ASSOCIATION, INC.

SETBACK NOTE

WHEN TWO SETBACKS APPLY, THE MORE RESTRICTIVE SHALL PREVAIL.

LANDSCAPE NOTE

ALL TREE PROTECTION AREA, REMOVAL AND PLANTING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF DELAND LAND DEVELOPMENT CODE AS AMENDED.

UTILITY NOTE

ALL UTILITIES SHALL COMPLY WITH THE CITY OF DELAND PUBLIC WORKS / UTILITY DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.

EASEMENT NOTE

ALL UTILITY AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE RESERVE AT VICTORIA HOMEOWNERS' ASSOCIATION, INC.

STORMWATER SYSTEM NOTE

THE PROPOSED STORMWATER SYSTEM SHALL COMPLY WITH THE CITY OF DELAND LAND DEVELOPMENT CODE AS AMENDED AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.

TRASH DISPOSAL NOTE

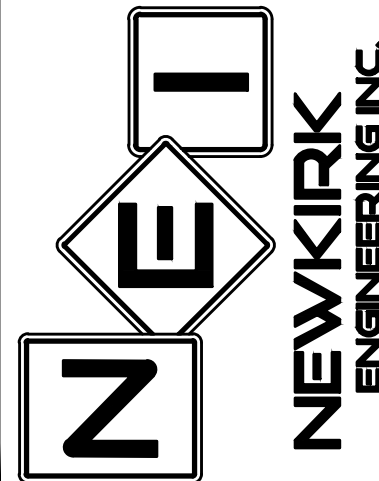
TO ENSURE THE CLEANLINESS, SAFETY, AND AESTHETIC APPEAL OF OUR COMMUNITY, THE FOLLOWING TRASH DISPOSAL GUIDELINES MUST BE FOLLOWED BY ALL RESIDENTS:

- TRASH STORAGE:
ALL TRASH AND RECYCLING BINS MUST BE STORED INSIDE EACH UNIT'S GARAGE AT ALL TIMES, EXCEPT DURING DESIGNATED WASTE COLLECTION PERIODS. STORING BINS OUTSIDE OF THE GARAGE OR IN COMMON AREAS IS NOT PERMITTED.
- TRASH COLLECTION DAY PROCEDURE:
ON SCHEDULED WASTE COLLECTION DAYS, RESIDENTS ARE RESPONSIBLE FOR PLACING THEIR TRASH AND RECYCLING BINS AT THE ROADSIDE DIRECTLY IN FRONT OF THEIR UNIT. BINS SHOULD BE PLACED NO EARLIER THAN THE EVENING BEFORE COLLECTION DAY AND MUST BE REMOVED FROM THE ROADSIDE PROMPTLY AFTER PICKUP-IDEALLY BY THE EVENING OF THE COLLECTION DAY.
- POST-COLLECTION STORAGE:
ONCE TRASH HAS BEEN COLLECTED, ALL BINS MUST BE RETURNED TO THE GARAGE AS SOON AS POSSIBLE. THIS HELPS MAINTAIN THE OVERALL APPEARANCE OF THE COMMUNITY AND MINIMIZES POTENTIAL ISSUES WITH WIND, ANIMALS, OR OBSTRUCTION OF PATHWAYS.

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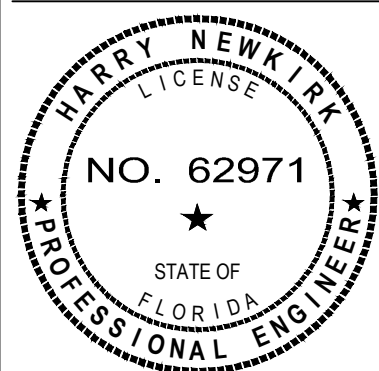


OVERALL DEVELOPMENT PLAN
RESERVE AT VICTORIA
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HARRY NEWKIRK, PE # 62971 ON

Harry Newkirk



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PROJECT No: 2024-79

DATE: DECEMBER 2024

DESIGN BY: HHN

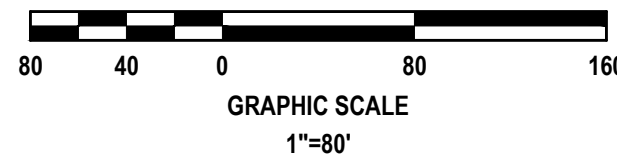
DRAWN BY: NWS

CHECKED BY: HHN

SCALE: 1" = 150'

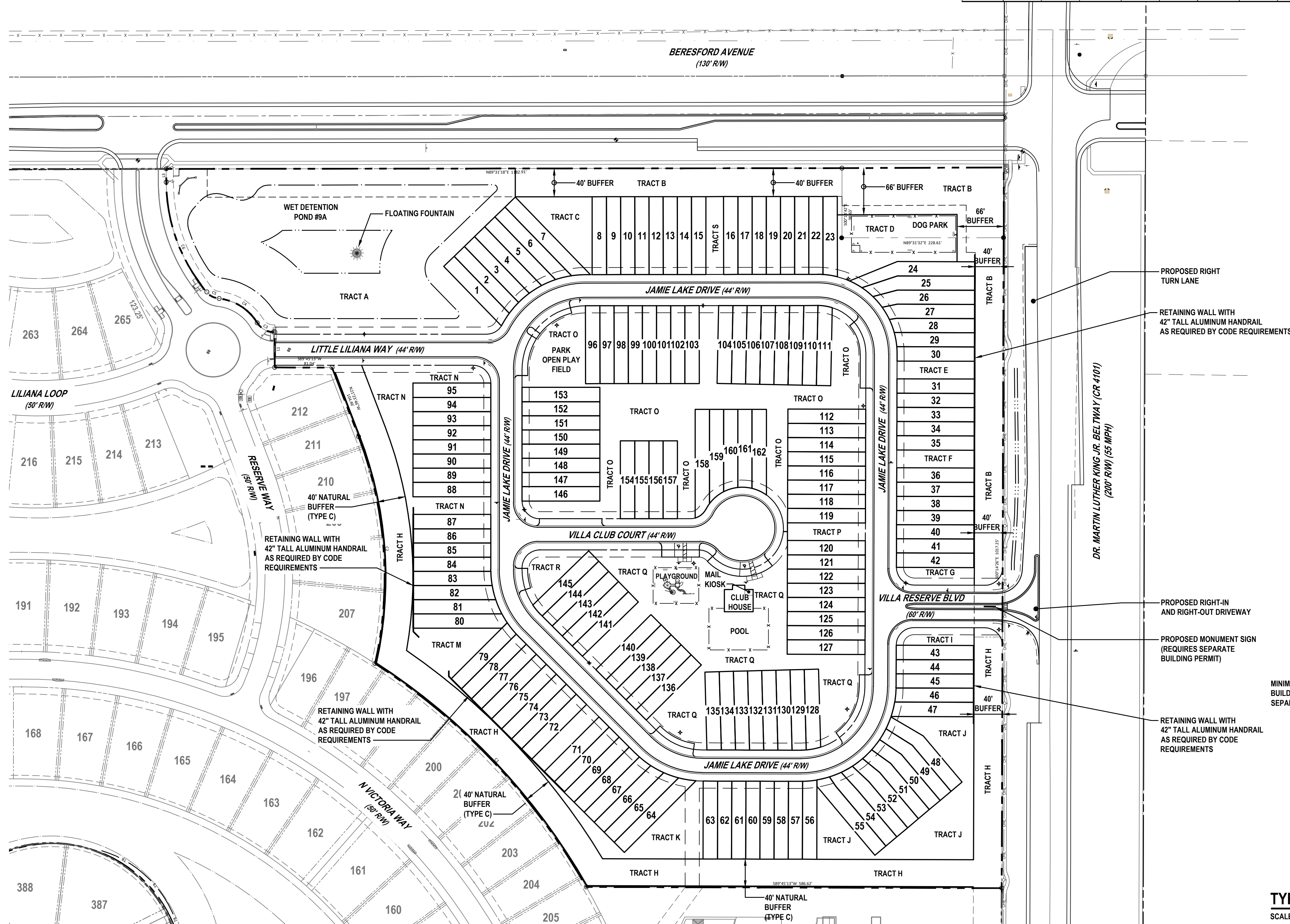
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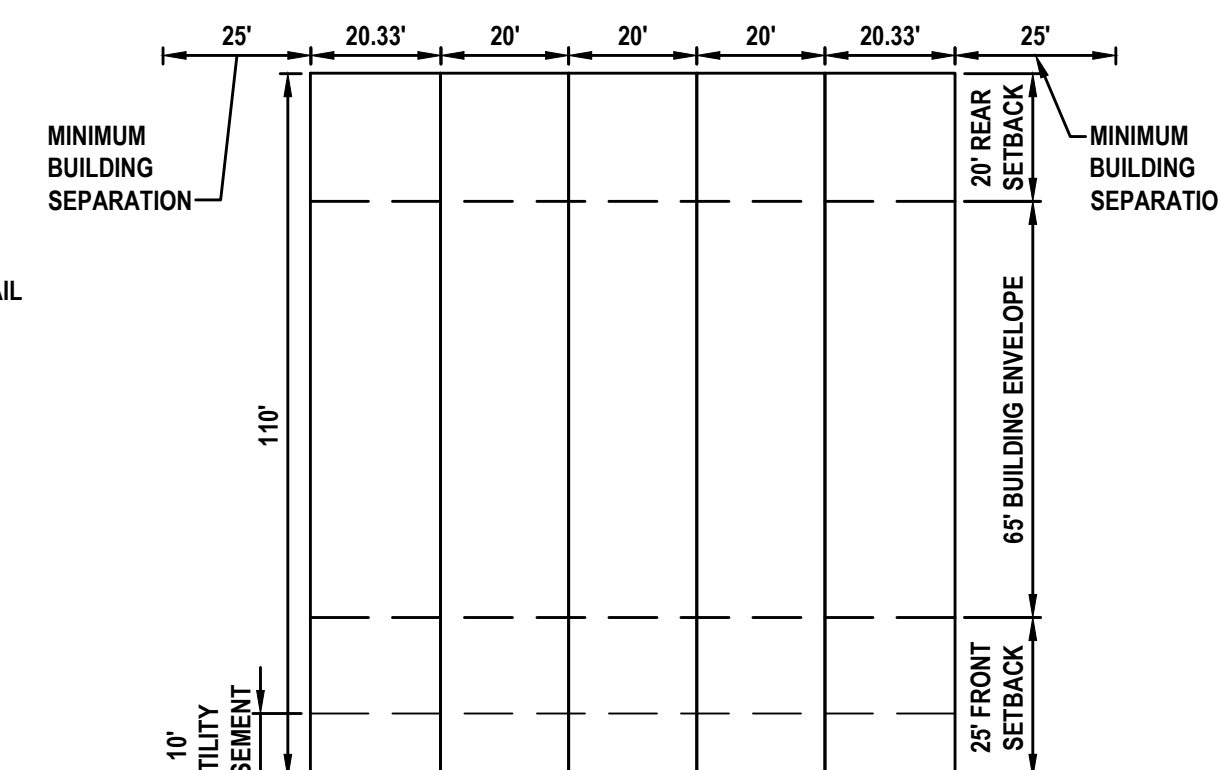


LOT AREA TABLE

LOT NUMBERS	SQUARE FEET	ACRES	LOT NUMBERS	SQUARE FEET	ACRES	LOT NUMBERS	SQUARE FEET	ACRES	LOT NUMBERS	SQUARE FEET	ACRES	LOT NUMBERS	SQUARE FEET	ACRES	LOT NUMBERS	SQUARE FEET	ACRES	LOT NUMBERS	SQUARE FEET	ACRES
LOT 1	2324	0.053	LOT 26	2728	0.063	LOT 51	2291	0.053	LOT 76	2200	0.051	LOT 101	2200	0.051	LOT 126	2200	0.051	LOT 151	2200	0.051
LOT 2	2218	0.051	LOT 27	2510	0.058	LOT 52	2282	0.052	LOT 77	2200	0.051	LOT 102	2200	0.051	LOT 127	2236	0.051	LOT 152	2200	0.051
LOT 3	2211	0.051	LOT 28	2344	0.054	LOT 53	2319	0.053	LOT 78	2200	0.051	LOT 103	2236	0.051	LOT 128	2287	0.053	LOT 153	2236	0.051
LOT 4	2264	0.052	LOT 29	2240	0.051	LOT 54	2416	0.055	LOT 79	2256	0.052	LOT 104	2241	0.051	LOT 129	2276	0.052	LOT 154	2236	0.051
LOT 5	2382	0.055	LOT 30	2238	0.051	LOT 55	2681	0.061	LOT 80	2627	0.060	LOT 105	2213	0.051	LOT 130	2265	0.052	LOT 155	2200	0.051
LOT 6	2574	0.059	LOT 31	2236	0.051	LOT 56	2250	0.052	LOT 81	2482	0.056	LOT 106	2221	0.051	LOT 131	2253	0.052	LOT 156	2200	0.051
LOT 7	2912	0.067	LOT 32	2200	0.051	LOT 57	2200	0.050	LOT 82	2282	0.052	LOT 107	2230	0.051	LOT 132	2242	0.051	LOT 157	2236	0.051
LOT 8	2236	0.051	LOT 33	2200	0.051	LOT 58	2200	0.051	LOT 83	2214	0.051	LOT 108	2238	0.051	LOT 133	2230	0.051	LOT 158	2971	0.068
LOT 9	2200	0.051	LOT 34	2200	0.051	LOT 59	2200	0.051	LOT 84	2200	0.051	LOT 109	2247	0.052	LOT 134	2218	0.051	LOT 159	2469	0.057
LOT 10	2200	0.051	LOT 35	2236	0.051	LOT 60	2200	0.051	LOT 85	2200	0.051	LOT 110	2256	0.052	LOT 135	2243	0.051	LOT 160	2254	0.052
LOT 11	2200	0.051	LOT 36	2236	0.051	LOT 61	2200	0.051	LOT 86	2200	0.051	LOT 111	2279	0.052	LOT 136	2236	0.051	LOT 161	2208	0.051
LOT 12	2200	0.051	LOT 37	2200	0.051	LOT 62	2200	0.051	LOT 87	2237	0.051	LOT 112	2236	0.051	LOT 137	2200	0.051	LOT 162	2348	0.054
LOT 13	2200	0.051	LOT 38	2200	0.051	LOT 63	2236	0.051	LOT 88	2237	0.051	LOT 113	2200	0.051	LOT 138	2200	0.051	TOTALS	367682	8.441
LOT 14	2200	0.051	LOT 39	2200	0.051	LOT 64	2748	0.063	LOT 89	2200	0.051	LOT 114	2200	0.051	LOT 139	2200	0.051			
LOT 15	2236	0.051	LOT 40	2200	0.051	LOT 65	2464	0.057	LOT 90	2200	0.051	LOT 115	2200	0.051	LOT 140	2236	0.051			
LOT 16	2236	0.051	LOT 41	2200	0.051	LOT 66	2311	0.053	LOT 91	2200	0.051	LOT 116	2200	0.051	LOT 141	2240	0.051			
LOT 17	2200	0.051	LOT 42	2236	0.051	LOT 67	2226	0.051	LOT 92	2200	0.051	LOT 117	2200	0.051	LOT 142	2210	0.051			
LOT 18	2200	0.051	LOT 43	2236	0.051	LOT 68	2201	0.051	LOT 93	2200	0.051	LOT 118	2200	0.051	LOT 143	2216	0.051			
LOT 19	2200	0.051	LOT 44	2200	0.051	LOT 69	2200	0.051	LOT 94	2200	0.051	LOT 119	2236	0.051	LOT 144	2222	0.051			
LOT 20	2200	0.051	LOT 45	2200	0.051	LOT 70	2200	0.051	LOT 95	2236	0.051	LOT 120	2236	0.051	LOT 145	2256	0.052			
LOT 21	2200	0.051	LOT 46	2213	0.051	LOT 71	2237	0.051	LOT 96	2236	0.051	LOT 121	2200	0.051	LOT 146	2236	0.051			
LOT 22	2201	0.051	LOT 47	2317	0.053	LOT 72	2237	0.051	LOT 97	2200	0.051	LOT 122	2200	0.051	LOT 147	2200	0.051			
LOT 23	2269	0.052	LOT 48	2618	0.060	LOT 73	2200	0.051	LOT 98	2200	0.051	LOT 123	2200	0.051	LOT 148	2200	0.051			
LOT 24	3304	0.076	LOT 49	2439	0.056	LOT 74	2200	0.051	LOT 99	2200	0.051	LOT 124	2200	0.051	LOT 149	2200	0.051			
LOT 25	2983	0.068	LOT 50	2350	0.054	LOT 75	2200	0.051	LOT 100	2200	0.051	LOT 125	2200	0.051	LOT 150	2200	0.051			



TRACT TABLE			
	DESCRIPTION	AREA (SF)	AREA (ACRE)
TRACT A	STORMWATER POND	95,456	2.191
TRACT B	TREE PROTECTION AREA	56,398	1.295
TRACT C	COMMON AREA	6,110	0.140
TRACT D	COMMON AREA	12,547	0.288
TRACT E	COMMON AREA	2,750	0.063
TRACT F	COMMON AREA	2,750	0.063
TRACT G	COMMON AREA	2,616	0.060
TRACT H	TREE PROTECTION AREA	70,059	1.608
TRACT I	COMMON AREA	2,616	0.060
TRACT J	COMMON AREA	18,827	0.432
TRACT K	COMMON AREA	9,632	0.221
TRACT L	COMMON AREA	2,200	0.051
TRACT M	COMMON AREA	6,178	0.142
TRACT N	COMMON AREA	12,987	0.298
TRACT O	COMMON AREA	48,138	1.105
TRACT P	COMMON AREA	2,750	0.063
TRACT Q	COMMON AREA	48,971	1.124
TRACT R	COMMON AREA	3,933	0.090
TRACT S	COMMON AREA	2,750	0.063
TOTAL		407,668	9.359



TYPICAL LOT
SCALE: 1" = 30'

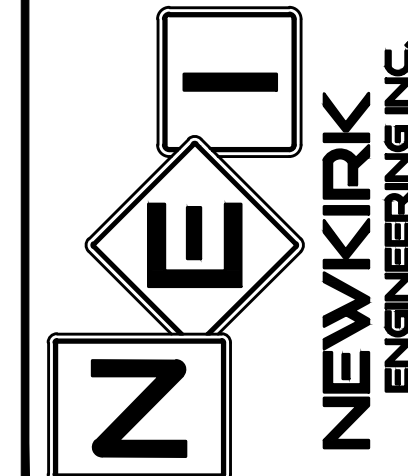
REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
7/15/25	DOG PARK

1230 North US1, Suite 3
 Mirmond Beach, Florida 32174
 Phone (386) 872-7794
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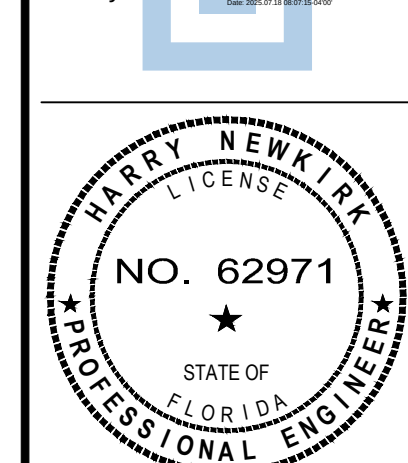
OVERALL LOT LAYOUT RESERVE AT VICTORIA PHASE 4

1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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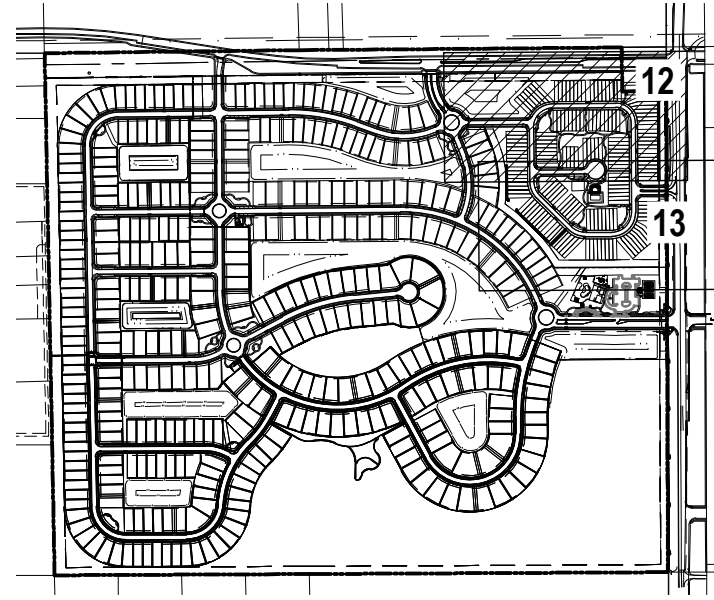
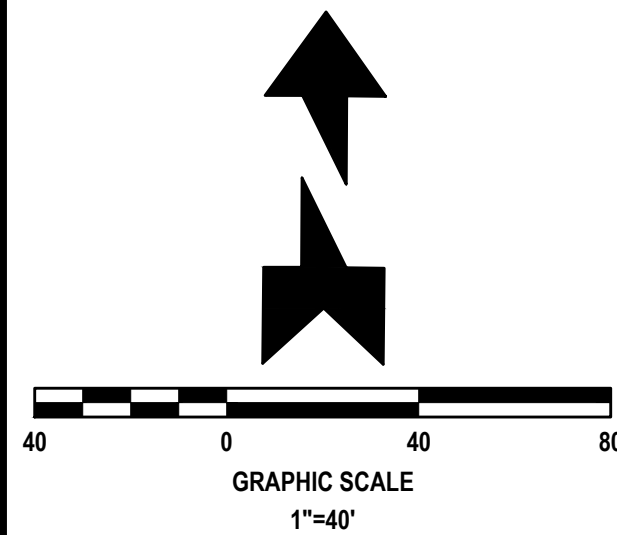
DESIGN BY: HHN

DRAWN BY:	NWS
CHECKED BY:	HHN

SCALE: 1" = 80'

DRAWING NUMBER

11

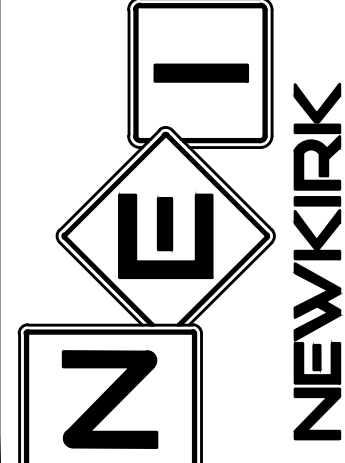


KEY MAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
7/15/25	DOG PARK

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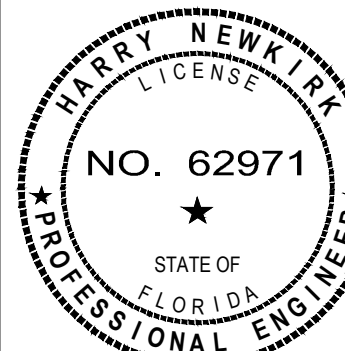


LOT LAYOUT PLAN
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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Harry Newkirk
Professional Engineer

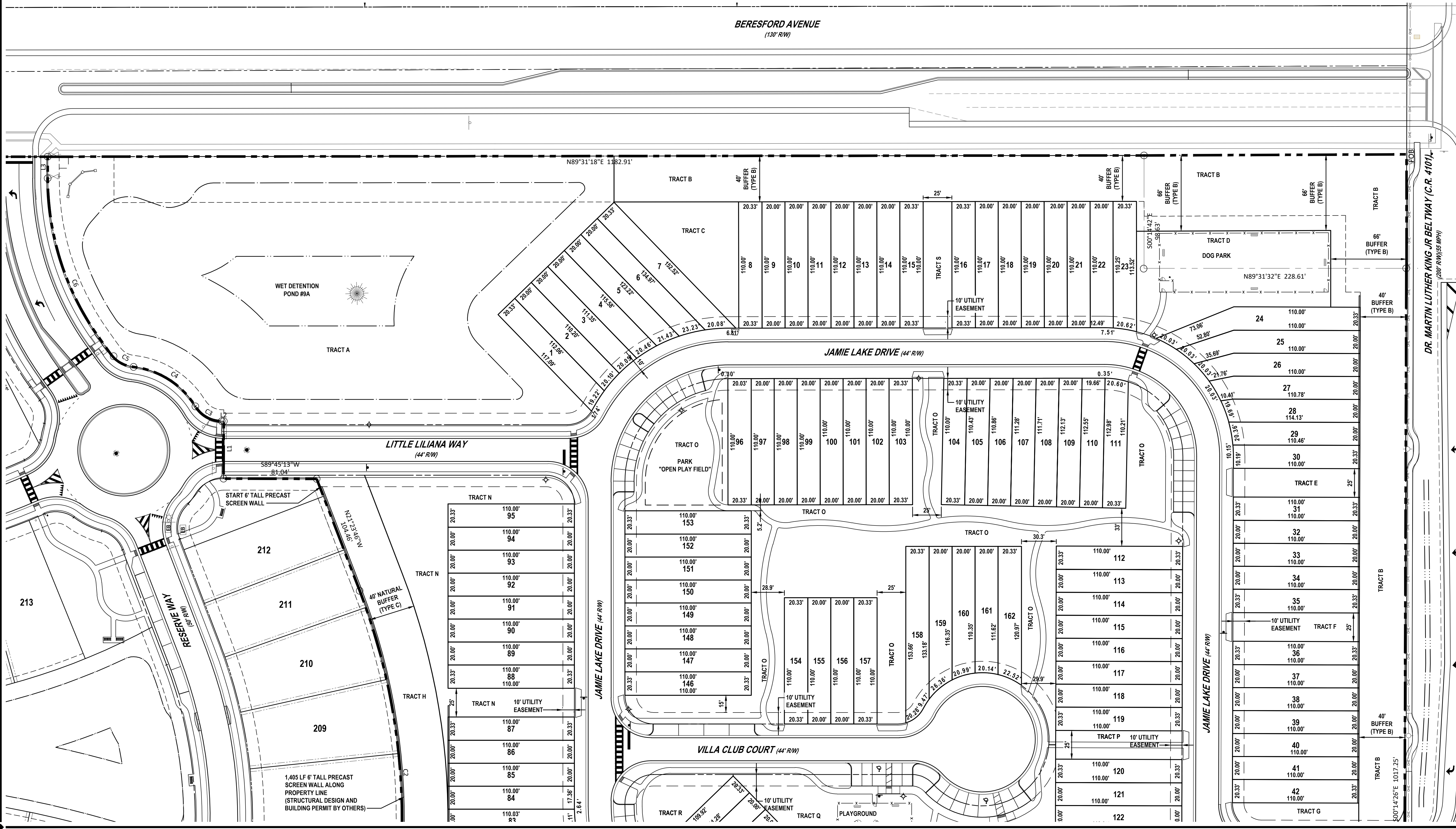


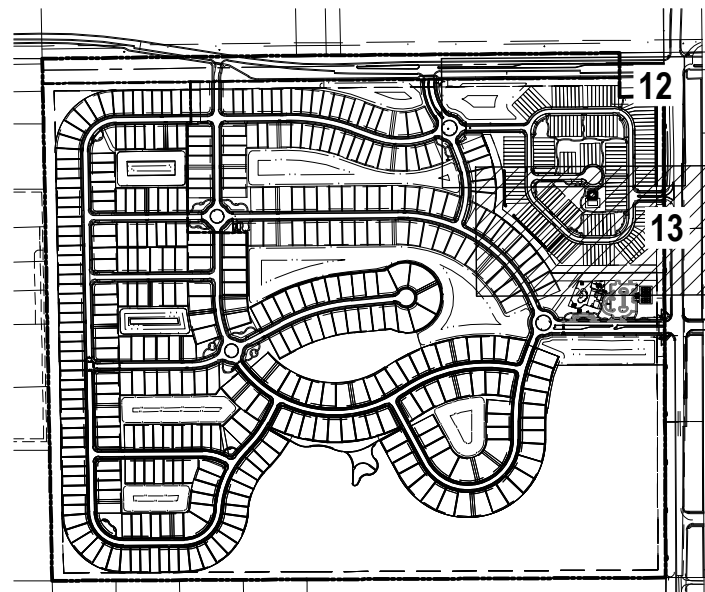
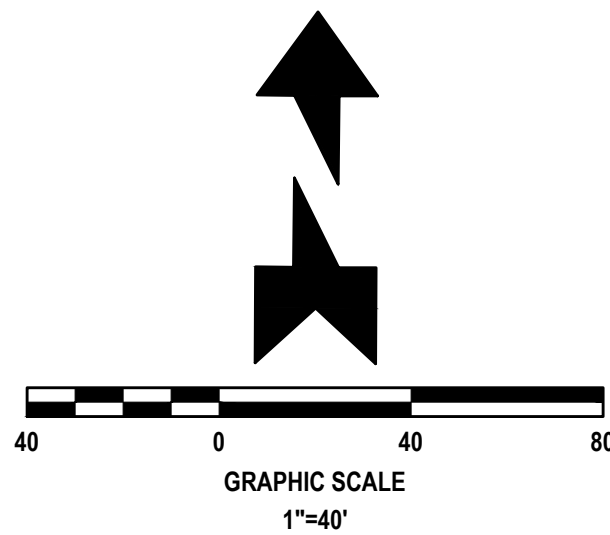
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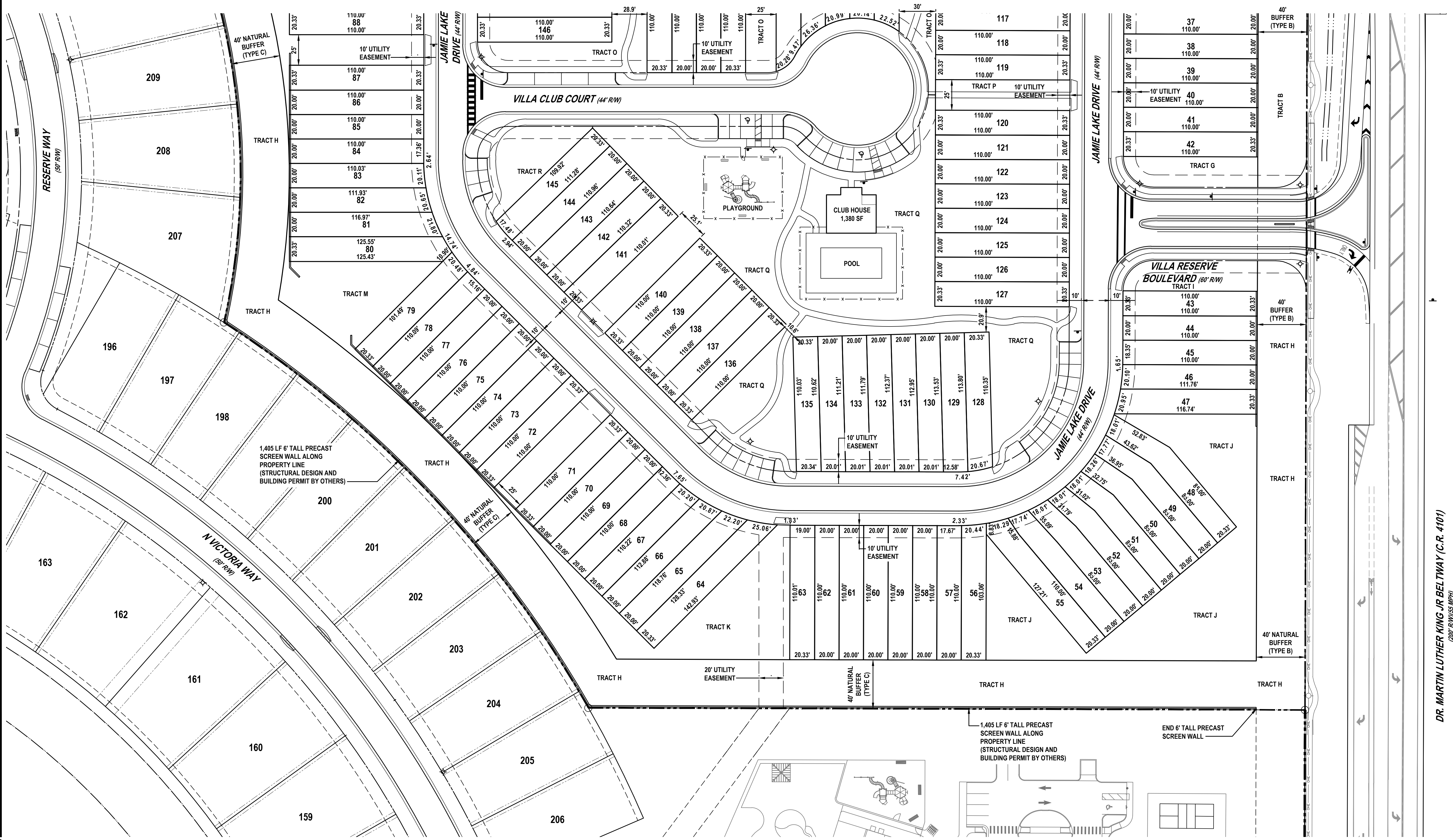
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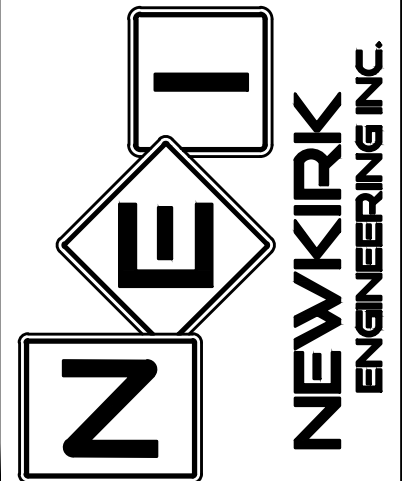
KEY MAP
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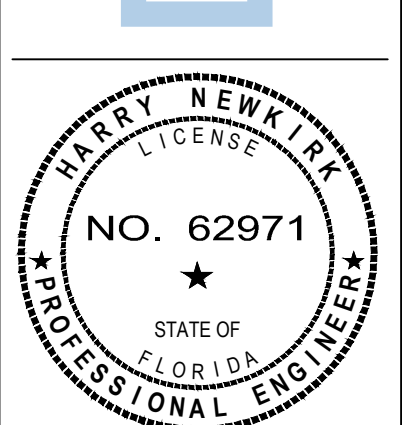


LOT LAYOUT PLAN
RESERVE AT VICTORIA
PHASE 4
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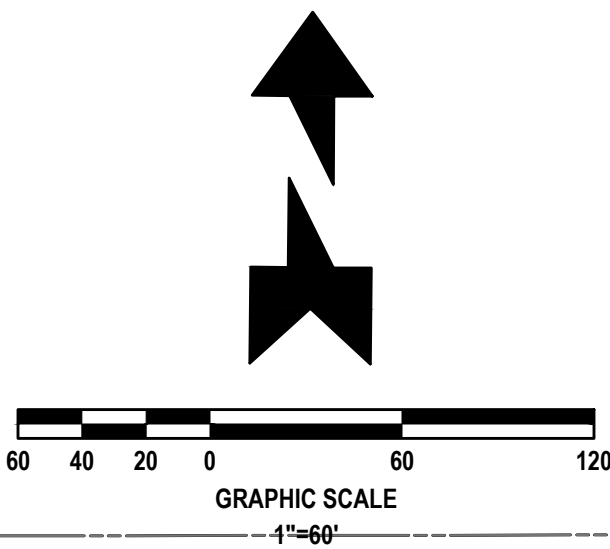
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Professional Engineer
No. 62971
State of Florida



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DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'
DRAWING NUMBER	13



TRASH DISPOSAL NOTE:

TO ENSURE THE CLEANLINESS, SAFETY, AND AESTHETIC APPEAL OF OUR COMMUNITY, THE FOLLOWING TRASH DISPOSAL GUIDELINES MUST BE FOLLOWED BY ALL RESIDENTS:

- TRASH STORAGE:**
ALL TRASH AND RECYCLING BINS MUST BE STORED INSIDE EACH UNIT'S GARAGE AT ALL TIMES, EXCEPT DURING DESIGNATED WASTE COLLECTION PERIODS. STORING BINS OUTSIDE OF THE GARAGE OR IN COMMON AREAS IS NOT PERMITTED.
- TRASH COLLECTION DAY PROCEDURE:**
ON SCHEDULED WASTE COLLECTION DAYS, RESIDENTS ARE RESPONSIBLE FOR PLACING THEIR TRASH AND RECYCLING BINS AT THE ROADSIDE DIRECTLY IN FRONT OF THEIR UNIT. BINS SHOULD BE PLACED NO EARLIER THAN THE EVENING BEFORE COLLECTION DAY AND MUST BE REMOVED FROM THE ROADSIDE PROMPTLY AFTER PICKUP--IDEALLY BY THE EVENING OF THE COLLECTION DAY.
- POST-COLLECTION STORAGE:**
ONCE TRASH HAS BEEN COLLECTED, ALL BINS MUST BE RETURNED TO THE GARAGE AS SOON AS POSSIBLE. THIS HELPS MAINTAIN THE OVERALL APPEARANCE OF THE COMMUNITY AND MINIMIZES POTENTIAL ISSUES WITH WIND, ANIMALS, OR OBSTRUCTION OF PATHWAYS.

PARKING LEGEND

- GARAGE SPACES
- DRIVEWAY SPACES
- STREET SPACES
STANDARD PARKING
20' EFFECTIVE PARKING SPACE
(18' ASPHALT AND 2' SIDEWALK OVERHANG)
- STREET SPACES
PARALLEL PARKING (22'x10')

SITE DATA

1. PROPOSED USE: RESIDENTIAL (162 TOWNHOME LOTS).

PROJECT AREA:

	SQ. FT	ACRE	%
IMPERVIOUS AREA	404,168	9.278	44.2
LOT OPEN SPACE	102,054	2.344	11.1
COMMON OPEN SPACE	324,595	7.451	35.5
TREE PROTECTION AREA	83,840	1.925	9.2
GROSS AREA	914,657	20.998	100.00

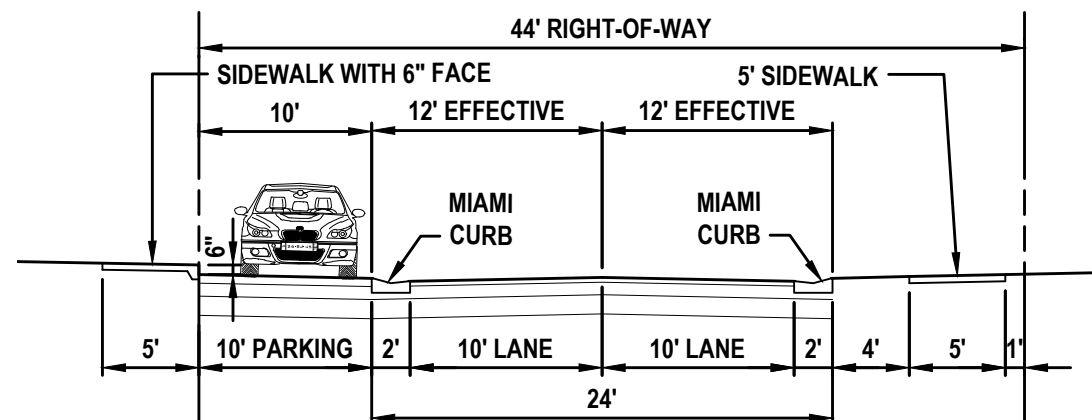
GROSS RESIDENTIAL DENSITY:

162 UNITS / 20.998 ACRES = 7.72 DU/ACRE

PARKING CALCULATIONS

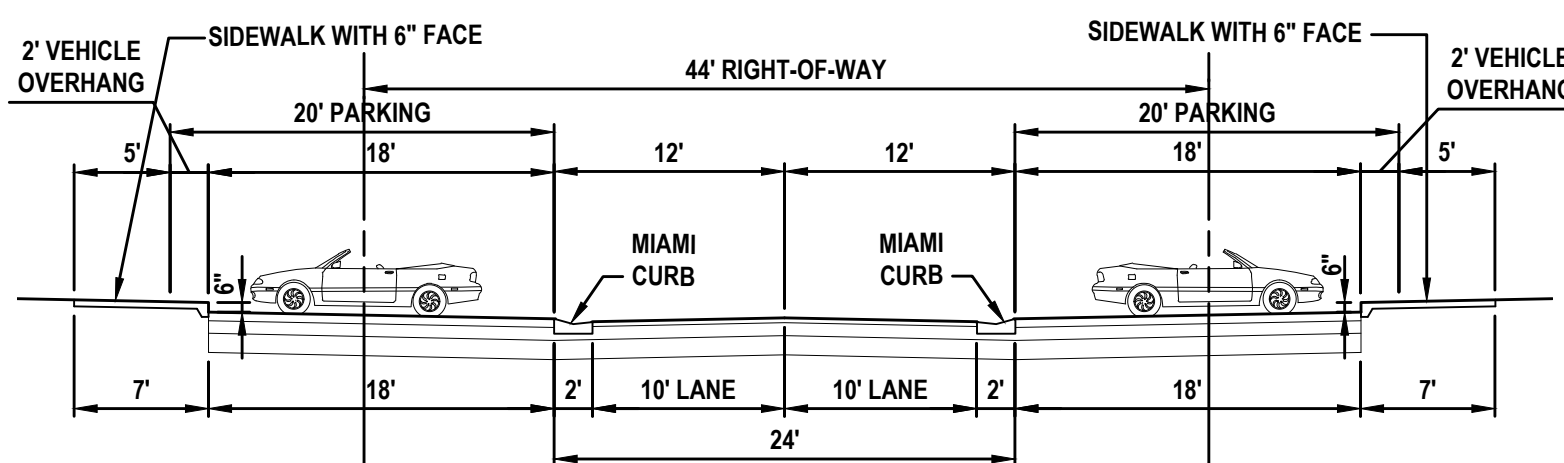
REQUIRED PARKING
UNIT: 2 SPACES PER UNIT x 162 = 324 SPACES
VISITOR: 0.5 SPACES PER UNIT x 162 = 81 SPACES
TOTAL REQUIRED = 405 SPACES

PROVIDED PARKING
GARAGE = 162 SPACES
DRIVEWAY = 211 SPACES
STANDARD STREET = 51 SPACES
PARALLEL STREET = 4 SPACES
ACCESSIBLE SPACES = 2 SPACES
TOTAL = 430 SPACES



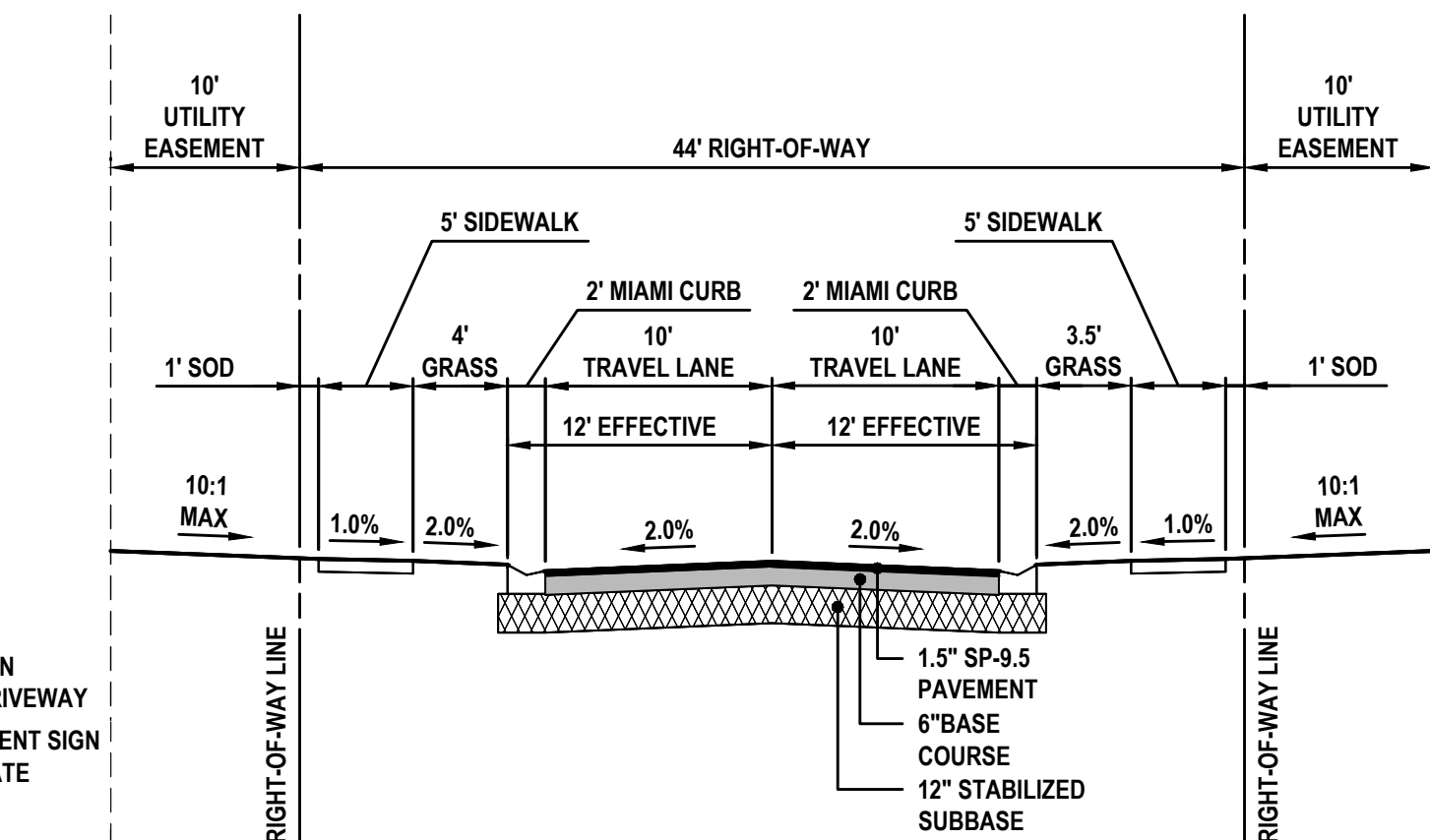
ON STREET PARKING DETAIL

SCALE: 1" = 10'



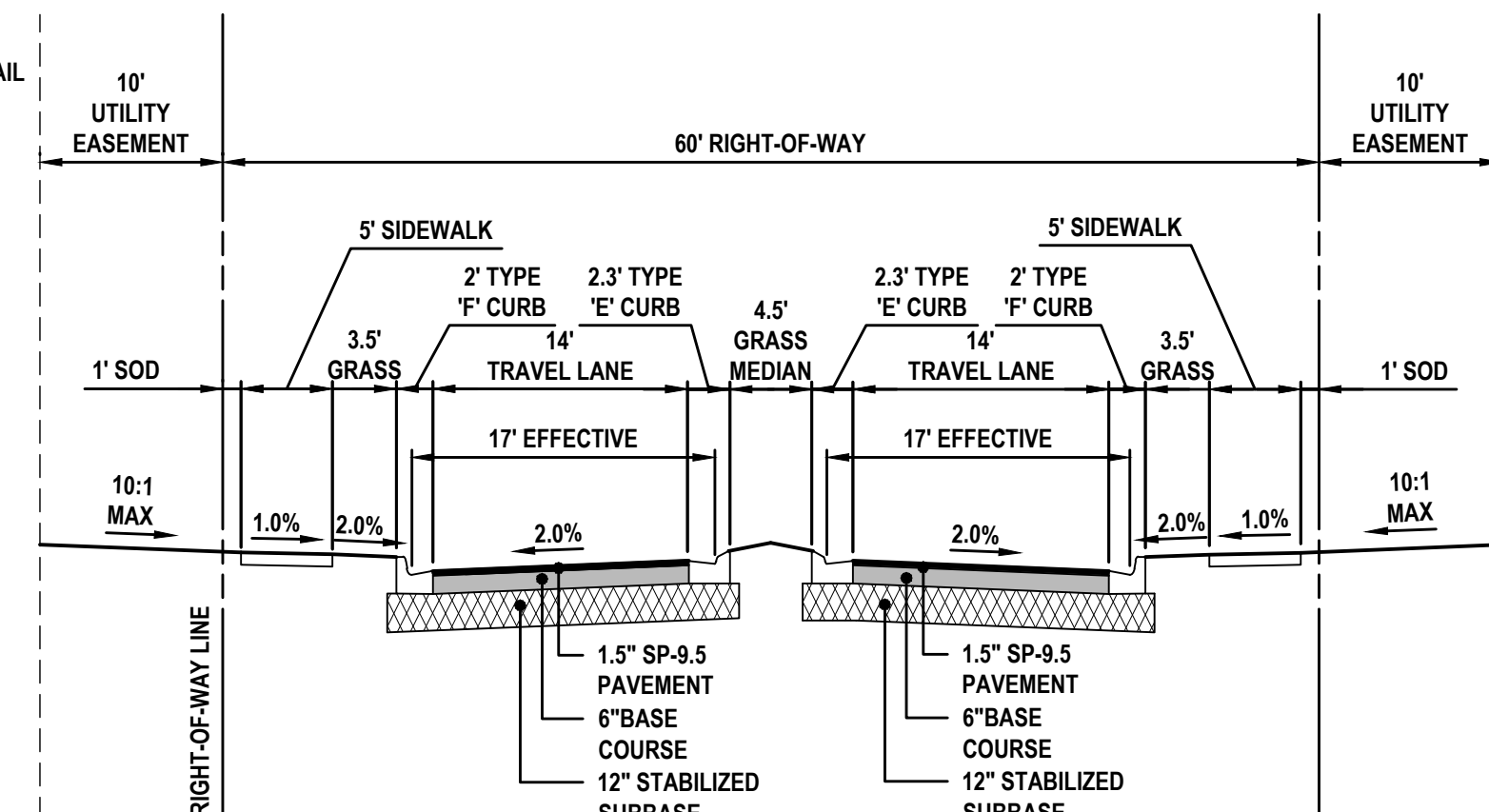
ON STREET PARKING DETAIL

SCALE: 1" = 10'



ROADWAY TYPICAL SECTION 44' RIGHT-OF-WAY

ROADS: LITTLE LILIANA, JAMIE LAKE & VILLA CLUB



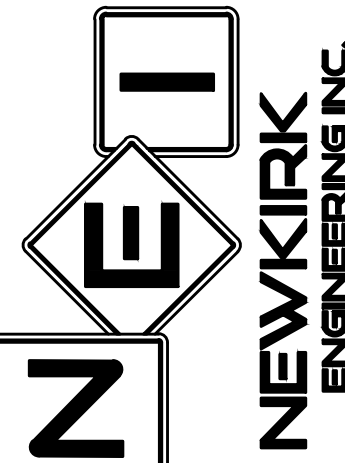
ROADWAY TYPICAL SECTION 60' RIGHT-OF-WAY

ROAD: VILLA RESERVE

REVISIONS

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7/15/25	DOG PARK

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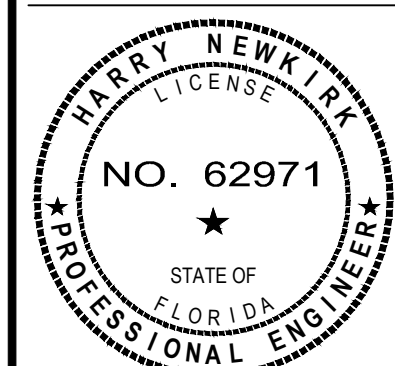
OVERALL SITE LAYOUT RESERVE AT VICTORIA PHASE 4

1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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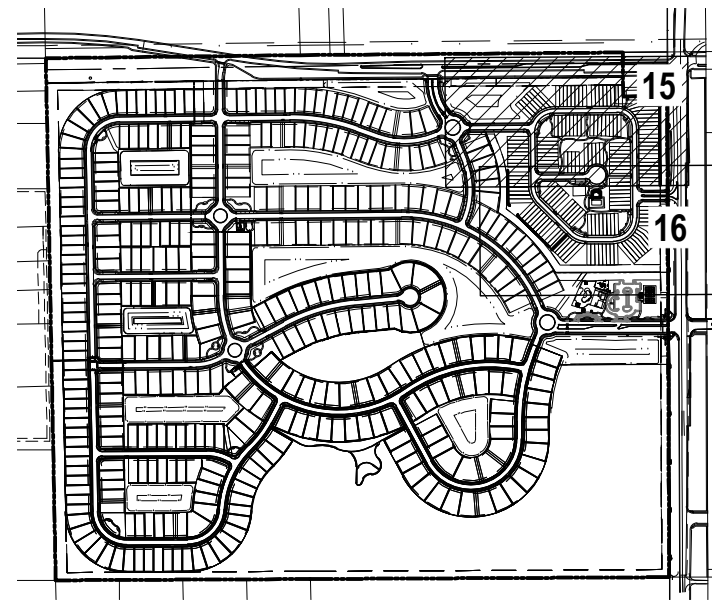
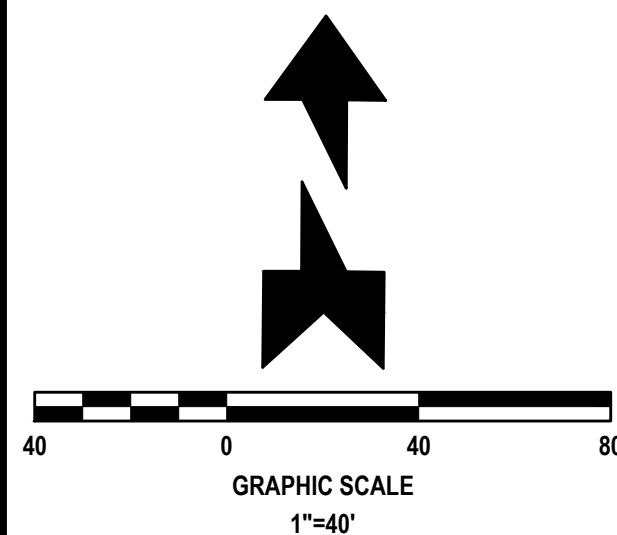


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PROJECT No: 2024-79
DATE: DECEMBER 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 60'

DRAWING NUMBER

14



KEY MAP

NOT TO SCALE

PAVING LEGEND

STANDARD ASPHALT PAVEMENT	1.5" SP-9.5 COMPACTED TO 98% OF LAB DENSITY, MARSHAL STABILITY 1,500 LBS. 6" CRUSHED CONCRETE BASE COMPACTED TO 98% MAXIMUM DENSITY, MINIMUM LBR 100. 12" STABILIZED SUBGRADE (LBR 40) COMPACTED TO A MINIMUM OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (AASHTO T-180)
CONCRETE PAVEMENT	6" CONCRETE (4,000 P.S.I. @ 28 DAYS) 12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (6" LIFTS) 12x12" CONTROL JOINTS, 2" SAW CUT DEPTH SEE DETAILS, SHEET No. 47
CONCRETE SIDEWALK	4" THICK CLASS I CONCRETE (3,000 P.S.I. @ 28 DAYS) PER FDOT INDEX 522-001 SEE DETAILS, SHEET No. 52 & 53
CONCRETE PAVERS	2-3/8" CONCRETE PAVER 12" STABILIZED SUBGRADE

LEGEND

—	MIAMI CURB
—	TYPE "F" CURB
—	TYPE "E" CURB
—	TYPE "D" CURB
⬢	STREET LIGHT
⊗	TRANSITION FROM TYPE "F" CURB TO MIAMI CURB

STRIPING KEYNOTES: (PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

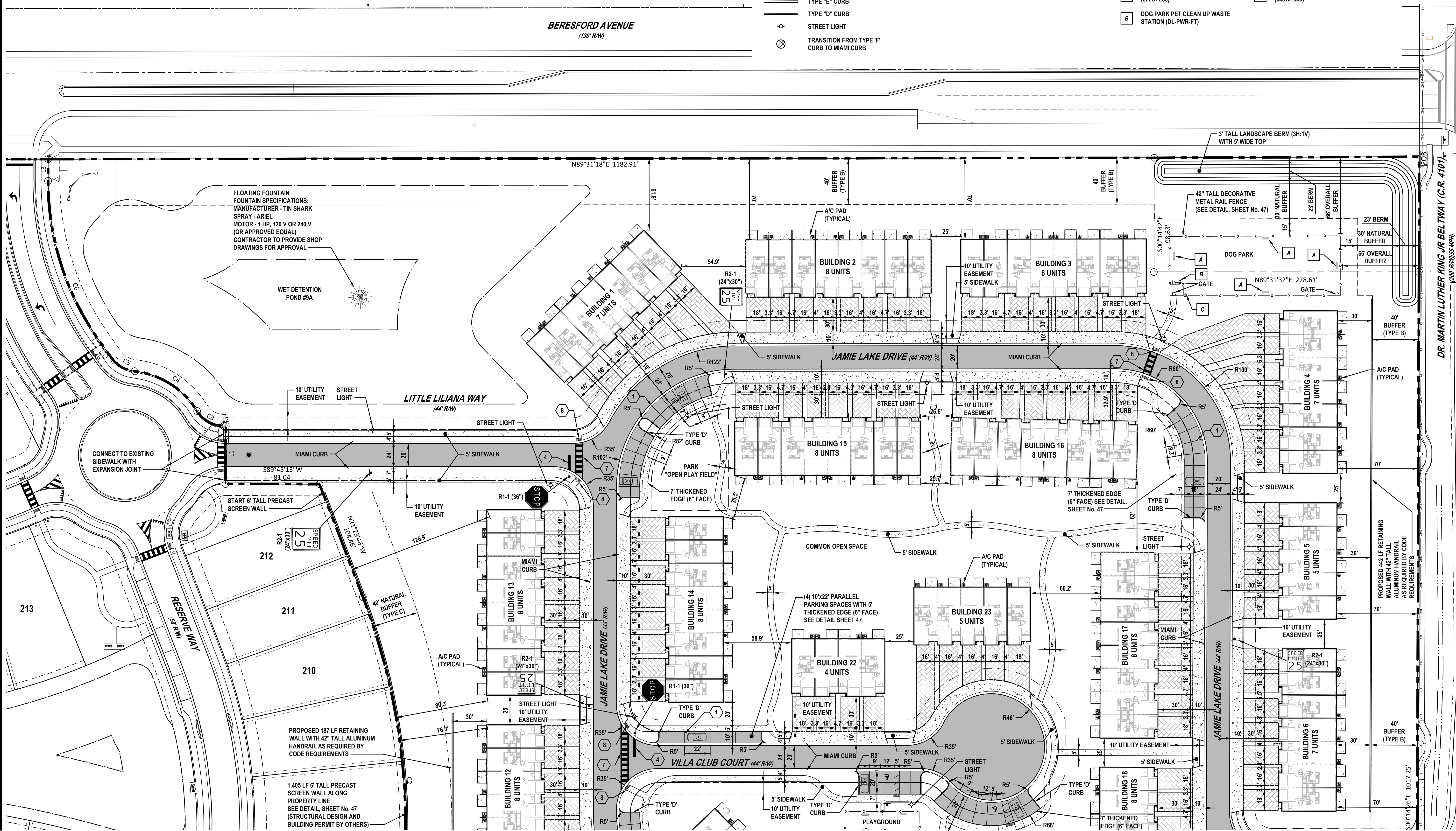
1 6" SOLID WHITE LINE	9 6" WHITE SKIP LINE (10' - 30')
2 6" SOLID YELLOW LINE	10 6" WHITE DOTTED LANE DROP LINE (3' - 9')
3 6" SOLID DOUBLE YELLOW LINE	11 18" YELLOW LINE @ 45° SPACED 5' ON CENTER
4 24" WHITE STOP BAR	12 18" WHITE LINE @ 45° SPACED 10' ON CENTER
5 WHITE DIRECTIONAL ARROW	13 18" YELLOW LINE @ 45° SPACED 10' ON CENTER
6 STANDARD CROSSWALK	14 WHITE "SHARK-TOOTH" YIELD LINE
7 SPECIAL EMPHASIS CROSSWALK	15 6" WHITE SKIP LINE (2' - 4')
8 24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 522-002)	

SEE SHEET No. 53 FOR FDOT INDEX No. 711-001

DOG PARK / PLAYGROUND KEYNOTES:

HTTPS://PARKWAREHOUSE.COM/PRODUCT/INTERMEDIATE
-COURSE-BARKPARK-DOG-AGILITY-COURSE/

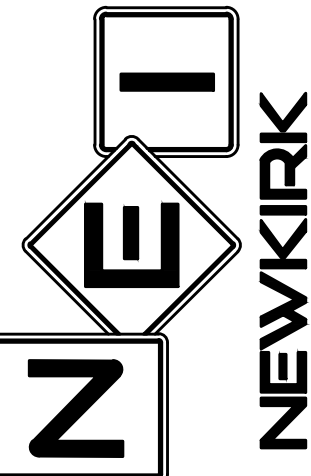
A GYMS FOR DOGS 6' PARK BENCH (622DP235)	C DRINKING FOUNTAIN (648WF345)
B DOG PARK PET CLEAN UP WASTE STATION (DL-PWR-FT)	



REVISIONS

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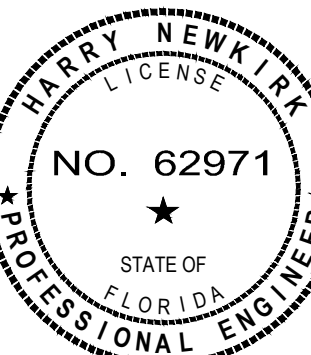
GEOMETRY, PAVEMENT AND STRIPING PLAN RESERVE AT VICTORIA PHASE 4

1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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PROJECT No: 2024-79

DATE: DECEMBER 2024

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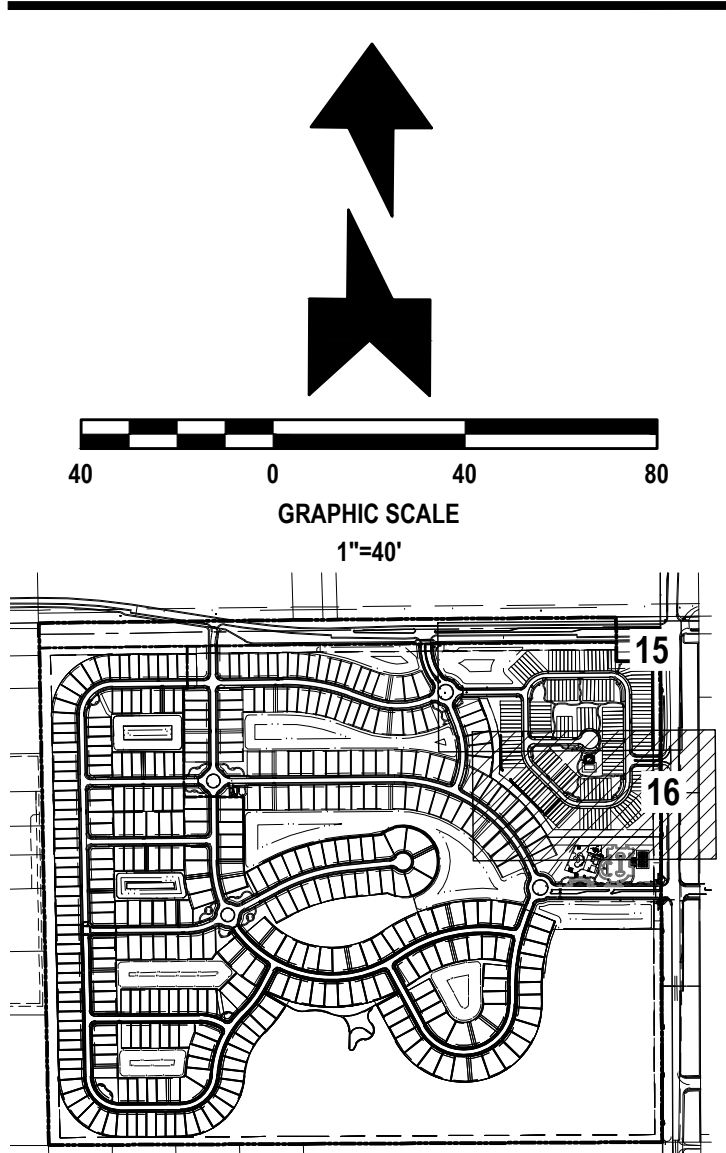
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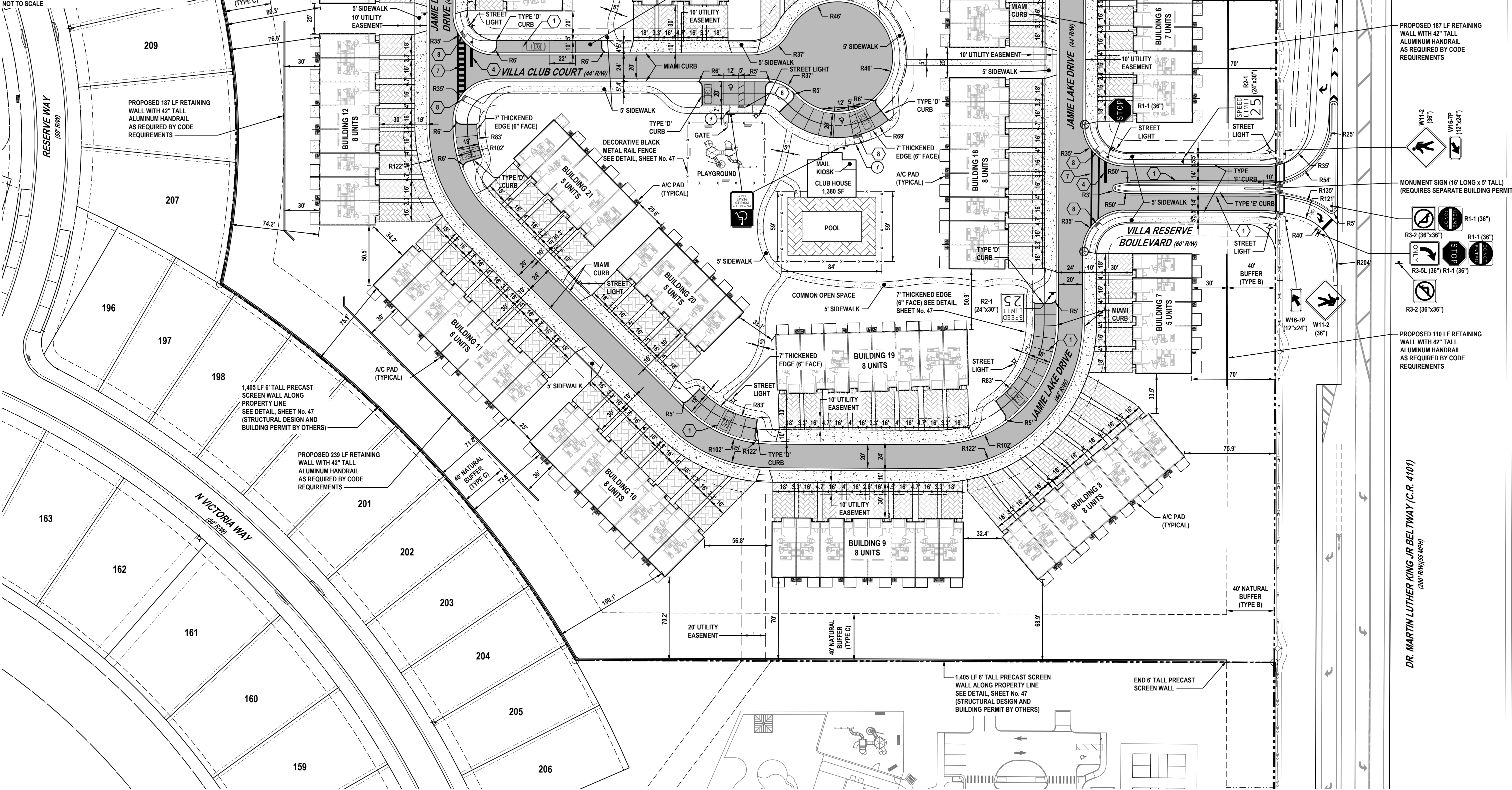
SCALE: 1" = 40'

DRAWING NUMBER

15



KEY MAP
NOT TO SCALE



SEE FDOT INDEX No. 522-002 FOR ADDITIONAL INFORMATION

SIDEWALK CURB RAMP DETAIL
NOT TO SCALE

CR-C

STRIPING KEYNOTES: (PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

- | | |
|---|---|
| 1 6" SOLID WHITE LINE | 9 6" WHITE SKIP LINE (10' - 30') |
| 2 6" SOLID YELLOW LINE | 10 6" WHITE DOTTED LANE DROP LINE (3' - 9') |
| 3 6" SOLID DOUBLE YELLOW LINE | 11 18" YELLOW LINE @ 45" SPACED 5' ON CENTER |
| 4 24" WHITE STOP BAR | 12 18" WHITE LINE @ 45" SPACED 10' ON CENTER |
| 5 WHITE DIRECTIONAL ARROW | 13 18" YELLOW LINE @ 45" SPACED 10' ON CENTER |
| 6 STANDARD CROSSWALK | 14 WHITE "SHARK-TOOTH" YIELD LINE |
| 7 SPECIAL EMPHASIS CROSSWALK | 15 6" WHITE SKIP LINE (2' - 4') |
| 8 24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 522-002) | |
- SEE SHEET No. 53 FOR FDOT INDEX No. 711-001

LEGEND

- MIAMI CURB
- TYPE "F" CURB
- TYPE "E" CURB
- TYPE "D" CURB
- STREET LIGHT
- TRANSITION FROM TYPE "F" CURB TO MIAMI CURB

PAVING LEGEND

- | | |
|---------------------------|---|
| STANDARD ASPHALT PAVEMENT | 1.5" SP-9.5 COMPACTED TO 98% OF LAB DENSITY, MARSHAL STABILITY 1,500 LBS.
6" CRUSHED CONCRETE BASE COMPACTED TO 98% MAXIMUM DENSITY, MINIMUM LBR 100.
12" STABILIZED SUBGRADE (LBR 40) COMPACTED TO A MINIMUM OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (AASHTO T-180) |
| CONCRETE PAVEMENT | 6" CONCRETE (4,000 P.S.I. @ 28 DAYS)
12" STABILIZED SUBGRADE (LBR 40) MIN OF 98% MODIFIED PROCTOR MAX DRY DENSITY PER ASTM D1557, AASHTO T-180 (6" LIFTS)
12x12" CONTROL JOINTS, 2" SAW CUT DEPTH
SEE DETAILS, SHEET No. 47 |
| CONCRETE SIDEWALK | 4" THICK CLASS I CONCRETE (3,000 P.S.I. @ 28 DAYS)
PER FDOT INDEX 522-001
SEE DETAILS, SHEET No. 52 & 53 |
| CONCRETE PAVERS | 2-3/8" CONCRETE PAVER
12" STABILIZED SUBGRADE |

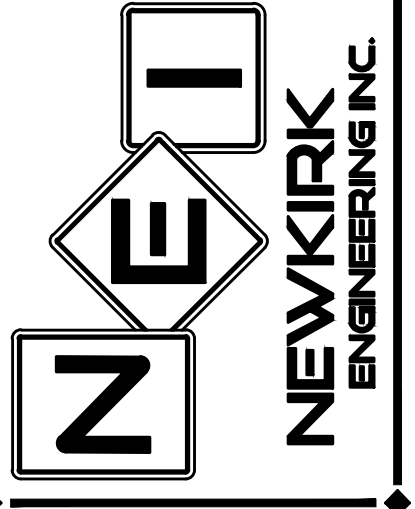
CURB RAMP KEYNOTES:

- 1 HANDICAP PARKING SPACE RAMP (CR-C) (SEE DETAIL, THIS SHEET)
- ALL RAMP HAVE 2" DETECTABLE WARNING MATS.

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
6/9/25	CITY COMMENTS

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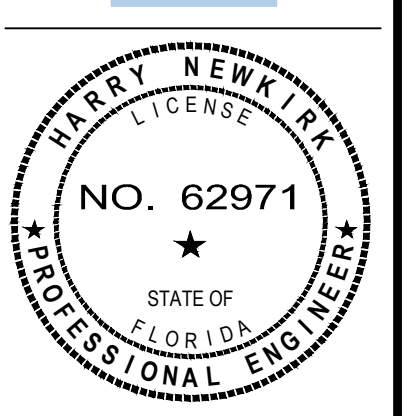


GEOMETRY, PAVEMENT AND STRIPING PLAN
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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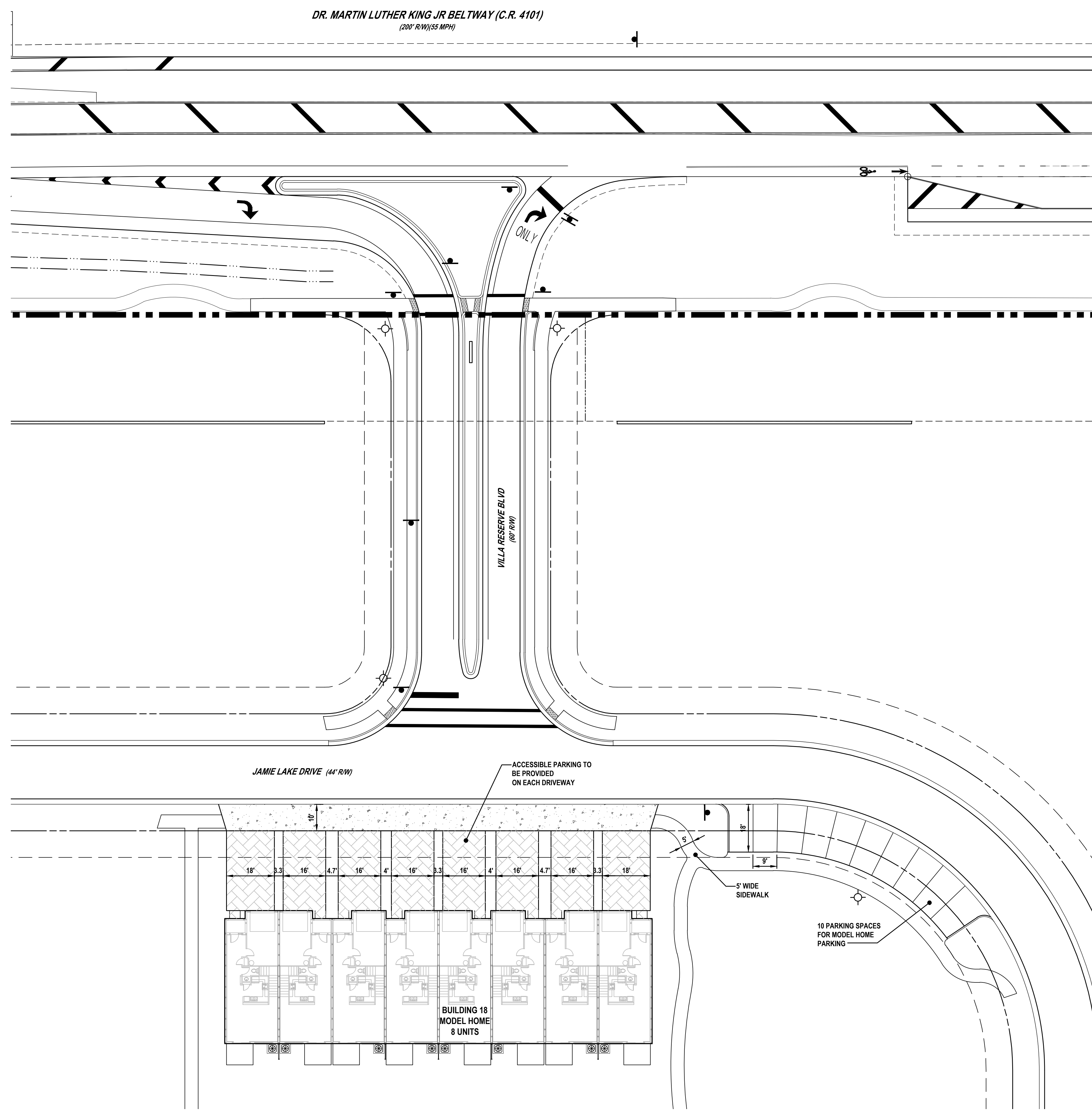
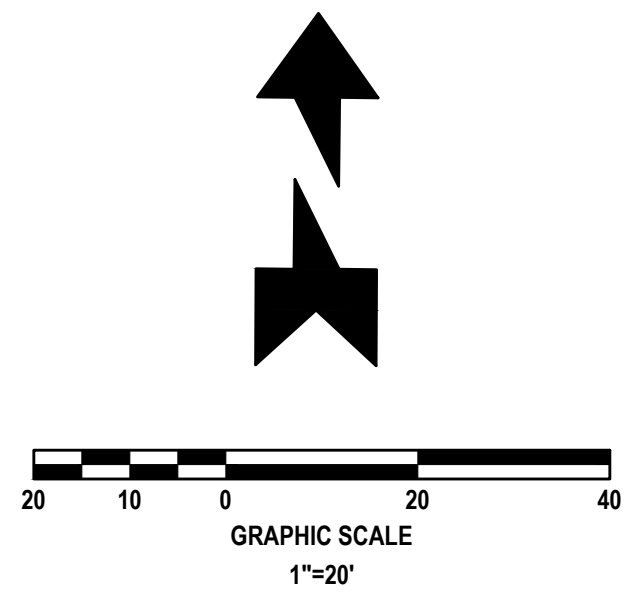
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MODEL HOME PLAN
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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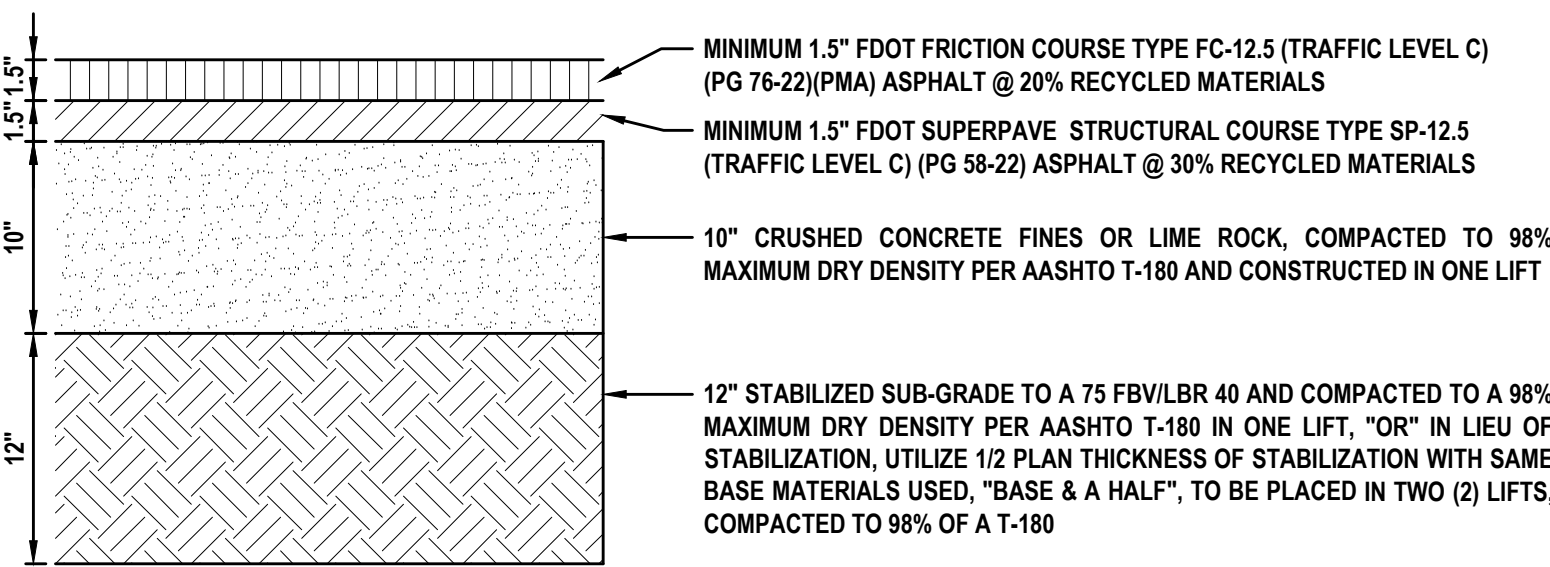
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Page 272 of 361

VOLUSIA COUNTY NOTES:

1. NOTIFY VOLUSIA COUNTY DEVELOPMENT ENGINEERING DIVISION AT (386) 736-5926 A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE PERMITTEE TO OBTAIN THE APPROPRIATE INSPECTIONS PRIOR TO PROCEEDING WITH WORK SHALL NOT RELIEVE THE PERMITTEE FROM REEXCAVATION OR OTHER MEASURES NECESSARY FOR THE INSPECTION OF WORK.
2. VOLUSIA COUNTY TRAFFIC ENGINEERING (386) 736-5968 IS NOT A MEMBER OF SUNSHINE ONE CALL. WHEN REQUESTING LOCATES, PLEASE PROVIDE A MINIMUM ADVANCED NOTIFICATION OF TWO (2) BUSINESS DAYS PRIOR TO PROPOSED WORK.
3. COORDINATION WITH VOLUSIA COUNTY TRAFFIC OPERATIONS (386) 239-6535 IS REQUIRED WITH A MINIMUM ADVANCED NOTICE OF SEVEN (7) DAYS PRIOR TO ANY SIDEWALK, LANE OR ROAD CLOSURE (INCLUDING FLAGGING OPERATIONS).
4. OPERATIONS WITHIN THE COUNTY RIGHT-OF-WAY SHALL NORMALLY BE CONDUCTED 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. ANY DEVIATION FROM THESE HOURS REQUIRES PRIOR APPROVAL FROM THE COUNTY DEVELOPMENT ENGINEER. EMERGENCY REPAIRS ARE EXCLUDED FROM THIS TIME RESTRICTION.
5. ALL EXISTING SIDEWALKS WITHIN COUNTY RIGHT-OF-WAY SHALL EITHER REMAIN OPEN OR BE PROVIDED A TEMPORARY WALKWAY IN ACCORDANCE WITH THE CURRENT VERSION OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX NO. 600. ANY DAMAGE TO SIDEWALKS SHALL BE REPAIRED AND/OR REPLACED IN LIKE KIND BY THE CONTRACTOR. NEW SIDEWALKS AND SECTIONS THROUGH DRIVEWAYS MUST BE AT A 1.5% CROSS SLOPE AND 2% MAXIMUM CROSS SLOPE PER ADA STANDARDS.
6. DRIVING OR STAGING OF CONSTRUCTION VEHICLES OR MATERIALS IS NOT PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY OR ON PEDESTRIAN WALKWAYS AND PATHS. THERE SHALL BE NO OVERNIGHT CONSTRUCTION VEHICLE RELATED PARKING, CONSTRUCTION MATERIAL PLACEMENT OR STORAGE OF ANY KIND PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY.
7. NO TRENCH OR EXCAVATION SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT, UNLESS APPROVED BY THE COUNTY DEVELOPMENT ENGINEERING INSPECTOR. EXCAVATIONS SHALL MEET THE DROP OFF PROTECTION REQUIREMENTS OF THE LATEST FDOT DESIGN STANDARD INDEX NO. 600.
8. RESTORATION SHALL BE REQUIRED FOR ANY DAMAGE TO SIDEWALKS, CURBS, OR OTHER EXISTING STRUCTURES IN THE RIGHT-OF-WAY. ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT OF WAY SHALL BE RE-GRADED AND SODDED. SEED AND MULCH IS NOT AN ACCEPTABLE ALTERNATIVE TO SODDING.
9. CURB PAINT TO MEET STANDARDS IN FDOT "GREEN BOOK" SECTIONS 971-4 DURABLE PAINT AND 971-2 GLASS SPHERES.
10. ALL PAVEMENT MARKINGS AND STRIPING WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE THERMOPLASTIC AND SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX #711-001.
11. REFLECTIVE PAVEMENT MARKERS (RPM'S) SHALL BE PROVIDED FOR ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY OF ALL THOROUGHFARES AND SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX #706-001.

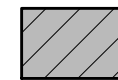


VOLUSIA COUNTY ASPHALT SECTION

NOT TO SCALE

PAVING LEGEND

VOLUSIA COUNTY
R-O-W ASPHALT
PAVEMENT



MINIMUM 1.5" FDOT FRICTION COURSE TYPE FC-12.5 (TRAFFIC LEVEL C) (PG 76-22) (PMA) ASPHALT @ 20% RECYCLED MATERIALS
MINIMUM 1.5" FDOT SUPERPAVE STRUCTURAL COURSE TYPE SP-12.5 (TRAFFIC LEVEL C) (PG 58-22) ASPHALT @ 30% RECYCLED MATERIALS
10" CRUSHED CONCRETE FINES OR LIKE ROCK, COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 AND CONSTRUCTED IN ONE LIFT
12" STABILIZED SUB-GRADE TO A 75 FBV/LBR 40 AND COMPACTED TO A 98% MAXIMUM DRY DENSITY PER AASHTO T-180 IN ONE LIFT, "OR" IN LIEU OF STABILIZATION, UTILIZE 1/2 PLAN THICKNESS OF STABILIZATION WITH SAME BASE MATERIALS USED, "BASE & A HALF", TO BE PLACED IN TWO (2) LIFTS, COMPACTED TO 98% OF A T-180

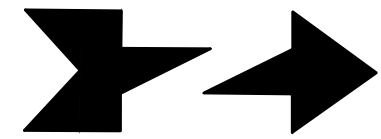
VOLUSIA COUNTY
STABILIZED
SHOULDER



12" STABILIZED SUB-GRADE LBR 40 AND COMPACTED TO A 98% MAXIMUM DRY DENSITY PER AASHTO T-180

NOTE:

1. SHELL-ROCK BASE AND SOIL-CEMENT BASE IS ONLY ALLOWED WITH APPROVAL OF THE COUNTY ENGINEER. ALL MATERIALS, PRODUCTION, TRANSPORTATION, PLACEMENT AND CONSTRUCTION METHODS SHALL BE CONSISTENT WITH FDOT DESIGN STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN EFFECT AT THE START OF CONSTRUCTION ACTIVITY. ALL TESTING, INSPECTIONS AND VERIFICATIONS SHALL BE PERFORMED CONSISTENT WITH FDOT QUALITY CONTROL CRITERIA IN EFFECT AT THE START OF CONSTRUCTION ACTIVITY.
2. PAVING OPERATIONS SHALL NOT BE PERFORMED WITHIN THE RIGHT-OF-WAY ON FRIDAY, SATURDAY, SUNDAY OR ANY DAY PRIOR TO A HOLIDAY WITHOUT WRITTEN CDE/INSPECTOR APPROVAL.

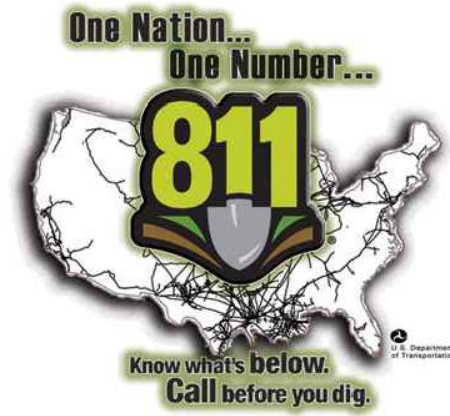


GRAPHIC SCALE
1"=30'
(PER FDOT INDEX No. 711-001, ONLY THERMOPLASTIC IN R/W)

STRIPING KEYNOTES:

- | | |
|---|---|
| 1 6" SOLID WHITE LINE | 10 6" WHITE DOTTED LANE DROP LINE (3' - 9') |
| 2 6" SOLID YELLOW LINE | 11 18" YELLOW LINE @ 45° SPACED 40' ON CENTER |
| 3 6" SOLID DOUBLE YELLOW LINE | 12 18" WHITE LINE @ 45° SPACED 20' ON CENTER |
| 4 24" WHITE STOP BAR | 13 6" WHITE SKIP LINE (2' - 4') |
| 5 WHITE DIRECTIONAL ARROW | 14 REFLECTIVE PAVEMENT MARKER (BI-DIRECTIONAL WHITE / RED) |
| 6 STANDARD CROSSWALK | 15 REFLECTIVE PAVEMENT MARKER (BI-DIRECTIONAL YELLOW / YELLOW) |
| 7 SPECIAL EMPHASIS CROSSWALK | 16 WHITE DIRECTIONAL ARROW WHITE HELMETED BICYCLIST SYMBOL PER FDOT INDEX No. 711-002 |
| 8 24" DETECTABLE WARNING MAT (PER FDOT INDEX No. 304) | 17 18" WHITE GORE STRIPE SPACED @ 20' ON CENTER |
| 9 18" YELLOW LINE @ 45° SPACED 10' ON CENTER | |

SEE SHEET No. 53 FOR FDOT INDEX No. 711-001



WARNING !!

CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

PAVING OPERATION NOTES:

1. PAVING OPERATIONS SHALL NOT BE PERFORMED WITHIN THE RIGHT OF WAY ON FRIDAY, SATURDAY, SUNDAY OR ANY DAY PRIOR TO A HOLIDAY WITHOUT WRITTEN CDE / INSPECTOR APPROVAL.

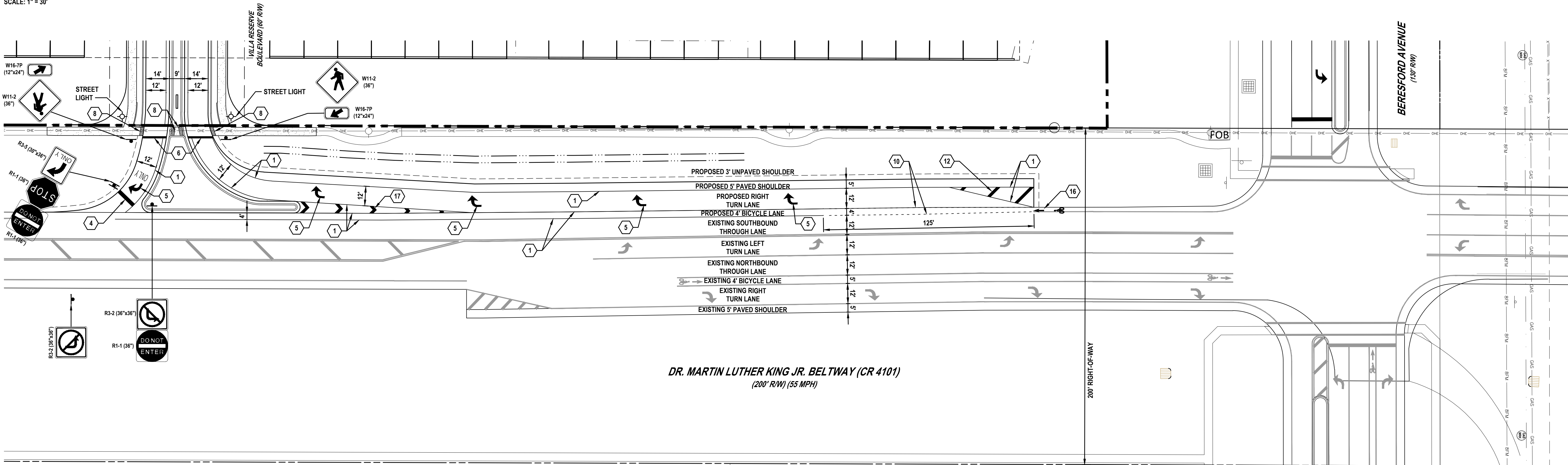
GEOMETRY AND PAVEMENT PLAN

SCALE: 1" = 30'

DR. MARTIN LUTHER KING JR. BELTWAY (CR 4101)
(200' R/W) (55 MPH)

STRIPING AND SIGNAGE PLAN

SCALE: 1" = 30'

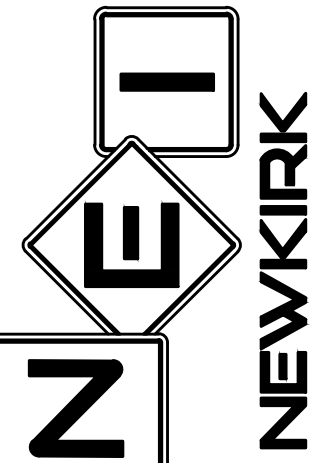


DR. MARTIN LUTHER KING JR. BELTWAY (CR 4101)
(200' R/W) (55 MPH)

REVISIONS

DATE	DESCRIPTION
5/9/25	COUNTY COMMENTS

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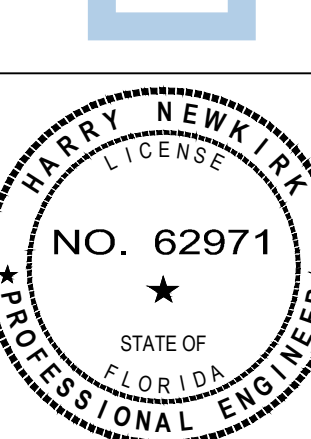


RIGHT-OF-WAY GEOMETRY
AND STRIPING PLAN
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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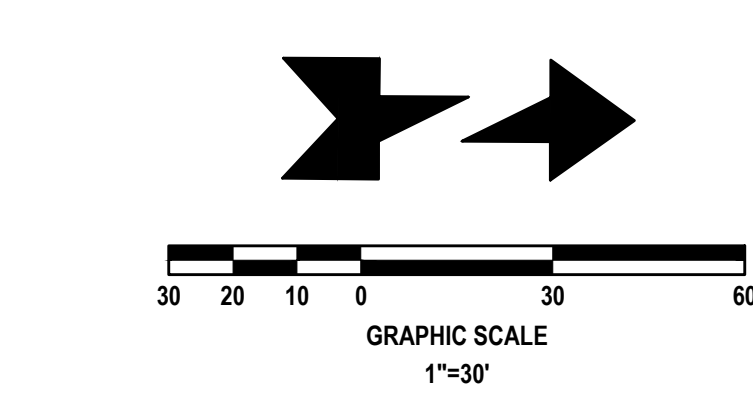
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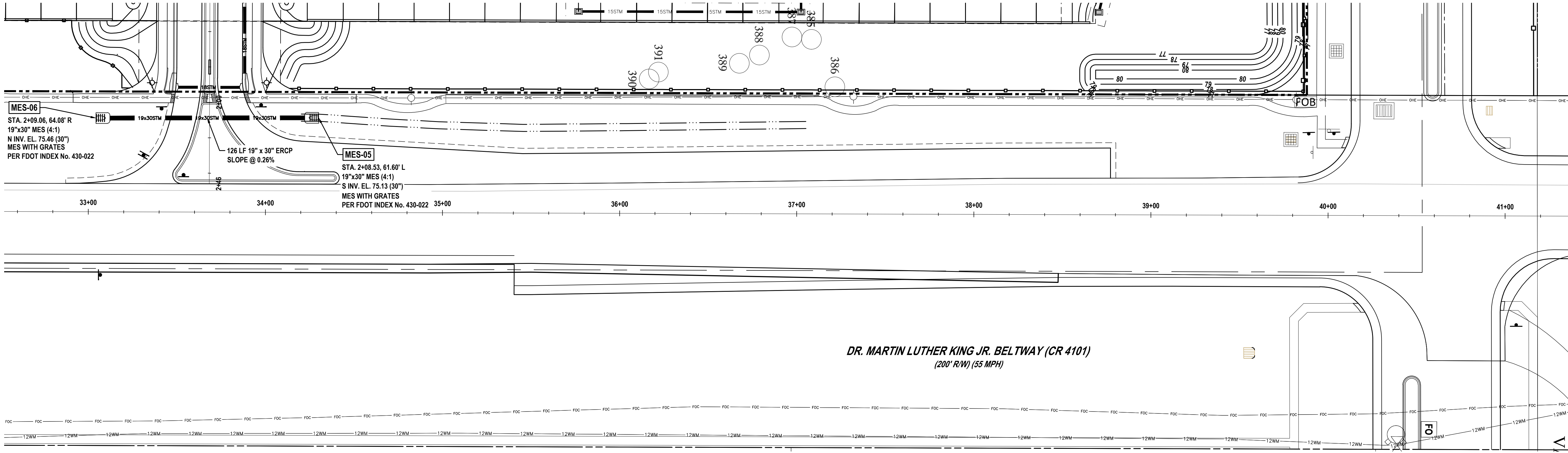
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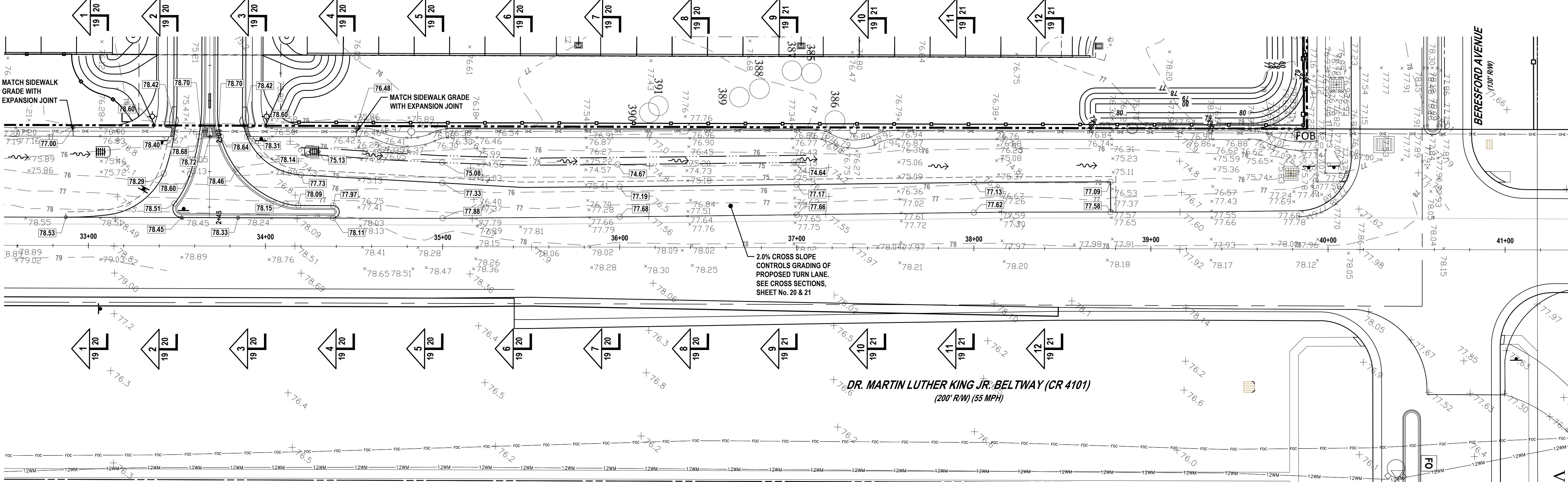
WARNING !!

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DRAINAGE PLAN

SCALE: 1" = 30'



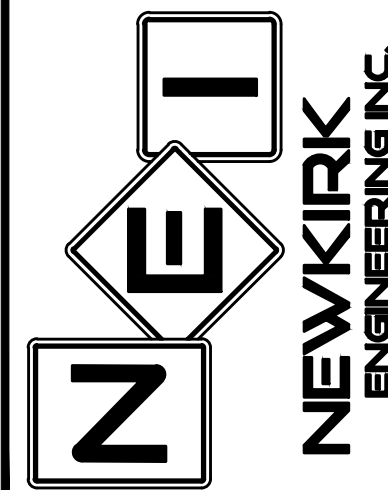
GRADING PLAN

SCALE: 1" = 30'

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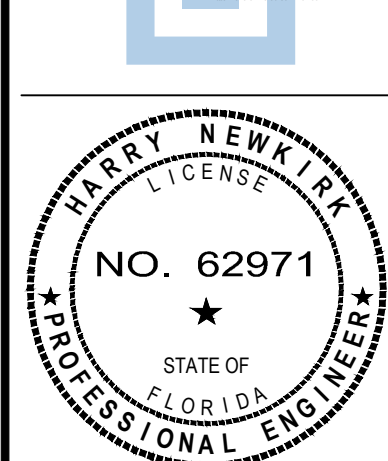


RIGHT-OF-WAY
GRADING AND DRAINAGE
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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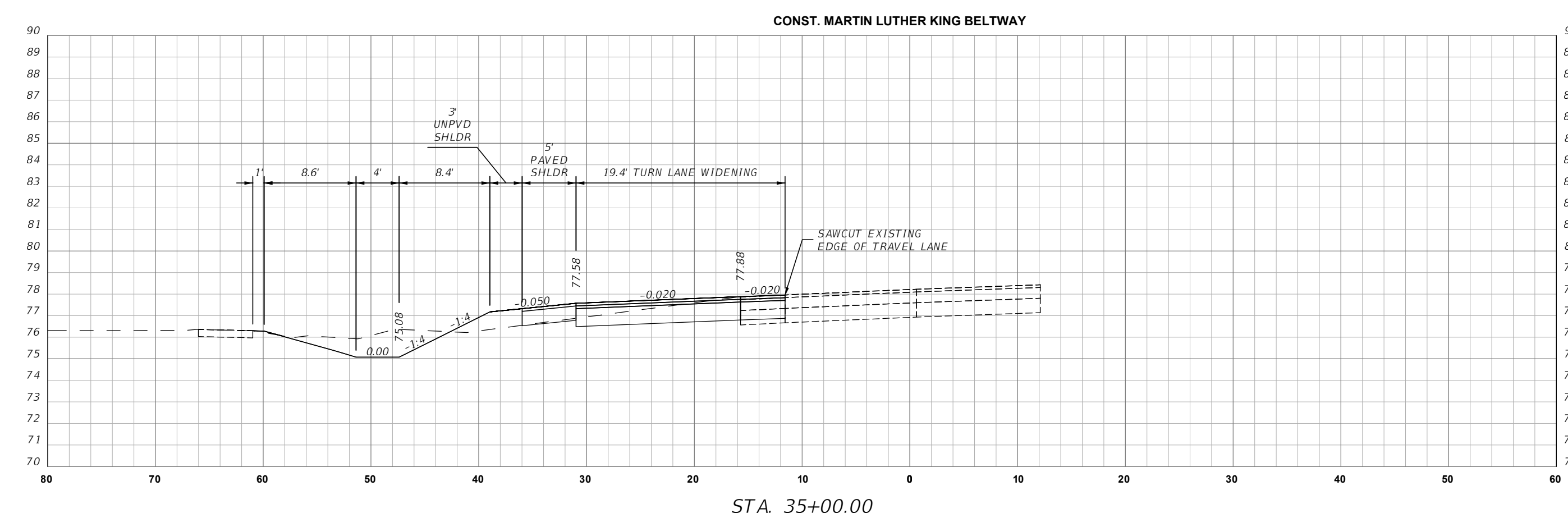
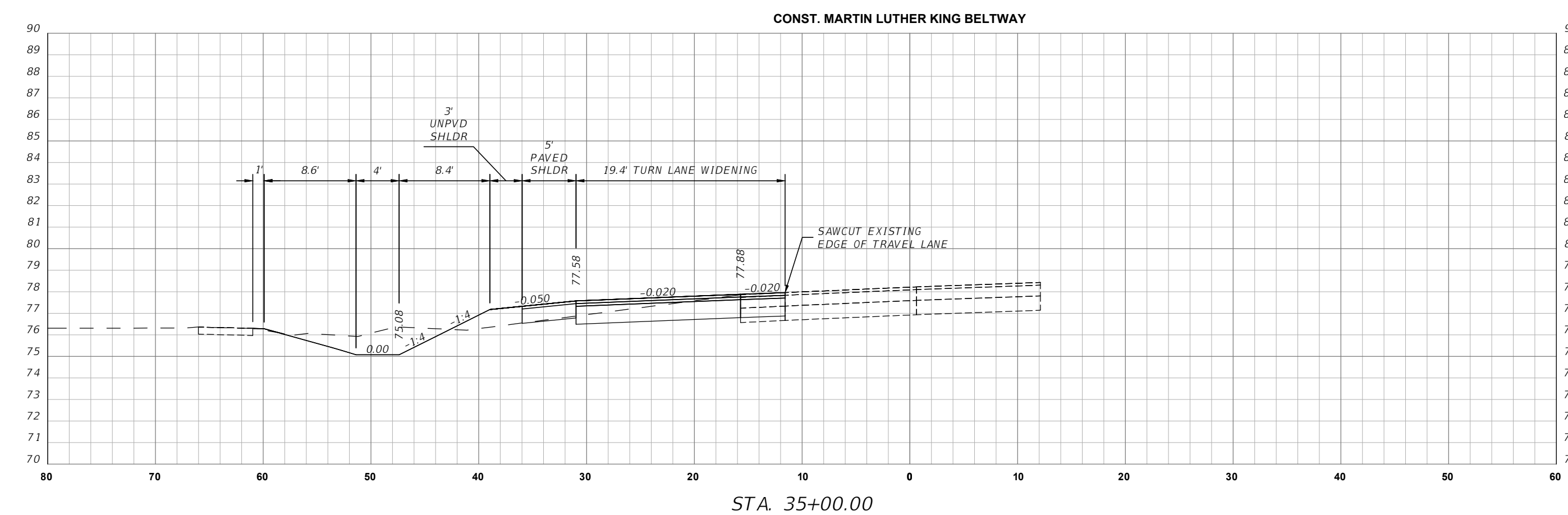
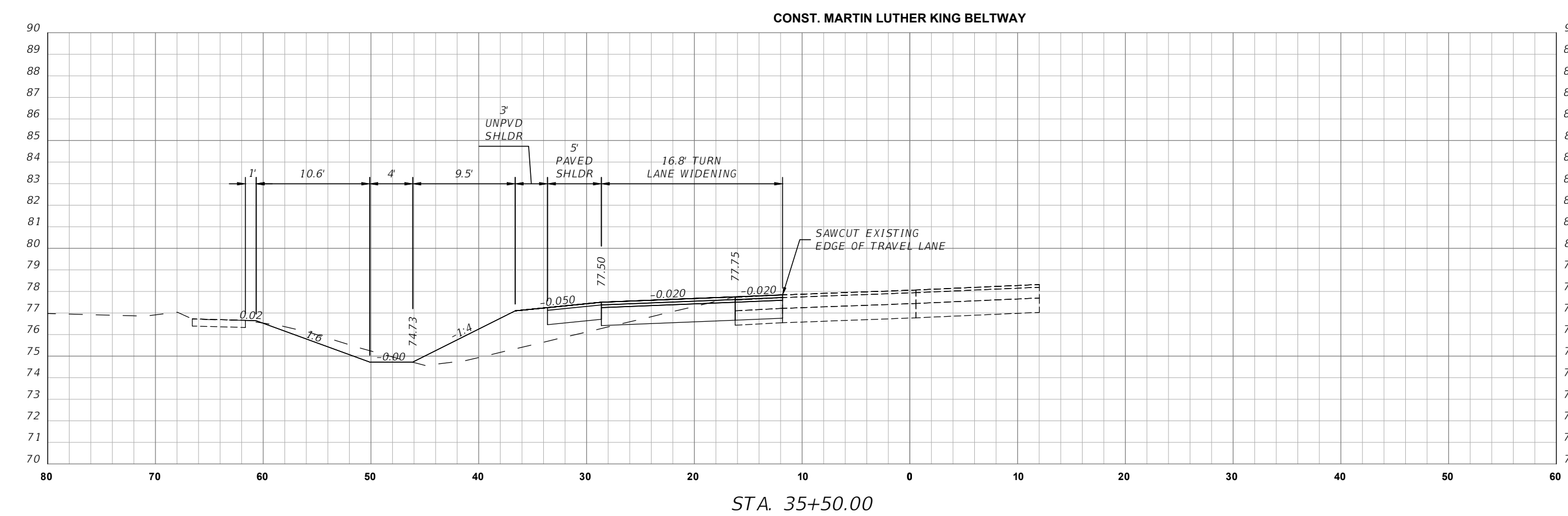
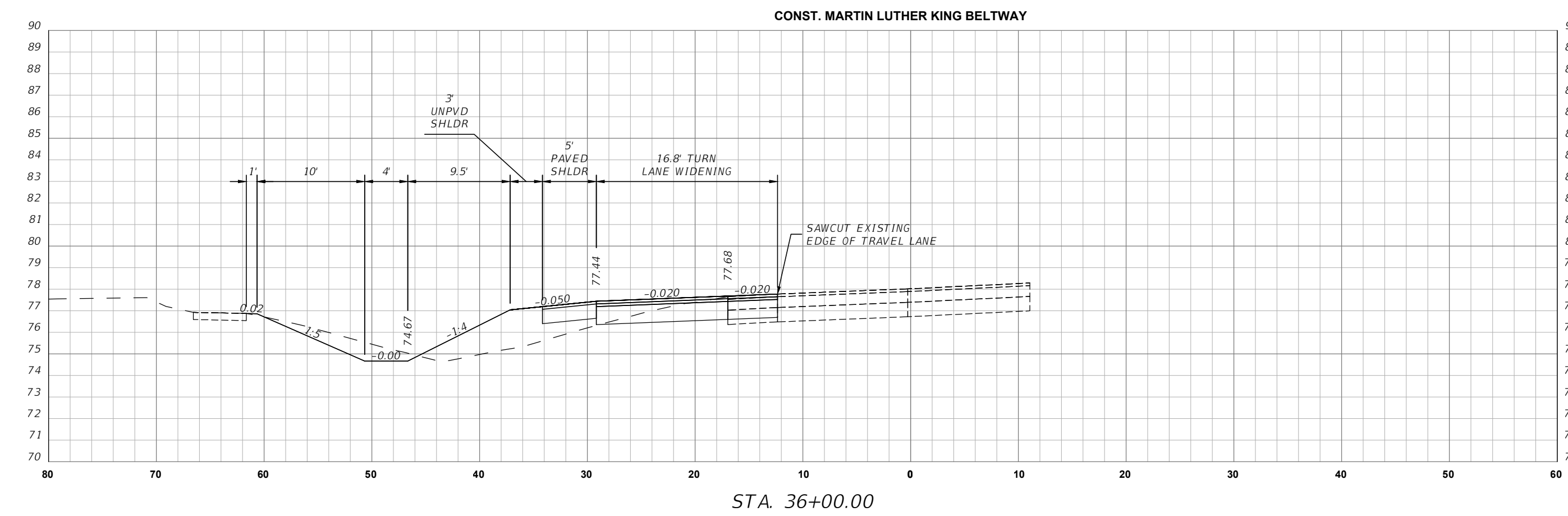
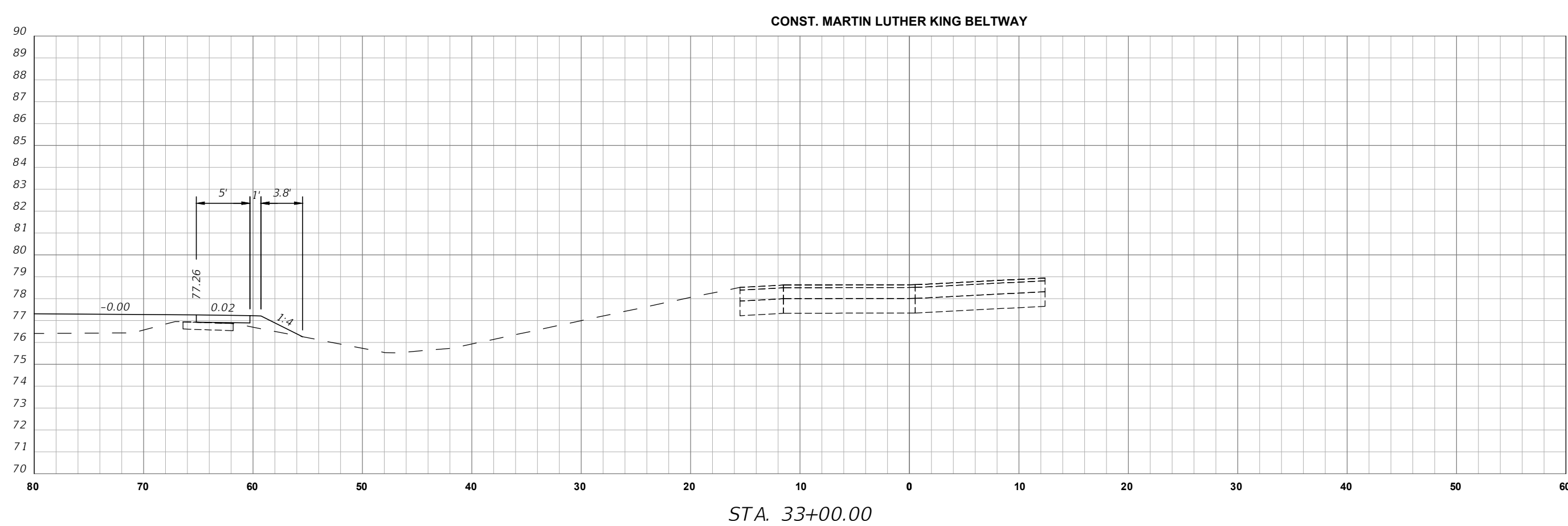
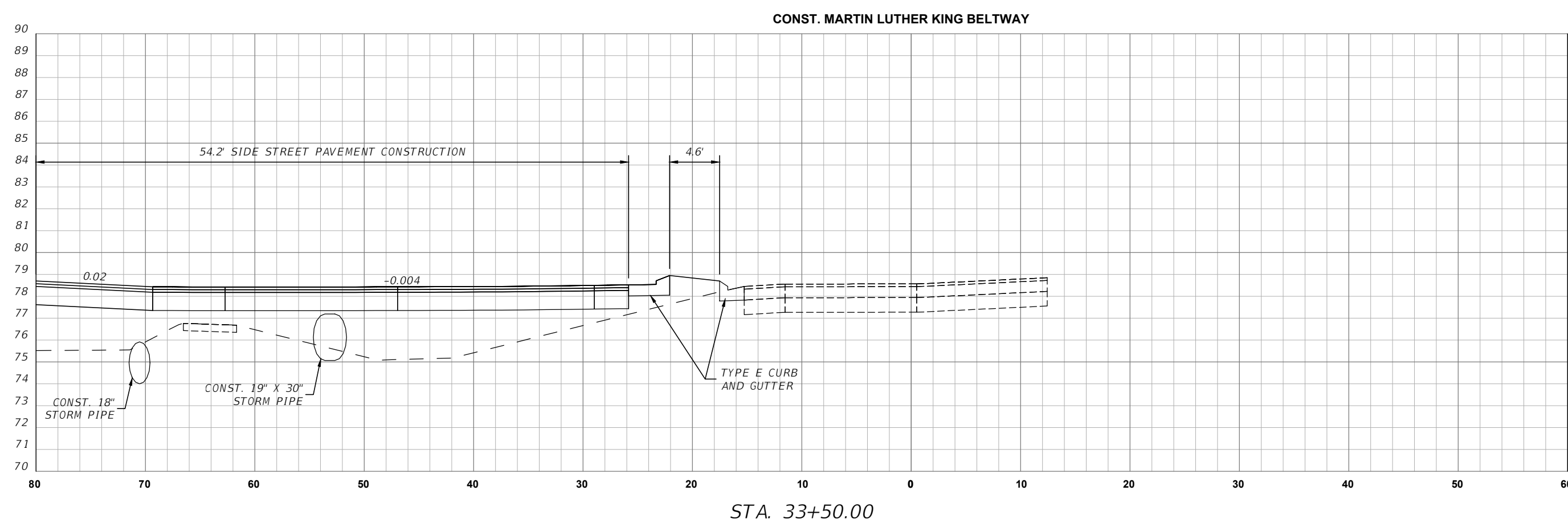
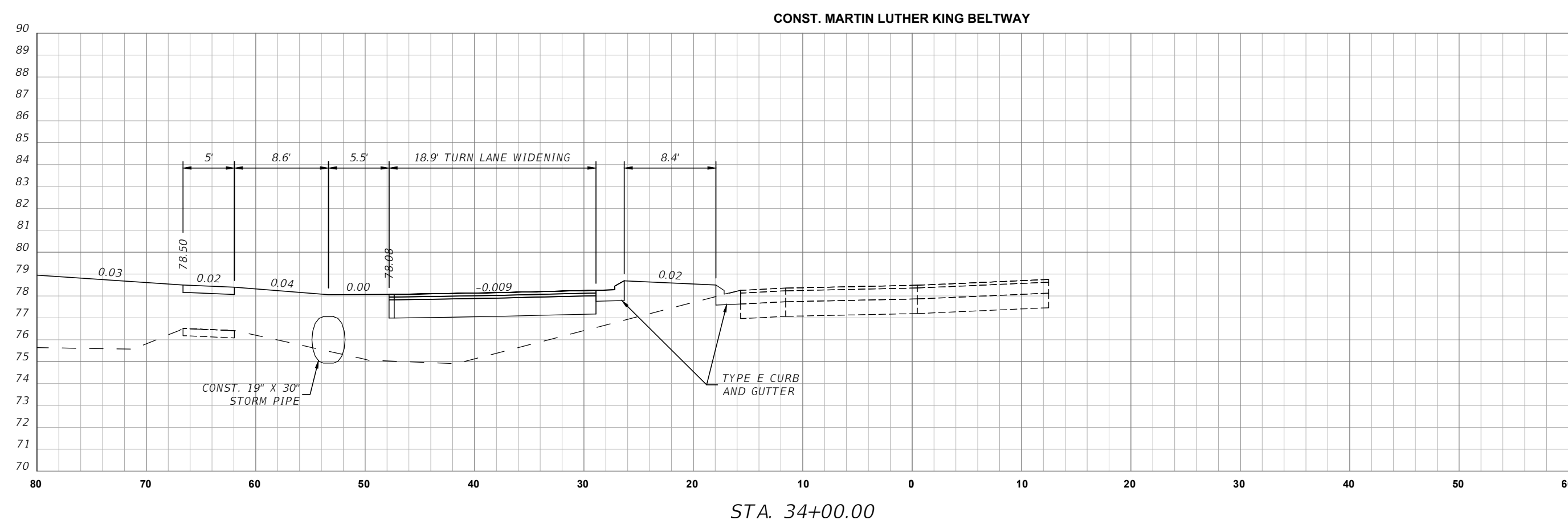
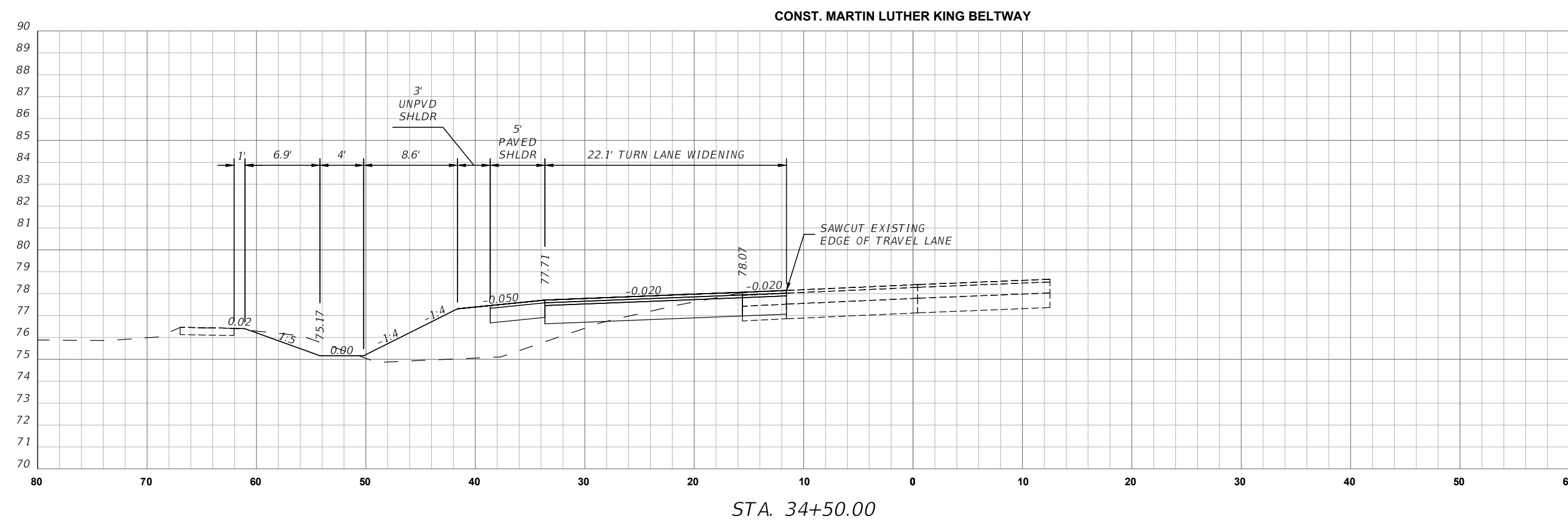
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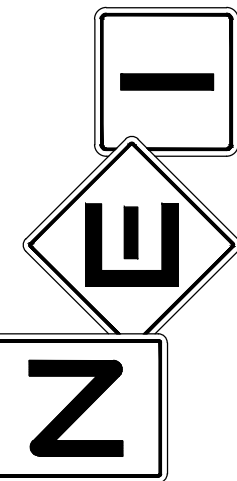
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L.C. # 26000584

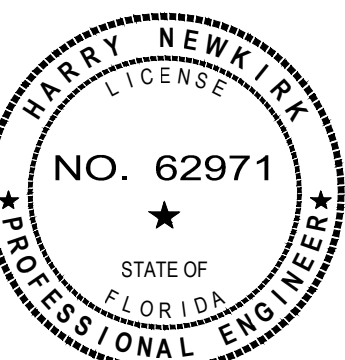
**Civil Engineering,
Transportation, CEI &
Landscape Architecture**



**RIGHT-OF-WAY
CROSS SECTIONS
RESERVE AT VICTORIA
PHASE 4**

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HARRY NEWKIRK, PE # 62971 ON



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PROJECT No: 2024-73

DATE: DECEMBER 2024

DESIGN BY: HHN

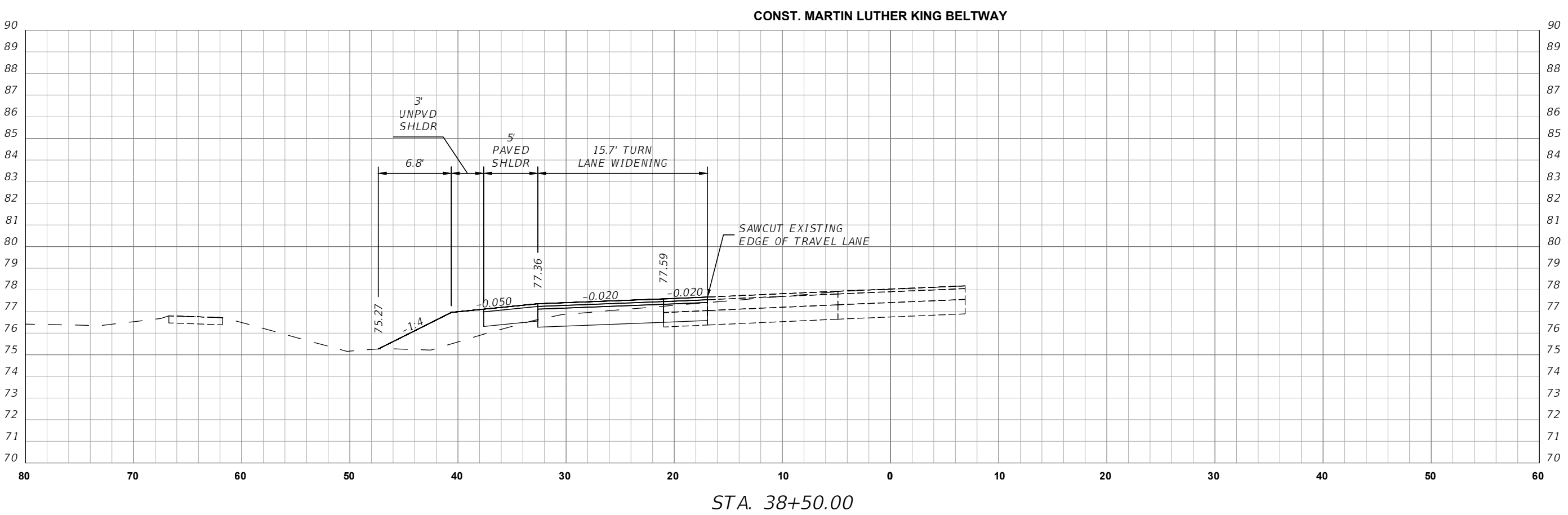
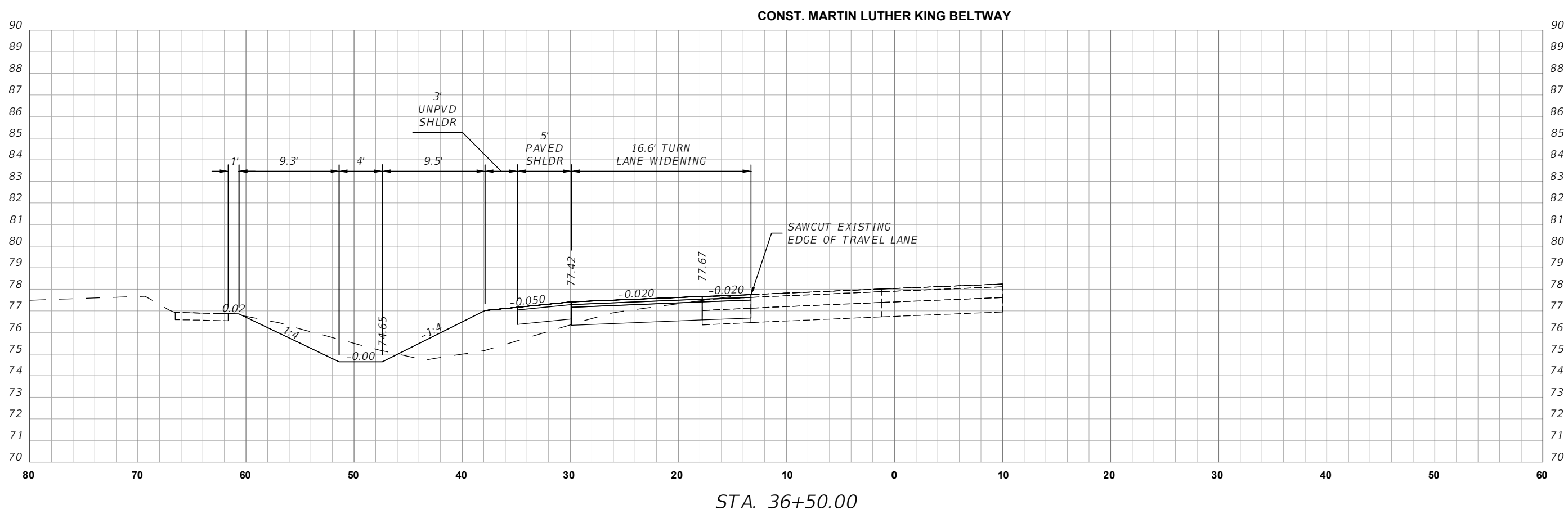
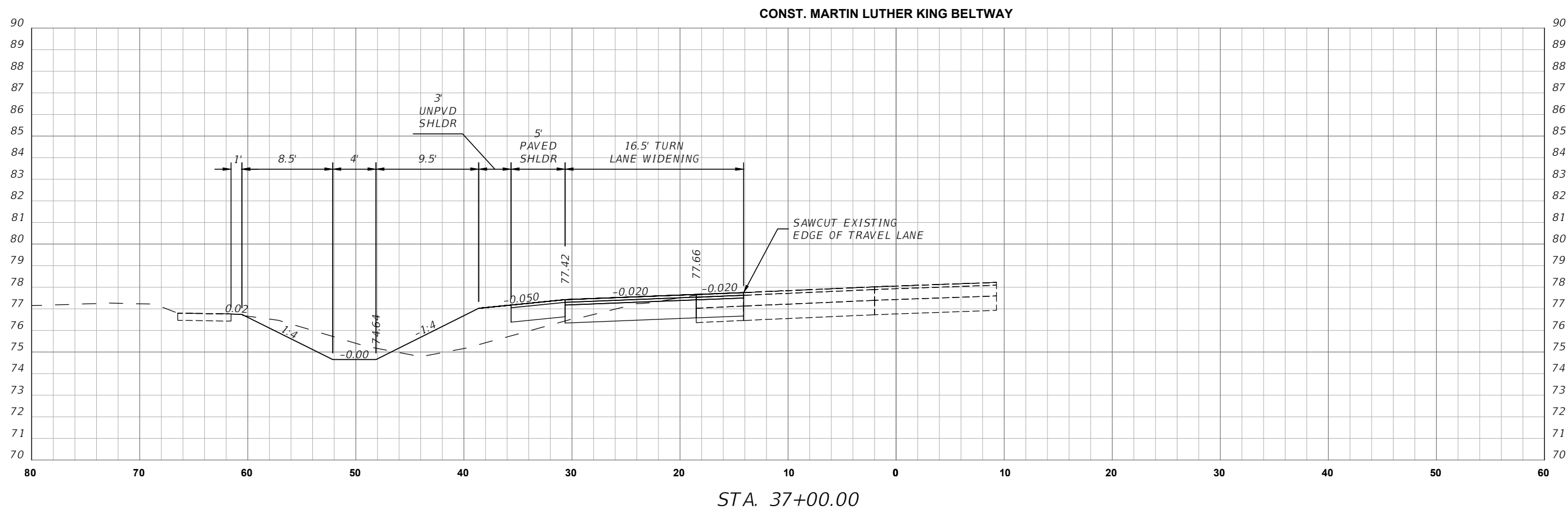
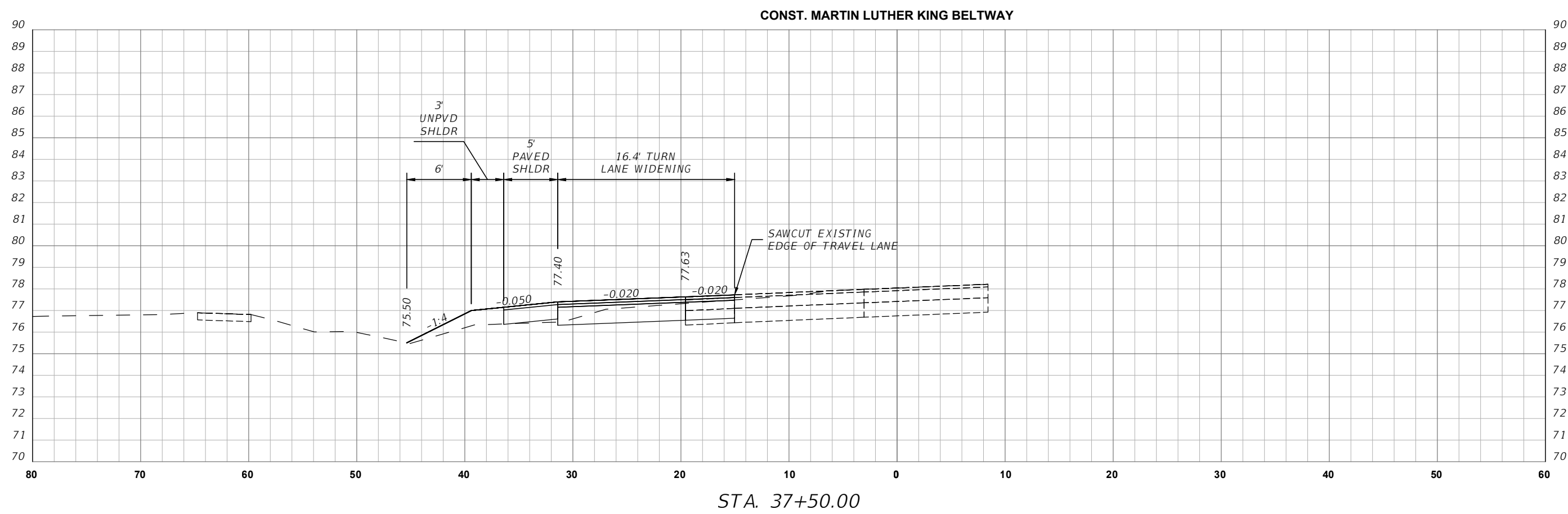
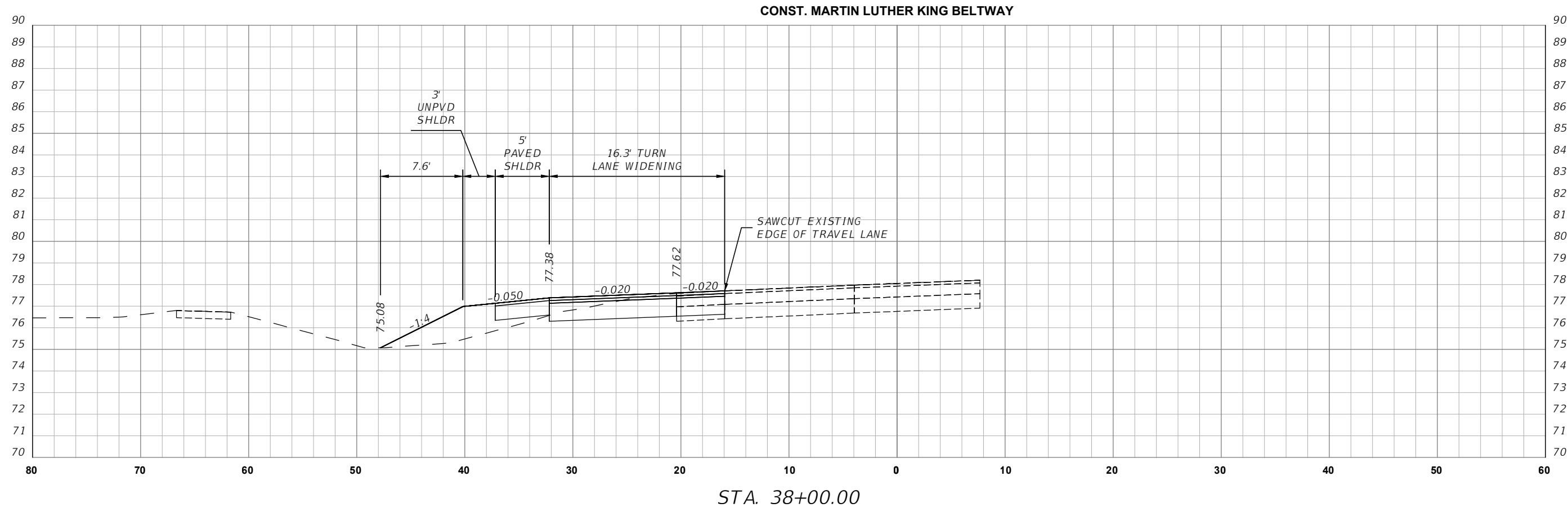
RAW/N BY: NWS

CHECKED BY: HHN

SCALE: 1" = 10'

DRAWING NUMBER

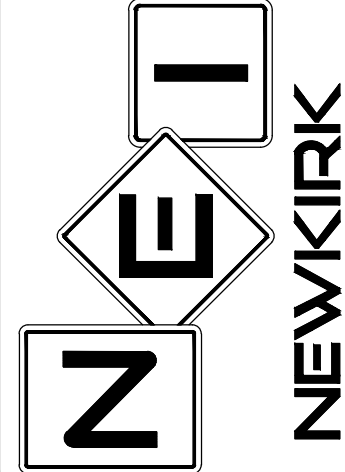
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REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS

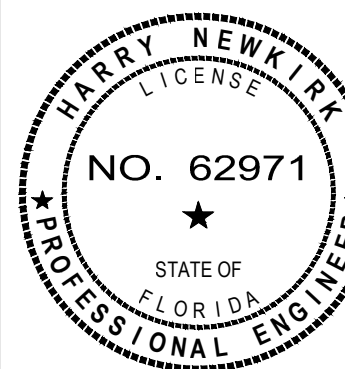
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 2600584
C 2013
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RIGHT-OF-WAY
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RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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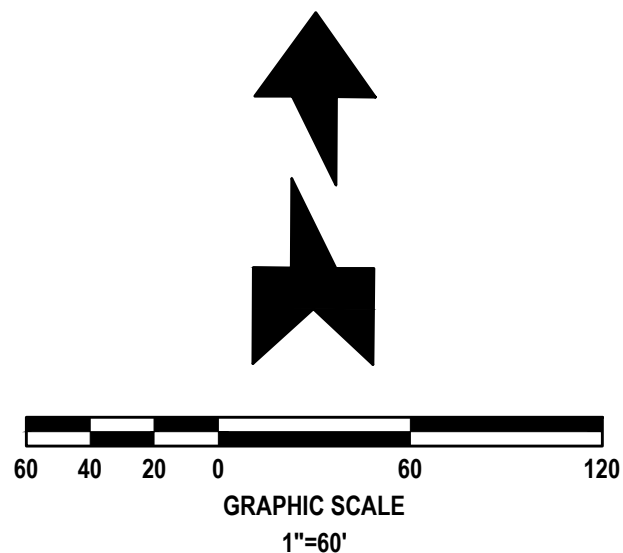


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PROJECT No: 2024-73
DATE: DECEMBER 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 30'

DRAWING NUMBER

21



DRAINAGE STRUCTURE NOTES:

1. ROUND STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'A'.
2. SQUARE / RECTANGULAR STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'B'.
3. 4'-0" DIAMETER AND SMALLER AND 3'-6" SQUARE STANDARD STRUCTURE BOTTOMS ARE FDOT TYPE DESIGNATED 'P' LARGER STANDARD STRUCTURE BOTTOMS ARE DESIGNATED TYPE 'J'.
4. CONTRACTOR SHALL WORK WITH STRUCTURE FABRICATOR TO DETERMINE ADEQUATE STRUCTURE BOTTOM SIZE FOR THE PROPOSED PIPE SIZES AND ANGLES.
5. ALL STRUCTURES SHALL HAVE A 12" SUMP.
6. NO WEEP HOLES ALLOWED.
7. ALL STORM STRUCTURES CONTAINING RISERS SHALL HAVE RAM-NEK OR OTHER SUITABLE JOINT SEALER INSTALLED.

DRAINAGE PIPE NOTES:

1. ALL ON SITE DRAINAGE PIPES SHALL BE RCP OR HDPE INSTALLED PER FDOT SPECIFICATIONS (PLANS SHOW AS RCP).
2. ALL DRAINAGE PIPES WITHIN RIGHT-OF-WAY ARE REQUIRED TO BE RCP INSTALLED PER FDOT SPECIFICATIONS. NO SUBSTITUTES ALLOWED.

LEGEND

- DRAINAGE EASEMENT
--- UTILITY EASEMENT

CITY VIDEO INSPECTION NOTE:

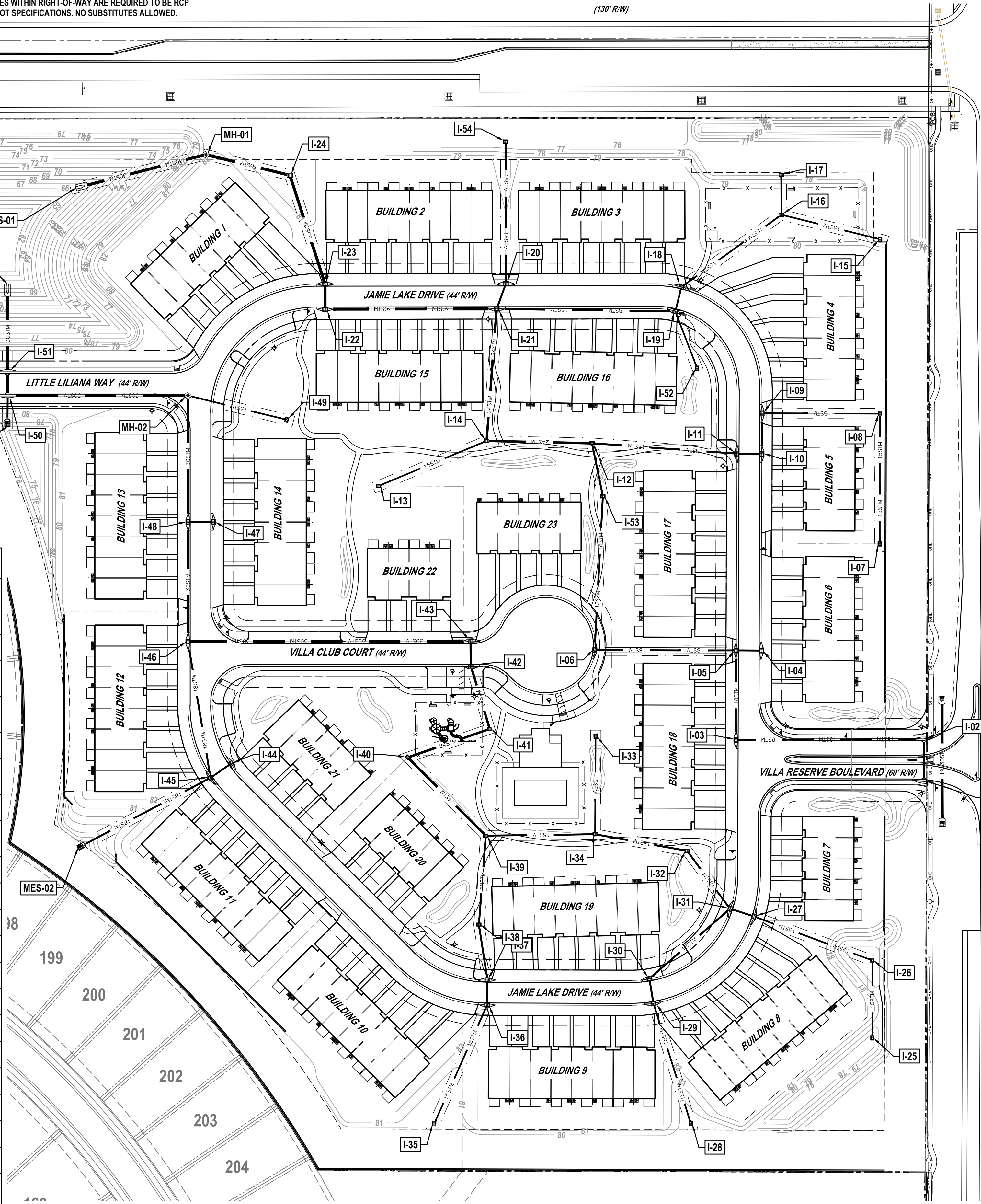
1. ALL GRAVITY SEWER AND STORMWATER PIPING SHALL BE VIDEO INSPECTED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ACCEPTANCE OF THE INFRASTRUCTURE.
2. ALL TELEVISED PIPING NEEDS TO BE PROVIDED ON A THUMB DRIVE TO THE CITY AND NOT CD.

DRAINAGE PIPE MINIMUM SLOPE REQUIREMENTS						
PIPE SIZE (IN)	SELF-CLEANSING VELOCITY (FPS)	MANNINGS (N)	RADIUS (FT)	CROSS-SECTIONAL AREA (FT ²)	WETTED PERIMETER	MINIMUM SLOPE (FT / 100 FT)
15	3.0	0.012	0.625	1.227	FULL & 1/3 FULL	0.0028
18	3.0	0.012	0.75	1.767	FULL & 1/3 FULL	0.0022
24	3.0	0.012	1.00	3.142	FULL & 1/3 FULL	0.0015
30	3.0	0.012	1.25	4.90859	7.8538	0.0013
36	3.0	0.012	1.50	7.06838	9.4245	0.0010

BERESFORD AVENUE
(130' R/W)

DR. MARTIN LUTHER KING JR. BELTWAY (CR 4101)
(200' R/W) (55 MPH)

DRAINAGE STRUCTURE SCHEDULE					
I.D.	STA. OFFSET	ROAD	STRUCTURE TYPE	TOP EL SUMP EL	CONNECTIONS
I-43	2+83.02 12.61' L	VILLA CLUB COURT	TYPE V INLET	TOP 80.80 SUMP 69.49	24" - S INV 70.49 30" - W INV 70.49
I-44	3+77.45 12.47' L	JAMIE LAKE DRIVE 2	TYPE V INLET	TOP 80.83 SUMP 75.83	18" - SW INV 76.83
I-45	3+77.57 11.83' R	JAMIE LAKE DRIVE 2	TYPE V INLET	TOP 80.83 SUMP 68.80	18" - SW INV 74.28 18" - NE INV 76.59 18" - N INV 69.80
I-46	2+48.88 12.12' R	JAMIE LAKE DRIVE 2	TYPE V INLET	TOP 81.42 SUMP 68.13	30" - N INV 69.13 30" - E INV 69.13 18" - S INV 69.13
I-47	1+33.68 12.12' L	JAMIE LAKE DRIVE 2	TYPE V INLET	TOP 80.80 SUMP 75.80	18" - W INV 76.80
I-48	1+33.68 12.12' R	JAMIE LAKE DRIVE 2	TYPE V INLET	TOP 80.80 SUMP 67.55	30" - N INV 68.55 18" - E INV 76.56 30" - S INV 68.55
I-49	0+35.02 83.12' L	JAMIE LAKE DRIVE 2	TYPE C INLET	TOP 80.50 SUMP 75.50	15" - W INV 76.50
I-50	2+28.00 11.00' R	LITTLE LILIANA WAY	TYPE 6 INLET	TOP 79.63 SUMP 65.13	30" - N INV 66.13 18" - S INV 75.43 30" - E INV 66.13
I-51	2+27.99 11.00' L	LITTLE LILIANA WAY	TYPE 6 INLET	TOP 79.63 SUMP 64.89	30" - S INV 65.89 30" - N INV 65.89
I-52	5+73.60 45.96' R	JAMIE LAKE DRIVE	TYPE C INLET	TOP 80.50 SUMP 76.00	15" - N INV 77.00
I-53	7+20.39 141.17' R	JAMIE LAKE DRIVE	TYPE C INLET	TOP 80.82 SUMP 70.70	18" - S INV 71.70 18" - N INV 71.70
I-54	3+30.26 149.30' L	JAMIE LAKE DRIVE	TYPE C INLET	TOP 78.00 SUMP 74.50	15" - S INV 75.50
MES-01	2+93.96 188.81' L	LITTLE LILIANA WAY	30" MES (4'-1)		30" - E INV 66.00
MES-02	3+70.87 155.90' R	JAMIE LAKE DRIVE 2	18" MES (4'-1) WITH GRATES		18" - NE INV 75.00
MES-03	2+27.80 41.30' R	LITTLE LILIANA WAY	18" MES (4'-1) WITH GRATES		18" - N INV 78.00
MES-04	2+27.99 96.00' L	LITTLE LILIANA WAY	30" MES (4'-1)		30" - S INV 65.00
MES-05	2+08.53 61.60' L	VILLA RESERVE BOULEVARD	19"X30" MES (4'-1) WITH GRATES		30" - S INV 75.13
MES-06	2+09.06 64.08' R	VILLA RESERVE BOULEVARD	19"X30" MES (4'-1) WITH GRATES		30" - N INV 75.46
MES-07	0+13.42 460.85' L	JAMIE LAKE DRIVE	24" MES (4'-1)		24" - NW INV 70.00
MH-01	1+02.30 158.95' L	JAMIE LAKE DRIVE	5' MANHOLE	TOP 81.00 SUMP 65.39	30" - E INV 67.01 30" - W INV 67.01
MH-02	4+01.98 11.37' R	LITTLE LILIANA WAY	5' MANHOLE	TOP 81.61 SUMP 66.94	30" - S INV 67.94 30" - W INV 67.94 15" - E INV 75.38

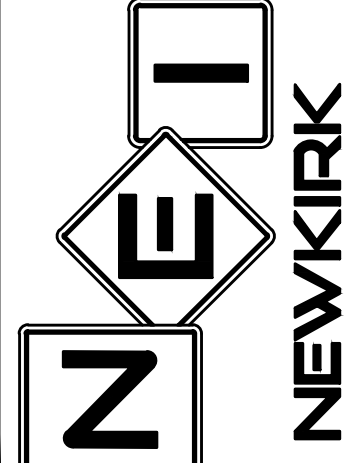


DRAINAGE STRUCTURE SCHEDULE					
I.D.	STA. OFFSET	ROAD	STRUCTURE TYPE	TOP EL SUMP EL	CONNECTIONS
I-01	1+91.46 20.09' R	VILLA RESERVE BOULEVARD	TYPE 5 INLET (RIGHT)	TOP 78.42 SUMP 73.22	18" - N INV 74.22
I-02	1+91.50 19.50' L	VILLA RESERVE BOULEVARD	TYPE 5 INLET (LEFT)	TOP 78.25 SUMP 73.05	18" - S INV 74.05 18" - W INV 74.05
I-03	9+54.70 12.12' R	JAMIE LAKE DRIVE	TYPE V INLET	TOP 82.37 SUMP 72.51	18" - E INV 73.51 18" - N INV 73.51
I-04	8+68.56 12.12' L	JAMIE LAKE DRIVE	TYPE V INLET	TOP 81.94 SUMP 77.44	18" - W INV 78.44
I-05	8+68.56 12.12' R	JAMIE LAKE DRIVE	TYPE V INLET	TOP 81.94 SUMP 72.11	18" - E INV 78.37 18" - W INV 73.11 18" - S INV 73.11
I-06	4+02.11 11.38' R	VILLA CLUB COURT	TYPE V INLET	TOP 81.70 SUMP 71.44	18" - E INV 72.44 18" - N INV 72.44
I-07	7+65.40 126.00' L	JAMIE LAKE DRIVE	TYPE C INLET DOUBLE SLOT (N & S)	TOP 81.25 SUMP 76.50	15" - N INV 77.50
I-08	6+39.74 126.00' L	JAMIE LAKE DRIVE	TYPE C INLET DOUBLE SLOT (N & S)	TOP 80.50 SUMP 76.01	15" - S INV 77.01 15" - W INV 77.01
I-09	6+39.74 12.12' L	JAMIE LAKE DRIVE	TYPE V INLET	TOP 80.79 SUMP 71.70	15" - E INV 76.45 18" - S INV 72.70
I-10	6+78.78 12.12' L	JAMIE LAKE DRIVE	TYPE V INLET	TOP 80.99 SUMP 71.50	18" - W INV 72.50 18" - N INV 72.50
I-11	6+78.78 12.12' R	JAMIE LAKE DRIVE	TYPE V INLET	TOP 80.99 SUMP 71.38	18" - E INV 72.38 18" - W INV 72.38
I-12	4+13.22 141.82' R	JAMIE LAKE DRIVE	TYPE C INLET	TOP 79.50 SUMP 70.45	18" - E INV 71.45 24" - N INV 71.45 18" - S INV 71.45
I-13	1+94.14 162.25' L	VILLA CLUB COURT	TYPE C INLET	TOP 79.50 SUMP 75.00	15" - NE INV 76.00
I-14	3+26.74 202.97' L	VILLA CLUB COURT	TYPE C INLET	TOP 79.50 SUMP 69.69	24" - E INV 70.69 15" - SW INV 74.57 24" - N INV 70.69
I-15	5+63.64 170.11' L	JAMIE LAKE DRIVE	TYPE C INLET SINGLE SLOT (N & S)	TOP 78.00 SUMP 73.00	15" - W INV 74.00
I-16	5+31.35 117.29' L	JAMIE LAKE DRIVE	TYPE C INLET	TOP 78.00 SUMP 72.21	15" - N INV 73.21 15" - E INV 73.21 15" - SW INV 73.21
I-17	5+22.84 149.70' L	JAMIE LAKE DRIVE	TYPE C INLET DOUBLE SLOT (E & W)	TOP 78.00 SUMP 72.50	15" - S INV 73.50
I-18	4+97.04 11.76' L	JAMIE LAKE DRIVE	TYPE V INLET	TOP 80.07 SUMP 70.88	15" - NE INV 71.88 18" - S INV 71.88
I-19	4+97.04 12.57' R	JAMIE LAKE DRIVE	TYPE V INLET	TOP 80.07 SUMP 70.64	18" - N INV 71.64 18" - W INV 71.64 15" - S INV 76.22
I-20	3+30.26 12.12' L	JAMIE LAKE DRIVE	TYPE V INLET	TOP 79.15 SUMP 70.43	18" - S INV 71.43 15" - N INV 74.72
I-21	3+21.43 12.12' R	JAMIE LAKE DRIVE	TYPE V INLET	TOP 79.20 SUMP 68.42	24" - S INV 69.42 18" - E INV 69.92 30" - W INV 69.42 18" - N INV 71.17
I-22	1+55.88 12.13' R	JAMIE LAKE DRIVE	TYPE V INLET	TOP 80.59 SUMP 67.59	30" - E INV 68.59 30" - N INV 68.59
I-23	1+55.88 12.12' L	JAMIE LAKE DRIVE	TYPE V INLET	TOP 80.59 SUMP 67.47	30" - S INV 68.47 30" - N INV 68.47
I-24	1+35.16 118.45' L	JAMIE LAKE DRIVE	TYPE E INLET	TOP 79.50 SUMP 66.64	30" - S INV 67.64 30" - W INV 67.64
I-25	9+69.03 167.05' R	JAMIE LAKE DRIVE 2	TYPE C INLET SINGLE SLOT (S)	TOP 78.50 SUMP 74.00	15" - N INV 75.00
I-26	9+97.64 133.48' R	JAMIE LAKE DRIVE 2	TYPE C INLET DOUBLE SLOT (W & S)	TOP 78.50 SUMP 73.70	15" - W INV 74.70 15" - S INV 74.70
I-27	9+99.98 11.84' R	JAMIE LAKE DRIVE 2	TYPE V INLET	TOP 82.51 SUMP 73.20	15" - E INV 74.20 18" - W INV 74.20
I-28	8+85.37 132.24' R	JAMIE LAKE DRIVE 2	TYPE C INLET DOUBLE SLOT (W & S)	TOP 79.00 SUMP 74.50	15" - N INV 75.50
I-29	8+78.04 11.81' R	JAMIE LAKE DRIVE 2	TYPE V INLET	TOP 81.87 SUMP 72.55	15" - S INV 74.90 18" - N INV 73.55
I-30	8+78.04 12.49' L	JAMIE LAKE DRIVE 2	TYPE V INLET	TOP 81.87 SUMP 72.48	18" - S INV 73.48 18" - NE INV 73.48
I-31	10+00.02 12.47' L	JAMIE LAKE DRIVE 2	TYPE V INLET	TOP 82.51 SUMP 72.18	18" - SW INV 73.18 18" - NW INV 73.18 18" - E INV 74.14
I-32	10+60.06 58.93' L	JAMIE LAKE DRIVE 2	TYPE C INLET	TOP 82.00 SUMP 71.84	18" - SE INV 72.84 18" - W INV 72.84
I-33	3+91.40 93.61' R	VILLA CLUB COURT	TYPE C INLET	TOP 81.30 SUMP 76.80	15" - S INV 77.80
I-34	10+75.80 147.66' L	JAMIE LAKE DRIVE 2	TYPE C INLET	TOP 81.30 SUMP 71.39	18" - E INV 72.39 15" - N INV 76.80 18" - W INV 72.39
I-35	6+95.98 131.83' R	JAMIE LAKE DRIVE 2	TYPE C INLET DOUBLE SLOT (N & S)	TOP 80.00 SUMP 75.50	15" - NE INV 76.50
I-36	7+19.41 11.98' R	JAMIE LAKE DRIVE 2	TYPE V INLET	TOP 81.04 SUMP 72.30	15" - SW INV 75.88 18" - N INV 73.30
I-37	7+19.59 12.29' L	JAMIE LAKE DRIVE 2	TYPE V INLET	TOP 81.04 SUMP 72.20	18" - S INV 73.20 18" - N INV 73.20
I-38	6+99.92 64.81' L	JAMIE LAKE DRIVE 2	TYPE C INLET	TOP 81.50 SUMP 71.78	18" - S INV 72.78 18" - N INV 72.78
I-39	6+02.81 138.62' L	JAMIE LAKE DRIVE 2	TYPE C INLET	TOP 81.30 SUMP 70.86	18" - S INV 71.86 18" - E INV 71.86 24" - NW INV 71.86
I-40	4+96.20 136.72' L	JAMIE LAKE DRIVE 2	TYPE C INLET	TOP 81.30 SUMP 70.33	24" - SE INV 71.33 24" - E INV 71.33
I-41	5+32.63 214.12' L	JAMIE LAKE DRIVE 2	TYPE C INLET	TOP 81.30 SUMP 69.91	24" - N INV 70.91 24" - W INV 70.91
I-42	2+83.16 12.13' R	VILLA CLUB COURT	TYPE V INLET	TOP 80.80 SUMP 69.59	24" - S INV 70.59 24" - N INV 70.59

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
6/9/25	CITY COMMENTS
7/15/25	DOG PARK

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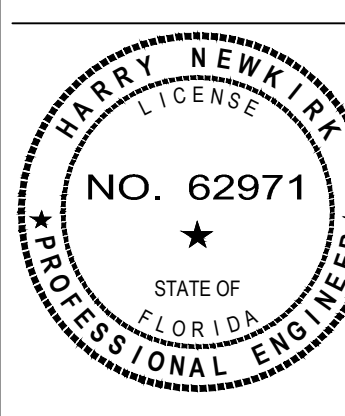


OVERALL DRAINAGE PLAN
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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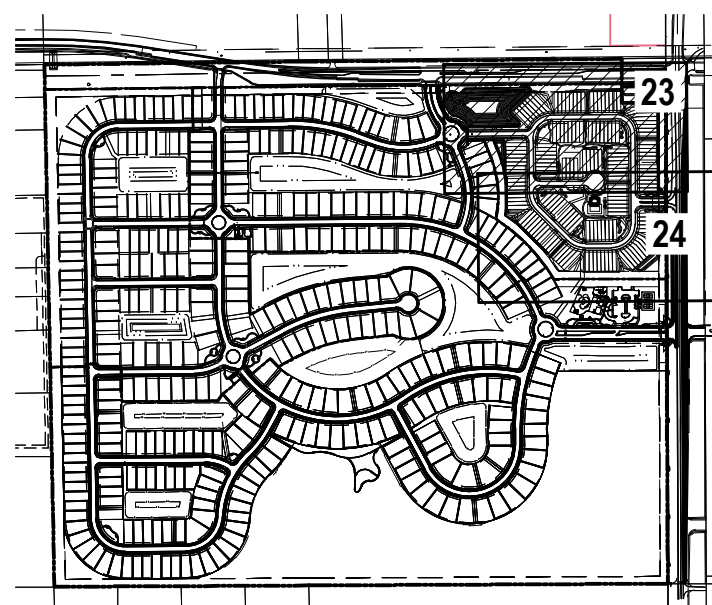
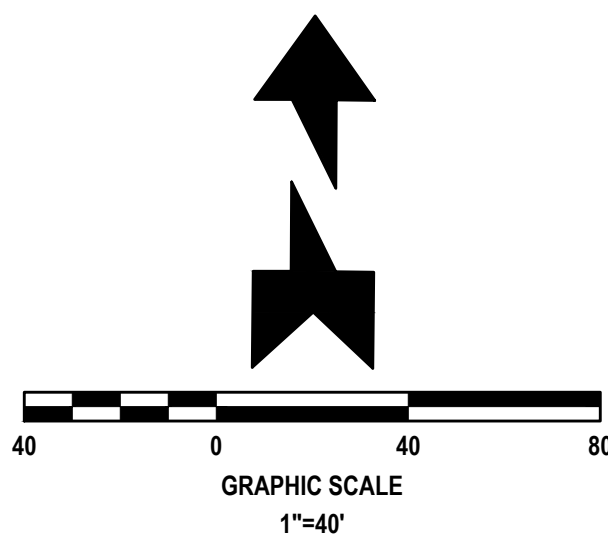
Harry Newkirk



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PROJECT No: 2024-79
DATE: DECEMBER 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 60'
DRAWING NUMBER

22



KEY MAP
NOT TO SCALE

DRAINAGE PIPE MINIMUM SLOPE REQUIREMENTS

PIPE SIZE (IN)	SELF-CLEANSING VELOCITY (FPS)	MANNINGS (N)	RADIUS (FT)	CROSS-SECTIONAL AREA (FT ²)	WETTED PERIMETER	MINIMUM SLOPE (FT / 100 FT)
15	3.0	0.012	0.625	1.227	FULL & $\frac{1}{2}$ FULL	0.0028
18	3.0	0.012	0.75	1.767	FULL & $\frac{1}{2}$ FULL	0.0022
24	3.0	0.012	1.00	3.142	FULL & $\frac{1}{2}$ FULL	0.0015
30	3.0	0.012	1.25	4.90859	7.8538	0.0013
36	3.0	0.012	1.50	7.06838	9.4245	0.0010

DRAINAGE PIPE NOTES:

- ALL ON SITE DRAINAGE PIPES SHALL BE RCP OR HDPE INSTALLED PER FDOT SPECIFICATIONS (PLANS SHOW AS RCP).
- ALL DRAINAGE PIPES WITHIN RIGHT-OF-WAY ARE REQUIRED TO BE RCP INSTALLED PER FDOT SPECIFICATIONS. NO SUBSTITUTES ALLOWED.

CITY VIDEO INSPECTION NOTE:

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GENERAL DRAINAGE NOTES:

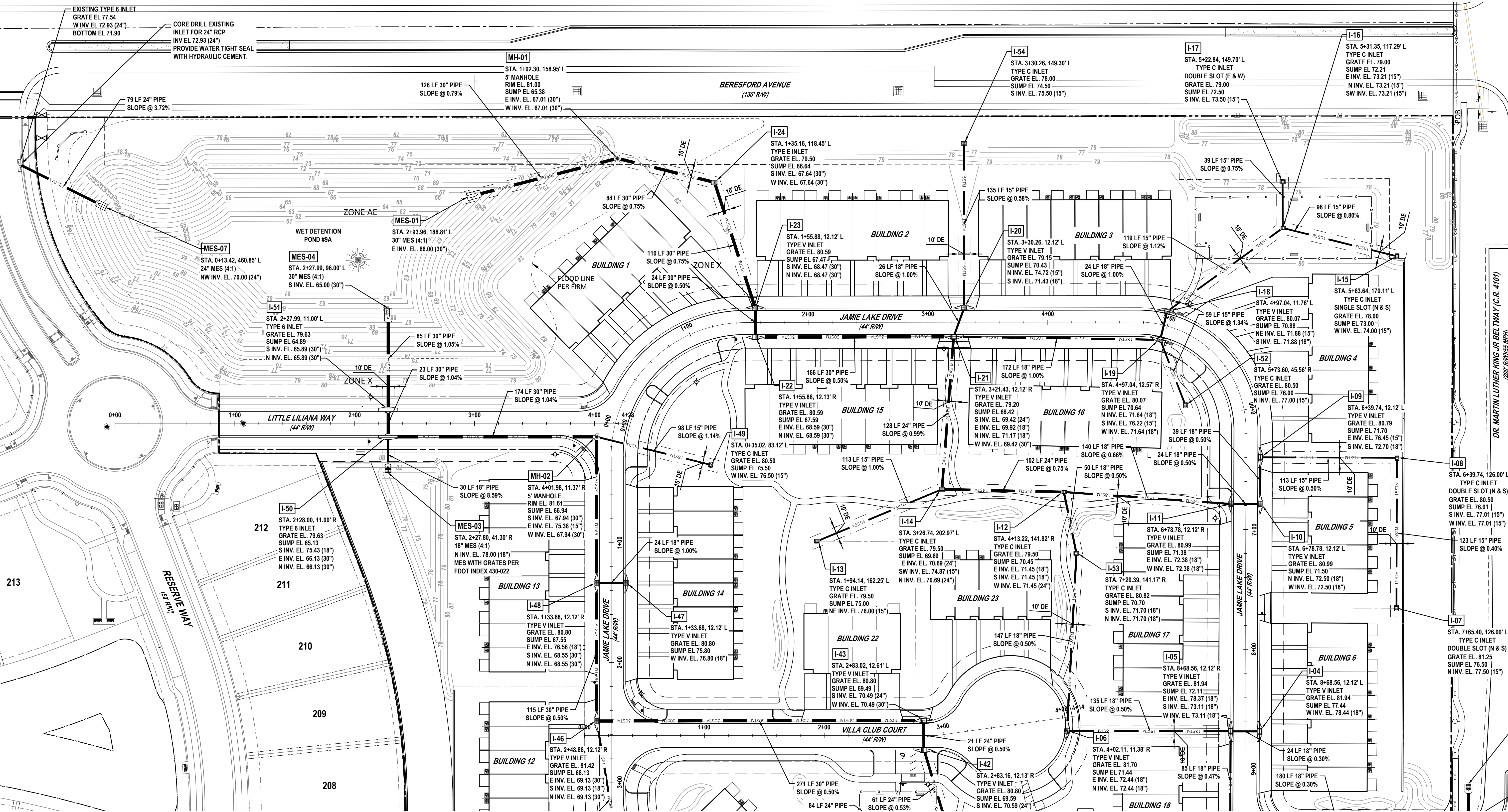
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES.
- ALL PIPE FROM THE BUILDING DRAINS SHALL BE SMOOTH INTERIOR CORRUGATED EXTERIOR (SICE) HDPE OR PVC SCH 40.
- ALL STORM PIPE SHALL BE CONSTRUCTED OF REINFORCED CONCRETE CLASS III WITH BUTYL MASTIC SEALANT WITH CERTIFIED WATERTIGHT JOINTS BY THE MANUFACTURER OR HDPE PIPE WITH CERTIFIED WATERTIGHT JOINTS BY THE MANUFACTURER. RCP JOINTS SHALL BE WRAPPED WHERE APPLICABLE PER FDOT SPECIFICATIONS. ACCEPTABLE HDPE PIPE SHALL BE HANCOR SUR-LOK WT, ADS SERIES 35, ADS N-12 WITH WT JOINT OR EQUAL.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (NEWKIRK ENGINEERING, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING.
- CONTRACTOR TO PLACE FILTER FABRIC BETWEEN DRAINAGE STRUCTURES AND TOPS TO PREVENT SOIL INTRUSION. THE FABRIC SHALL BE PERIODICALLY CLEANED OF SAND A DEBRIS FABRIC SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.
- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN. FENCING TREES, & ETC., WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFFSITE.
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST PER FDOT SPECIFICATIONS.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURES SPECIFICATIONS RESPECTIVELY.
- ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
- ALL STORM INLET GRATES SHALL BE STEEL (TRAFFIC RATED).
- ALL CLEANOUTS TO BE BRASS TRAFFIC BEARING. CONTRACTOR TO ADJUST TOPS TO FINISH GRADE.

STORMWATER LEGEND

- PROPOSED TYPE "C" DITCH BOTTOM INLET
- PROPOSED TYPE 5 CURB INLET
- PROPOSED TYPE 6 CURB INLET
- PROPOSED TYPE V CURB INLET
- PROPOSED MITERED END SECTION
- PROPOSED U - TYPE CONCRETE ENDWALL
- PROPOSED STORM PIPE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED DRAINAGE EASEMENT

DRAINAGE STRUCTURE NOTES:

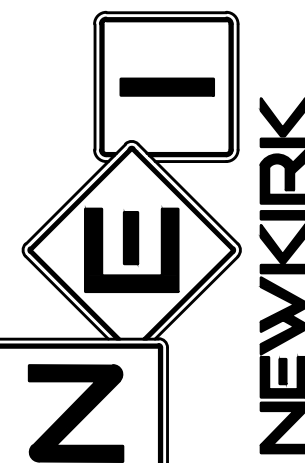
- ROUND STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'A'.
- SQUARE / RECTANGULAR STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'B'.
- 4'-0" DIAMETER AND SMALLER AND 3'-6" SQUARE STANDARD STRUCTURE BOTTOMS ARE FDOT TYPE DESIGNATED 'P' LARGER STANDARD STRUCTURE BOTTOMS ARE DESIGNATED TYPE 'J'.
- CONTRACTOR SHALL WORK WITH STRUCTURE FABRICATOR TO DETERMINE ADEQUATE STRUCTURE BOTTOM SIZE FOR THE PROPOSED PIPE SIZES AND ANGLES.
- ALL STRUCTURES SHALL HAVE A 12" SUMP.
- NO WEEP HOLES ALLOWED.
- ALL STORM STRUCTURES CONTAINING RISERS SHALL HAVE RAM-NEK OR OTHER SUITABLE JOINT SEALER INSTALLED.



REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
6/9/25	CITY COMMENTS
7/15/25	DOG PARK

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
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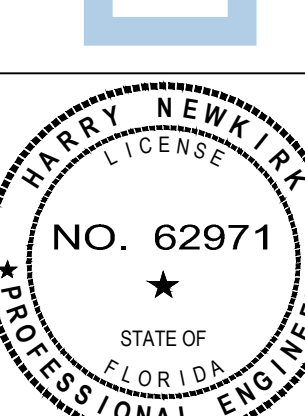


DRAINAGE PLAN RESERVE AT VICTORIA PHASE 4

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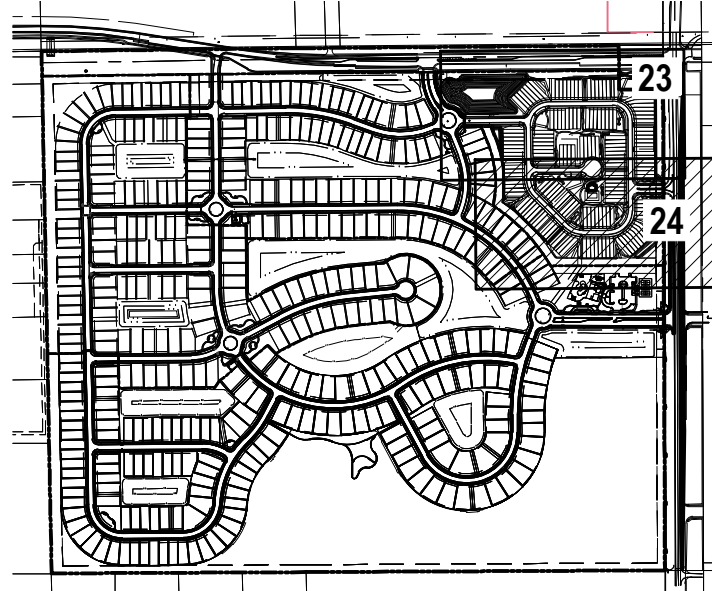
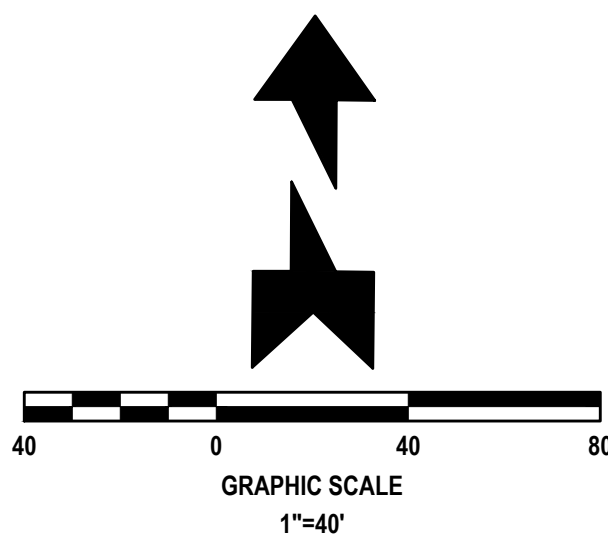
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PROJECT No: 2024-79
DATE: DECEMBER 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 40'
DRAWING NUMBER

23



KEY MAP

NOT TO SCALE

DRAINAGE PIPE MINIMUM SLOPE REQUIREMENTS						
PIPE SIZE (IN)	SELF-CLEANSING VELOCITY (FPS)	MANNINGS (N)	RADIUS (FT)	CROSS-SECTIONAL AREA (FT ²)	WETTED PERIMETER	MINIMUM SLOPE (FT / 100 FT)
15	3.0	0.012	0.625	1.227	FULL & $\frac{1}{2}$ FULL	0.0028
18	3.0	0.012	0.75	1.767	FULL & $\frac{1}{2}$ FULL	0.0022
24	3.0	0.012	1.00	3.142	FULL & $\frac{1}{2}$ FULL	0.0015
30	3.0	0.012	1.25	4.90859	7.8538	0.0013
36	3.0	0.012	1.50	7.06838	9.4245	0.0010

DRAINAGE PIPE NOTES:

- ALL ON SITE DRAINAGE PIPES SHALL BE RCP OR HDPE INSTALLED PER FDOT SPECIFICATIONS (PLANS SHOW AS RCP).
- ALL DRAINAGE PIPES WITHIN RIGHT-OF-WAY ARE REQUIRED TO BE RCP INSTALLED PER FDOT SPECIFICATIONS. NO SUBSTITUTES ALLOWED.

CITY VIDEO INSPECTION NOTE:

- ALL GRAVITY SEWER AND STORMWATER PIPING SHALL BE VIDEO INSPECTED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ACCEPTANCE OF THE INFRASTRUCTURE.
- ALL TELEVIEWED PIPING NEEDS TO BE PROVIDED ON A THUMB DRIVE TO THE CITY AND NOT CD.

STORMWATER LEGEND

- PROPOSED TYPE "C" DITCH BOTTOM INLET
- PROPOSED TYPE 5 CURB INLET
- PROPOSED TYPE 6 CURB INLET
- PROPOSED TYPE V CURB INLET
- PROPOSED MITERED END SECTION
- PROPOSED U - TYPE CONCRETE ENDWALL
- PROPOSED STORM PIPE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED DRAINAGE EASEMENT

DRAINAGE STRUCTURE NOTES:

- ROUND STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'A'.
- SQUARE / RECTANGULAR STRUCTURE BOTTOMS ARE FDOT ALTERNATE 'B'.
- 4'-0" DIAMETER AND SMALLER AND 3'-6" SQUARE STANDARD STRUCTURE BOTTOMS ARE FOOT TYPE DESIGNATED 'P' LARGER STANDARD STRUCTURE BOTTOMS ARE DESIGNATED TYPE 'J'.
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- ALL STRUCTURES SHALL HAVE A 12" SUMP.
- NO WEEP HOLES ALLOWED.
- ALL STORM STRUCTURES CONTAINING RISERS SHALL HAVE RAM-NEK OR OTHER SUITABLE JOINT SEALER INSTALLED.

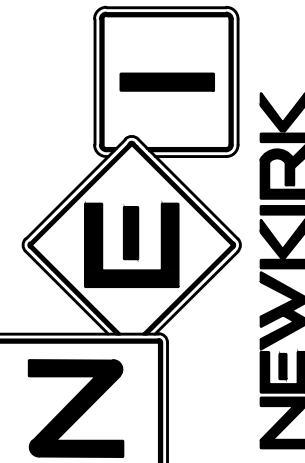
GENERAL DRAINAGE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES.
- ALL PIPE FROM THE BUILDING DRAINS SHALL BE SMOOTH INTERIOR CORRUGATED EXTERIOR (SICE) HDPE OR PVC SCH 40.
- ALL STORM PIPE SHALL BE CONSTRUCTED OF REINFORCED CONCRETE CLASS III WITH BUTYL MASTIC SEALANT WITH CERTIFIED WATER-TIGHT JOINTS BY THE MANUFACTURER OR HDPE PIPE WITH CERTIFIED WATER-TIGHT JOINTS BY THE MANUFACTURER. RCP JOINTS SHALL BE WRAPPED WHERE APPLICABLE PER FDOT SPECIFICATIONS. ACCEPTABLE HDPE PIPE SHALL BE HANCOR SUR-LOK WT, ADS SERIES 35, ADS N-12 WITH WT JOINT OR EQUAL.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (NEWKIRK ENGINEERING, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING.
- CONTRACTOR TO PLACE FILTER FABRIC BETWEEN DRAINAGE STRUCTURES AND TOPS TO PREVENT SOIL INTRUSION. THE FABRIC SHALL BE PERIODICALLY CLEANED OF SAND A DEBRIS FABRIC SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.
- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING TREES, & ETC., WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFFSITE.
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST PER FDOT SPECIFICATIONS.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY PER FDOT STANDARD SPECIFICATIONS AND MANUFACTURERS SPECIFICATIONS RESPECTIVELY.
- ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
- ALL STORM INLET GRATES SHALL BE STEEL (TRAFFIC RATED).
- ALL CLEANOUTS TO BE BRASS TRAFFIC BEARING. CONTRACTOR TO ADJUST TOPS TO FINISH GRADE.

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
6/9/25	CITY COMMENTS

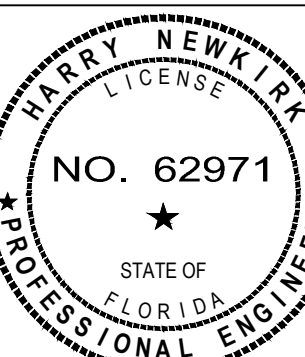
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DRAINAGE PLAN
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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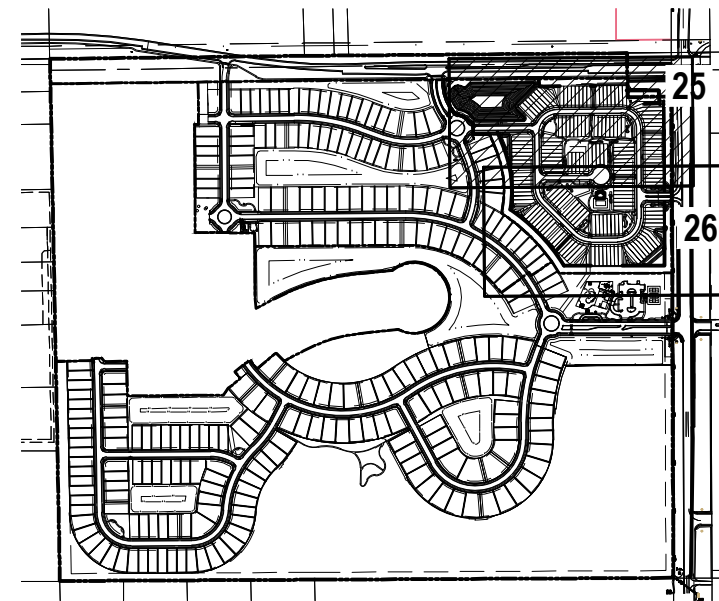
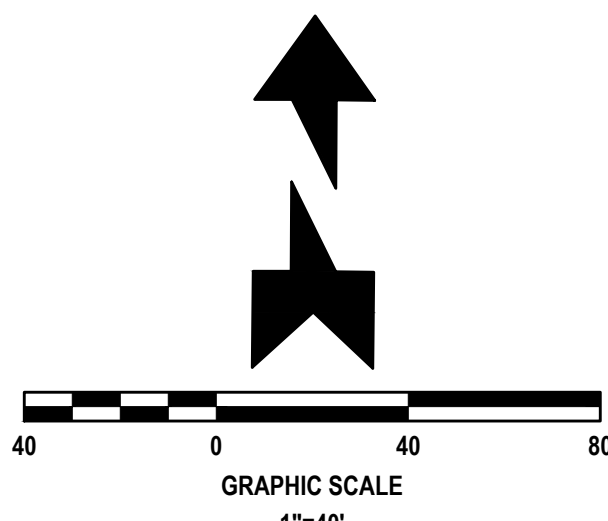
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PROJECT No:	2024-79
DATE:	DECEMBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'
DRAWING NUMBER	

24



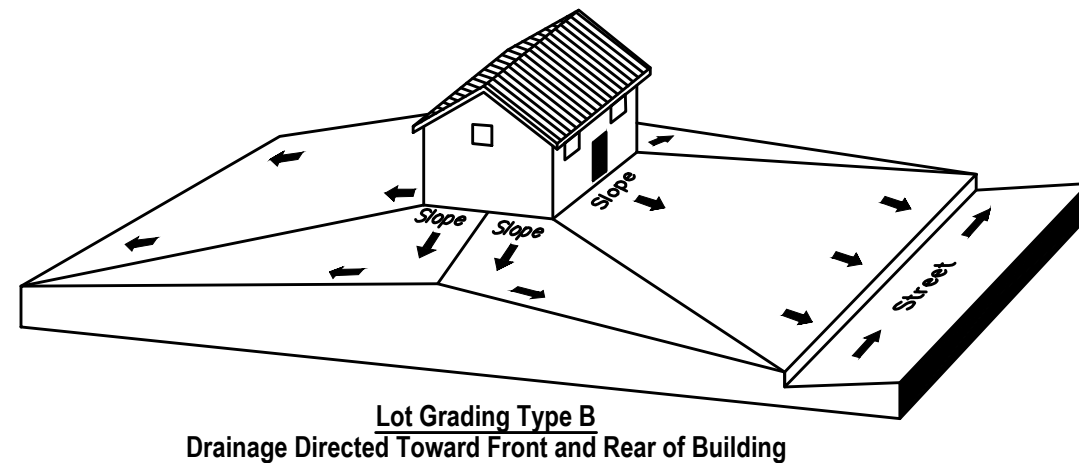
KEY MAP

NOT TO SCALE

LANDSCAPE BERM NOTE:

CONSTRUCT FREE FORM LANDSCAPE BERM 2 FEET TALL WITH 3(H):1(V) SIDE SLOPES.

LB = FREE FORM LANDSCAPE BERM



NOTE:

- ALL FINISHED FLOOR ELEVATIONS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY.
- ALL FINISHED FLOOR ELEVATIONS ARE A MINIMUM OF 1 FOOT ABOVE THE LIMITS OF THE BASE FLOOD ELEVATION AND/OR 1 FOOT ABOVE THE 100-YEAR DESIGN HIGH WATER LEVEL OF THE ADJACENT DETENTION AREA.
- SIDE YARD SWALE SHALL BE CENTERED ON THE COMMON PROPERTY LINE.

LOT GRADING TYPE B DETAIL

NOT TO SCALE

BERESFORD AVENUE
(130' RW)

BENCHMARK #2
SET BM N&D
EL 79.95

GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW ARROW
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MATCH EXISTING GRADE

BENCHMARK INFORMATION:

- #1 SET BM N&D
ELEVATION 77.89
- #2 SET BM N&D
ELEVATION 79.95
- #3 SET BM N&D
ELEVATION 77.43

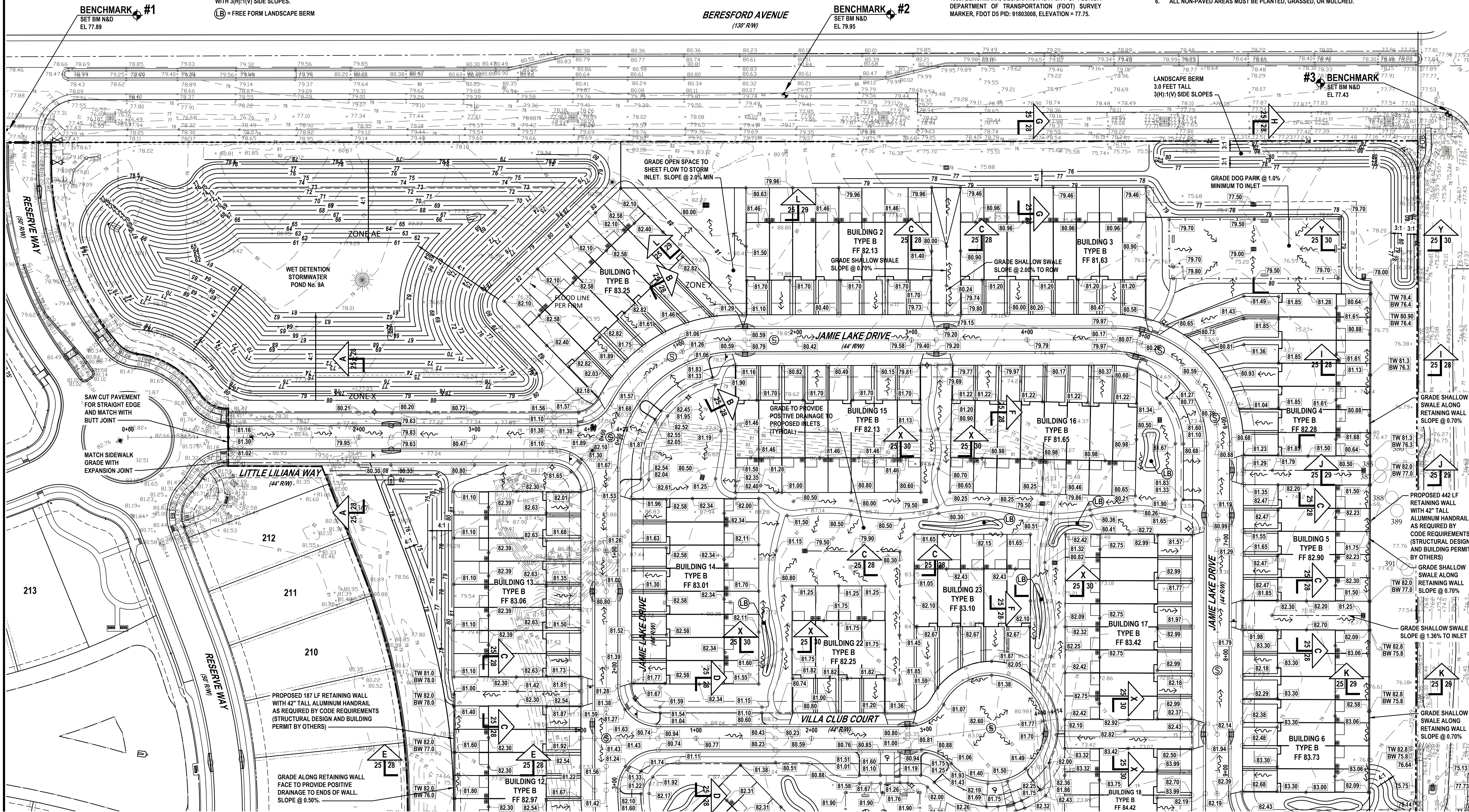
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GENERAL GRADING NOTES:

- CROSS SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL NOT EXCEED 1:48 IN ACCORDANCE WITH SECTION 502.4 OF FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC).
- THE MAXIMUM ELEVATION CHANGE AT THE ENTRANCE DOOR MAY NOT EXCEED 1/2 INCH.
- ALL SIDEWALK LANDINGS SHALL HAVE SLOPES NO GREATER THAN 1/4 INCH / 1 FOOT IN MANEUVERING SPACES AT ALL DOORWAYS.
- ALL SIDEWALKS SHALL HAVE A 1.0% CROSS SLOPE (2.0% MAXIMUM) AND 5.0% MAXIMUM LONGITUDINAL SLOPE.
- ALL CURB RAMPS SHALL COMPLY WITH SECTION 406 OF FACBC. LANDINGS OF 36 INCHES AT HEAD OF CURB RAMPS SHALL COMPLY WITH FACBC SECTION 406.4.
- ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEY OR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR.

GENERAL EARTHWORK NOTES:

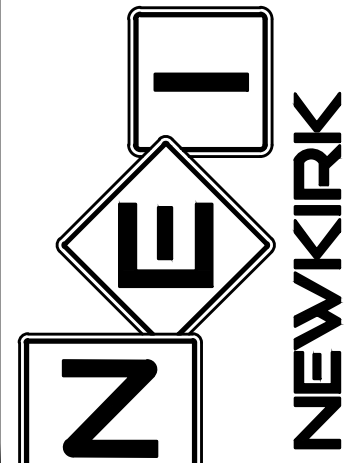
- REMOVE ALL ORGANIC OR UNSUITABLE MATERIALS. IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
- ALL FILLING IS TO BE PERFORMED IN ONE-FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
- TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
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- ONCE AN AREA IS SEEDED OR SODDED, IT MUST BE MAINTAINED TO ALLOW THE GRASS TO GROW.
- ALL NON-PAVED AREAS MUST BE PLANTED, GRASSED, OR MULCHED.



REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
6/9/25	CITY COMMENTS
7/15/25	DOG PARK

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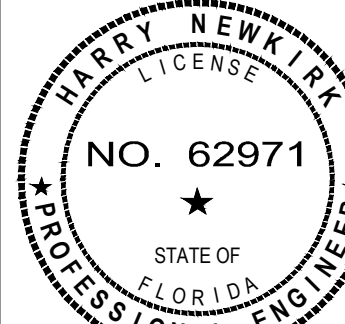


GRADING PLAN
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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PROJECT No: 2024-79

DATE: DECEMBER 2024

DESIGN BY: HHN

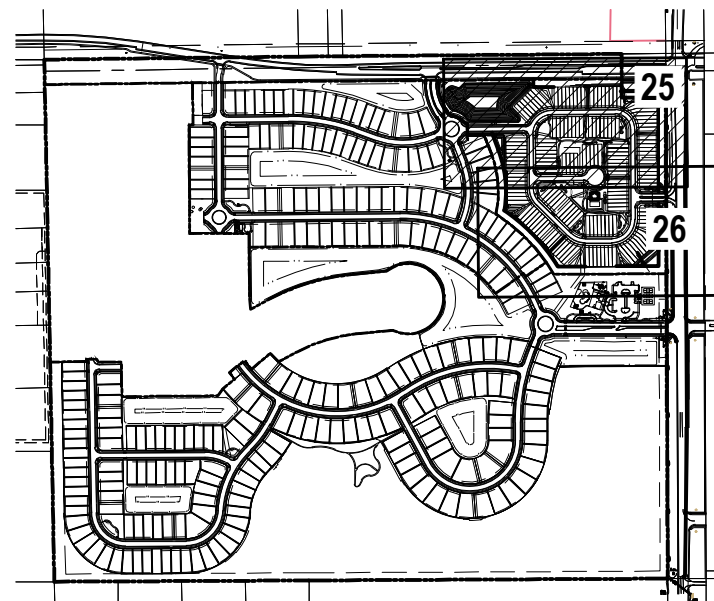
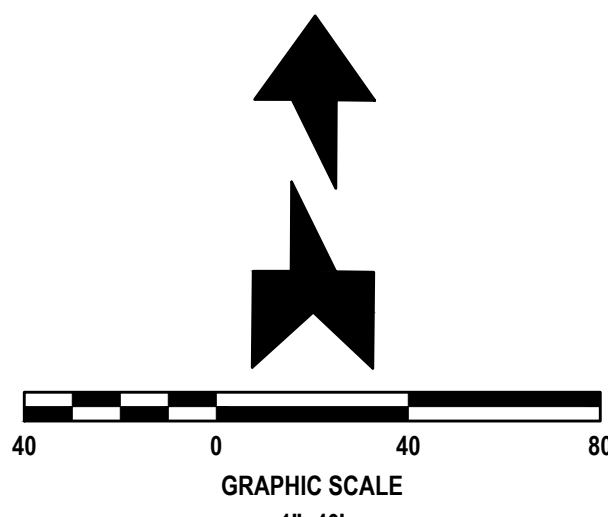
DRAWN BY: NWS

CHECKED BY: HHN

SCALE: 1" = 40'

DRAWING NUMBER

25



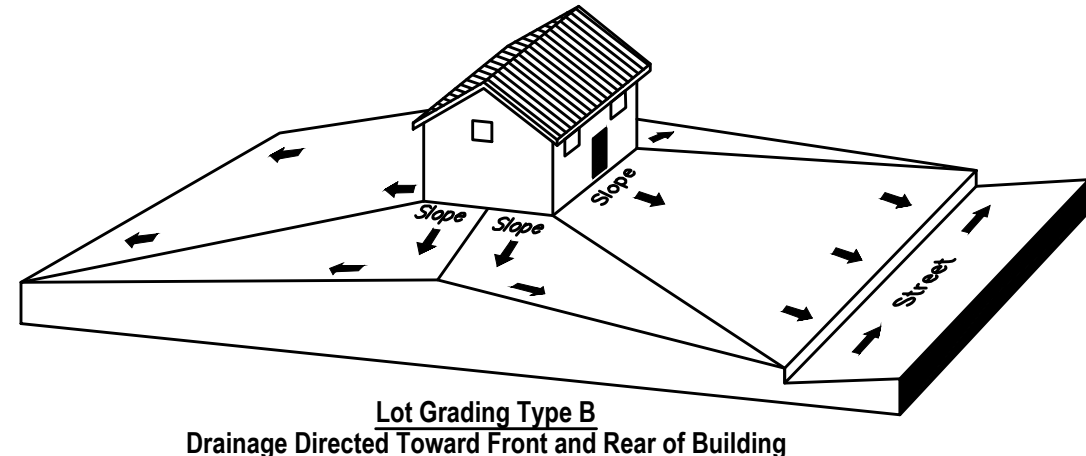
KEY MAP

NOT TO SCALE

LANDSCAPE BERM NOTE:

CONSTRUCT FREE FORM LANDSCAPE BERM 2 FEET TALL WITH 3(H):1(V) SIDE SLOPES.

(LB) = FREE FORM LANDSCAPE BERM



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LOT GRADING TYPE B DETAIL

NOT TO SCALE

GRADING LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW ARROW
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MATCH EXISTING GRADE

BENCHMARK INFORMATION:

- #1 SET BM N&D ELEVATION 77.89'
- #2 SET BM N&D ELEVATION 79.95'
- #3 SET BM N&D ELEVATION 77.43'

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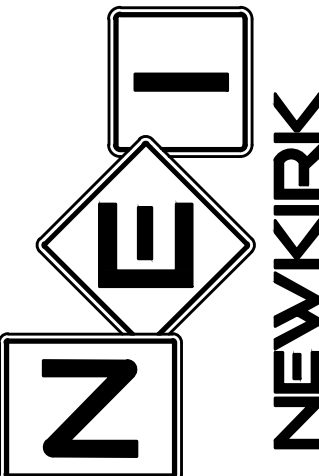
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REVISIONS

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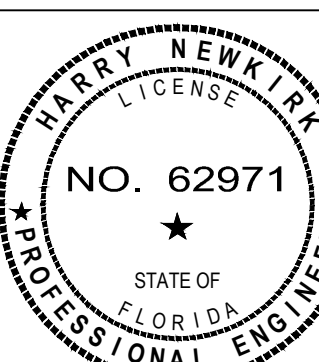
GRADING PLAN RESERVE AT VICTORIA PHASE 4

1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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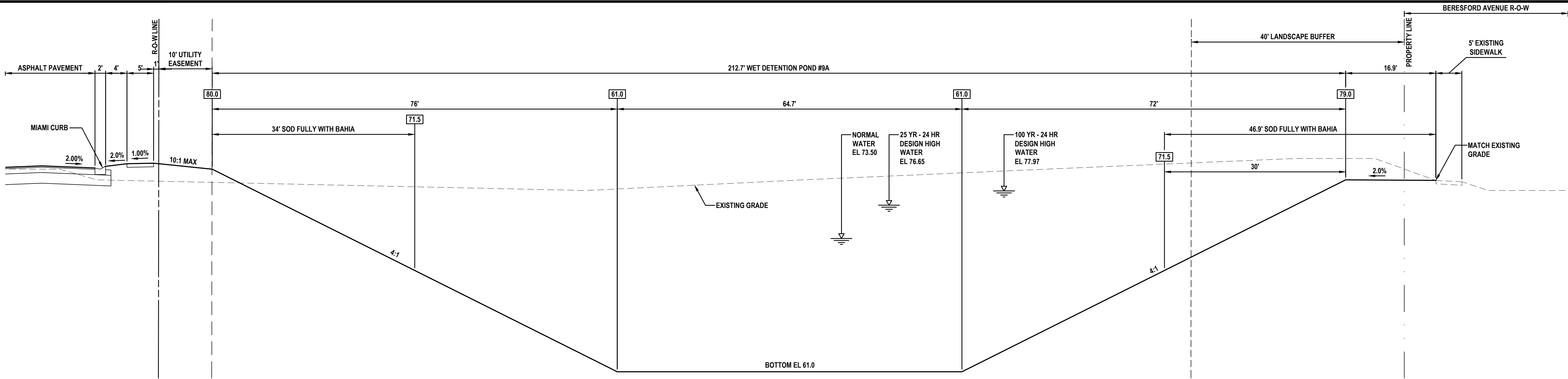
Harry Newkirk



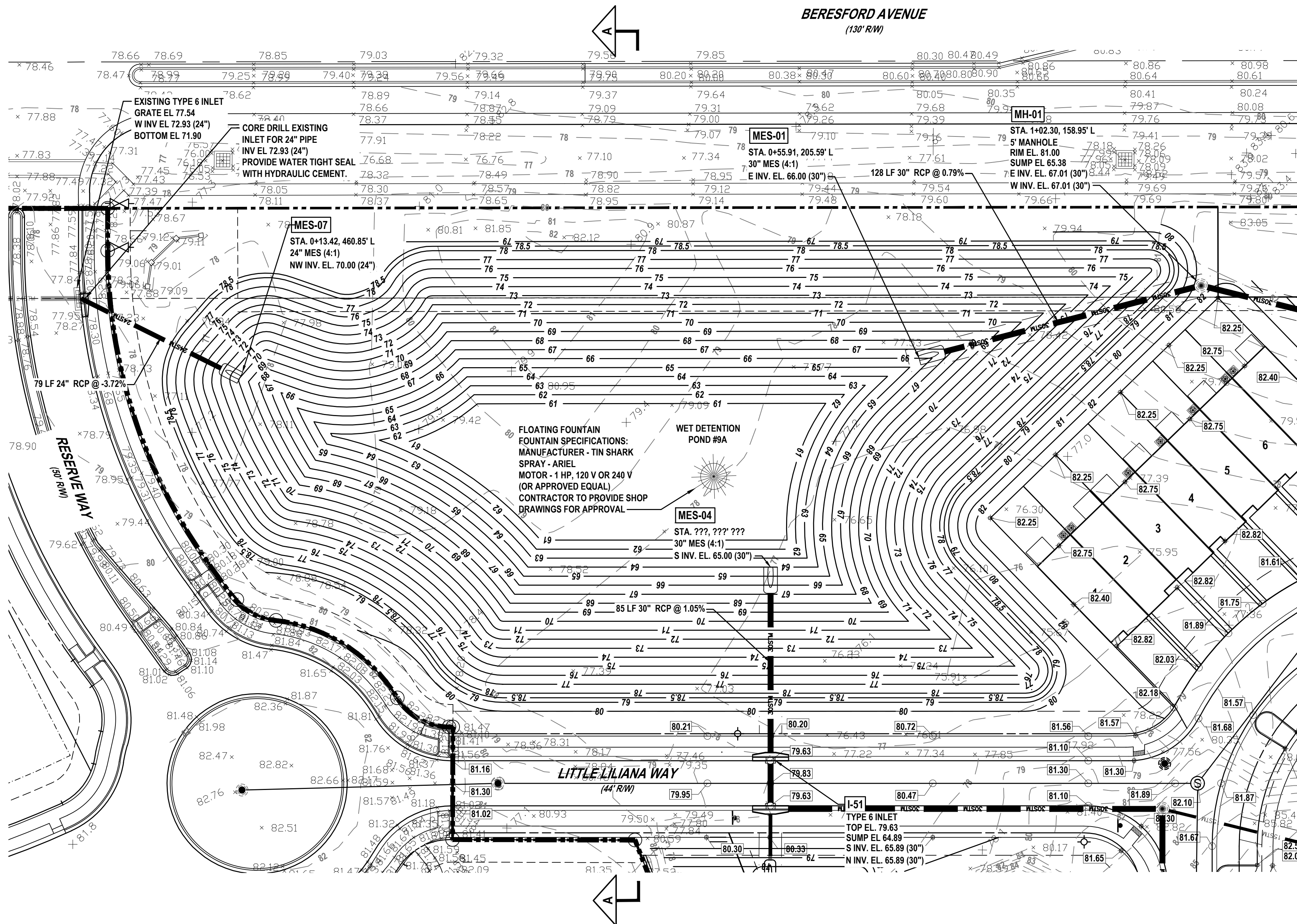
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DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 40'
DRAWING NUMBER	26

26



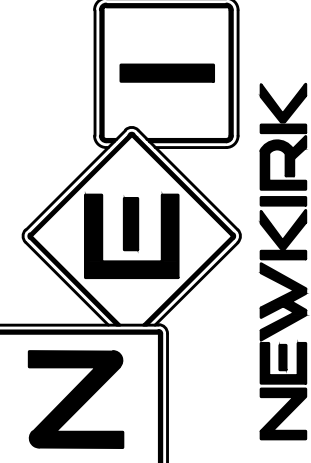
SECTION A
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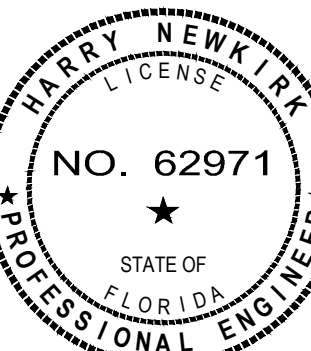
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STORMWATER POND PLAN
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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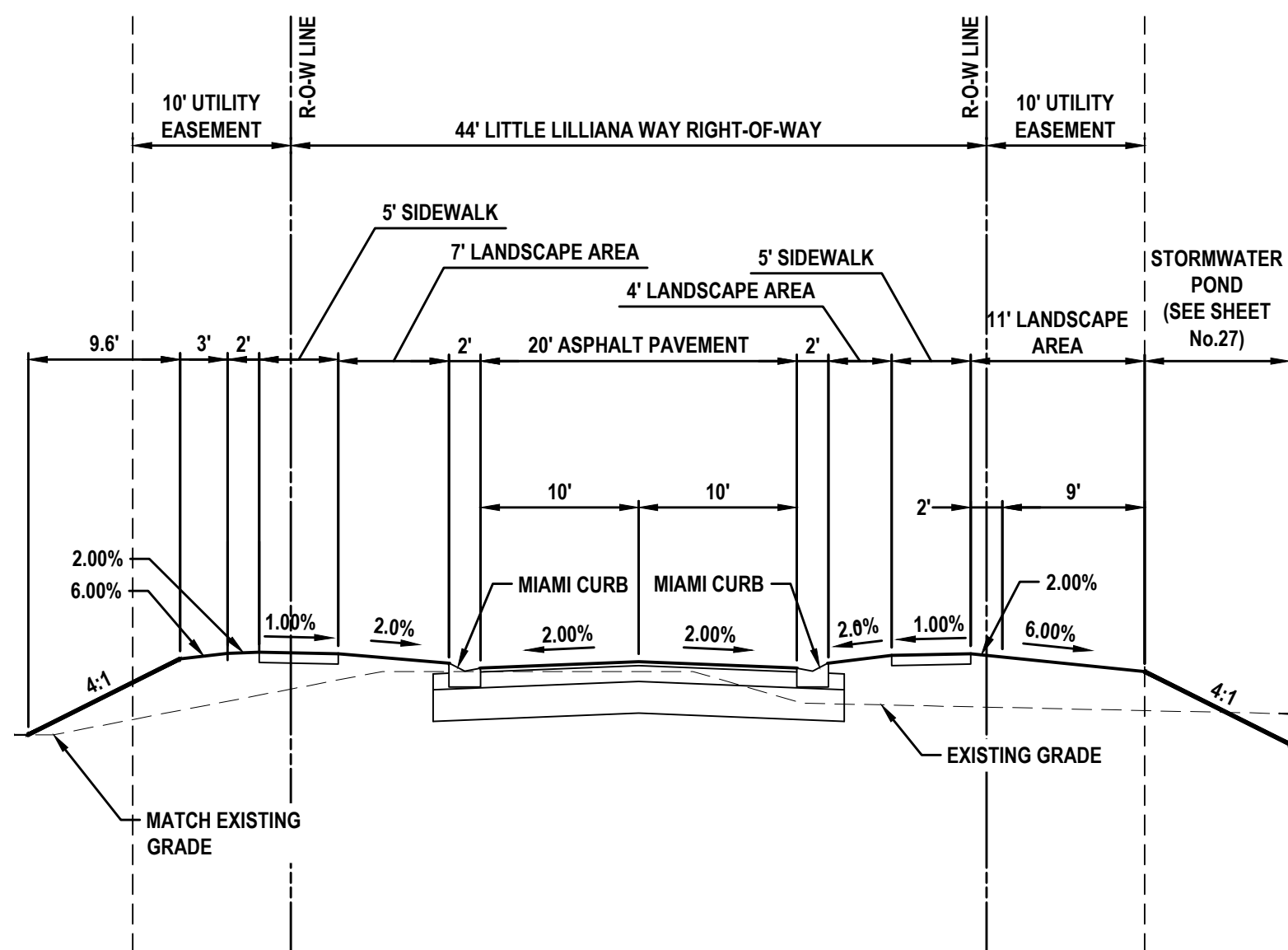
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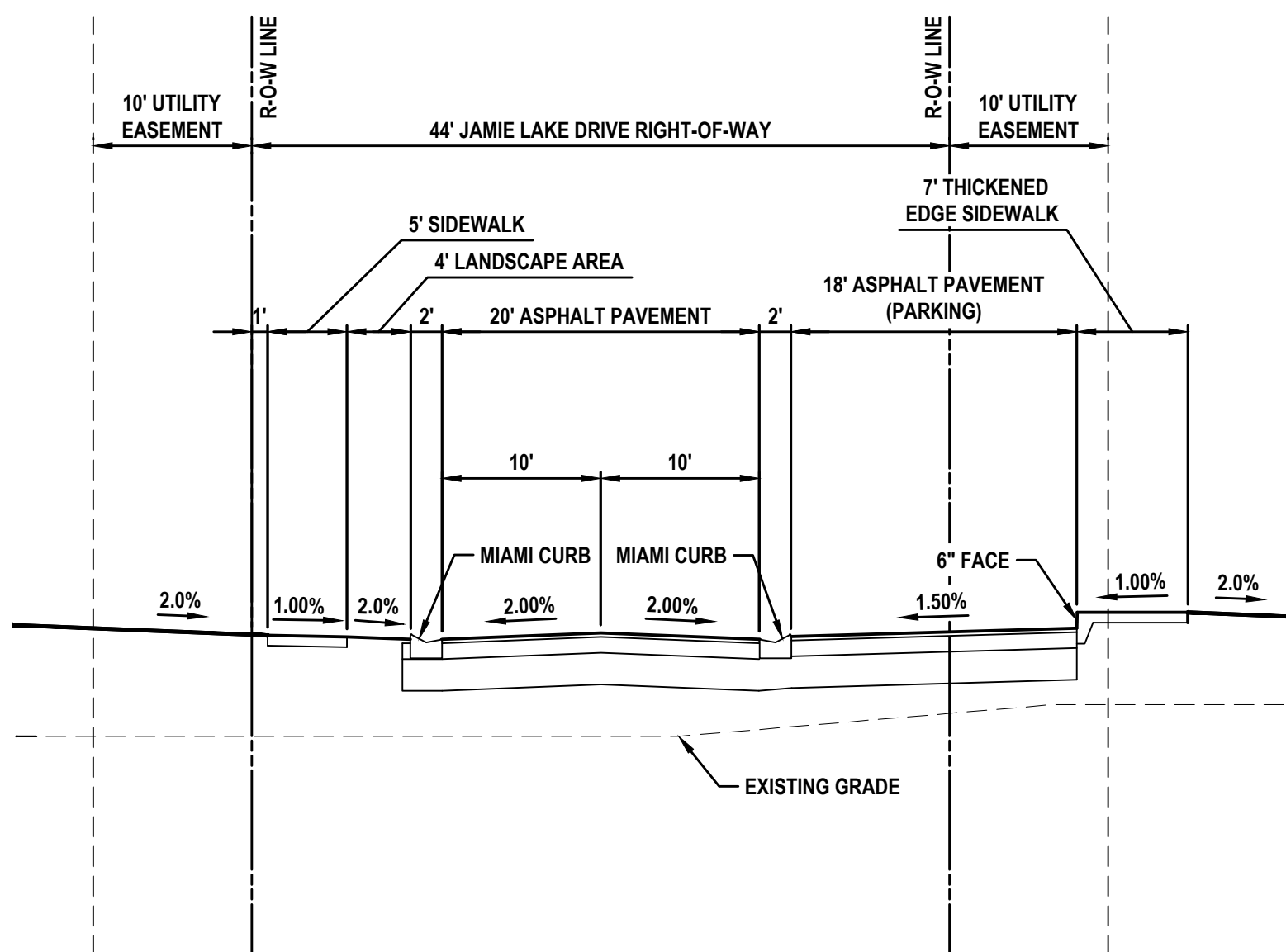
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DATE:	DECEMBER 2024
DESIGN BY:	HHN
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CHECKED BY:	HHN
SCALE:	1" = 30'
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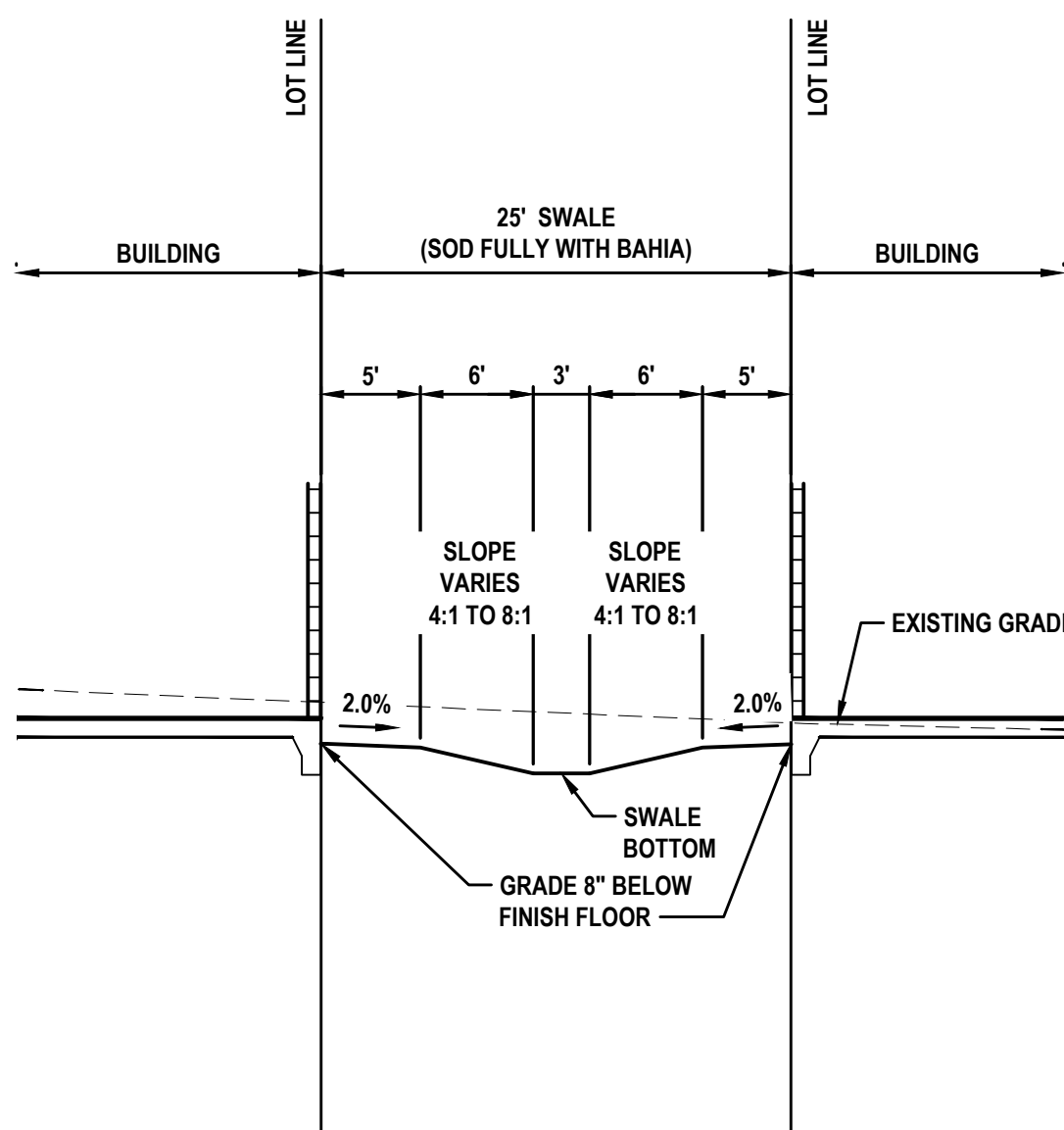
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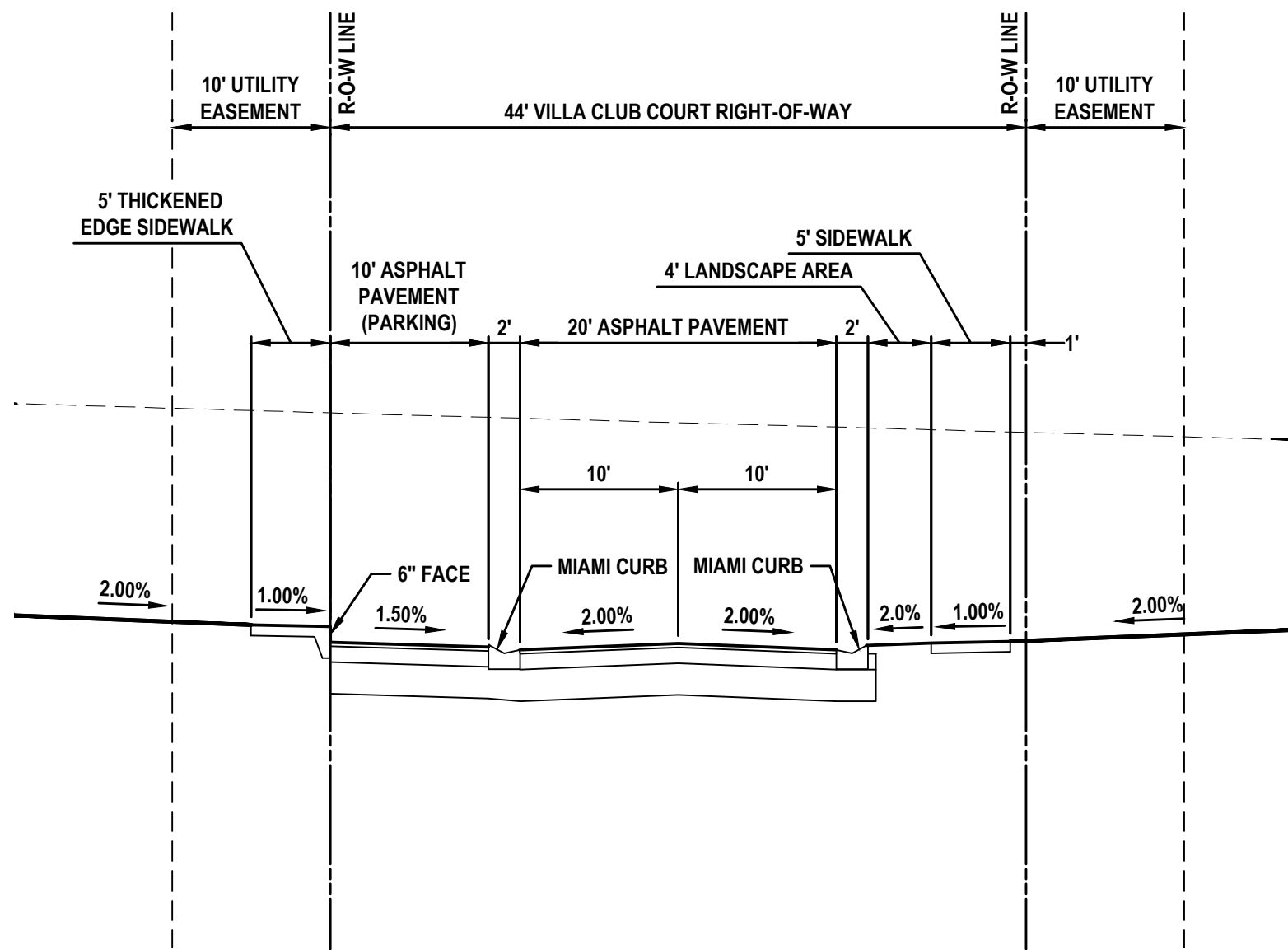
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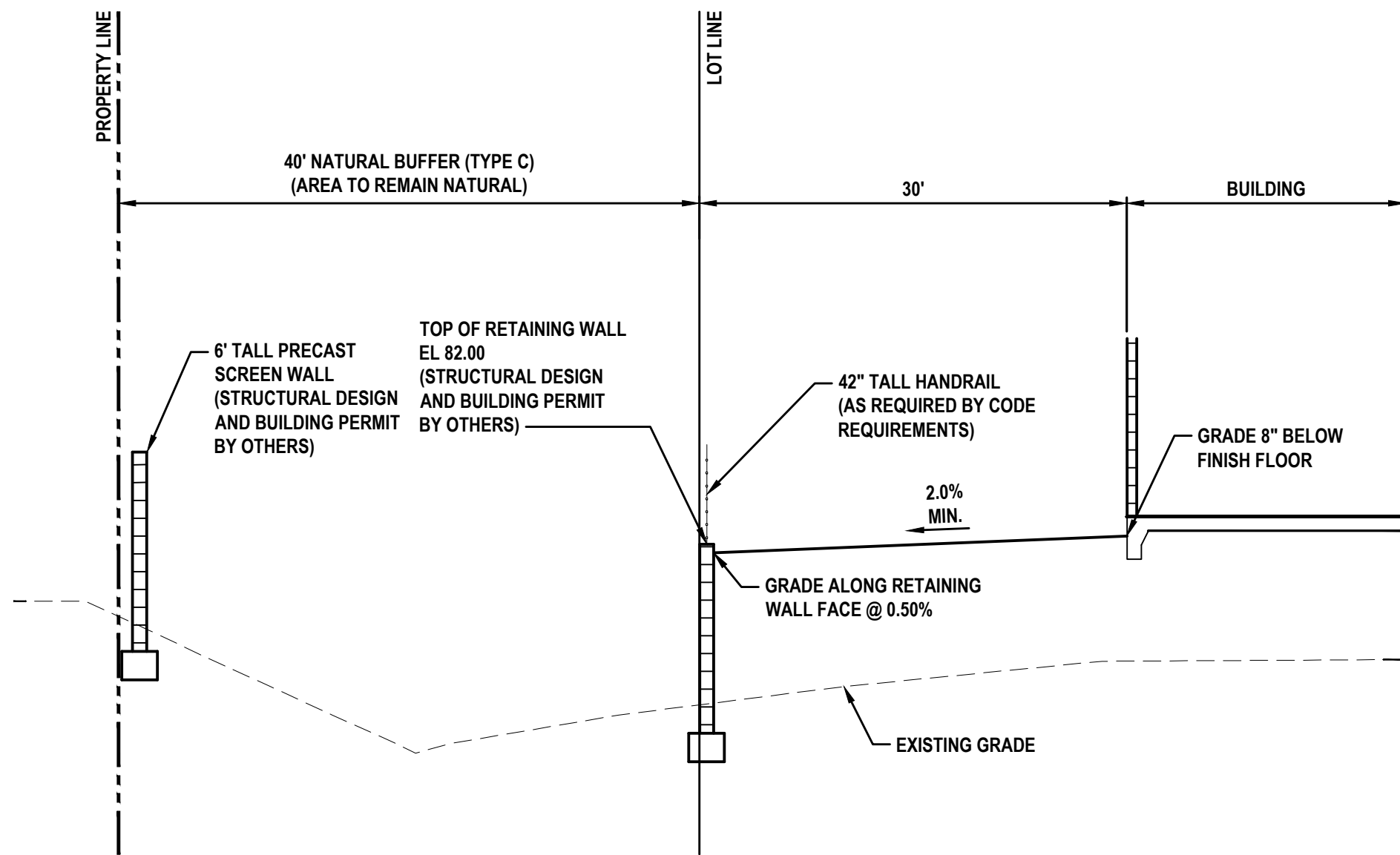
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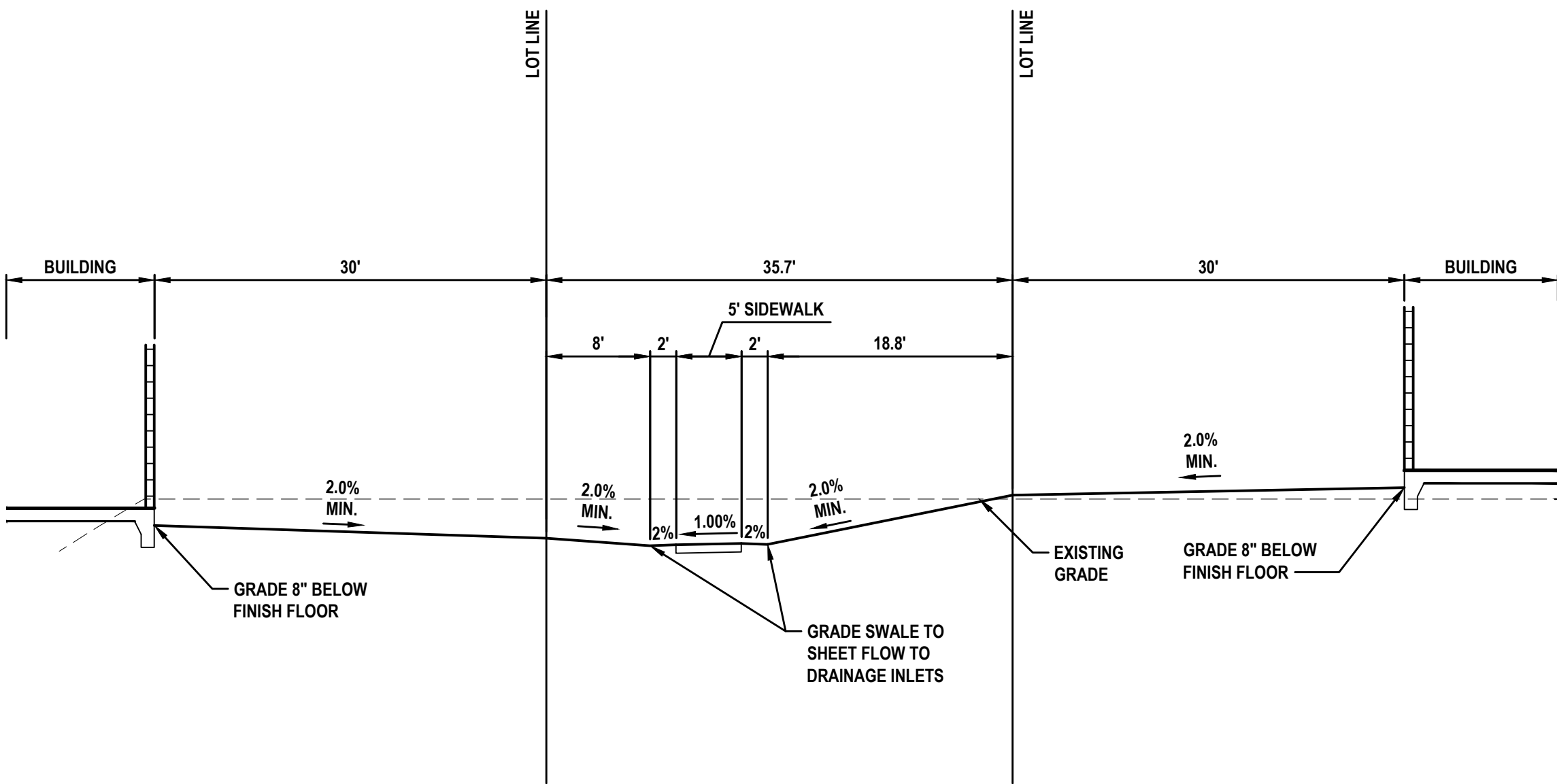
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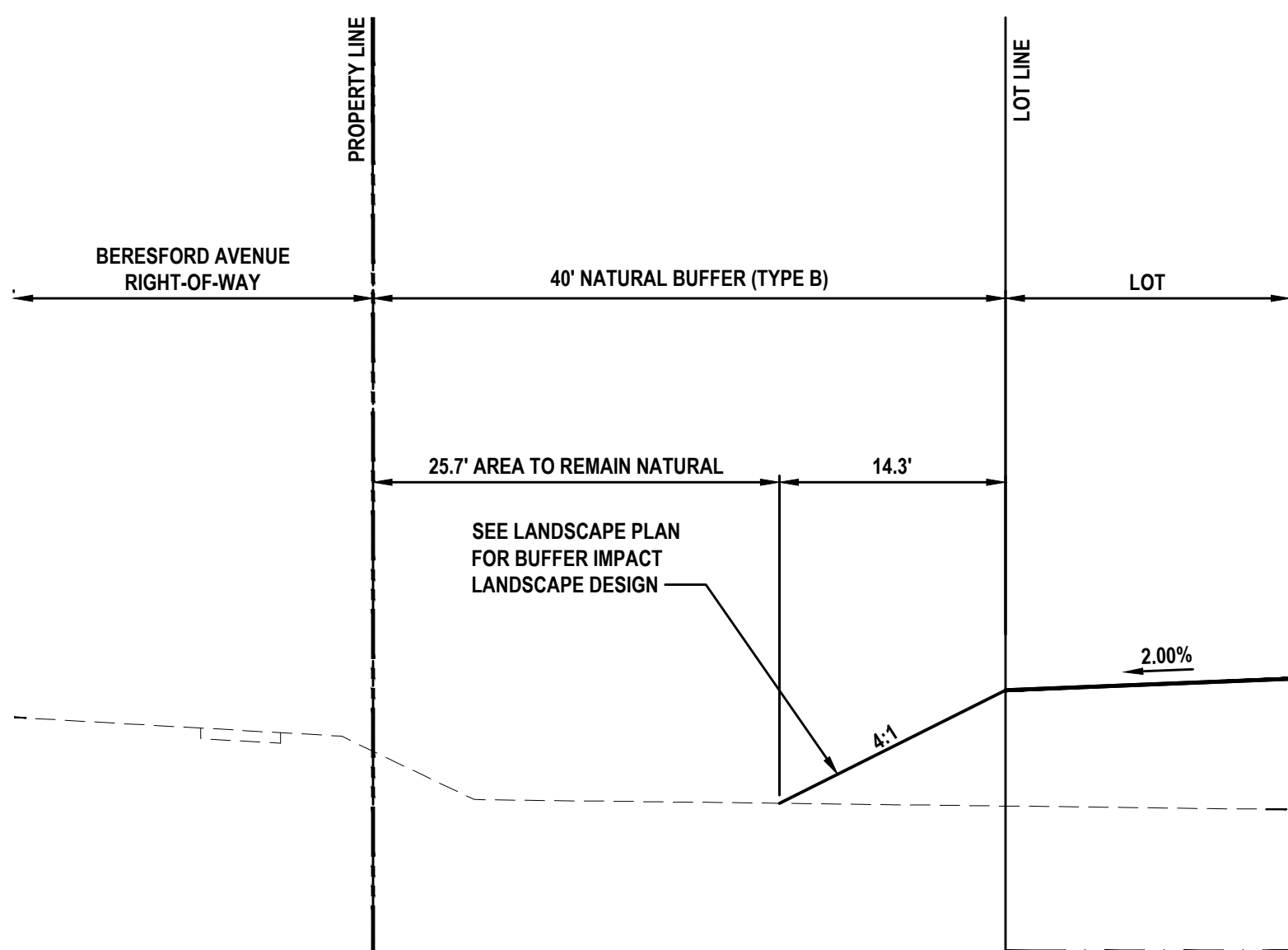
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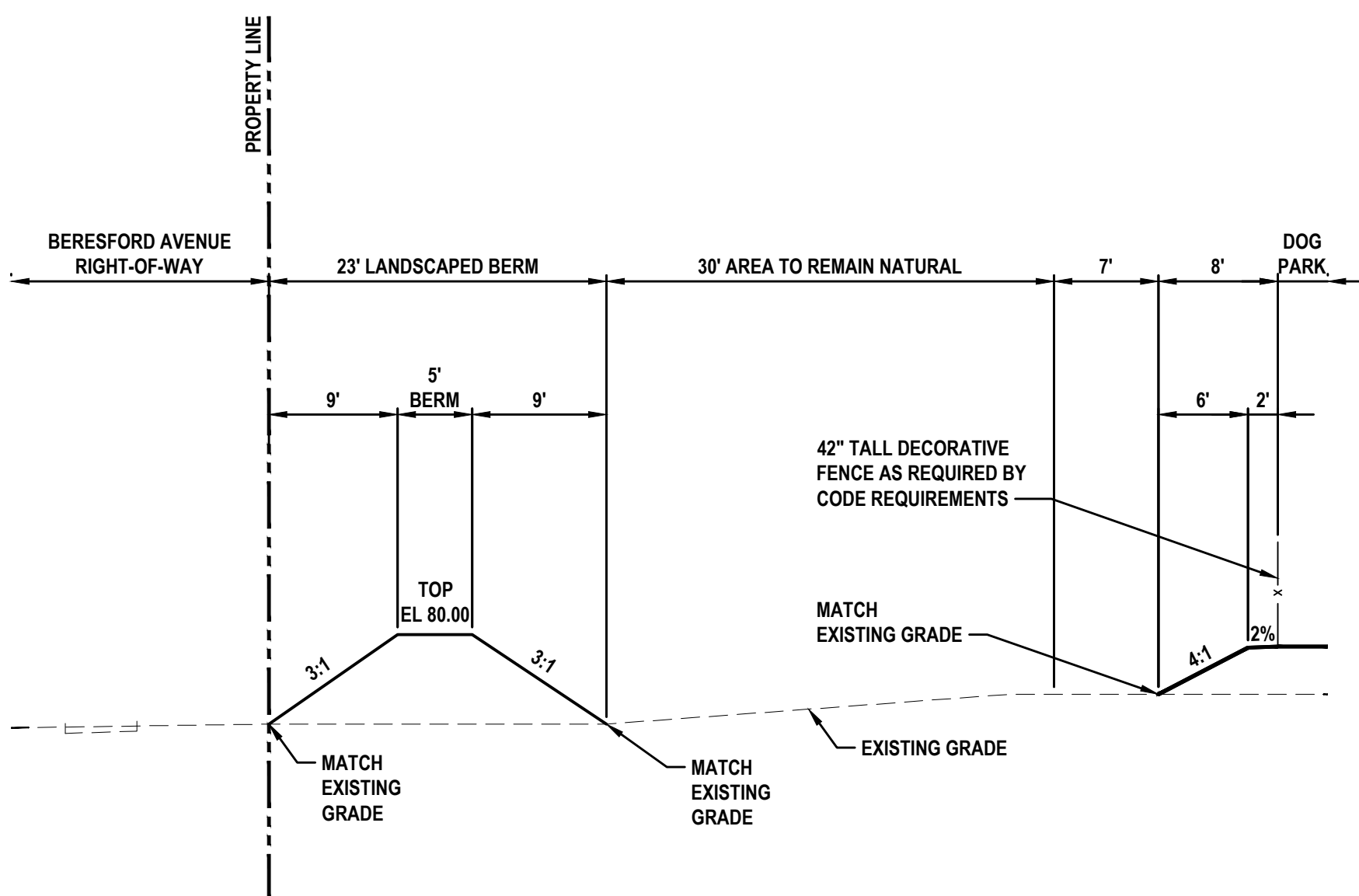
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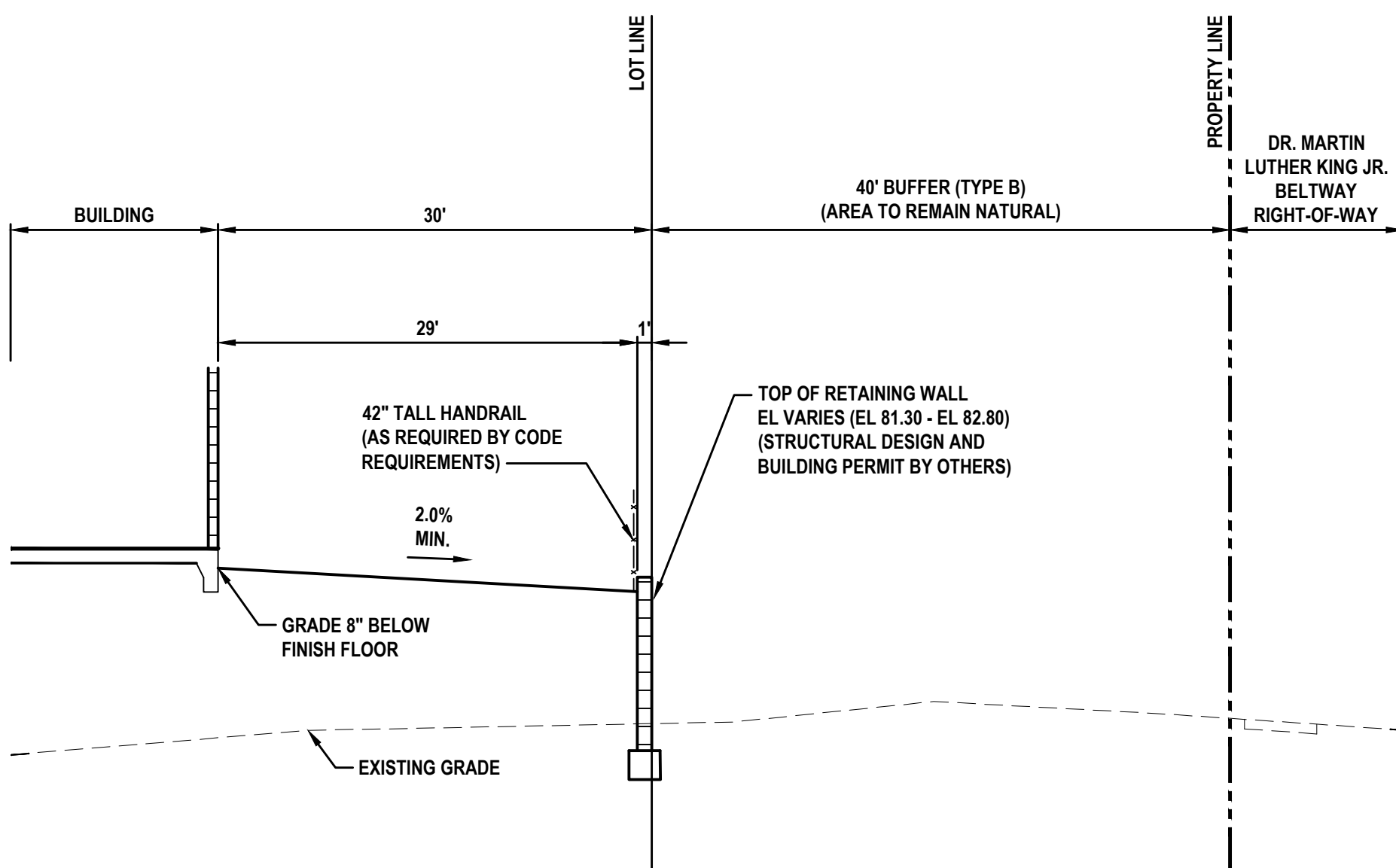
SECTION F
NOT TO SCALE



SECTION G
NOT TO SCALE



SECTION H
NOT TO SCALE

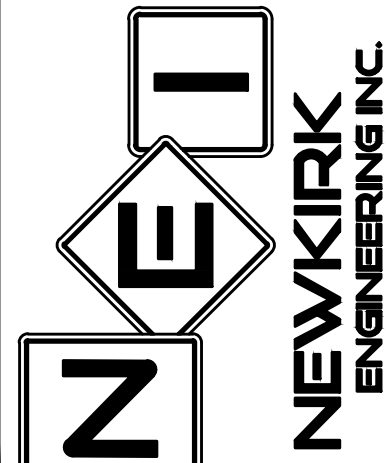


SECTION I
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
7/15/25	DOG PARK

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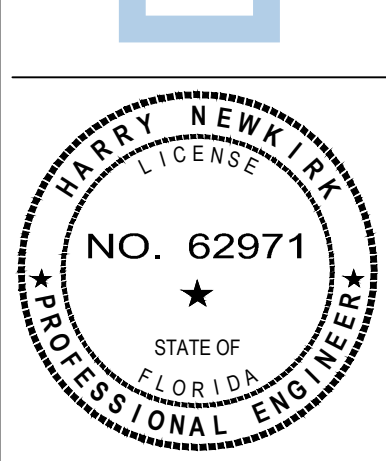


**CROSS SECTIONS
RESERVE AT VICTORIA
PHASE 4**
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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HARRY NEWKIRK, PE # 62971 ON

Harry Newkirk
Professional Engineer
No. 62971
State of Florida

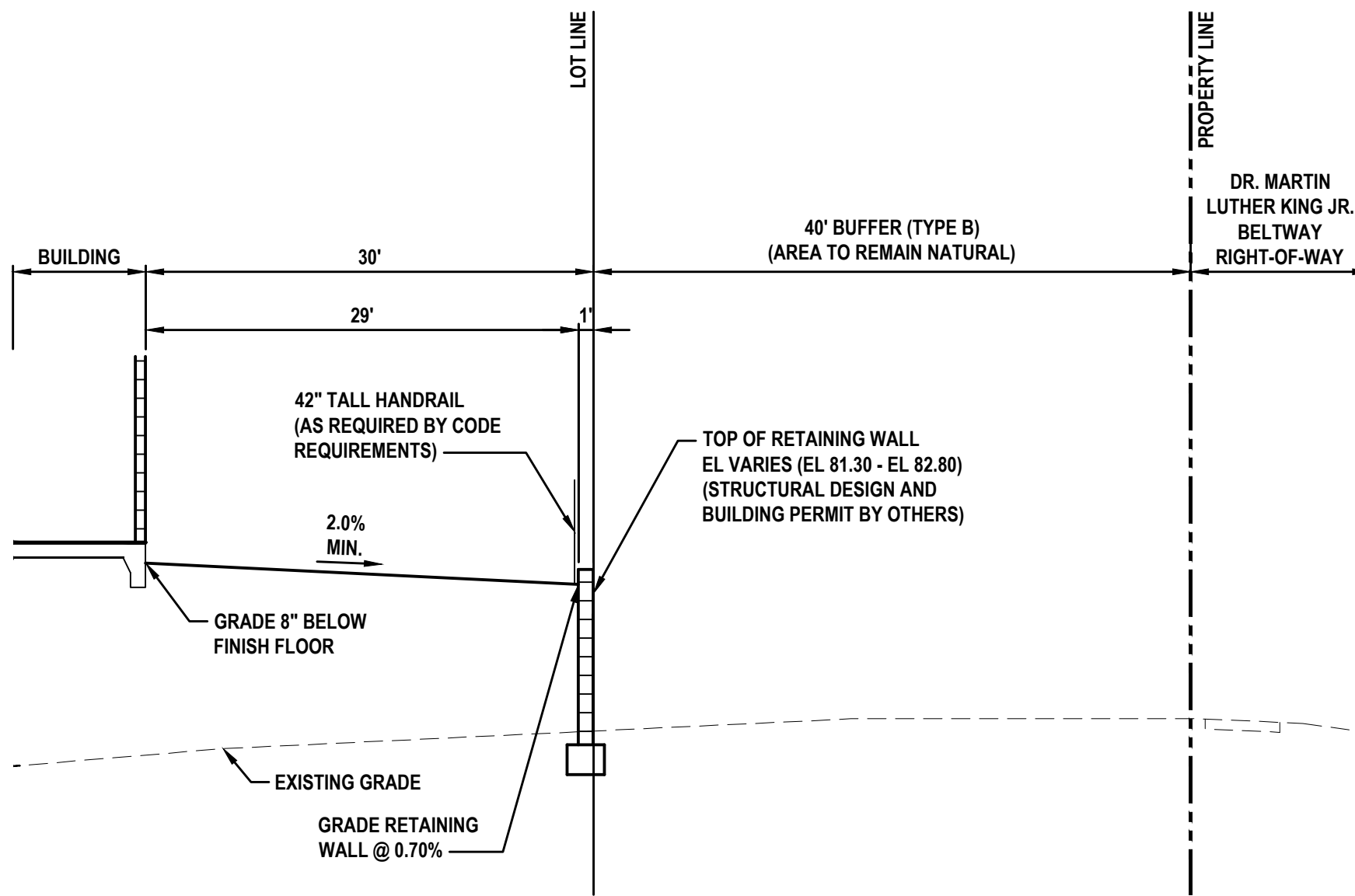


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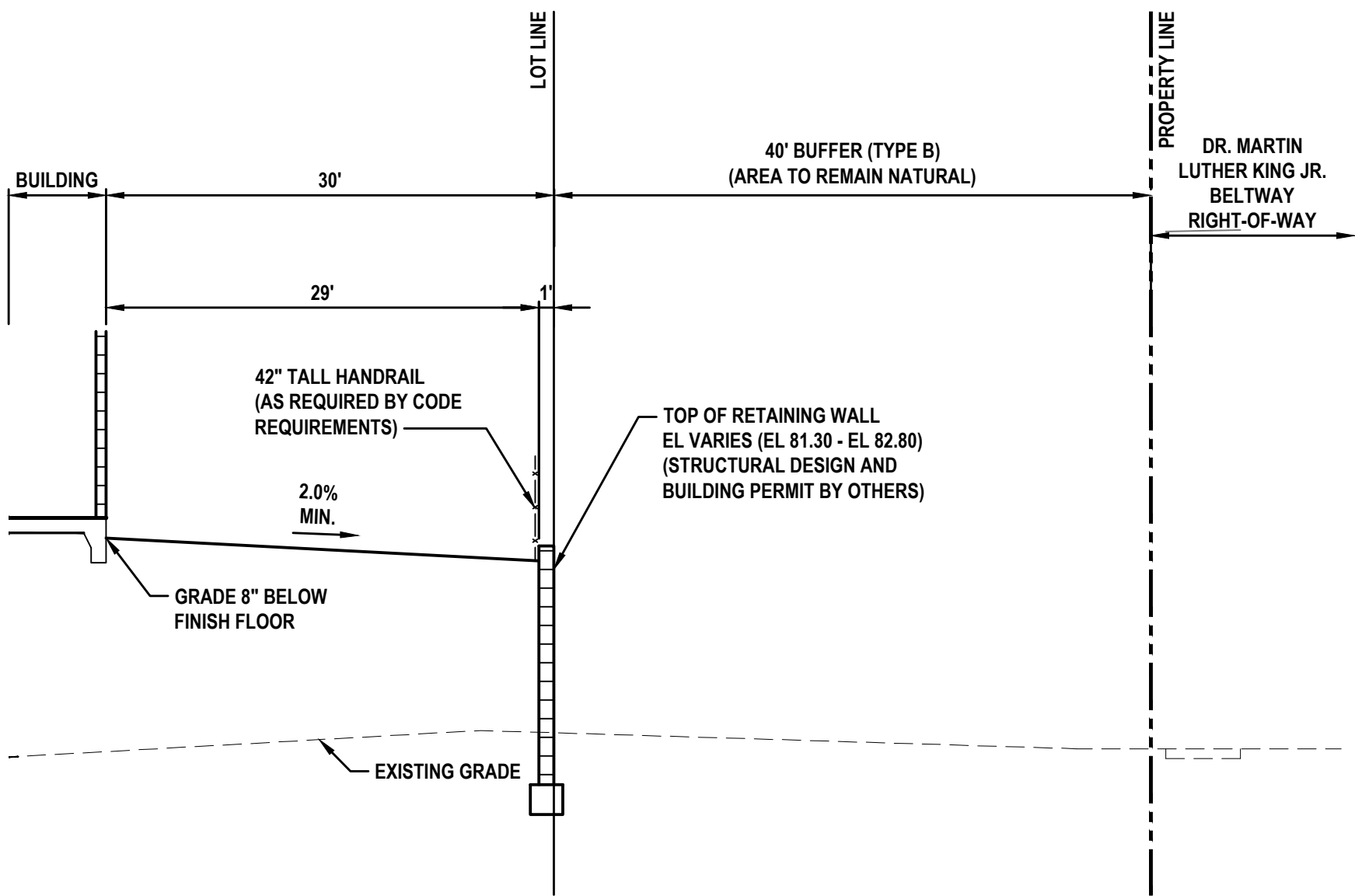
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DATE:	DECEMBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	NOT TO SCALE

DRAWING NUMBER

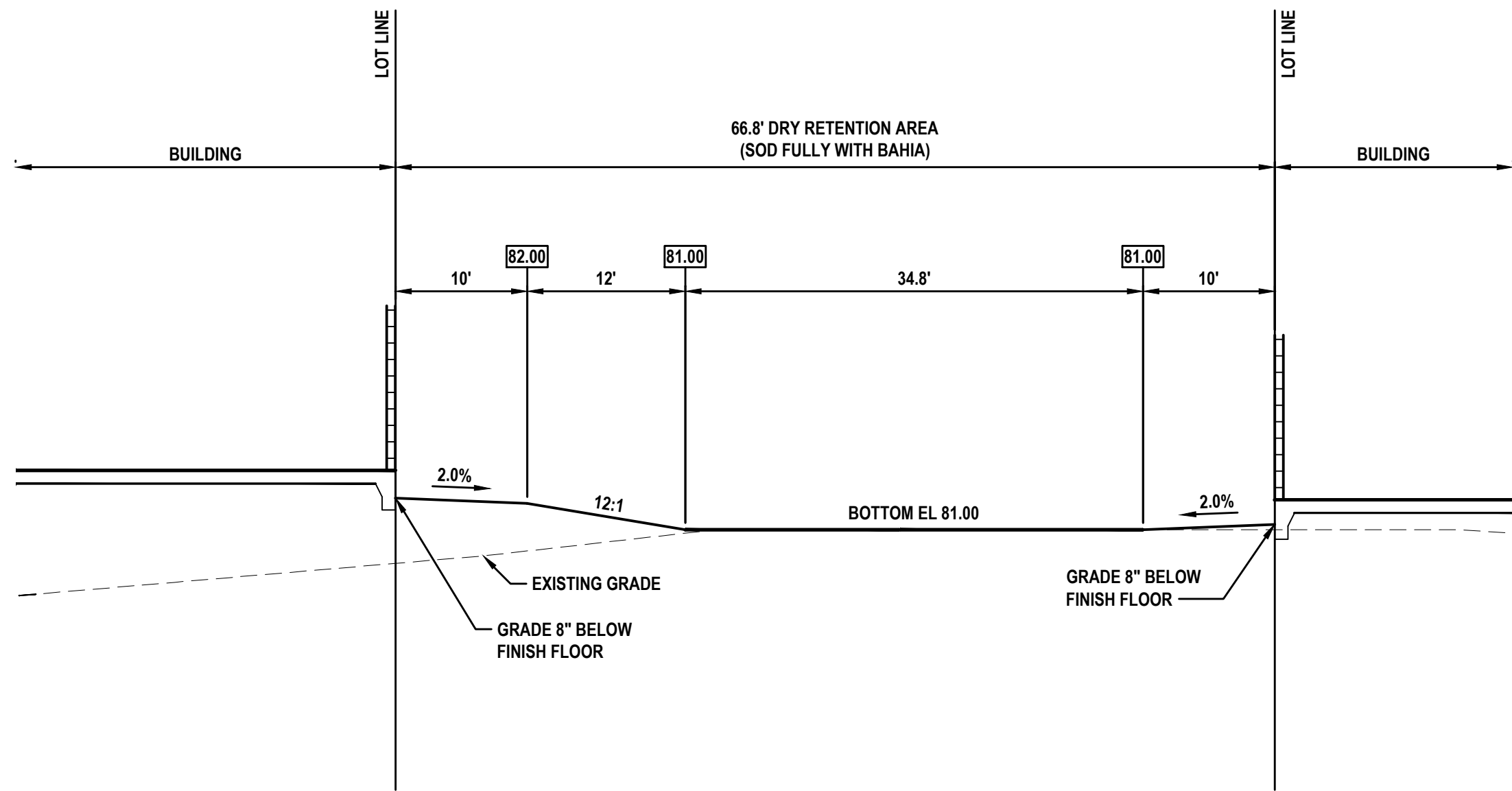
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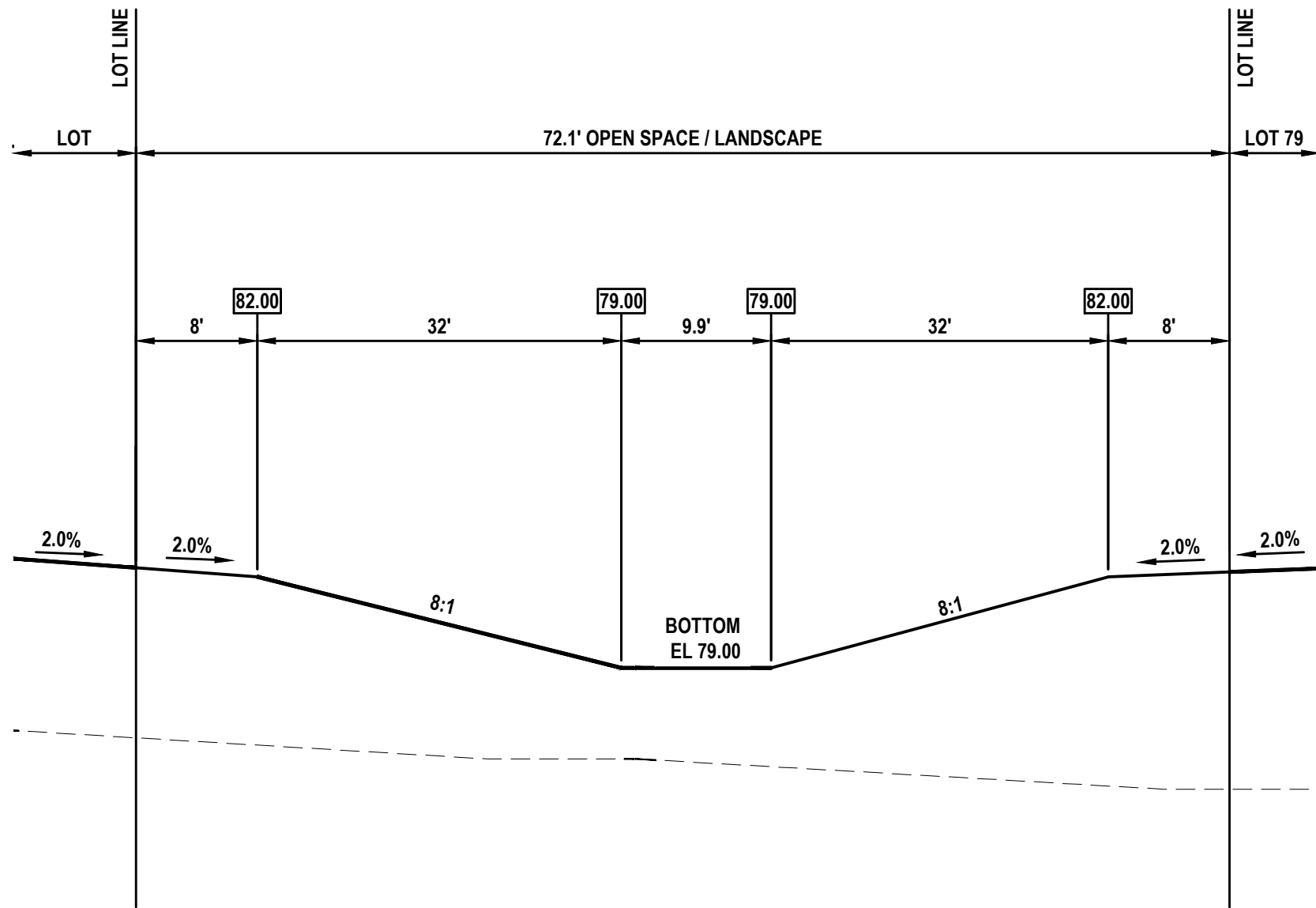
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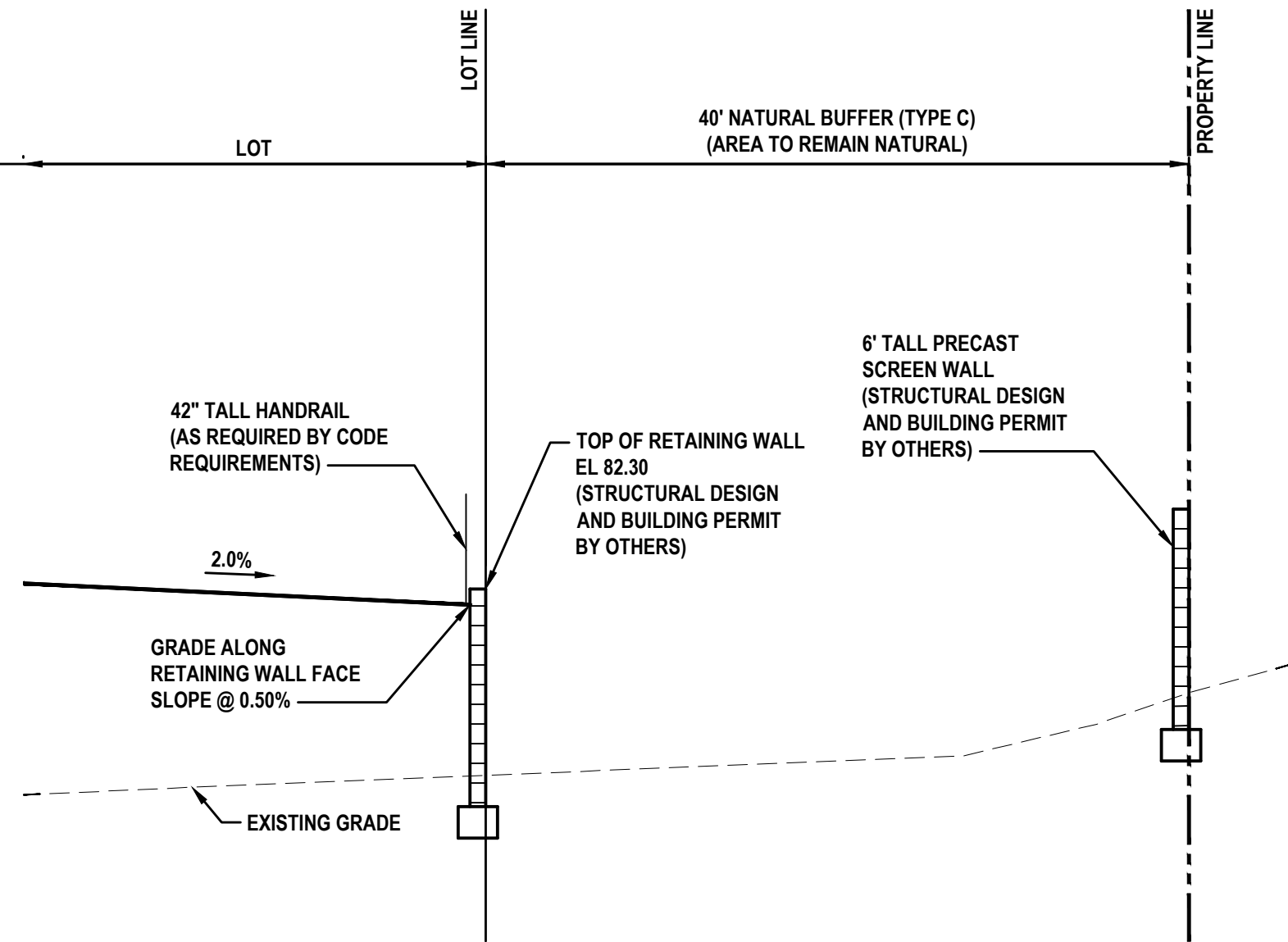
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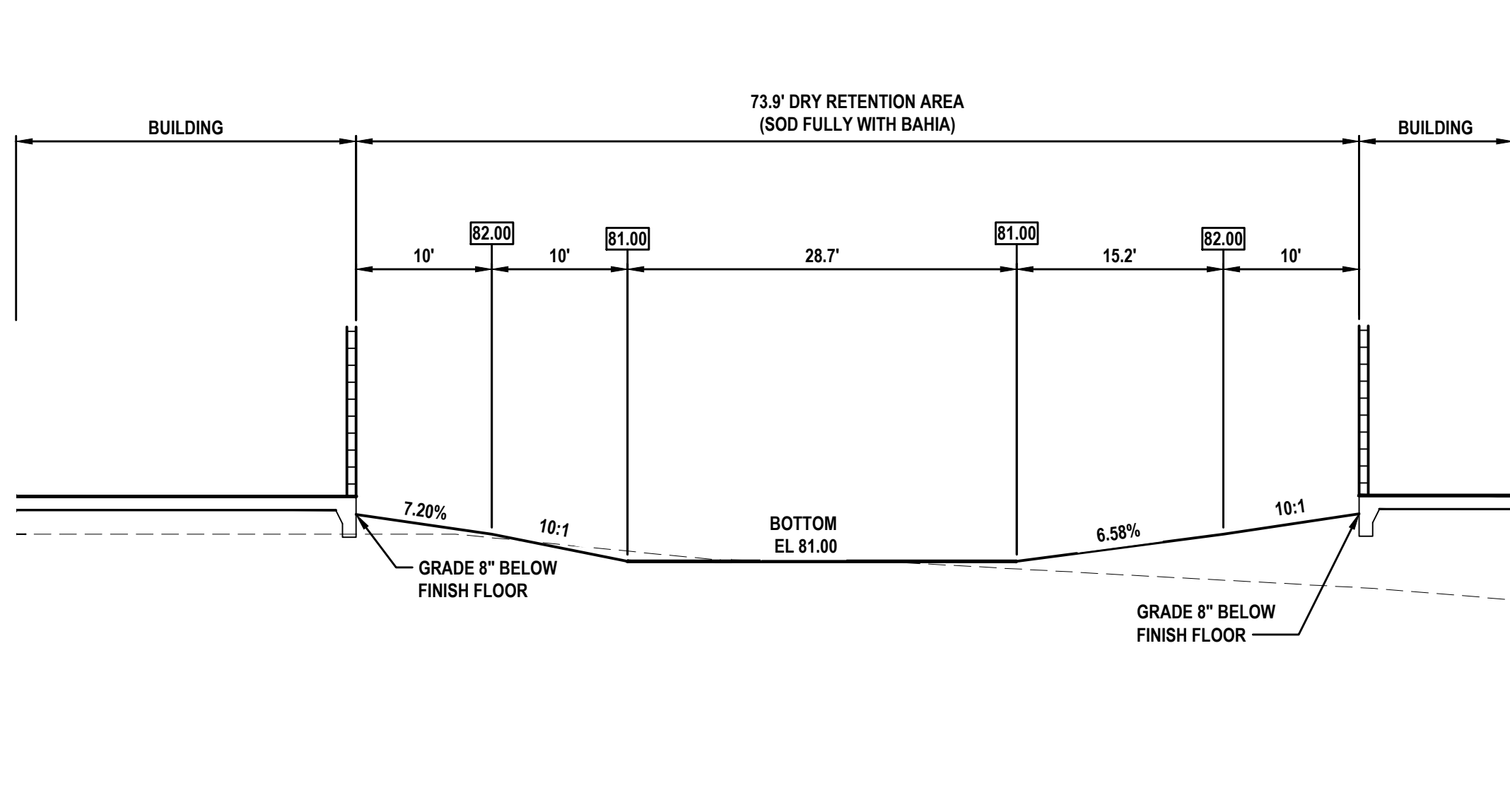
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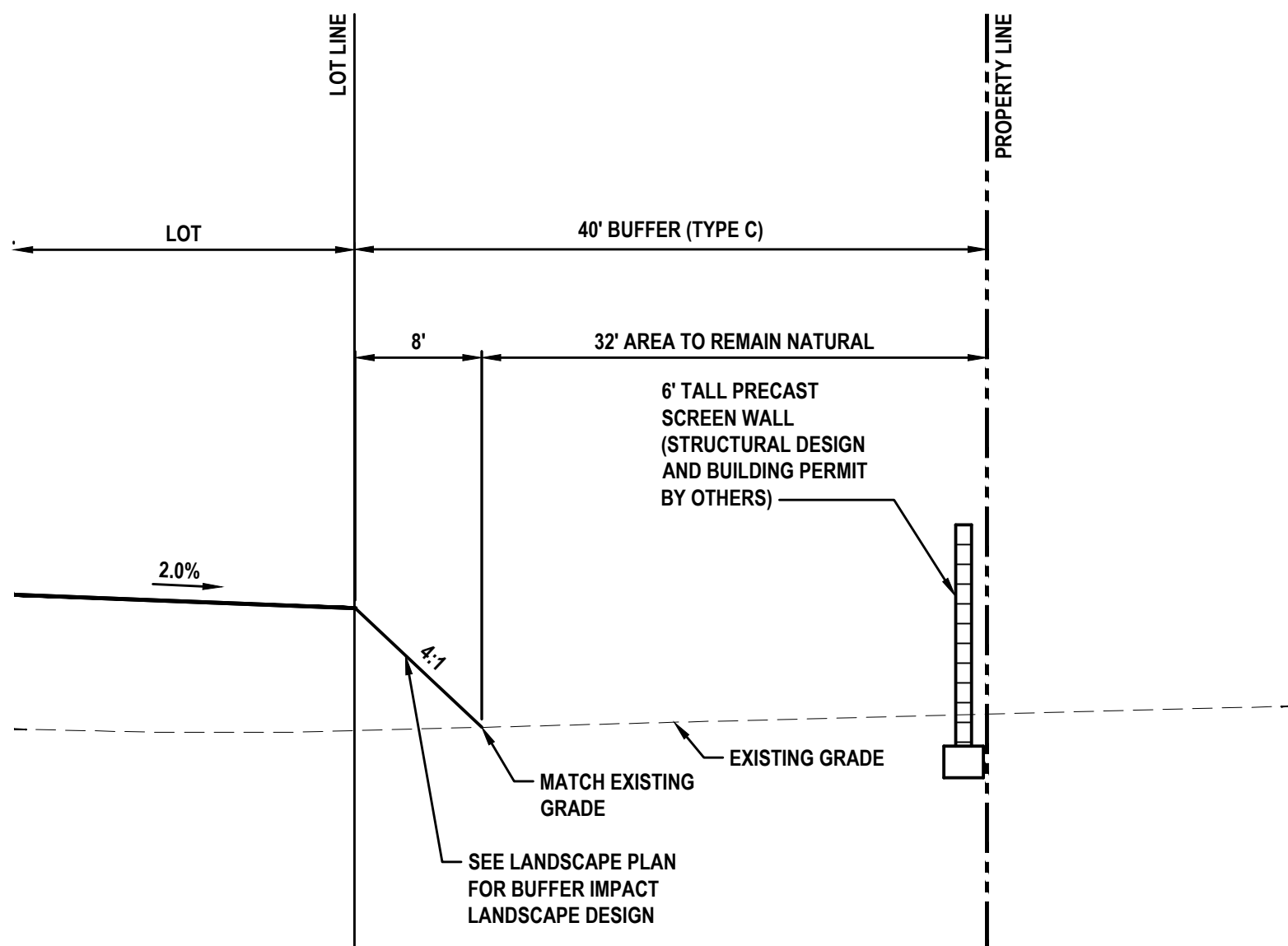
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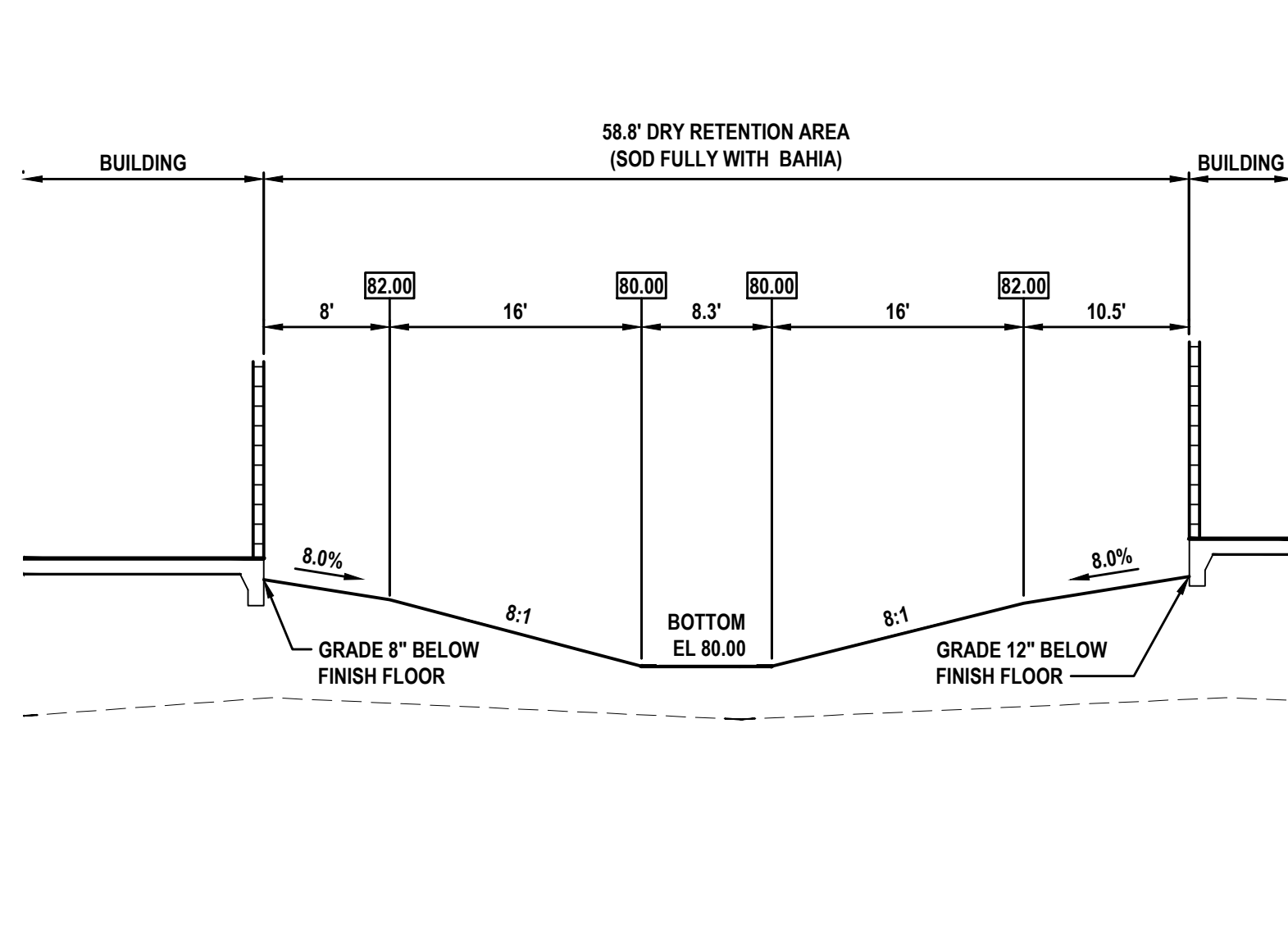
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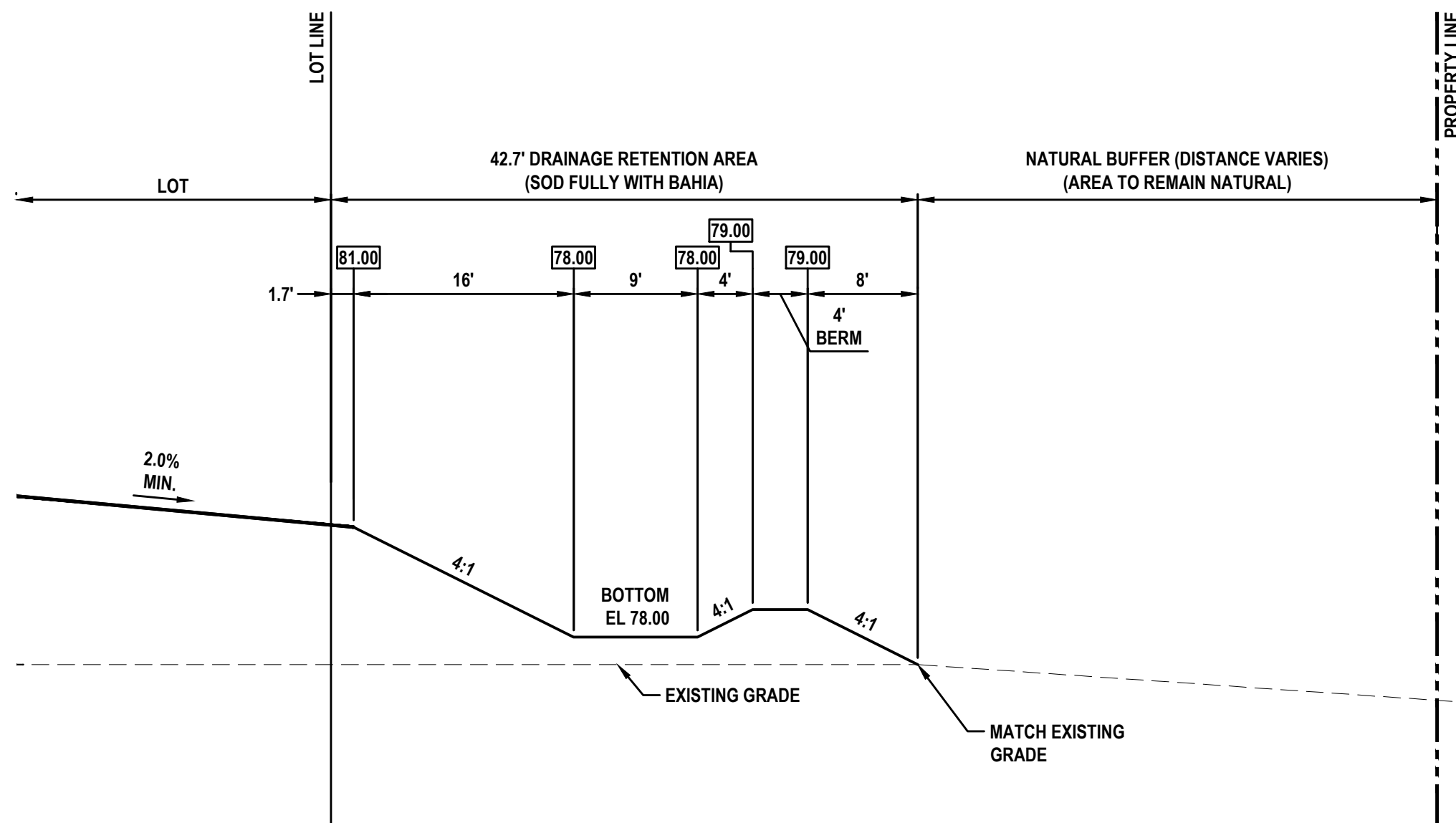
SECTION O
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SECTION P
NOT TO SCALE



SECTION Q
NOT TO SCALE

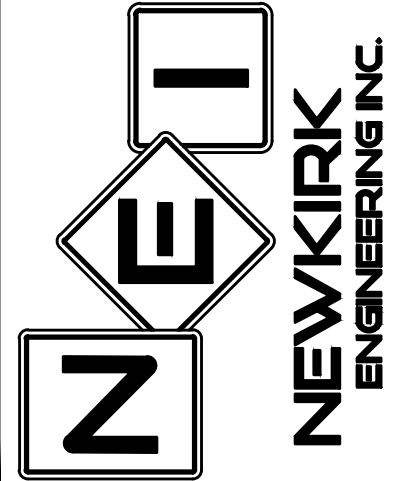


SECTION R
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS

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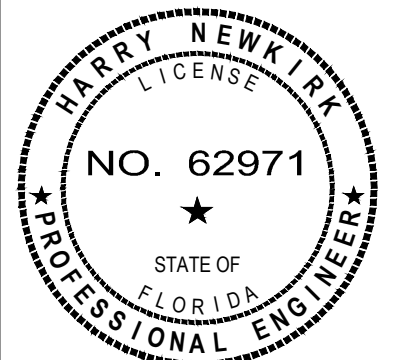


CROSS SECTIONS
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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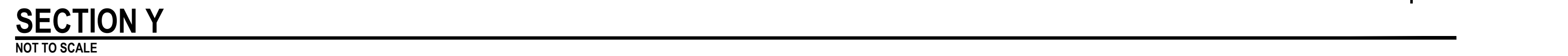
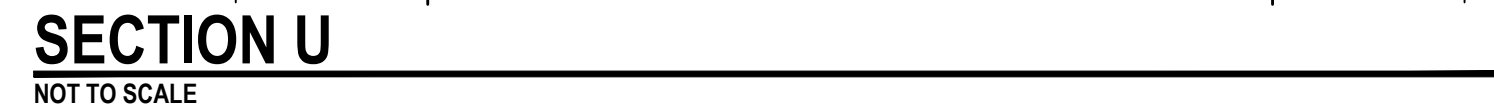
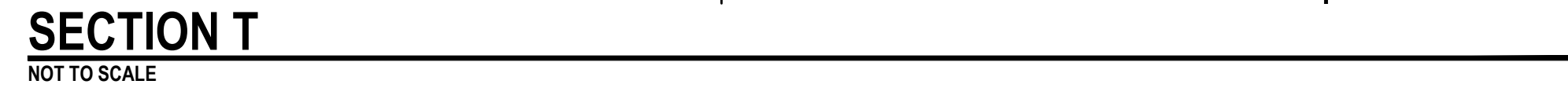
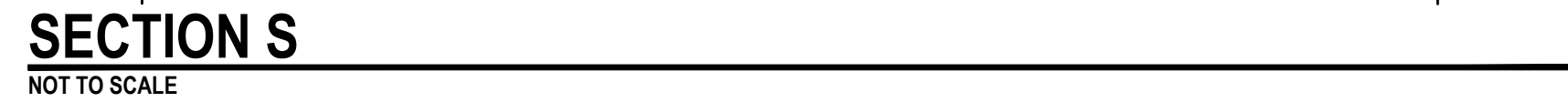
Harry Newkirk
Professional Engineer
No. 62971
State of Florida



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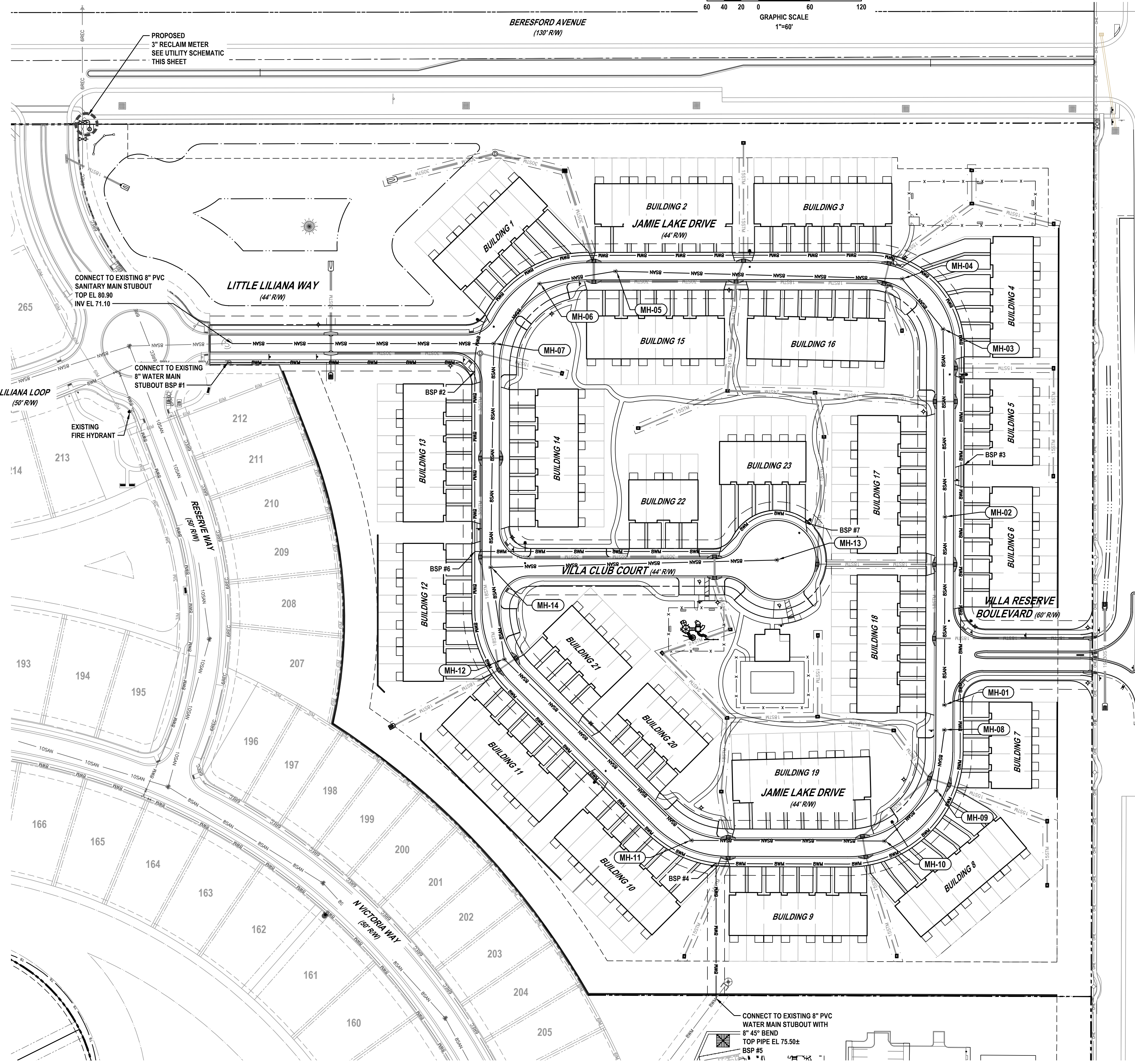
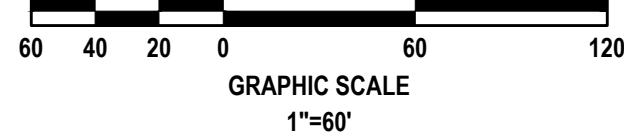
PROJECT No: 2024-79
DATE: DECEMBER 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: NOT TO SCALE
DRAWING NUMBER

29



CITY VIDEO INSPECTION NOTES:

1. ALL GRAVITY SEWER AND STORMWATER PIPING SHALL BE VIDEO INSPECTED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ACCEPTANCE OF THE INFRASTRUCTURE.
2. ALL TELEVISED PIPING NEEDS TO BE PROVIDED ON A THUMB DRIVE TO THE CITY AND NOT CD.



UTILITY LEGEND

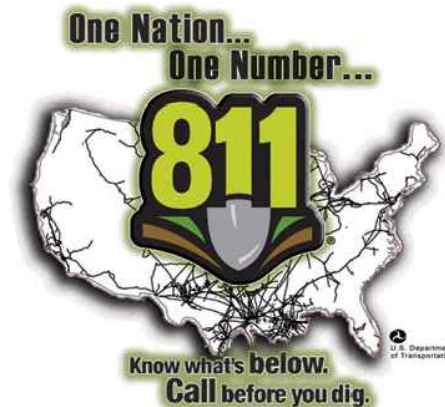
- PROPOSED 11.25° BEND
- PROPOSED 22.5° BEND
- PROPOSED 45° BEND
- PROPOSED 90° BEND
- PROPOSED TEE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SHORT SIDE WATER SERVICE
- PROPOSED LONG SIDE DOUBLE WATER SERVICE
- PROPOSED SHORT SIDE RECLAIMED WATER SERVICE
- PROPOSED 6" PVC SDR-26 SANITARY SEWER LATERAL (SLOPE @ 2.0% MIN.)
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED 8" PVC DR-18 WATER MAIN (30" MIN. COVER)
- PROPOSED 8" OR 10" PVC SDR 26 (SLOPE PER PLAN)
- BACTERIOLOGICAL SAMPLING POINT

UTLITY NOTES:

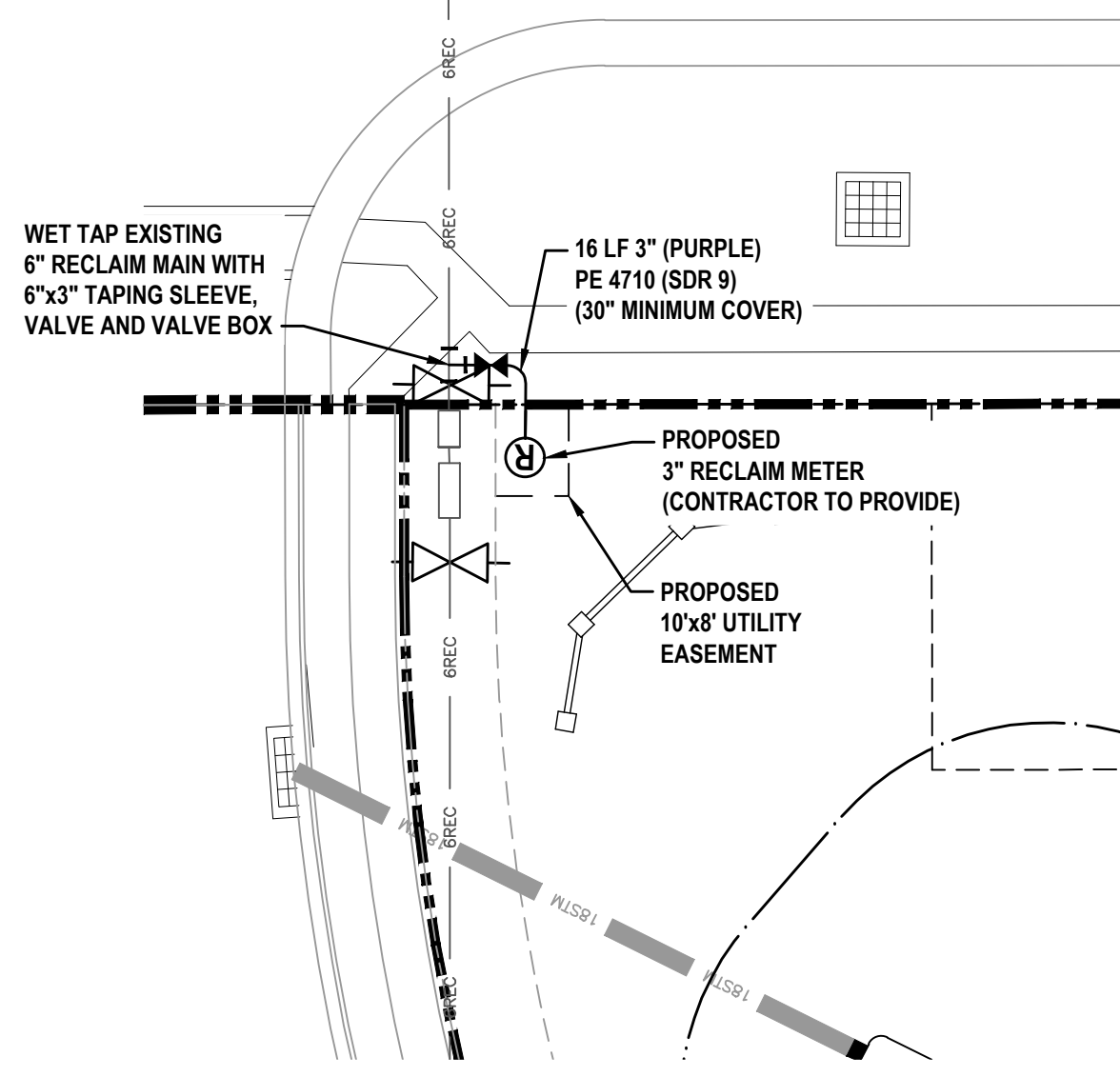
1. THE CITY OF DELAND PUBLIC WORKS / UTILITIES DEPARTMENT SHALL BE NOTIFIED PRIOR TO BEGINNING ANY WATER, SEWER AND REUSE SYSTEM CONSTRUCTION.
2. ALL WATER, SEWER AND REUSE CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDEP REGULATIONS AND CITY OF DELAND STANDARD UTILITY DETAILS AND SPECIFICATIONS (LATEST EDITION).
3. ALL WATER SERVICES SHALL BE CONSTRUCTED PER CITY DETAILS, SHEET 36, 37 AND 37.
4. ALL SANITARY SERVICES SHALL BE CONSTRUCTED PER CITY DETAILS, SHEET 40.
5. ALL RECLAIM SERVICES SHALL BE CONSTRUCTED PER CITY DETAILS, SHEET 39.
6. ALL FIRE HYDRANT ASSEMBLIES SHALL BE CONSTRUCTED PER CITY DETAILS, SHEET 36.
7. THERE SHALL BE A MINIMUM DISTANCE OF TEN FEET BETWEEN ALL. SANITARY, WATER AND RECLAIM SERVICES TO PROVIDE ADEQUATE ROOM FOR ELECTRIC AND OTHER UTILITIES TO AVOID CONFLICTS.

GRAVITY SEWER STRUCTURE TABLE

NAME:	DETAILS:	INVERTS
EX-01	48" DIA RIM = 80.90	8" E INV EL = 71.20 8" W INV EL = 71.10
MH-01	48" DIA RIM = 83.01	8" N INV EL = 77.24
MH-02	48" DIA RIM = 81.86	8" S INV EL = 76.25 8" N INV EL = 76.15
MH-03	48" DIA RIM = 80.76	8" S INV EL = 75.28 8" NW INV EL = 75.18
MH-04	48" DIA RIM = 80.37	8" SE INV EL = 74.88 8" W INV EL = 74.78
MH-05	48" DIA RIM = 80.58	8" E INV EL = 73.44 8" W INV EL = 73.34
MH-06	48" DIA RIM = 81.34	8" E INV EL = 72.98 8" SW INV EL = 72.88
MH-07	48" DIA RIM = 82.10	8" W INV EL = 72.43 8" S INV EL = 72.53 8" NE INV EL = 72.53
MH-08	48" DIA RIM = 83.02	8" S INV EL = 77.31
MH-09	48" DIA RIM = 82.65	8" SW INV EL = 76.89 8" N INV EL = 76.99
MH-10	48" DIA RIM = 82.20	8" NE INV EL = 76.51 8" W INV EL = 76.41
MH-11	48" DIA RIM = 81.46	8" E INV EL = 75.51 8" NW INV EL = 75.41
MH-12	48" DIA RIM = 81.04	8" SE INV EL = 74.20 8" N INV EL = 74.10
MH-13	48" DIA RIM = 82.60	8" W INV EL = 75.00
MH-14	48" DIA RIM = 81.63	8" S INV EL = 73.67 8" N INV EL = 73.57 8" E INV EL = 73.67



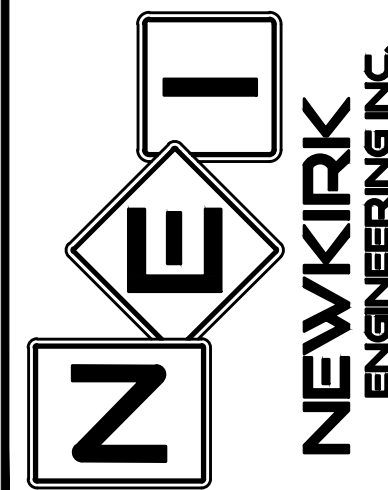
WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.



REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
6/9/25	CITY COMMENTS

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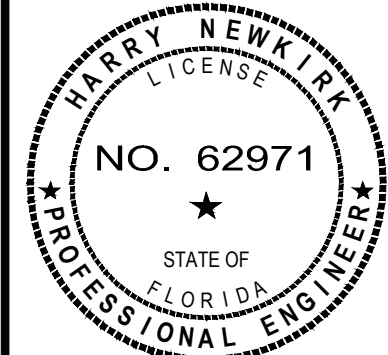
OVERALL UTILITIES PLAN
RESERVE AT VICTORIA
PHASE 4

1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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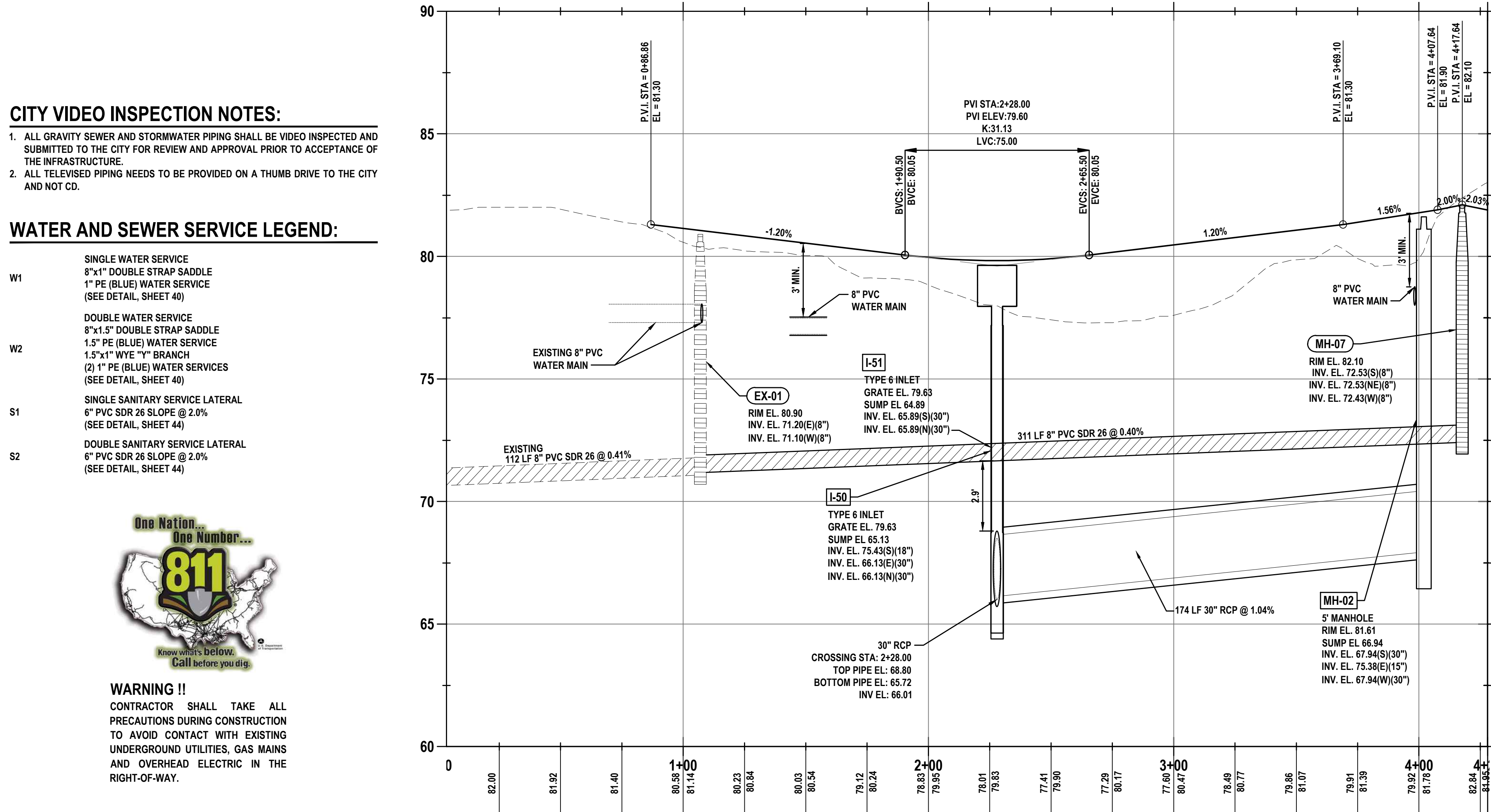
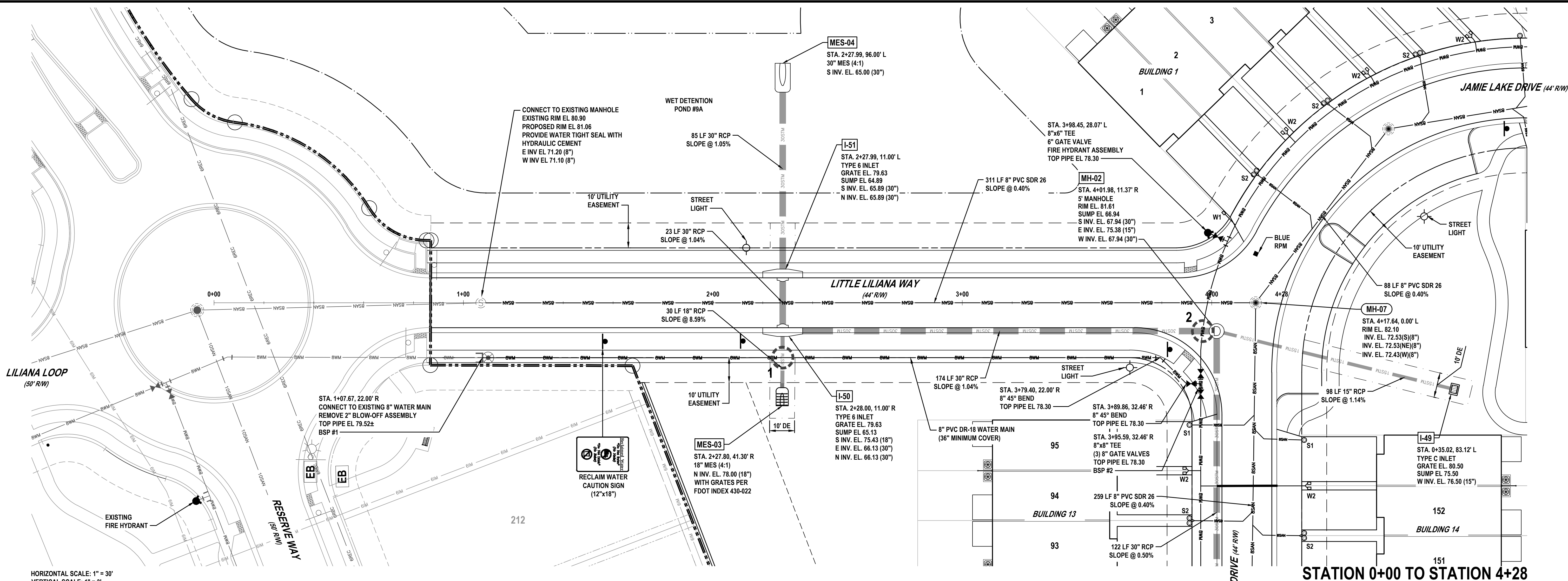
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PROJECT No: 2024-79
DATE: DECEMBER 2024
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DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 60'
DRAWING NUMBER

31



CITY VIDEO INSPECTION NOTES:

- ALL GRAVITY SEWER AND STORMWATER PIPING SHALL BE VIDEO INSPECTED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ACCEPTANCE OF THE INFRASTRUCTURE.
- ALL TELEVIEWED PIPING NEEDS TO BE PROVIDED ON A THUMB DRIVE TO THE CITY AND NOT CD.

WATER AND SEWER SERVICE LEGEND:

W1 SINGLE WATER SERVICE
8"x1" DOUBLE STRAP SADDLE
1" PE (BLUE) WATER SERVICE
(SEE DETAIL, SHEET 40)

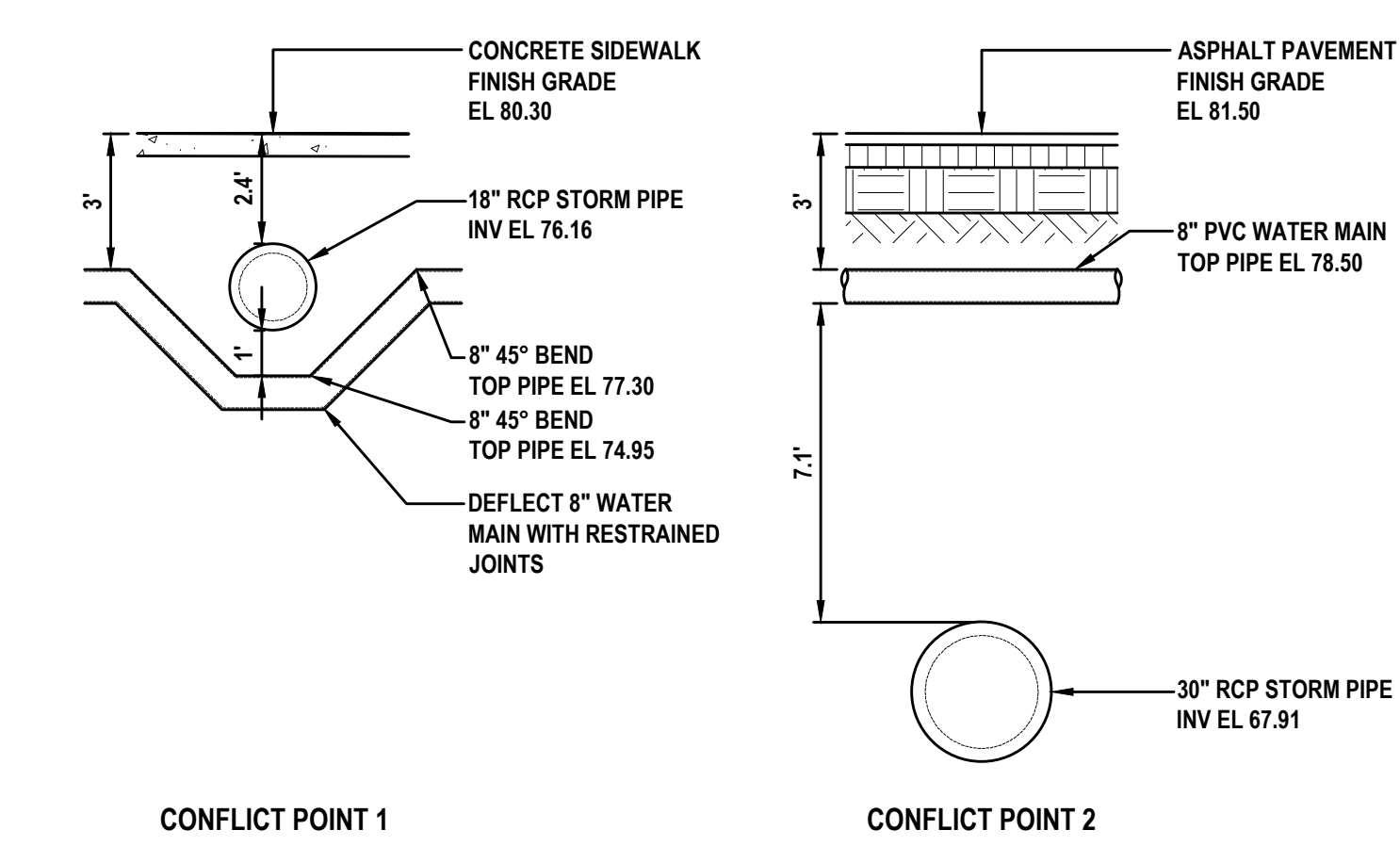
W2 DOUBLE WATER SERVICE
8"x1.5" DOUBLE STRAP SADDLE
1.5" PE (BLUE) WATER SERVICE
1.5"x1" WYE "Y" BRANCH
(2) 1" PE (BLUE) WATER SERVICES
(SEE DETAIL, SHEET 40)

S1 SINGLE SANITARY SERVICE LATERAL
6" PVC SDR 26 SLOPE @ 2.0%
(SEE DETAIL, SHEET 44)

S2 DOUBLE SANITARY SERVICE LATERAL
8" PVC SDR 26 SLOPE @ 2.0%
(SEE DETAIL, SHEET 44)



WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.



**CONFLICT POINT 1
UTILITY CONFLICT DETAIL**
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
6/9/25	CITY COMMENTS

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**PLAN AND PROFILE - LITTLE LILIANA
RESERVE AT VICTORIA
PHASE 4**

STA. 0+00 - 4+28
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

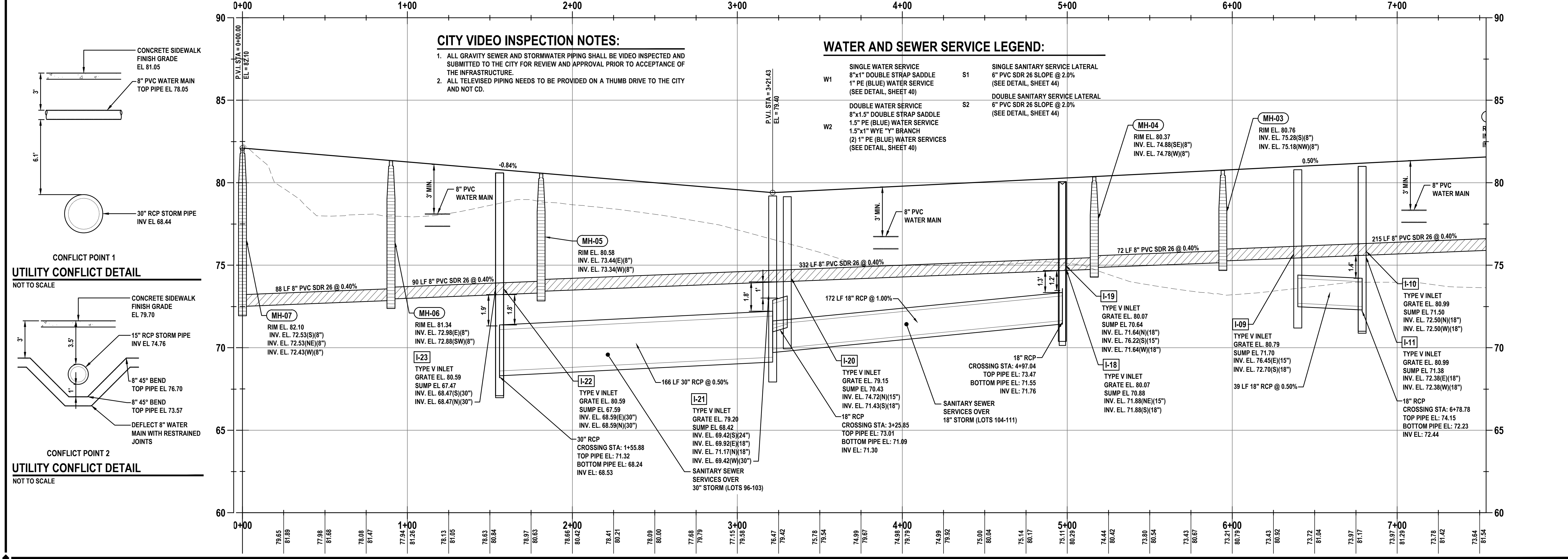
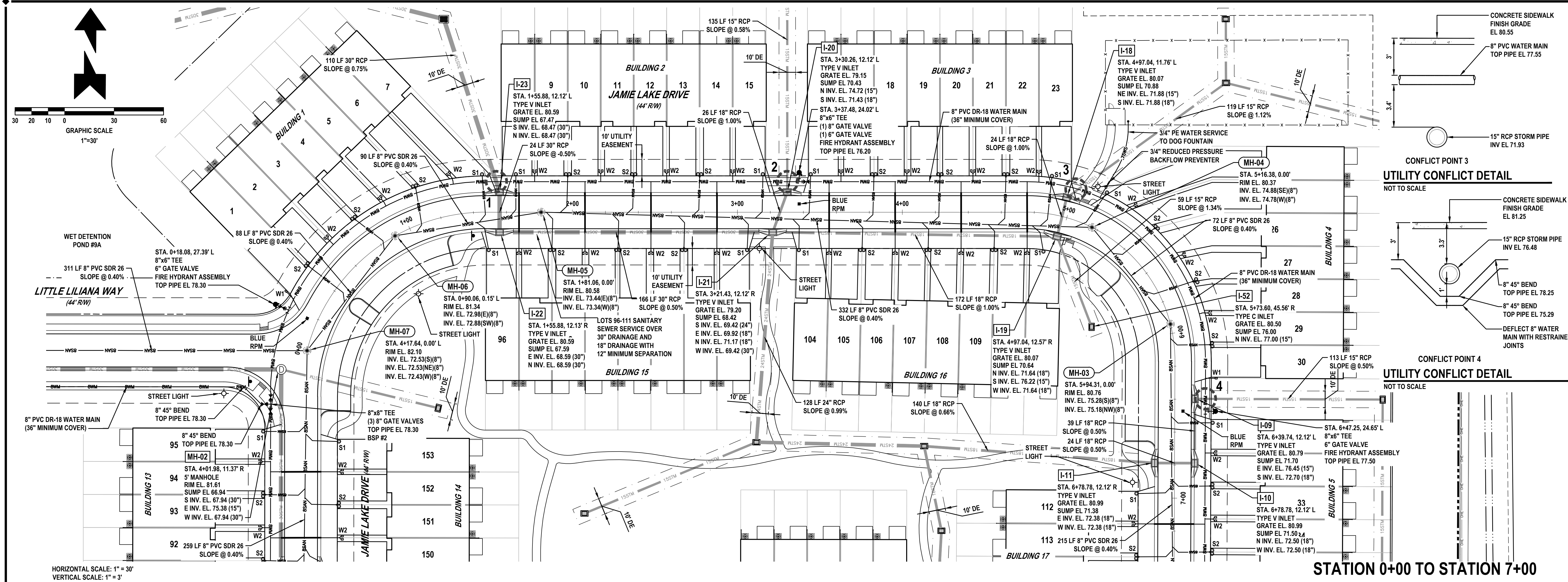
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HARRY NEWKIRK
LICENSE
NO. 62971
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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SCALE: 1" = 30'
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32



REVISIONS	
DATE	DESCRIPTION
5/9/25	CITY COMMENTS
6/9/25	CITY COMMENTS

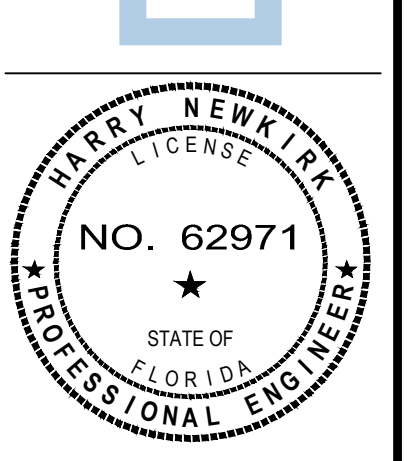
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PLAN AND PROFILE - JAMIE LAKE
STA. 0+00 - 7+00
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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Harry Newkirk



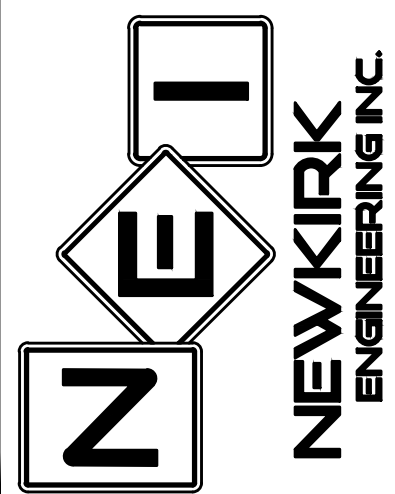
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33

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
6/9/25	CITY COMMENTS

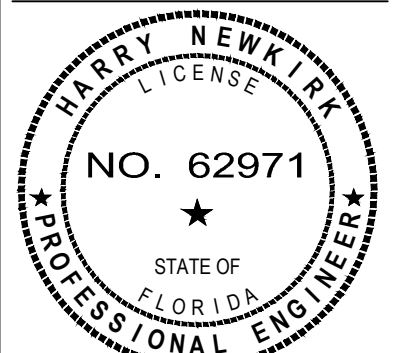
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PLAN AND PROFILE - JAMIE LAKE
STA. 7+00 - 9+74
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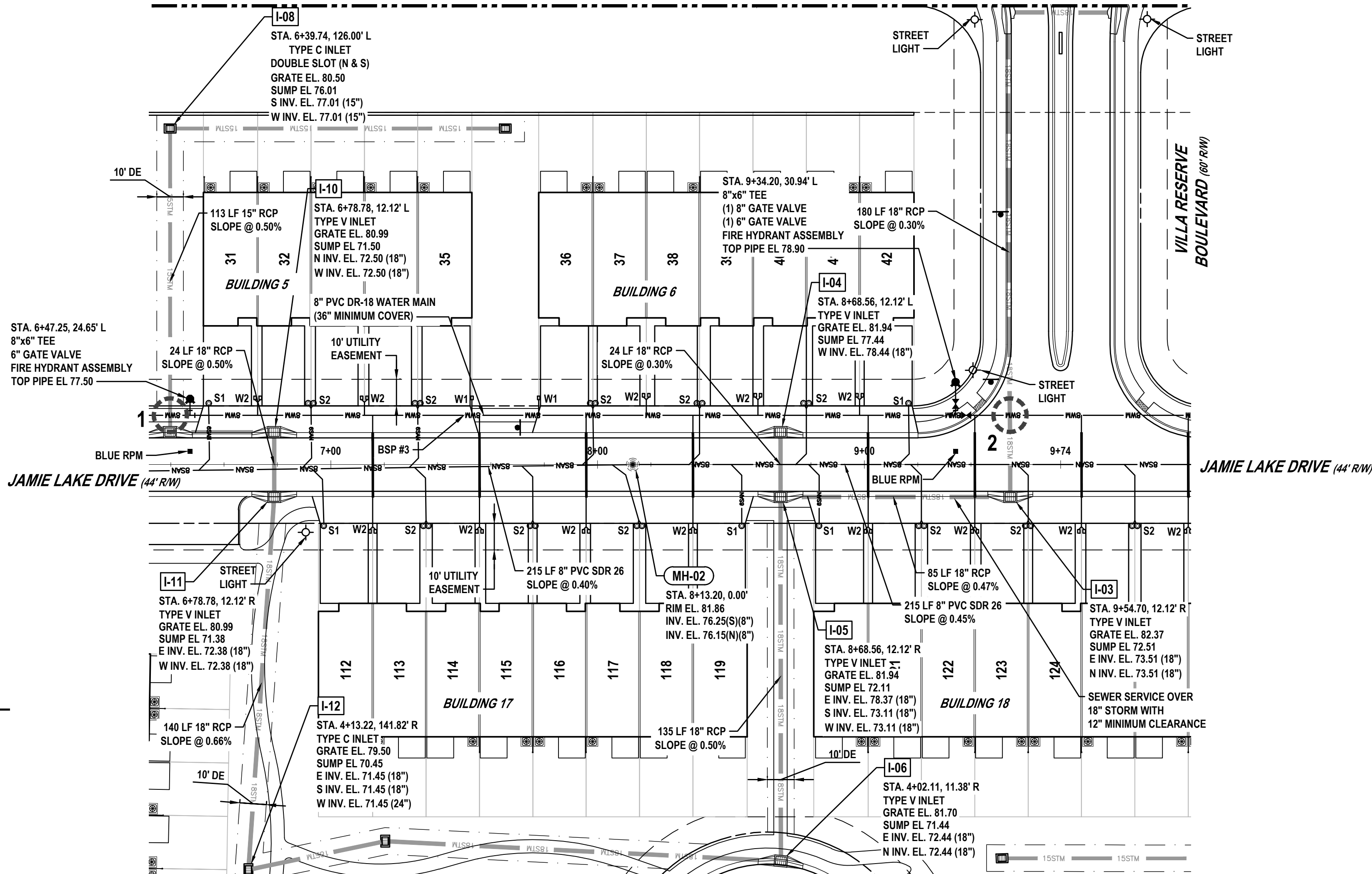
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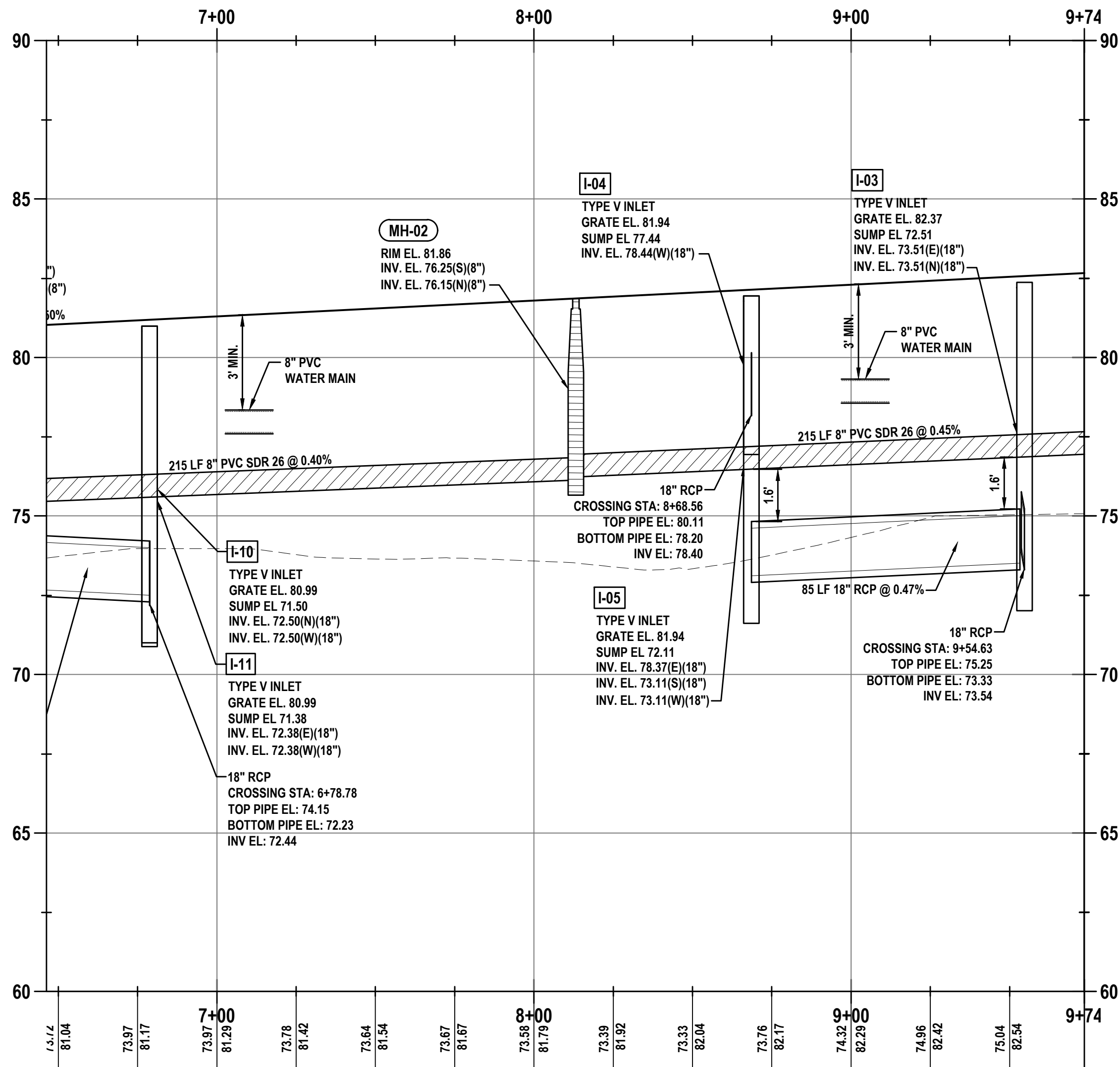
PROJECT No:	2024-79
DATE:	DECEMBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'
DRAWING NUMBER	

34



HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

STATION 7+00 TO STATION 9+74



UTILITY LEGEND

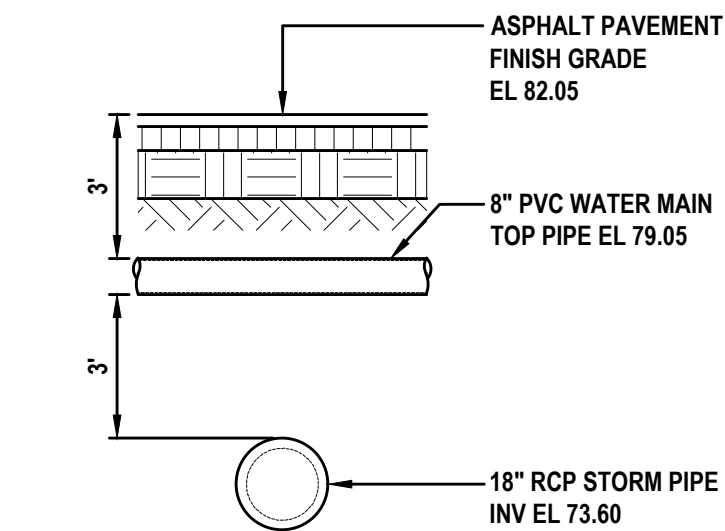
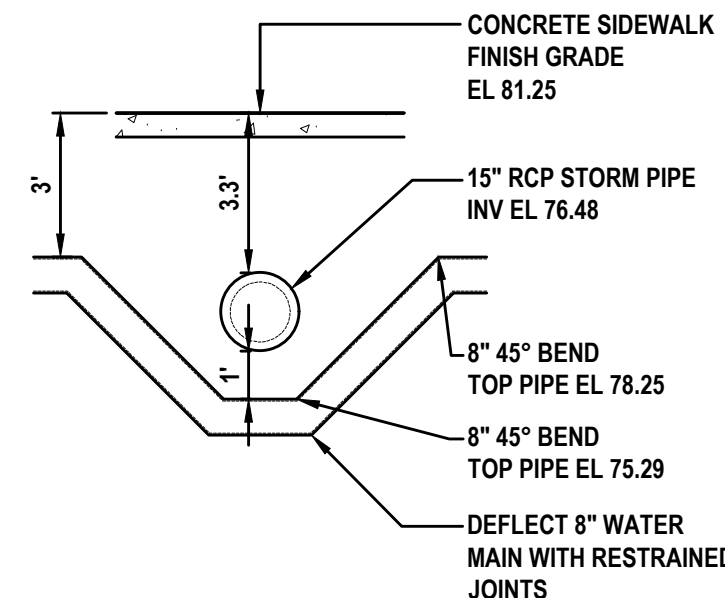
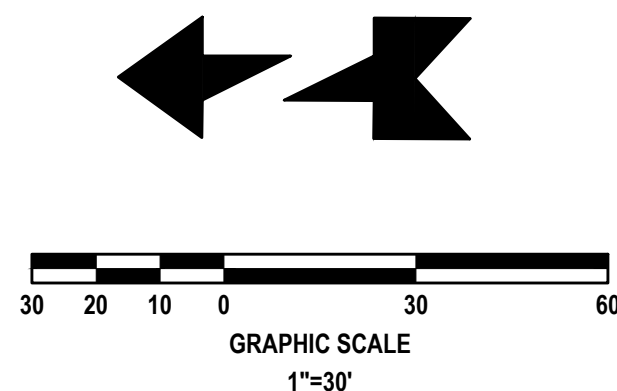
- PROPOSED 11.25° BEND
- PROPOSED 22.5° BEND
- PROPOSED 45° BEND
- PROPOSED 90° BEND
- PROPOSED TEE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SHORT SIDE WATER SERVICE
- PROPOSED LONG SIDE DOUBLE WATER SERVICE
- PROPOSED SHORT SIDE RECLAIMED WATER SERVICE
- PROPOSED 6" PVC SDR-26 SANITARY SEWER LATERAL (SLOPE @ 2.0% MIN.)
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED 8" PVC DR-18 WATER MAIN (30" MIN. COVER)
- PROPOSED 8" OR 10" PVC SDR 26 (SLOPE PER PLAN)
- BSP BACTERIOLOGICAL SAMPLING POINT

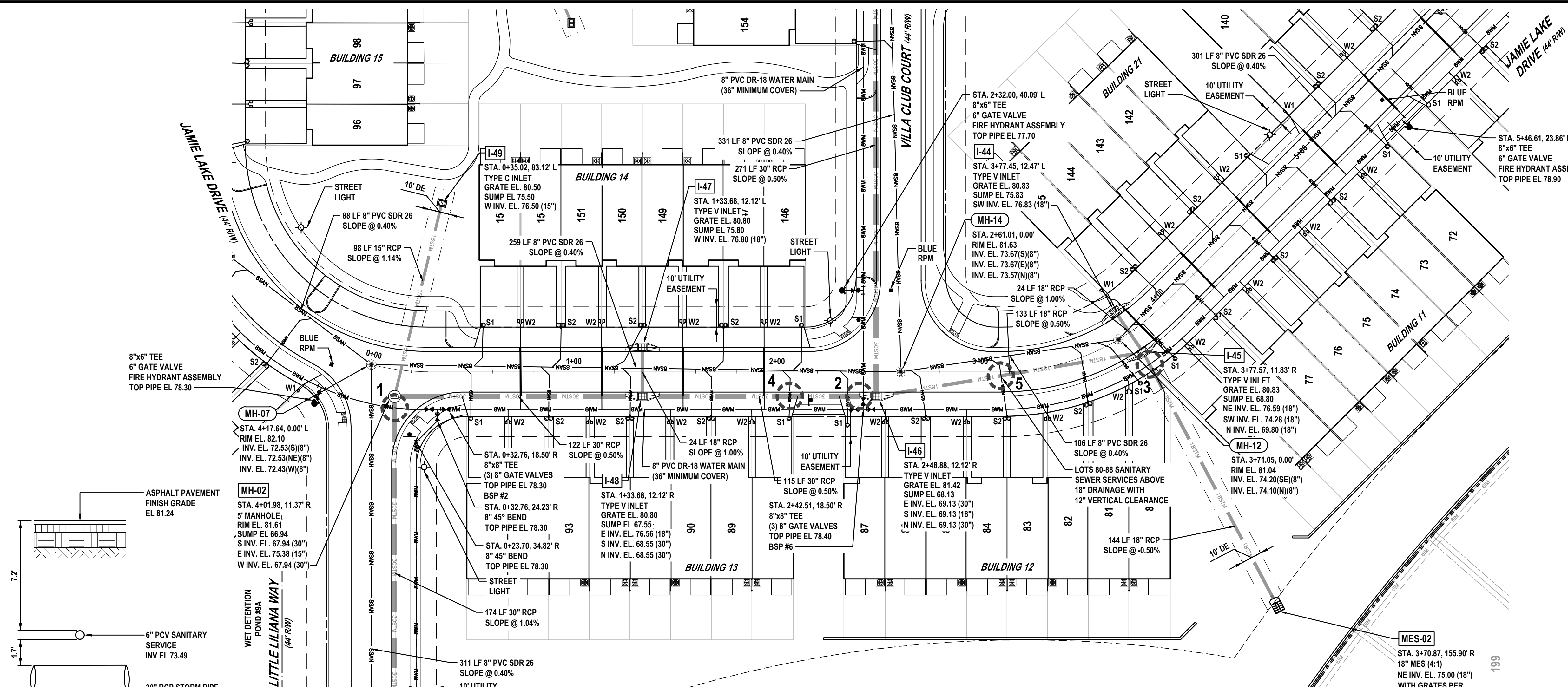
CITY VIDEO INSPECTION NOTES:

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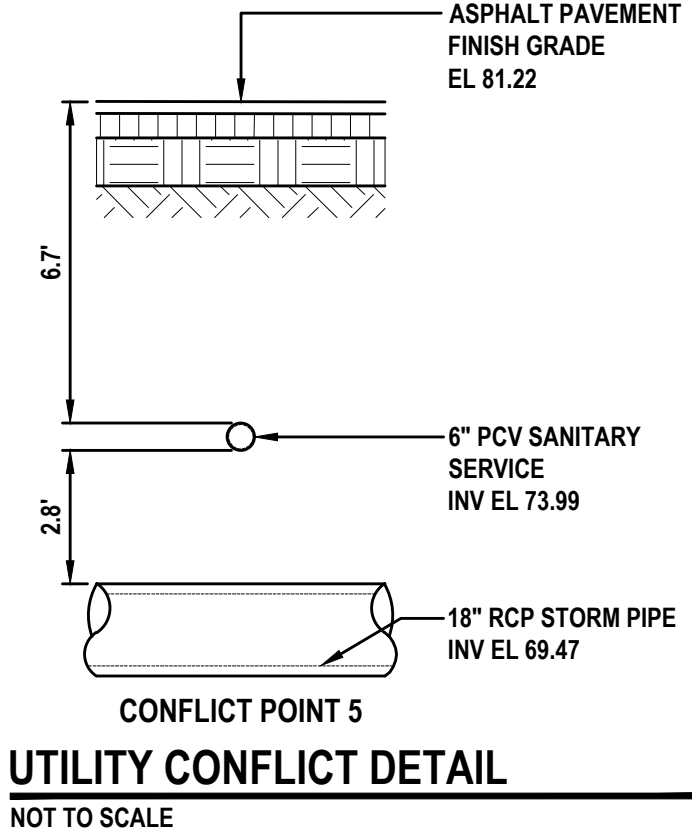
WATER AND SEWER SERVICE LEGEND:

- SINGLE WATER SERVICE
- 8"x1" DOUBLE STRAP SADDLE
- 1" PE (BLUE) WATER SERVICE (SEE DETAIL, SHEET 40)
- DOUBLE WATER SERVICE
- 8"x1.5" DOUBLE STRAP SADDLE
- 1.5" PE (BLUE) WATER SERVICE
- 1.5"x1" WYE "Y" BRANCH
- (2) 1" PE (BLUE) WATER SERVICES (SEE DETAIL, SHEET 40)
- SINGLE SANITARY SERVICE LATERAL
- 6" PVC SDR 26 SLOPE @ 2.0% (SEE DETAIL, SHEET 44)
- DOUBLE SANITARY SERVICE LATERAL
- 6" PVC SDR 26 SLOPE @ 2.0% (SEE DETAIL, SHEET 44)



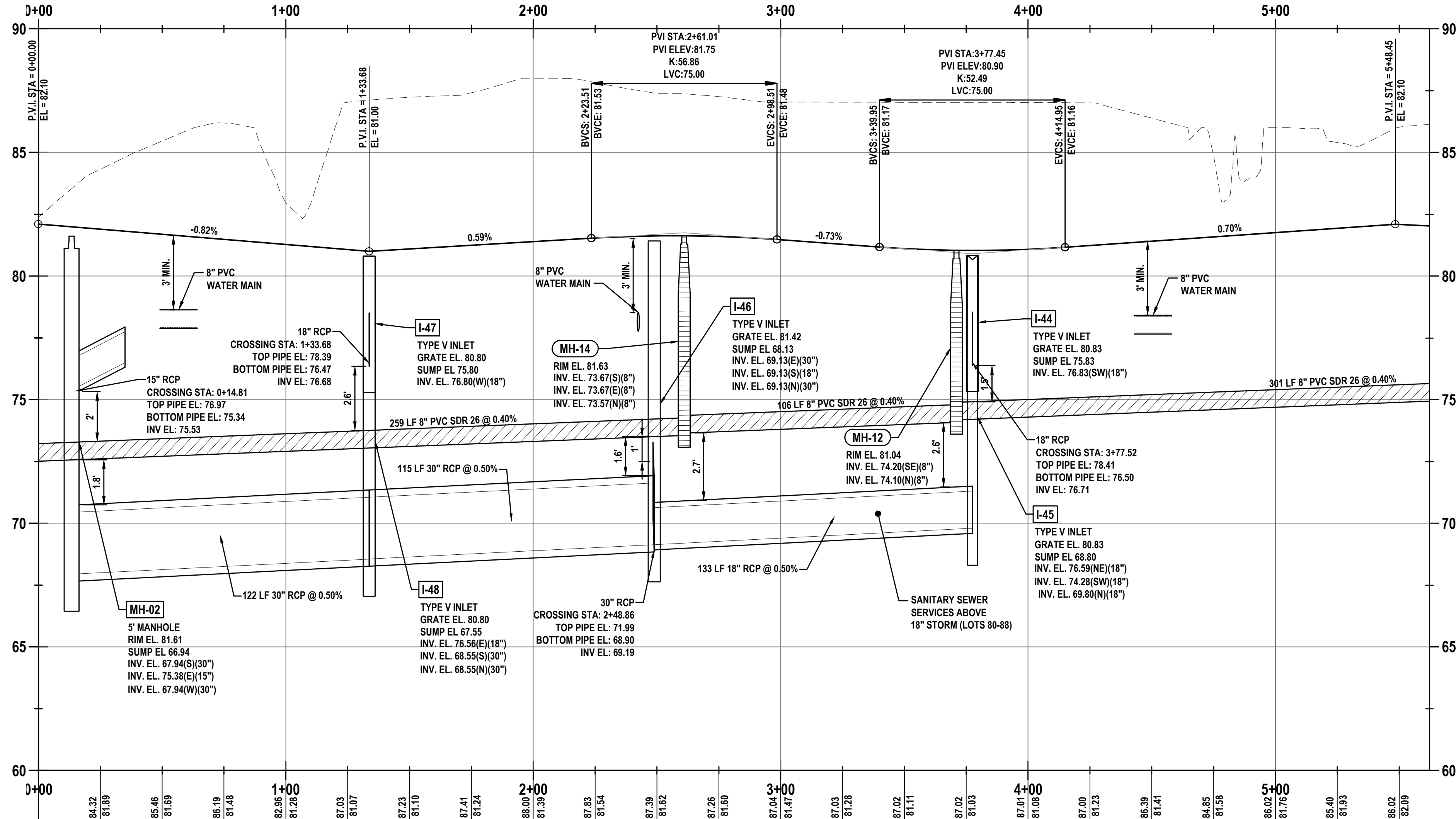


UTILITY CONFLICT DETAIL
NOT TO SCALE

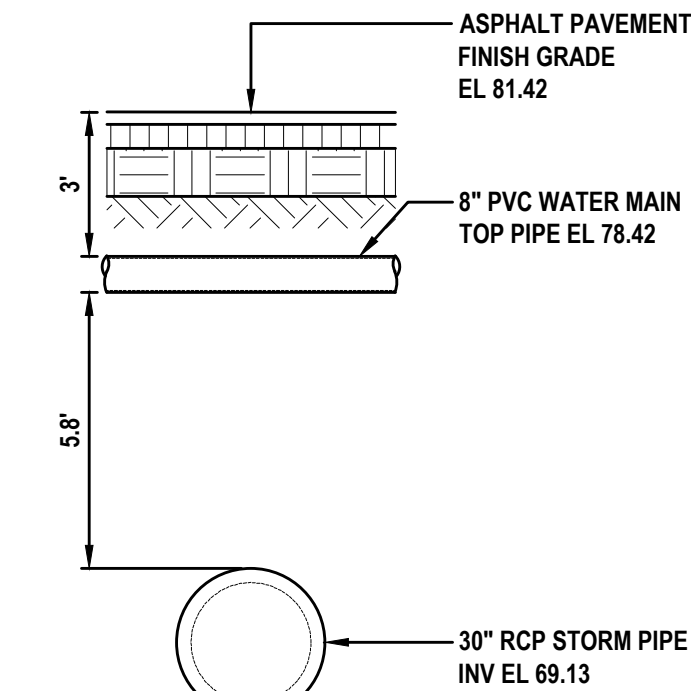


WATER AND SEWER SERVICE LEGEND:

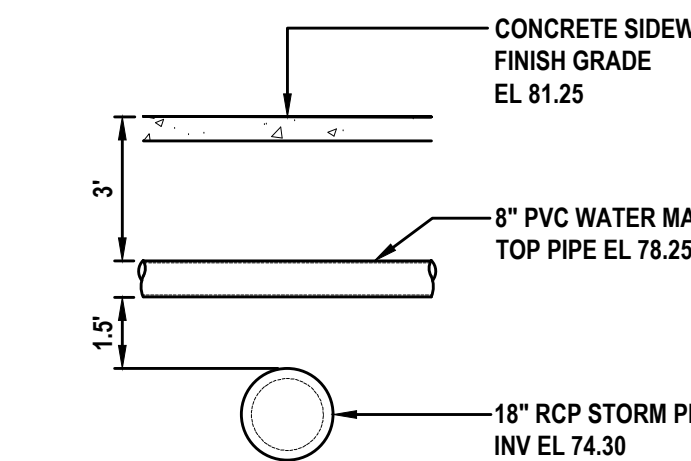
- W1 SINGLE WATER SERVICE
8"x1" DOUBLE STRAP SADDLE
1" PE (BLUE) WATER SERVICE
(SEE DETAIL, SHEET 40)
- W2 DOUBLE WATER SERVICE
8"x1.5" DOUBLE STRAP SADDLE
1.5" PE (BLUE) WATER SERVICE
1.5"x1" WYE "Y" BRANCH
(2) 1" PE (BLUE) WATER SERVICES
(SEE DETAIL, SHEET 40)
- S1 SINGLE SANITARY SERVICE LATERAL
6" PVC SDR 26 SLOPE @ 2.0%
(SEE DETAIL, SHEET 44)
- S2 DOUBLE SANITARY SERVICE LATERAL
6" PVC SDR 26 SLOPE @ 2.0%
(SEE DETAIL, SHEET 44)



UTILITY CONFLICT DETAIL
NOT TO SCALE

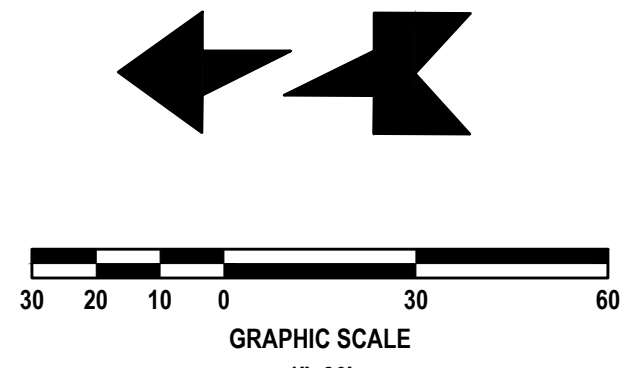


UTILITY CONFLICT DETAIL
NOT TO SCALE



UTILITY CONFLICT DETAIL
NOT TO SCALE

CITY VIDEO INSPECTION NOTES:
1. ALL GRAVITY SEWER AND STORMWATER PIPING SHALL BE VIDEO INSPECTED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ACCEPTANCE OF THE INFRASTRUCTURE.
2. ALL TELEVIEWED PIPING NEEDS TO BE PROVIDED ON A THUMB DRIVE TO THE CITY AND NOT CD.



REVISIONS	
DATE	DESCRIPTION
5/9/25	CITY COMMENTS
6/9/25	CITY COMMENTS

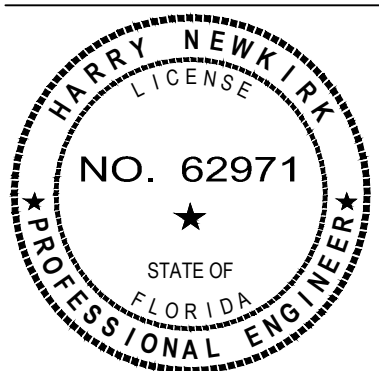
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NEWKIRK
ENGINEERING INC.

PLAN AND PROFILE - JAMIE LAKE
STA. 0+00 - 5+00
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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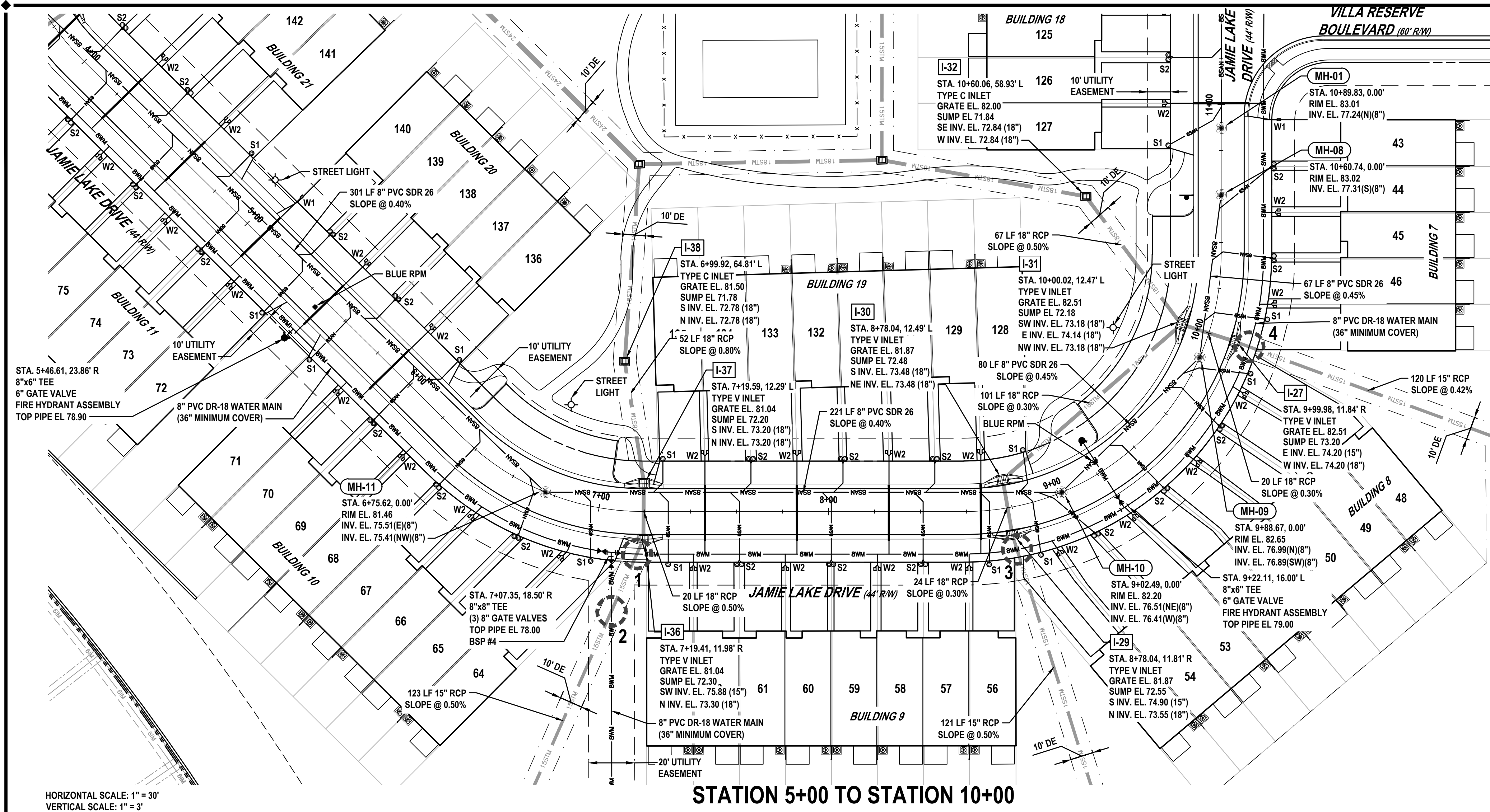
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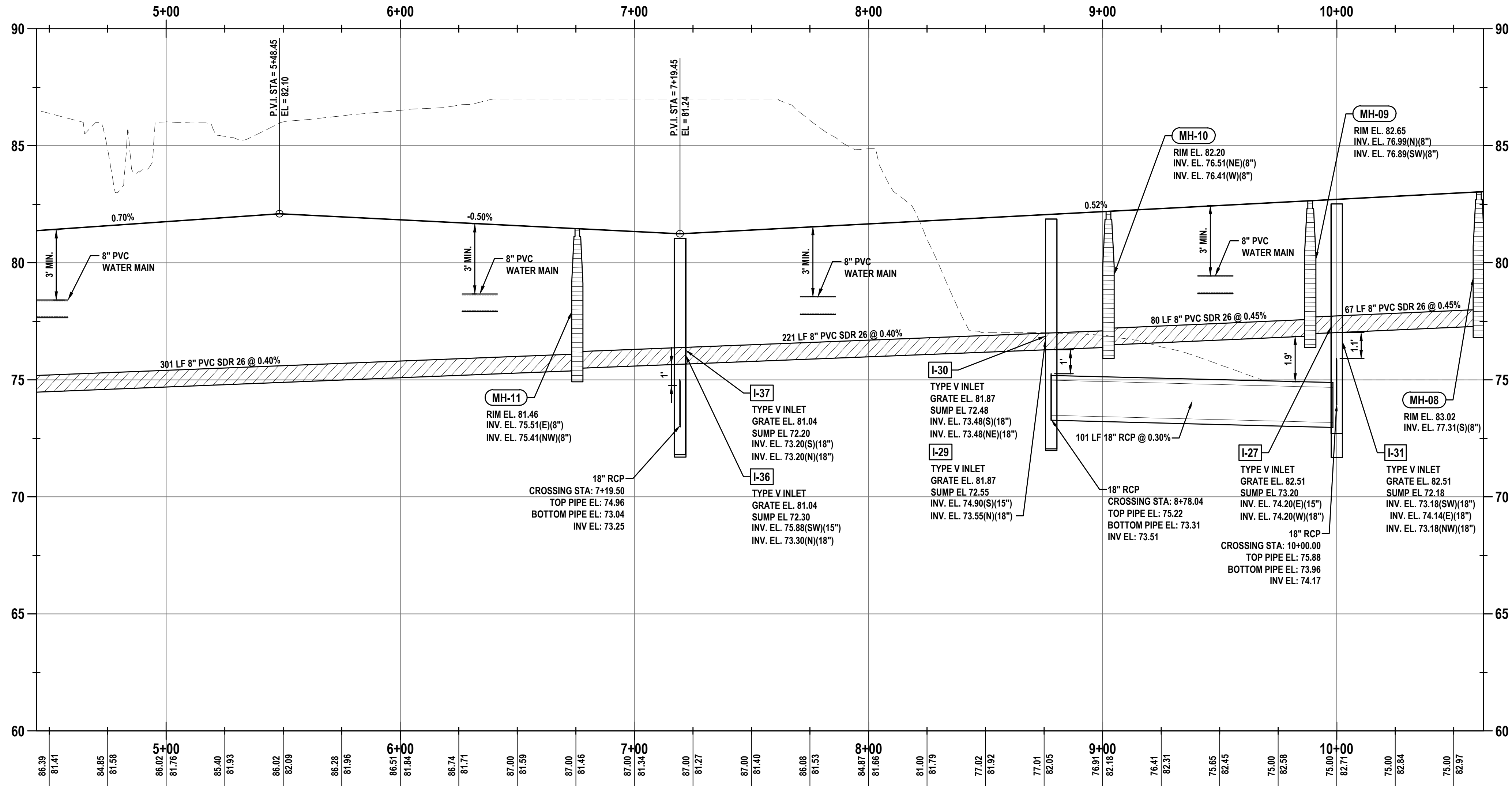
PROJECT No:	2024-79
DATE:	DECEMBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'
DRAWING NUMBER	

35



HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

STATION 5+00 TO STATION 10+00



UTILITY LEGEND

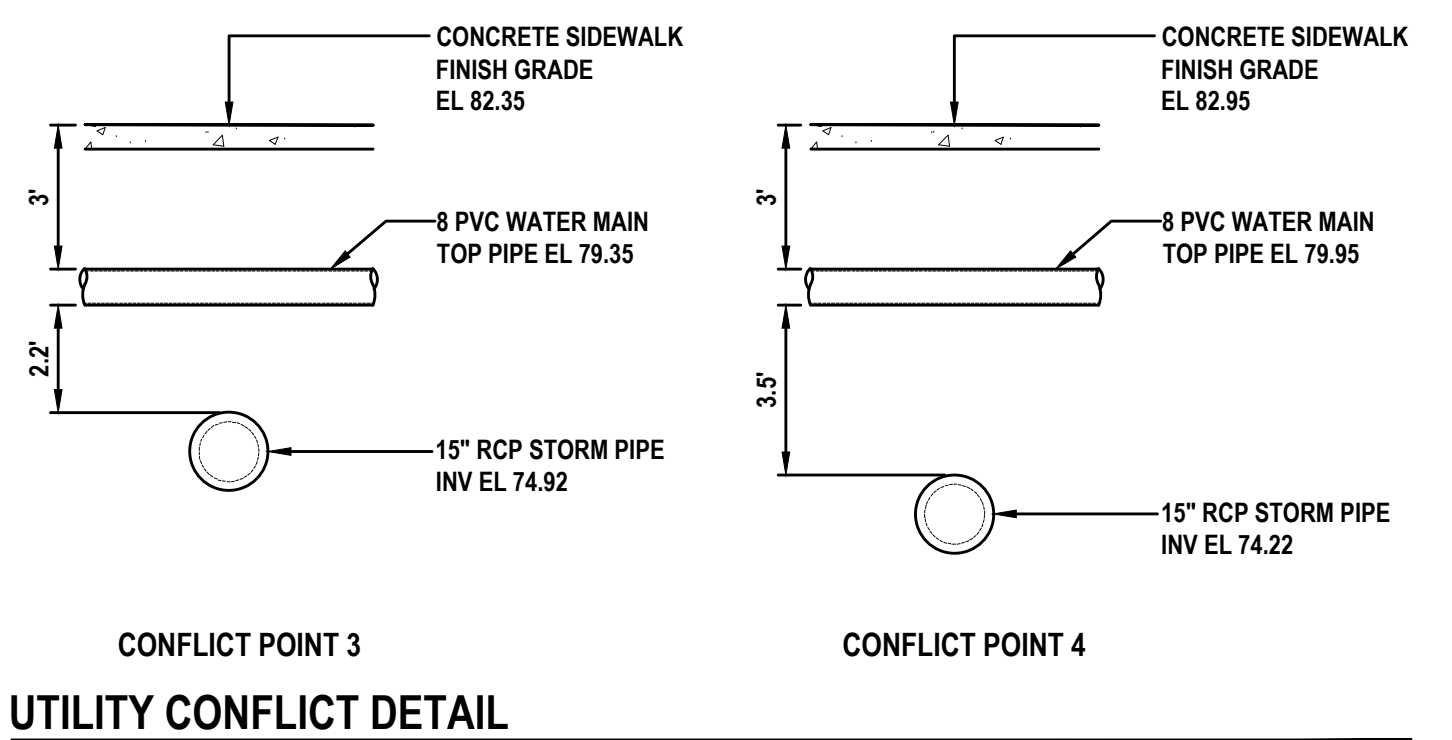
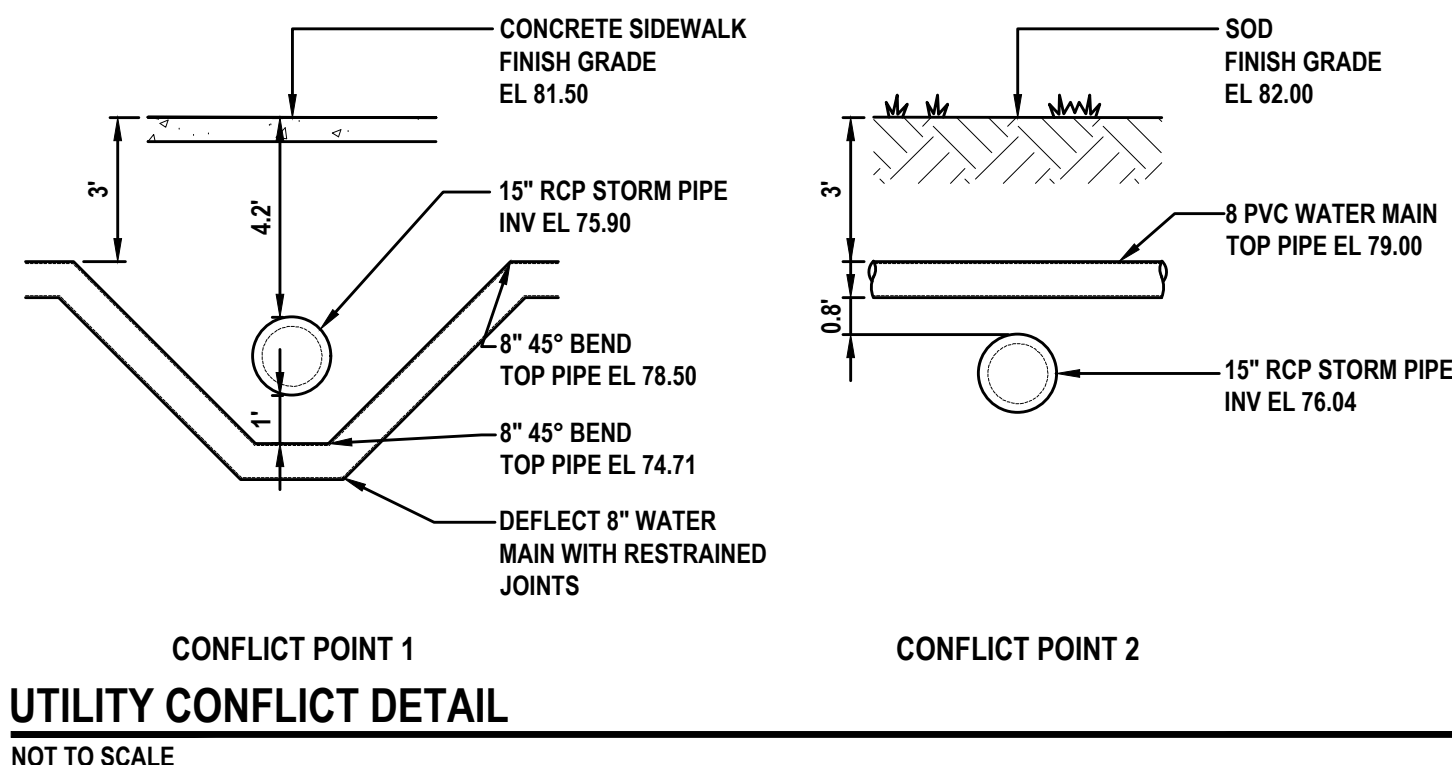
- PROPOSED 11.25" BEND
- PROPOSED 22.5" BEND
- PROPOSED 45" BEND
- PROPOSED 90" BEND
- PROPOSED TEE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SHORT SIDE WATER SERVICE
- PROPOSED LONG SIDE DOUBLE WATER SERVICE
- PROPOSED SHORT SIDE RECLAIMED WATER SERVICE
- PROPOSED 6" PVC SDR-26 SANITARY SEWER LATERAL (SLOPE @ 2.0% MIN.)
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED 8" PVC DR-18 WATER MAIN (30" MIN. COVER)
- PROPOSED 8" OR 10" PVC SDR 26 (SLOPE PER PLAN)
- BACTERIOLOGICAL SAMPLING POINT

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WATER AND SEWER SERVICE LEGEND:

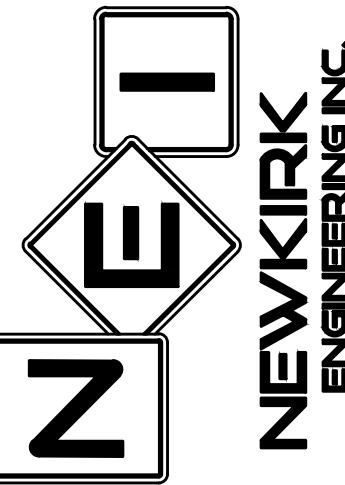
- SINGLE WATER SERVICE
- 8"x1" DOUBLE STRAP SADDLE
- 1" PE (BLUE) WATER SERVICE (SEE DETAIL, SHEET 40)
- DOUBLE WATER SERVICE
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REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
6/9/25	CITY COMMENTS

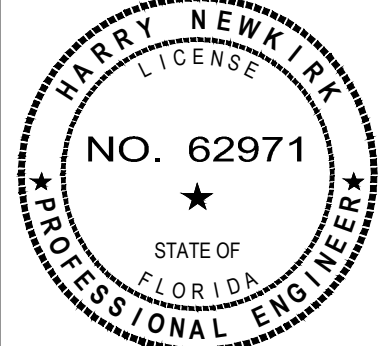
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PLAN AND PROFILE - JAMIE LAKE
STA. 5+00 - 10+00
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PHASE 4
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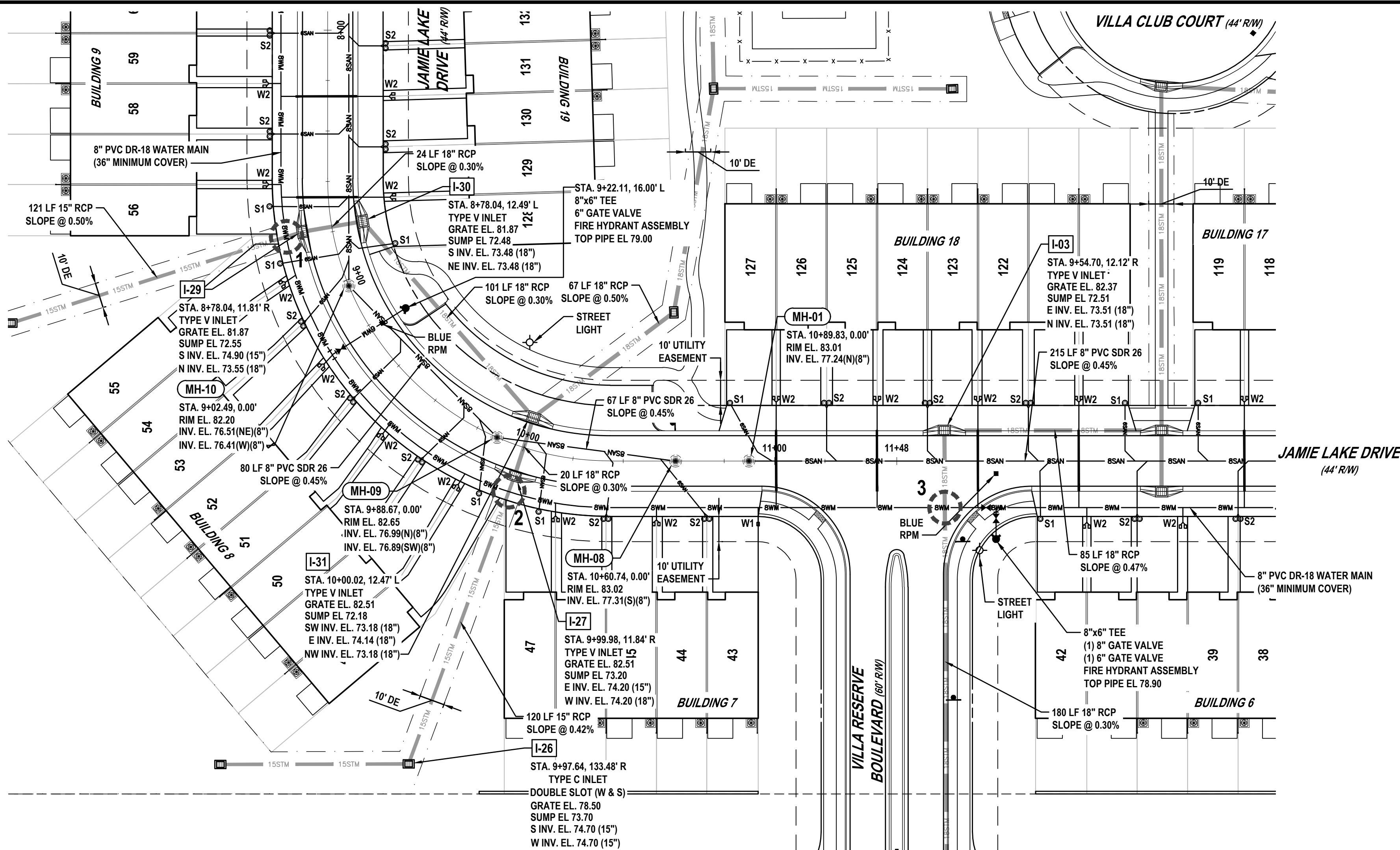
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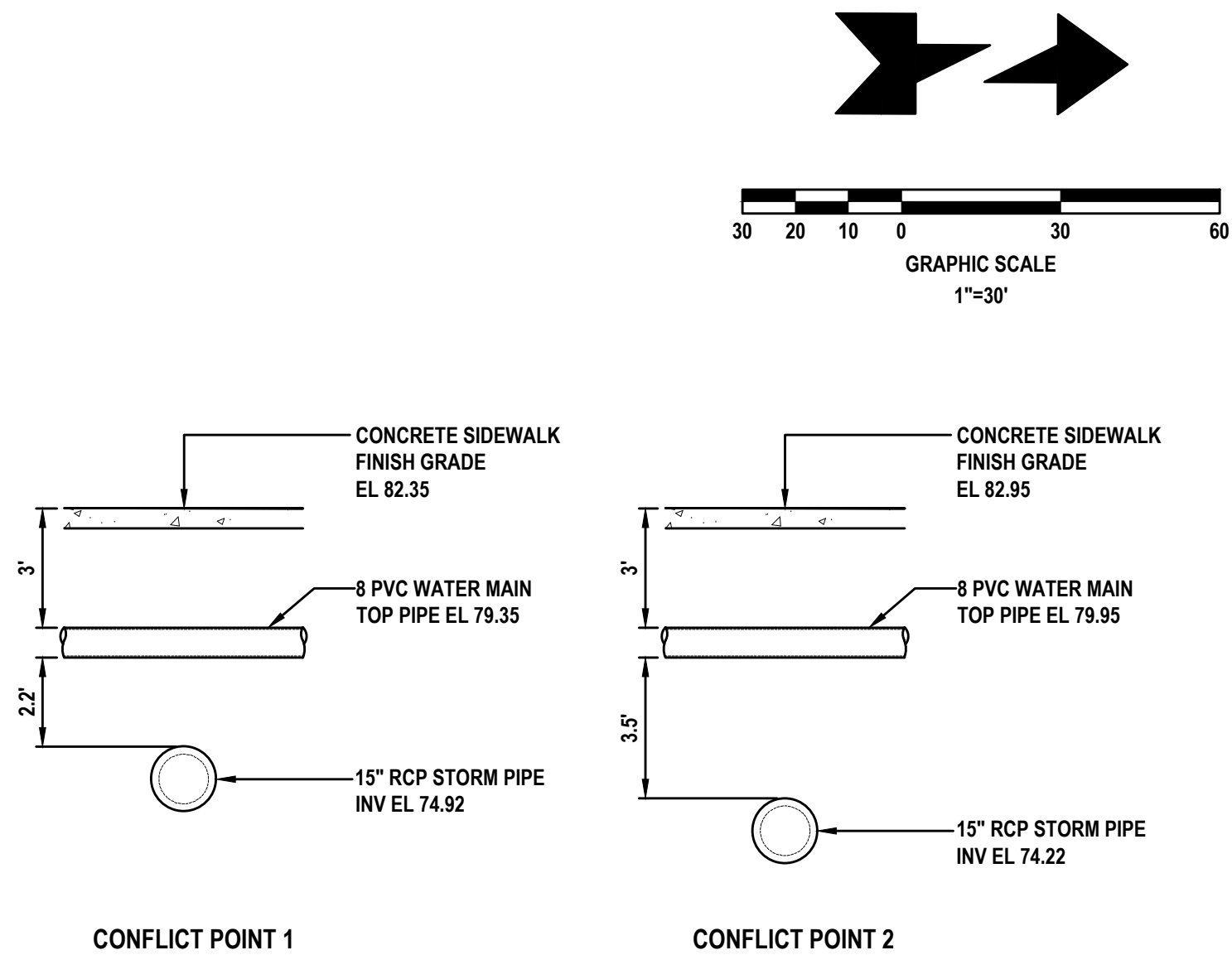
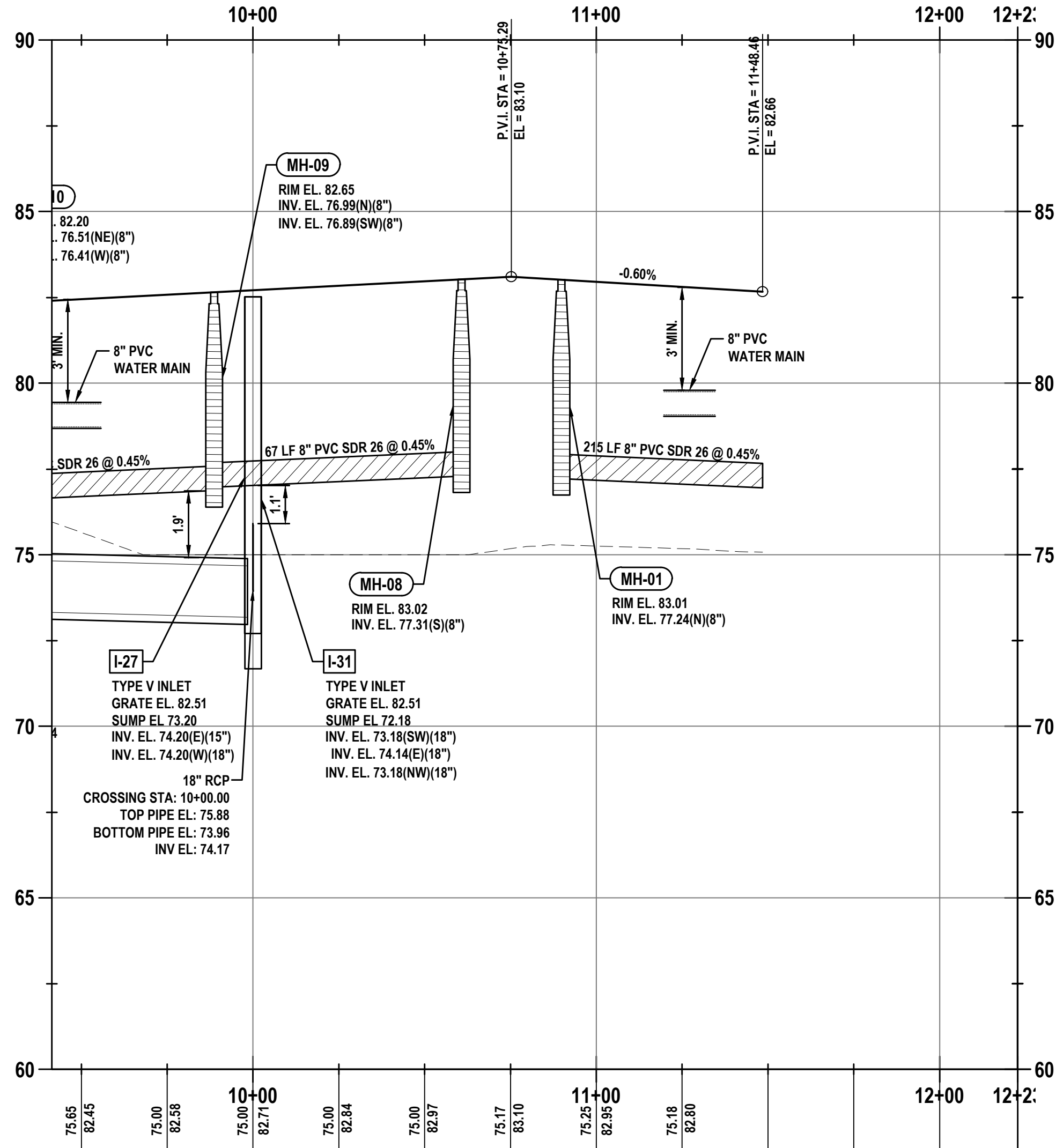
PROJECT No:	2024-79
DATE:	DECEMBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'
DRAWING NUMBER	

36

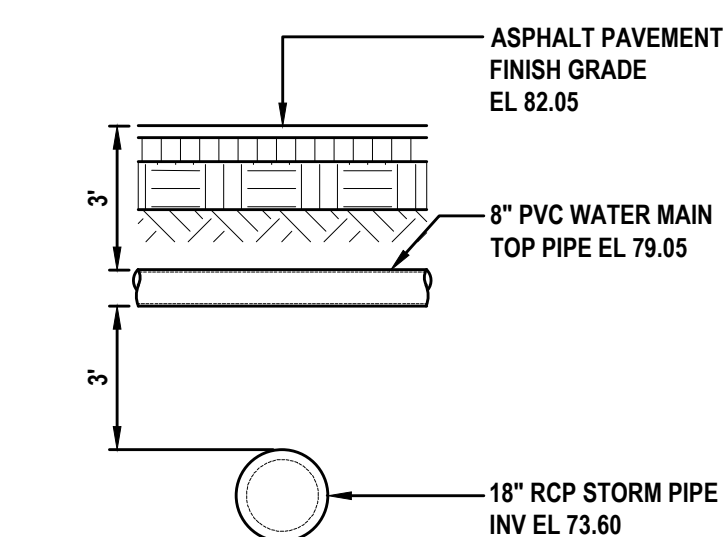


HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

STATION 10+00 TO STATION 11+48



UTILITY CONFLICT DETAIL
NOT TO SCALE



UTILITY CONFLICT DETAIL
NOT TO SCALE

UTILITY LEGEND

- PROPOSED 11.25° BEND
- PROPOSED 22.5° BEND
- PROPOSED 45° BEND
- PROPOSED 90° BEND
- PROPOSED TEE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SHORT SIDE WATER SERVICE
- PROPOSED LONG SIDE DOUBLE WATER SERVICE
- PROPOSED SHORT SIDE RECLAIMED WATER SERVICE
- PROPOSED 6" PVC SDR-26 SANITARY SEWER LATERAL (SLOPE @ 2.0% MIN.)
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED 8" PVC DR-18 WATER MAIN (30" MIN. COVER)
- PROPOSED 8" OR 10" PVC SDR 26 (SLOPE PER PLAN)
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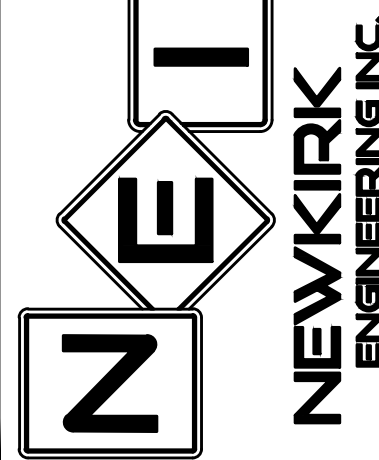
WATER AND SEWER SERVICE LEGEND:

- W1** SINGLE WATER SERVICE
8"x1" DOUBLE STRAP SADDLE
1" PE (BLUE) WATER SERVICE
(SEE DETAIL, SHEET 40)
- W2** DOUBLE WATER SERVICE
8"x1.5" DOUBLE STRAP SADDLE
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(2) 1" PE (BLUE) WATER SERVICES
(SEE DETAIL, SHEET 40)
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6" PVC SDR 26 SLOPE @ 2.0%
(SEE DETAIL, SHEET 44)
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6" PVC SDR 26 SLOPE @ 2.0%
(SEE DETAIL, SHEET 44)

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
6/9/25	CITY COMMENTS

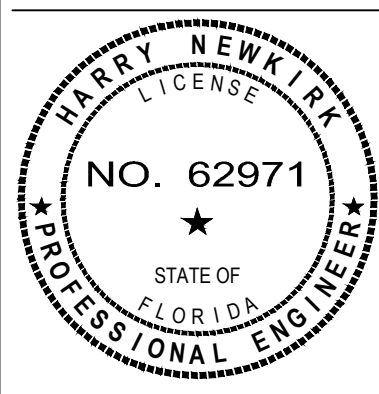
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PLAN AND PROFILE - JAMIE LAKE
STA. 10+00 - 11+48
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PHASE 4
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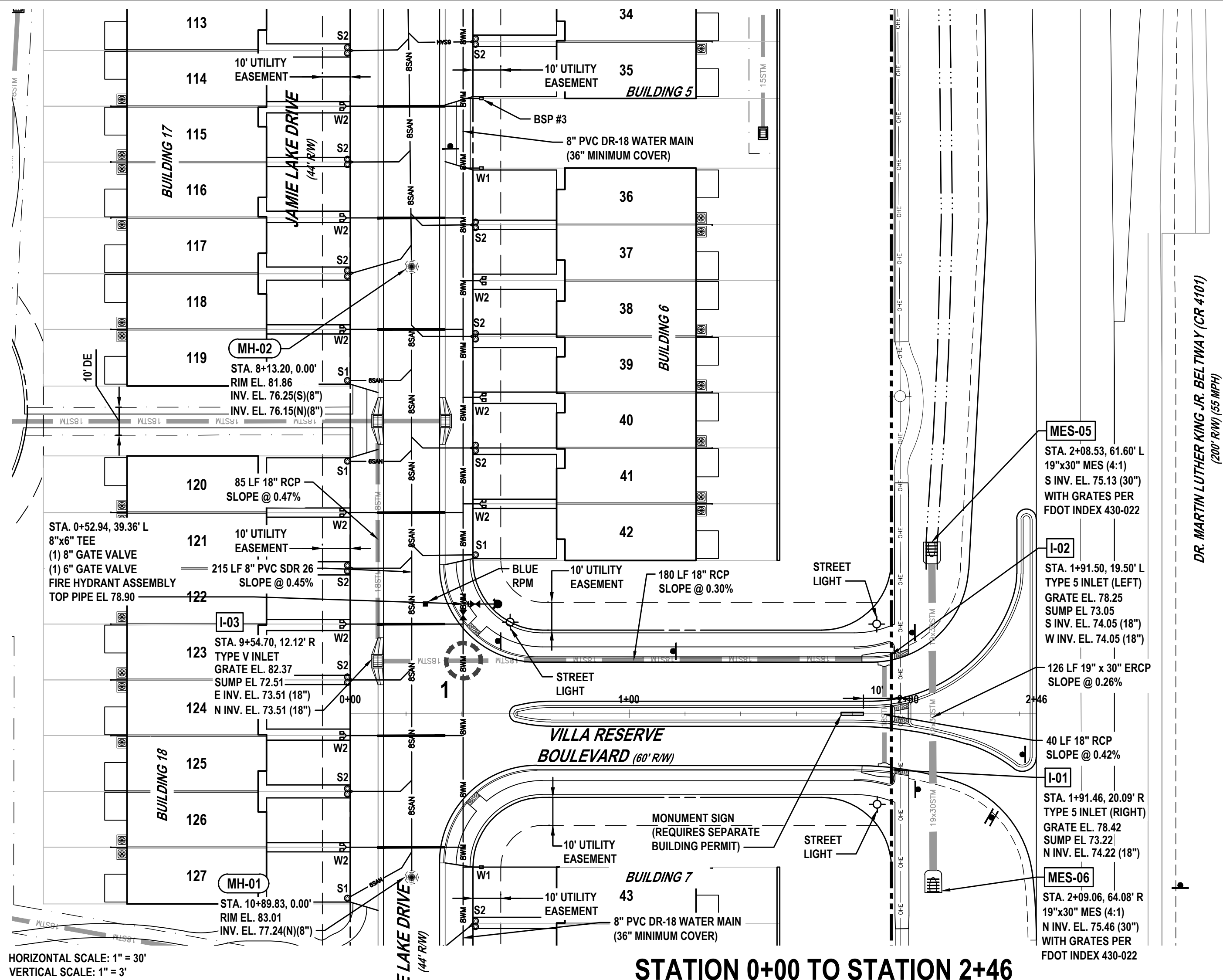
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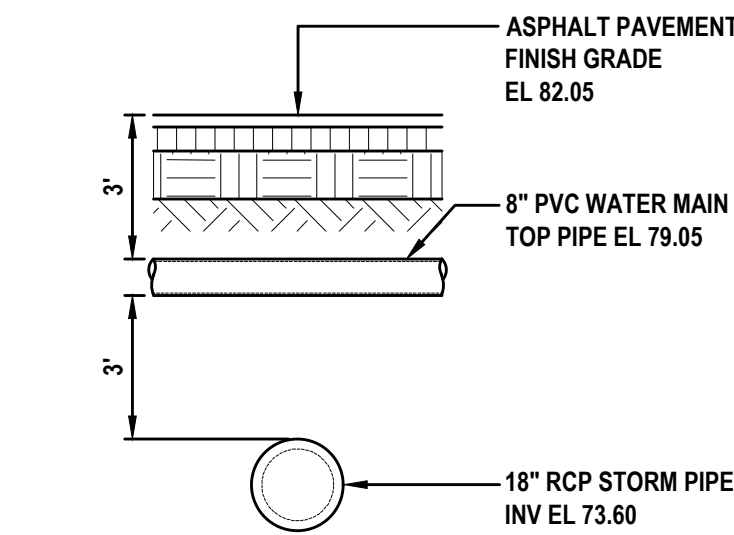
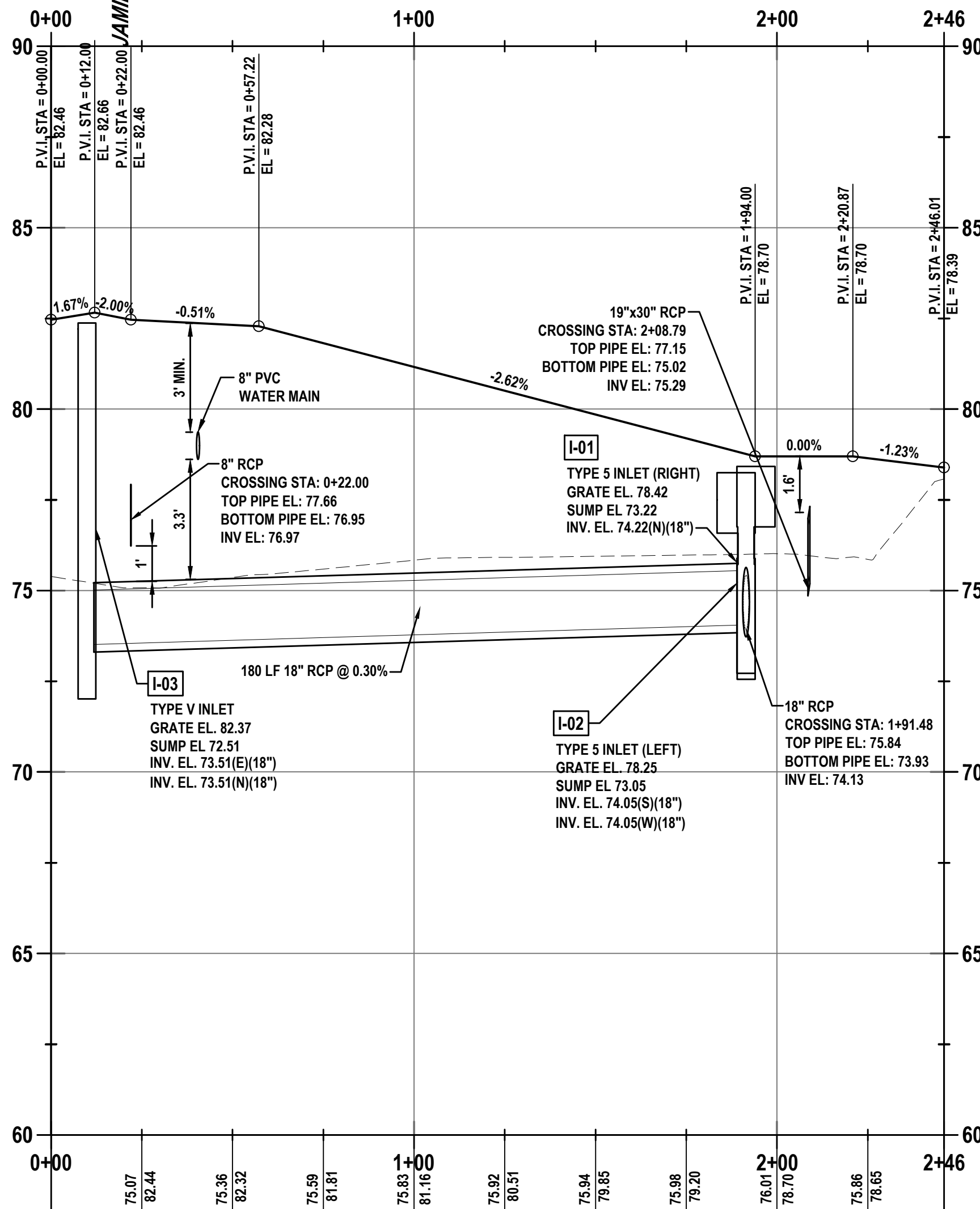
PROJECT No:	2024-79
DATE:	DECEMBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'
DRAWING NUMBER	

37



HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

STATION 0+00 TO STATION 2+46



CONFLICT POINT 1
UTILITY CONFLICT DETAIL
NOT TO SCALE

UTILITY LEGEND

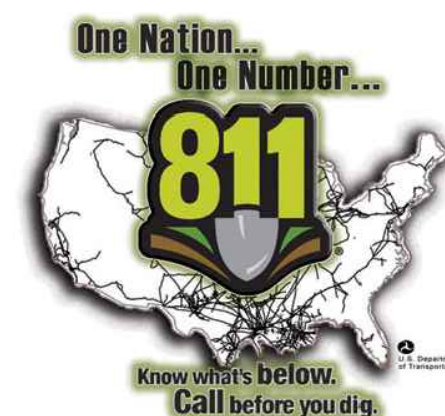
- PROPOSED 11.25° BEND
- PROPOSED 22.5° BEND
- PROPOSED 45° BEND
- PROPOSED 90° BEND
- PROPOSED TEE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SHORT SIDE WATER SERVICE
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- PROPOSED SHORT SIDE RECLAIMED WATER SERVICE
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WATER AND SEWER SERVICE LEGEND:

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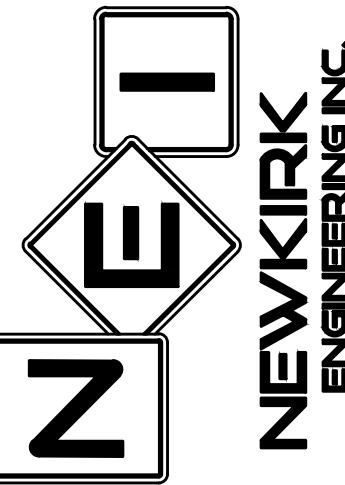


WARNING !!
CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS AND OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
6/9/25	CITY COMMENTS

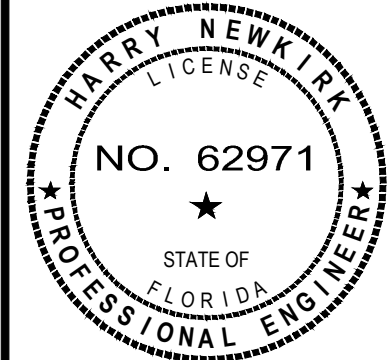
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PLAN AND PROFILE - VILLA RESERVE
STA. 0+00 - 2+46
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PHASE 4
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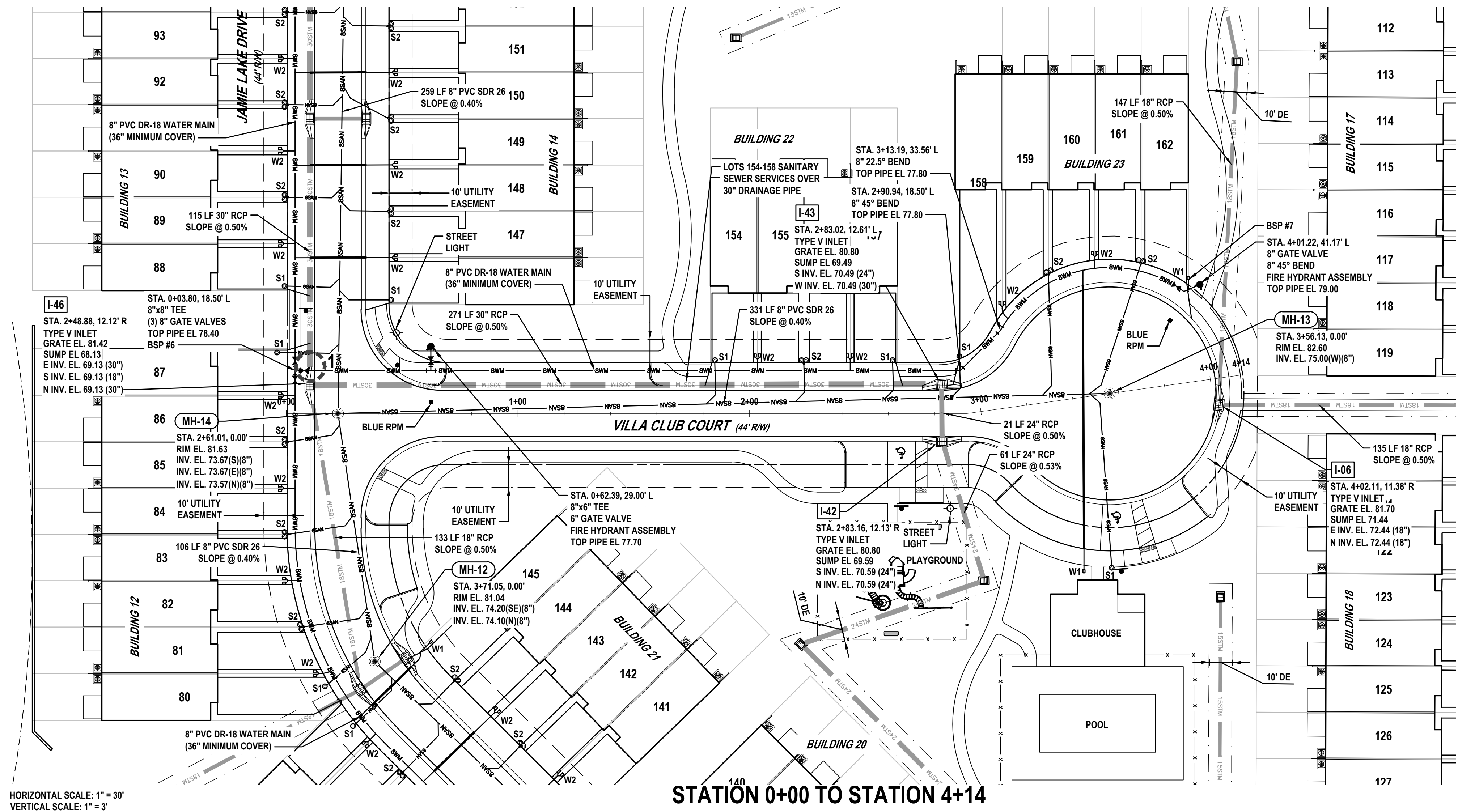
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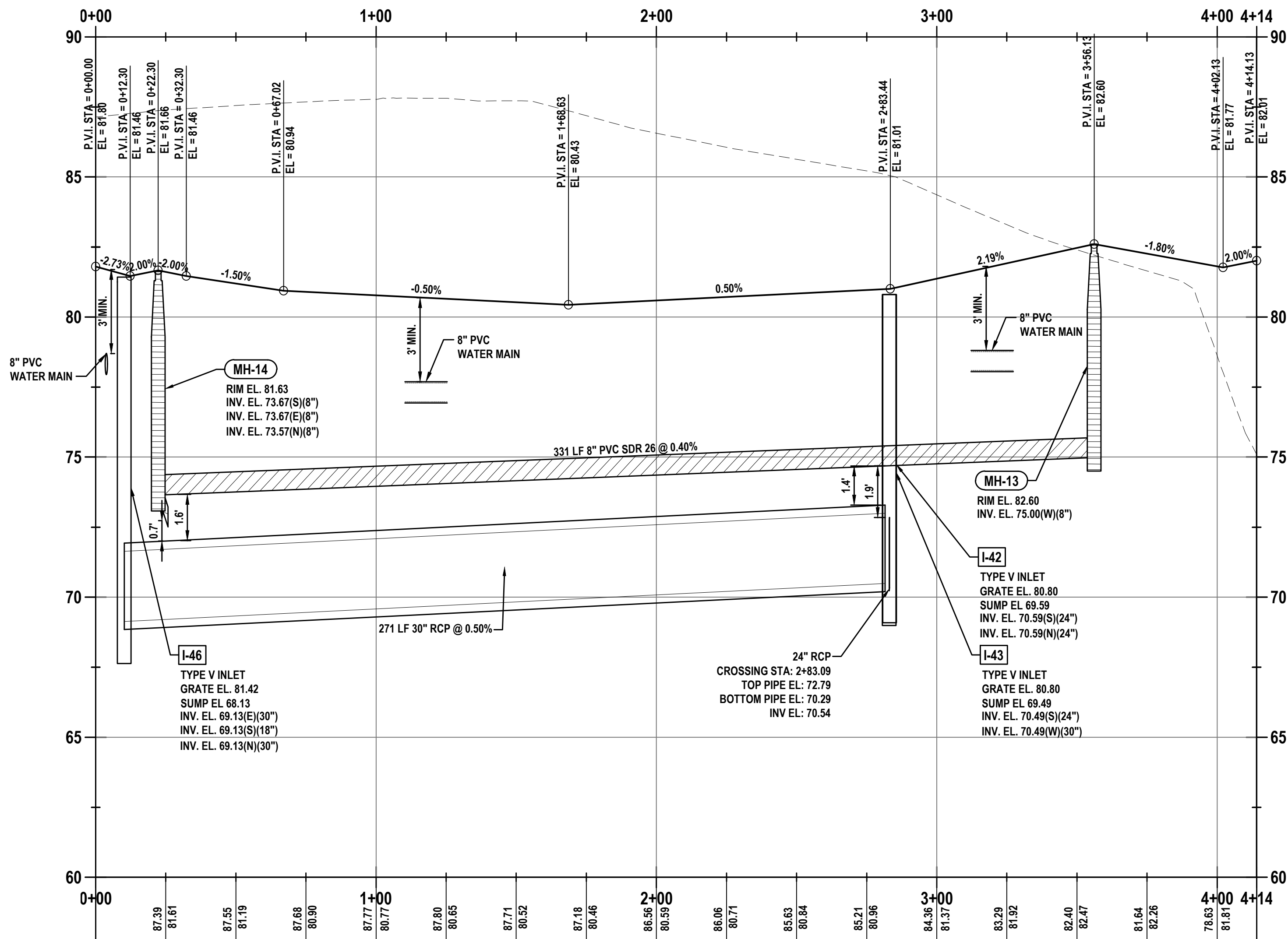
PROJECT No:	2024-79
DATE:	DECEMBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 30'
DRAWING NUMBER	

38



HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

STATION 0+00 TO STATION 4+14



UTILITY LEGEND

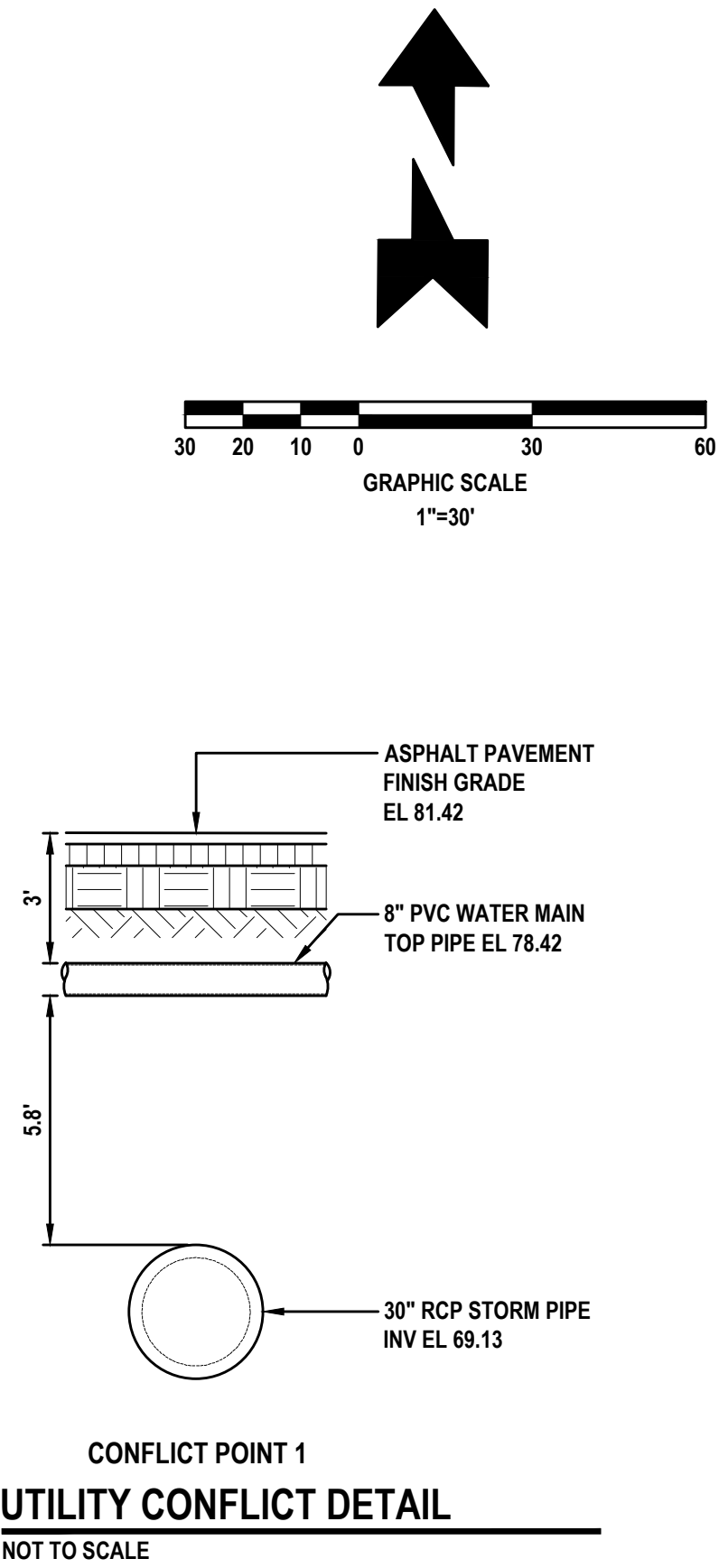
- PROPOSED 11.25° BEND
- PROPOSED 22.5° BEND
- PROPOSED 45° BEND
- PROPOSED 90° BEND
- PROPOSED TEE
- PROPOSED GATE VALVE
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WATER AND SEWER SERVICE LEGEND:

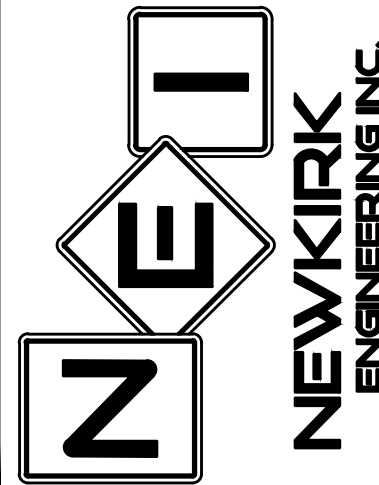
- W1 SINGLE WATER SERVICE
- W2 8"x1" DOUBLE STRAP SADDLE
- S1 1" PE (BLUE) WATER SERVICE (SEE DETAIL, SHEET 40)
- S2 DOUBLE WATER SERVICE
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REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
6/9/25	CITY COMMENTS

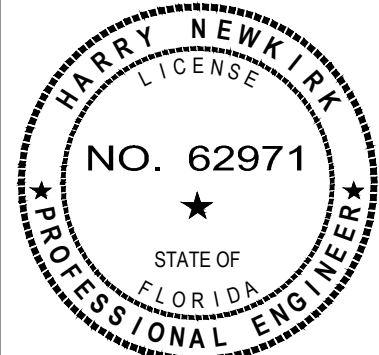
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PLAN AND PROFILE - VILLA CLUB
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PROJECT No: 2024-79

DATE: DECEMBER 2024

DESIGN BY: HHN

DRAWN BY: NWS

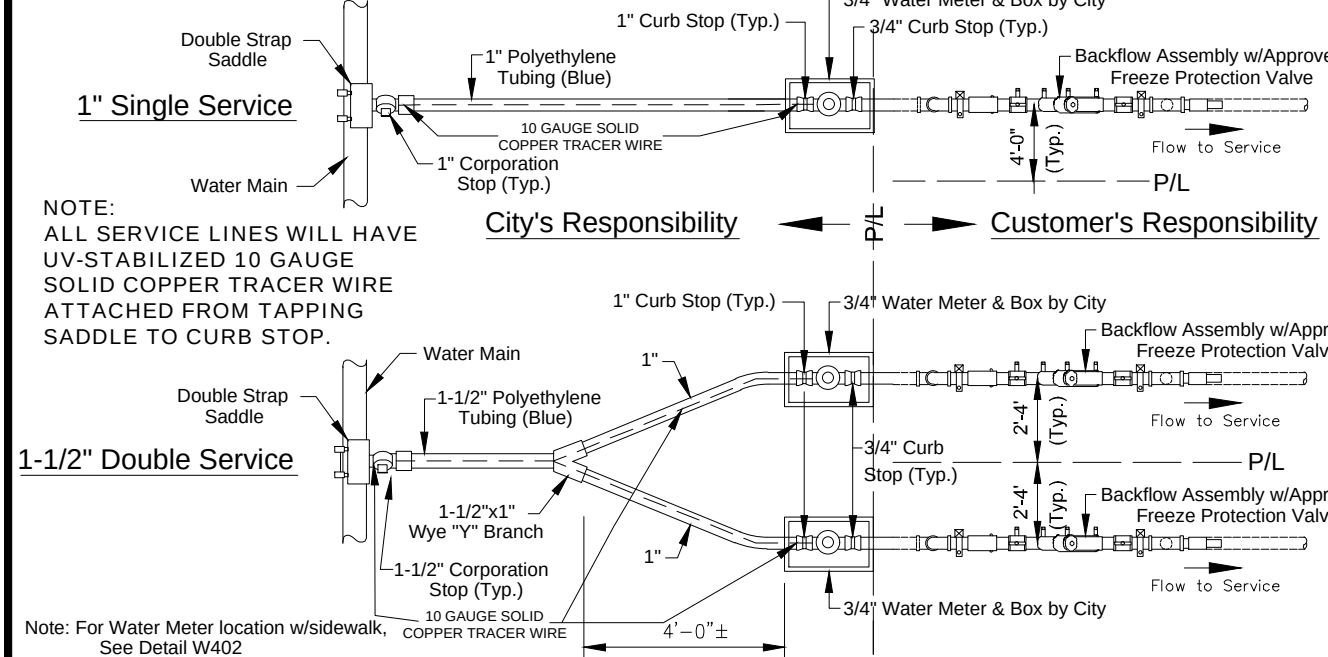
CHECKED BY: HHN

SCALE: 1" = 30'

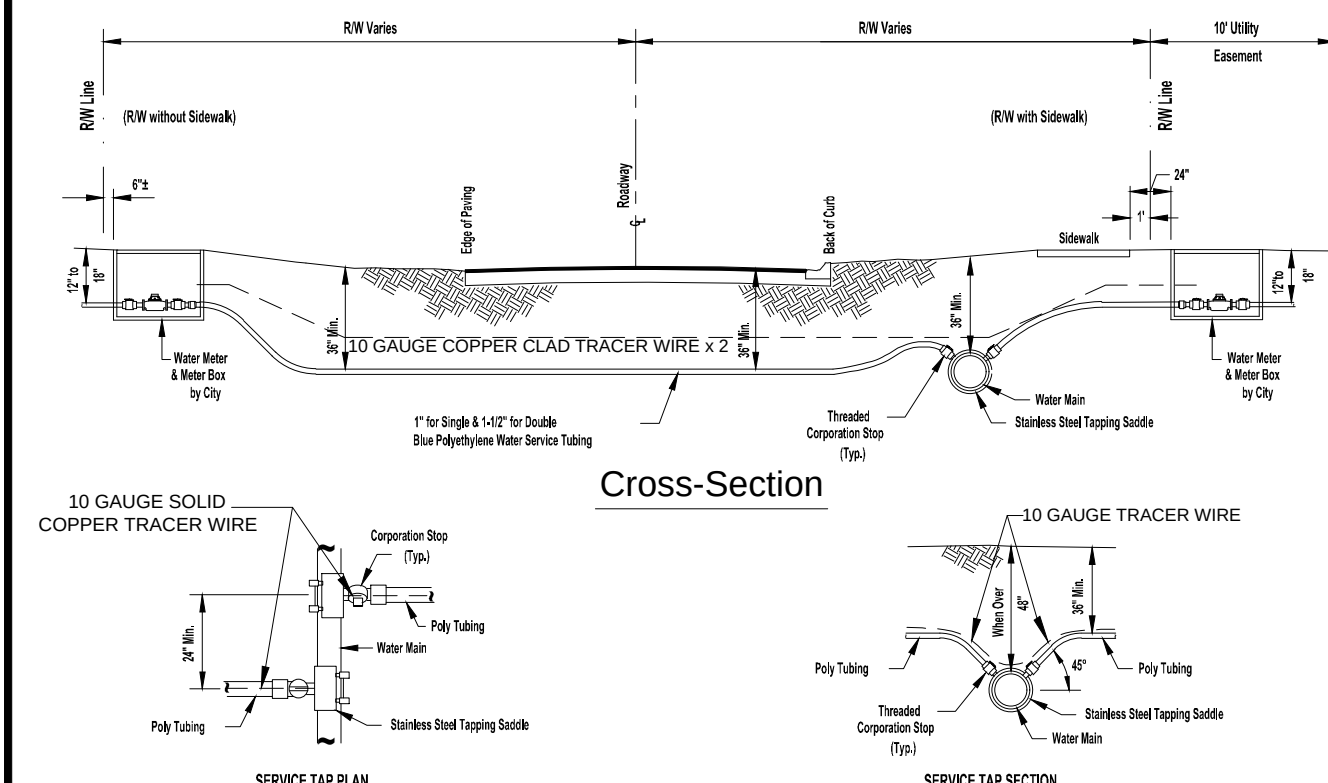
DRAWING NUMBER

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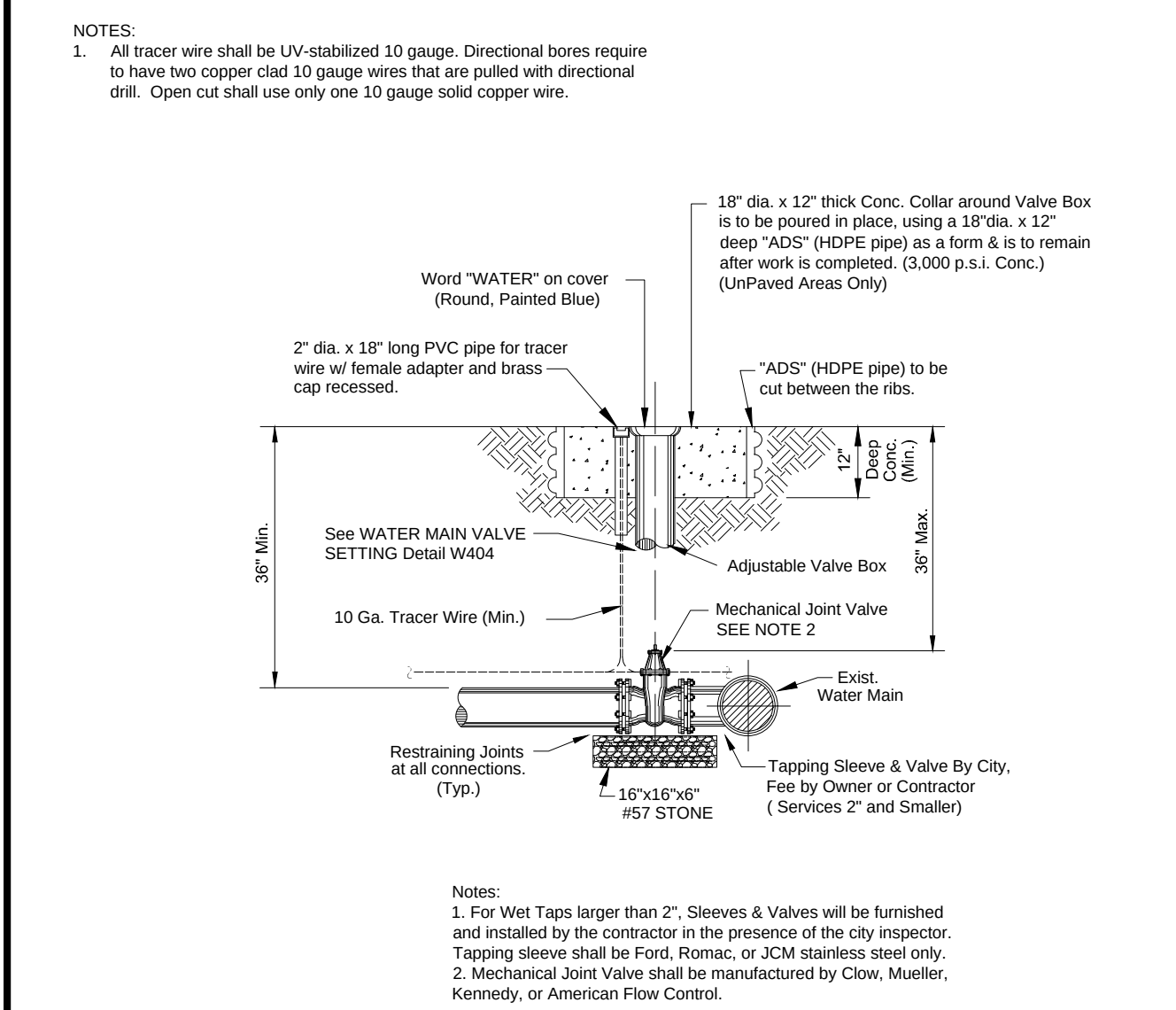
- NOTES:
1. WATER MAINS TO BE ON NORTH OR EAST SIDE OF R.O.W., APPROX. 4 FT. BACK OF CURB UNLESS OTHERWISE AUTHORIZED BY CITY ENGINEER.
 2. SERVICE CONNECTIONS TO BE 4 FT. FROM SIDE LOT LINE ON EITHER SIDE OF LOT. THESE SERVICES TO BE CONSISTENT WITHIN THE SUBDIVISION. DRIVEWAYS SHALL NOT BE BUILT OVER 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" 40LFOOP/PV2F.
 12. ALL 3/4", 1", 1-1/2" & 2" W.M. SHALL BE SDR 9, 200 psi, ASTM D2737, (BLUE) POLYETHYLENE TUBING.
 13. ALL BRASS FITTINGS SHALL BE LEAD FREE.
 14. NO GALVANIZED FITTINGS CONNECTED TO BRASS FITTINGS.
 15. PLANTINGS AND OBSTRUCTIONS SHOULD BE AVOIDED WITHIN 3 FT. RADIUS FOR SERVICE ACTIVITY.
 16. METER BOX SHOULD HAVE A 2'X2'6" CLEARANCE AROUND IT.



DATE: 12/30/2024 **WATER MAIN SERVICE CONNECTION (BACKFLOW)** **W401**
City of DeLand - Standard Details

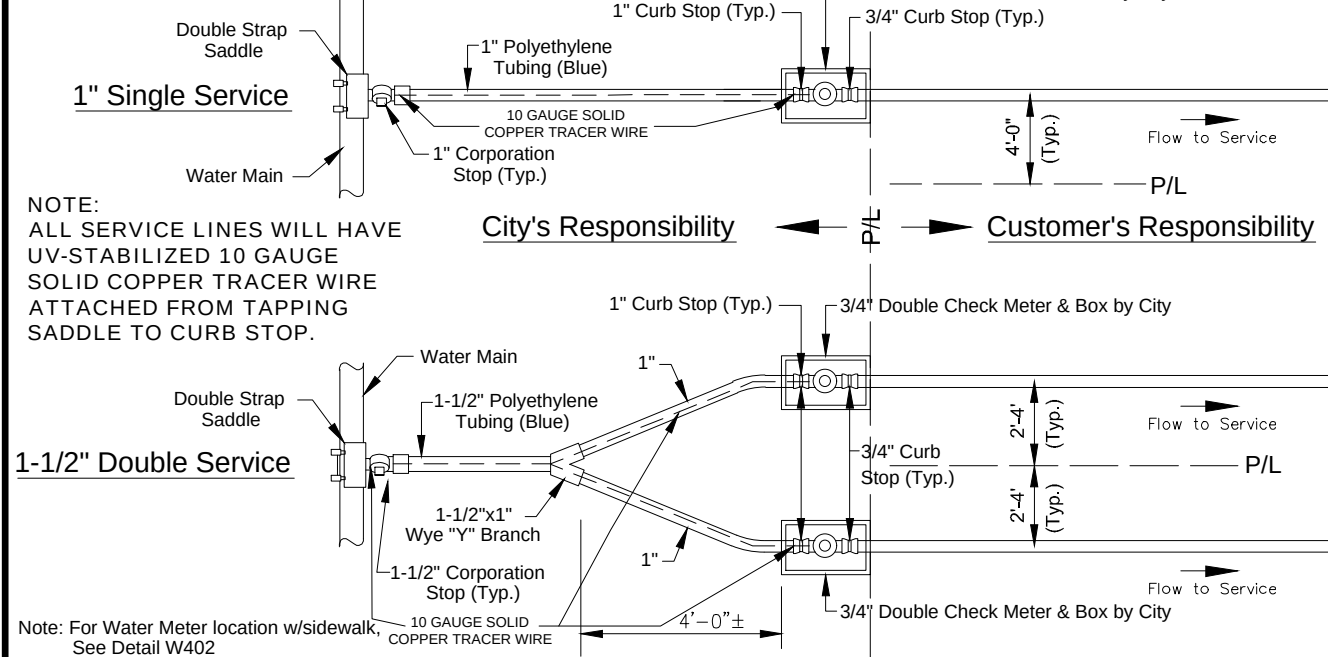


DATE: 12/30/2024 **WATER MAIN SERVICE LINES** **W403**
City of DeLand - Standard Details

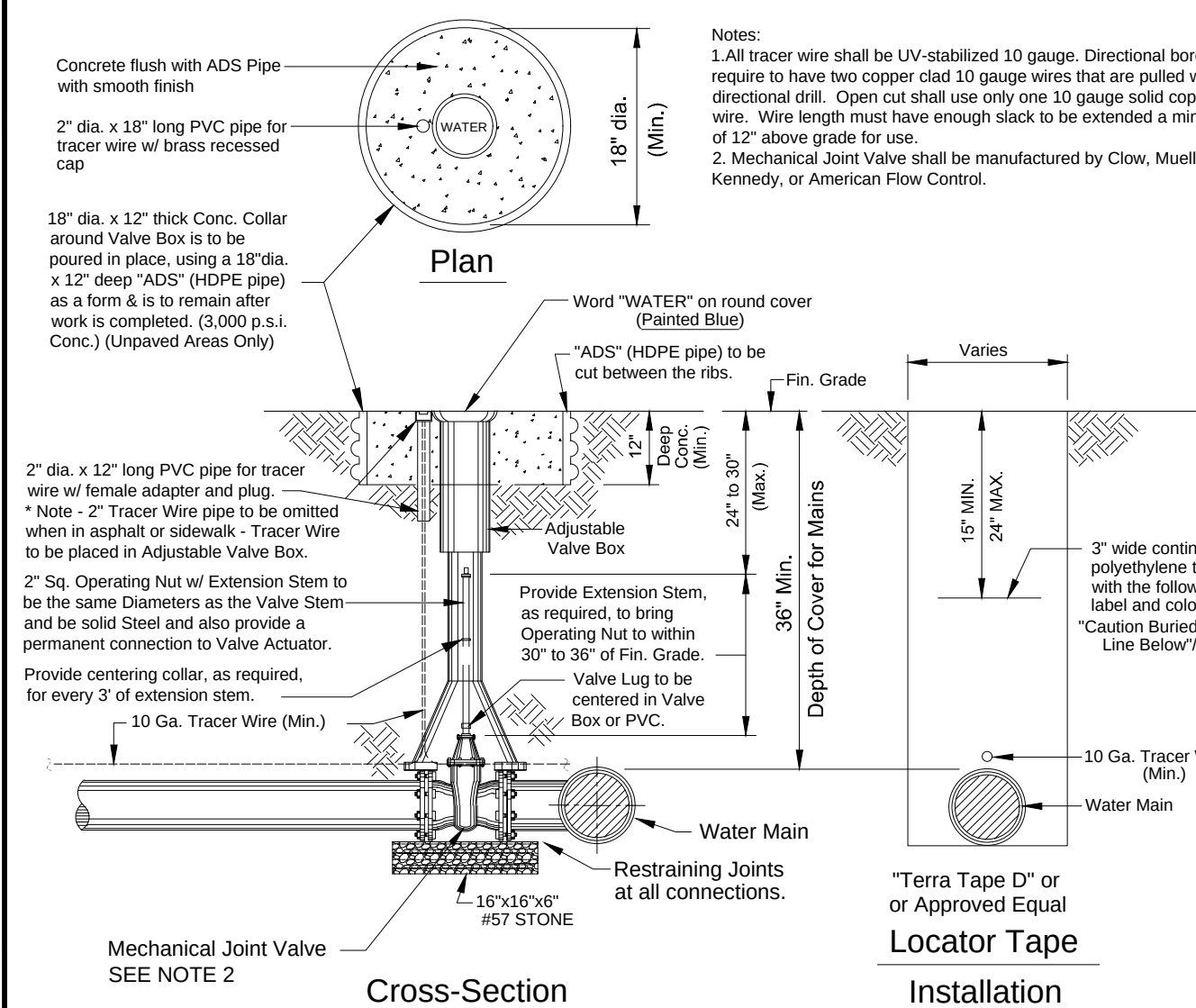


DATE: 12/30/2024 **TAPPING SLEEVE & VALVE** **W407**
City of DeLand - Standard Details

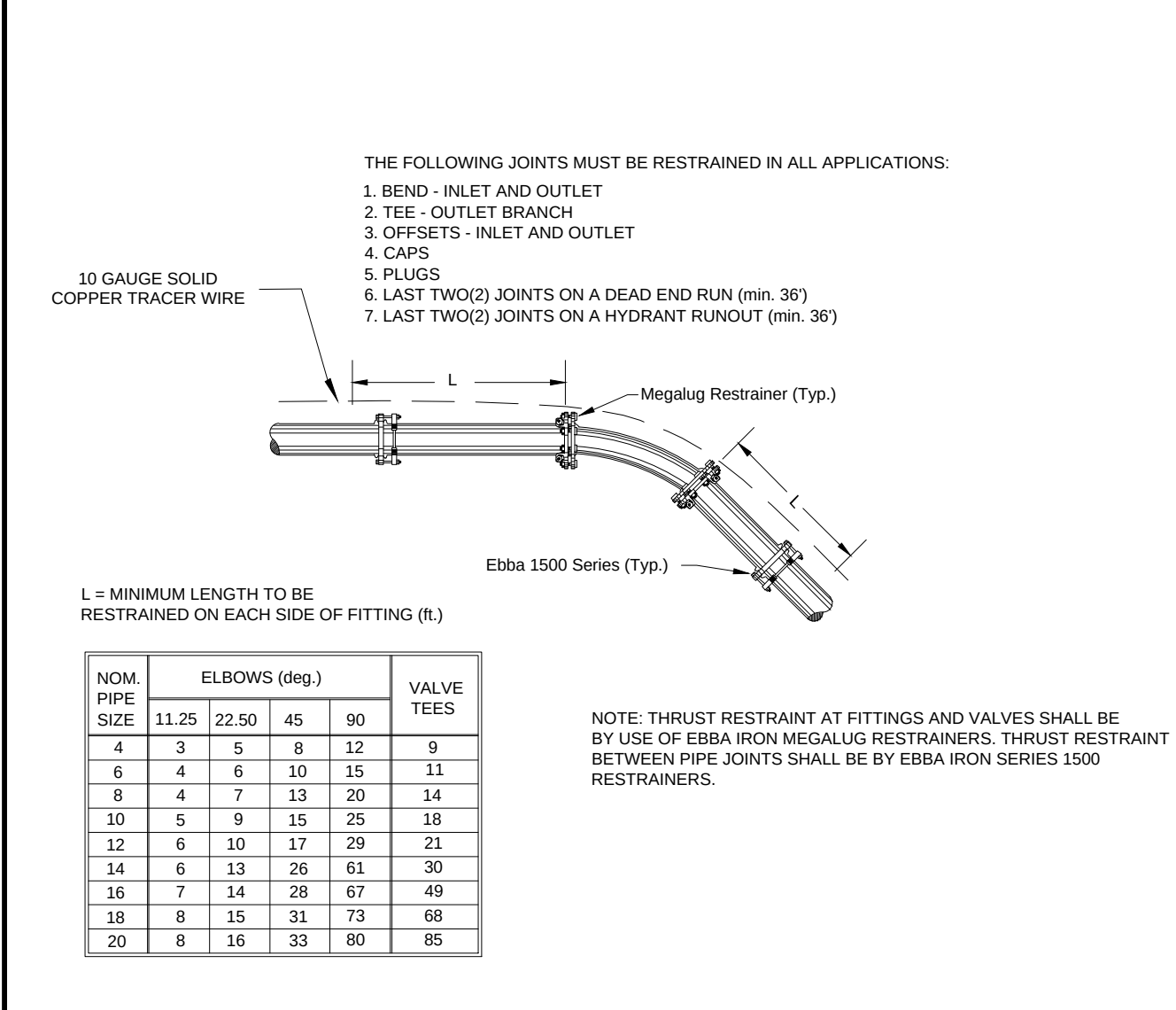
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 3. ALL LINES SHALL BE CHLORINATED AND PRESSURE TESTED (TEST FOR TWO HOURS @ 150 P.S.I.) UNDER THE DIRECTION OF THE UTILITIES DEPARTMENT. AFTER SUCCESSFUL COMPLETION OF THE TESTING AND CHLORINATION, THE PRESSURE SHALL REMAIN ON THE SYSTEM AT ALL TIMES.
 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".
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 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" 40LFOOP/PV2F.
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 15. PLANTINGS AND OBSTRUCTIONS SHOULD BE AVOIDED WITHIN 3 FT. RADIUS FOR SERVICE ACTIVITY.
 16. METER BOX SHOULD HAVE A 2'X2'6" CLEARANCE AROUND IT.



DATE: 12/30/2024 **WATER MAIN SERVICE CONNECTION (DOUBLE CHECK METER)** **W401A**
City of DeLand - Standard Details

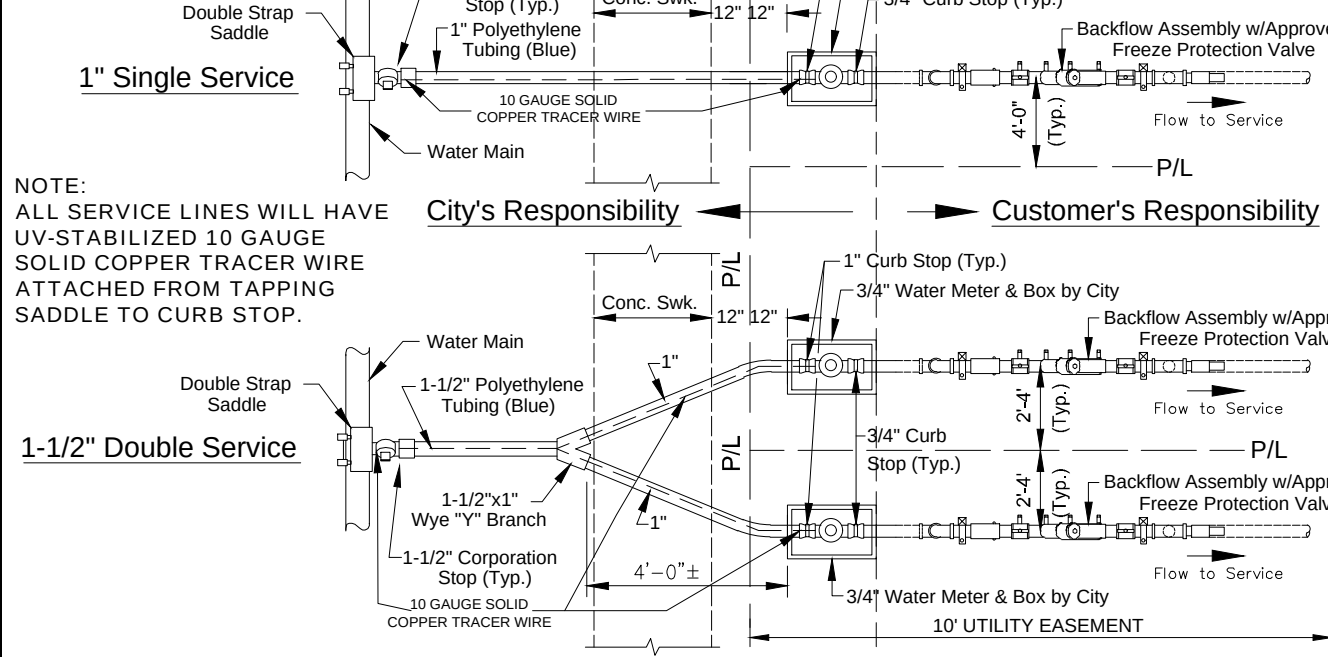


DATE: 12/30/2024 **WATER MAIN VALVE SETTING** **W404**
City of DeLand - Standard Details

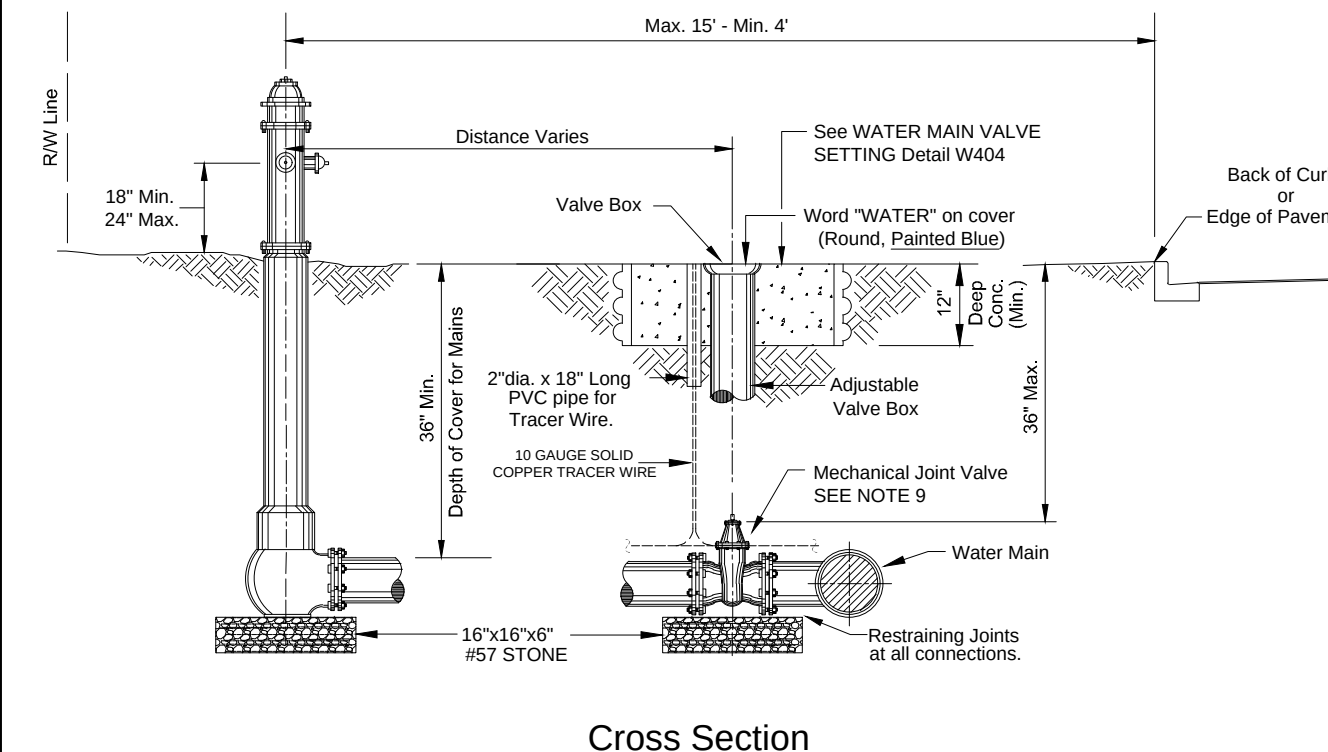


DATE: 12/30/2024 **THRUST RESTRAINING DETAIL FOR PVC PIPE** **W408**
City of DeLand - Standard Details

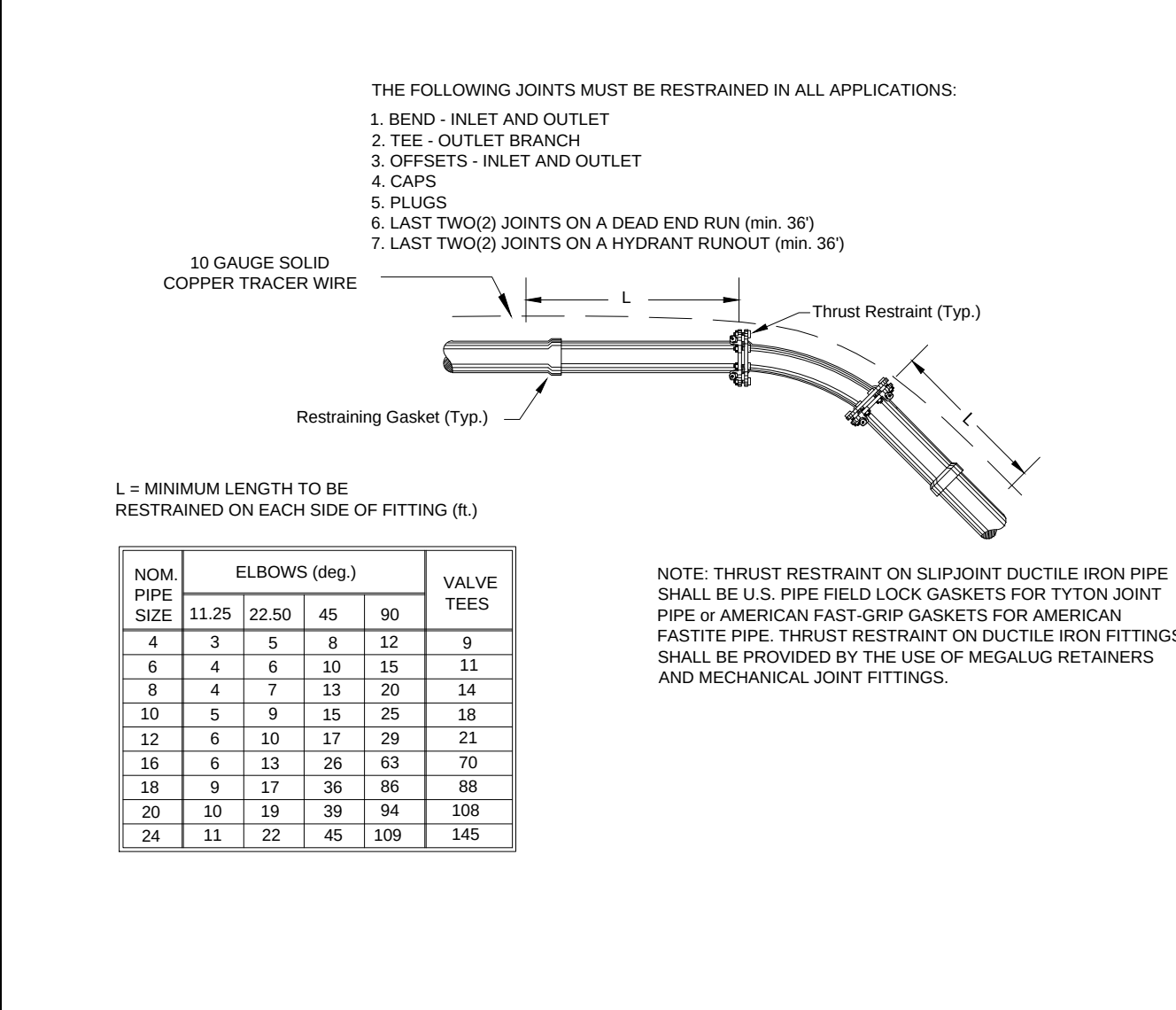
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 15. METER BOX SHOULD HAVE A 2'X2'6" CLEARANCE AROUND IT.



DATE: 12/30/2024 **WATER MAIN SERVICE CONNECTION WITH SIDEWALK (BACKFLOW)** **W402**
City of DeLand - Standard Details

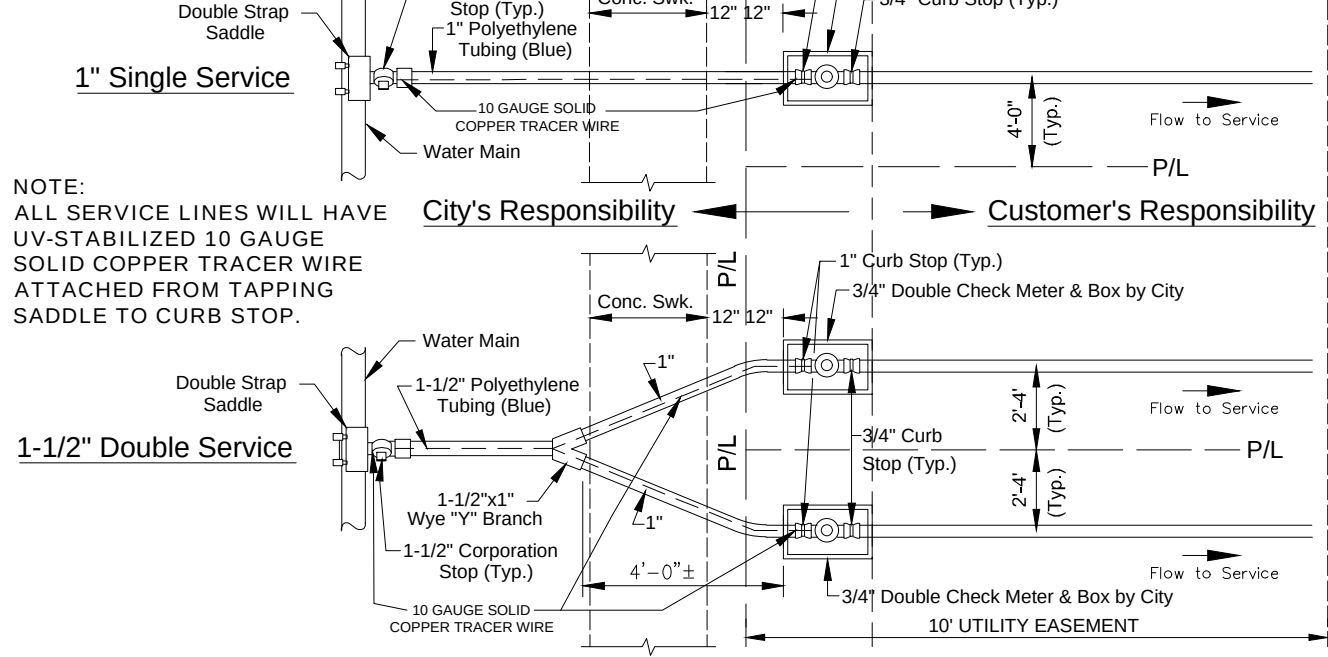


DATE: 12/30/2024 **FIRE HYDRANT SETTING SECTION** **W405**
City of DeLand - Standard Details

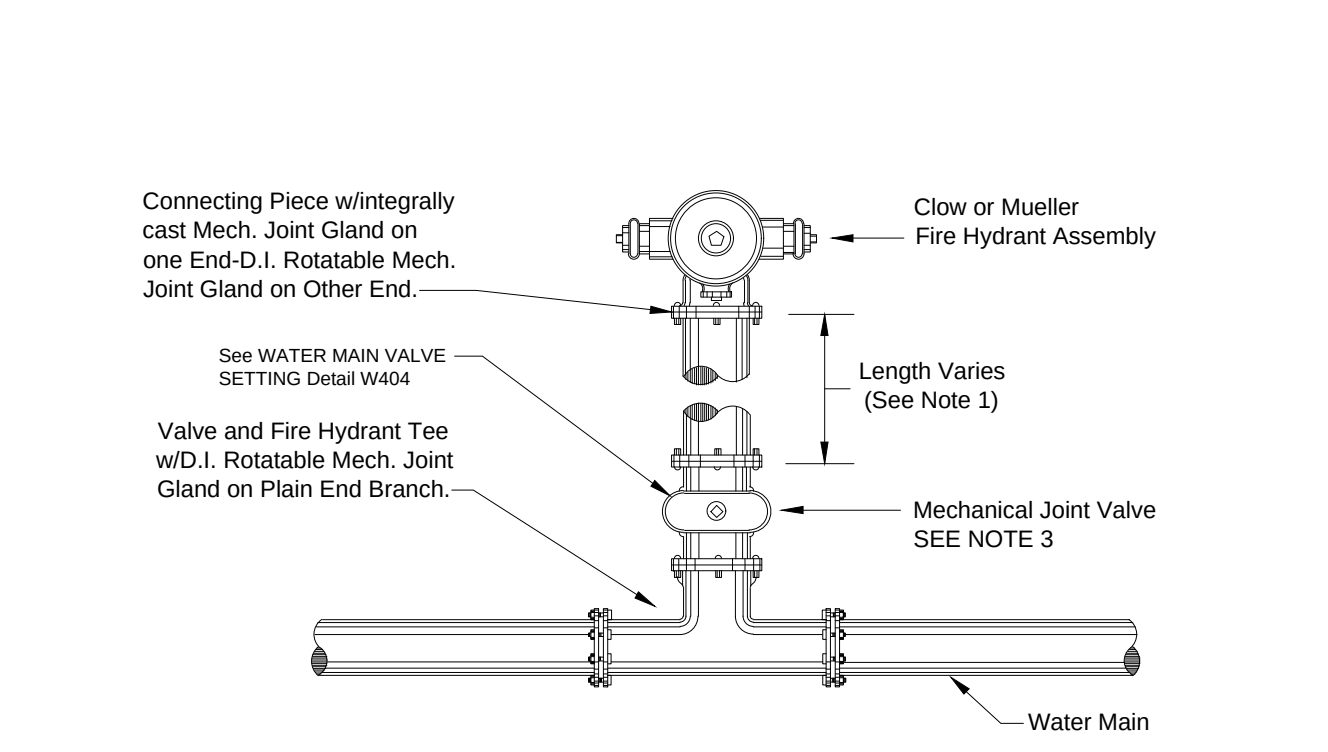


DATE: 12/30/2024 **THRUST RESTRAINING DETAIL FOR DUCTILE IRON PIPE** **W409**
City of DeLand - Standard Details

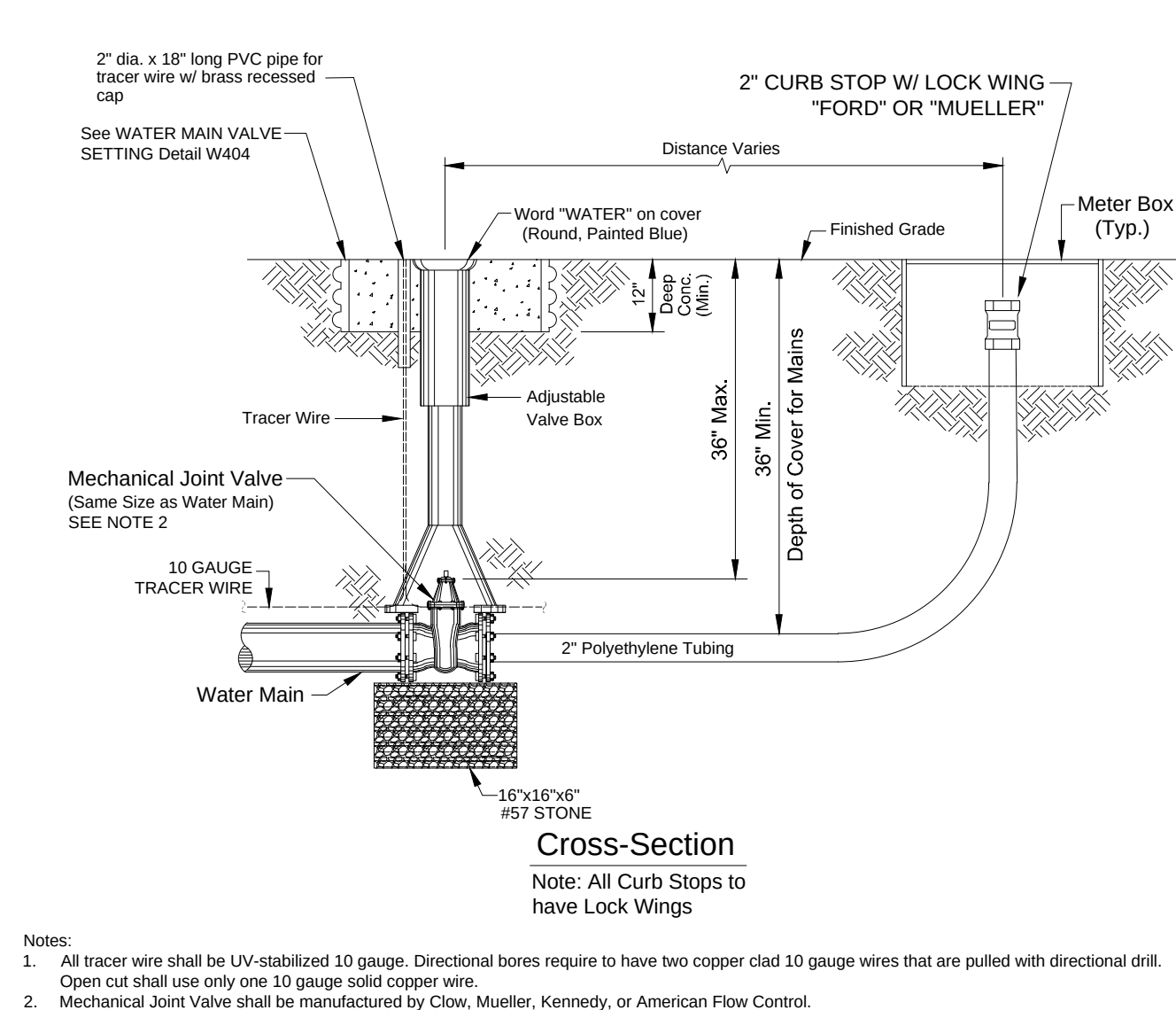
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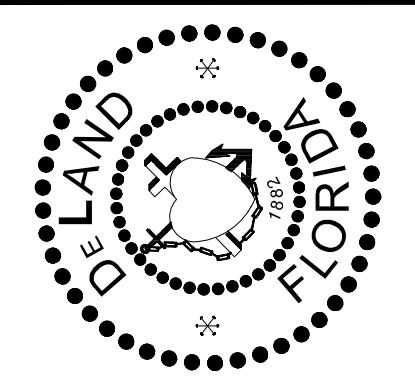
DATE: 12/30/2024 **WATER MAIN SERVICE CONN. WITH SIDEWALK (DBL. CHECK METER)** **W402A**
City of DeLand - Standard Details



DATE: 12/30/2024 **FIRE HYDRANT SETTING PLAN** **W406**
City of DeLand - Standard Details



DATE: 12/30/2024 **WATER MAIN BLOWOFF DETAIL** **W410**
City of DeLand - Standard Details



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

DATE: 12/30/2024
CHECKED BY: NAME
NOT TO SCALE
ERIC SAMPSON
FILE: drive letter/details locations

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewKirk-Engineering.com
C.A. # 30209
L.C. # 2600584
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Civil Engineering,
Transportation, CEI &
Landscape Architecture
NEWKIRK
ENGINEERING INC.

CITY OF DELAND WATER SYSTEM DETAILS RESERVE AT VICTORIA PHASE 4 DR. MARTIN LUTHER KING JR. BELTWAY, DELAND, FL 32724

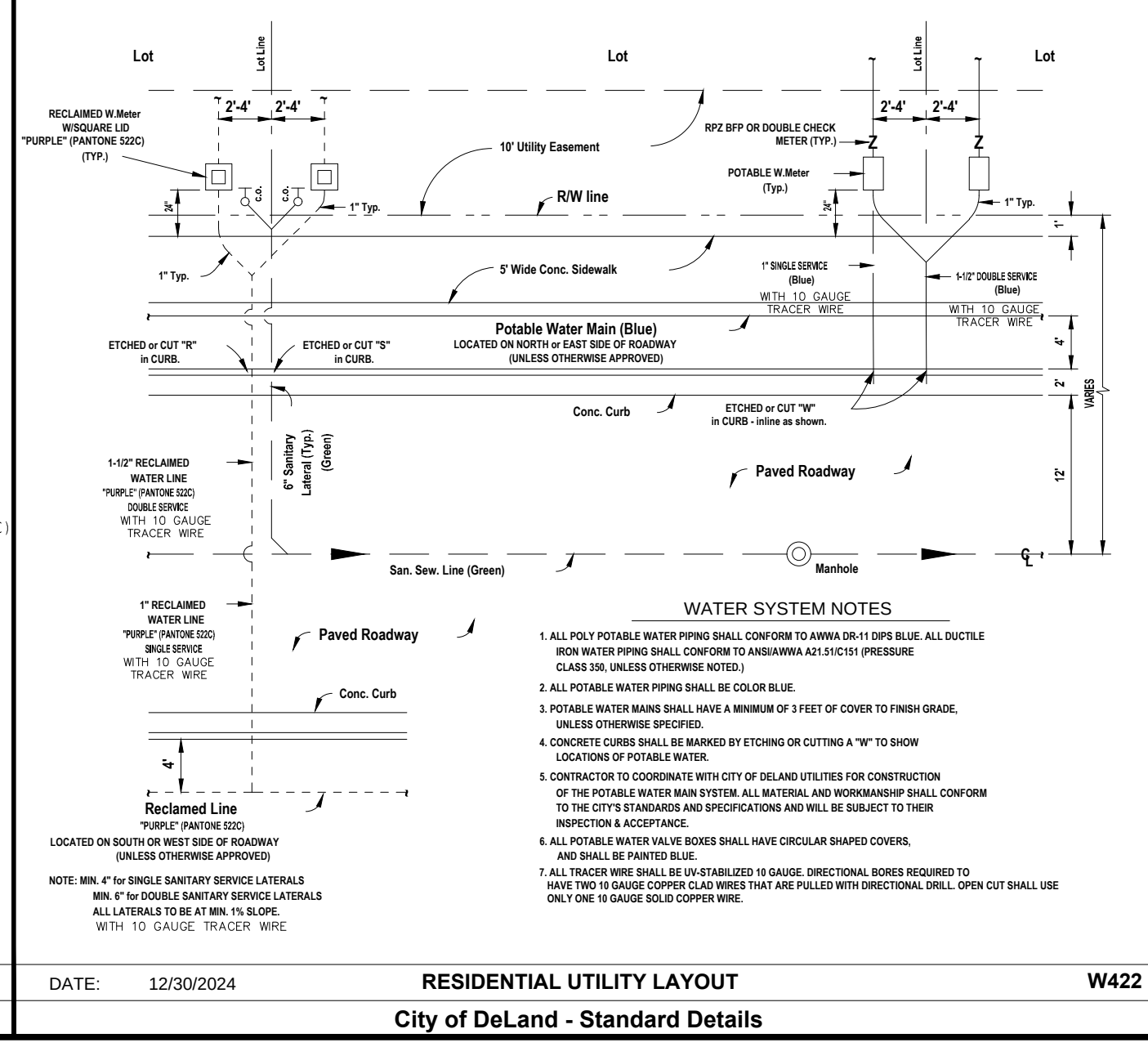
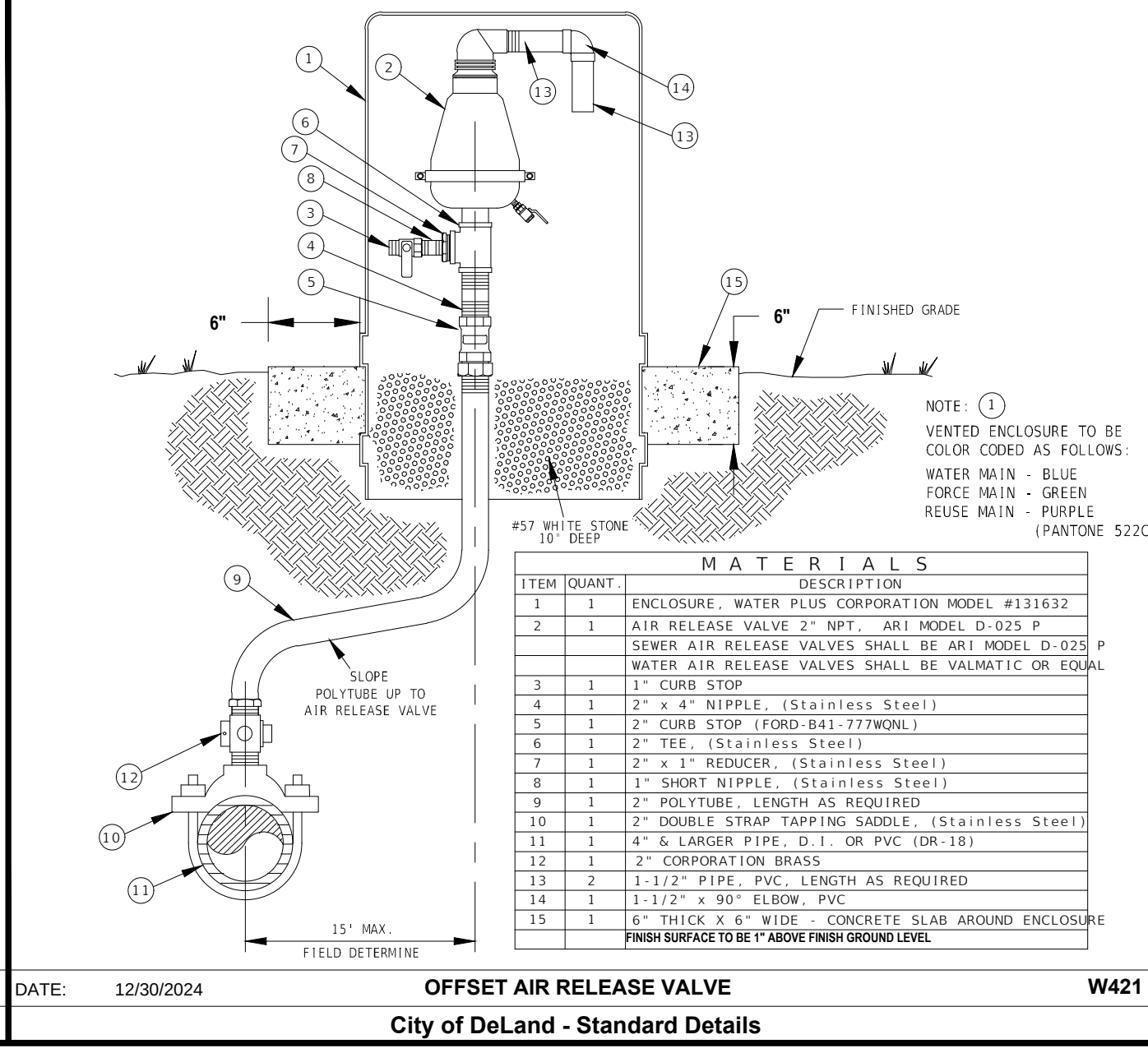
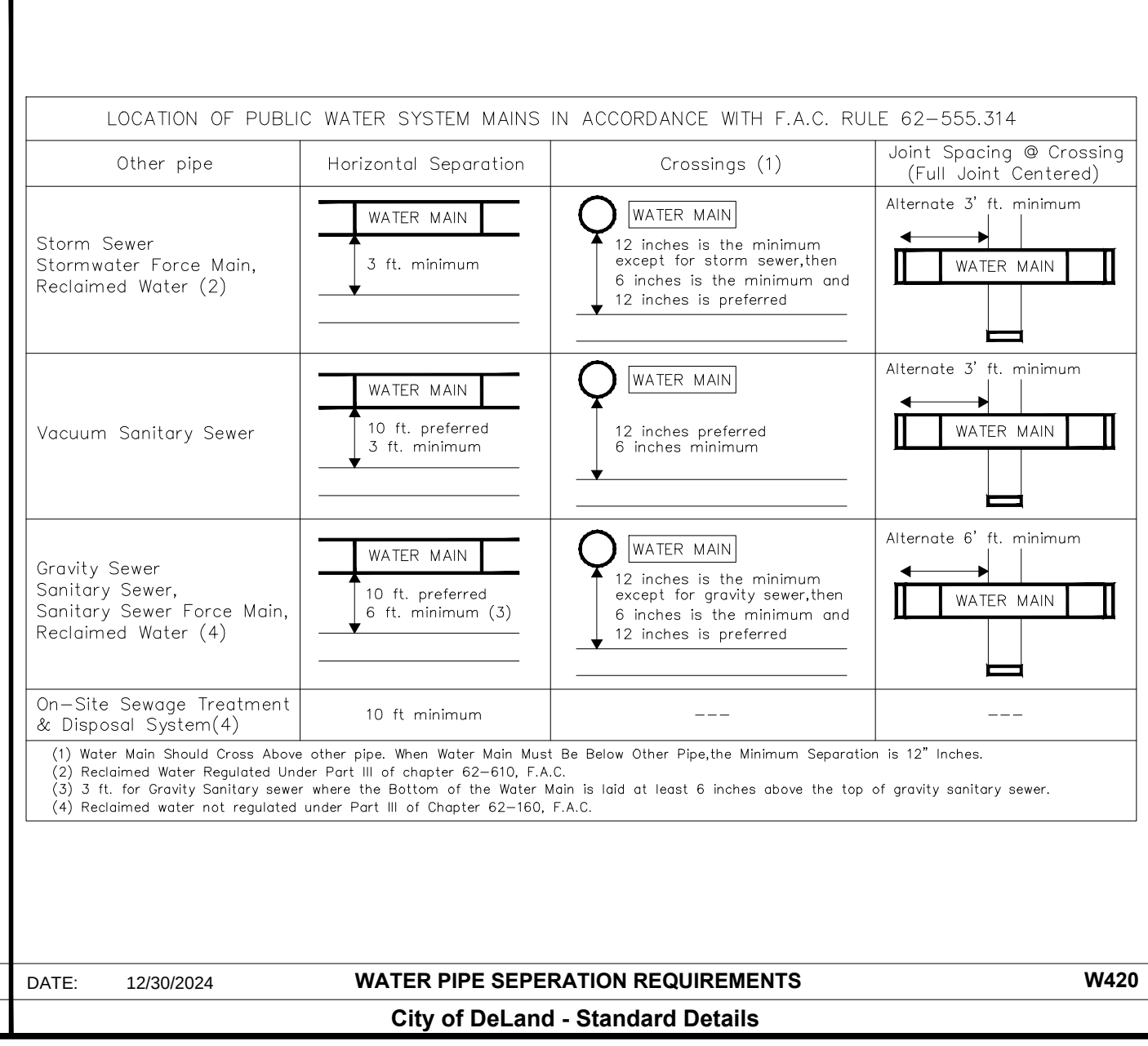
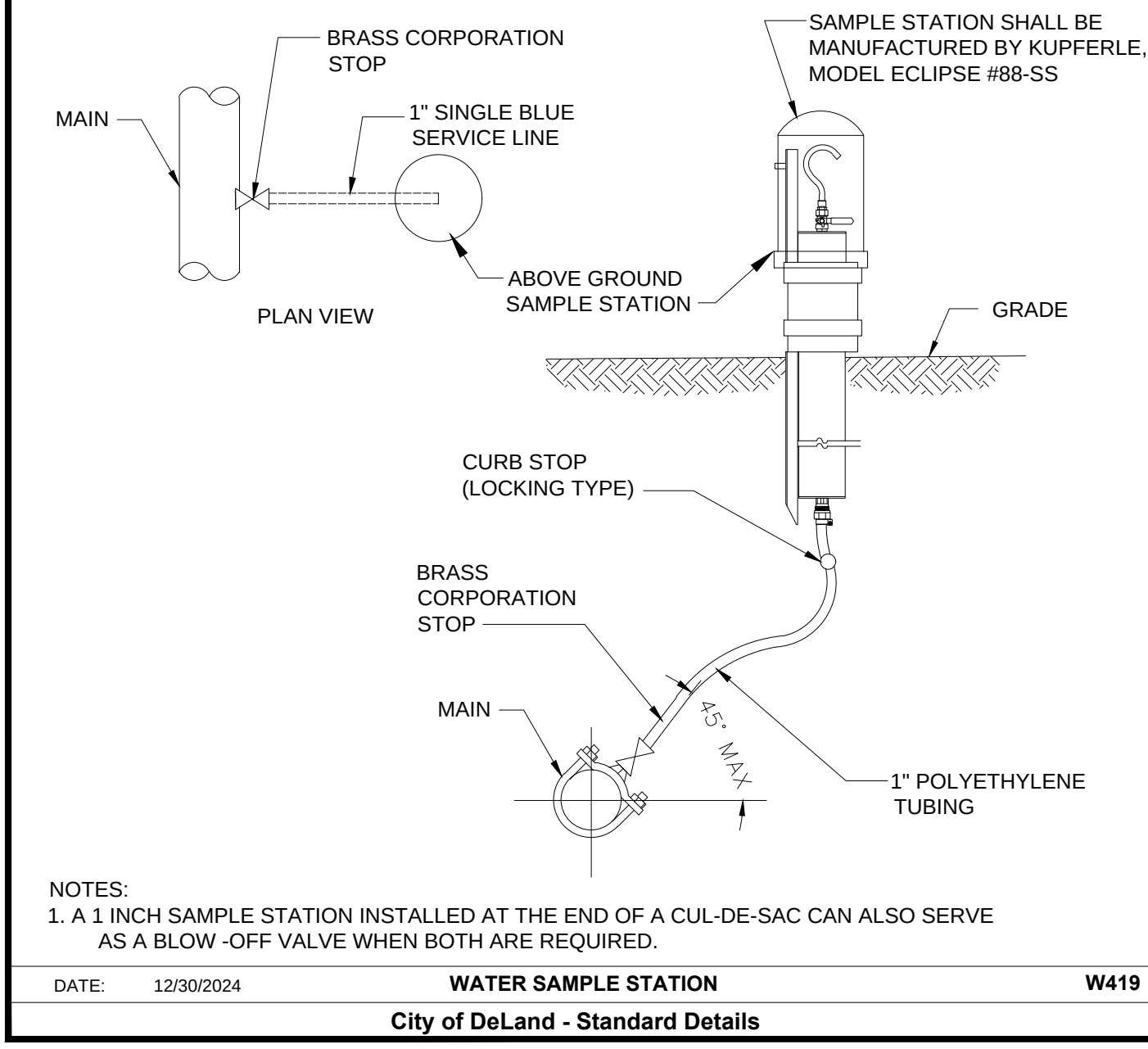
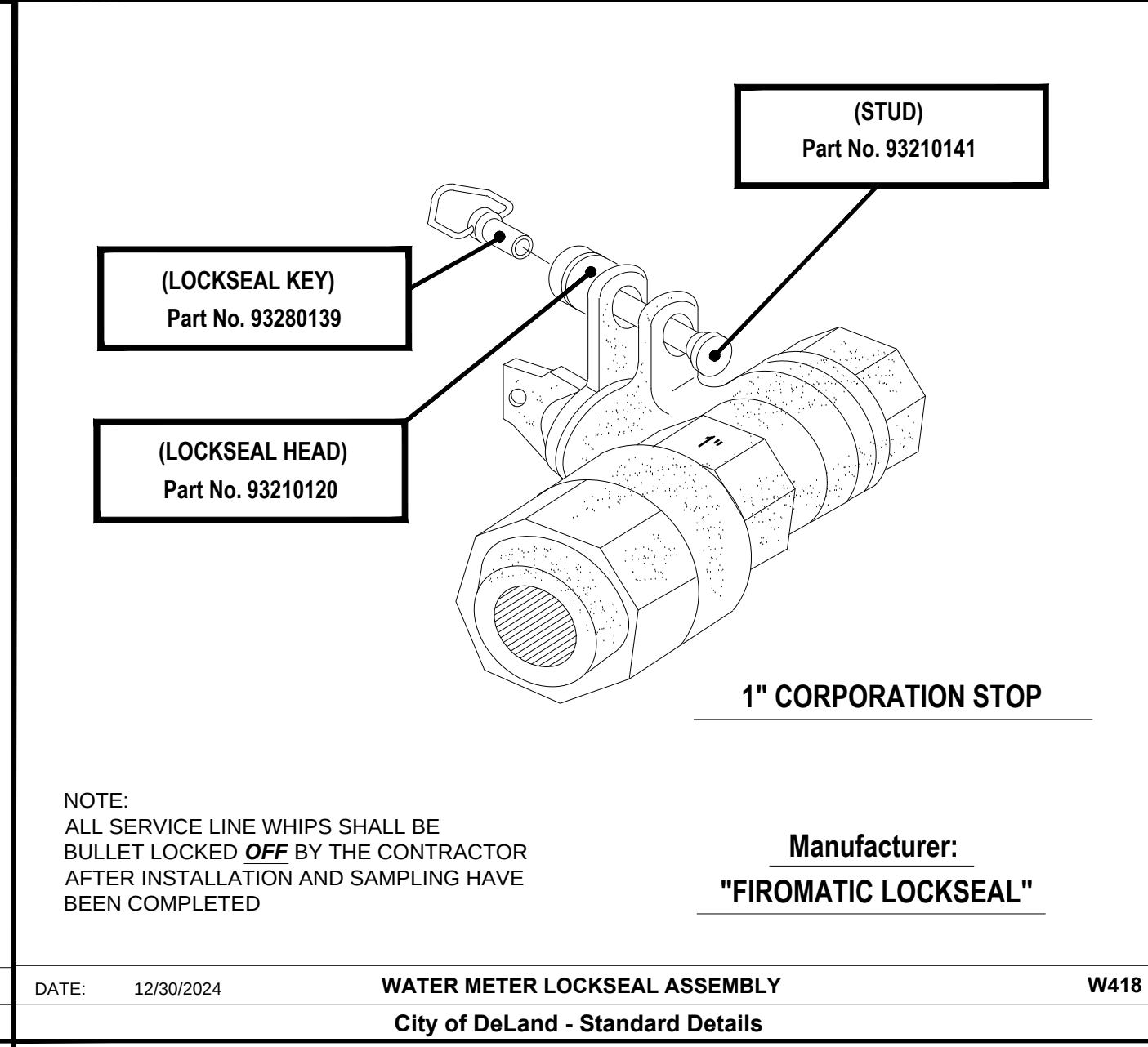
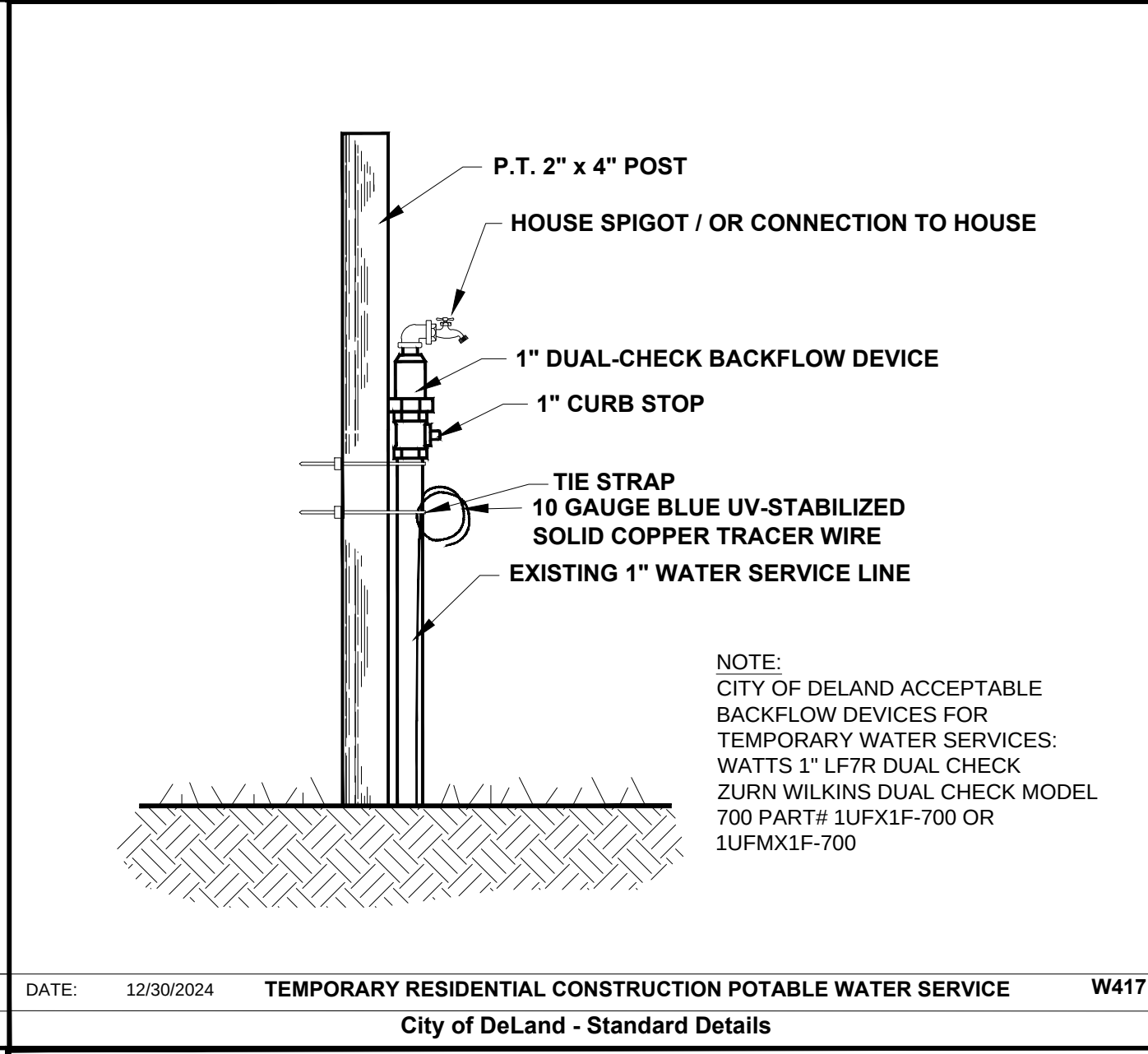
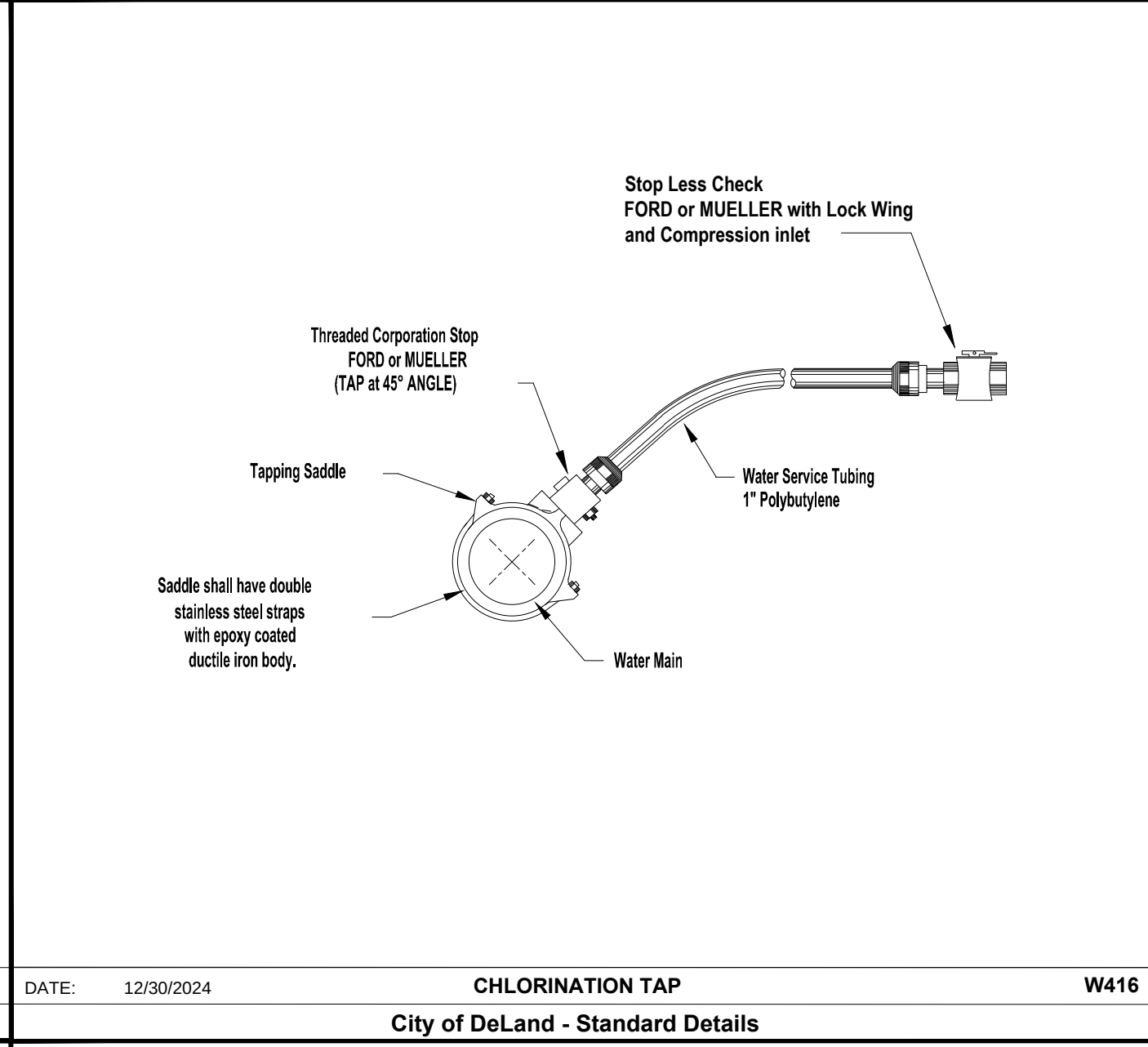
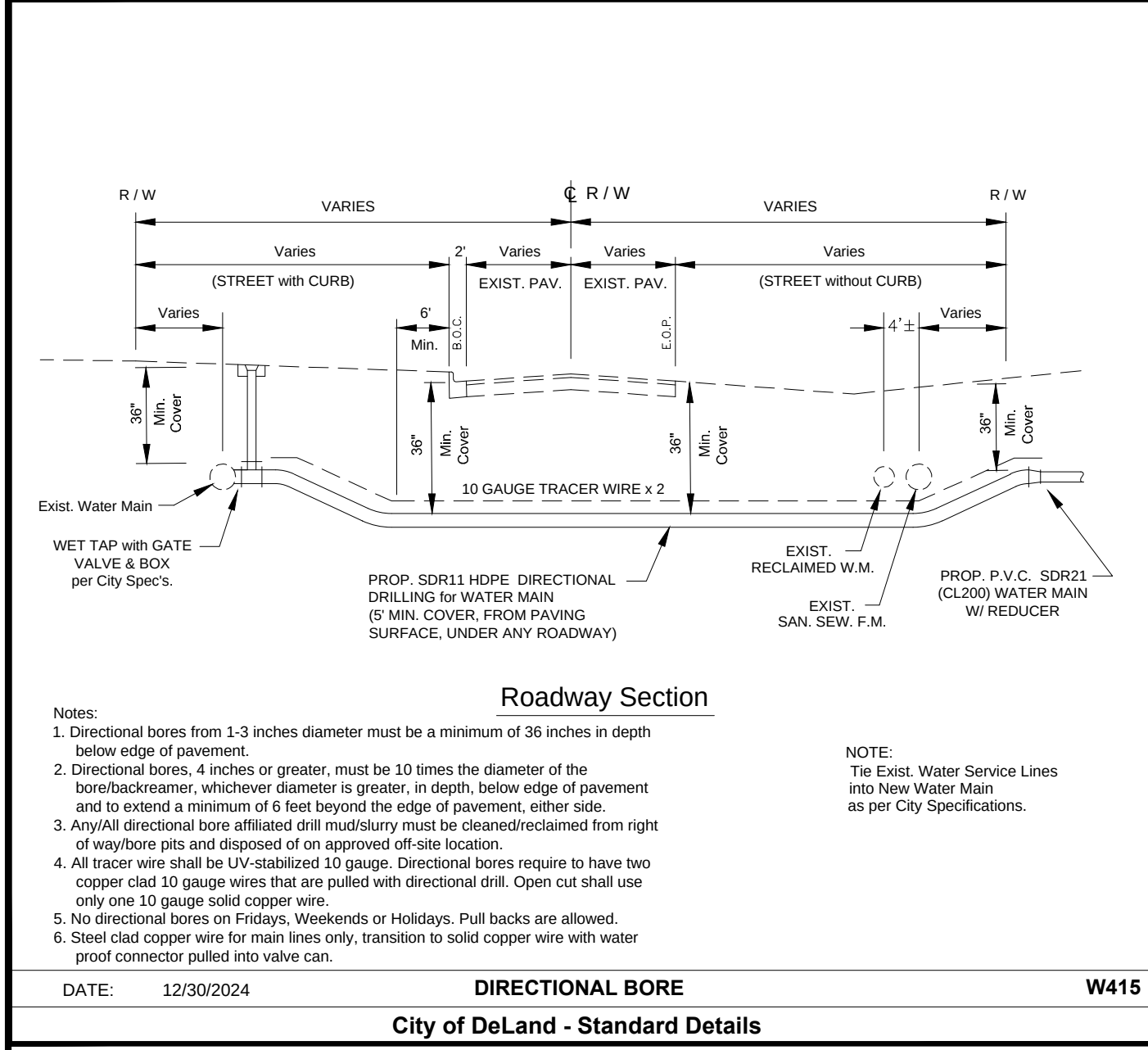
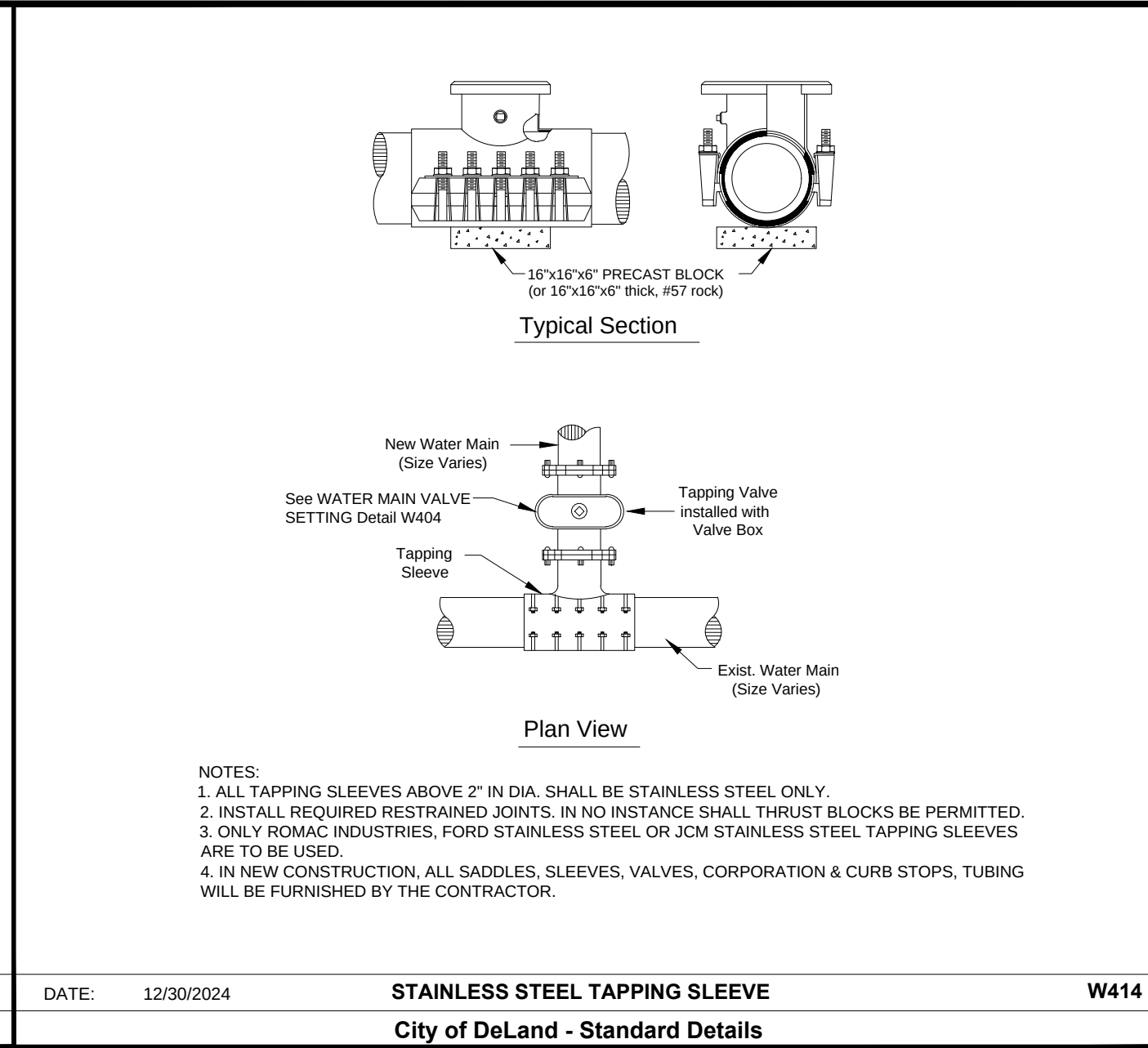
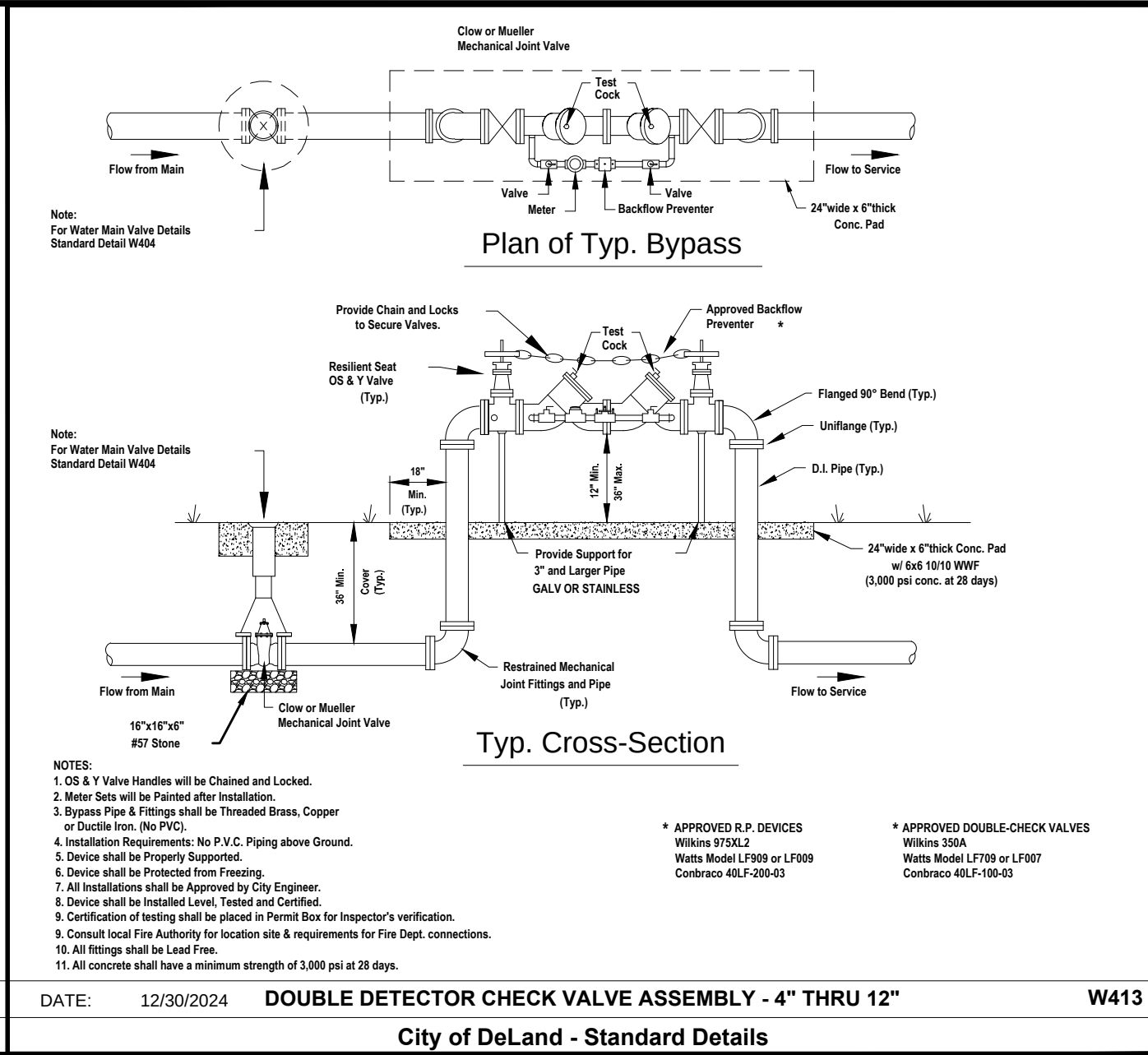
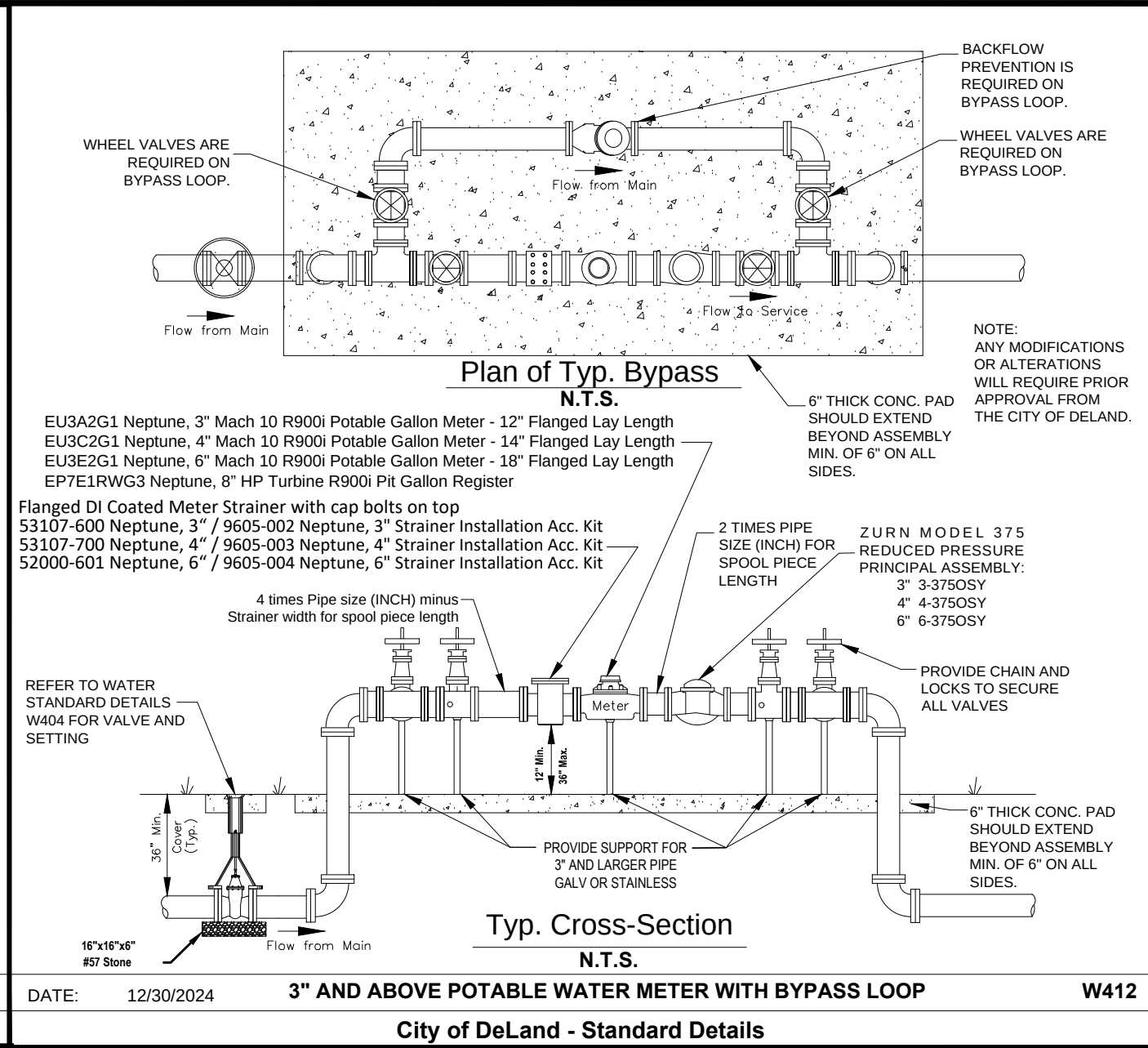
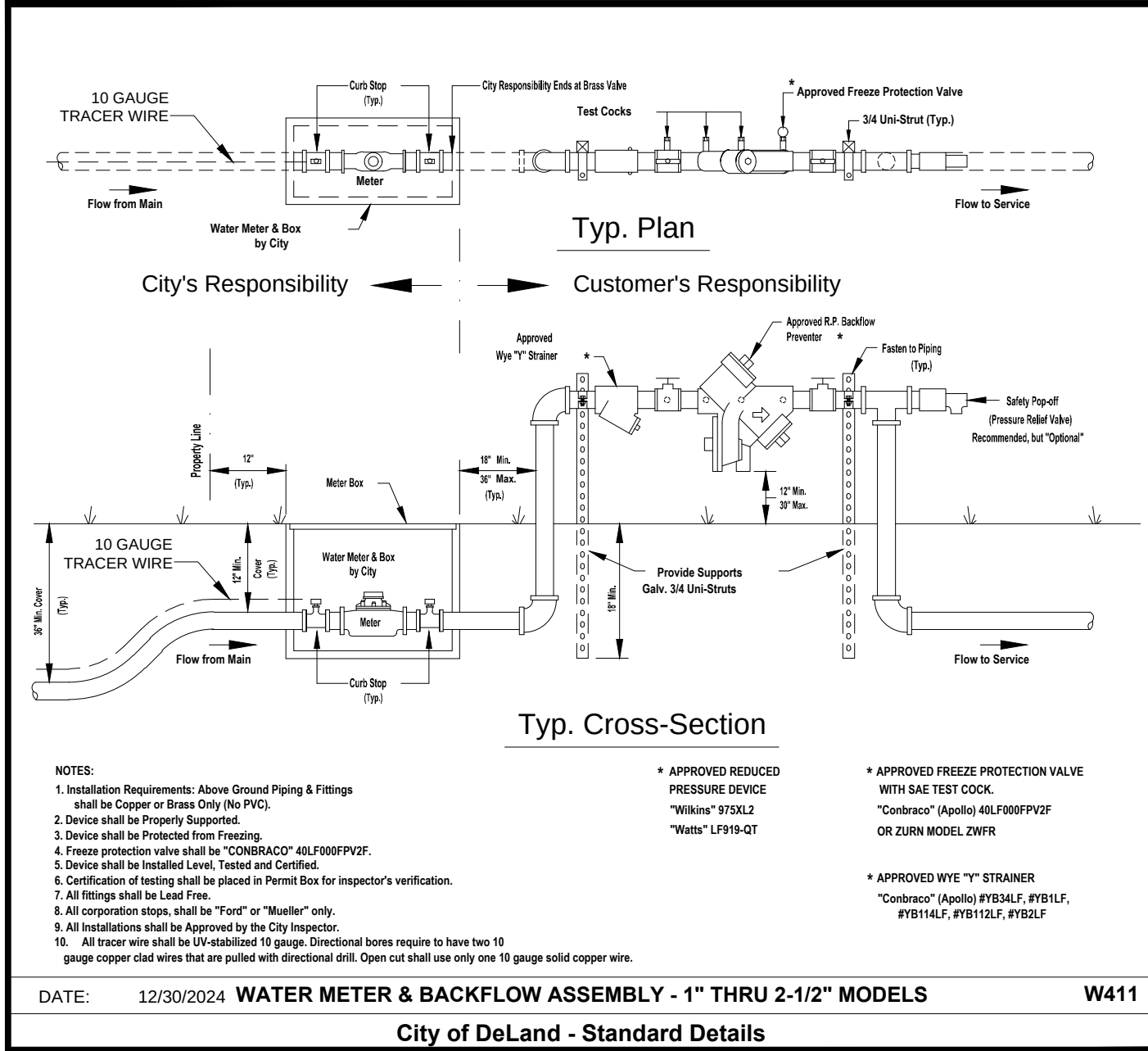
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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON

HARRY NEWKIRK
LICENSE
NO. 62971
STATE OF FLORIDA
PROFESSIONAL ENGINEER
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PROJECT No:	2024-79
DATE:	DECEMBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	
DRAWING NUMBER	

40



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

DATE: 12/30/2024 **CHECKED BY:** NAME
SCALE: NOT TO SCALE **DRAWN BY:** ERIC SAMPSON

FILE:

drive letter/details locations

WATER SYSTEM DETAILS (Sheet 2)

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.newkirk-engineering.com
C.A. # 30209
L.C. # 2600584
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Civil Engineering,
Transportation, CEI &
Landscape Architecture

NEWKIRK ENGINEERING INC.

CITY OF DELAND
WATER SYSTEM DETAILS
RESERVE AT VICTORIA
PHASE 4
DR. MARTIN LUTHER KING JR. BELTWAY, DELAND, FL 32724

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DESIGN BY: HHN
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SCALE:
DRAWING NUMBER

41

DATE: 12/30/2024

REFLECTIVE PAVEMENT MARKER FOR FIRE HYDRANT LOCATION

W423

City of DeLand - Standard Details

NOTE: ①
VENTED ENCLOSURE TO BE
COLOR CODED AS FOLLOWS:
WATER MAIN - BLUE
FORCE MAIN - GREEN
REUSE MAIN - PURPLE
(PANTONE 522C)

MATERIALS

ITEM	QUANT.	DESCRIPTION
1	1	ENCLOSURE, WATER PLUS CORPORATION MODEL #131632
2	1	AIR RELEASE VALVE 2" NPT, ARI MODEL D-025 P
3	1	1" CURB STOP
4	1	2" x 4" NIPPLE, (Stainless Steel)
5	1	2" CURB STOP (FORD-B41-777WNL)
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
10a	1	12" TO 36" DRESSER TSSF REPAIR TAPPING SLEEVE, (SS)
11	1	4" & LARGER PIPE, D.I. OR PVC (DR-18)
12	1	2" CORPORATION BRASS
13	2	1-1/2" PIPE, PVC, LENGTH AS REQUIRED
14	1	1-1/2" x 90° ELBOW, PVC
15	1	6" THICK x 6" WIDE CONCRETE SLAB AROUND ENCLOSURE FINISH SURFACE TO BE 1" ABOVE FINISH GROUND LEVEL

DATE: 12/30/2024

OFFSET AIR RELEASE VALVE

W421A

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	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"	2.8
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: 12/30/2024

VALVE FOR WATER AND RECLAIM SERVICE LINE

W424

City of DeLand - Standard Details

Approved Muller Valve for Service Lines

1" SERVICE

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

P-25172N

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

DATE: 12/30/2024

VALVE FOR WATER AND RECLAIM SERVICE LINE

W425

City of DeLand - Standard Details

DATE: 12/30/2024

NEW POTABLE SERVICE WHIP

W426

City of DeLand - Standard Details

CITY OF DELAND, FLORIDA

1102 S. GARFIELD AVENUE, DELAND, FLORIDA 32724

TITLE:

WATER SYSTEM DETAILS (Sheet 3)

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drive letter/details locations

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CITY OF DELAND
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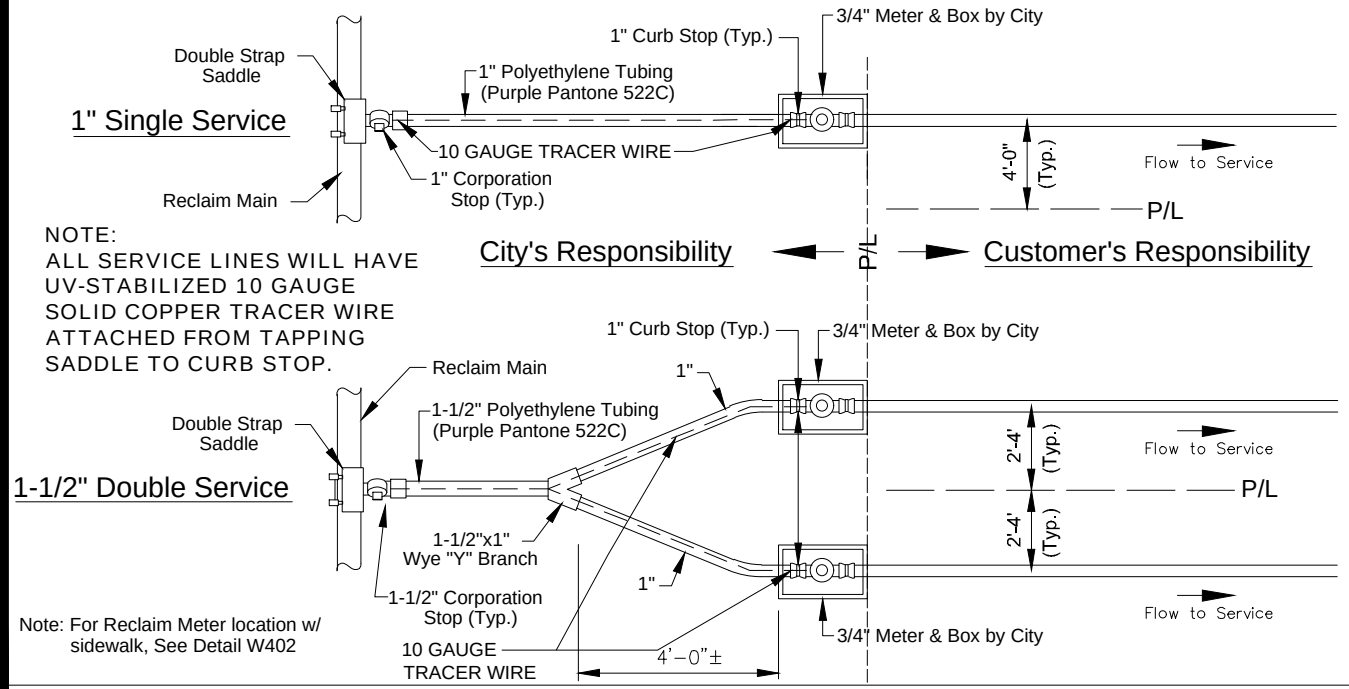
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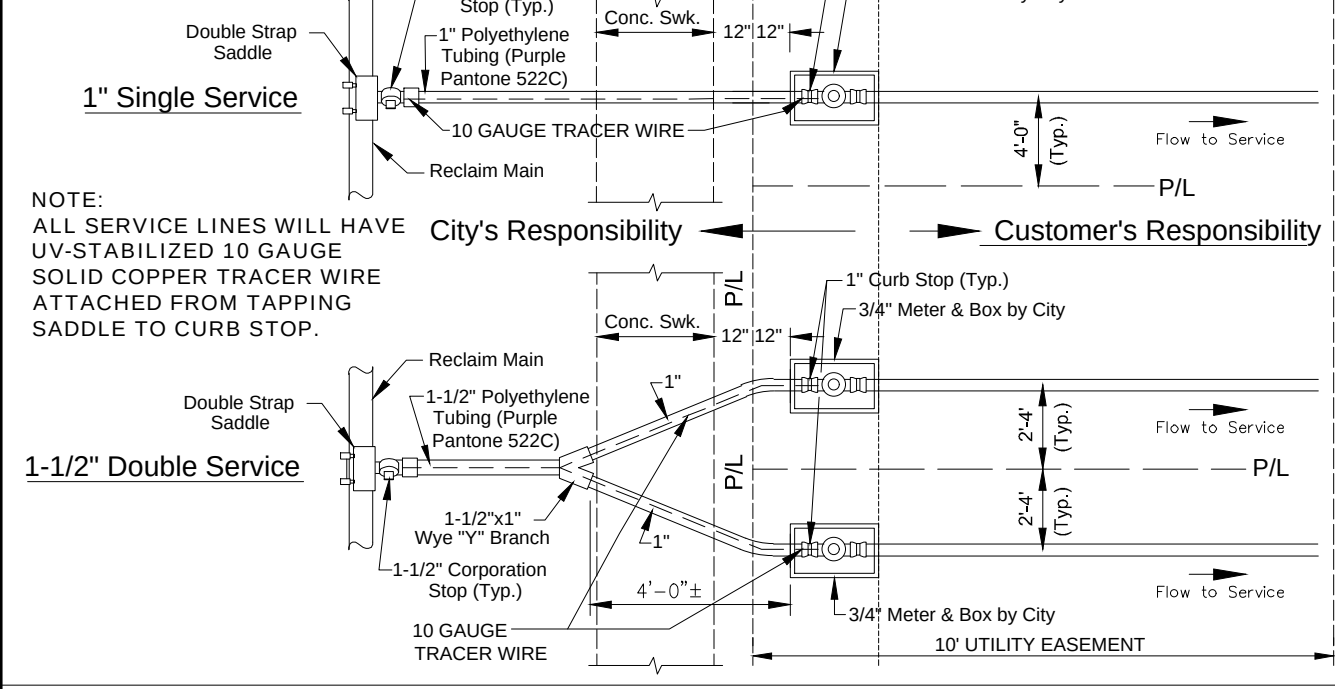
42

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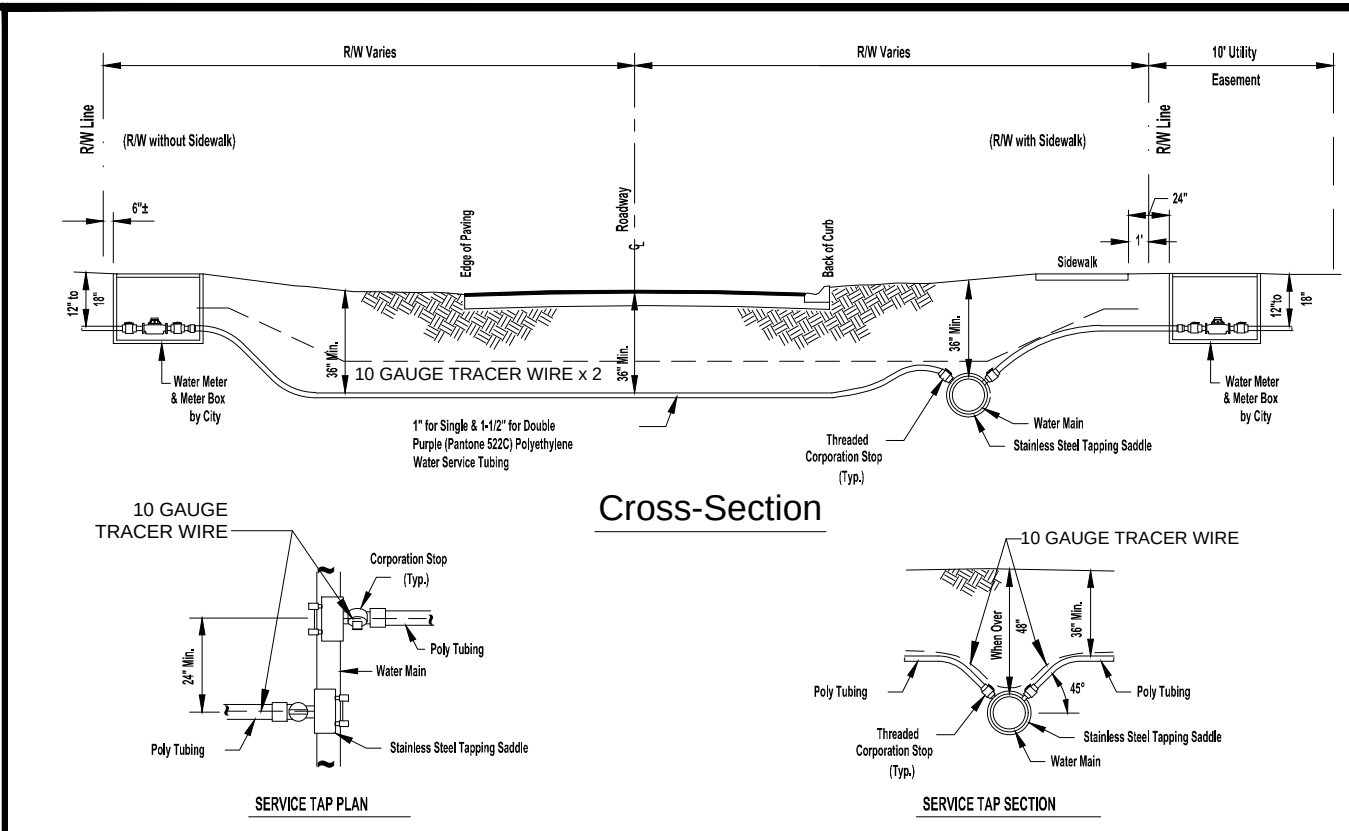


DATE: 12/30/2024
RECLAIM MAIN SERVICE CONNECTION
City of DeLand - Standard Details
R401

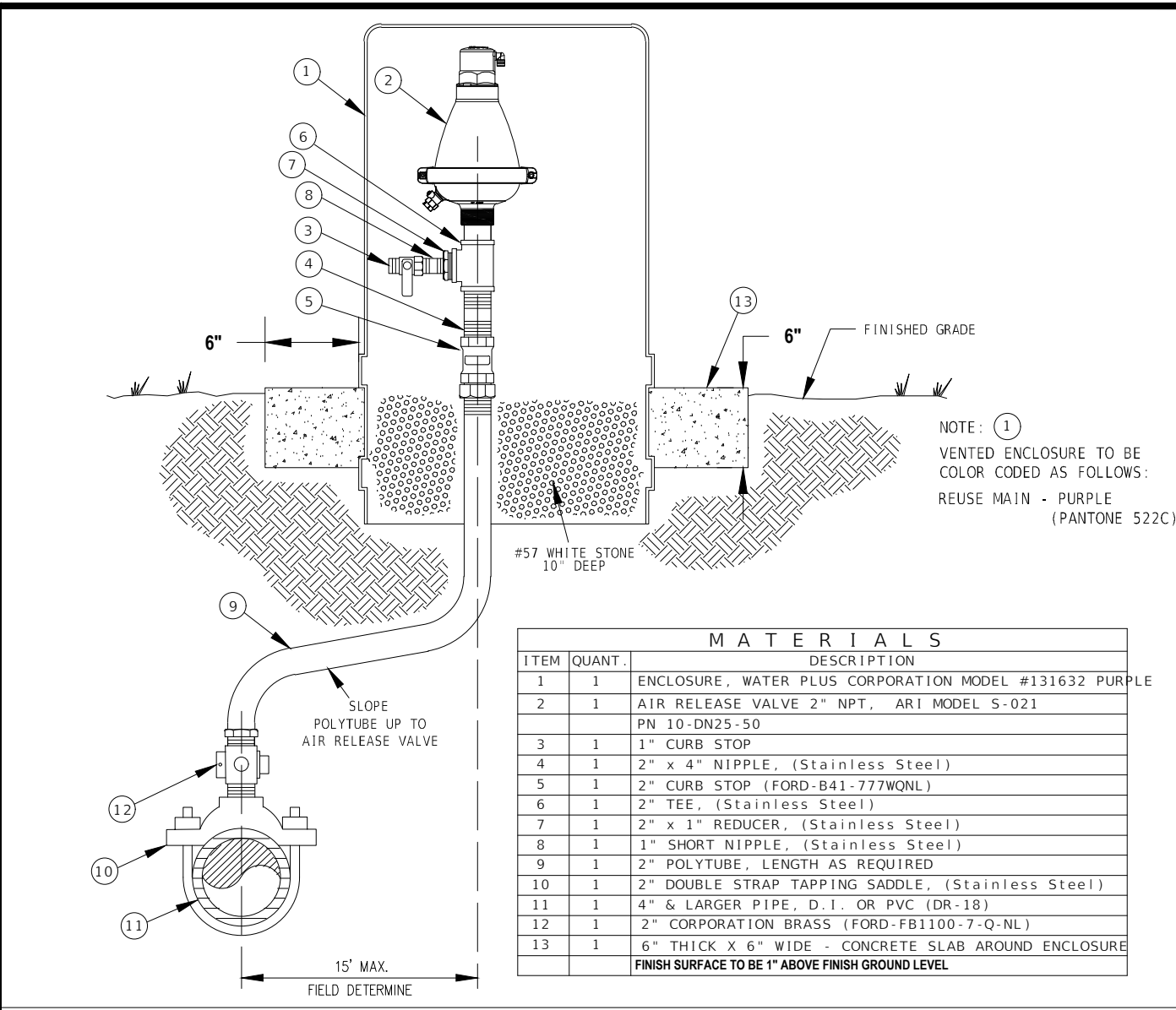
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 13. NO GALVANIZED FITTINGS CONNECTED TO BRASS FITTINGS.
 14. METER BOX SHOULD HAVE A 2'X2'X6" CLEARANCE AROUND IT.



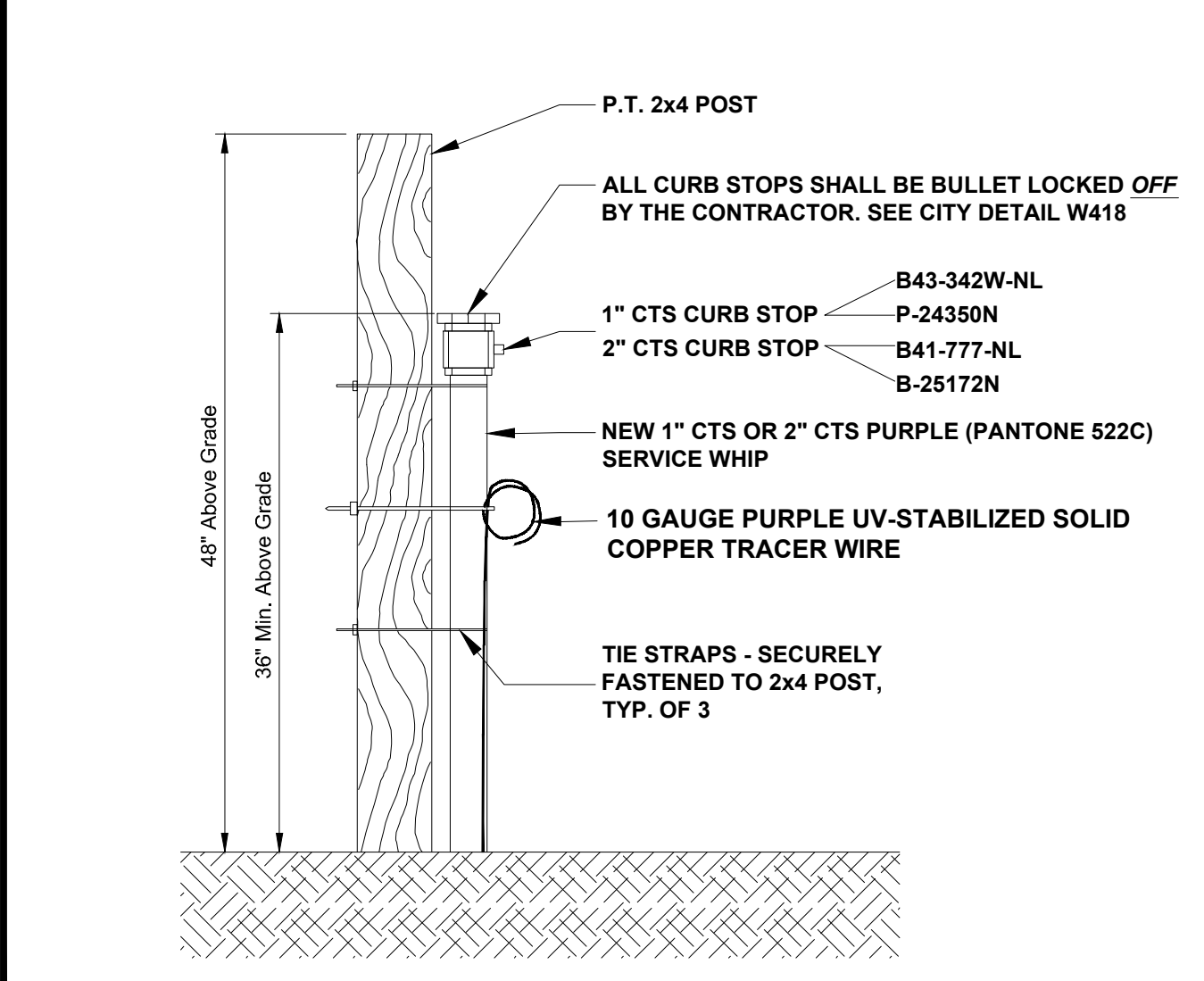
DATE: 12/30/2024
RECLAIM MAIN SERVICE CONN. WITH SIDEWALK
City of DeLand - Standard Details
R402



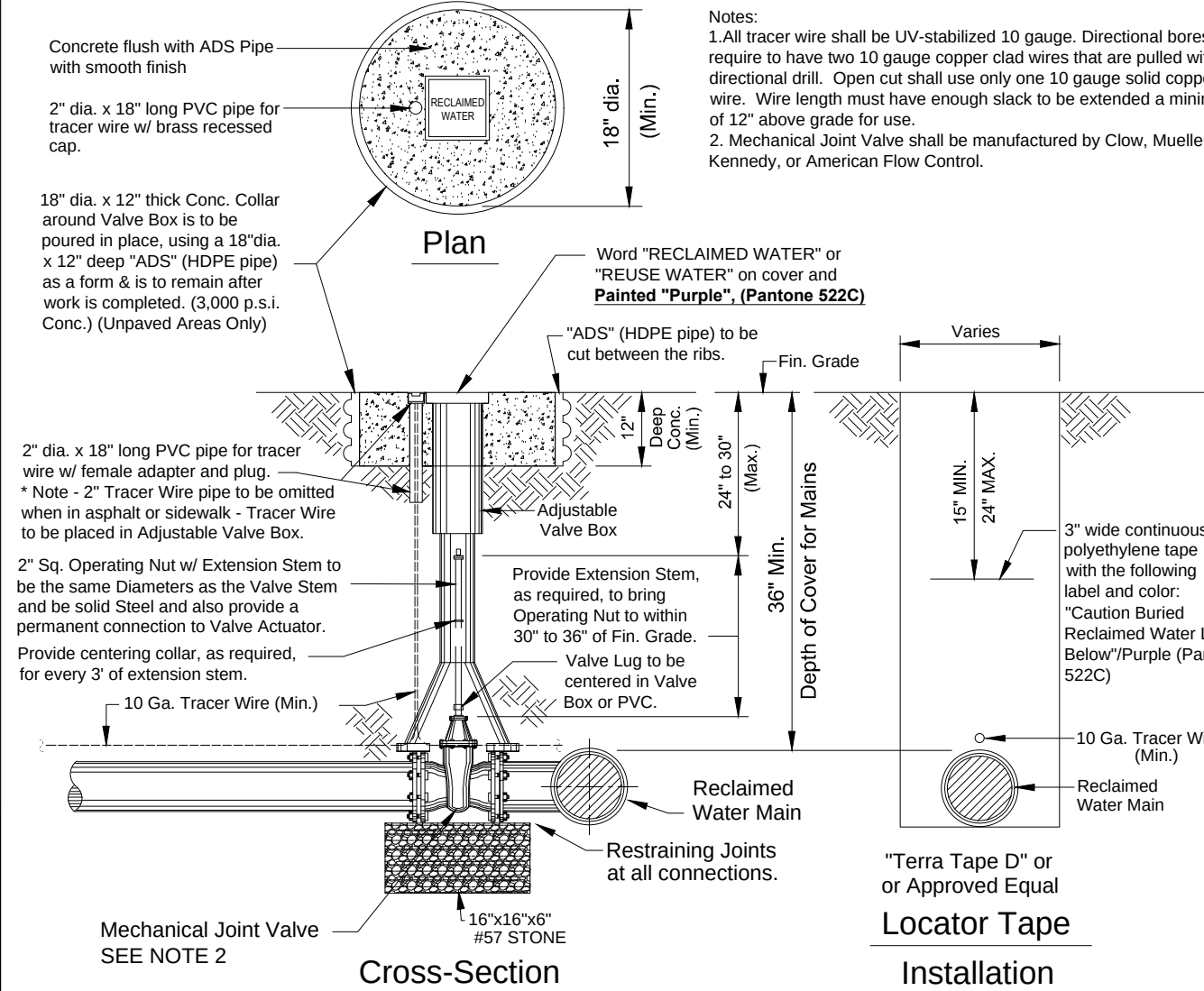
DATE: 12/30/2024
RECLAIM MAIN SERVICE LINES
City of DeLand - Standard Details
R403



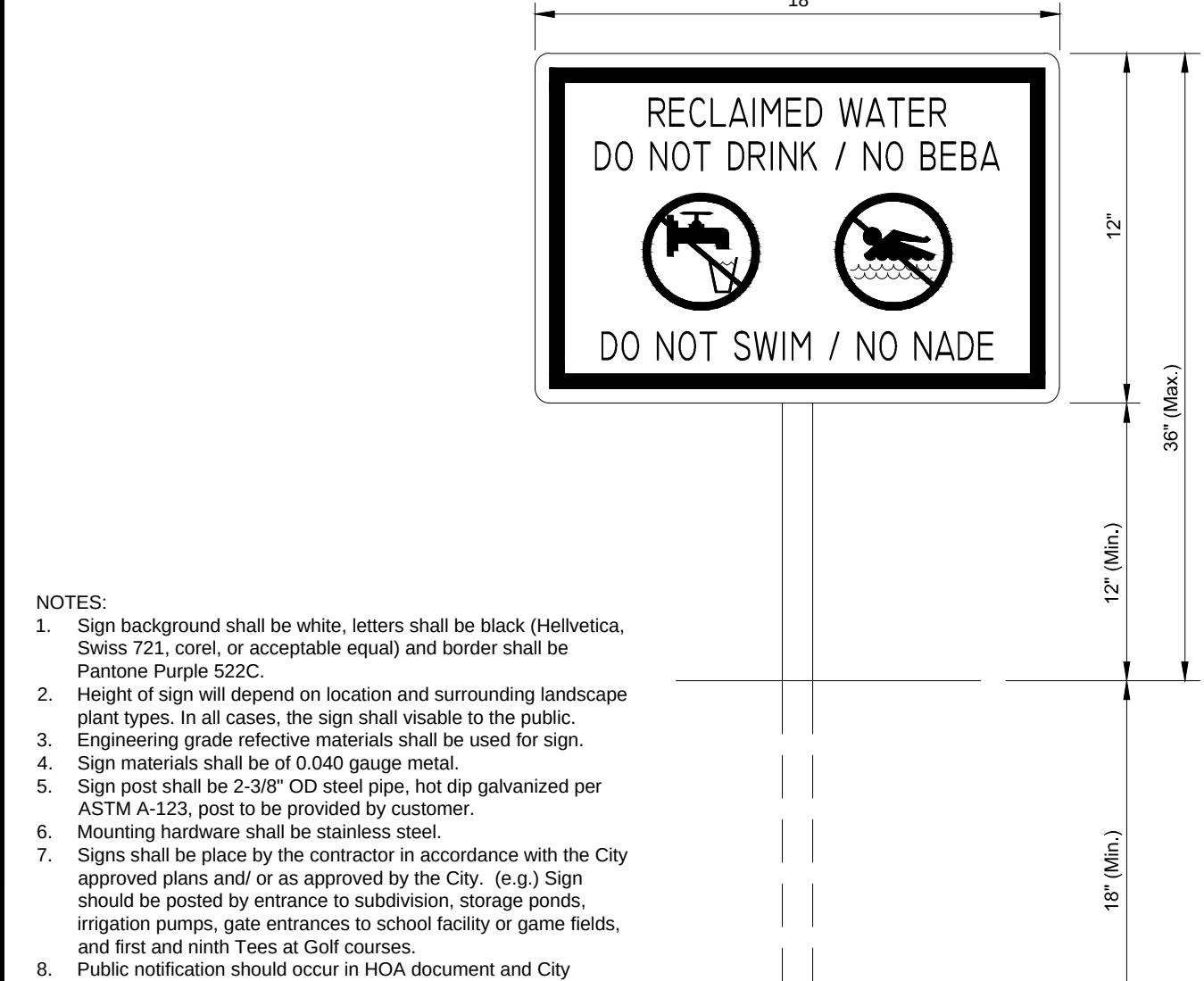
DATE: 12/30/2024
OFFSET AIR RELEASE VALVE
City of DeLand - Standard Details
R421



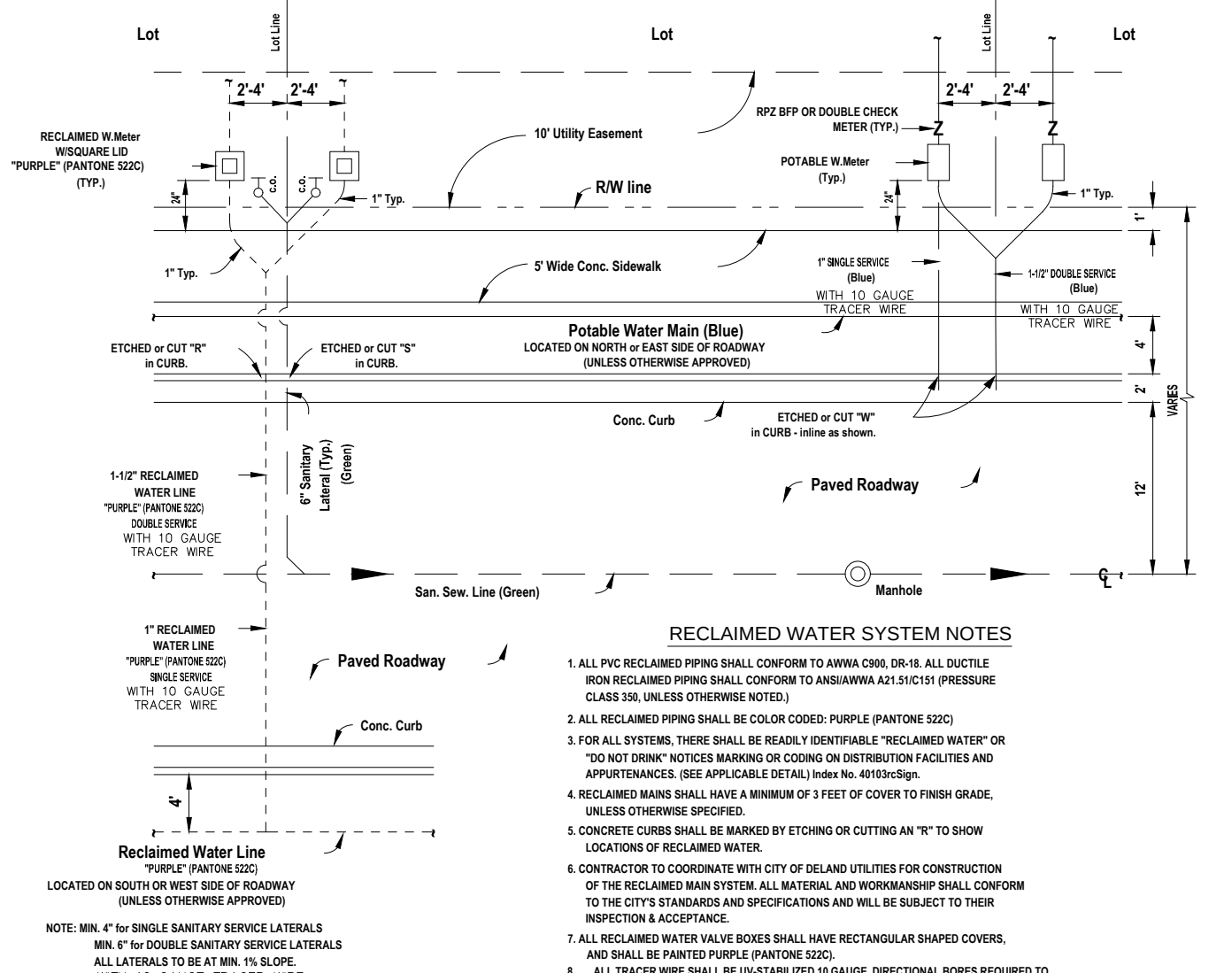
DATE: 12/30/2024
NEW REUSE SERVICE WHIP
City of DeLand - Standard Details
R426



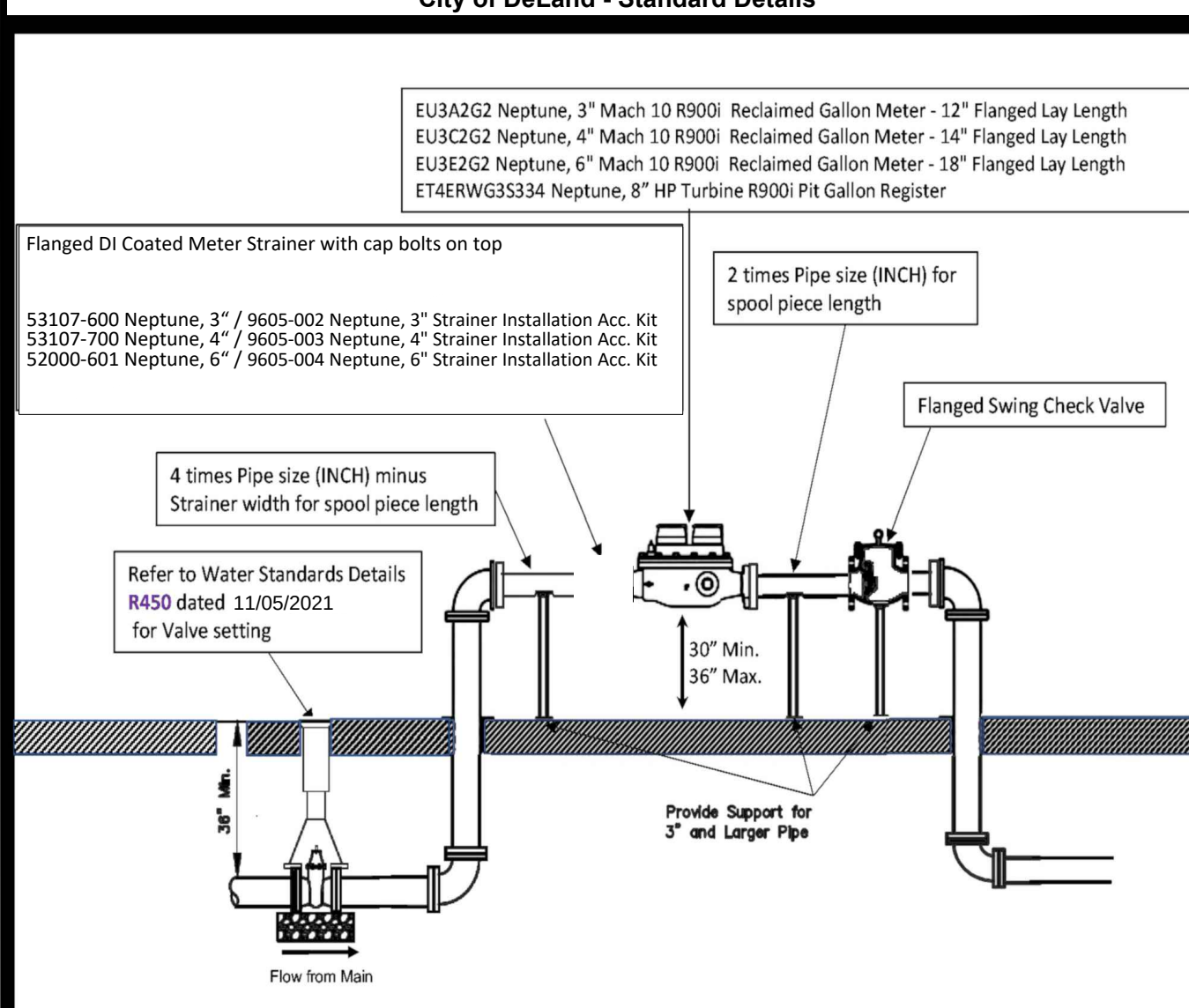
DATE: 12/30/2024
RECLAIMED WATER VALVE SETTING
City of DeLand - Standard Details
R450



DATE: 12/30/2024
RECLAIMED WATER SIGNAGE
City of DeLand - Standard Details
R451



DATE: 12/30/2024
RECLAIMED / WATER SYSTEM LAYOUT
City of DeLand - Standard Details
R452



DATE: 12/30/2024
3\"/>

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 PROPOSED 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 UV 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 ENDODUCT, 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 522C) 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: 12/30/2024
RECLAIMED WATER NOTES - 1 OF 3
City of DeLand - Standard Details
R460

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 DIG 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 522C) OR DIP PRESSURE CLASS 350, STANDARD CEMENT LINED UNLESS APPROVED OTHERWISE BY THE CITY.
18. ALL RECLAIMED WATER MAINS SHALL USE A THURST RESTRAINED JUNT METHOD IN COMPLIANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) GUIDELINES. IN THE EVENT THAT PVC FITTINGS ARE SPECIFIED, THE RESTRAINED JUNT SHALL BE MODIFIED IN ACCORDANCE WITH THE RECOMMENDED ADDITIONAL RESTRAINED LENGTH REQUIRED FOR PIPE WRAPPED WITH POLYETHYLENE. IN NO INSTANCE SHALL THURST BLOCKS BE PERMITTED.
19. MECALOGS, BOLLTSS RESTRAINED JUNCTS, OR GRIPPER GASKETS SHALL BE USED ON ALL RESTRAINED JUNCT INSTALLATIONS. MINIMUM DEPTH OF BURY ON PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THURST RESTRAINED DESIGN GUIDELINES. SEE DETAILS W408 AND W409.
20. GRIPPER RING GASKETS BY ROMAC MAY BE USED AS APPROPRIATE FOR RESTRAINED 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-BUILT" ARE PROVIDED TO THE CITY, PRIOR TO ANY USE OF THIS SYSTEM.
22. ALL RECLAIMED WATER MAINS AND SERVICE LINES SHALL BE REALLY DISTINGUISHABLE BY THEIR "PURPLE" (PANTONE 522C) COLOR OR TAPE MARKINGS. DUCTILE IRON PIPE SHALL BE WRAPPED WITH PURPLE PANTONE 522C POLYETHYLENE.
23. ALL RES. 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: 12/30/2024
RECLAIMED WATER NOTES - 2 OF 3
City of DeLand - Standard Details
R461

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 REQUIRE A MINIMUM 48 HOUR NOTIFICATION (MEASURED ON 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 CITY SERVICE AREA.
37. LARGE RECLAIMED WATER METERS GREATER THAN 2" TAKES A MINIMUM OF 4 WEEKS FOR DELIVERY. IN ADDITION, ALL METERS AND VALVES 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 PREFERENCES DOUBLE SERVICE INSTALLATIONS WHEREVER FEASIBLE. WHEN DESIGN CONFLICTS EXIST, SINGLE SERVICES MAY BE ALLOWED. THIS MAY APPLY AT STORMWATER INLETS, FIRE HYDRANTS, FFL 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 522C) AND LABELED REUSE OR RECLAIM.
40. NO DIRECTIONAL BORES ON FRIDAYS, WEEKENDS OR HOLIDAYS. PULP BACKS ARE ALLOWED.

DATE: 12/30/2024
RECLAIMED WATER NOTES - 3 OF 3
City of DeLand - Standard Details
R462

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

DATE: 12/30/2024
CHECKED BY: NAME
SCALE: NOT TO SCALE
DRAWN BY: ERIC SAMPSON

RECLAIMED WATER DETAILS

drive letter/details locations

FILE:

TITLE: PAGE 1 OF 2

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.NewKirk-Engineering.com
C.A. # 30209
L.C. # 2600584
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Civil Engineering
Transportation, CEI &
Landscape Architecture
NEWKIRK ENGINEERING INC.

CITY OF DELAND
RECLAIMED WATER DETAILS
RESERVE AT VICTORIA
PHASE 4
DR. MARTIN LUTHER KING JR. BELTWAY, DELAND, FL 32724

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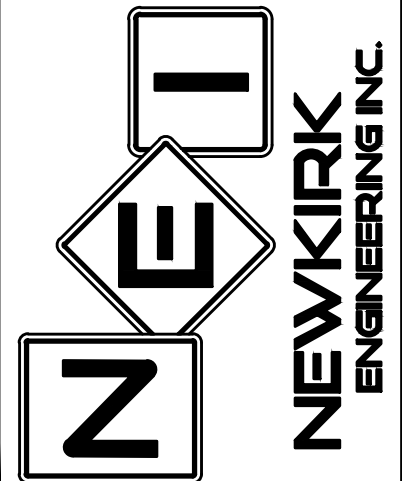
PROJECT No: 2024-79
DATE: DECEMBER 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE:
DRAWING NUMBER

43

Page 298 of 361

REVISIONS	
DATE	DESCRIPTION
5/9/25	CITY COMMENTS

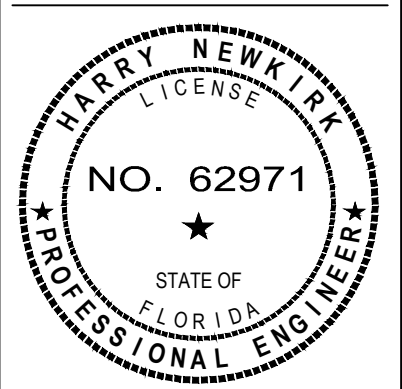
1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 2600584
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CITY OF DELAND
UTILITY MARKER BALL DETAILS
RESERVE AT VICTORIA
PHASE 4
DR. MARTIN LUTHER KING JR. BELTWAY, DELAND, FL 32724

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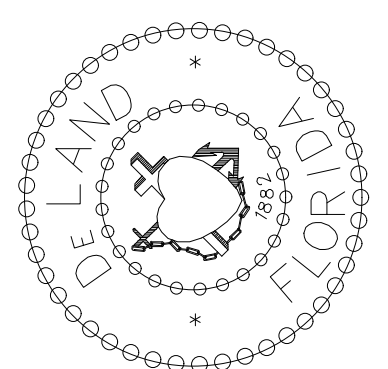
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PROJECT No:	2024-79
DATE:	DECEMBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	
DRAWING NUMBER	

45



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

TITLE: UTILITY MARKER BALL LOCATORS
FILE: drive letter/details locations

DATE: 11/07/2022
CHECKED BY: ERIC M. SAMPSON

SCALE: NOT TO SCALE
DRAWN BY: MARK LA GRECA

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

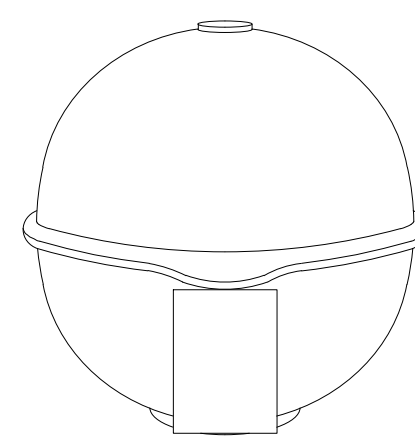
The 3M TM Dynatel TM 1420 Marker Locators are designed to be accurate, fast and integrated allowing you to accurately and easily:
Locate, read and write to 3M ID markers
Pinpoint the depth and location of all existing models of properly installed underground passive EMS markers
Conduct direct depth reading 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

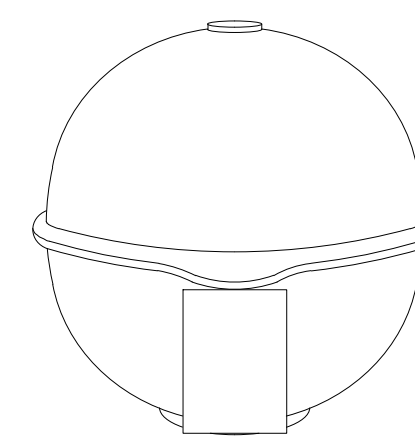


The 3M TM EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

- 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

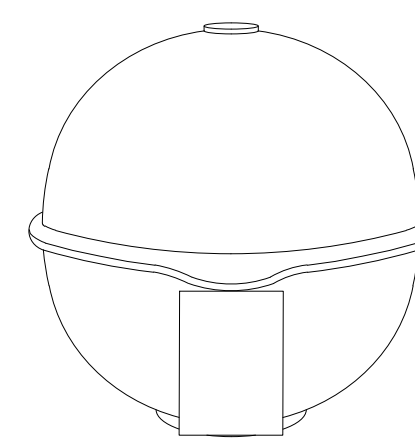


The 3M TM EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

- 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

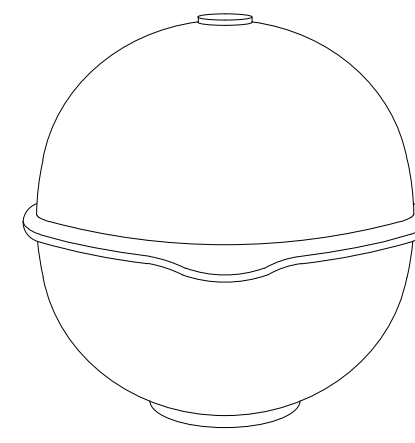


The 3M TM EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

- 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

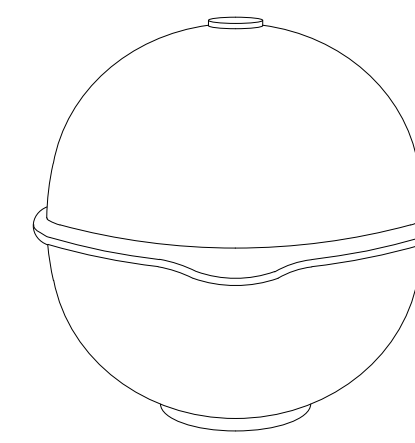


The 3M TM EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

- 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

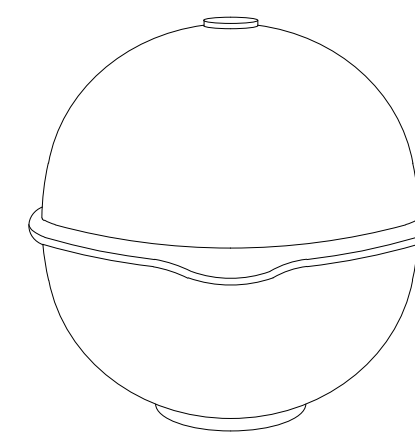


The 3M TM EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

- 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



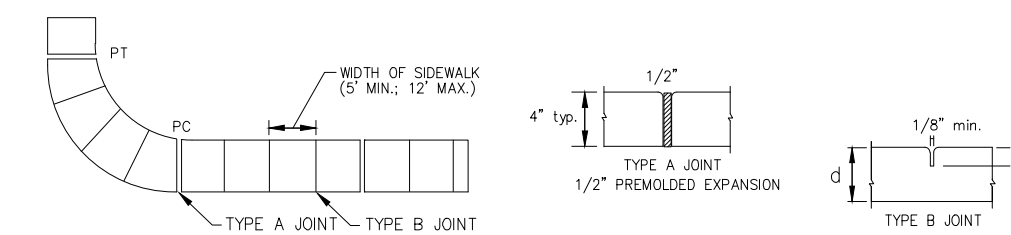
The 3M TM EMS Extended-Range Ball Markers have a self-leveling design providing accurate, horizontal position regardless of how it is placed in the ground, making the job of precisely locating underground facilities easier.

- 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

Project: RESERVE AT VICTORIA - PHASE 4								
Items to be inputted on Smart Ball								
SMART Ball Serial Number	Type of Main	Nearest Physical Address to Smart Ball Placement	Station	GIS Location of Smart Ball		Pipe Material and Size		Depth to Main (Ft)
	W- Water S-Sewer R-Reclaim			Lat	Long	Pipe Material 1	Pipe Size 1	
267	W	JAMIE LAKE DRIVE	0+28.27	29.0132445	-81.2621014	PE	1.5"	3
268	W	JAMIE LAKE DRIVE	0+59.61	29.0133272	-81.2620330	PE	1.5"	3
269	W	JAMIE LAKE DRIVE	0+93.47	29.0133940	-81.2619311	PE	1.5"	3
270	W	JAMIE LAKE DRIVE	1+30.80	29.0134332	-81.2617994	PE	1.5"	3
271	W	JAMIE LAKE DRIVE	1+67.61	29.0133175	-81.2616727	PE	1.5"	3
272	W	JAMIE LAKE DRIVE	1+77.15	29.0134388	-81.2616444	PE	1.5"	3
273	W	JAMIE LAKE DRIVE	2+07.61	29.0133184	-81.2615476	PE	1.5"	3
274	W	JAMIE LAKE DRIVE	2+17.15	29.0134400	-81.2615192	PE	1.5"	3
275	W	JAMIE LAKE DRIVE	2+47.61	29.0133199	-81.2614225	PE	1.5"	3
276	W	JAMIE LAKE DRIVE	2+57.15	29.0134412	-81.2613941	PE	1.5"	3
277	W	JAMIE LAKE DRIVE	2+87.61	29.0133210	-81.2612973	PE	1.5"	3
278	W	JAMIE LAKE DRIVE	2+97.15	29.0134423	-81.2612689	PE	1.5"	3
279	W	JAMIE LAKE DRIVE	3+55.62	29.0133230	-81.2610845	PE	1.5"	3
280	W	JAMIE LAKE DRIVE	3+62.81	29.0134442	-81.2610635	PE	1.5"	3
281	W	JAMIE LAKE DRIVE	3+95.63	29.0133242	-81.2609594	PE	1.5"	3
282	W	JAMIE LAKE DRIVE	4+02.81	29.0134454	-81.2609384	PE	1.5"	3
283	W	JAMIE LAKE DRIVE	4+35.64	29.0133254	-81.2608342	PE	1.5"	3
284	W	JAMIE LAKE DRIVE	4+42.81	29.0134466	-81.2608132	PE	1.5"	3
285	W	JAMIE LAKE DRIVE	4+75.76	29.0133265	-81.2607090	PE	1.5"	3
286	W	JAMIE LAKE DRIVE	4+81.34	29.0134470	-81.2606881	PE	1.5"	3
287	W	JAMIE LAKE DRIVE	5+31.35	29.0133916	-81.2605065	PE	1.5"	3
288	W	JAMIE LAKE DRIVE	5+61.82	29.0133185	-81.2604227	PE	1.5"	3
289	W	JAMIE LAKE DRIVE	5+93.13	29.0132223	-81.2603704	PE	1.5"	3
290	W	JAMIE LAKE DRIVE	6+24.27	29.0131216	-81.2603573	PE	1"	3
291	W	JAMIE LAKE DRIVE	6+72.57	29.0129888	-81.2603564	PE	1.5"	3
292	W	JAMIE LAKE DRIVE	7+12.57	29.0128788	-81.2603555	PE	1.5"	3
293	W	JAMIE LAKE DRIVE	7+15.71	29.0128694	-81.2604932	PE	1.5"	3
294	W	JAMIE LAKE DRIVE	7+49.98	29.0127759	-81.2603548	PE	1"	3
295	W	JAMIE LAKE DRIVE	7+55.72	29.0127594	-81.2604923	PE	1.5"	3
296	W	JAMIE LAKE DRIVE	7+80.90	29.0126909	-81.2603542	PE	1"	3
297	W	JAMIE LAKE DRIVE	7+95.72	29.0126493	-81.2604915	PE	1.5"	3
298	W	JAMIE LAKE DRIVE	8+18.23	29.0125882	-81.2603534	PE	1.5"	3
299	W	JAMIE LAKE DRIVE	8+35.73	29.0125393	-81.2604907	PE	1.5"	3
300	W	JAMIE LAKE DRIVE	8+58.23	29.0124782	-81.2603526	PE	1.5"	3
301	W	JAMIE LAKE DRIVE	8+98.23	29.0123682	-81.2603518	PE	1.5"	3
302	W	JAMIE LAKE DRIVE	9+01.39	29.0123587	-81.2604894	PE	1.5"	3
303	W	JAMIE LAKE DRIVE	9+41.39	29.0122487	-81.2604886	PE	1.5"	3
304	W	JAMIE LAKE DRIVE	0+67.63	29.0129576	-81.2621505	PE	1.5"	3
305	W	JAMIE LAKE DRIVE	0+73.68	29.0129421	-81.2620127	PE	1.5"	3
306	W	JAMIE LAKE DRIVE	1+07.63	29.0128476	-81.2621494	PE	1.5"	3
307	W	JAMIE LAKE DRIVE	1+13.68	29.0128321	-81.2620115	PE	1.5"	3
308	W	JAMIE LAKE DRIVE	1+47.63	29.0127376	-81.2621482	PE	1.5"	3
309	W	JAMIE LAKE DRIVE	1+53.68	29.0127221	-81.2620103	PE	1.5"	3
310	W	JAMIE LAKE DRIVE	1+87.63	29.0126276	-81.2621470	PE	1.5"	3
311	W	JAMIE LAKE DRIVE	1+93.68	29.0126121	-81.2620092	PE	1.5"	3
312	W	JAMIE LAKE DRIVE	2+53.29	29.0124470	-81.2621451	PE	1.5"	3
313	W	JAMIE LAKE DRIVE	2+93.29	29.0123370	-81.2621439	PE	1.5"	3
314	W	JAMIE LAKE DRIVE	3+29.67	29.0122271	-81.2621367	PE	1.5"	3
315	W	JAMIE LAKE DRIVE	3+65.13	29.0121174	-81.2620929	PE	1.5"	3
316	W	JAMIE LAKE DRIVE	3+81.72	29.0121441	-81.2619493	PE	1"	3
317	W	JAMIE LAKE DRIVE	3+94.56	29.0120392	-81.2620285	PE	1.5"	3
318	W	JAMIE LAKE DRIVE	4+21.54	29.0120719	-81.2618702	PE	1.5"	3
319	W	JAMIE LAKE DRIVE	4+33.77	29.0119620	-81.2619393	PE	1.5"	3
320	W	JAMIE LAKE DRIVE	4+61.55	29.0119948	-81.2617809	PE	1.5"	3
321	W	JAMIE LAKE DRIVE	4+73.77	29.0118849	-81.2618500	PE	1.5"	3
322	W	JAMIE LAKE DRIVE	5+11.47	29.0118987	-81.2616694	PE	1"	3
323	W	JAMIE LAKE DRIVE	5+13.77	29.0118079	-81.2617607	PE	1.5"	3
324	W	JAMIE LAKE DRIVE	5+49.06	29.0118263	-81.2615855	PE	1.5"	3
325	W	JAMIE LAKE DRIVE	5+79.43	29.0116814	-81.2616140	PE	1.5"	3
326	W	JAMIE LAKE DRIVE	5+89.06	29.0117492	-81.2614961	PE	1.5"	3
327	W	JAMIE LAKE DRIVE	6+19.43	29.0116043	-81.2615247	PE	1.5"	3
328	W	JAMIE LAKE DRIVE	6+55.06	29.0115329	-81.2614291	PE	1.5"	3
329	W	JAMIE LAKE DRIVE	6+91.06	29.0114862	-81.2613059	PE	1.5"	3
330	W	JAMIE LAKE DRIVE	7+41.18	29.0114754	-81.2611327	PE	1.5"	3
331	W	JAMIE LAKE DRIVE	7+46.22	29.0115965	-81.2611178	PE	1.5"	3
332	W	JAMIE LAKE DRIVE	7+81.18	29.0114762	-81.2610076	PE	1.5"	3
333	W	JAMIE LAKE DRIVE	7+86.24	29.0115973	-81.2609614	PE	1.5"	3
334	W	JAMIE LAKE DRIVE	8+21.18	29.0114769	-81.2608825	PE	1.5"	3
335	W	JAMIE LAKE DRIVE	8+26.26	29.0115979	-81.2608674	PE	1.5"	3
336	W	JAMIE LAKE DRIVE	8+60.75	29.0114776	-81.2607575	PE	1.5"	3
337	W	JAMIE LAKE DRIVE	8+68.09	29.0115995	-81.2607423	PE	1.5"	3
338	W	JAMIE LAKE DRIVE	8+93.17	29.0114954	-81.2606383	PE	1.5"	3
339	W	JAMIE LAKE DRIVE	9+23.06	29.0115377	-81.2605376	PE	1.5"	3
340	W	JAMIE LAKE DRIVE	9+53.17	29.0116024	-81.2604527	PE	1.5"	3
341	W	JAMIE LAKE DRIVE	9+83.28	29.0116846	-81.2603904	PE	1.5"	3
342	W	JAMIE LAKE DRIVE	10+16.61	29.0117888	-81.2603532	PE	1.5"	3
343	W	JAMIE LAKE DRIVE	10+53.13	29.0118989	-81.2603489	PE	1.5"	3
344	W	JAMIE LAKE DRIVE	10+90.72	29.0120022	-81.2603492	PE	1"	3
345	W	JAMIE LAKE DRIVE	11+00.64	29.0120287	-81.2604871	PE	1.5"	3
346	W	JAMIE LAKE DRIVE	11+40.64	29.0121387	-81.2604878	PE	1.5"	3
347	W	VILLA CLUB COURT	2+03.48	29.0124915	-81.2615098	PE	1.5"	3
348	W	VILLA CLUB COURT	2+43.48	29.0124925	-81.2613847	PE	1.5"	3
349	W	VILLA CLUB COURT	3+15.02	29.0125532	-81.2611799	PE	1.5"	3
350	W	VILLA CLUB COURT	3+34.72	29.0122514	-81.2610662	PE	1"	3
351	W	VILLA CLUB COURT	3+57.80	29.0126170	-81.2610554	PE	1"	3
352	W	VILLA CLUB COURT	3+91.66	29.0125978	-81.2609450	PE	1.5"	3

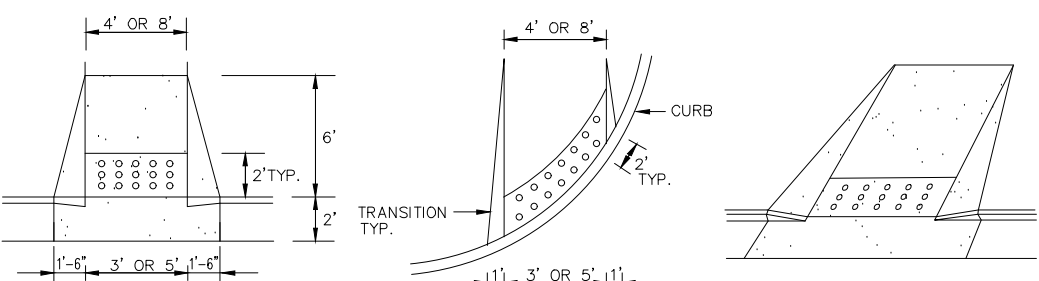
Project:		RESERVE AT VICTORIA - PHASE 4						
SMART Serial Number	Type of Main	Nearest Physical Address to Smart Ball Placement	Station	GIS Location of Smart Ball		Pipe Material and Size		Depth to Main (Ft)
				Lat	Long	Pipe Material 1	Pipe Size 1	
	W- Water S-Sewer R-Reclaim					C900 HDPE Ductile	4", 6", 8", 10", 12"	
258	S	JAMIE LAKE DRIVE	0+42.80	29.0132850	-81.2620725	PVC SDR 26	6"	9
259	S	JAMIE LAKE DRIVE	0+76.37	29.0133636	-81.2619849	PVC SDR 26	6"	8
260	S	JAMIE LAKE DRIVE	1+11.38	29.0134176	-81.2618698	PVC SDR 26	6"	8
261	S	JAMIE LAKE DRIVE	1+48.64	29.0133170	-81.2617321	PVC SDR 26	6"	8
262	S	JAMIE LAKE DRIVE	1+49.53	29.0134380	-81.2617308	PVC SDR 26	6"	8
263	S	JAMIE LAKE DRIVE	1+59.23	29.0134383	-81.2617004	PVC SDR 26	6"	8
264	S	JAMIE LAKE DRIVE	1+87.61	29.0133181	-81.2616102	PVC SDR 26	6"	7
265	S	JAMIE LAKE DRIVE	1+97.15	29.0134394	-81.2615818	PVC SDR 26	6"	7
266	S	JAMIE LAKE DRIVE	2+27.61	29.0133193	-81.2614850	PVC SDR 26	6"	7
267	S	JAMIE LAKE DRIVE	2+37.15	29.0134406	-81.2614567	PVC SDR 26	6"	7
268	S	JAMIE LAKE DRIVE	2+67.61	29.0133205	-81.2613599	PVC SDR 26	6"	7
269	S	JAMIE LAKE DRIVE	2+77.15	29.0134417	-81.2613315	PVC SDR 26	6"	7
270	S	JAMIE LAKE DRIVE	3+06.31	29.0133216	-81.2612388	PVC SDR 26	6"	7
271	S	JAMIE LAKE DRIVE	3+15.63	29.0134429	-81.2612111	PVC SDR 26	6"	7
272	S	JAMIE LAKE DRIVE	3+37.15	29.0133218	-81.2611423	PVC SDR 26	6"	7
273	S	JAMIE LAKE DRIVE	3+44.12	29.0134440	-81.2611220	PVC SDR 26	6"	7
274	S	JAMIE LAKE DRIVE	3+75.63	29.0133236	-81.2610220	PVC SDR 26	6"	6
275	S	JAMIE LAKE DRIVE	3+82.81	29.0134448	-81.2610009	PVC SDR 26	6"	6
276	S	JAMIE LAKE DRIVE	4+15.63	29.0133248	-81.2608968	PVC SDR 26	6"	6
277	S	JAMIE LAKE DRIVE	4+22.81	29.0134460	-81.2608758	PVC SDR 26	6"	6
278	S	JAMIE LAKE DRIVE	4+55.64	29.0133259	-81.2607716	PVC SDR 26	6"	6
279	S	JAMIE LAKE DRIVE	4+62.81	29.0134471	-81.2607507	PVC SDR 26	6"	6
280	S	JAMIE LAKE DRIVE	4+94.97	29.0134409	-81.2606355	PVC SDR 26	6"	6
281	S	JAMIE LAKE DRIVE	5+02.82	29.0133184	-81.2606460	PVC SDR 26	6"	6
282	S	JAMIE LAKE DRIVE	5+17.46	29.0134158	-81.2605530	PVC SDR 26	6"	6
283	S	JAMIE LAKE DRIVE	5+46.66	29.0133580	-81.2604609	PVC SDR 26	6"	6
284	S	JAMIE LAKE DRIVE	5+76.82	29.0132744	-81.2603929	PVC SDR 26	6"	6
285	S	JAMIE LAKE DRIVE	6+08.89	29.0131694	-81.2603591	PVC SDR 26	6"	6
286	S	JAMIE LAKE DRIVE	6+54.23	29.0130393	-81.2603567	PVC SDR 26	6"	6
287	S	JAMIE LAKE DRIVE	6+90.26	29.0129402	-81.2603560	PVC SDR 26	6"	6
288	S	JAMIE LAKE DRIVE	6+97.07	29.0129206	-81.2604935	PVC SDR 26	6"	6
289	S	JAMIE LAKE DRIVE	7+32.58	29.0128238	-81.2603552	PVC SDR 26	6"	6
290	S	JAMIE LAKE DRIVE	7+35.71	29.0128144	-81.2604927	PVC SDR 26	6"	6
291	S	JAMIE LAKE DRIVE	7+75.72	29.0127044	-81.2604920	PVC SDR 26	6"	6
292	S	JAMIE LAKE DRIVE	7+98.23	29.0126432	-81.2603538	PVC SDR 26	6"	6
293	S	JAMIE LAKE DRIVE	8+15.73	29.0125943	-81.2604911	PVC SDR 26	6"	6
294	S	JAMIE LAKE DRIVE	8+38.23	29.0125332	-81.2603530	PVC SDR 26	6"	6
295	S	JAMIE LAKE DRIVE	8+54.31	29.0124882	-81.2604904	PVC SDR 26	6"	6
296	S	JAMIE LAKE DRIVE	8+78.23	29.0124232	-81.2603522	PVC SDR 26	6"	6
297	S	JAMIE LAKE DRIVE	8+82.81	29.0124098	-81.2604898	PVC SDR 26	6"	6
298	S	JAMIE LAKE DRIVE	9+16.78	29.0123172	-81.2603514	PVC SDR 26	6"	6
299	S	JAMIE LAKE DRIVE	9+21.39	29.0123037	-81.2604890	PVC SDR 26	6"	6
300	S	JAMIE LAKE DRIVE	9+61.39	29.0121937	-81.2604882	PVC SDR 26	6"	6
301	S	JAMIE LAKE DRIVE	0+49.09	29.0130086	-81.2621510	PVC SDR 26	6"	9
302	S	JAMIE LAKE DRIVE	0+55.05	29.0129933	-81.2620132	PVC SDR 26	6"	9
303	S	JAMIE LAKE DRIVE	0+87.62	29.0129026	-81.2621499	PVC SDR 26	6"	9
304	S	JAMIE LAKE DRIVE	0+93.67	29.0128871	-81.2620121	PVC SDR 26	6"	9
305	S	JAMIE LAKE DRIVE	1+27.62	29.0127926	-81.2621487	PVC SDR 26	6"	9
306	S	JAMIE LAKE DRIVE	1+33.67	29.0127771	-81.2620109	PVC SDR 26	6"	9
307	S	JAMIE LAKE DRIVE	1+67.62	29.0126826	-81.2621476	PVC SDR 26	6"	9
308	S	JAMIE LAKE DRIVE	1+73.67	29.0126671	-81.2620097	PVC SDR 26	6"	8
309	S	JAMIE LAKE DRIVE	2+06.24	29.0125764	-81.2621464	PVC SDR 26	6"	8
310	S	JAMIE LAKE DRIVE	2+12.21	29.0125611	-81.2620086	PVC SDR 26	6"	8
311	S	JAMIE LAKE DRIVE	2+34.75	29.0124980	-81.2621456	PVC SDR 26	6"	8
312	S	JAMIE LAKE DRIVE	2+73.29	29.0123920	-81.2621444	PVC SDR 26	6"	8
313	S	JAMIE LAKE DRIVE	3+12.85	29.0122820	-81.2621432	PVC SDR 26	6"	8
314	S	JAMIE LAKE DRIVE	3+46.87	29.0121724	-81.2621204	PVC SDR 26	6"	7
315	S	JAMIE LAKE DRIVE	3+77.45	29.0120829	-81.2620688	PVC SDR 26	6"	7
316	S	JAMIE LAKE DRIVE	4+01.55	29.0121104	-81.2619148	PVC SDR 26	6"	7
317	S	JAMIE LAKE DRIVE	4+13.77	29.0120005	-81.2619839	PVC SDR 26	6"	7
318	S	JAMIE LAKE DRIVE	4+41.55	29.0120334	-81.2618255	PVC SDR 26	6"	7
319	S	JAMIE LAKE DRIVE	4+53.77	29.0119235	-81.2618946	PVC SDR 26	6"	7
320	S	JAMIE LAKE DRIVE	4+80.23	29.0119589	-81.2617391	PVC SDR 26	6"	7
321	S	JAMIE LAKE DRIVE	4+93.77	29.0118464	-81.2618053	PVC SDR 26	6"	6
322	S	JAMIE LAKE DRIVE	5+29.07	29.0118648	-81.2616031	PVC SDR 26	6"	6
323	S	JAMIE LAKE DRIVE	5+32.26	29.0117723	-81.2617194	PVC SDR 26	6"	6
324	S	JAMIE LAKE DRIVE	5+60.76	29.0117174	-81.2616557	PVC SDR 26	6"	6
325	S	JAMIE LAKE DRIVE	5+69.07	29.0117877	-81.2615408	PVC SDR 26	6"	6
326	S	JAMIE LAKE DRIVE	5+99.44	29.0116429	-81.2615694	PVC SDR 26	6"	6
327	S	JAMIE LAKE DRIVE	6+07.74	29.0117133	-81.2614544	PVC SDR 26	6"	6
328	S	JAMIE LAKE DRIVE	6+38.19	29.0115663	-81.2614796	PVC SDR 26	6"	6
329	S	JAMIE LAKE DRIVE	6+72.48	29.0115060	-81.2613716	PVC SDR 26	6"	6
330	S	JAMIE LAKE DRIVE	7+04.88	29.0114778	-81.2612551	PVC SDR 26	6"	6
331	S	JAMIE LAKE DRIVE	7+23.31	29.0114751	-81.2611886	PVC SDR 26	6"	6
332	S	JAMIE LAKE DRIVE	7+27.66	29.0115962	-81.2611759	PVC SDR 26	6"	6
333	S	JAMIE LAKE DRIVE	7+61.19	29.0114758	-81.2610701	PVC SDR 26	6"	6
334	S	JAMIE LAKE DRIVE	7+66.25	29.0115969	-81.2610552	PVC SDR 26	6"	6
335	S	JAMIE LAKE DRIVE	8+01.19	29.0114766	-81.2609450	PVC SDR 26	6"	6
336	S	JAMIE LAKE DRIVE	8+06.26	29.0115976	-81.2609300	PVC SDR 26	6"	6
337	S	JAMIE LAKE DRIVE	8+41.19	29.0114773	-81.2608198	PVC SDR 26	6"	6
338	S	JAMIE LAKE DRIVE	8+46.28	29.0115983	-81.2608048	PVC SDR 26	6"	6
339	S	JAMIE LAKE DRIVE	8+72.62	29.0114806	-81.2607132	PVC SDR 26	6"	6
340	S	JAMIE LAKE DRIVE	8+81.66	29.0114856	-81.2606799	PVC SDR 26	6"	6
341	S	JAMIE LAKE DRIVE	8+91.56	29.0116095	-81.2606845	PVC SDR 26	6"	6
342	S	JAMIE LAKE DRIVE	9+08.01	29.0115135	-81.2605867	PVC SDR 26	6"	6
343	S	JAMIE LAKE DRIVE	9+38.12	29.0115676	-81.2604927	PVC SDR 26	6"	6
344	S	JAMIE LAKE DRIVE	9+68.48	29.0116424	-81.2604179	PVC SDR 26	6"	6
345	S	JAMIE LAKE DRIVE	9+98.74	29.0117317	-81.2603687	PVC SDR 26	6"	6
346	S	JAMIE LAKE DRIVE	10+33.41	29.0118439	-81.2603480	PVC SDR 26	6"	6
347	S	JAMIE LAKE DRIVE	10+73.14	29.0119539	-81.2603448	PVC SDR 26	6"	6
348	S	JAMIE LAKE DRIVE	10+84.15	29.0119834	-81.2604867	PVC SDR 26	6"	6
349	S	JAMIE LAKE DRIVE	11+20.24	29.0120838	-81.2604874	PVC SDR 26	6"	6
350	S	VILLA CLUB COURT	1+85.03	29.0124911	-81.2615675	PVC SDR 26	6"	7
351	S	VILLA CLUB COURT	2+23.48	29.0124921	-81.2614472	PVC SDR 26	6"	7
352	S	VILLA CLUB COURT	2+62.19	29.0124931	-81.2613261	PVC SDR 26	6"	7
353	S	VILLA CLUB COURT	2+90.68	29.0124981	-81.2612370	PVC SDR 26	6"	7
354	S	VILLA CLUB COURT	3+37.16	29.0126000	-81.2611178	PVC SDR 26	6"	6
355	S	VILLA CLUB COURT	3+46.56	29.0122515	-81.2610288	PVC SDR 26	6"	6
356	S	VILLA CLUB COURT	3+77.43	29.0126141	-81.2609928	PVC SDR 26	6"	6



- 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 3000 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.
- SIDEWALKS AND BIKE PATHS SHALL BE PLACED PARALLEL TO, AND ONE FOOT WITHIN THE RIGHT-OF-WAY LINE EXCEPT THAT THE CITY MAY APPROVE DEVIATIONS 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.
- THE TOP OF THE CURB SHALL BE AT AN ELEVATION OF NO LOWER THAN 2.5 INCHES ABOVE ADJACENT ROADWAY CUBING AND NO HIGHER THAN 6 INCHES ABOVE ADJACENT ROADWAY CUBING.
- 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 1:32. PROVIDE A TACTILE 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.
- 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 FOOT STANDARDS AND SPECIFICATIONS AND SHALL BE RUBBER, PLASTIC OR OTHER APPROVED NON-DEGRADABLE ELASTOMERIC MATERIAL. WOOD IS PROHIBITED.
- 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'.
- 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.
- THE BEARING SUBSURFACE SHALL HAVE ALL ORGANIC, LOOSE, AND DELETERIOUS MATTER REMOVED, AND THE REMAINING CLEAN SOIL SHALL BE SMOOTH, SOUND, AND FIRM. ALL 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 CITY 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.
- 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.
- 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 ADJUTING LAND SHALL BE RESPONSIBLE FOR THE SLAB IN ACCORDANCE WITH THE CITY CODE. ANY SLAB SECTION DAMAGED OR VANDALIZED PRIOR TO ACCEPTANCE OR APPROVAL SHALL BE CUT OUT BETWEEN JOINTS AND REPLACED. REPAIRS ARE NOT ACCEPTABLE.
- SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY SHALL NOT BE TINTED, STAINED, COLORED, OR COATED.
- ALL FORMS SHALL BE REMOVED PRIOR TO ACCEPTANCE OR APPROVAL AND THE DISTURBED GROUND SHALL BE BACKFILLED, REGRADED, AND SLODED SO THAT THE WEAR SURFACE OF THE CONCRETE IS REASONABLY FLUSH WITH THE ADJACENT GRADE.

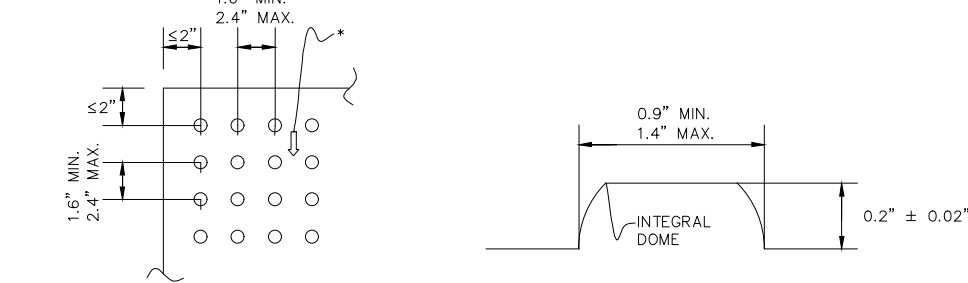
SIDEWALK, RAMP, AND DRIVEWAY APRON CONSTRUCTION REQUIREMENTS

NOT TO SCALE



NOTES:

- RAMP LOCATIONS ARE TO BE COORDINATED WITH AND IN CONFORMANCE WITH CROSSWALK MARKING DETAILS SHOWN IN THE PLANS.
- CURBED RAMPS SHALL HAVE FLARED SIDES WITH A MAXIMUM SLOPE OF 12:1.
- RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE AS SHOWN.
- RAMPS ARE TO BE CONSTRUCTED AT ALL LOCATIONS SHOWN IN THE PLANS EVEN WHEN A SIDEWALK IS NOT CONSTRUCTED CONCURRENTLY.
- NO CURB TRANSITION IS NEEDED FOR MIAMI CURBS.
- ALL RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX NO. 304 AND HANDICAPPED ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH THE AMERICAN DISABILITIES ACT.
- CURB RAMPS SUBJECT TO THE DEPARTMENT OF TRANSPORTATION REGULATION CFR 37.21 SHALL HAVE A DETECTABLE WARNING.

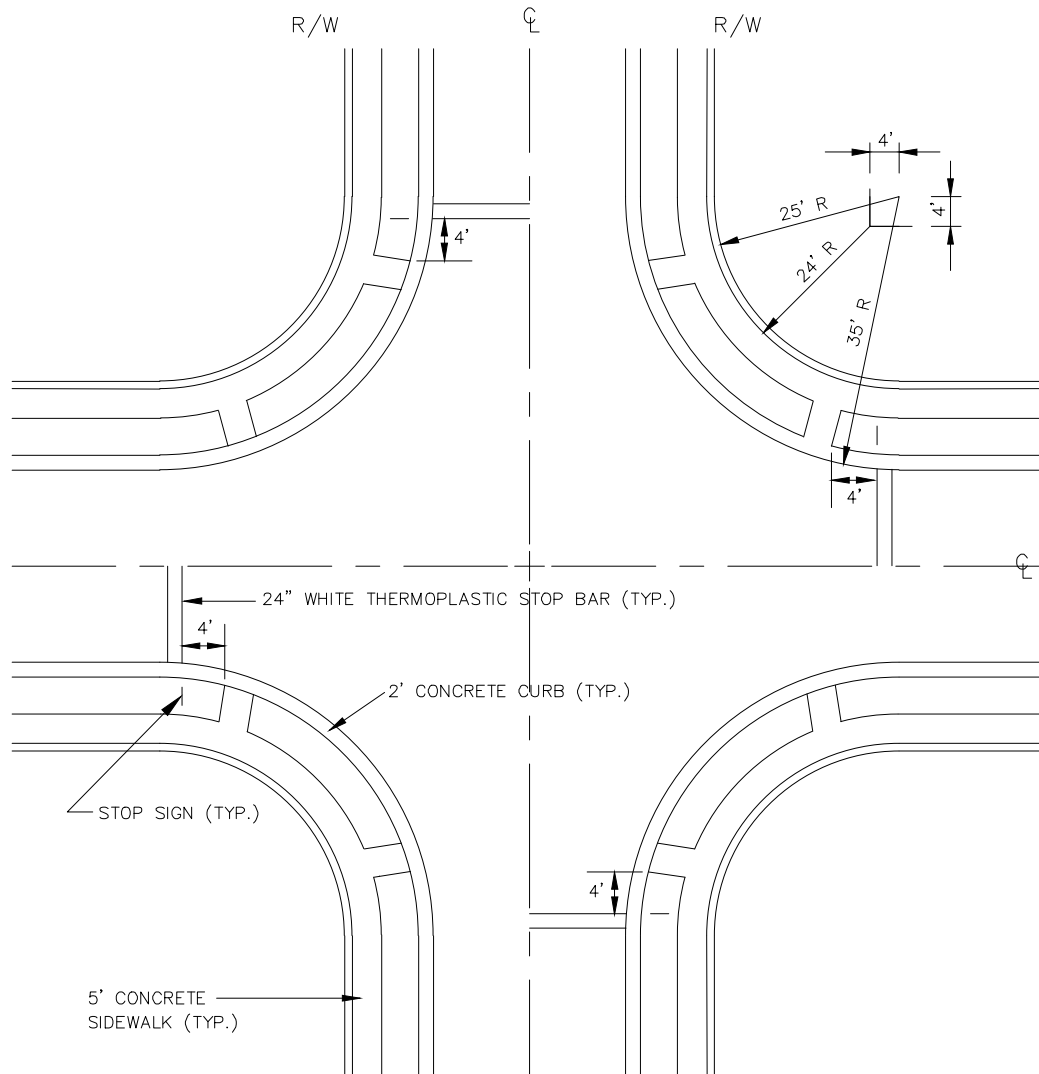


NOTES:

- 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.

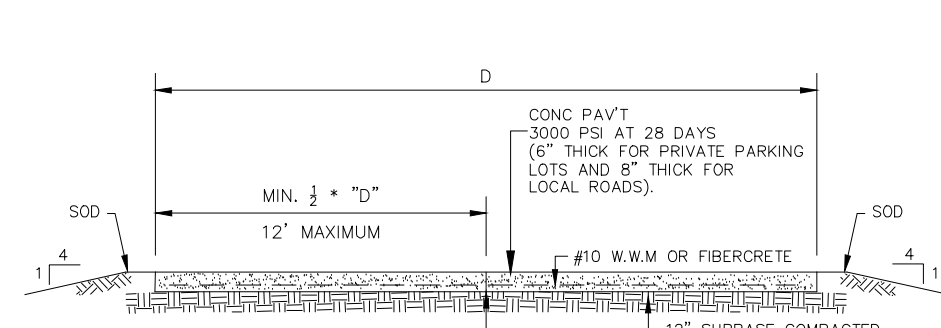
SIDEWALK AND BIKE PATH RAMP

NOT TO SCALE



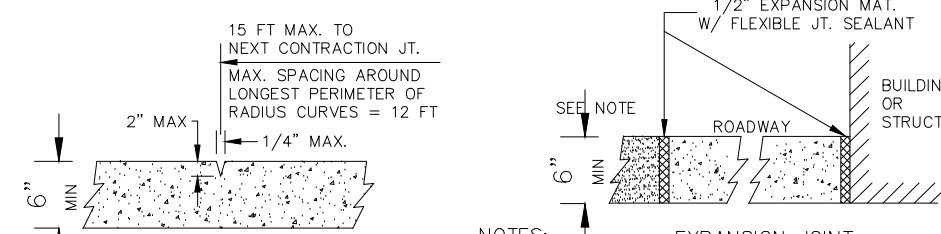
SIDEWALK CONSTRUCTION AT INTERSECTIONS

NOT TO SCALE



TYPICAL PAVEMENT SECTION

NOTE: FOR ROADWAYS, THE CROSS SLOPE SHALL BE 1/4" PER FOOT. FOR PRIVATE PARKING AREAS THE MINIMUM ALLOWABLE PAVEMENT SLOPE SHALL BE NO LESS THAN 0.50% MEASURED FROM THE RECEIVING INLET, GUTTER, OR FLUME TO ANY PAVEMENT.

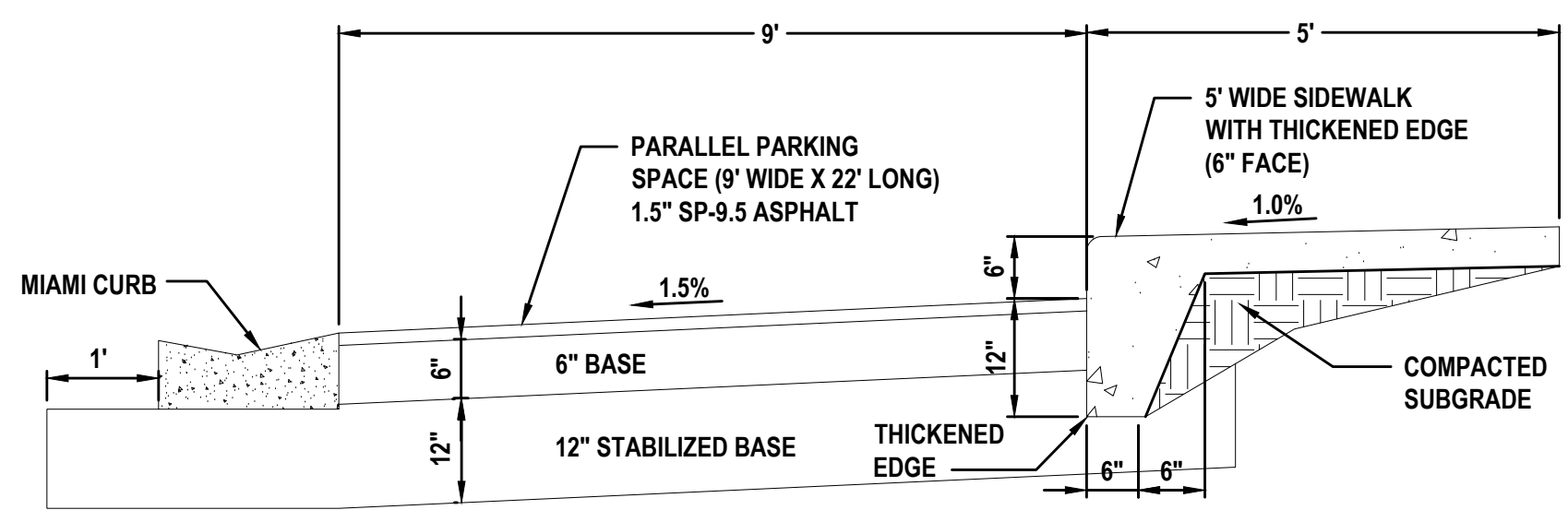


NOTES:

- CONTRACTION JOINTS, MAY BE HAND FORMED, SAVED OR CONSTRUCTED W/ A 1/4" PRE-MOLDED FILLER JT. JOINTS MUST BE SAVED BETWEEN 4 AND 18 HOURS AFTER CONCRETE HAS BEEN PLACED.
- EXPANSION JOINTS TO BE PLACED BETWEEN ROADWAY AND CURB, ALSO AT ANY PERMANENT STRUCTURE ABUTTING OR WITHIN THE PAVED AREA INCLUDING SIDEWALKS.
- USE OF WOOD IS NOT AN ACCEPTABLE ALTERNATIVE TO FLEXIBLE JOINT SEALANTS.
- FINAL DETERMINATION OF CONSTRUCTION JOINT SELECTION AND APPLICATION SHALL BE MADE BY THE ENGINEER OF RECORD BASED ON PROJECT REQUIREMENTS AND LOCATION.
- CONSTRUCTION JOINTS WITHIN THE SLAB AREA SHOULD NOT CONTAIN PRE-MOLDED EXPANSION JOINT FILLER.
- CONCRETE PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH K.C.I. PUBLICATION AGI 330R-87.

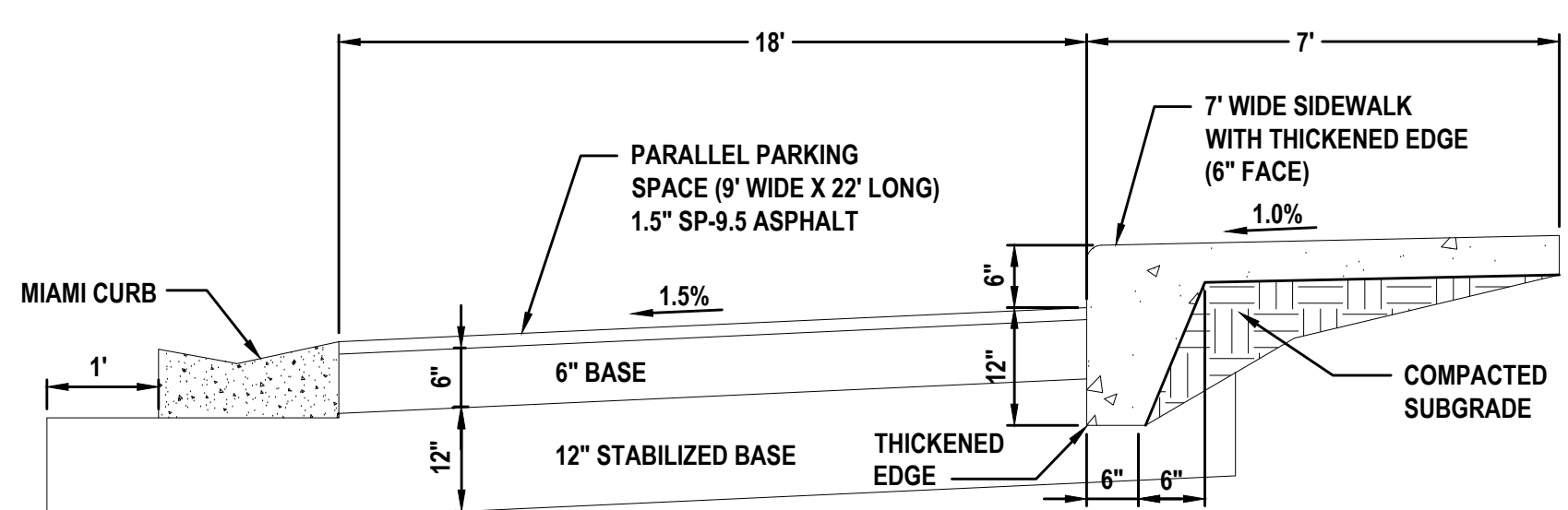
CONCRETE PAVEMENT DETAILS

NOT TO SCALE



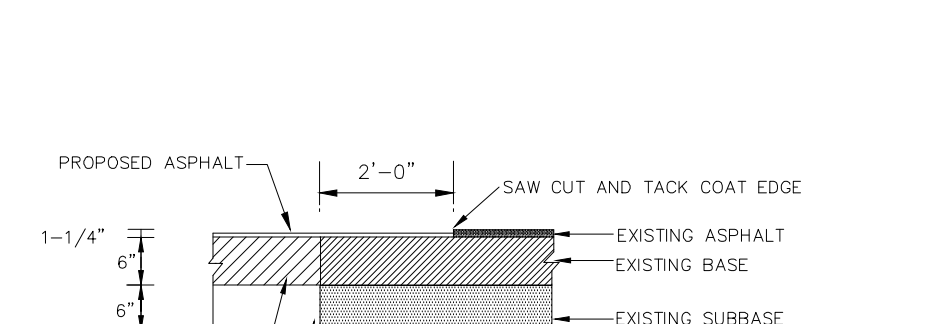
ON-STREET PARALLEL PARKING SPACE WITH 6" FACE SIDEWALK

NOT TO SCALE



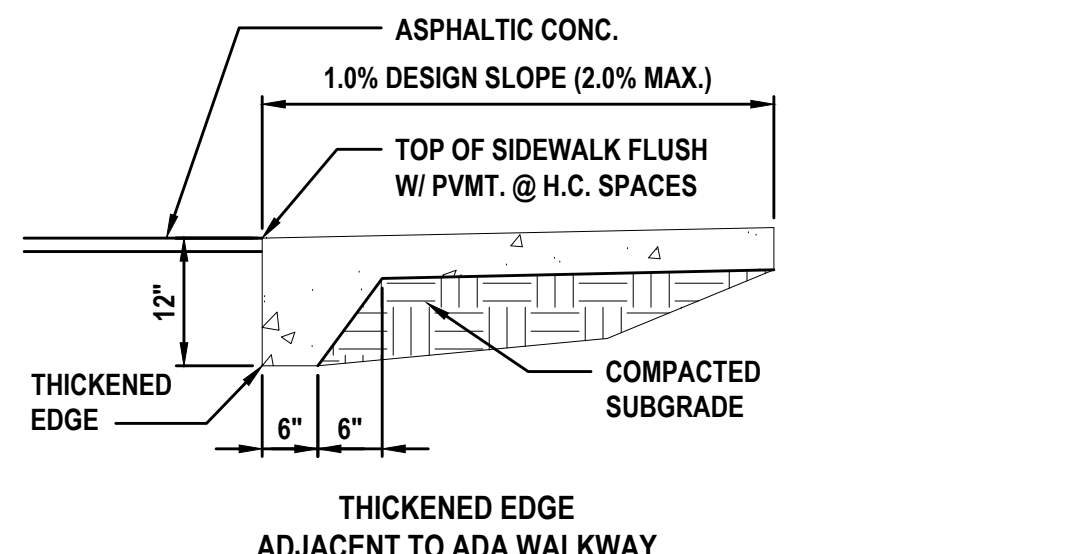
ON-STREET PARALLEL PARKING SPACE WITH 6" FACE SIDEWALK

NOT TO SCALE



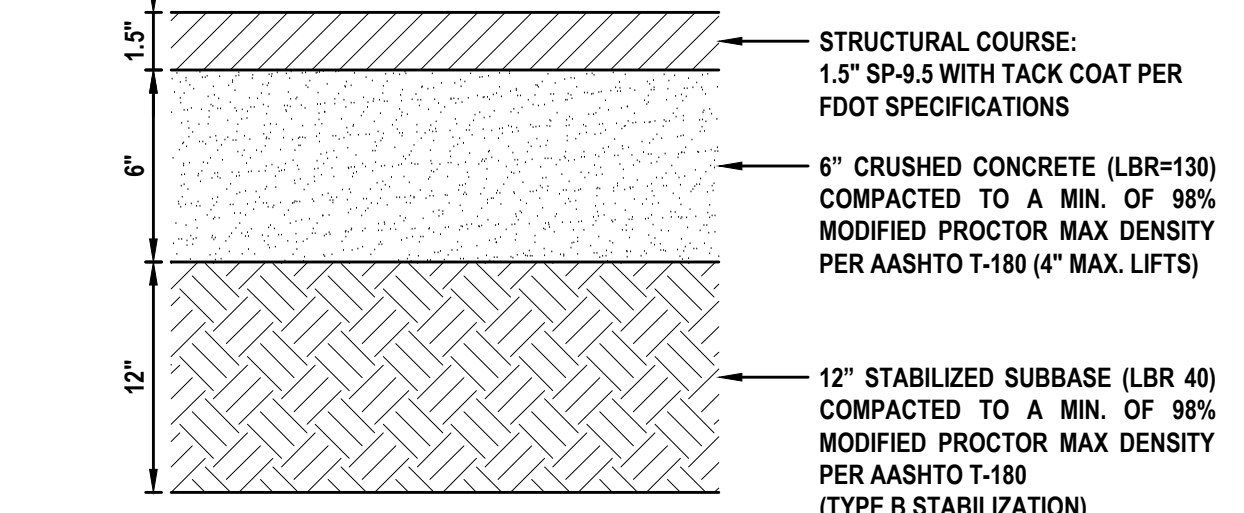
PAVEMENT BUTT JOINT

NOT TO SCALE



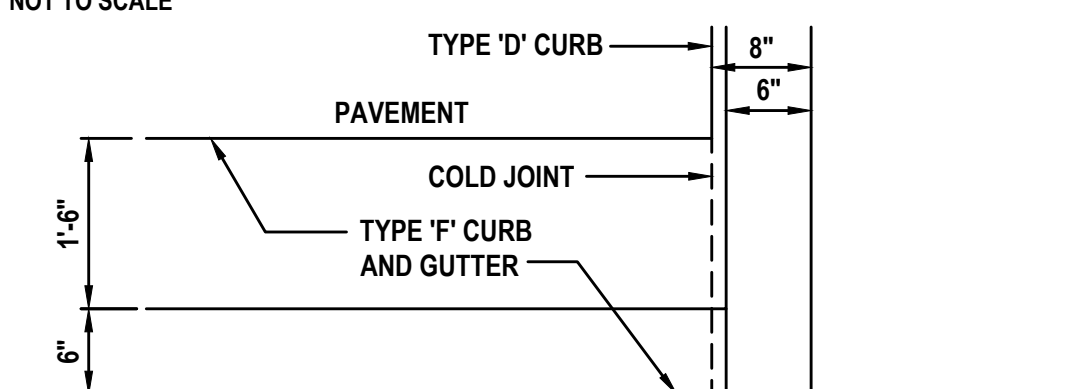
THICKENED EDGE SIDEWALK AT PAVEMENT

NOT TO SCALE



ASPHALT SECTION (ON-SITE "PRIVATE ROADS")

NOT TO SCALE



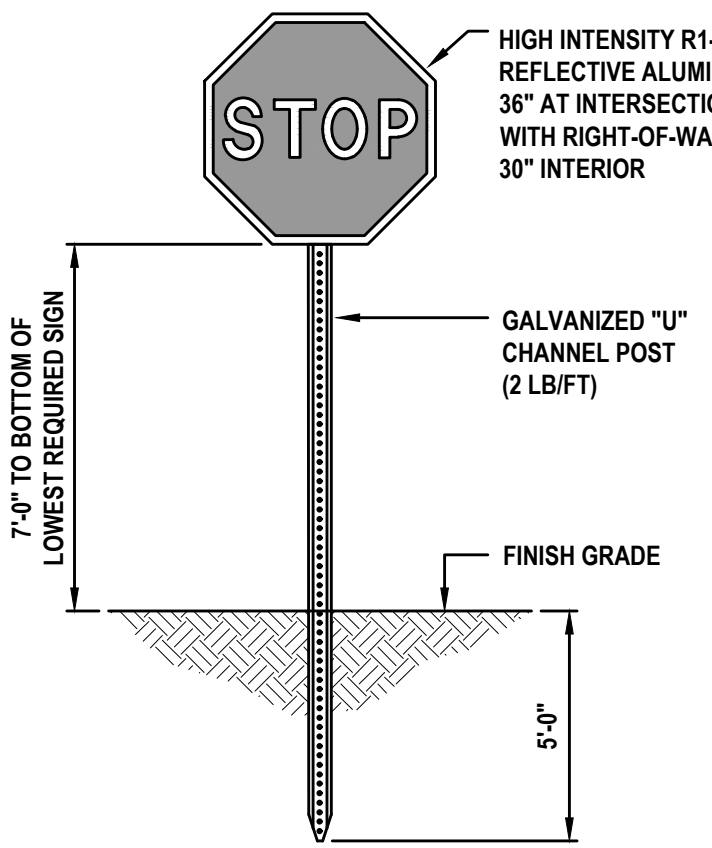
TYPE "F" AND "D" CURB INTERFACE DETAIL

NOT TO SCALE



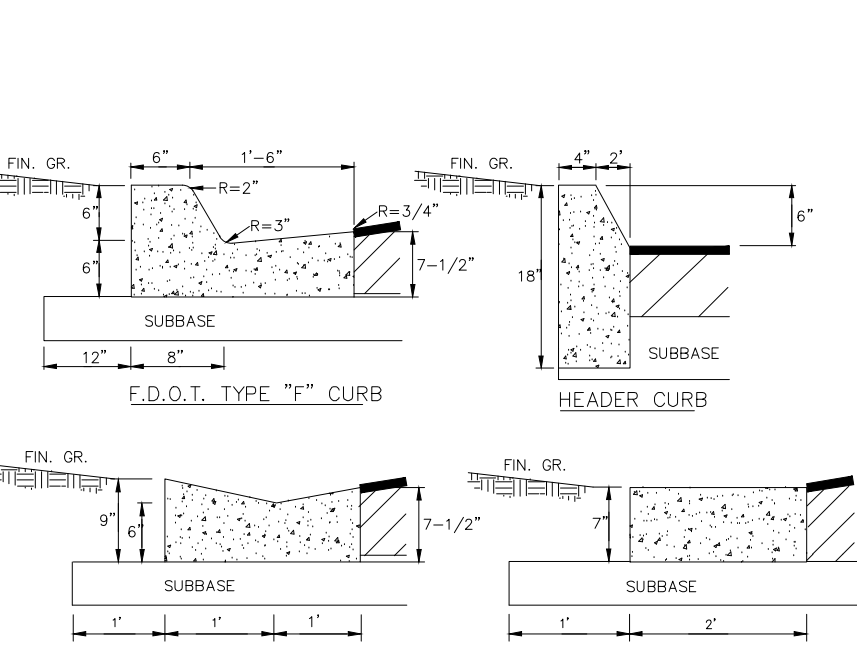
TYPICAL SCREEN WALL PHOTO

NOT TO SCALE



STOP SIGN DETAIL

NOT TO SCALE



STANDARD CURB CONSTRUCTION

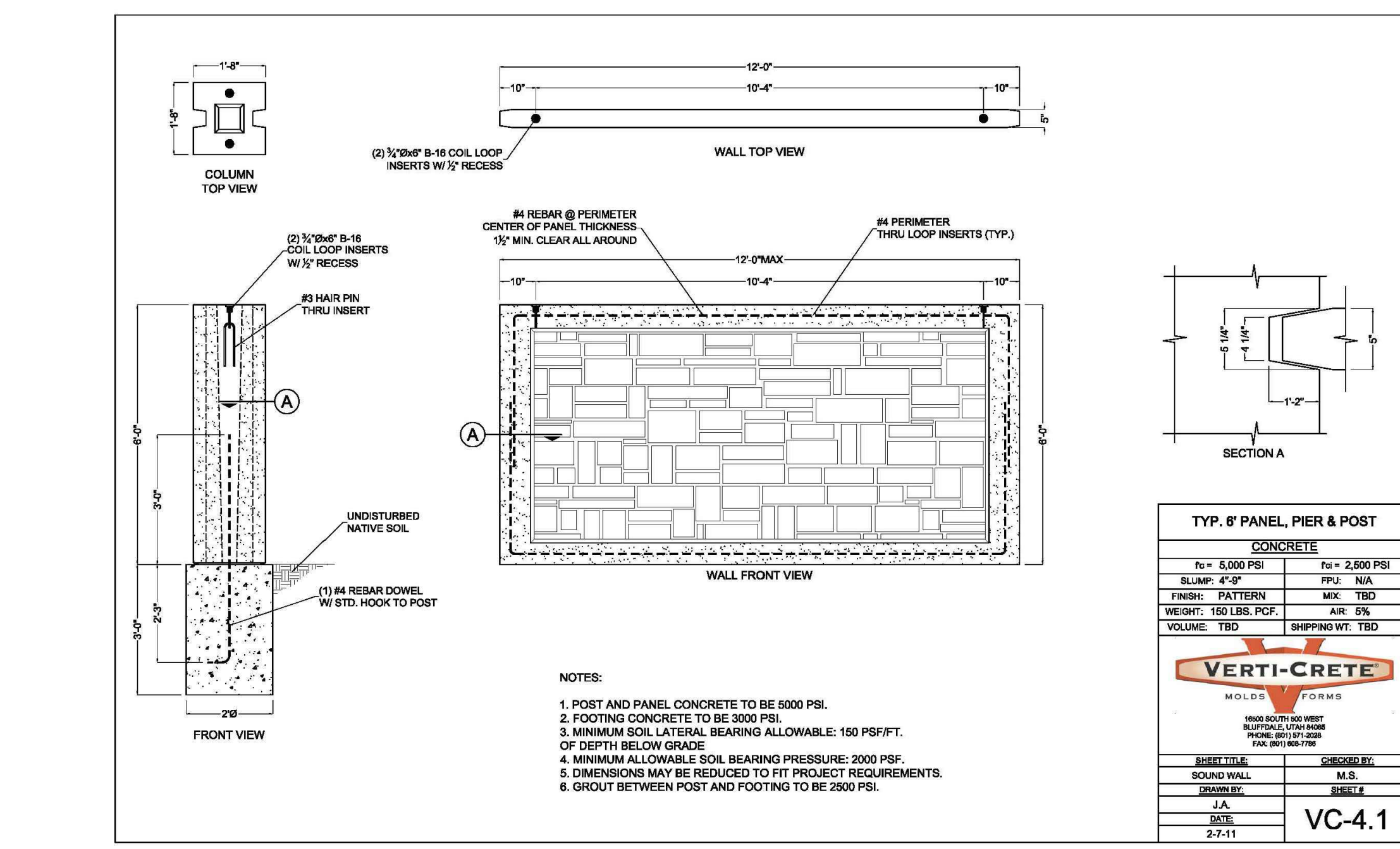
NOT TO SCALE

NOTES:

- ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 2500 P.S.I. CONCRETE.
- 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 500'.
- CONSTRUCTION JOINT REQUIRED EVERY 10' MAXIMUM (4' MINIMUM).
- 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
- 6" SUBBASE TO BE COMPACTED AND TESTED TO 98% DENSITY WITH MINIMUM L.B.R. 40 BASED ON AASHTO T-180 MODIFIED PROCTOR TEST.
- EXPANSION JOINT MATERIAL MUST COVER THE ENTIRE CROSS SECTION OF CURB.
- ALL EXPOSED CORNERS TO BE ROUNDED AT 3/4" MIN. RADIUS.
- ALL CURB ENDS THAT DO NOT TIE INTO OTHER FACILITIES SHALL TRANSITION DOWN TO PAVEMENT GRADE IN 24 INCHES.

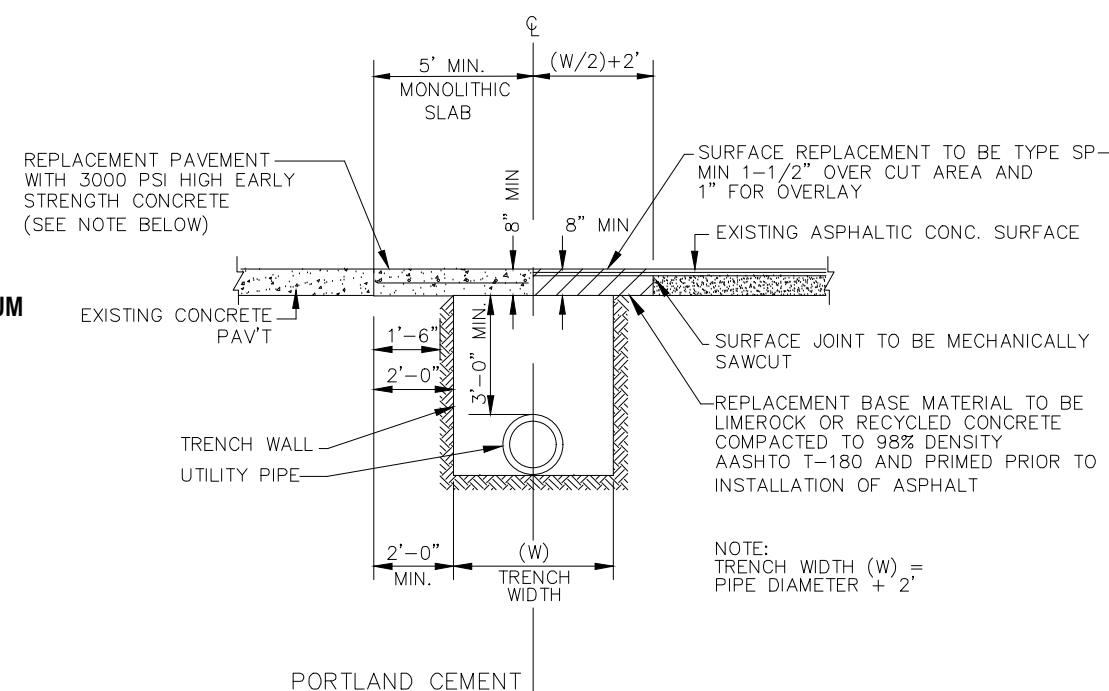
WET DETENTION POND

NOT TO SCALE



SCREEN WALL DETAIL

NOT TO SCALE

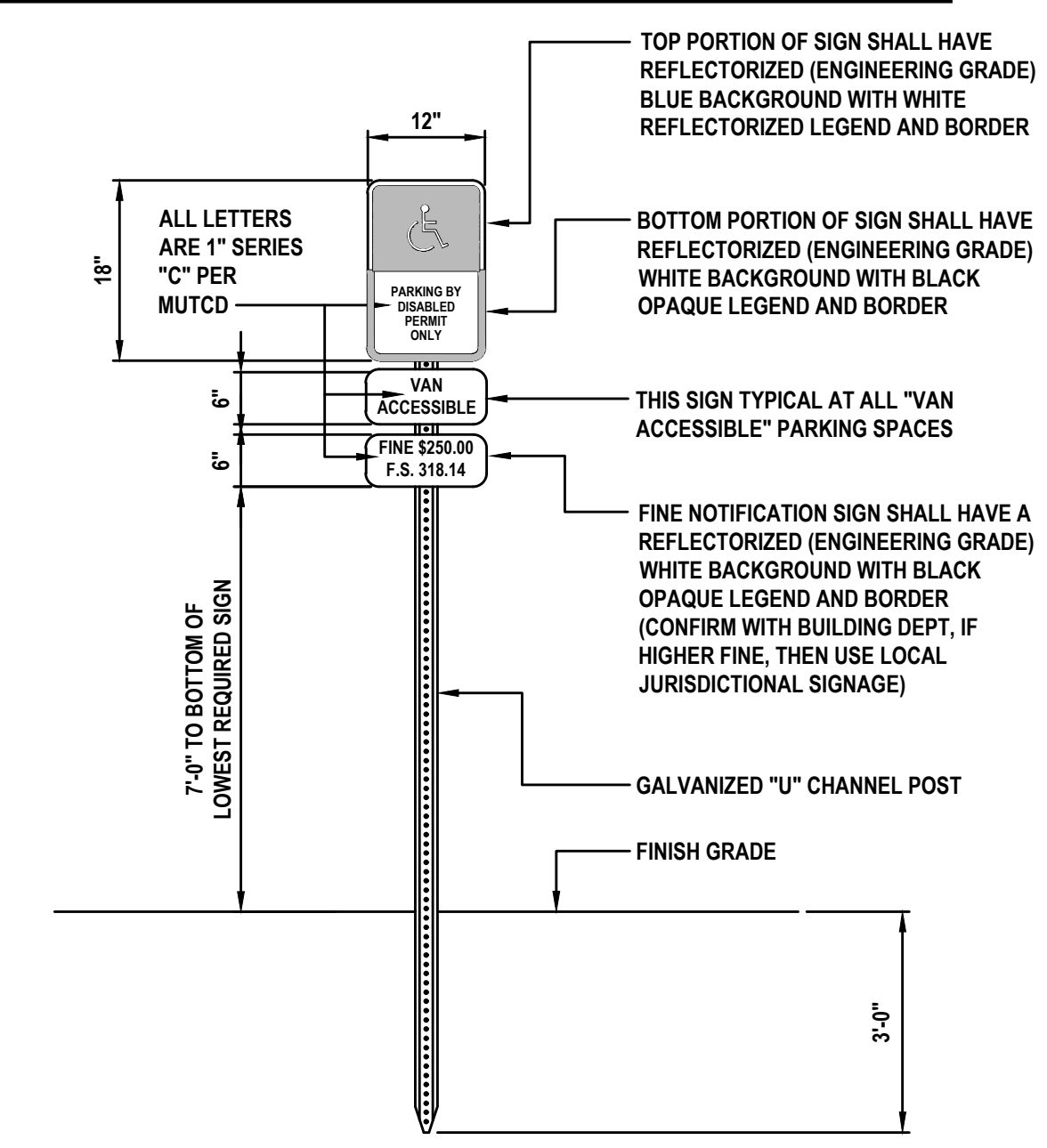


NOTES:

- PAVING REPLACEMENT SHALL INCLUDE RAISING ALL MANHOLE FRAMES AND LIDS AND VALVE BOXES AND LIDS (AND SIMILAR APPURTENANCES) TO FINAL ELEVATION PRIOR TO RESURFACING.
- SUBBASE TO BE COMPACTED TO 98% MAXIMUM DENSITY AASHTO T-180.
- IN AREAS WHERE CONCRETE PAVEMENT IS TO BE UTILIZED, 3000 PSI - 28 DAY STRENGTH CONCRETE PAVEMENT MAY BE PERMITTED PROVIDED THAT THE SUBJECT AREA WILL REMAIN FREE OF VEHICULAR TRAFFIC FOR A MINIMUM OF 3 DAYS.

PAVEMENT TRENCH RESTORATION

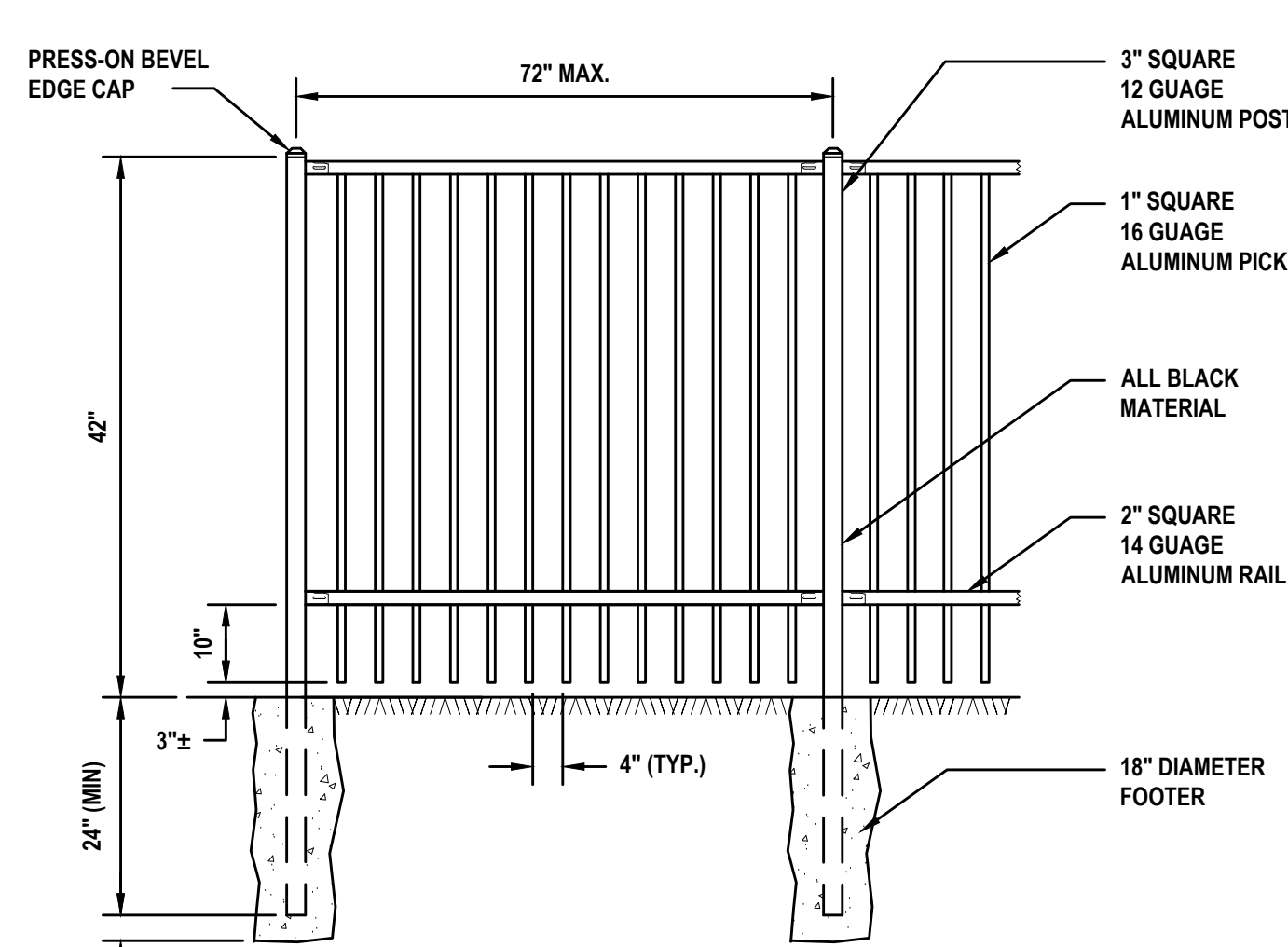
NOT TO SCALE



HANDICAP PARKING SIGN

ONE AT EACH HANDICAP SPACE.

NOT TO SCALE



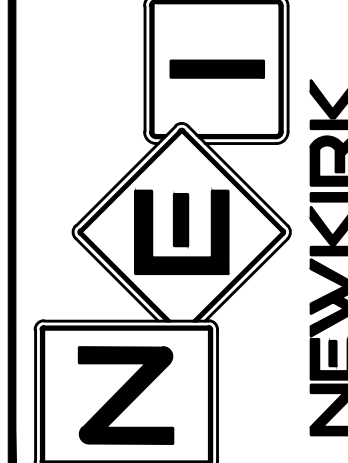
ALUMINUM RAIL FENCE DETAIL

NOT TO SCALE

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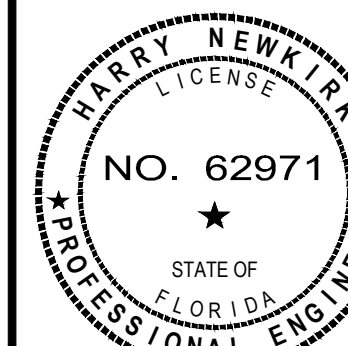
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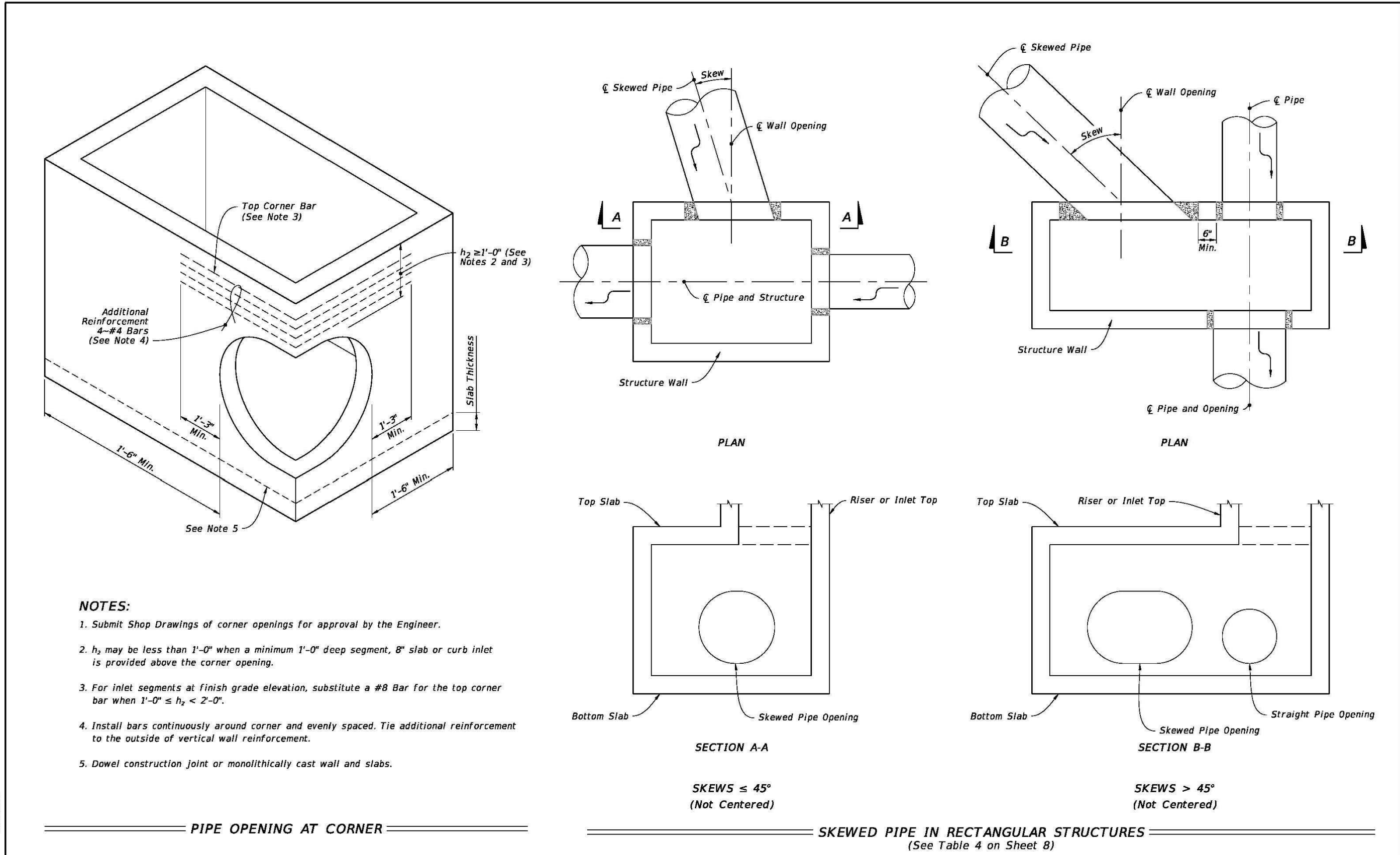
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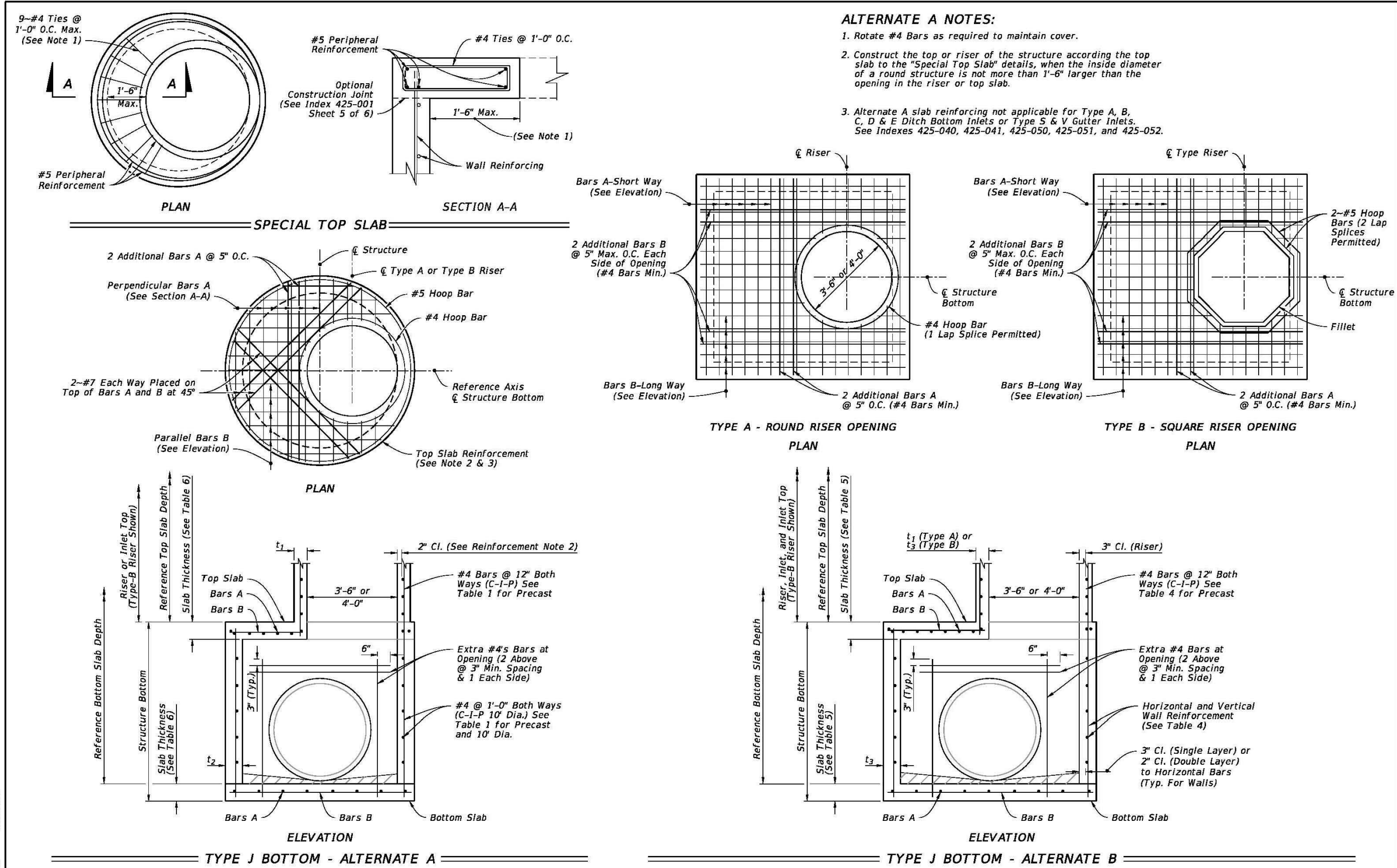
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CHECKED BY:	HHN
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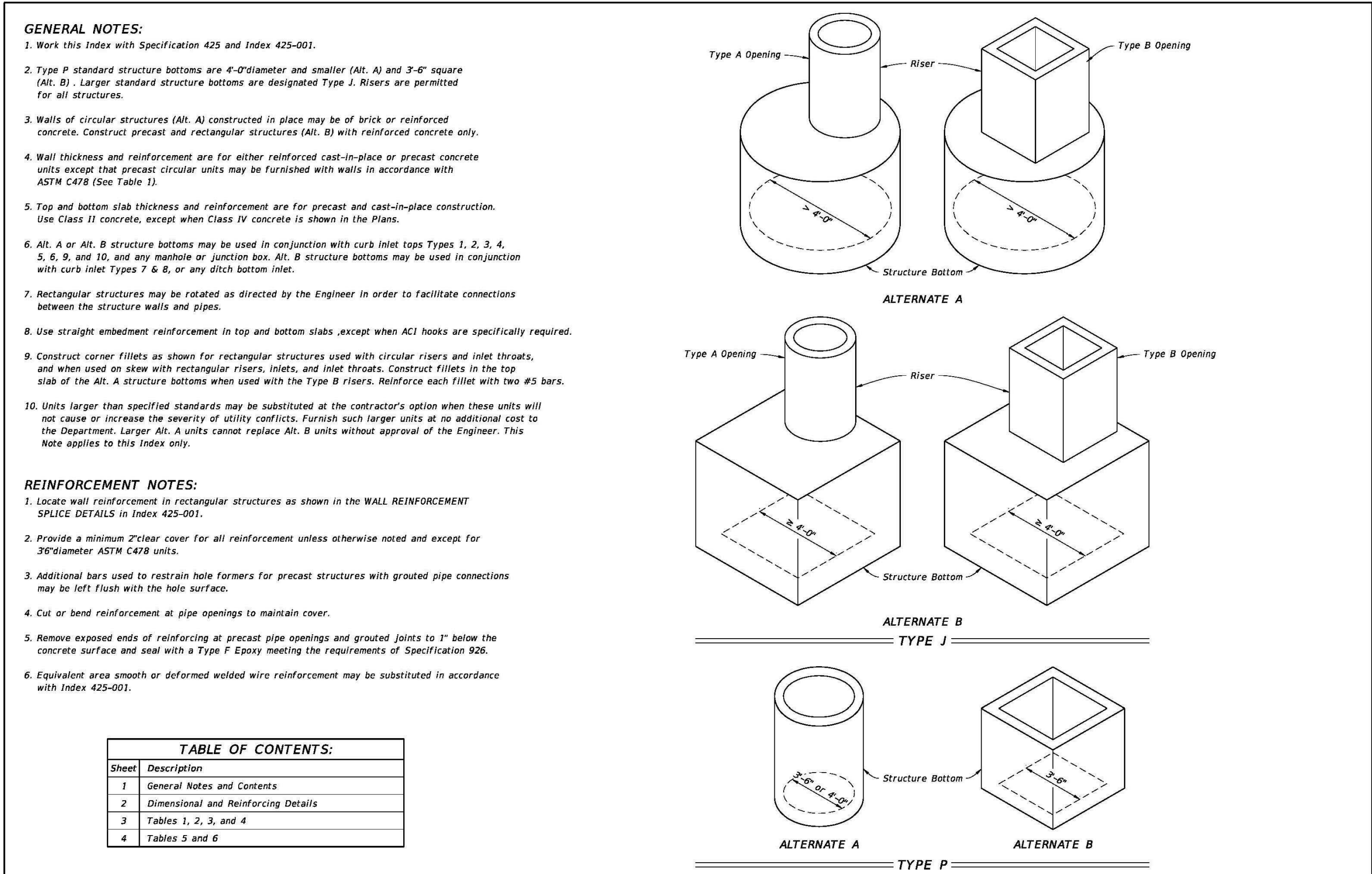
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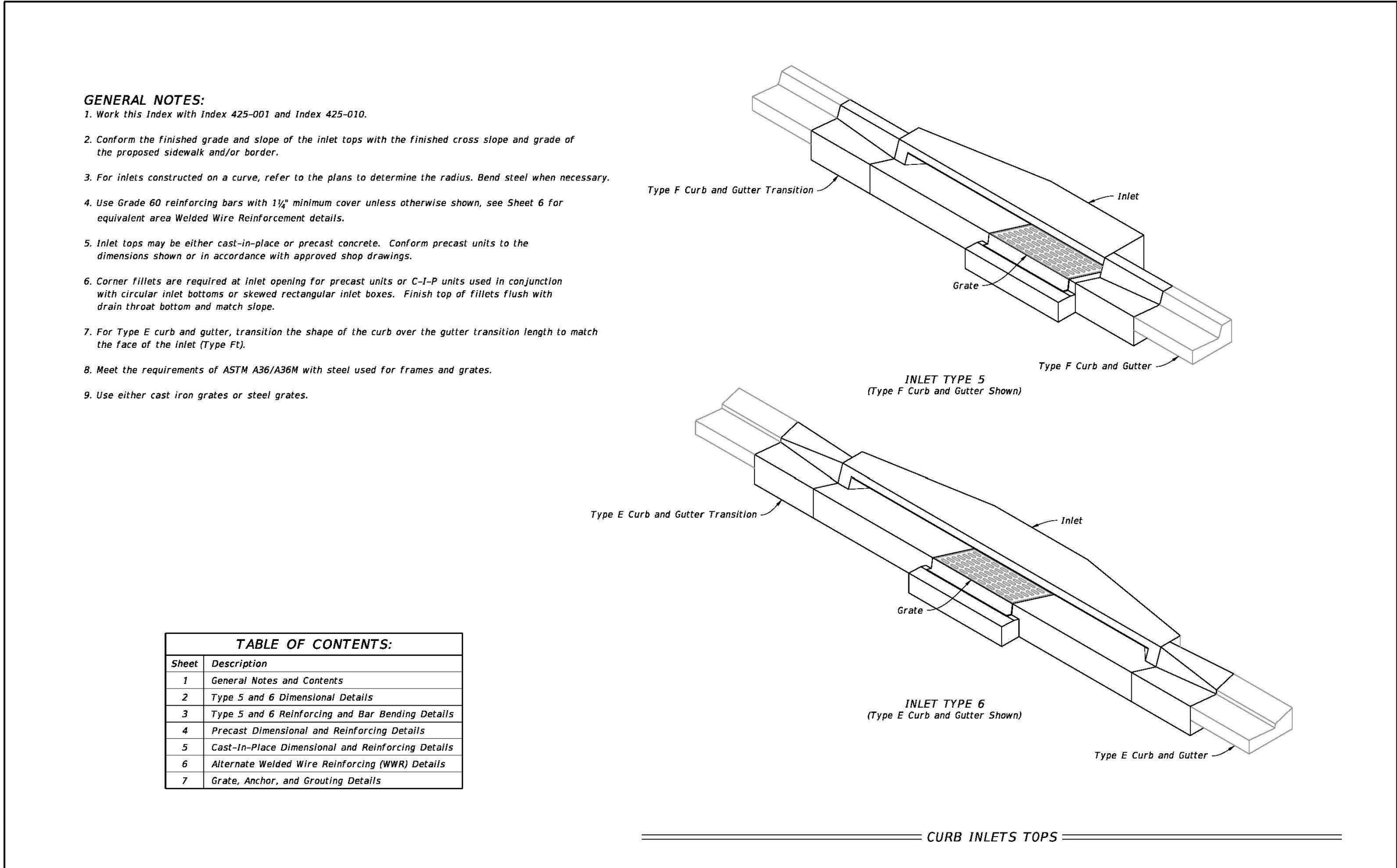
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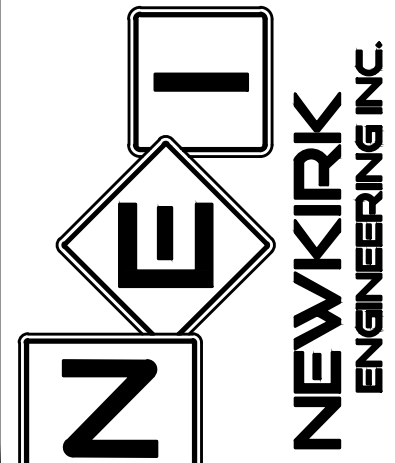


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REVISIONS

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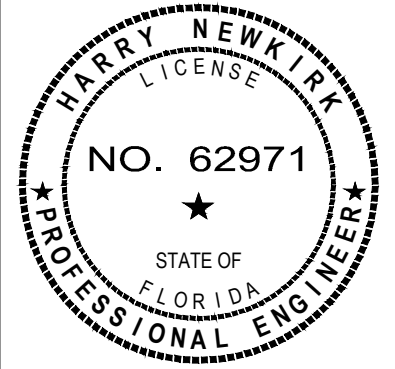
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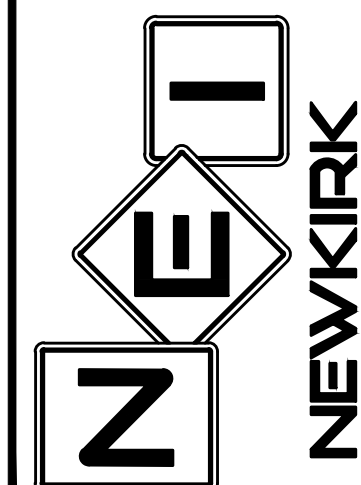
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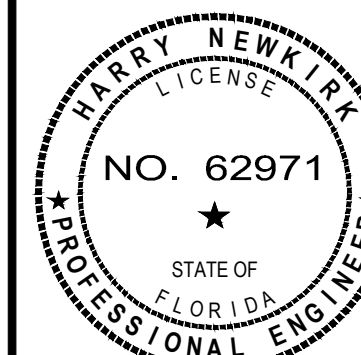
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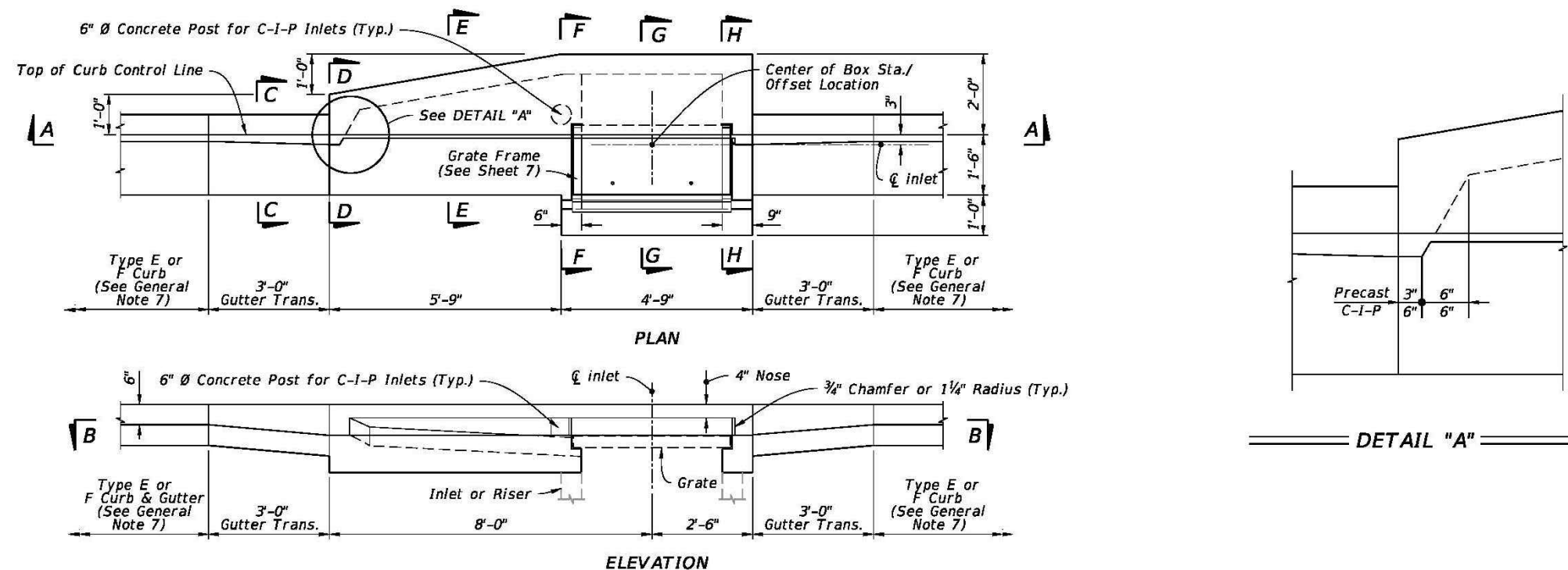
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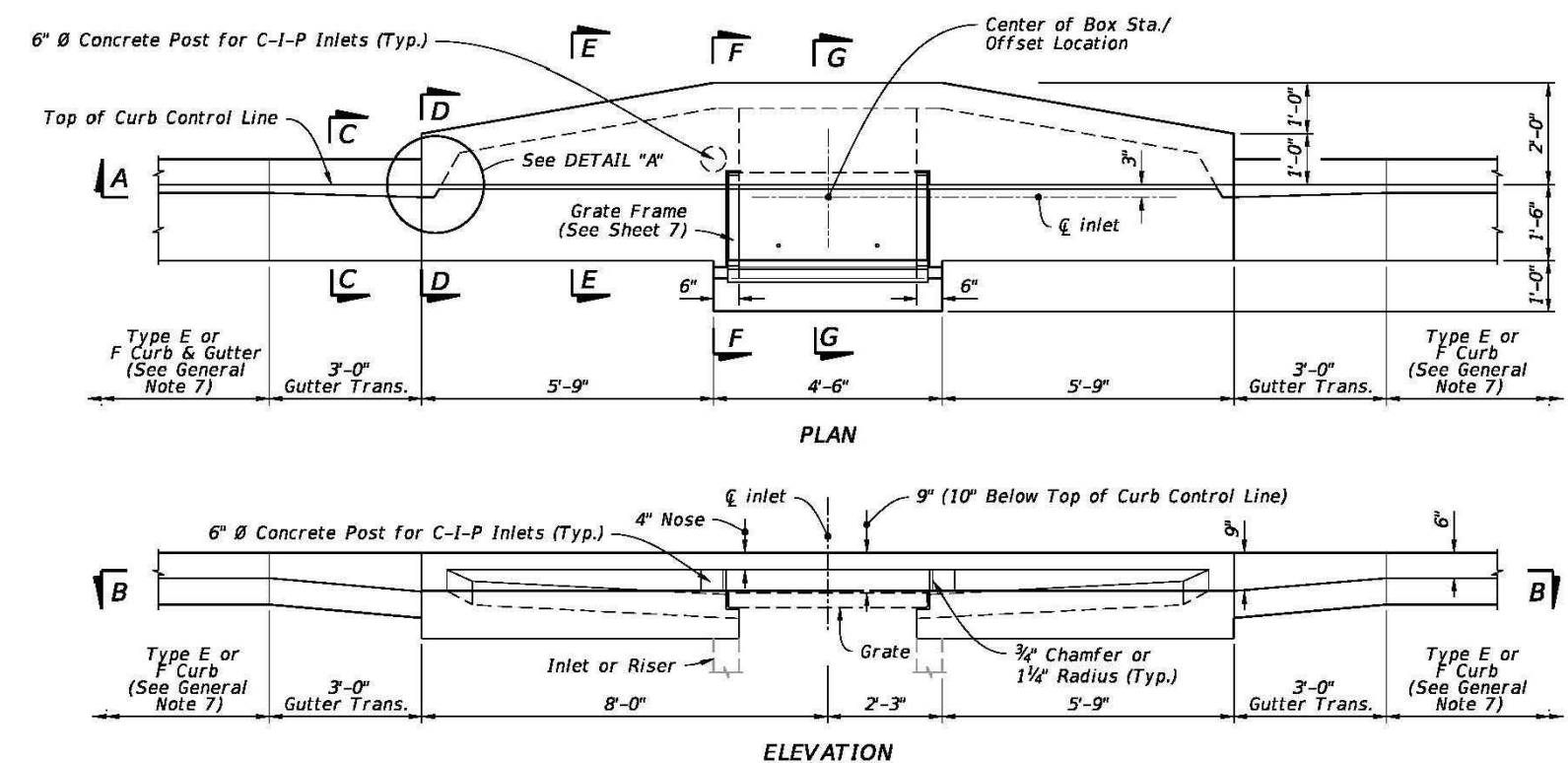
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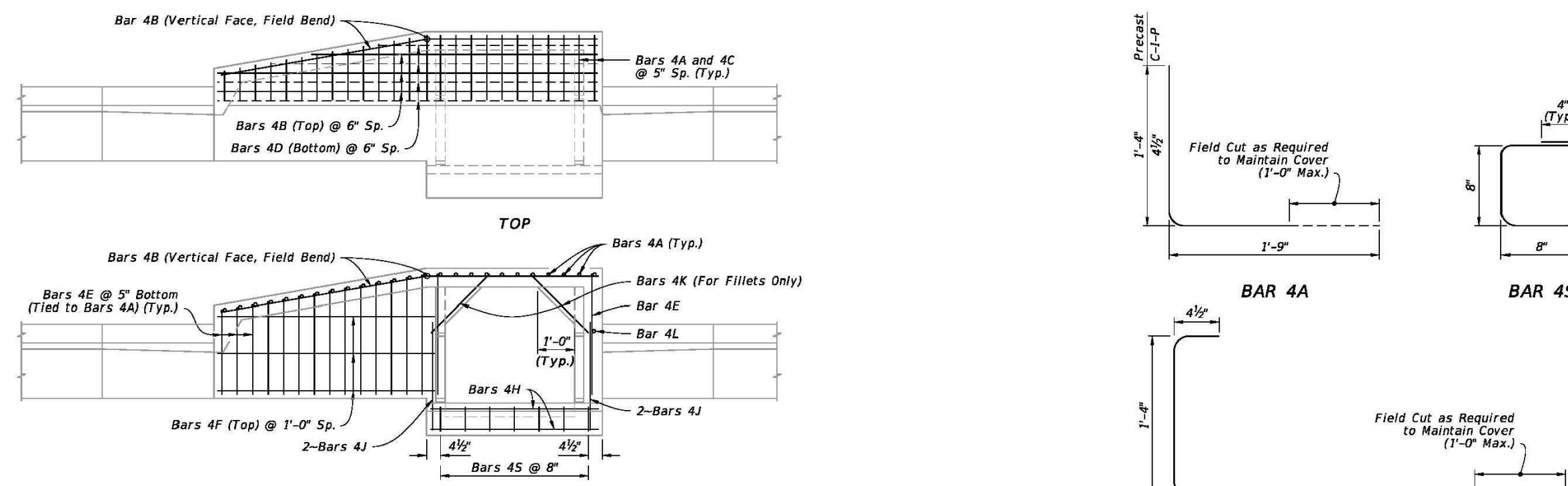
TYPE 5 DIMENSIONAL DETAILS



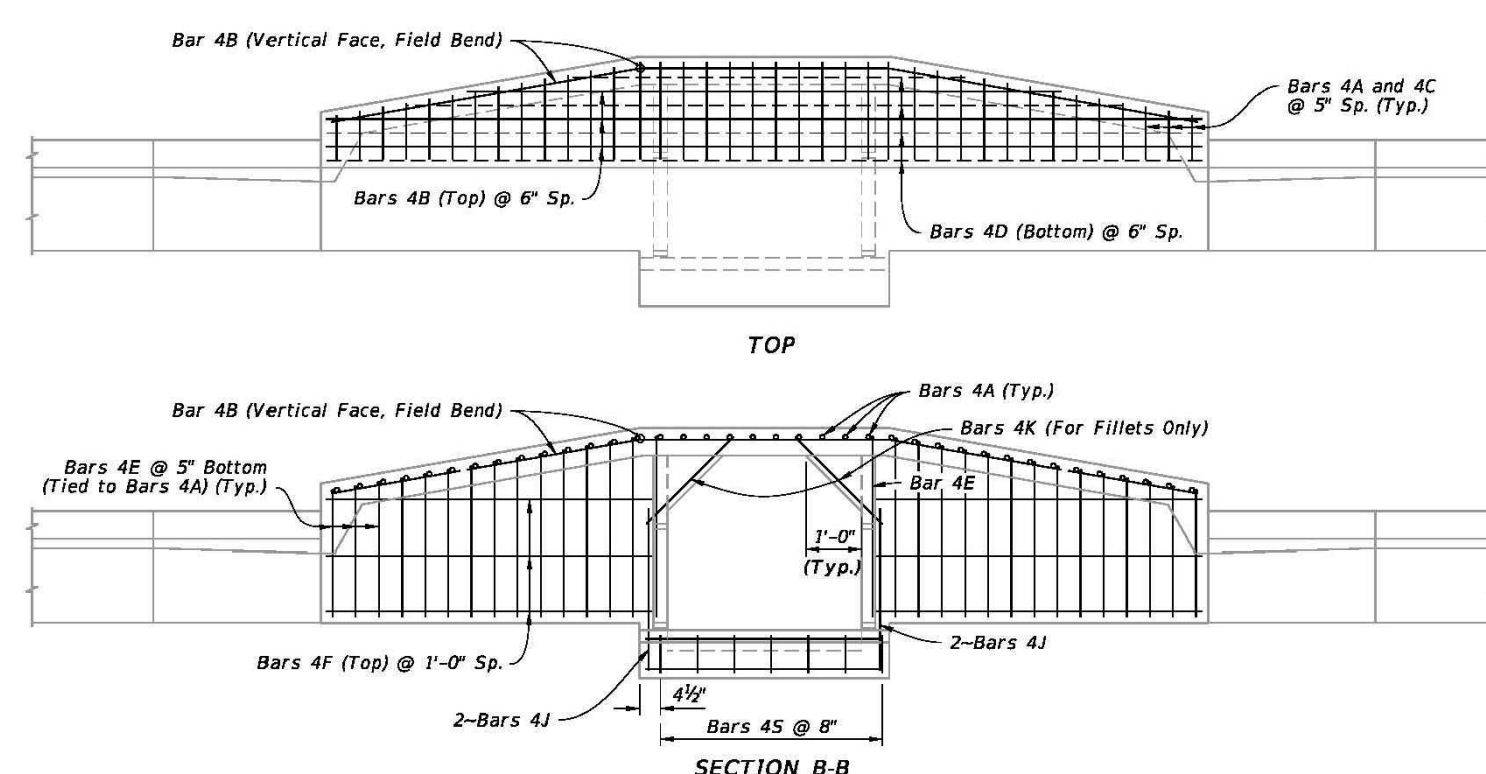
TYPE 6 DIMENSIONAL DETAILS

TYPE 5 AND 6 DIMENSIONAL DETAILS

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TYPE 5 REINFORCING DETAILS



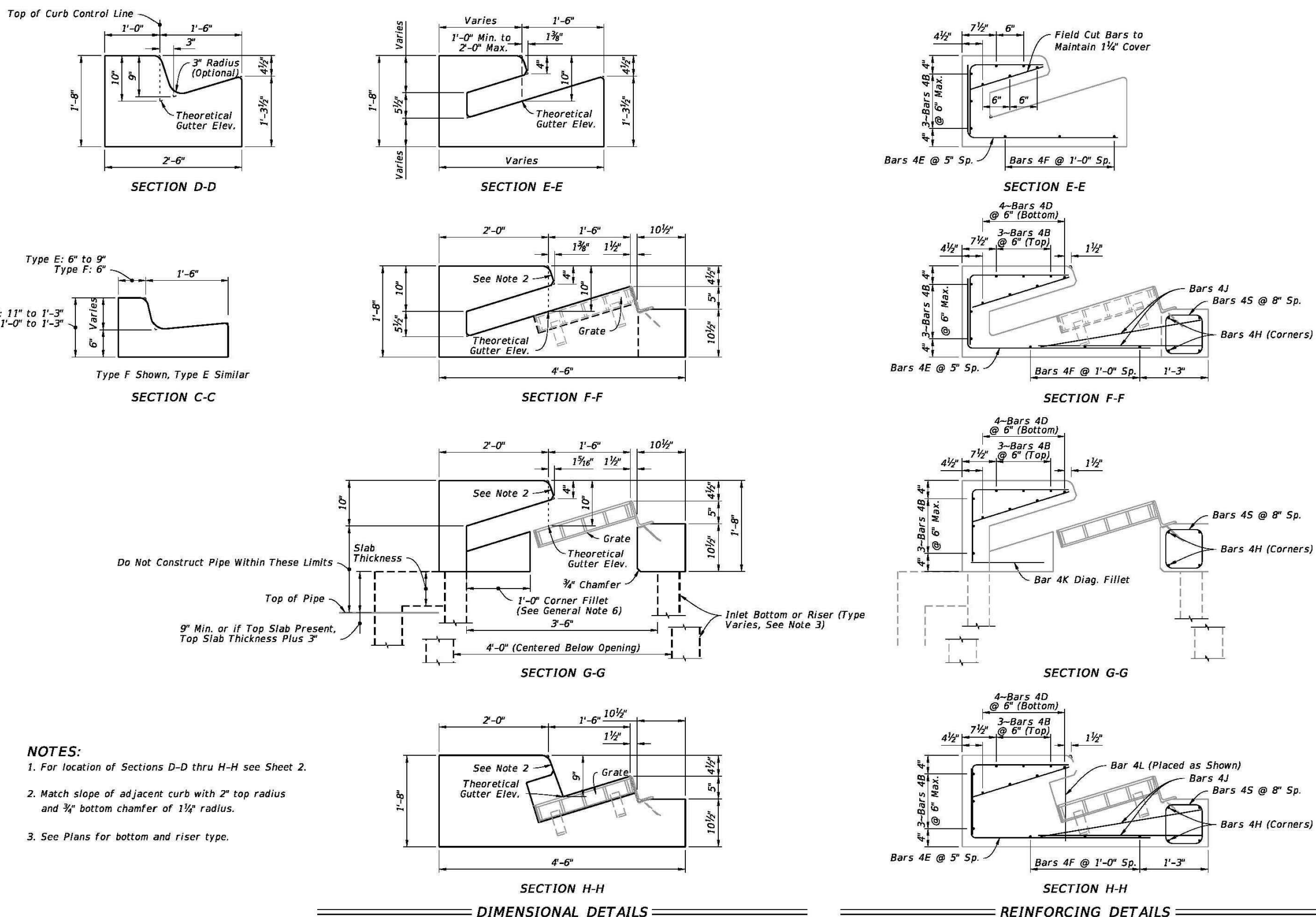
TYPE 6 REINFORCING DETAILS

TYPE 5 AND 6 REINFORCING AND BAR BENDING DETAILS

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11/01/20					425-021	3 of 7

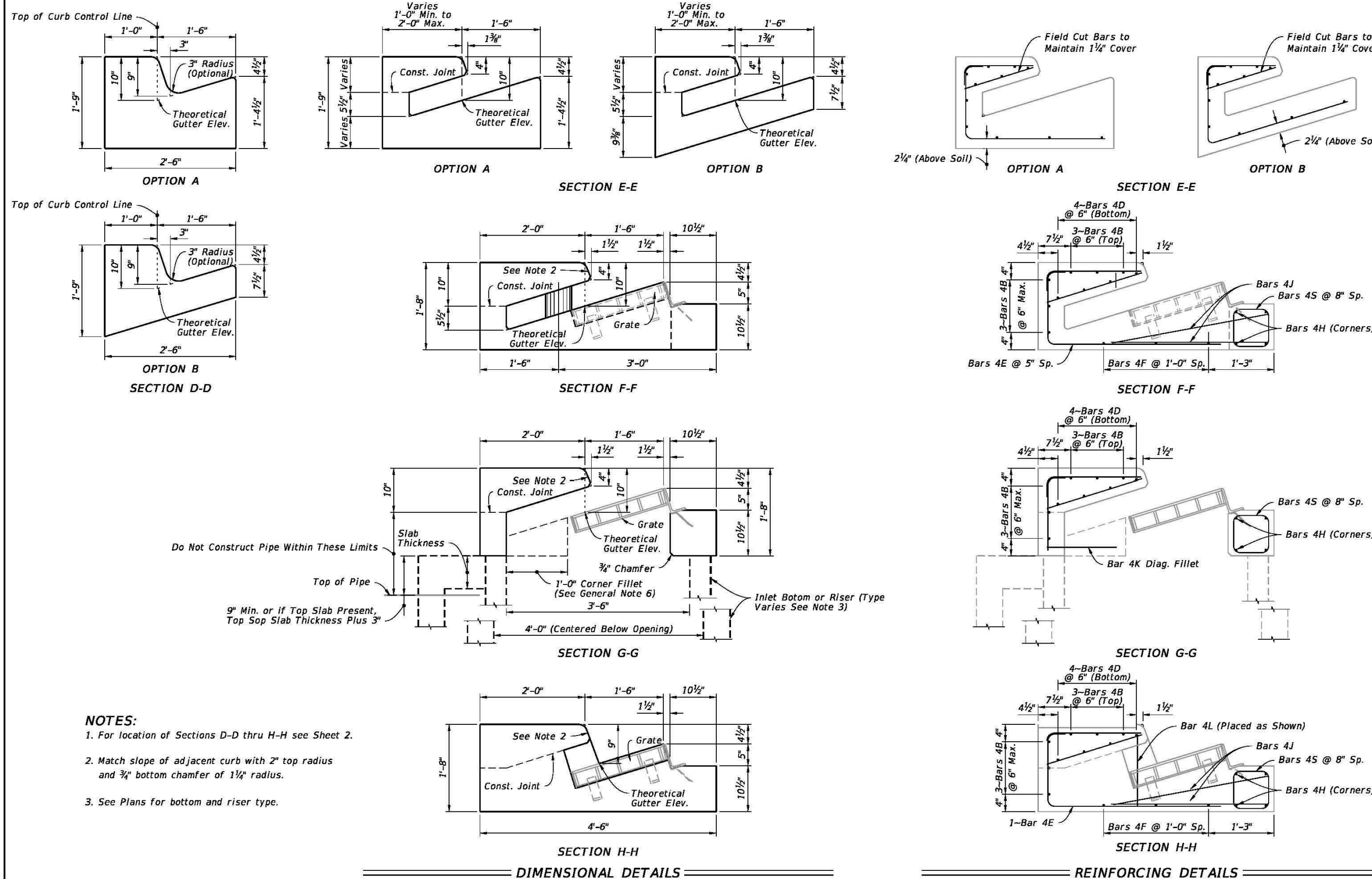
BILL OF REINFORCING STEEL					
MARK	SIZE	TYPE 5 INLET		TYPE 6 INLET	
		NO.	LENGTH	NO.	LENGTH
A (Precast)	4	25	3'-1"	38	3'-1"
A (C-I-P)	4	25	2'-1 1/2"	38	2'-1 1/2"
B	4	6	10'-3"	6	15'-9"
C	4	25	11' to 1'-11"	38	11' to 1'-11"
D	4	4	10'-3"	4	15'-9"
E	4	16	4'-11 1/2"	30	4'-11 1/2"
F	4	3	6'-0"	6	6'-0"
H	4	4	4'-6"	4	4'-6"
J	4	4	3'-0"	4	3'-0"
K (Filllet)	4	2	2'-3"	2	2'-3"
L (Precast)	4	1	1'-4"	0	---
L (C-I-P)	4	10	1'-4"	9	1'-4"
S	4	7	3'-2"	7	3'-2"

- NOTES:
- All bar dimensions in the bending diagrams are out to out.
 - Bars 4A and 4E may be combined into a single bar.
 - Welded Wire Reinforcement consists of smooth or deformed wire meeting the requirements of Specification 931.



PRECAST DIMENSIONAL AND REINFORCING DETAILS

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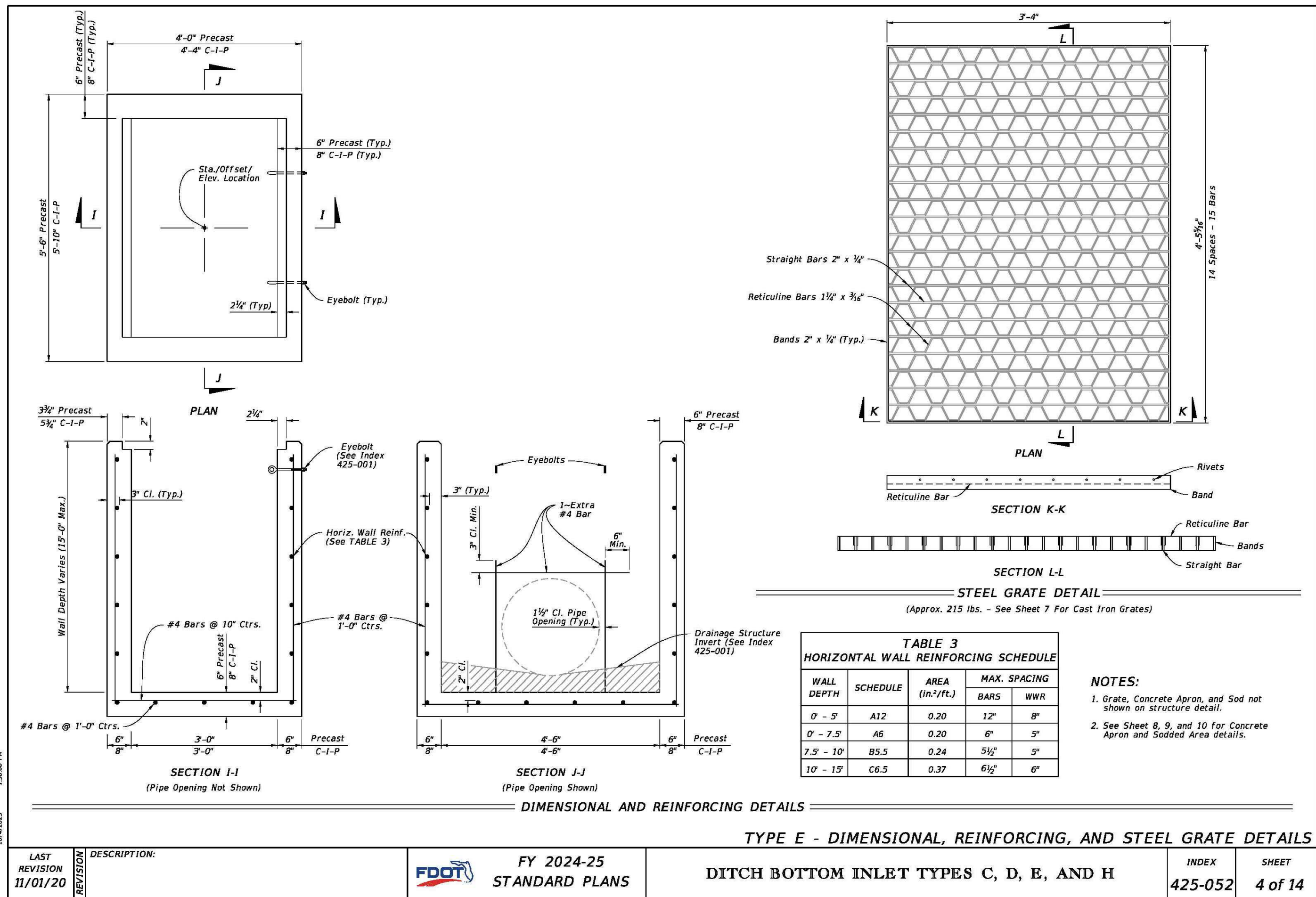


CAST-IN-PLACE DIMENSIONAL AND REINFORCING DETAILS

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11/01/20					425-021	5 of 7

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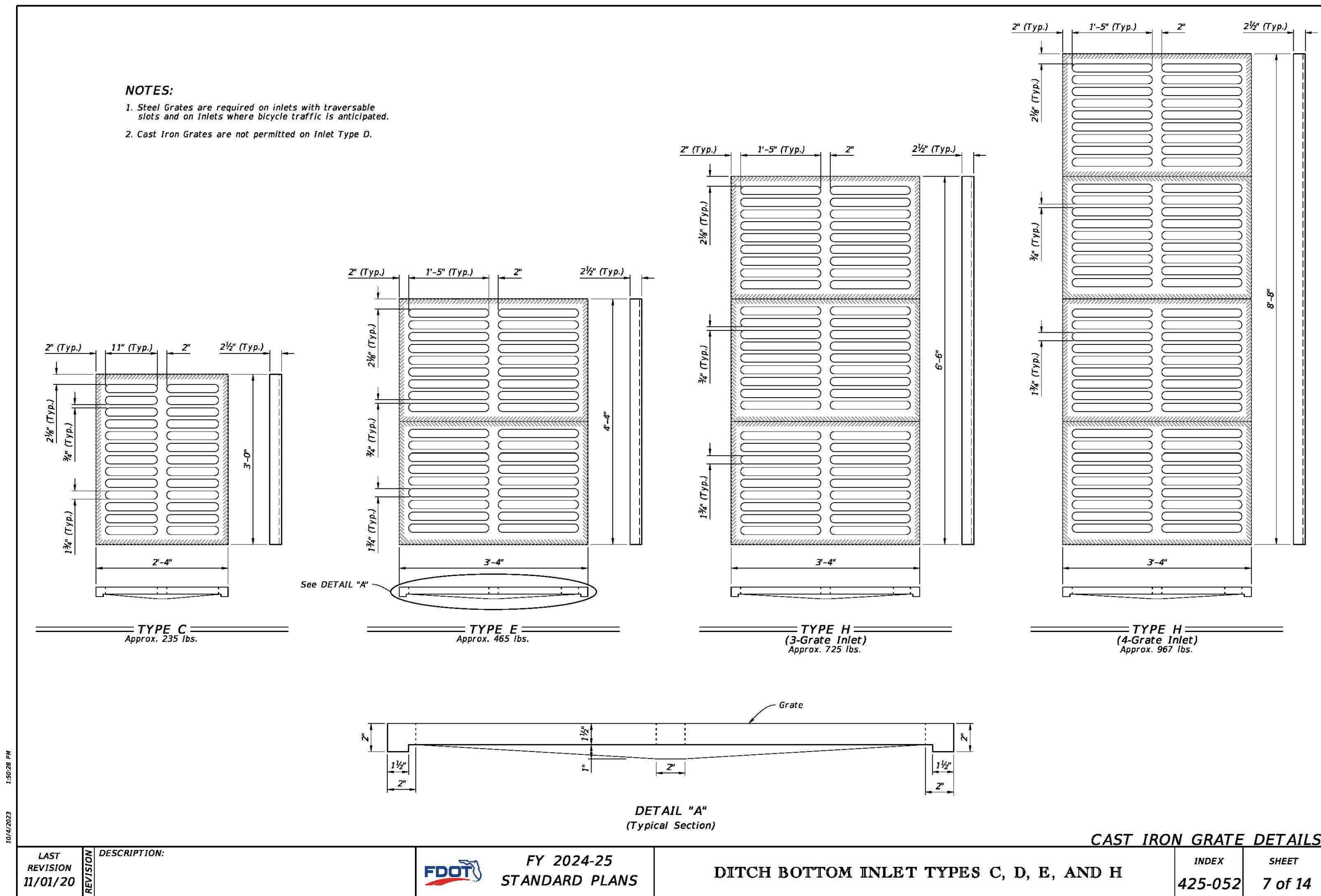
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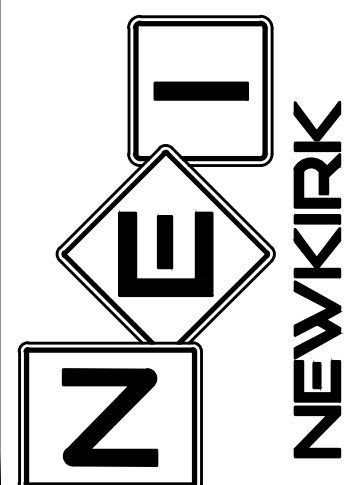


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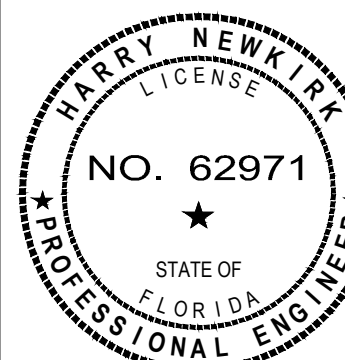
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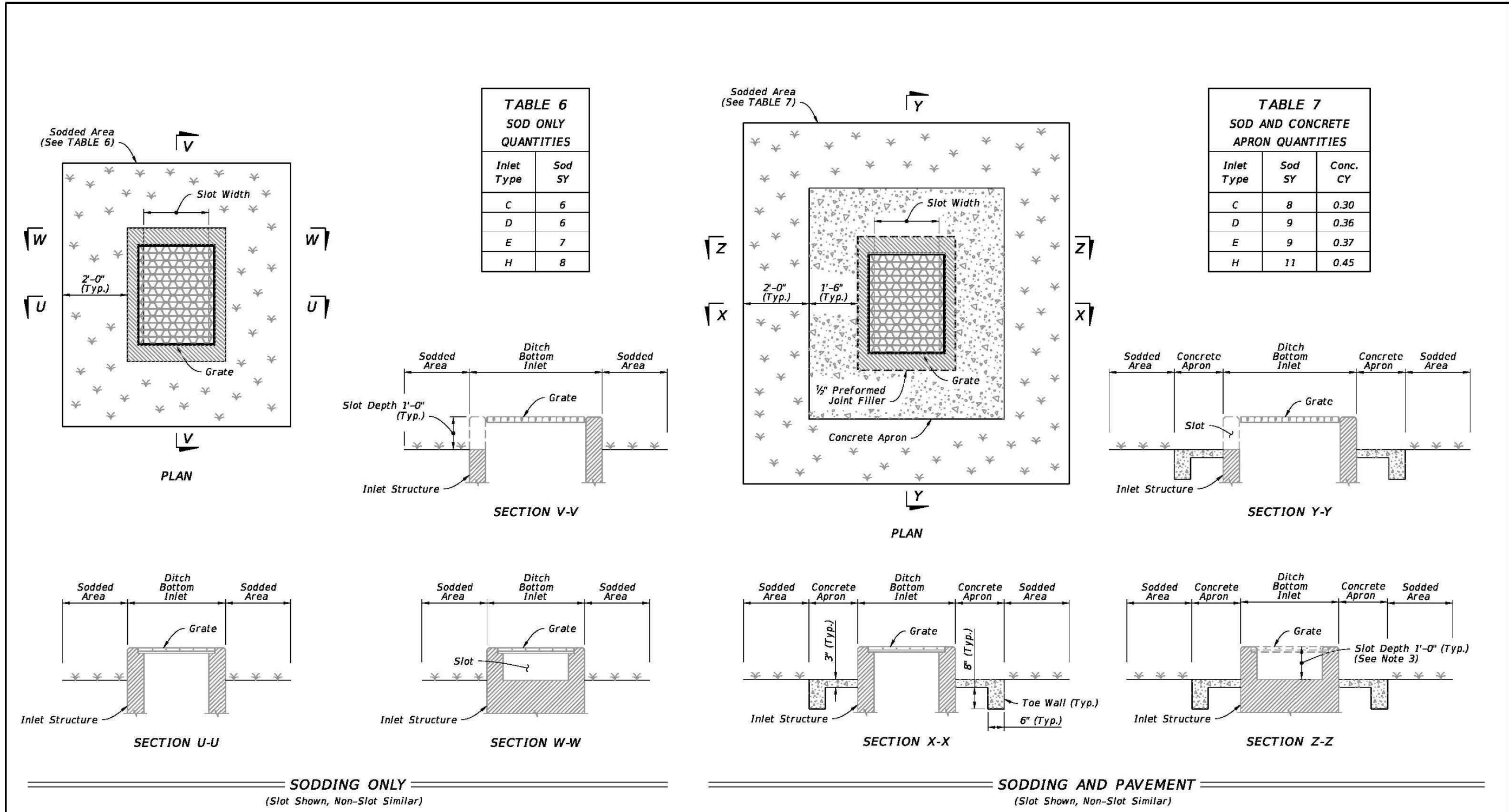
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CHECKED BY:	HHN
SCALE:	AS SHOWN
DRAWING NUMBER	

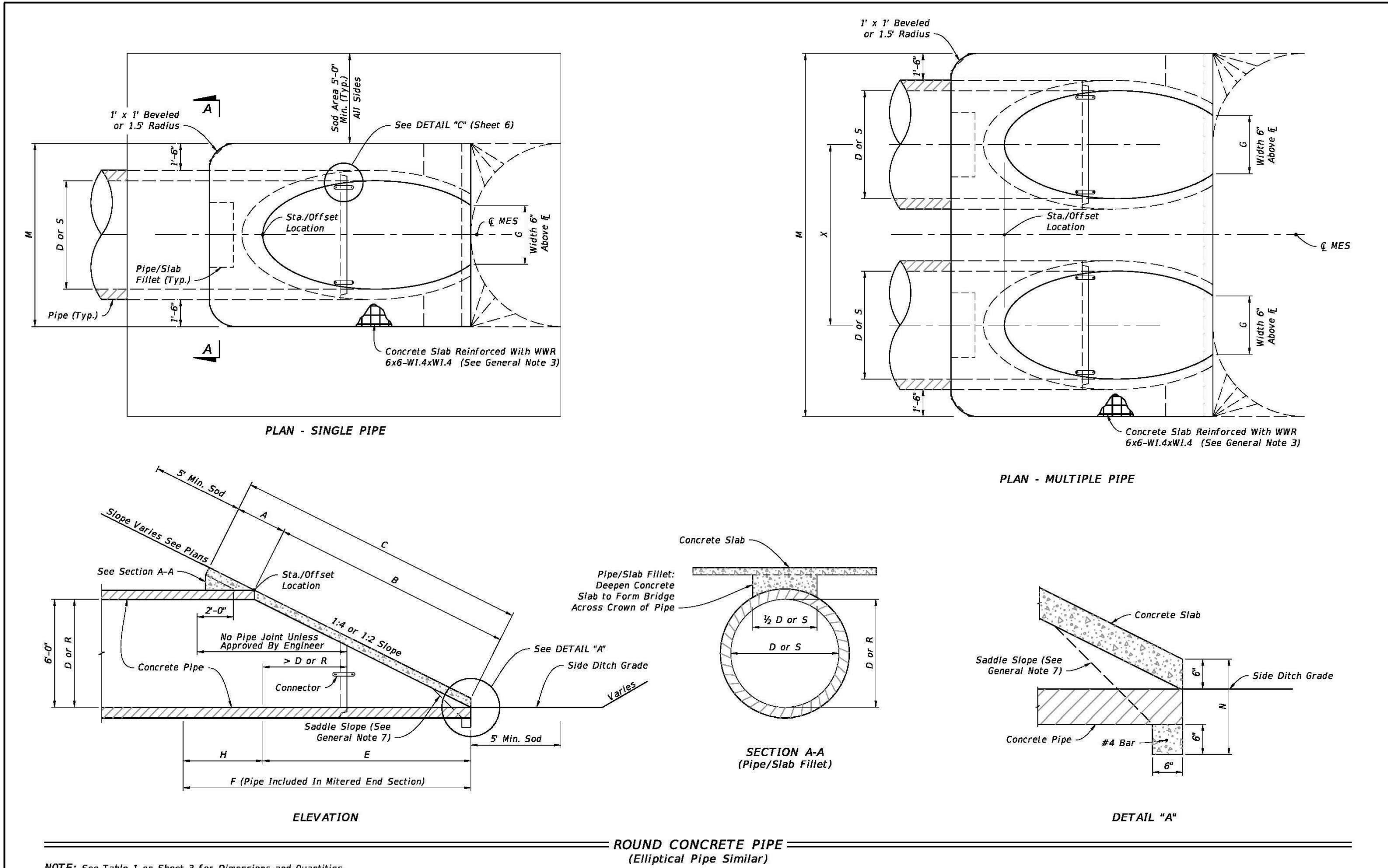
51



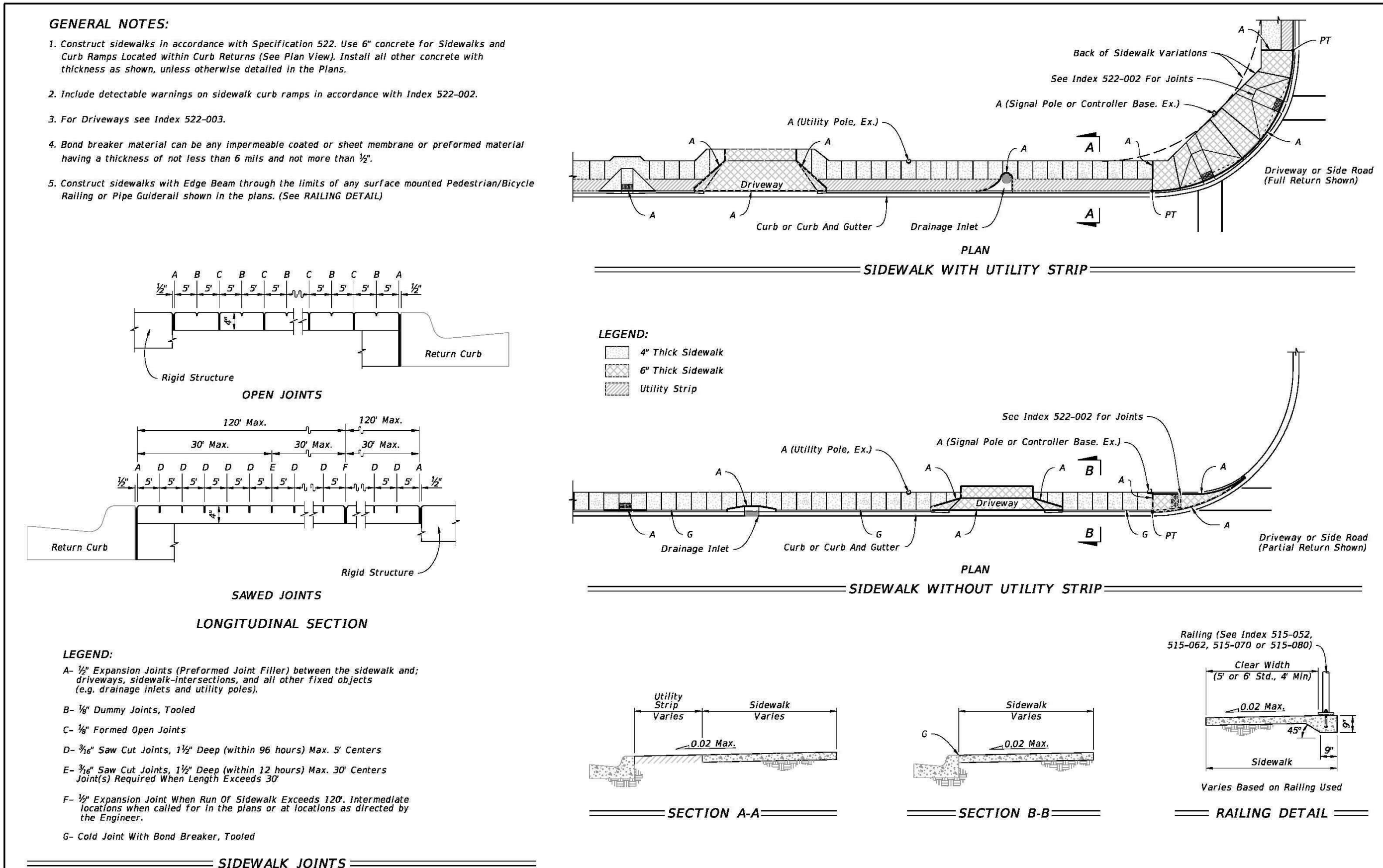
LAST REVISION		DESCRIPTION:		FY 2024-25		DITCH BOTTOM INLET TYPES C, D, E, AND H		NON-TRAVERSABLE INLET DETAILS		INDEX		SHEET	
11/01/23	REVISION									425-052		8	14
				FDOT		STANDARD PLANS							

LAST REVISION		DESCRIPTION:		FY 2024-25		CROSS DRAIN MITERED END SECTION		CONCRETE PIPE DIMENSIONS AND QUANTITIES		INDEX		SHEET	
11/01/19	REVISION									430-021		3	6
				FDOT		STANDARD PLANS							

LAST REVISION		DESCRIPTION:		FY 2024-25		CROSS DRAIN MITERED END SECTION		CONCRETE PIPE DIMENSIONS AND QUANTITIES		INDEX		SHEET	
11/01/18	REVISION									430-021		1	2
				FDOT		STANDARD PLANS							



LAST REVISION		DESCRIPTION:		FY 2024-25		CROSS DRAIN MITERED END SECTION		INDEX		SHEET	
11/01/19	REVISION							430-021		2	6
				FDOT		STANDARD PLANS					

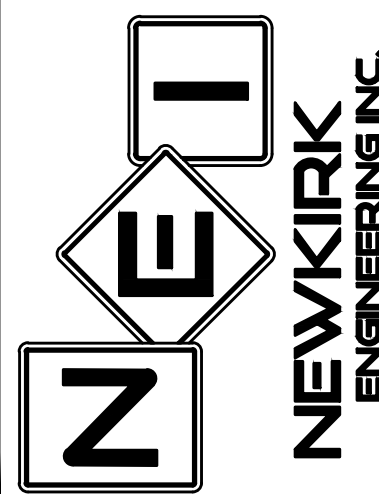


LAST REVISION		DESCRIPTION:		FY 2024-25		CONCRETE SIDEWALK		INDEX		SHEET	
11/01/18	REVISION							522-001		1	2
				FDOT		STANDARD PLANS					

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS

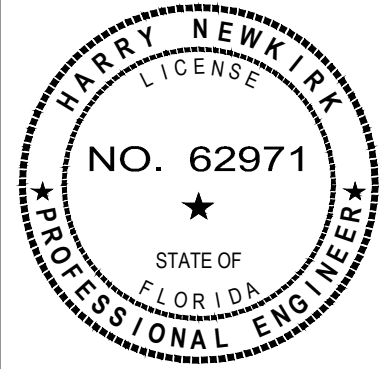
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FDOT STANDARD DETAILS
RESERVE AT VICTORIA
PHASE 4
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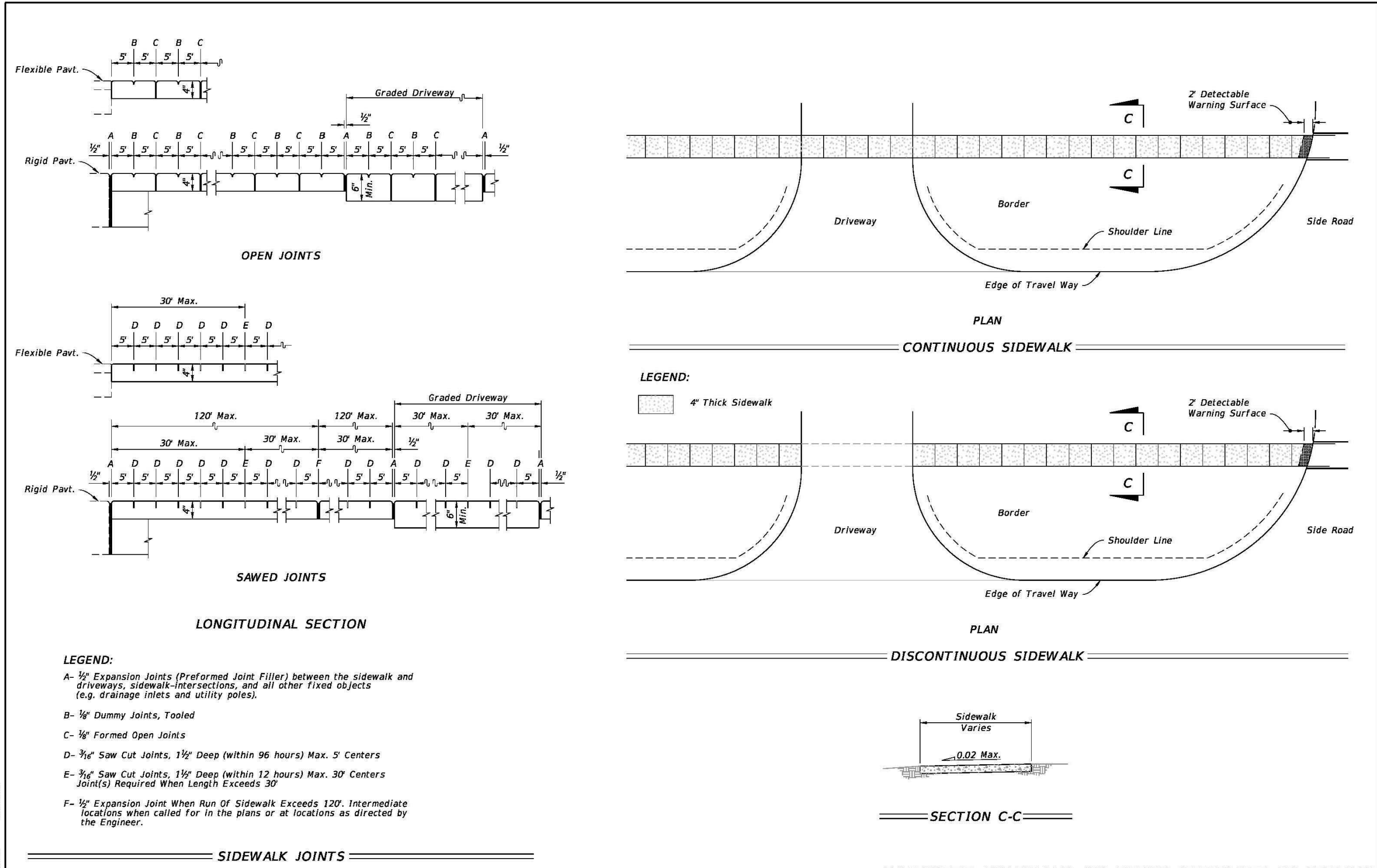
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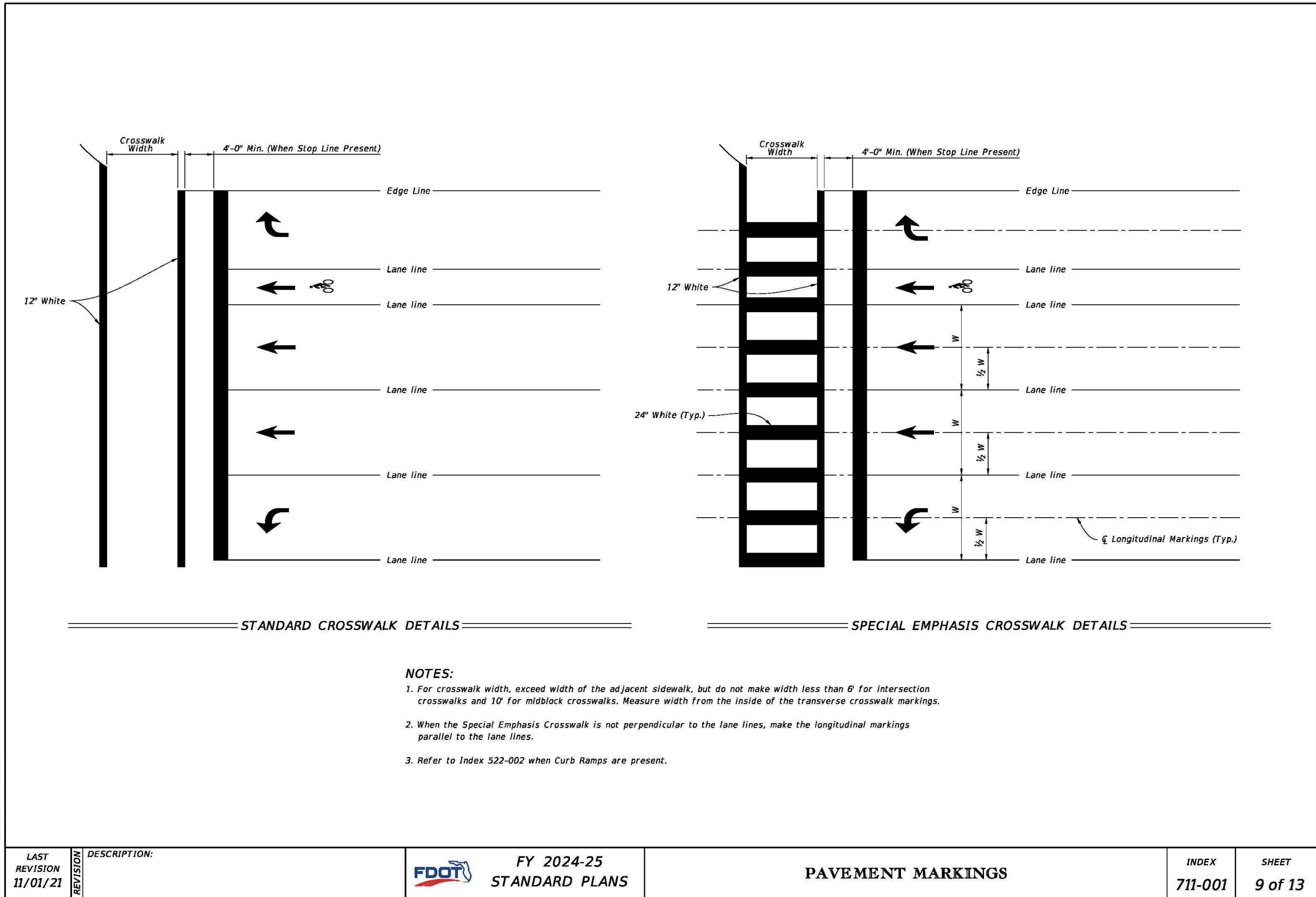
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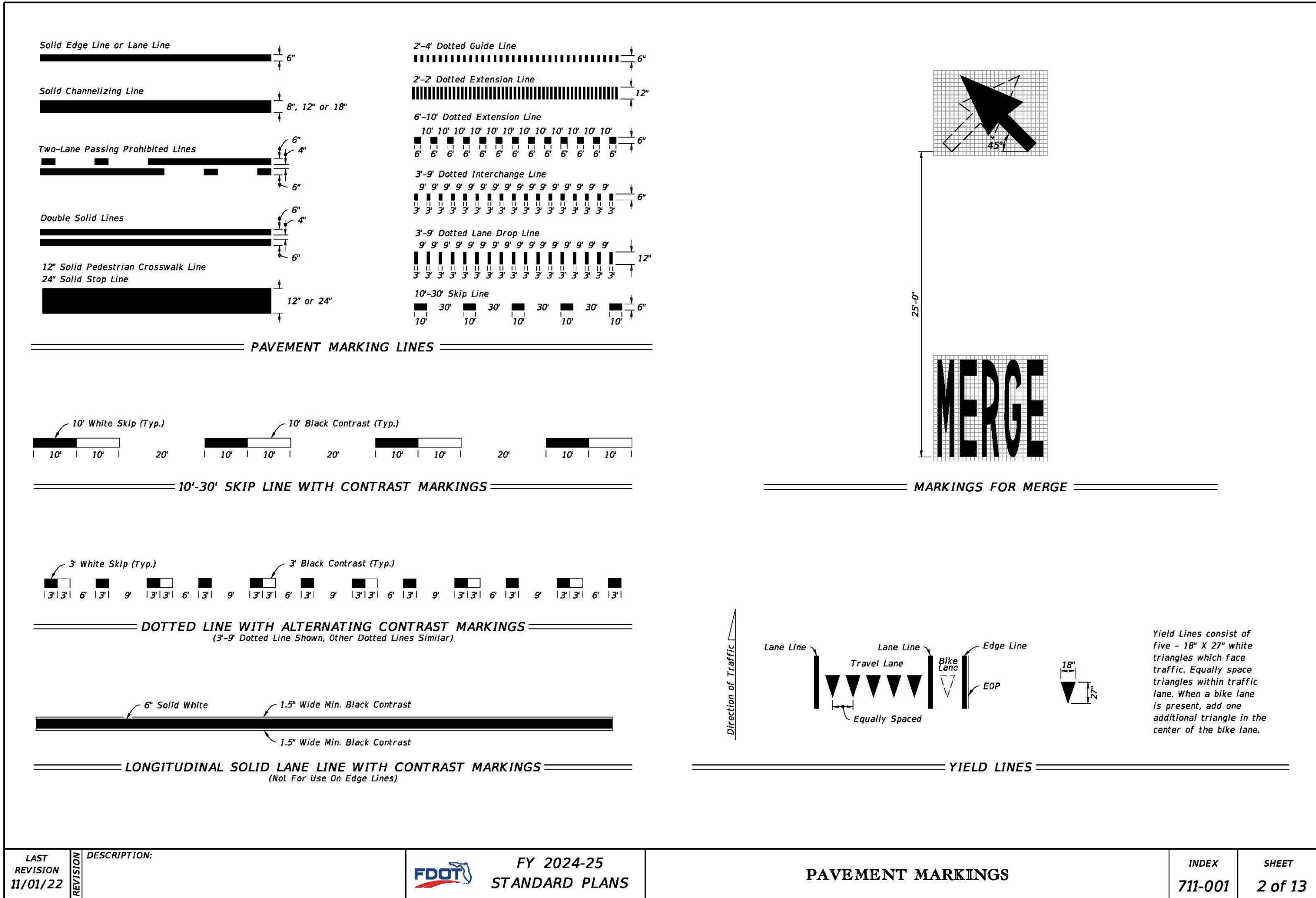
52



LAST REVISION	DESCRIPTION:	FY 2024-25	INDEX	SHEET
11/01/18		STANDARD PLANS	522-001	2 of 2



LAST REVISION	DESCRIPTION:	FY 2024-25	INDEX	SHEET
11/01/21		STANDARD PLANS	711-001	9 of 13

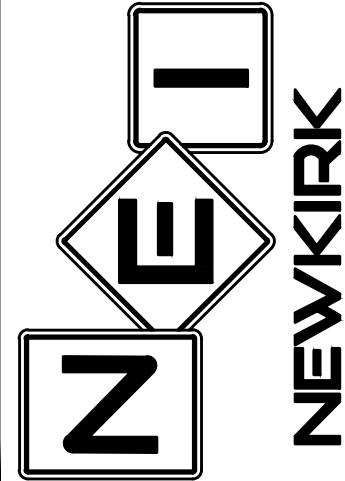


LAST REVISION	DESCRIPTION:	FY 2024-25	INDEX	SHEET
11/01/22		STANDARD PLANS	711-001	2 of 13

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS

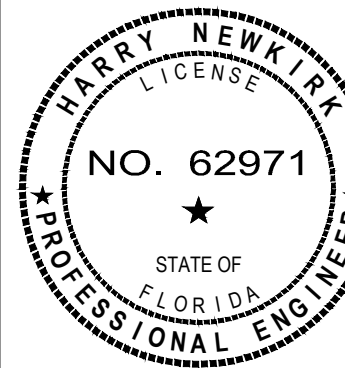
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FDOT STANDARD DETAILS
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SCALE:	AS SHOWN
DRAWING NUMBER	

53

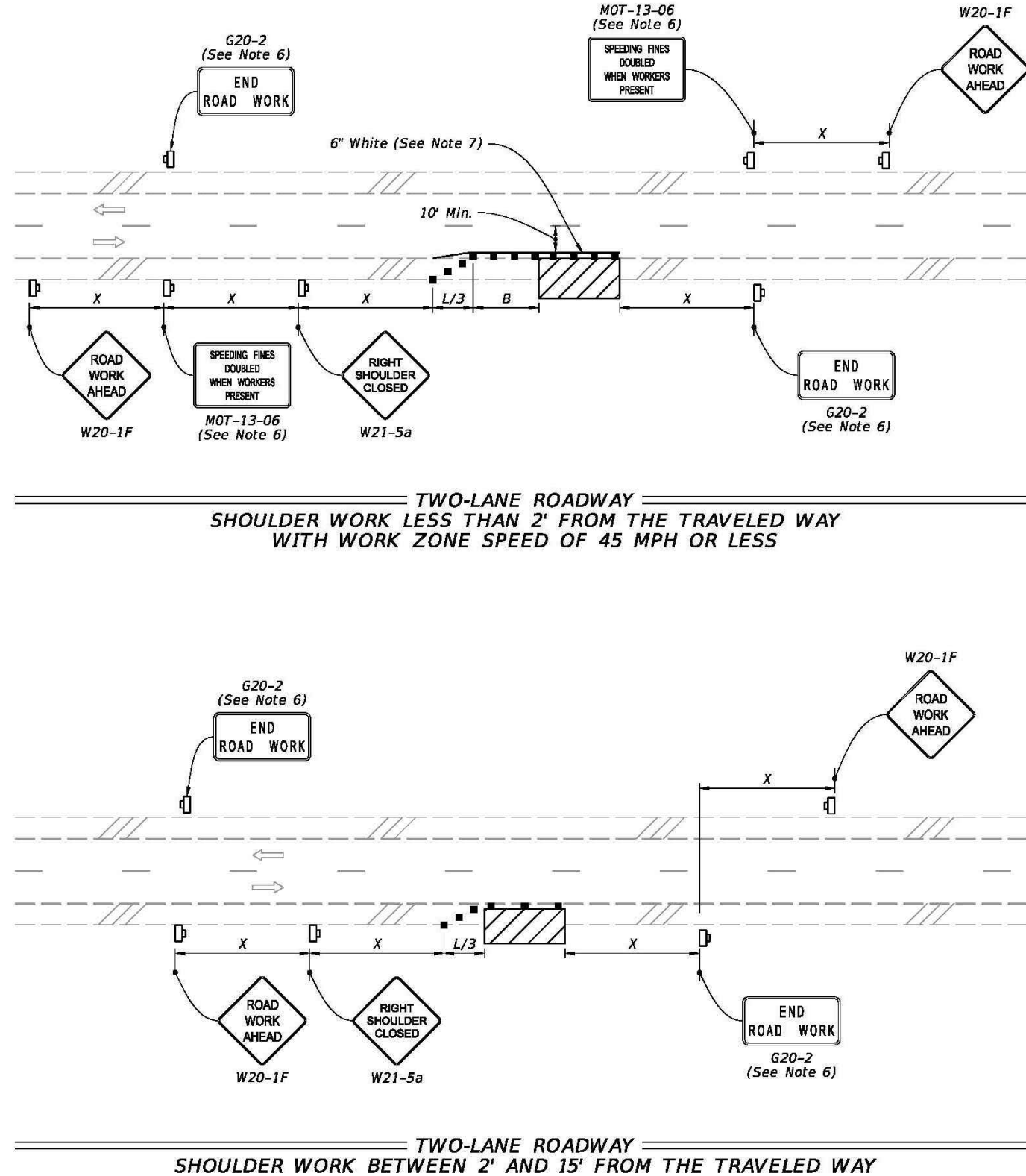
8/23/22 AM
8/23/22 AM

NOTE:

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. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
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 2' 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 work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

SYMBOLS:

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



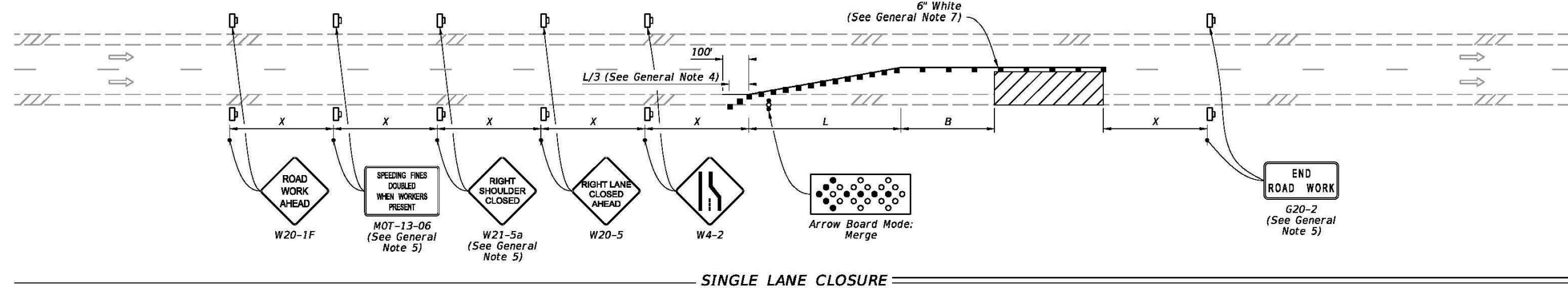
LAST REVISION	DESCRIPTION:	FY 2024-25	INDEX	SHEET
11/01/21		STANDARD PLANS	102-602	1 of 2

SYMBOLS:

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

GENERAL NOTE:

1. L = Taper Length
B = Buffer Length
X = Work Zone Sign Distance
See Index 102-600 for "L", "B", "X", and channelizing device spacing values.
2. On undivided highways the median signs as shown are to be omitted.
3. On limited access facilities, omit "Right Shoulder Closed" signs (W21-5a) and associated work zone sign spacing distances.
4. If the paved shoulder is less than 4' in width, omit the taper and channelizing devices from the paved shoulder.
5. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2) and "Right Shoulder Closed" (W21-5a), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less. For Single Lane Closures, arrow boards and buffer (B) may also be omitted when the work operation will be in place for 60 minutes or less and the speed limit is 45 mph or less.
6. Use inverted plan of the illustrations for work on left side of roadways.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.



LAST REVISION	DESCRIPTION:	FY 2024-25	INDEX	SHEET
11/01/21		STANDARD PLANS	102-613	1 of 5

8/23/22 AM
8/23/22 AM

SYMBOLS:

- Work Zone Sign
- (1) PCMS= Portable Changeable (Variable) Message Sign
- (2) PRS= Portable Regulatory Sign-Speed Limit When Flashing
- (2) RDSU= Radar Speed Display Unit
- Lane Identification and Direction of Traffic

NOTES:

1. Use the Motorist Awareness System (MAS) for lane closures of at least 5 days (consecutive or not) on multilane divided facilities with a posted speed of 55 mph or greater when workers are present and not protected by a barrier.
2. Locate the Motorist MAS devices (i.e., PCMS, PRS, and RDSU) within the advance warning signs as shown. Continue with the remainder of the work zone signs and devices in accordance with the Plans or Standard Plans after the appropriate "Lane Closed Ahead" (W20-XX) sign.
3. For a posted speed of 65 mph or greater, display speed with a ten mph reduction. For a posted speed of 60 mph, display a reduced speed of 55 mph. For areas outside of the lane closure, use the posted speed as the work zone speed.
4. Omit the PCMS in the median for roadways with three lanes or less in the same direction of traffic.

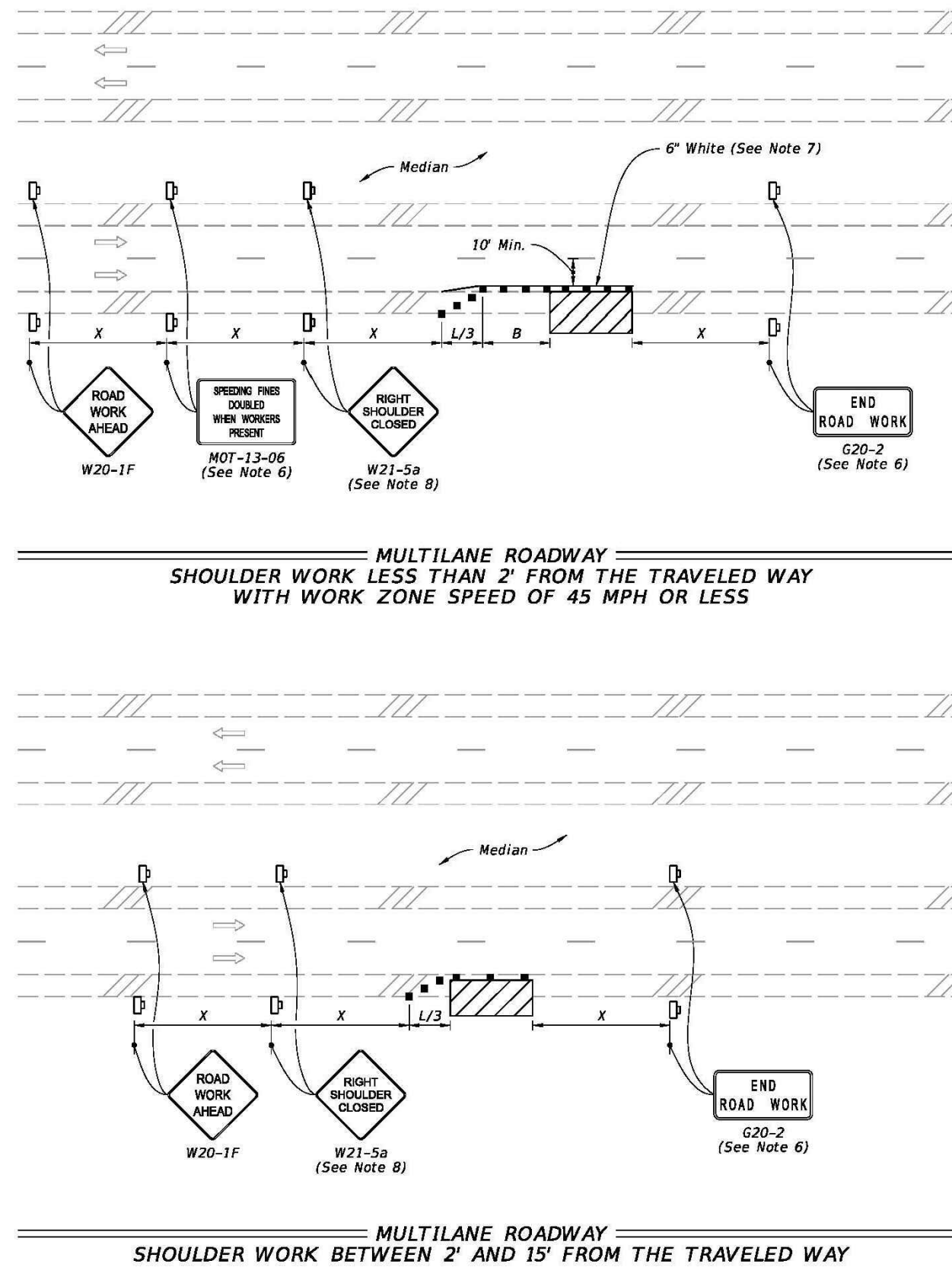
TYPICAL PCMS DISPLAY:

- With speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: SPEED REDUCED NEXT XXMI
- Without speed reduction:
Message 1: WORKERS PRESENT AHEAD
Message 2: NEXT XX MILES

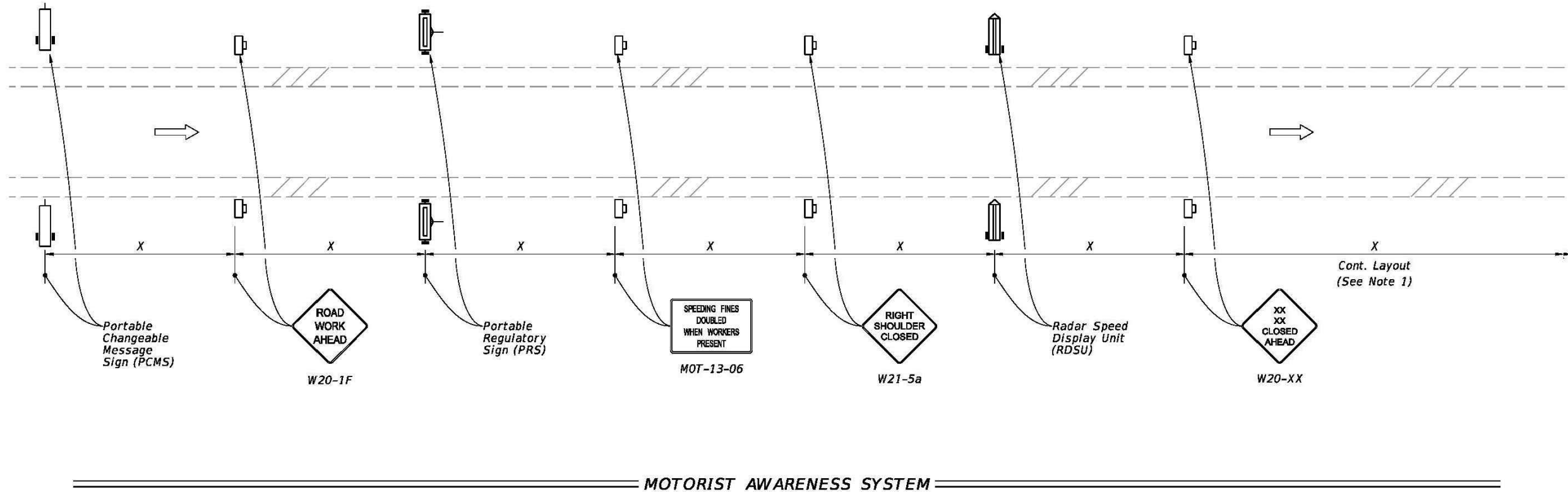
8/23/22 AM
8/23/22 AM

SYMBOLS:

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



LAST REVISION	DESCRIPTION:	FY 2024-25	INDEX	SHEET
11/01/20		STANDARD PLANS	102-602	2 of 2



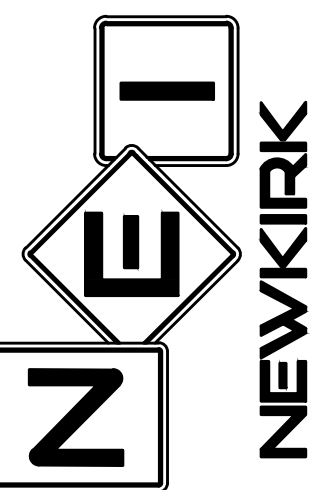
LAST REVISION	DESCRIPTION:	FY 2024-25	INDEX	SHEET
11/01/21		STANDARD PLANS	102-613	5 of 5

8/23/22 AM
8/23/22 AM

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS

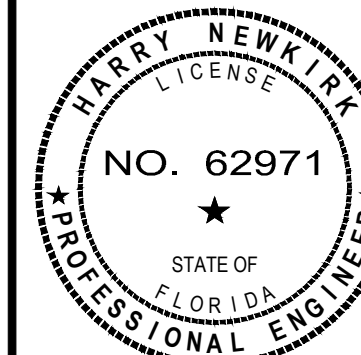
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**MAINTENANCE OF TRAFFIC
RESERVE AT VICTORIA
PHASE 4**
DR. MARTIN LUTHER KING JR. BELTWAY, DELAND, FL 32724

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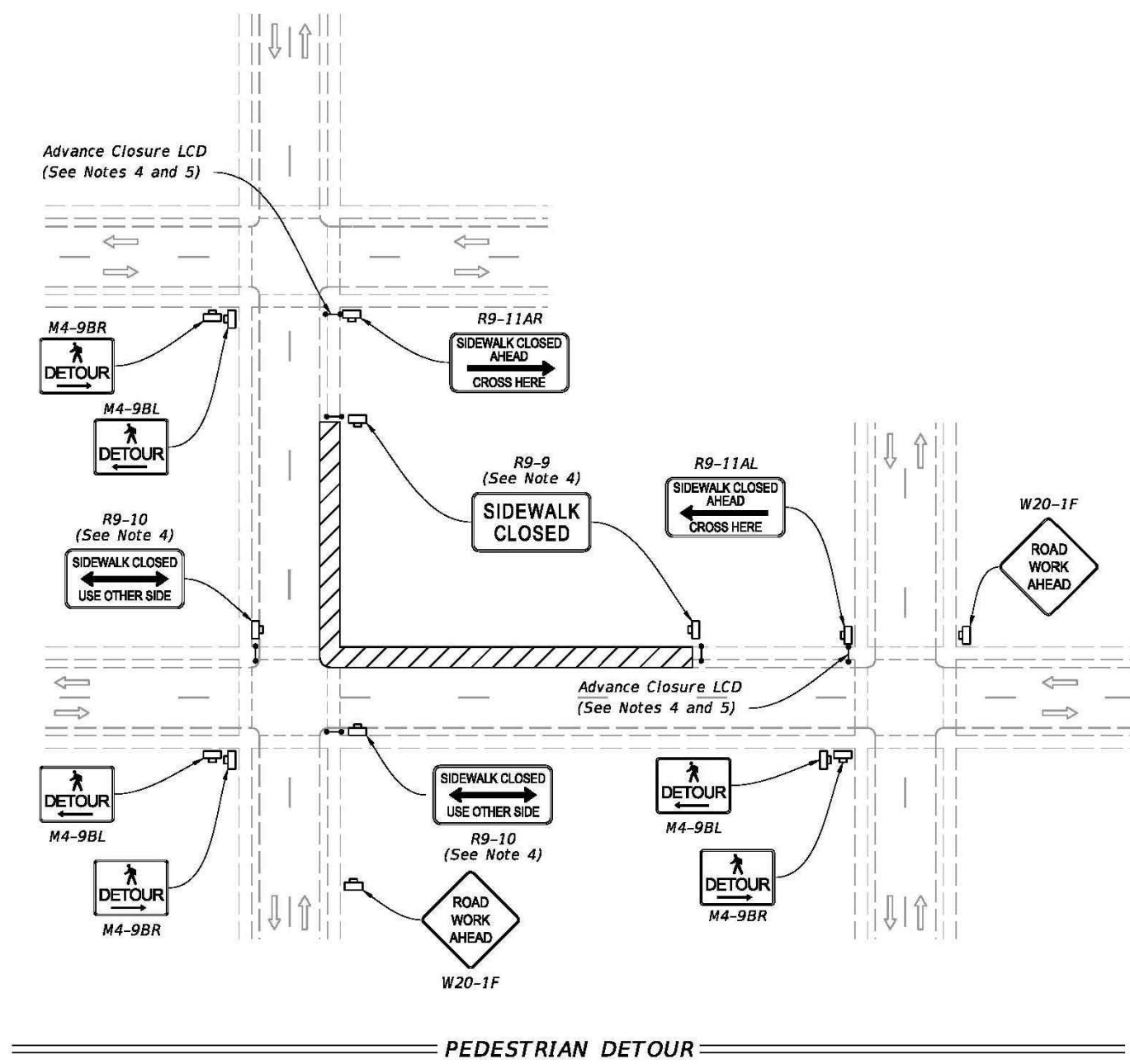
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DATE:	DECEMBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN
DRAWING NUMBER	

54

- NOTES:**
1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
 2. Place pedestrian LCDs across the full width of the closed sidewalk.
 3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
 4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
 5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic

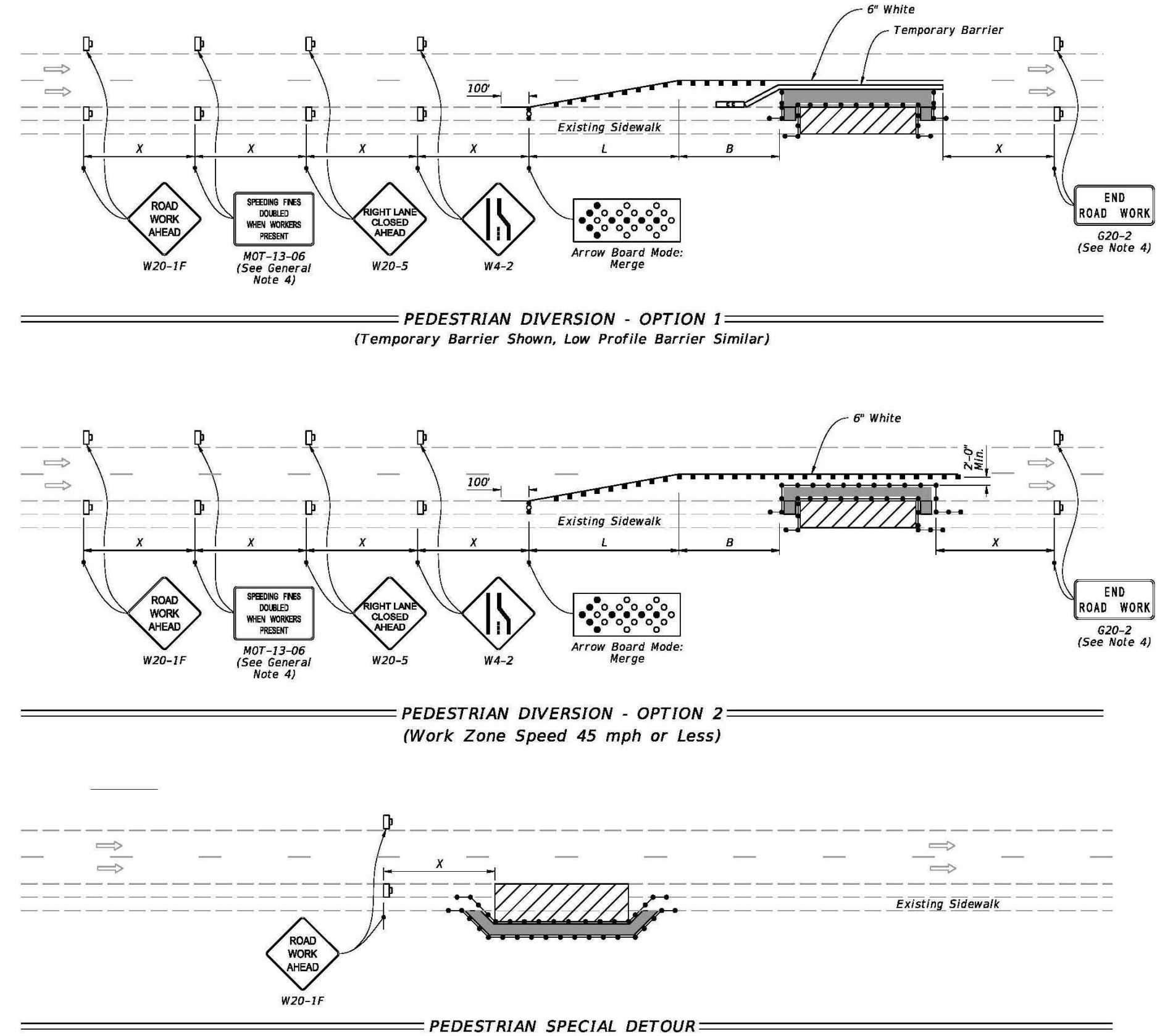


LAST REVISION	DESCRIPTION:	FY 2024-25	INDEX	SHEET
11/01/20		STANDARD PLANS	102-660	1 of 2

- NOTES:**
1. L = Taper Length
B = Buffer Length
X = Work Zone Sign Distance
See Index 102-600 for "L", "B", "X", channelizing device spacing values.
 2. Provide a 5' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
 3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-002. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
 4. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
 5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

SYMBOLS:

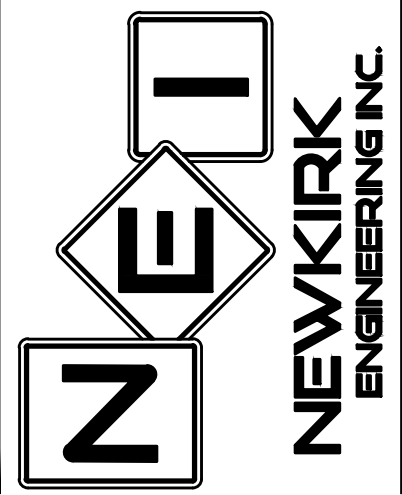
- Work Area
- Temporary Pedestrian Way
- Channelizing Device (See Index 102-600)
- Pedestrian Longitudinal Channelizing Device (LCD)
- Work Zone Sign
- Arrow Board
- Crash Cushion
- Lane Identification and Direction of Traffic



LAST REVISION	DESCRIPTION:	FY 2024-25	INDEX	SHEET
11/01/23		STANDARD PLANS	102-660	2 of 2

DATE	DESCRIPTION
5/9/25	CITY COMMENTS

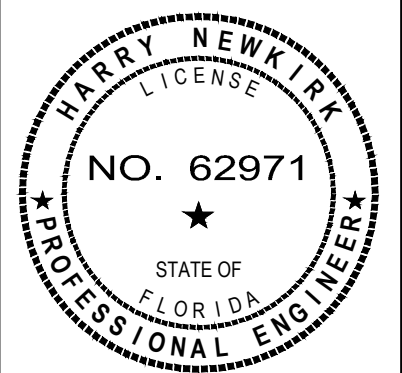
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**MAINTENANCE OF TRAFFIC
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PHASE 4**
DR. MARTIN LUTHER KING JR. BELTWAY, DELAND, FL 32724

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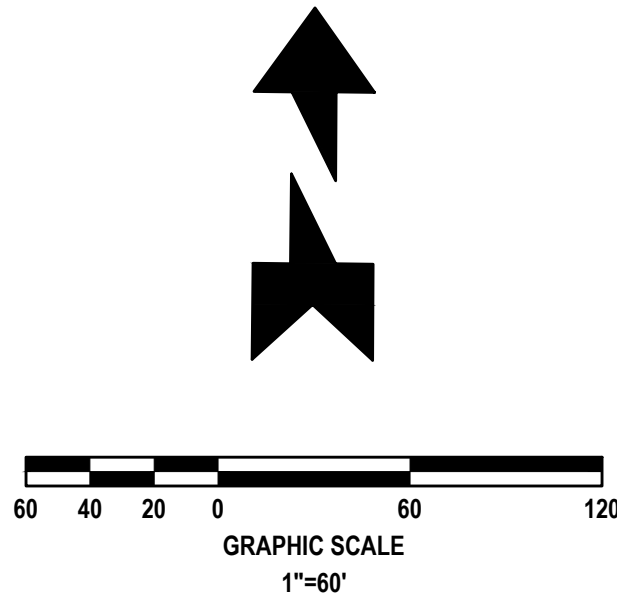
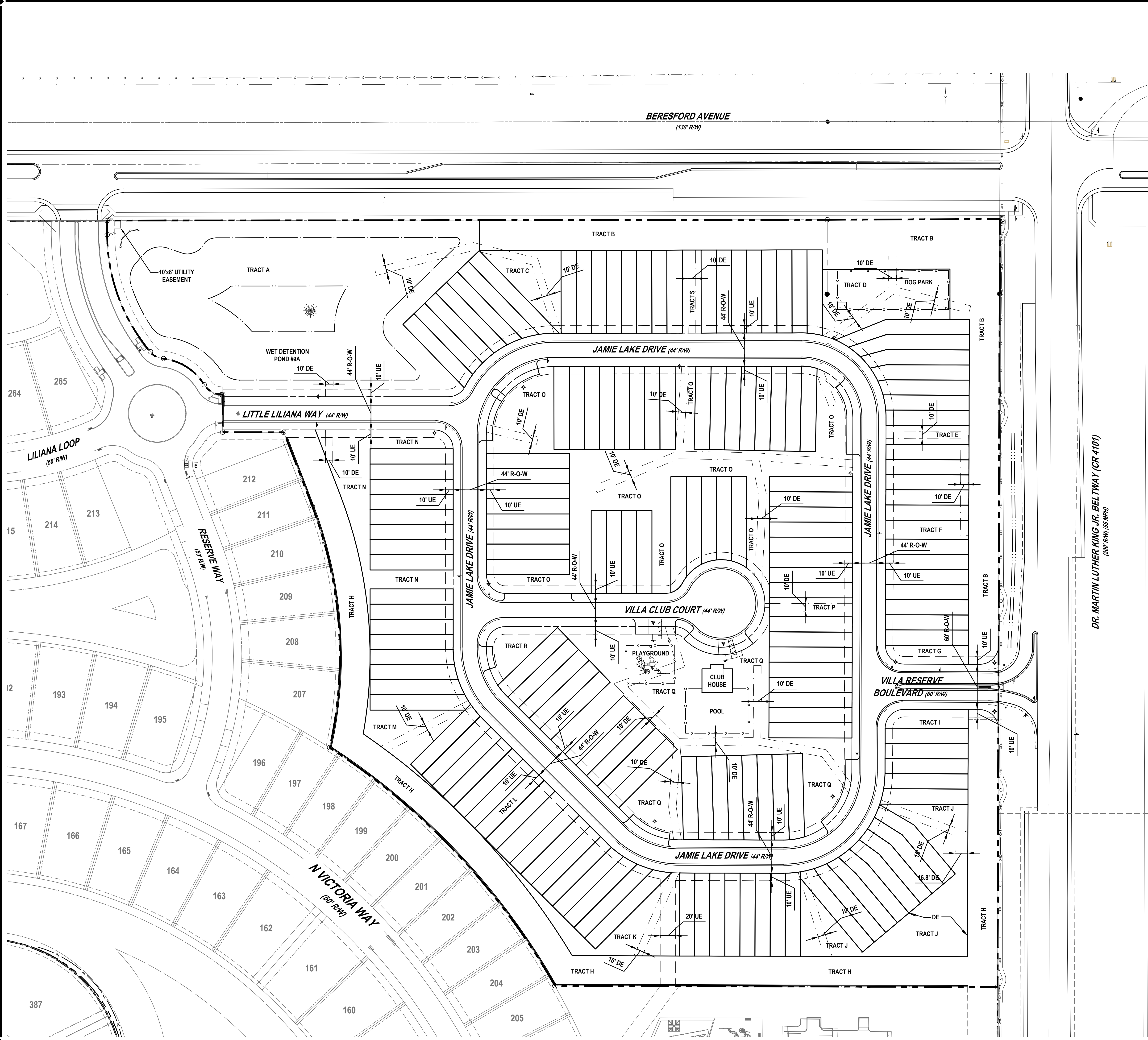
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DATE:	DECEMBER 2024
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DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	AS SHOWN
DRAWING NUMBER	

55



TRACT TABLE			
	DESCRIPTION	AREA (SF)	AREA (ACRE)
TRACT A	STORMWATER POND	95,456	2.191
TRACT B	TREE PROTECTION AREA	56,398	1.295
TRACT C	COMMON AREA	6,110	0.140
TRACT D	COMMON AREA	12,547	0.288
TRACT E	COMMON AREA	2,750	0.063
TRACT F	COMMON AREA	2,750	0.063
TRACT G	COMMON AREA	2,616	0.060
TRACT H	TREE PROTECTION AREA	70,059	1.608
TRACT I	COMMON AREA	2,616	0.060
TRACT J	COMMON AREA	18,827	0.432
TRACT K	COMMON AREA	9,632	0.221
TRACT L	COMMON AREA	2,200	0.051
TRACT M	COMMON AREA	6,178	0.142
TRACT N	COMMON AREA	12,987	0.298
TRACT O	COMMON AREA	48,138	1.105
TRACT P	COMMON AREA	2,750	0.063
TRACT Q	COMMON AREA	48,971	1.124
TRACT R	COMMON AREA	3,933	0.090
TRACT S	COMMON AREA	2,750	0.063
TOTAL		407,668	9.359

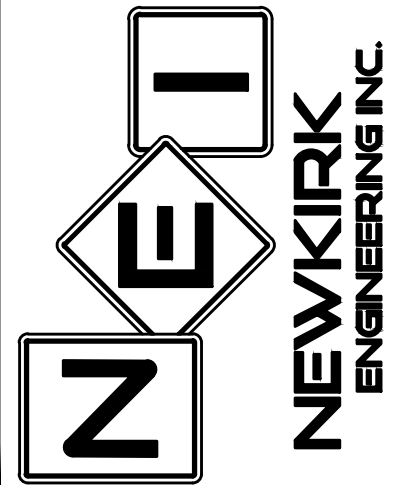
EASEMENT LEGEND:

- PROPOSED RIGHT-OF-WAY (R-O-W)
- PROPOSED UTILITY EASEMENT (UE)
- PROPOSED DRAINAGE EASEMENT (DE)

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
7/15/25	DOG PARK

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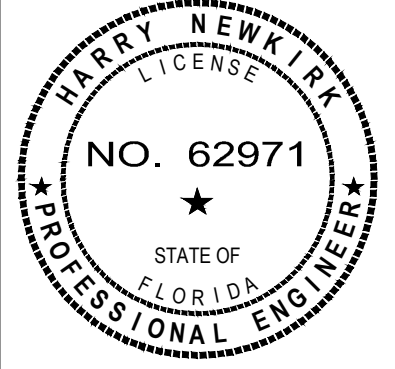


EASEMENT PLAN
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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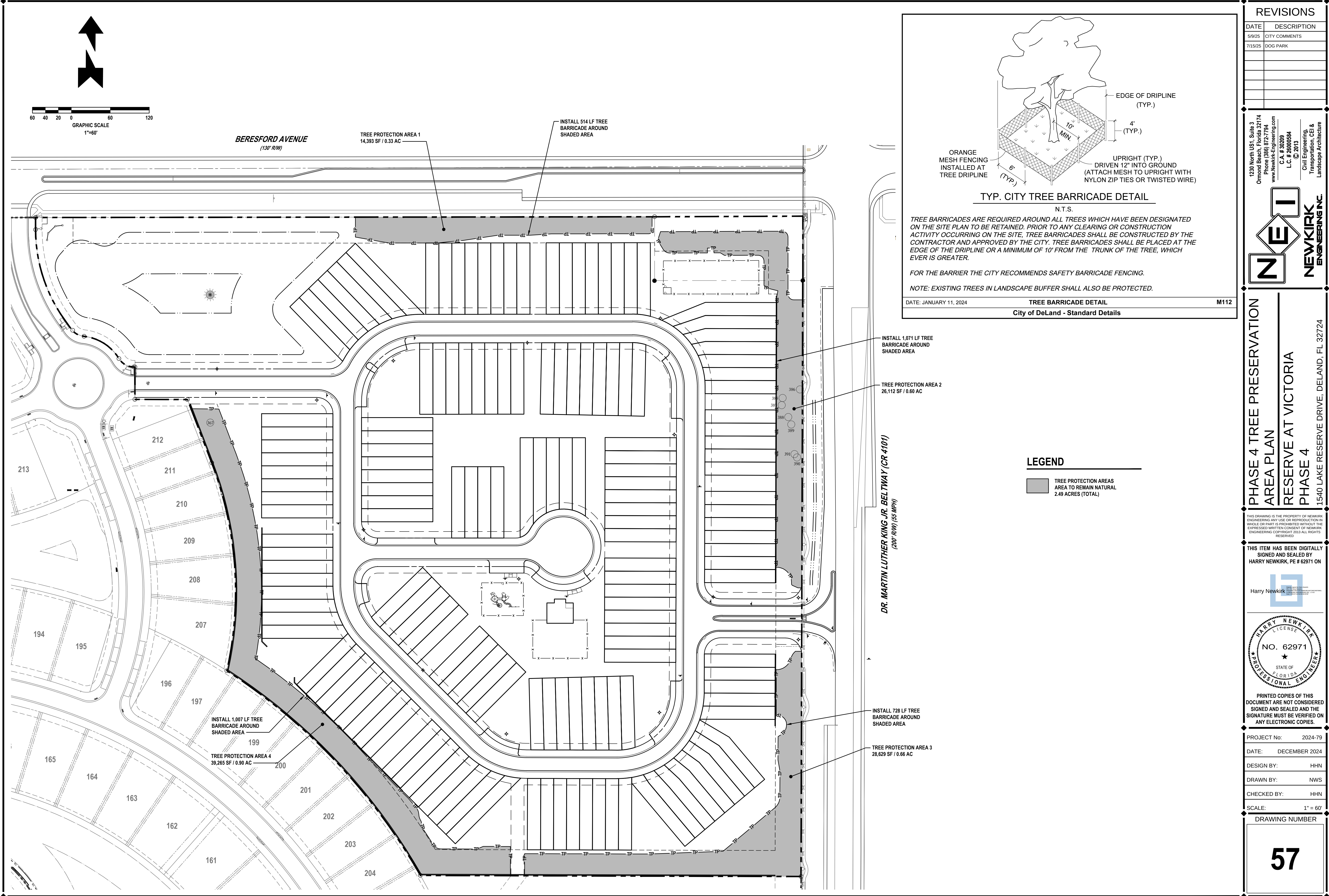
Harry Newkirk



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DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 60'
DRAWING NUMBER	

56



EDGE OF DRIPLINE (TYP.)

4' (TYP.)

10' MIN.

6' (TYP.)

ORANGE MESH FENCING INSTALLED AT TREE DRIPLINE

UPRIGHT (TYP.) DRIVEN 12" INTO GROUND (ATTACH MESH TO UPRIGHT WITH NYLON ZIP TIES OR TWISTED WIRE)

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. PRIOR TO ANY CLEARING OR CONSTRUCTION ACTIVITY OCCURRING ON THE SITE, TREE BARRICADES SHALL BE CONSTRUCTED BY THE CONTRACTOR AND APPROVED 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: JANUARY 11, 2024

TREE BARRICADE DETAIL

M112

City of DeLand - Standard Details

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
7/15/25	DOG PARK

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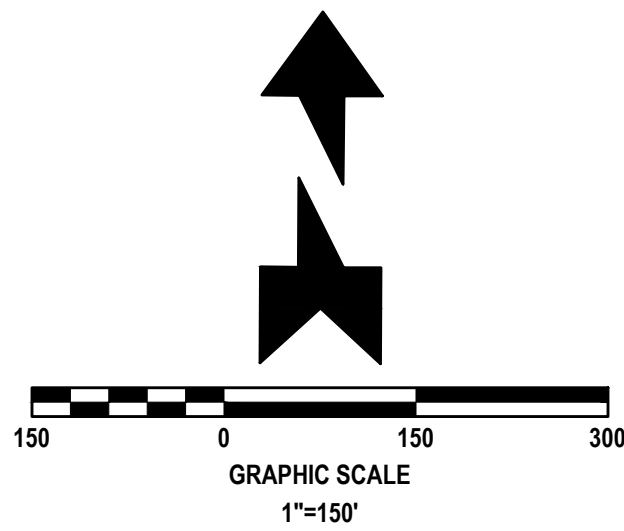
PHASE 4 TREE PRESERVATION
AREA PLAN
RESERVE AT VICTORIA
PHASE 4
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SCALE:	1" = 60'
DRAWING NUMBER	57



TREE PROTECTION AREA 1
1,894,452 SF / 43.49 AC

TREE PROTECTION AREA 2
20,216 SF / 0.46 AC

BERESFORD AVENUE (130' R/W)

TREE PROTECTION AREA 3
14,393 SF / 0.33 AC

TREE PROTECTION AREA 2
26,112 SF / 0.60 AC

DR. MARTIN LUTHER KING JR. BELTWAY (C.R. 4101)
(200' R/W) (55 MPH)

TREE PROTECTION AREA 3
28,629 SF / 0.66 AC

TREE PROTECTION AREA 7
20,084 SF / 0.46 AC

TREE PROTECTION AREA 5
39,265 SF / 0.90 AC

TREE PROTECTION AREA 8
4,556 SF / 0.10 AC

PHASE 2

PHASE 4

PHASE 3

PHASE 1

REFORESTATION
AREA BOUNDARY
(34.41 ACRES)

REFORESTATION
AREA BOUNDARY
(34.41 ACRES)

REFORESTATION
AREA BOUNDARY
(34.41 ACRES)

TREE PROTECTION AREA 1
1,894,452 SF / 43.49 AC

TREE PROTECTION AREA ENTIRE PUD AREA	
PUD AREA	200.23 ACRES
BERESFORD AVENUE EXTENTION RIGHT-OF-WAY	9.000 ACRES
OVERALL PROJECT AREA (PHASES 1, 2, 3 & 4)	191.23 ACRES
REQUIRED TREE PROTECTION AREA (15% OF PUD AREA)	28.68 ACRES
PROVIDED TREE PROTECTION AREA	47.00 ACRES
	24.58 %
REFORESTATION AREA	34.41 ACRES
	18.0 %

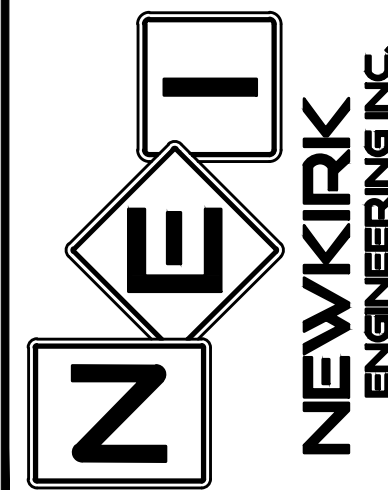
LEGEND

	TREE PROTECTION AREAS 47.00 ACRES (TOTAL)
	REFORESTATION AREA 34.41 ACRES (TOTAL)

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
7/15/25	DOG PARK

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
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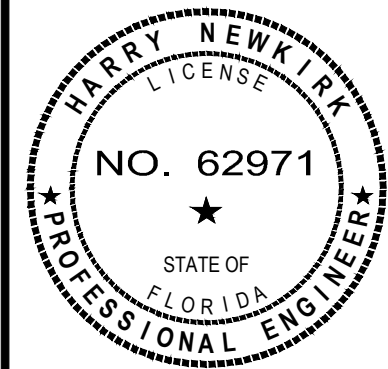


OVREALL TREE PRESERVATION
AREAS PLAN
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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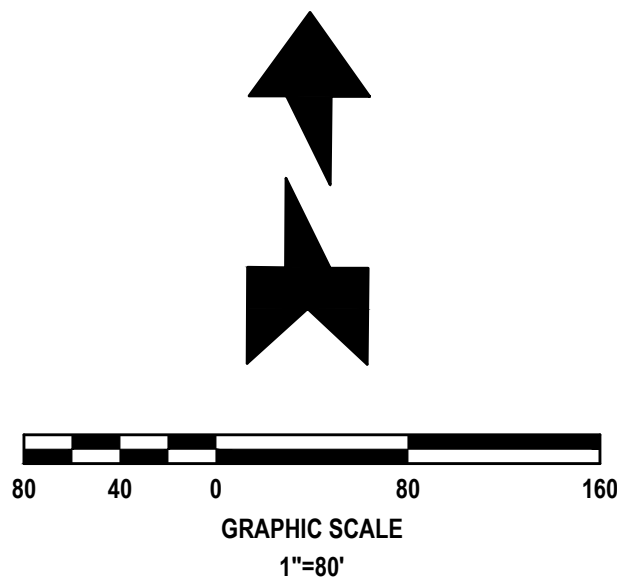


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PROJECT No:	2024-79
DATE:	DECEMBER 2024
DESIGN BY:	HHN
DRAWN BY:	NWS
CHECKED BY:	HHN
SCALE:	1" = 150'

DRAWING NUMBER

58



LEGEND:

- EXISTING TREE TO REMAIN
(No. INDICATES TREE NUMBER)
- TREE TO BE REMOVED
- AREA TO REMAIN NATURAL
(108,399 SF) (2.49 ACRES)

MINIMUM REQUIRED TREE COVERAGE	
OVERALL AREA (PHASE 4)	21.00 ACRES
REQUIRED TREES (1 TREE / 2,500 SF)	366 TREES
REQUIRED TREE DBH (TREE * 6 INCHES)	2,195 DBH

PROVIDED TREE COVERAGE		
	TREE QUANTITY	TOTAL DBH
PROPOSED 2" DBH (3" CAL) SHADE TREES	146	292
PROPOSED 2" DBH (3" CAL) UNDERSTORY TREES	191	382
PROPOSED 3" DBH PALM	9	27

TOTAL PROPOSED TREE DBH (A)	701 DBH
BIOME PROTECTED TREES TO REMAIN NATURAL TOTAL (B)	311 DBH
SPECIMEN TREES TO REMAIN (C)	100 DBH
PROVIDED TREE COVERAGE (A + B + C)	1,112 DBH
TREE MITIGATION REQUIRED	1,083 DBH
PROPOSE TO USE TREES FROM REFORESTATION PLAN	1,083 DBH
PROVIDED TREE COVERAGE	2,195 DBH

TREE REPLACEMENT CALCULATIONS		
	TOTAL (DBH)	REPLACEMENT (DBH)
EXISTING PROTECTED TREE REMOVED	1402	467 1/3 DBH
EXISTING SPECIMEN TREE REMOVED	314	157 1/2 DHB
EXISTING HISTORIC TREE REMOVED	0	0
TOTAL REQUIRED TREE REPLACEMENT		624 DBH
TOTAL PROPOSED TREE		701 DBH
TOTAL TREE MITIGATION FROM REFORESTATION PLAN		- DBH
TOTAL PROVIDED TREE REPLACEMENT		701 DBH

PROPOSED PHASE 4 REFORESTATION PLAN		
TOTAL TREE CREDIT		4,503 TREES
TOTAL TREE CREDIT DBH		9,006 DBH
PHASE 1 REFORESTATION TREE CREDIT PROPOSED		1,857 DBH
PHASE 2 REFORESTATION TREE CREDIT PROPOSED		2,549 DBH
PHASE 3 REFORESTATION TREE CREDIT PROPOSED		1,442 DBH
PHASE 4 REFORESTATION TREE CREDIT (SP21-020)		901 DBH
REMAINING REFORESTATION TREE CREDIT FOR PHASE 4		2,257 DBH
PROPOSED PHASE 4 TREE CREDIT		1,083 DBH
AVAILABLE FOR FUTURE TREE CREDIT		1,174 DBH

TREE IDENTIFICATION CHART

TREE ID#	TREE HEALTH	DBH (IN.)	SPECIES
136	GOOD	11.59	SAND LIVE OAK
367	GOOD	10.39	SAND LIVE OAK
371	GOOD	13.26	SAND LIVE OAK
372	GOOD	11.31	SAND LIVE OAK
373	GOOD	10.30	SAND LIVE OAK
374	GOOD	13.80	SAND LIVE OAK
375	GOOD	10.04	SAND LIVE OAK
376	GOOD	11.90	SAND LIVE OAK
377	GOOD	10.29	SAND LIVE OAK
378	GOOD	11.51	SAND LIVE OAK
379	GOOD	12.42	SAND LIVE OAK
380	GOOD	10.36	SAND LIVE OAK
381	GOOD	10.13	SAND LIVE OAK
382	GOOD	10.82	SAND LIVE OAK
383	GOOD	20.38	LONGLEAF PINE
384	GOOD	22.18	LONGLEAF PINE
385	GOOD	10.83	SAND LIVE OAK
386	GOOD	18.33	SAND LIVE OAK
387	GOOD	10.46	SAND LIVE OAK
388	GOOD	11.26	SAND LIVE OAK
389	GOOD	10.83	SAND LIVE OAK
390	GOOD	14.07	SAND LIVE OAK
391	GOOD	14.81	SAND LIVE OAK
392	GOOD	14.12	SAND LIVE OAK
393	GOOD	18.80	SAND LIVE OAK
394	GOOD	11.39	SAND LIVE OAK
395	GOOD	12.01	SAND LIVE OAK
396	GOOD	14.33	SAND LIVE OAK
401	GOOD	10.02	SAND LIVE OAK
402	GOOD	10.78	SAND LIVE OAK
404	GOOD	10.30	SAND LIVE OAK
405	GOOD	12.17	SAND LIVE OAK
406	GOOD	12.45	SAND LIVE OAK

SPECIMEN TREES TO BE REMOVED			
TREE ID#	SPECIFIC SPECIES NAME	DBH (IN.)	CONDITION
136	SAND LIVE OAK	12	GOOD
371	SAND LIVE OAK	13	GOOD
372	SAND LIVE OAK	11	GOOD
373	SAND LIVE OAK	10	GOOD
374	SAND LIVE OAK	14	GOOD
375	SAND LIVE OAK	10	GOOD
376	SAND LIVE OAK	12	GOOD
377	SAND LIVE OAK	10	GOOD
378	SAND LIVE OAK	12	GOOD
379	SAND LIVE OAK	12	GOOD
380	SAND LIVE OAK	10	GOOD
381	SAND LIVE OAK	10	GOOD
382	SAND LIVE OAK	11	GOOD
383	SAND LIVE OAK	20	GOOD
384	SAND LIVE OAK	22	GOOD
392	SAND LIVE OAK	14	GOOD
393	SAND LIVE OAK	19	GOOD
394	SAND LIVE OAK	11	GOOD
395	SAND LIVE OAK	12	GOOD
396	SAND LIVE OAK	14	GOOD
401	SAND LIVE OAK	10	GOOD
402	SAND LIVE OAK	11	GOOD
404	SAND LIVE OAK	10	GOOD
405	SAND LIVE OAK	12	GOOD
406	SAND LIVE OAK	12	GOOD
TOTAL		314	DBH
SPECIMEN TREE COUNT		25	TREES

SPECIMEN TREES TO REMAIN			
TREE ID#	SPECIFIC SPECIES NAME	DBH (IN.)	CONDITION
367	SAND LIVE OAK	10	GOOD
385	SAND LIVE OAK	11	GOOD
386	SAND LIVE OAK	18	GOOD
387	SAND LIVE OAK	10	GOOD
388	SAND LIVE OAK	11	GOOD
389	SAND LIVE OAK	11	GOOD
390	SAND LIVE OAK	14	GOOD
391	SAND LIVE OAK	15	GOOD
TOTAL		100	DBH
SPECIMEN TREE COUNT		8	TREES

BERESFORD AVENUE
(130' R/W)

TREE PROTECTION AREA
14,393 SF / 0.33 AC

TREE PROTECTION AREA
26,112 SF / 0.60 AC

DR. MARTIN LUTHER KING JR. BELTWAY (CR 4101)
(200' R/W) (55 MPH)

TREE PROTECTION AREA
28,629 SF / 0.66 AC

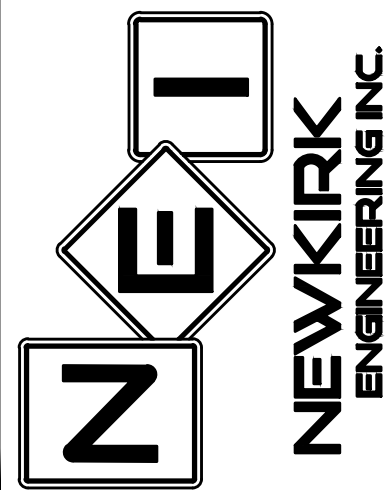
NOTE:
RESERVE AT VICTORIA PHASE 4 (SP21-020)
CLEARING AND EARTHWORK PLANS
EXISTING BIOME TREE IMPACT = 6.46 ACRES
PHASE 4 REFORESTATION TREE CREDIT = 901 DBH

TREE PROTECTION AREA
39,265 SF / 0.90 AC

REVISIONS

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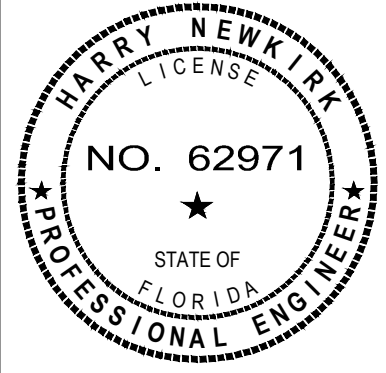


OVERALL TREE
IMPACT - PROTECTION PLAN
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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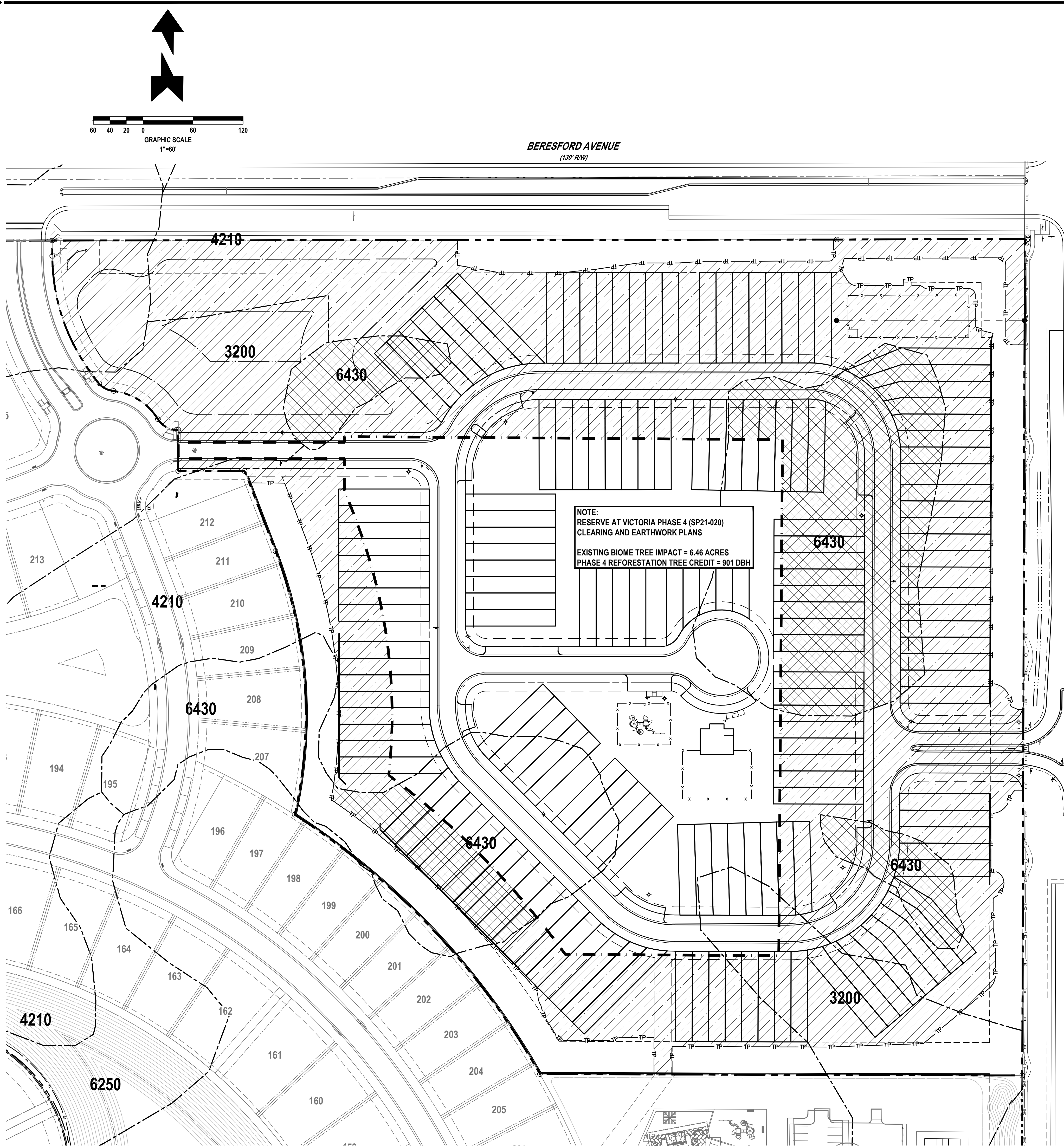
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DATE: DECEMBER 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 80'
DRAWING NUMBER

59



PHASE 4 BIOME IMPACT AREA LEGEND :

- BIOME 3200 = 1.30 ACRES
 - BIOME 4210 = 7.46 ACRES
 - BIOME 6430 = 2.84 ACRES
 - BIOME 6460 = 0.37 ACRES
- TOTAL BIOME IMPACTS = 11.97 ACRES

NATURAL AREA LEGEND :

- BIOME 3200 = 0.29 ACRES
 - BIOME 4210 = 1.90 ACRES
 - BIOME 6430 = 0.38 ACRES
- TOTAL AREA TO REMAIN NATURAL = 2.57 ACRES

DR. MARTIN LUTHER KING JR. BELTWAY (CR 4101)
(200' R/W) (55 MPH)

BIOME ID: 3200 (SCRUB AND BRUSSLAND)	
BIOME AREA	1.59 ACRE
BIOME DBH/ACRE	91 DBH
AREA OF TREE IMPACT	1.30 ACRE
AREA TO REMAIN NATURAL (NO IMPACT)	0.29 ACRE
OVERALL BIOME TREE DBH	145 DBH
AREA OF TREE IMPACT TREE DBH	118 DBH
AREA TO REMAIN NATURAL TREE IMPACT	26 DBH

BIOME ID: 4210 (XERIC OAK)	
BIOME AREA	9.36 ACRE
BIOME DBH/ACRE	137 DBH
AREA OF TREE IMPACT	7.46 ACRE
AREA TO REMAIN NATURAL (NO IMPACT)	1.90 ACRE
OVERALL BIOME TREE DBH	1282 DBH
AREA OF TREE IMPACT TREE DBH	1022 DBH
AREA TO REMAIN NATURAL TREE IMPACT	260 DBH

BIOME ID: 6300 (WETLAND FORESTED MIXED)	
BIOME AREA	0.00 ACRE
BIOME DBH/ACRE	134 DBH
AREA OF TREE IMPACT	0.00 ACRE
AREA TO REMAIN NATURAL (NO IMPACT)	0.00 ACRE
OVERALL BIOME TREE DBH	0 DBH
AREA OF TREE IMPACT TREE DBH	0 DBH
AREA TO REMAIN NATURAL TREE IMPACT	0 DBH

BIOME ID: 6430 (WET PRAIRES)	
BIOME AREA	3.22 ACRE
BIOME DBH/ACRE	63 DBH
AREA OF TREE IMPACT	2.84 ACRE
AREA TO REMAIN NATURAL (NO IMPACT)	0.38 ACRE
OVERALL BIOME TREE DBH	203 DBH
AREA OF TREE IMPACT TREE DBH	179 DBH
AREA TO REMAIN NATURAL TREE IMPACT	24 DBH

BIOME ID: 4120 (LONG LEAF PINE - XERIC OAK)	
BIOME AREA	0.00 ACRE
BIOME DBH/ACRE	150 DBH
AREA OF TREE IMPACT	0.00 ACRE
AREA TO REMAIN NATURAL (NO IMPACT)	0.00 ACRE
OVERALL BIOME TREE DBH	0 DBH
AREA OF TREE IMPACT TREE DBH	0 DBH
AREA TO REMAIN NATURAL TREE IMPACT	0 DBH

BIOME ID: 6250 (HYDRIC PINE FLATWOODS)	
BIOME AREA	0.00 ACRE
BIOME DBH/ACRE	151 DBH
AREA OF TREE IMPACT	0.00 ACRE
AREA TO REMAIN NATURAL (NO IMPACT)	0.00 ACRE
OVERALL BIOME TREE DBH	0 DBH
AREA OF TREE IMPACT TREE DBH	0 DBH
AREA TO REMAIN NATURAL TREE IMPACT	0 DBH

BIOME ID: 6410 (FRESHWATER MARSHES)	
BIOME AREA	0.00 ACRE
BIOME DBH/ACRE	64 DBH
AREA OF TREE IMPACT	0.00 ACRE
AREA TO REMAIN NATURAL (NO IMPACT)	0.00 ACRE
OVERALL BIOME TREE DBH	0 DBH
AREA OF TREE IMPACT TREE DBH	0 DBH
AREA TO REMAIN NATURAL TREE IMPACT	0 DBH

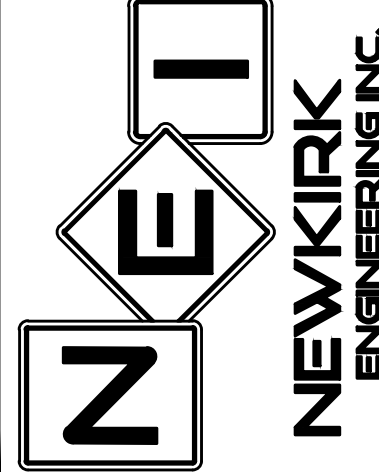
BIOME ID: 6460 (MIXED SCRUB/SHRUB WETLANDS)	
BIOME AREA	0.37 ACRE
BIOME DBH/ACRE	224 DBH
AREA OF TREE IMPACT	0.37 ACRE
AREA TO REMAIN NATURAL (NO IMPACT)	0.00 ACRE
OVERALL BIOME TREE DBH	83 DBH
AREA OF TREE IMPACT TREE DBH	83 DBH
AREA TO REMAIN NATURAL TREE IMPACT	0 DBH

BIOME ID	PROTECTED TREE (DBH)	TREE REPLACEMENT (1/3 DBH)	TREES TO REMAIN (DBH)	AREA (ACRE)	AREA TREE IMPACT (ACRE)	AREA TO REMAIN NATURAL (ACRE)
3200	118	39	26	1.59	1.30	0.29
4120	0	0	0	0.00	0.00	0.00
4210	1022	341	260	9.36	7.46	1.90
6250	0	0	0	0.00	0.00	0.00
6300	0	0	0	0.00	0.00	0.00
6410	0	0	0	0.00	0.00	0.00
6430	179	60	24	3.22	2.84	0.38
6460	83	28	0	0.37	0.37	0.00
TOTAL	1402	467	311	14.54	11.97	2.57

REVISIONS

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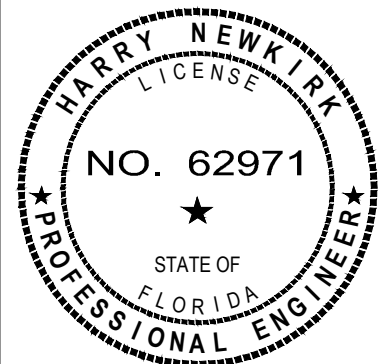


BIOME PLAN
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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PROJECT No: 2024-79
DATE: DECEMBER 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 60'

DRAWING NUMBER

60

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
PALM TREES					
CH	4	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	30 GAL.	TRIPLE TRUNK
PDM	3	PHOENIX DACTYLIFERA 'MEDJOO'	DATE PALM	12' C.T.	CERTIFIED, FLORIDA FANCY
SP	9	SABAL PALMETTO	CABBAGE PALMETTO	10', 14', 18' HT.	STAGGERED HEIGHTS
SR	6	SYAGRUS ROMANZOFFIANA	QUEEN PALM	12" CAL., 22' HT.	MATCHED HEIGHTS, STRAIGHT TRUNK, FLORIDA FANCY
SHADE TREES					
AR	3	ACER RUBRUM	RED MAPLE	3" CAL., 8' HT, 45 GAL.	
IO	17	ILEX OPACA	AMERICAN HOLLY	3" CAL., 8' HT, 45 GAL.	
MG	9	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL., 8' HT, 45 GAL.	
MGB	8	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKEN'S BEAUTY SOUTHERN MAGNOLIA	3" CAL., 8' HT, 45 GAL.	
PE	12	PINUS ELLIOTTI	SLASH PINE	3" CAL., 8' HT, 45 GAL.	
QV	43	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	3" CAL., 8' HT, 45 GAL.	
TD	18	TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL., 8' HT, 45 GAL.	
UAW	3	ULMUS ALATA	WINGED ELM	3" CAL., 8' HT, 45 GAL.	
UA	15	ULMUS AMERICANA	AMERICAN ELM	3" CAL., 8' HT, 45 GAL.	
UPD	4	ULMUS PARVIFOLIA 'DRAKE'	DRAKE CHINESE ELM	3" CAL., 8' HT, 45 GAL.	
UPA	14	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® ELM	3" CAL., 8' HT, 45 GAL.	
UNDERSTORY TREES					
EJ	2	ERIOBOTRYA JAPONICA	LOQUAT	3" CAL., 8' HT, 45 GAL.	
IC	112	ILEX CASSINE	DAHOON HOLLY	3" CAL., 8' HT, 45 GAL.	3' C.T.
LIM	25	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	3" CAL., 8' HT, 45 GAL.	M.T. LILAC, 4' SPRD.
LIT	15	LAGERSTROEMIA INDICA X FAURIEI 'TONTO'	TONTO CRAPE MYRTLE	3" CAL., 8' HT, 45 GAL.	
LT	2	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE MULTI-TRUNK	3" CAL., 8' HT, 45 GAL.	M.T.
LIN	12	LAGERSTROEMIA X 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	3" CAL., 8' HT, 45 GAL.	M.T.
MGL	3	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	3" CAL., 8' HT, 45 GAL.	
PC	20	PRUNUS CAROLINIANA	CHERRY LAUREL	3" CAL., 8' HT, 45 GAL.	
SHRUBS					
AGA	10	AGAVE ATTENUATA	FOXTAIL AGAVE 'SOFT LEAF'	7 GAL.	36" O.C.
AD	311	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	1 GAL.	30" O.C.
AF	8	AZALEA INDICA 'FORMOSA'	FORMOSA INDICA AZALEA	3 GAL.	36" O.C.
AZR	89	AZALEA X 'RED RUFFLES'	RED RUFFLES AZALEA	3 GAL., 24" HT. X 18" SPRD.	36" O.C.
CEM	20	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET NATAL PLUM	3 GAL.	36" O.C.
CM	52	CODIAEUM VARIEGATUM 'MAMMY'	MAMMY CROTON	3 GAL.	24" O.C.
CF	18	CORDYLINE FRUTICOSA	TI PLANT	3 GAL.	36" O.C.
CAE	1	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM LILY	15 GAL., 48" HT. X 18" SPRD.	FLORIDA FANCY
DM	8	DRACAENA MARGINATA	RED EDGED DRACAENA	7 GAL., 48" X 16"	24" O.C.
FG	11	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND INDIAN LAUREL FIG	3 GAL.	36" O.C.
HBC	55	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	3 GAL., 12" HT. X 12" SPRD.	36" O.C.
IPC	389	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	3 GAL., 24" HT. X 18" SPRD.	36" O.C.
IVS	206	ILEX VOMITORIA 'STOKES DWARF'	STOKES DWARF YAUPON HOLLY	3 GAL., 12" HT. X 18" SPRD.	36" O.C.
IWW	70	ILEX VOMITORIA 'WILL FLEMING'	WILL FLEMING MALE YAUPON HOLLY	7 GAL., 36" HT. X 9" SPRD.	36" O.C.
LJF	32	LIGUSTRUM JAPONICUM 'JACK FROST'	JACK FROST JAPANESE PRIVET	3 GAL., 18" HT. X 18" SPRD.	36" O.C.
LD	117	LOROPETALUM CHINENSE 'DARUMA'	DARUMA DWARF LOROPETALUM	3 GAL., 24" HT. X 12" SPRD	30" O.C.
MC3	45	MYRICA CERIFERA	WAX MYRTLE	3 GAL.	36" O.C.
NO	7	NERIUM OLEANDER	OLEANDER	30 GAL., 8' HT., MT	
PT	25	PITTOSPORUM TOBIRA	JAPANESE PITTOSPORUM	3 GAL.	36" O.C.
PTW	24	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	WHEELER'S DWARF PITTOSPORUM	3 GAL.	30" O.C.
PM	322	PODOCARPUS MACROPHYLLUS	YEW PINE	3 GAL., 24" HT. X 6" SPRD.	36" O.C.
PMP	132	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWARF PODOCARPUS	3 GAL.	30" O.C.
RI	739	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	3 GAL., 15" HT. X 15" SPRD.	36" O.C.
RIP	4	RHAPHIOLEPIS INDICA 'MONTO'	INDIAN PRINCESS® INDIAN HAWTHORN	1.5" CAL., 6' HT.	STD.
RE	5	RUSSELLIA EQUISETIFORMIS	FRICORACKER PLANT	3 GAL., 15" HT.	36" O.C.
SAT	93	SCHEFFLERA ARBORESCOLA 'TRINETTE'	TRINETTE VARIEGATED SCHEFFLERA	3 GAL.	36" O.C.
SRG	70	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	7 GAL.	48" O.C.
SRO	18	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	7 GAL.	48" HT.
SR2	47	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	7 GAL.	48" HT.
TRI	46	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	1 GAL. 24" HT.	36" O.C.
VOS	216	VIBURNUM OBOVATUM 'SELECT'	WALTER'S VIBURNUM	3 GAL., 15" HT. X 15" SPRD.	36" O.C.
VOW	48	VIBURNUM OBOVATUM 'WHORLED CLASS'	WHORLED CLASS DWARF WALTER'S VIBURNUM	3 GAL., 18" HT. X 9" SPRD.	36" O.C.
VS	110	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	36" H.T.	36" O.C.
ZP	580	ZAMIA PUMILA	COONTIE CYCAD	3 GAL.	36" O.C.
GROUND COVERS					
AA	81	AGAPANTHUS AFRICANUS	AFRICAN LILY	1 GAL.	12" O.C.
AA2	175	AGAPANTHUS AFRICANUS	AFRICAN LILY	1 GAL.	12" O.C.
CME	611	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET NATAL PLUM	3 GAL.	24" O.C.
DTV	137	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	1 GAL.	24" O.C.
DI	17	DIETES IRIDIODES	AFRICAN IRIS	1 GAL.	24" O.C.
EG	65	ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	1 GAL.	36" O.C.
ES	694	EVOLVULUS GLOMERATUS 'BLUE DAZE'	BRAZILIAN DWARF MORNING GLORY	1 GAL.	18" O.C.
HD	241	HELIANTHUS DEBILIS	DUNE SUNFLOWER	1 GAL.	24" O.C.
JC	225	JUNIPERUS CONFERTA	SHORE JUNIPER	1 GAL.	30" O.C.
JH	52	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	3 GAL.	36" O.C.
LMB	722	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	12" O.C.
LMG	342	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LILYTURF	1 GAL., 12" HT	24" O.C.
MUH	902	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL.	36" O.C.
OJ	297	OPHIPOGON JAPONICUS	MONDO GRASS	1 GAL.	12" O.C.
SB	284	SPARTINA BAKERI	SAND CORDGRASS	1 GAL.	36" O.C.
TP	65	THELYPTERIS PALUSTRIS	EASTERN MARSH FERN	1 GAL.	36" O.C.
TRA	1,159	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	1 GAL.	12" O.C.
TRV	241	TRACHELOSPERMUM ASIATICUM 'MINIMA VARIEGATA'	MINIMA VARIEGATED ASIATIC JASMINE	1 GAL.	18" O.C.
TRP	305	TRADESCANTIA PALLIDA 'PURPLE HEART'	PURPLE QUEEN SPIDERWORT	1 GAL.	18" O.C.
TSD	81	TRADESCANTIA SPATHACEA 'DWARF'	DWARF OYSTER PLANT	1 GAL.	12" O.C.
TV	495	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL.	16" O.C.
YF	19	YUCCA FILAMENTOSA	ADAM'S NEEDLE	3 GAL.	48" O.C.
ZP2	99	ZAMIA PUMILA	COONTIE CYCAD	1 GAL.	36" O.C.
ZA	89	ZEPHYRANTHES ATAMASCO	RAIN LILY	1 GAL., 3" HT., X 3" SPRD.	12" O.C.

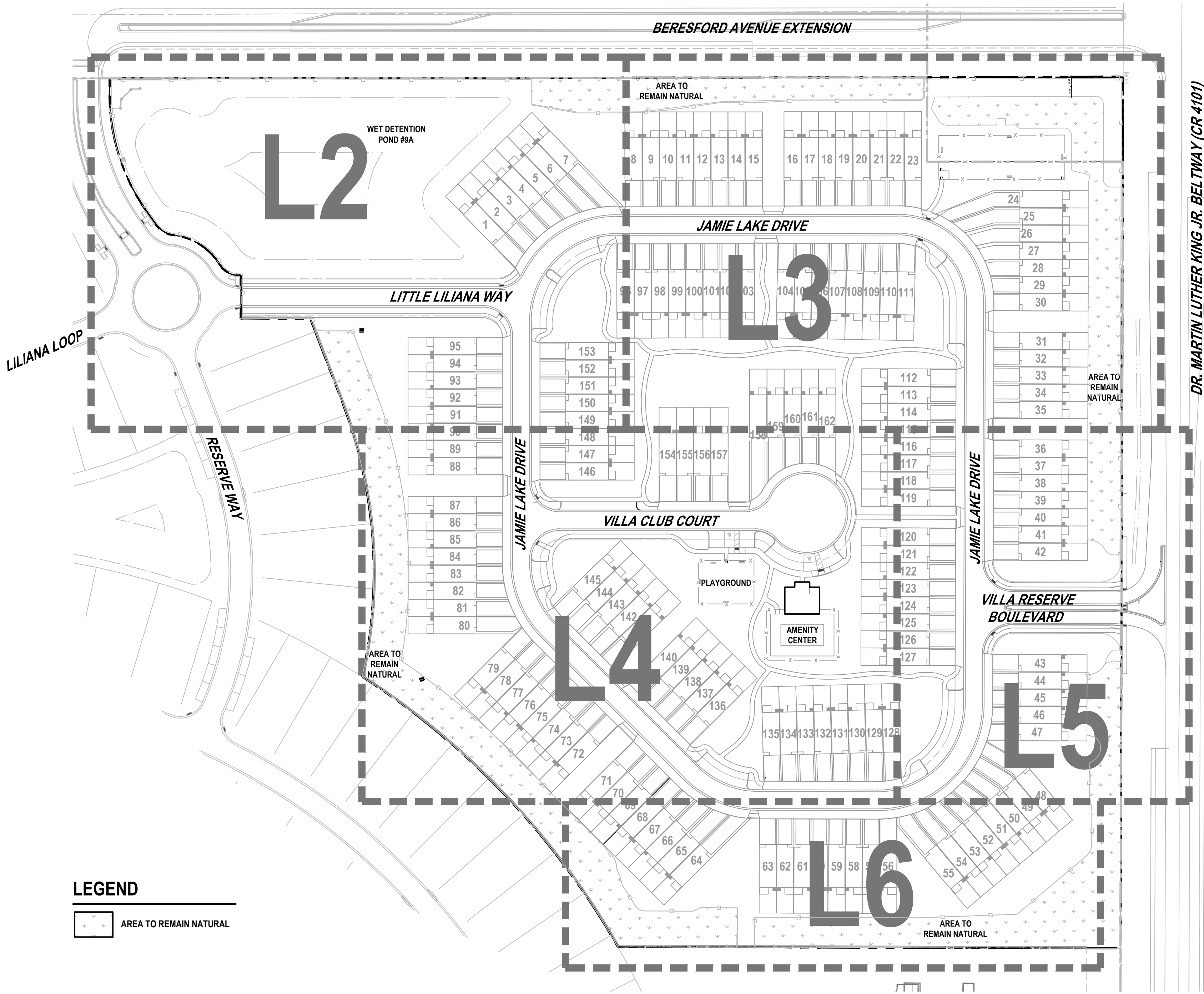
PLANT MIX SCHEDULE

MIX 1	424 SF		
FLOWER MIX			
AGAPANTHUS AFRICANUS / AFRICAN LILY	175	1 GAL.	40% @ 12" o.c.
TULBAGHIA VIOLACEA / SOCIETY GARLIC	175	1 GAL.	40% @ 12" o.c.
ZEPHYRANTHES ATAMASCO / RAIN LILY	89	1 GAL., 3" HT., X 3" SPRD.	20% @ 12" o.c.
NATIVE MIX	5,730 SF		
ERAGROSTIS SPECTABILIS / PURPLE LOVE GRASS	65	1 GAL.	10% @ 36" o.c.
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	198	1 GAL.	30% @ 36" o.c.
SPARTINA BAKERI / SAND CORDGRASS	198	1 GAL.	30% @ 36" o.c.
THELYPTERIS PALUSTRIS / EASTERN MARSH FERN	65	1 GAL.	10% @ 36" o.c.
YUCCA FILAMENTOSA / ADAM'S NEEDLE	19	3 GAL.	5% @ 48" o.c.
ZAMIA PUMILA / COONTIE CYCAD	99	1 GAL.	15% @ 36" o.c.

- NOTES:
- PLANTS IN MIX 1 SHOULD BE RANDOMLY PLANTED AND MIXED TOGETHER.
 - SEE DETAILS 1 AND 2 ON SHEET L6 FOR NATIVE MIX PLANTING.
 - PLANTS IN PLANT MIX SCHEDULE ARE ALSO INCLUDED IN THE PLANT SCHEDULE.

STREET TREE NOTE:

STREET TREES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA). ANY DAMAGE TO INFRASTRUCTURE (STREETS, SIDEWALKS, DRIVEWAYS, ETC.) RESULTING FROM STREET TREES SHALL BE THE RESPONSIBILITY OF THE HOA.



LEGEND

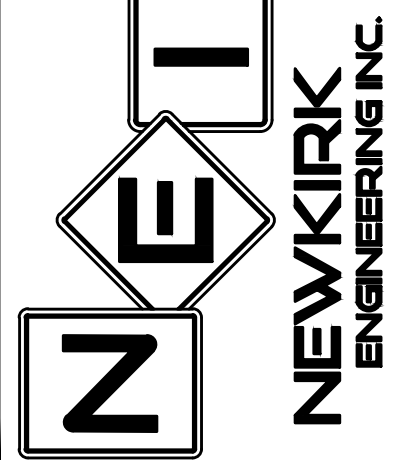


OVERALL PLAN

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
6/9/25	CITY COMMENTS
7/1/25	CITY COMMENTS
7/15/25	DOG PARK

1230 North US1, Suite 3
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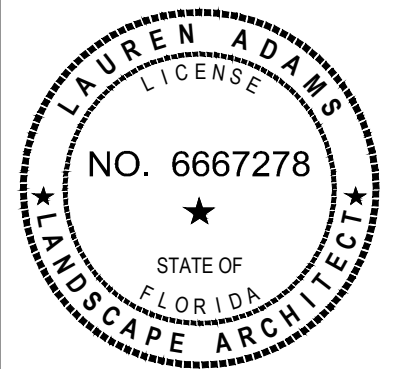


OVERALL LANDSCAPE PLAN
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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PROJECT No:	2024-79
DATE:	OCTOBER 2024
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	LAA
SCALE:	AS SHOWN
DRAWING NUMBER	

L1

SCALE: 1" = 80'



MATCH-LINE SEE SHEET L4



DR. MARTIN LUTHER KING JR. BELTWAY (CR 4101)

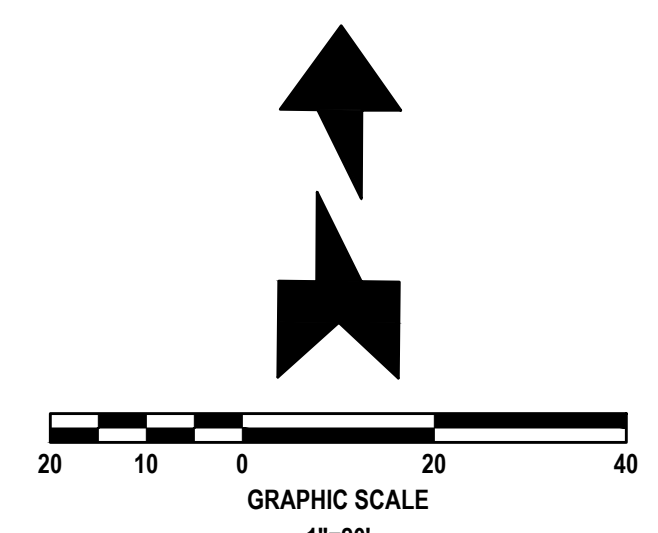


SCALE: 1" = 10'

ST. AUGUSTINE SOD

BAHIA SOD

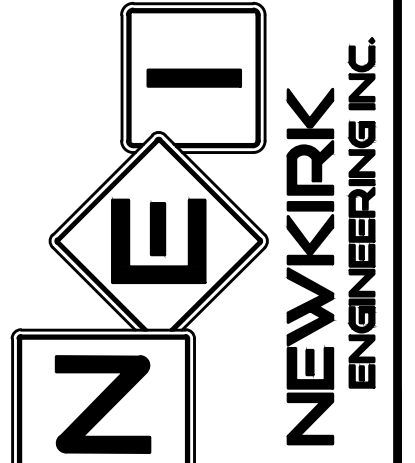
AREA TO REMAIN NATURAL



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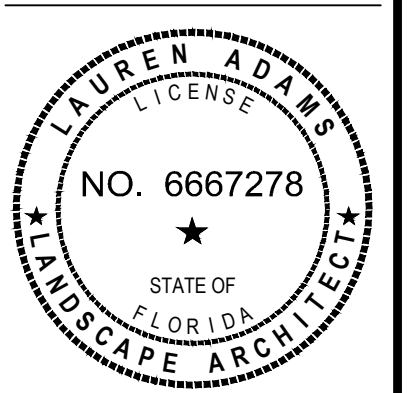
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LANDSCAPE PLAN
RESERVE AT VICTORIA
PHASE 4
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SUBMIT TO

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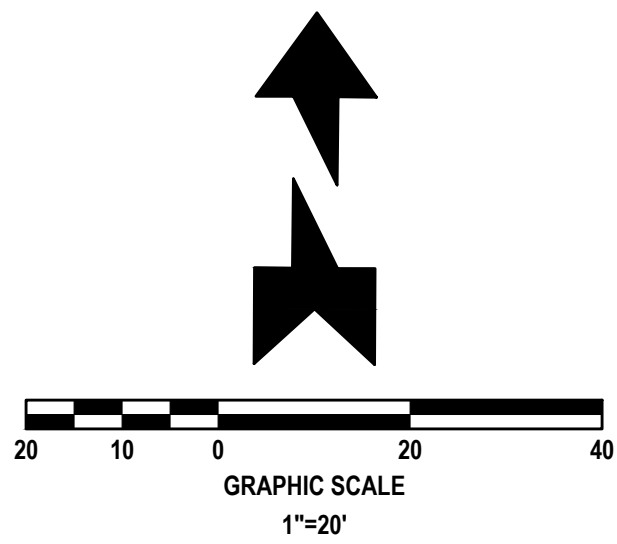
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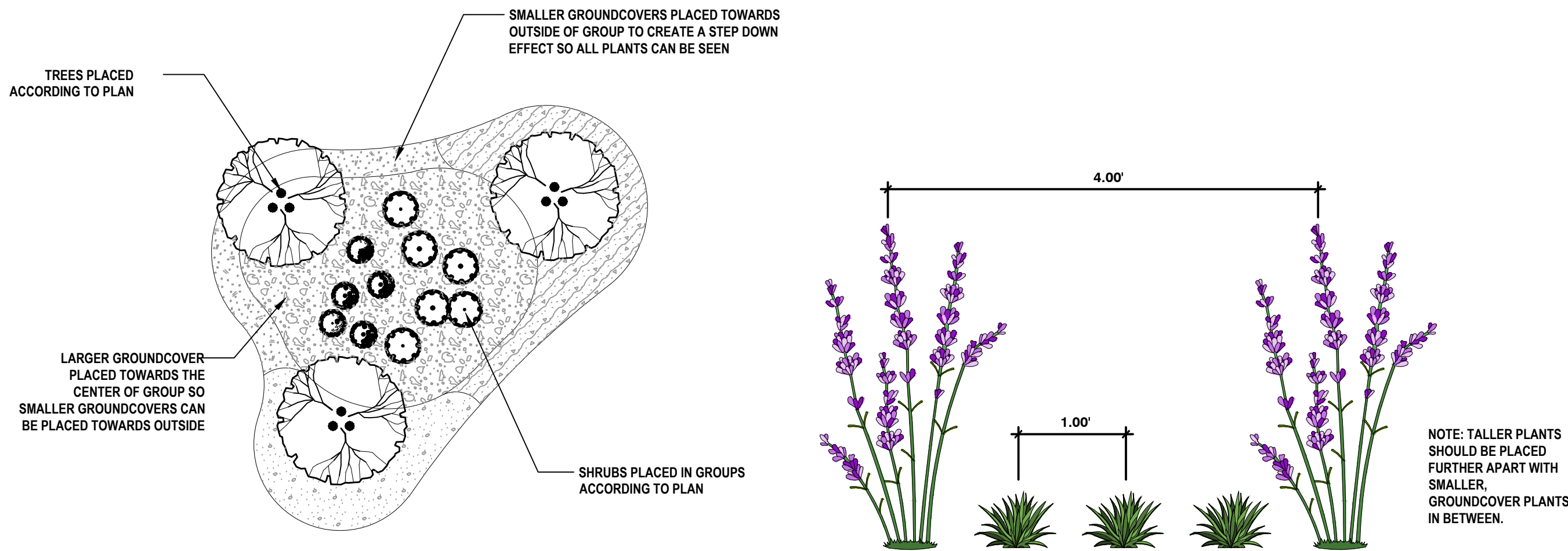
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DATE:	OCTOBER 2024
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	LAA
SCALE:	1" = 20'
DRAWING NUMBER	

L5



LEGEND

- ST. AUGUSTINE SOD
- BAHIA SOD
- AREA TO REMAIN NATURAL



1 NATIVE AREA PLANTING

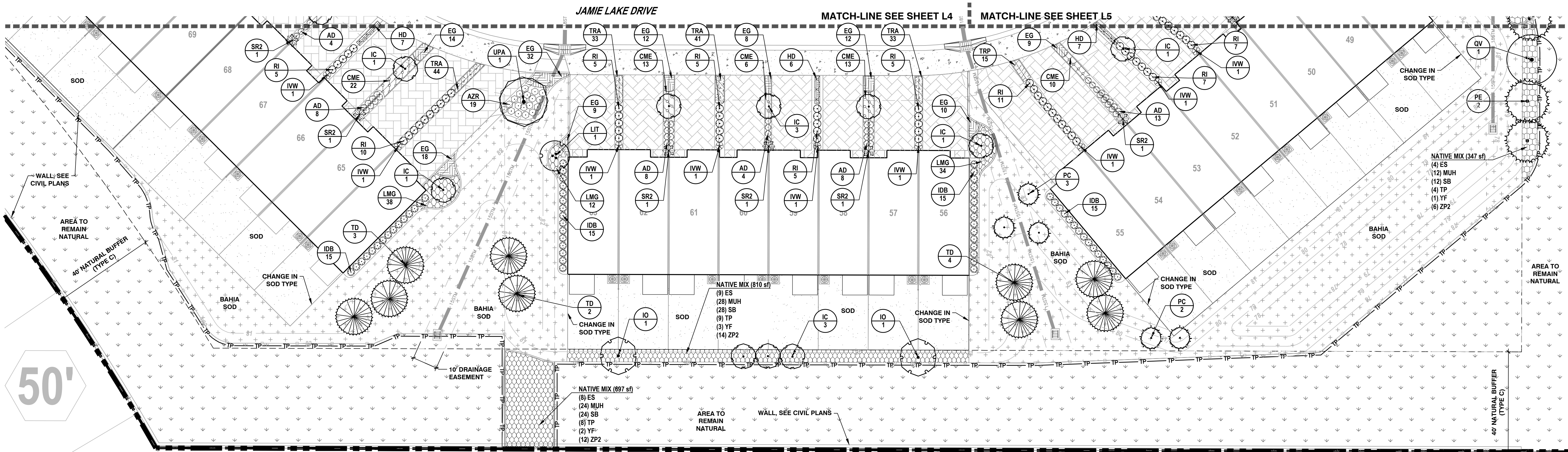
1" = 40'

P-CO-2024-79-90

2 PLANTING MIX SPACING

1 1/2" = 1'-0"

P-CO-2024-79-95



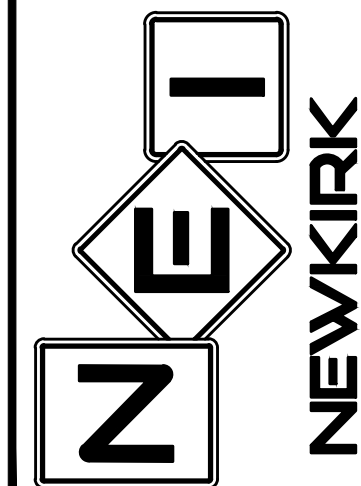
REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
6/9/25	CITY COMMENTS

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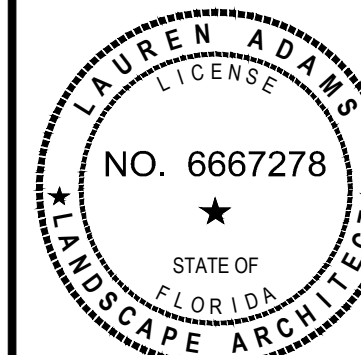


LANDSCAPE PLAN
RESERVE AT VICTORIA
PHASE 4
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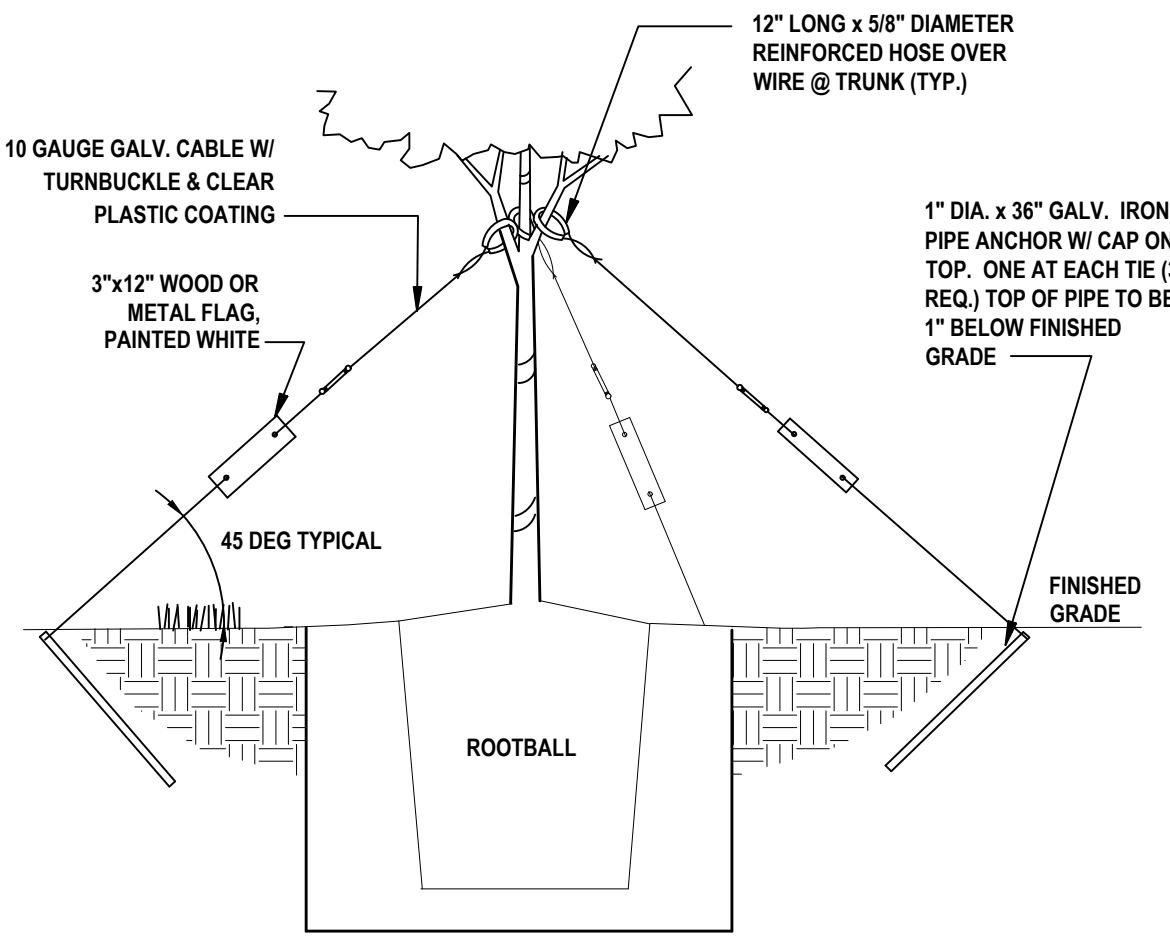


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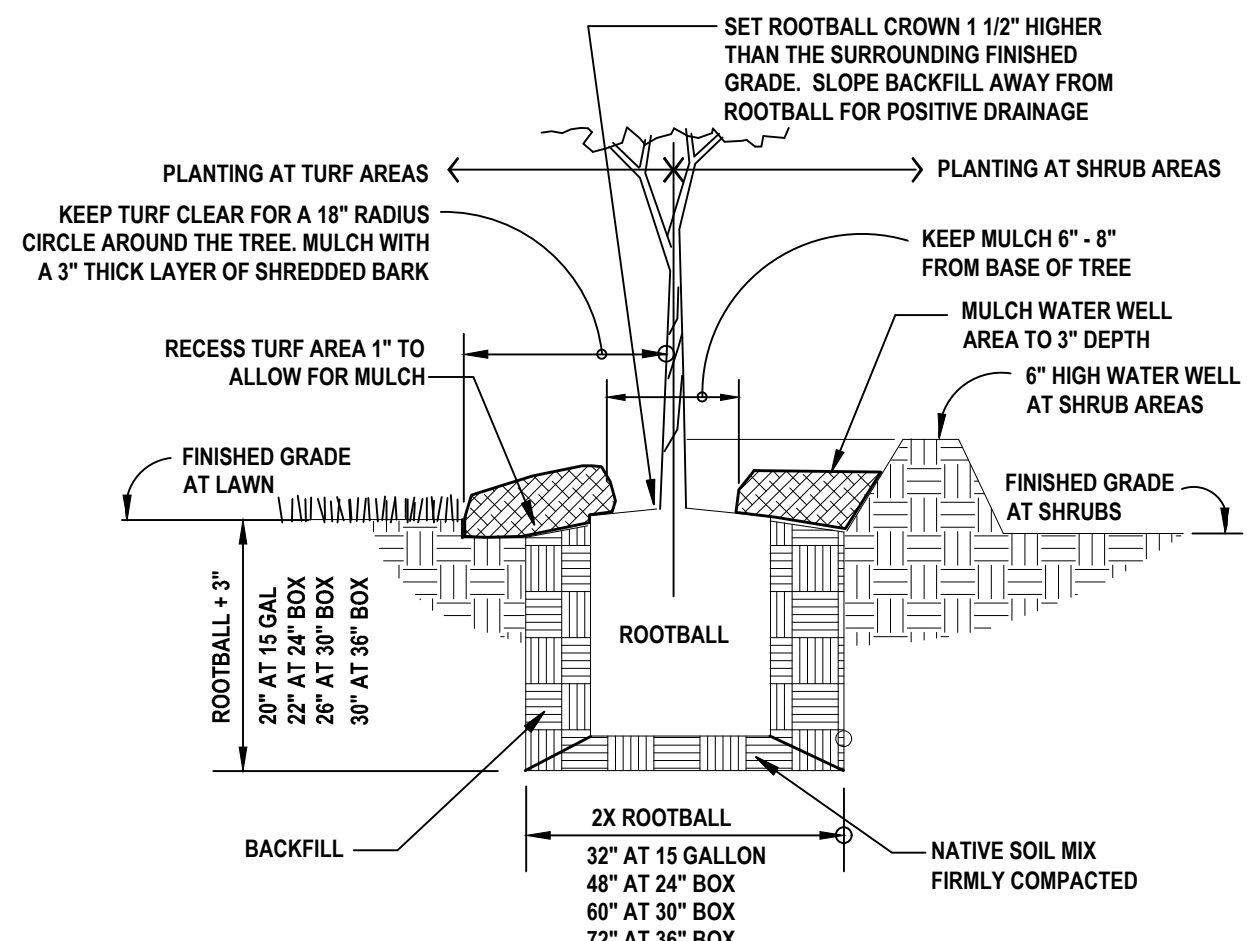
PROJECT No: 2024-79
DATE: OCTOBER 2024
DESIGN BY: LAA
DRAWN BY: BWV
CHECKED BY: LAA
SCALE: 1" = 20'

DRAWING NUMBER

L6



STAKING DETAIL

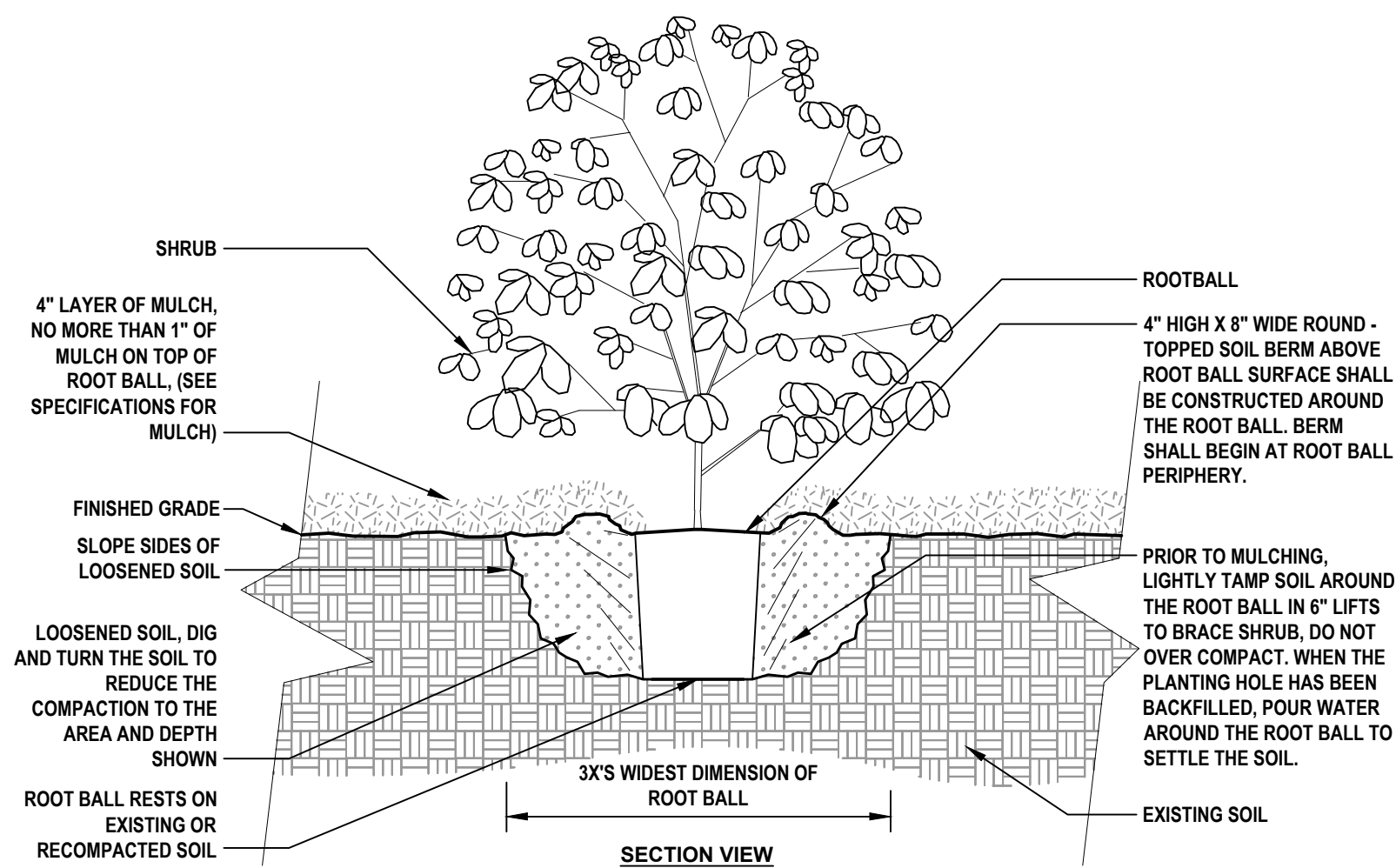


PLANT PIT DETAIL

1 TREE PLANTING DETAIL

1" = 1'-0"

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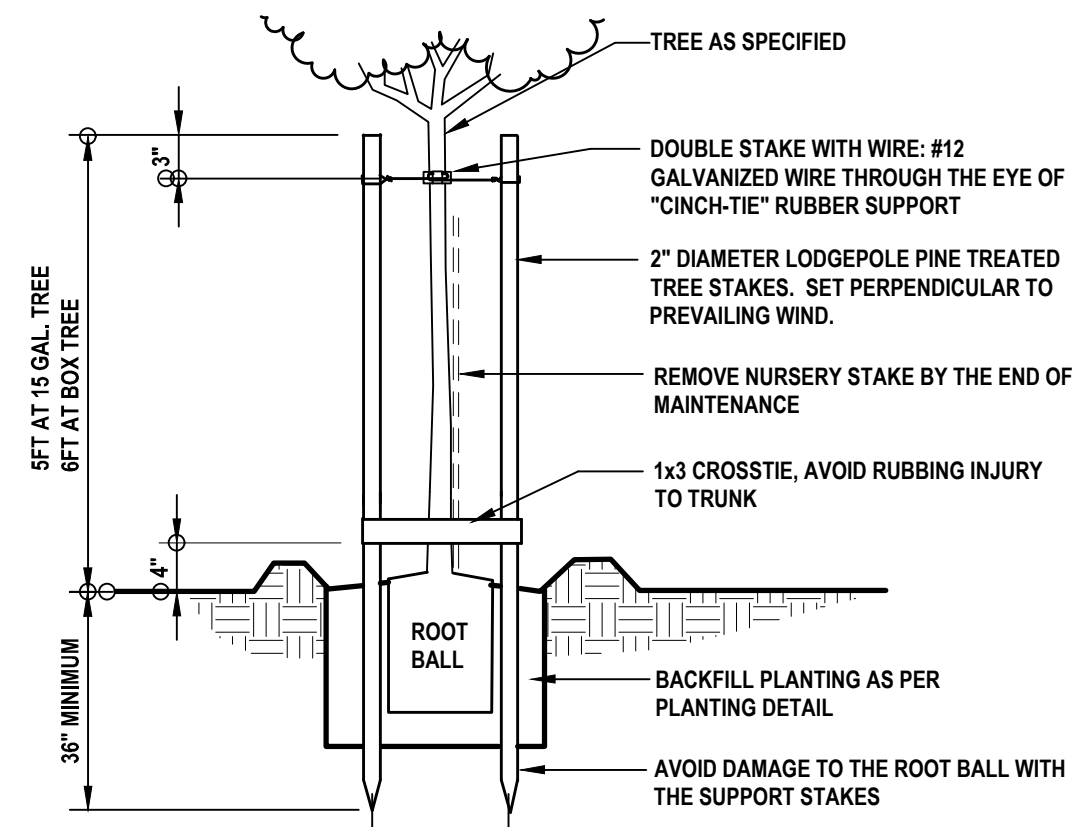


- NOTES:
- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
 - SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

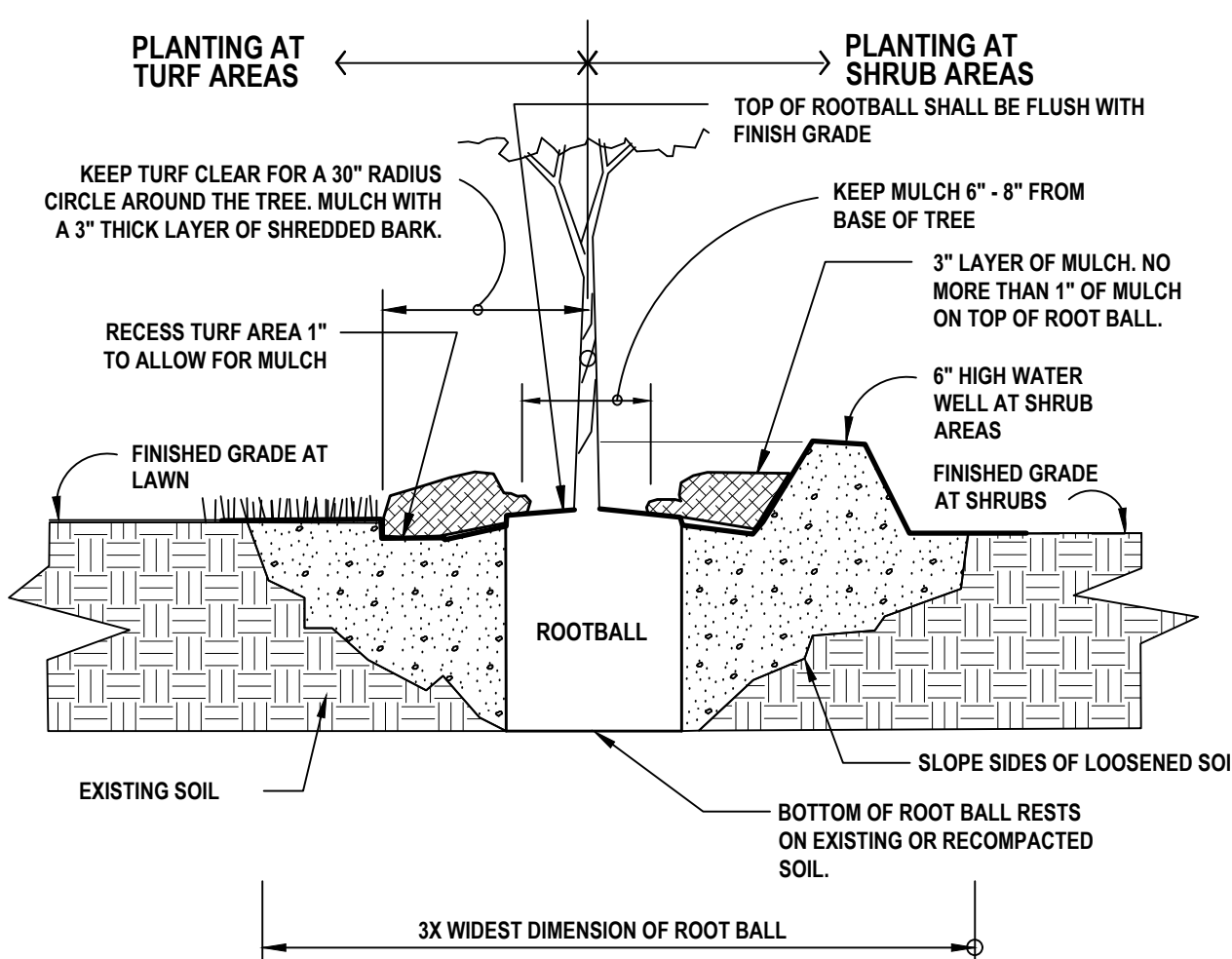
4 SHRUB PLANTING DETAIL

NTS

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STAKING DETAIL

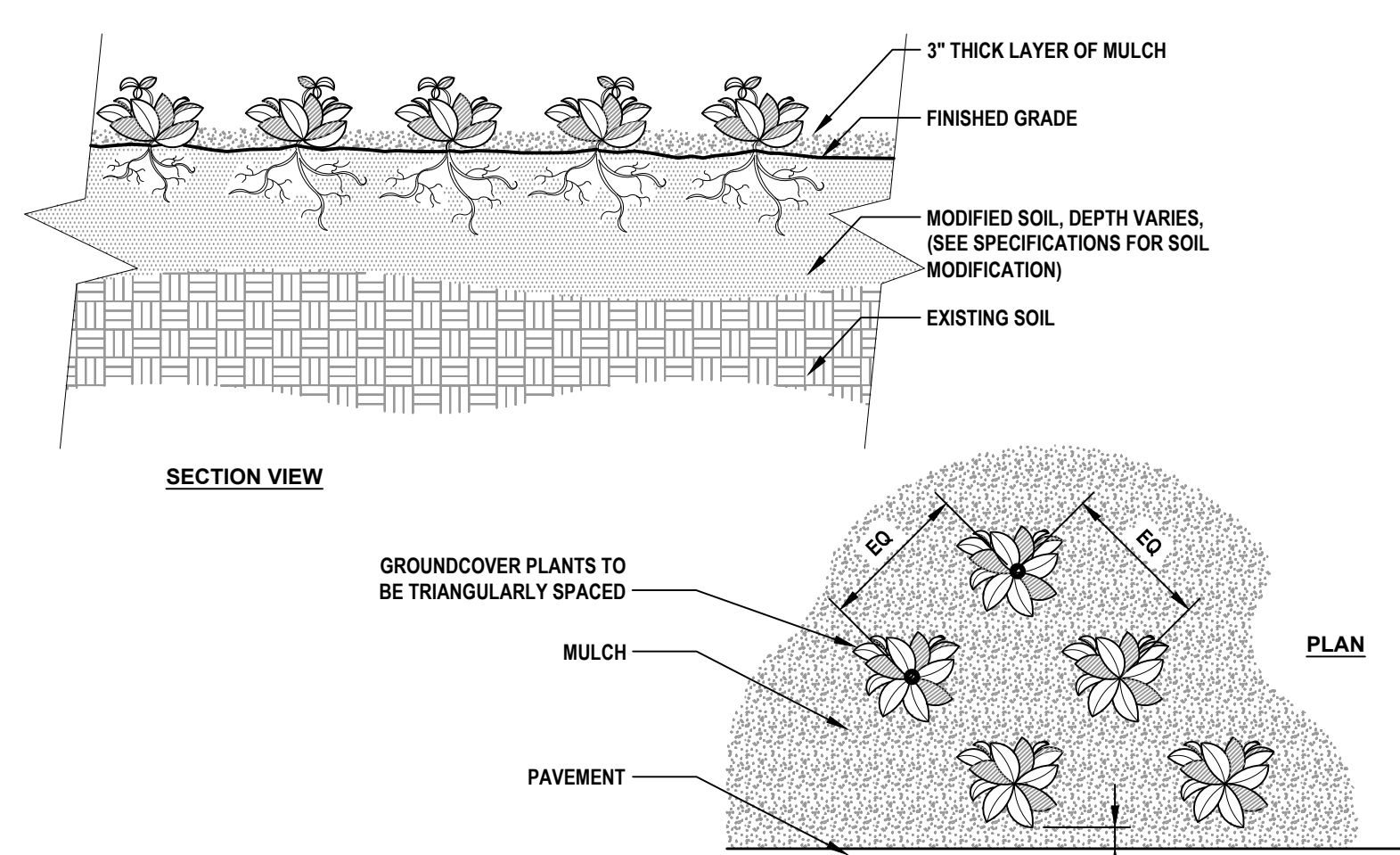


PLANT PIT DETAIL

2 SMALL TREE PLANTING DETAIL

1" = 1'-0"

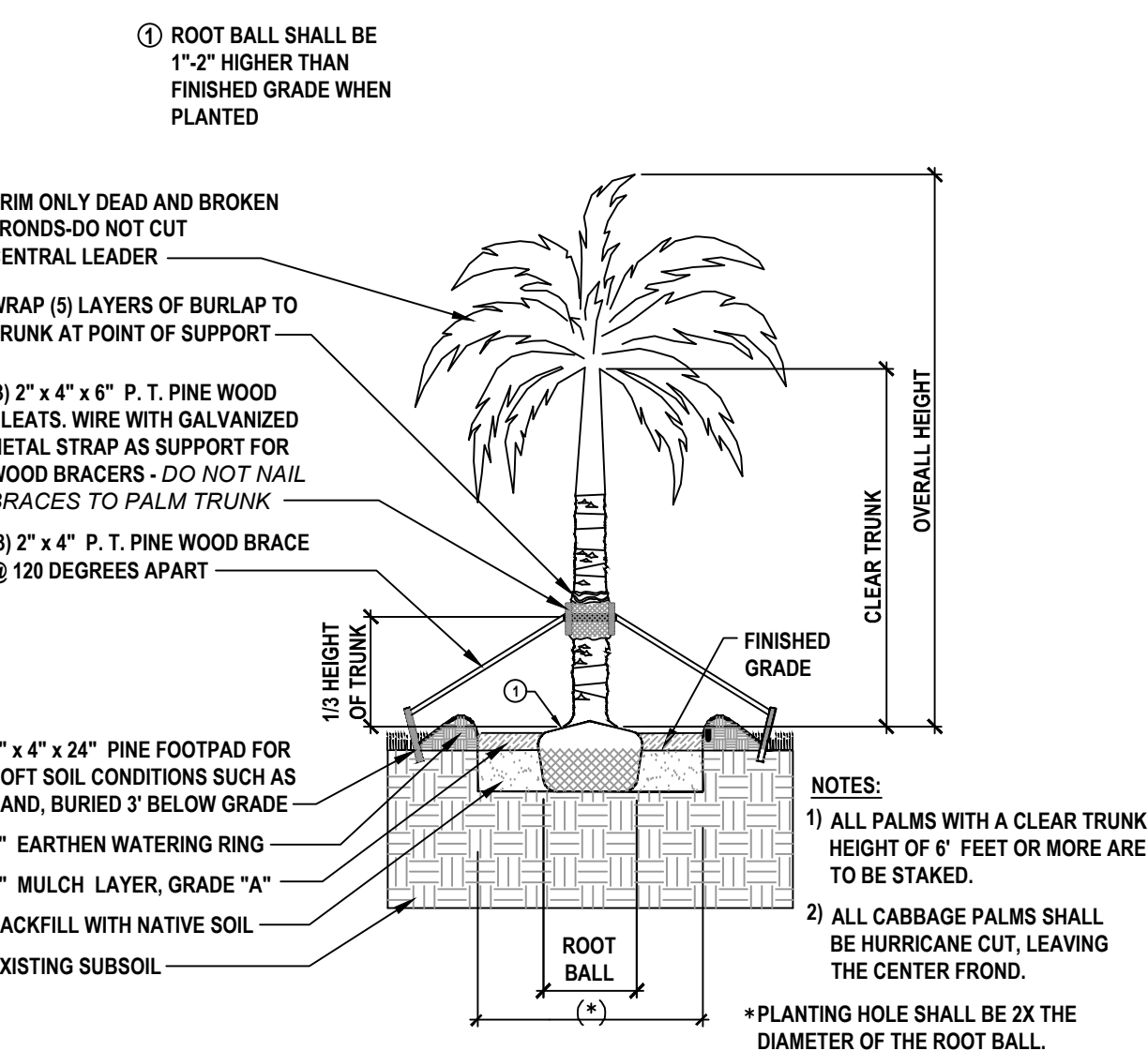
P-CO-2024-79-03



- NOTES:
- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
 - SMALL ROOTS (1/2" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
 - SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

5 GROUNDCOVER LAYOUT

1/16" = 1'-0"



3 STRAIGHT TRUNK PALM PLANTING DETAIL

NTS

P-CO-2024-79-02

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS DESCRIBED IN THE CURRENT "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR EQUAL AS DETERMINED BY THE LANDSCAPE ARCHITECT. PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED AS FLORIDA #1 OR BETTER ON EITHER LABELS OR INVOICES.
- ALL PLANT SPECIFICATIONS MUST BE MET OR EXCEEDED. SIZES IN PLANT SCHEDULE ARE MINIMUMS AND EACH MUST BE MET. CONTAINERS MAY NEED TO BE UP SIZED TO MEET ALL SPECIFICATIONS.
- ALL MULCH SHALL BE PINE BARK AND INSTALLED 3" DEEP. TREES IN SOD TO BE IN A 5' MINIMUM-MULCHED RING. ALL PALMS TO BE IN A 3' MULCH RING. MULCH TO BE INSTALLED 6" FROM TRUNK AND 2" FROM PLANTS.
- SOD SHALL BE ST. AUGUSTINE "FLORITAM" UNLESS OTHERWISE NOTED ON THE PLAN AND SHALL BE 95% WEED-FREE. WHERE SPECIFIED, BAHIA SOD SHALL BE 85% WEED-FREE. ALL SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED. ALL UNIMPROVED AREA NOT OTHERWISE PLANTED OR MULCHED SHALL BE SODDED WITH BAHIA UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- ALL DIMENSIONS SHALL BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- THE PLANT MATERIALS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.
- ALL MATERIALS MUST BE AS SPECIFIED AS ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO THE SPECIFICATIONS, THEY WILL BE REJECTED AT NO ADDITIONAL COST TO THE OWNER.
- NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS TO PROVIDE FOR FAIR COMPARISON.
- VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND CONDITIONS PRIOR TO HIS COMMENCEMENT OF THE ANY WORK.
- ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE FLORIDA BUILDING CODE AND ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.
- PRIOR TO CONSTRUCTION OF PLANTING BEDS, ALL AREAS ARE TO HAVE SOIL TESTS CONDUCTED TO DETERMINE pH AND SOIL FERTILITY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO AMEND THE SOIL TO MEET ADEQUATE FERTILITY AND pH FOR CORRESPONDING PLANT MATERIAL. ALL TEST RESULTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
- WHERE AZALEAS, ROSES OR LOROPETALUMS ARE TO BE PLANTED, THE SOIL SHALL BE AMENDED BY REMOVING SOME OF THE NATIVE SOIL AND REPLACING WITH SOIL WITH A PH RANGE OF BETWEEN 5.5 - 6.5.
- EQUIPMENT SHALL BE OPERATED IN A MANNER AS NOT TO INJURE OR DESTROY ANY TREES SHOWN TO REMAIN. CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE DRIP LINE OF ANY TREE OR GROUPS OF TREES TO BE RETAINED OR THOSE PROPOSED. NOR SHALL THE CONTRACTOR ALLOW THE DISPOSAL OF WASTE MATERIAL, SUCH AS PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY TREE OR GROUP OF TREES. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS, OR PERMITS MAY BE FASTENED TO A TREE.
- ANY EXISTING TREES CREDITED TOWARDS REQUIRED BUFFERS OR LANDSCAPE REQUIREMENTS REMOVED FOR ANY REASON SHALL BE REPLACED WITH TREES MEETING CITY APPROVAL WITH REGARDS TO SPECIES AND SIZE.
- ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (386) 872-7794.
- ALL TREES AND PALMS MUST BE STAKED USING THE DETAILS PROVIDED OR ARBOGUY STAKING SYSTEMS. ANY STAKING SYSTEM NOT INCLUDED MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- UNIMPROVED AREA NOT OTHERWISE PLANTED OR MULCHED SHALL BE SODDED WITH BAHIA UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE IN WRITING BY OWNER OR OWNER'S REPRESENTATIVE. ALL PLANT MATERIAL SHALL BE WATERED REGULARLY AS NEEDED UNTIL ESTABLISHED. FOR TREES, UP TO ONE YEAR AND FOR SHRUBS/GROUNDCOVER, GENERALLY 2 - 3 MONTHS.
- REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASS, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS.
- ALL EXISTING TREES AND PALMS WILL BE PROPERLY PRUNED AND CLEANED OF DEADWOOD, BROKEN BRANCHES, DEAD FROND AND VINES AS NEEDED. ALL STRUCTURAL PRUNING OF HARDWOOD TREES SHALL BE PERFORMED UNDER THE DIRECTION OF A CERTIFIED ARBORIST.
- ALL NOXIOUS OR EXOTIC VEGETATION THAT DETRACTS FROM THE APPEARANCE OF THE EXISTING OR PLANTED VEGETATION WITHIN THE TREE PROTECTION AREA OR BUFFERS SHALL BE REMOVED. THE EDGE OF THE AREAS TO REMAIN NATURAL SHALL BE MULCHED 5' IN AND A CURVILINEAR BED LINE SHALL BE CREATED ADJACENT TO SODDED AREAS.
- ALL PLANTS SHALL BE INSTALLED ACCORDING TO THE FLORIDA FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES.
- NATURAL AREA: AREAS TO REMAIN NATURAL SHALL BE CLEANED OF ALL INVASIVE PLANT SPECIES AND UNDERBRUSH SHOULD BE REMOVED WITHIN 5' OF EDGE. PINE STRAW MULCH SHOULD BE APPLIED CREATING A CURVED BEDLINE.

PLANT SPECIFICATION NOTES

- PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE (3) GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.
- IF SPECIFIED PLANTS ARE UNAVAILABLE AT THE TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.

LANDSCAPE SOIL SPECIFICATIONS

- CONTRACTOR WILL BE RESPONSIBLE FOR ANY REQUIRED EXCAVATION AND FOR RAKING AND SMOOTHING OF GRADE. IT IS RECOMMENDED THAT LANDSCAPE CONTRACTOR COORDINATE WITH GRADING CONTRACTOR TO ESTABLISH SUBGRADES FOR PLANTING AREAS AS REQUIRED BELOW.
- LANDSCAPE SOIL REFERS TO STOCKPILED TOPSOIL OR THE PLANTING MIXTURE AS SPECIFIED BELOW. STRUCTURAL SOIL OR FILL DIRT SHALL NOT BE USED IN PLANTED AREAS.
- TOPSOIL SHALL BE STOCKPILED IF THE SITE CONSISTS OF NATIVE PLANT COMMUNITIES. IF NOXIOUS AND/OR INVASIVE PLANT SPECIES ARE PRESENT, TOPSOIL SHALL NOT BE STOCKPILED AND THE PLANTING MIXTURE BELOW SHALL BE USED.
- IF STOCKPILED, THE TOPSOIL SHALL BE SALVAGED TO A DEPTH OF 4 TO 6 INCHES AND STOCKPILED NO HIGHER THAN 3 FEET IN HEIGHT.
- TOPSOIL SHALL BE STORED FOR AS SHORT A DURATION AS POSSIBLE TO ENSURE SURVIVAL OF SEEDS AND SOIL ORGANISMS.
- IF TOPSOIL HAS NOT BEEN STOCKPILED, PLANTING MIXTURE FOR TREES AND SHRUBS SHALL CONSIST OF 1/3 "COMPOST", 1/3 COARSE SAND, AND 1/3 EXISTING SOIL, THOROUGHLY MIXED. IF THE EXISTING SOIL IS NOT NATIVE AND FREE OF INVASIVES, THEN TOPSOIL SHALL BE IMPORTED FOR THIS COMPONENT.
- MIXTURE FOR PALMS SHALL BE 50 PERCENT COARSE SAND AND 50 PERCENT EXISTING SOIL. MIX THOROUGHLY WITH EXISTING SOIL.
- LANDSCAPE SOIL SHALL BE USED IN ALL PLANT BEDS CONSISTING OF SHRUBS AND GROUNDCOVER TO A DEPTH OF 6" AND MULCH TO A DEPTH OF 3".
- LANDSCAPE SOIL SHALL BE FREE OF DEBRIS, WEEDS, PARTICLES LARGER THAN 0.50 INCHES AND RINSATE CONTAINING LIME OR TOXIC MATERIALS.
- EXISTING SOIL SHOULD NOT BE CONTINUOUSLY EXCAVATED BENEATH THE DRIP LINE OF EXISTING TREES. IN THIS CASE, IF SHRUBS OR GROUNDCOVER ARE PROPOSED, THEY SHOULD BE PLANTED IN NATIVE SOIL WITHOUT AMENDMENT.

REFER TO LANDSCAPE DETAILS FOR MINIMUM PLANTING PIT DIMENSIONS.

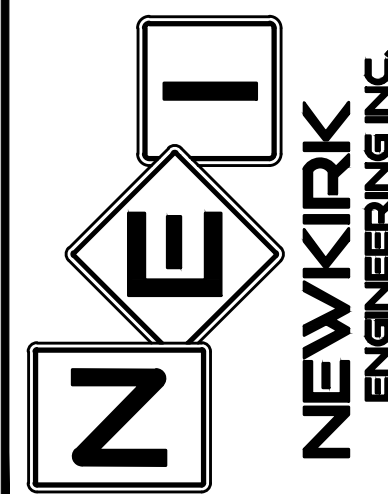
EXISTING TREE NOTES

- PRUNE ALL TREES TO REMAIN IN ACCORDANCE WITH ANSI A 300 PRUNING STANDARDS AS PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA).
- REMOVE ALL EXISTING MULCH AND ENSURE ONE OR TWO LARGE ROOTS ARE EXPOSED. ADD NEW MULCH TO A DEPTH OF 3" TO BED SURROUNDING TREES. KEEP MULCH 6" FROM TRUNK. DO NOT PILE MULCH AGAINST TRUNK.

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
6/9/25	CITY COMMENTS

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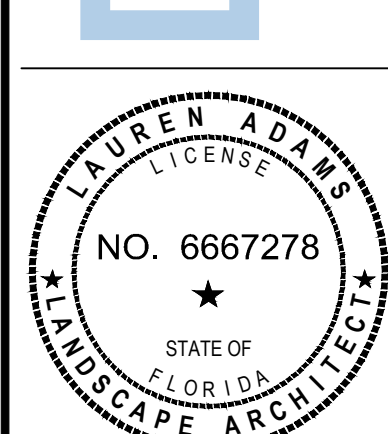


LANDSCAPE DETAILS
AND NOTES
RESERVE AT VICTORIA
PHASE 4
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LAUREN ADAMS, RLA # 6667278 ON

Lauren Adams
Digital Signature by Lauren Adams
Date: 6/10/25
Email: lauren@newkirk-engineering.com
Digital ID: 6667278, Lauren Adams
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PROJECT No:	2024-79
DATE:	OCTOBER 2024
DESIGN BY:	LAA
DRAWN BY:	BVV
CHECKED BY:	LAA
SCALE:	AS SHOWN
DRAWING NUMBER	

L7

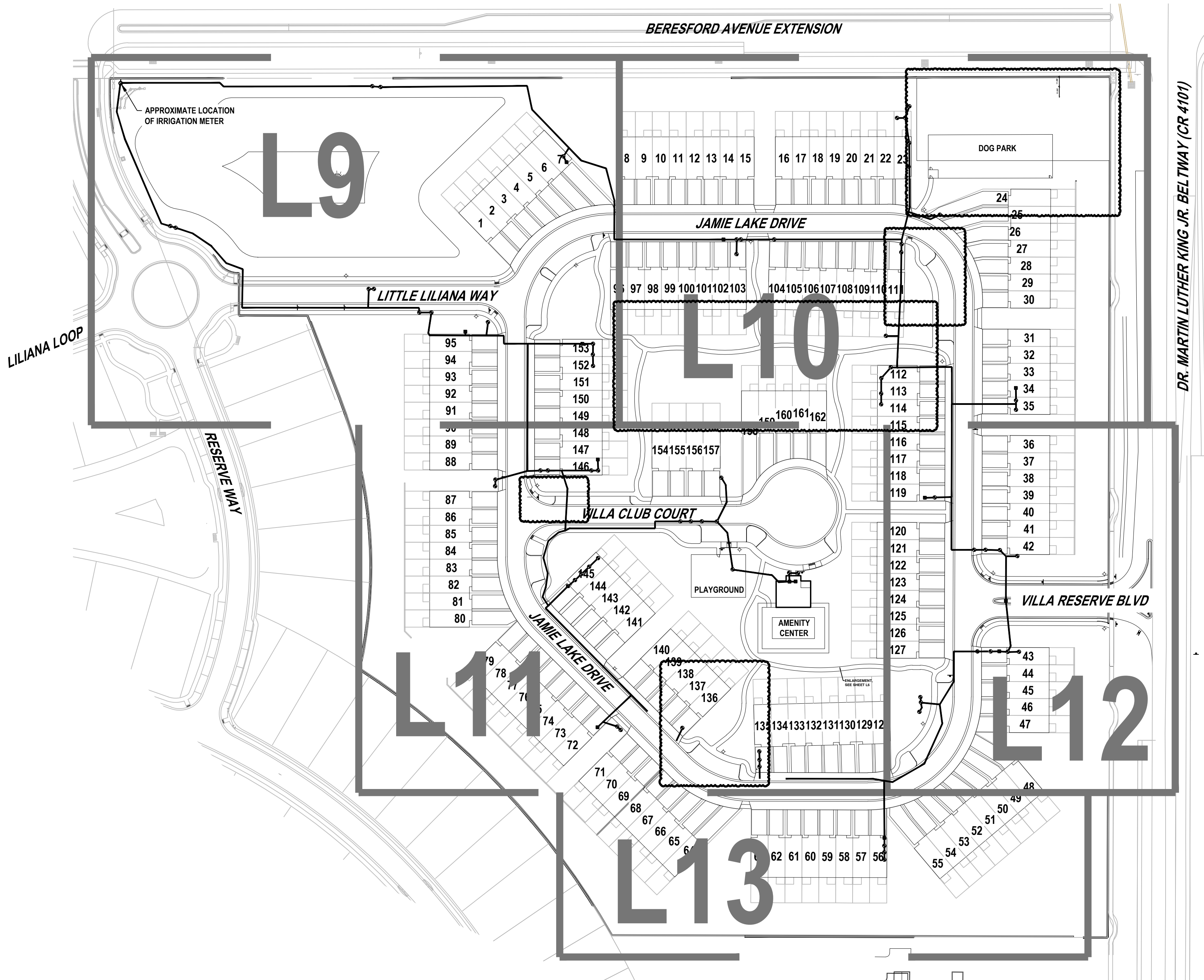
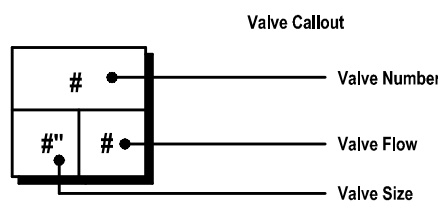
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	PSI
	HUNTER PROS-06-PRS30-CV-F-R SHORT RADIUS NOZZLES	92	30
	HUNTER PROS-06-PRS30-CV-F-R 5' STRIP SPRAY	77	30
	HUNTER PROS-06-PRS30-CV-F-R 8' RADIUS	125	30
	HUNTER PROS-06-PRS30-CV-F-R 10' RADIUS	36	30
	HUNTER PROS-06-PRS30-CV-F-R 12' RADIUS	29	30
	HUNTER PROS-06-PRS30-CV-F-R 15' RADIUS	11	30
	HUNTER PROS-06-PRS30-CV-F-R 17' RADIUS	33	30
	HUNTER PROS-06-PRS30-CV-F-R ADJUSTABLE ARC	719	30
	HUNTER PROS-00-PRS30-CV-R SHORT RADIUS NOZZLES	42	30
	HUNTER PROS-00-PRS30-CV-R 5' STRIP SPRAY	68	30
	HUNTER PROS-00-PRS30-CV-R 8' RADIUS	15	30
	HUNTER PROS-00-PRS30-CV-R 10' RADIUS	30	30
	HUNTER PROS-00-PRS30-CV-R 12' RADIUS	13	30
	HUNTER PROS-00-PRS30-CV-R 15' RADIUS	3	30
	HUNTER PROS-00-PRS30-CV-R 17' RADIUS	14	30
	HUNTER PROS-00-PRS30-CV-R ADJUSTABLE ARC	308	30
	HUNTER PCB-R 10	106	30

SYMBOL	MANUFACTURER/MODEL	QTY	PSI
	HUNTER PGJ-06-R (2) .75	41	30
	HUNTER PGJ-06-R (2) 1.0	81	30
	HUNTER PGJ-06-R (2) 1.5	60	30
	HUNTER PGJ-06-R (2) 2.0	226	30
	HUNTER PGJ-06-R (2) 2.5	58	30
	HUNTER PGJ-06-R (2) 3.0	50	30
	HUNTER PGJ-06-R (2) 4.0	28	30
	HUNTER PGJ-06-R (2) 5.0	30	30
	HUNTER PGJ-12-R .75	7	25
	HUNTER PGJ-12-R 1.0	15	25

SYMBOL	MANUFACTURER/MODEL	QTY	PSI
	HUNTER ICZ-151-XL-40	13	
	HUNTER PCZ-101-25	1	
	HUNTER HE-B 10HE-B	12	20
	TREE RING - TWO DRIP RINGS - 30 PSI	173	30
	AREA TO RECEIVE DRIPLINE	25,809 LF	15
	HUNTER HDL-09-12-R		

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICV-G-FS-R 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY FACTORY INSTALLED OPTION, AND RECLAIMED WATER ID, PURPLE HANDLE.	71
	HUNTER A2C-1500-P 150-STATION DECODER CONTROLLER WITH ONE (1) A2C-D75 MODULE IN AN OUTDOOR PLASTIC WALL MOUNT ENCLOSURE.	1
	HUNTER SOLAR-SYNC SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRED.	1
	WATER METER 3" 3" RECLAIM METER, SEE NOTES	1
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26	35,786 LF
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	5,006 LF
	PIPE SLEEVE: PVC SCHEDULE 40	5,130 LF



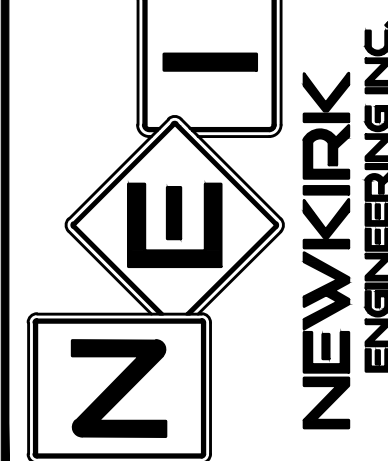
OVERALL PLAN

SCALE: 1" = 80'

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS
7/1/25	CITY COMMENTS
7/15/25	DOG PARK

1230 North US1, Suite 3
Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 2600584
C 2013
Civil Engineering,
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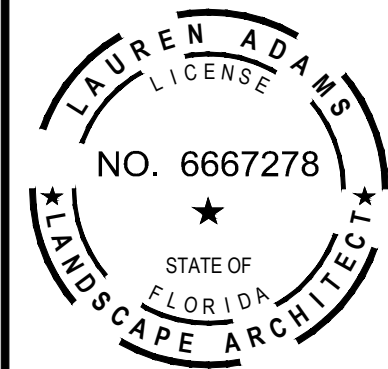


OVERALL IRRIGATION PLAN
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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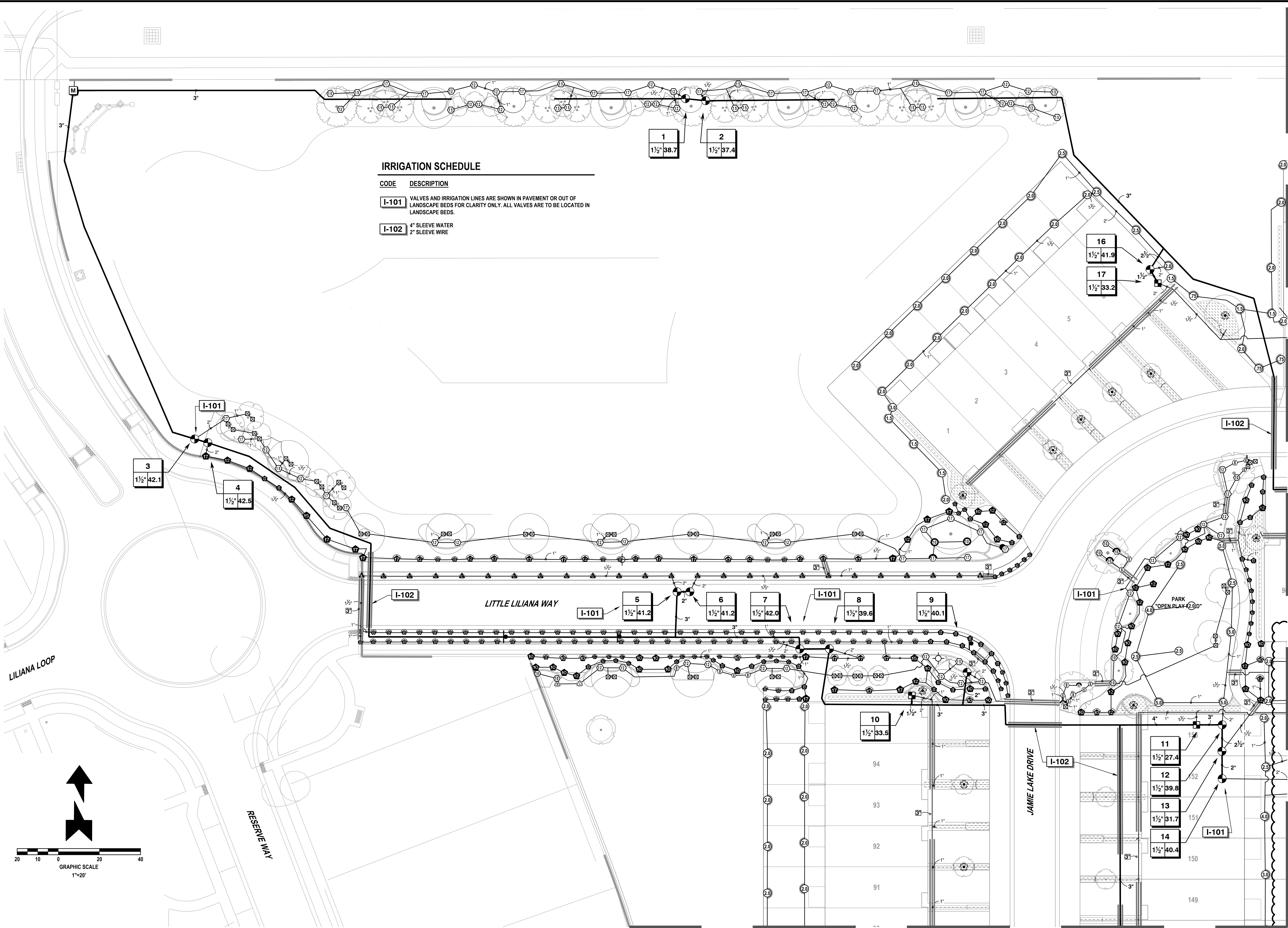
Lauren A Adams
Digitally signed by Lauren A Adams
DN: cn=Lauren A Adams, email=lauren@newkirk-engineering.com,
serial=6667278, c=US, o=Newkirk Engineering, ou=Newkirk Engineering



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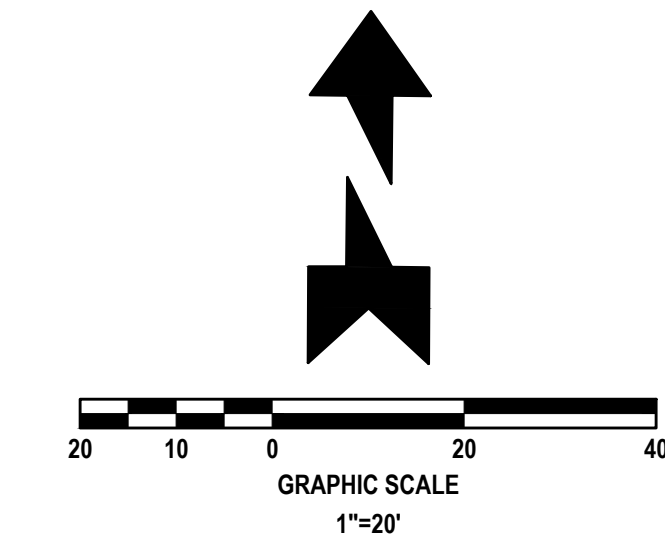
PROJECT No:	2024-79
DATE:	OCTOBER 2024
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	LAA
SCALE:	AS SHOWN

DRAWING NUMBER
L8



IRRIGATION SCHEDULE

CODE	DESCRIPTION
I-101	VALVES AND IRRIGATION LINES ARE SHOWN IN PAVEMENT OR OUT OF LANDSCAPE BEDS FOR CLARITY ONLY. ALL VALVES ARE TO BE LOCATED IN LANDSCAPE BEDS.
I-102	4" SLEEVE WATER 2" SLEEVE WIRE



REVISIONS

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5/9/25	CITY COMMENTS

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Ormond Beach, Florida 32174
Phone (386) 872-7794
www.Newkirk-Engineering.com

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L.C. # 26000584
C 2013

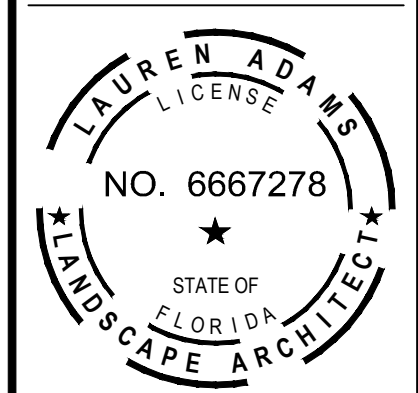
NEWKIRK
ENGINEERING INC.

IRRIGATION PLAN
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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LAUREN ADAMS, RLA # 6667278 ON

Digitally signed by Lauren A. Adams
DN: cn=Lauren A. Adams,
ou=Newkirk Engineering, c=US,
email=lauren@newkirk-engineering.com,
serial=2025.05.09.15:28:00+00:00

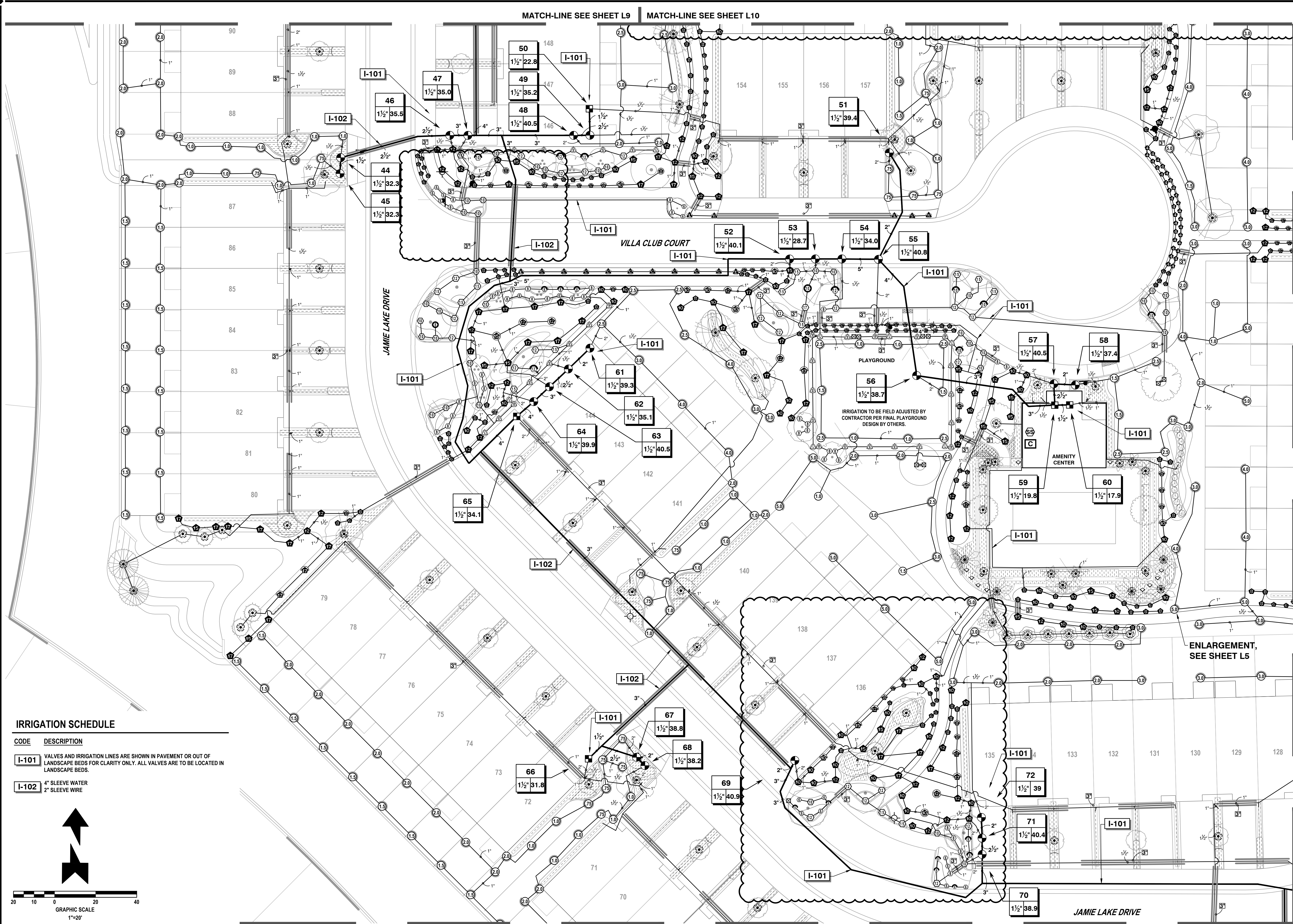


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PROJECT No:	2024-79
DATE:	OCTOBER 2024
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	LAA
SCALE:	1" = 20'
DRAWING NUMBER	L9

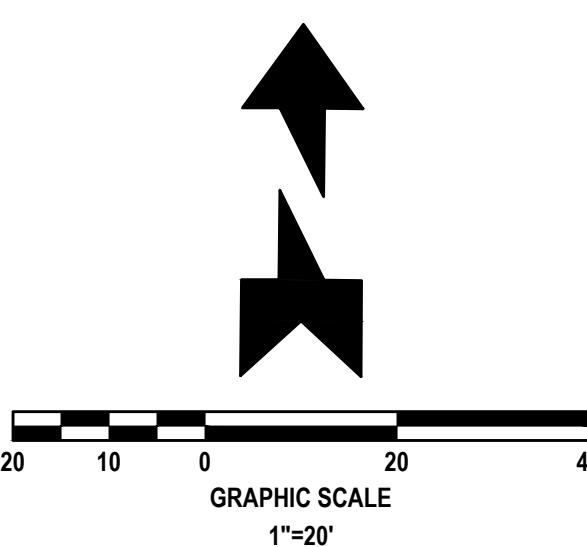
MATCH-LINE SEE SHEET L10

MATCH-LINE SEE SHEET L11



IRRIGATION SCHEDULE

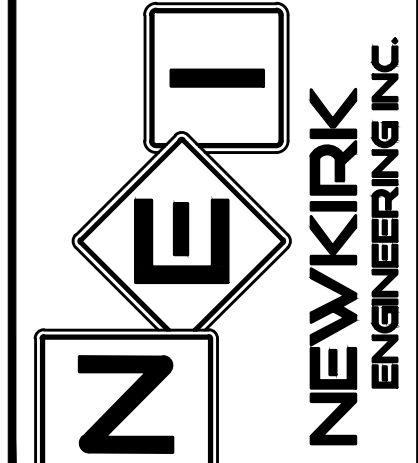
CODE	DESCRIPTION
I-101	VALVES AND IRRIGATION LINES ARE SHOWN IN PAVEMENT OR OUT OF LANDSCAPE BEDS FOR CLARITY ONLY. ALL VALVES ARE TO BE LOCATED IN LANDSCAPE BEDS.
I-102	4\" SLEEVE WATER 2\" SLEEVE WIRE



REVISIONS

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5/9/25	CITY COMMENTS

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www.newkirk-engineering.com
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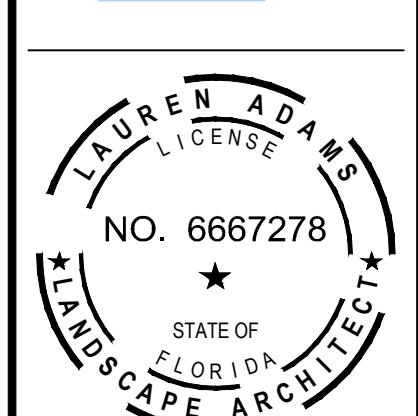


IRRIGATION PLAN
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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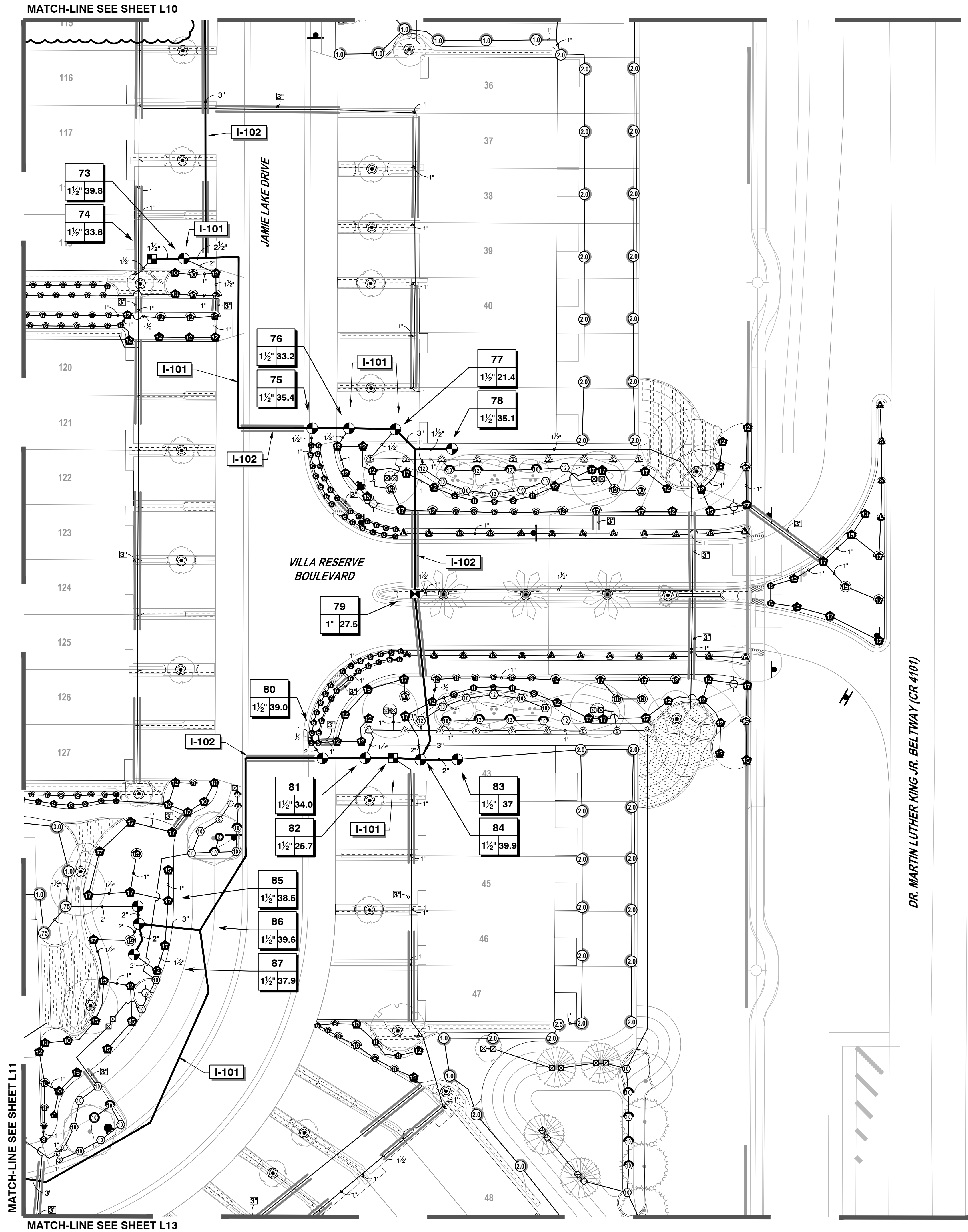
Digitally signed by Lauren A. Adams
DN: cn=Lauren A. Adams, email=lauren@newkirk-engineering.com,
ou=NEWKIRK ENGINEERING, c=US
Date: 2025.10.20 15:54:57



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DATE:	OCTOBER 2024
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	LAA
SCALE:	1" = 80'
DRAWING NUMBER	

L11



VALVE SCHEDULE

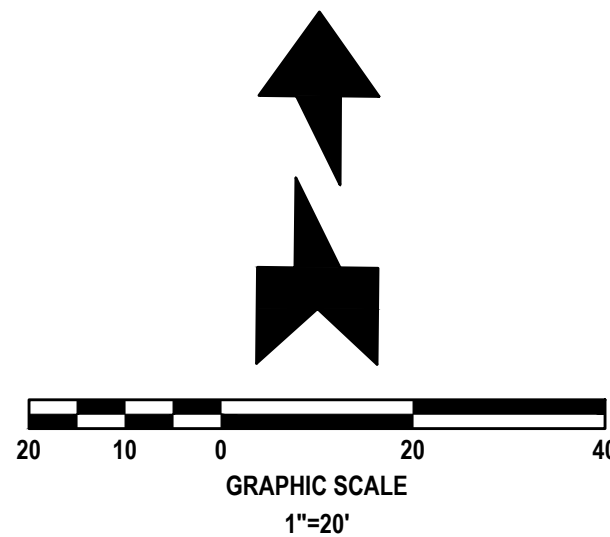
NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	WIRE	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	HUNTER ICV-G-FS-R	1-1/2"	SHRUB SPRAY	38.7	25	284.6	1,619	30	2.49	1.67	34.2	55.9	1.21 in/h
2	HUNTER ICV-G-FS-R	1-1/2"	SHRUB SPRAY	37.43	24	283.9	1,629	30	2.77	1.65	34.4	56.4	1.11 in/h
3	HUNTER ICV-G-FS-R	1-1/2"	SHRUB SPRAY	42.06	50	582.6	1,131	30	5.2	1.8	37.0	55.3	1.15 in/h
4	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	42.53	29	323.6	1,125	30	4.4	1.83	36.2	54.8	0.93 in/h
5	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	41.17	67	582.4	857.0	30	4.54	1.76	36.3	62.6	1.74 in/h
6	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	41.21	35	339.1	863.2	30	3.04	1.76	34.8	61.2	1.39 in/h
7	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	41.96	53	423.8	768.9	30	1.85	1.8	33.6	61.3	1.69 in/h
8	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	39.64	50	366.0	754.5	30	2.1	1.69	33.8	61.7	1.77 in/h
9	HUNTER ICV-G-FS-R	1-1/2"	SHRUB SPRAY	40.12	68	724.2	675.9	30	3.62	1.71	35.3	65.0	1.39 in/h
10	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	33.55	2,008 LF	520.8	689.2	15	2.83	2.68	20.5	49.8	1.44 in/h
11	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	27.4	1,838 LF	824.0	611.5	15	2.57	2.37	19.9	50.7	1.45 in/h
12	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	39.8	14	344.6	624.0	30	2.19	1.7	33.9	64.7	0.91 in/h
13	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	31.75	42	413.2	636.9	30	2.94	1.53	34.5	65.3	1.61 in/h
14	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	40.4	14	431.5	650.2	30	3.3	1.72	35.0	65.9	0.62 in/h
16	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	41.9	24	435.7	1,906	30	3.31	1.8	35.1	63.3	0.92 in/h
17	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	33.21	2,213 LF	627.6	1,914	15	2.23	2.66	19.9	48.2	1.44 in/h
18	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	40.97	19	461.0	2,833	30	1.99	1.75	33.7	66.0	1.0 in/h
19	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	22.4	1,490 LF	456.4	2,031	15	1.53	2.12	18.6	50.7	1.45 in/h
20	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	40.91	30	623.7	2,015	30	5.85	1.75	37.6	69.8	0.8 in/h
21	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	37.4	46	383.2	2,010	30	1.57	1.65	33.2	65.5	2.05 in/h
22	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	41.25	27	562.4	1,971	30	3.61	1.76	35.4	68.0	0.78 in/h
23	HUNTER ICV-G-FS-R	1-1/2"	SHRUB SPRAY	34.72	53	533.2	1,807	30	2.39	1.59	34.0	67.6	1.74 in/h
24	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	35.86	25	274.1	1,816	30	2.37	1.62	34.0	67.5	1.67 in/h
25	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	34.91	22	242.1	1,895	30	1.44	1.6	33.0		1.29 in/h
26	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	38.74	20	401.3	1,909	30	3.55	1.67	35.2		1.0 in/h
27	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	36.02	29	271.9	1,937	30	1.85	1.62	33.5		1.37 in/h
28	HUNTER ICV-G-FS-R	1-1/2"	SHRUB SPRAY	40.47	24	311.8	1,977	30	4.11	1.72	35.8	69.2	0.84 in/h
29	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	40.54	27	510.9	1,967	30	2.29	1.73	34.0		0.81 in/h
30	HUNTER ICV-G-FS-R	1-1/2"	SHRUB ROTOR	16.06	22	343.0	1,983	25	4.08	1.5	30.6		0.36 in/h
36	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	42.3	11	347.9	1,722	30	2.42	1.82	34.2	68.2	0.82 in/h
37	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	33.2	23	276.9	1,678	30	1.31	1.56	32.9	66.7	1.48 in/h
38	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	39.16	15	350.2	1,695	30	2	1.68	33.7	67.6	1.02 in/h
39	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	37.12	59	375.0	1,713	30	3.29	1.64	34.9	69.0	3.1 in/h
40	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	36.55	12	394.6	1,726	30	2.77	1.63	34.4	68.5	0.78 in/h
41	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	33.21	2,259 LF	577.7	1,681	15	2.83	2.66	20.5	55.2	1.44 in/h
42	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	40.4	29	604.9	1,666	30	2	1.72	33.7	68.1	0.77 in/h
43	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	40.4	29	594.4		30	2.26	1.72	34.0	68.5	0.81 in/h
44	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	32.3	22	435.5	491.7	30	3.88	1.55	35.4	68.1	0.74 in/h
45	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	32.28	26	476.7	499.4	30	4.06	1.55	35.6	68.4	0.62 in/h
46	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	35.51	41	290.5	437.1	30	1.21	1.61	32.8	65.3	2.21 in/h
47	HUNTER ICV-G-FS-R	1-1/2"	SHRUB SPRAY	34.99	43	466.1	428.3	30	1.6	1.6	33.2	65.6	1.78 in/h
48	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	40.54	19	421.4	447.1	30	4.41	1.73	36.1	68.7	0.77 in/h
50	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	35.23	39	435.3	455.0	30	2.6	1.6	34.2	68.8	1.82 in/h
51	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	22.85	1,527 LF	469.0	487.9	15	2.75	2.14	19.9	52.6	1.44 in/h
52	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	39.35	21	389.7	207.6	30	4.75	1.69	36.4	69.4	0.8 in/h
53	HUNTER ICV-G-FS-R	1-1/2"	SHRUB SPRAY	40.12	35	303.0	194.7	30	2.09	1.71	33.8	66.5	1.92 in/h
54	HUNTER ICV-G-FS-R	1-1/2"	SHRUB SPRAY	28.74	30	446.1	182.2	30	2.84	1.5	34.3	67.1	1.68 in/h
55	HUNTER ICV-G-FS-R	1-1/2"	SHRUB SPRAY	33.97	44	395.1	169.3	30	3.07	1.58	34.7	67.4	1.84 in/h
56	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	40.75	50	378.3	151.5	30	1.28	1.74	33.0	65.7	2.03 in/h
57	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	38.65	20	443.9	89.6	30	4.37	1.67	36.0	68.8	0.84 in/h
58	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	40.54	42	482.9	41.4	30	2.85	1.73	34.6	67.9	1.61 in/h
59	HUNTER ICZ-151-XL-40	1-1/2"	TURF ROTOR	37.4	16	349.9	51.9	30	3.6	1.65	35.2	68.6	0.76 in/h
60	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	19.83	1,333 LF	223.8	31.1	15	0.08	2	17.1	50.3	1.45 in/h
61	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	17.93	1,192 LF	87.5	38.3	15	0.21	2	17.2	50.4	1.44 in/h
62	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	39.31	23	433.0	525.8	30	2.36	1.69	34.0	67.9	0.86 in/h
63	HUNTER ICV-G-FS-R	1-1/2"	SHRUB SPRAY	35.15	46	415.1	511.2	30	1.71	1.6	33.3	67.1	1.84 in/h
64	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	40.51	26	302.6	498.6	30	1.71	1.73	33.4	67.2	1.83 in/h
65	HUNTER ICZ-151-XL-40	1-1/2"	TURF SPRAY	39.85	34	388.3	488.0	30	2.87	1.7	34.6	68.2	1.22 in/h
66	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	34.14	2,276 LF	541.1	477.0	15	1.97	2.71	19.7	53.4	1.44 in/h
67	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	31.82	2,124 LF	489.1	664.3	15	2.81	2.59	20.4	54.7	1.44 in/h
68	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	38.8	30	542.3	673.3	30	4	1.68	35.7	70.0	0.78 in/h
69	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	38.19	26	451.9	679.0	30	5.44	1.66	37.1	71.5	0.81 in/h
70	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	40.95	40	394.6	672.7	30	3.72	1.75	35.5	69.3	1.45 in/h
71	HUNTER ICV-G-FS-R	1-1/2"	SHRUB SPRAY	38.91	58	690.1	815.1	30	3.13	1.68	34.8	68.3	1.94 in/h
72	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	40.39	33	329.0	823.1	30	1.86	1.72	33.6	67.2	1.85 in/h
73	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	39	14	402.6	833.1	30	2.3	1.68	34.0	67.7	0.96 in/h
74	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	39.81	62	457.0	1,472	30	1.49	1.7	33.2	66.7	2.39 in/h
75	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	33.77	2,216 LF	606.7	1,483	15	2.84	2.69	20.5	54.3	1.45 in/h
76	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	35.37	40	271.1	1,362	30	2.52	1.61	34.1	67.1	2.14 in/h
77	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	33.15	28	273.0	1,349	30	2.31	1.56	33.9	66.8	1.69 in/h
78	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	21.37	24	243.3	1,332	30	0.71	1.5	32.2	65.0	1.89 in/h
79	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	35.13	23	401.1	1,335	30	3.26	1.6	34.9	67.9	1.54 in/h
80	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	27.68	1,846 LF	186.7	1,269	15	1.62	13	29.6	62	1.44 in/h
81	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	39.04	45	317.1	1,172	30	2.38	1.68	34.1	65.7	2.47 in/h
82	HUNTER ICZ-151-XL-40	1-1/2"	SHRUB SPRAY	34.04	48	571.9	1,188	30	5.34	1.58	36.9	68.7	1.31 in/h
83	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	25.74	1,715 LF	382.2	1,198	15	2.91	2.29	20.2	52.0	1.45 in/h
84	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	37	22	456.2	1,221	30	4.09	1.64	35.7	67.8	0.77 in/h
85	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	39.94	31	327.6	1,208	30	2.19	1.7	33.9	65.8	1.7 in/h
86	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	38.48	15	365.2	1,105	30	2.07	1.67	33.7	65.6	0.75 in/h
87	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	39.63	38	534.1	1,099	30	5.91	1.69	37.6	68.4	1.44 in/h
88	HUNTER ICV-G-FS-R	1-1/2"	TURF SPRAY	37.91	34	316.7	1,111	30	2.86	1.66	34.5	66.5	1.61 in/h
89	HUNTER ICZ-151-XL-40	1-1/2"	AREA FOR DRIPLINE	27.03	1,803 LF	350.4	1,016	15	1.96	2.35	19.3	52.1	1.44 in/h
90	HUNTER ICV-G-FS-R	1-1/2"	TURF ROTOR	39.44	24	428.8	1,025	30	3.16	1.69	34.8	67.7	0.79 in/h
91	HUNTER ICV-G-FS-R	1-1/2"	BUBBLER	30.23	63	582.6	1,033	30	4.74	1.5	36.2	69.2	1.26 in/h
	Common Wire	1-1/2"	TURF ROTOR	40.43	25	496.7	1,042	30	3.46	1.72	35.2	68.2	0.83 in/h

IRRIGATION SCHEDULE

CODE DESCRIPTION

I-101 VALVES AND IRRIGATION LINES ARE SHOWN IN PAVEMENT OR OUT OF LANDSCAPE BEDS FOR CLARITY ONLY. ALL VALVES ARE TO BE LOCATED IN LANDSCAPE BEDS.

I-102 4" SLEEVE WATER
2" SLEEVE WIRE

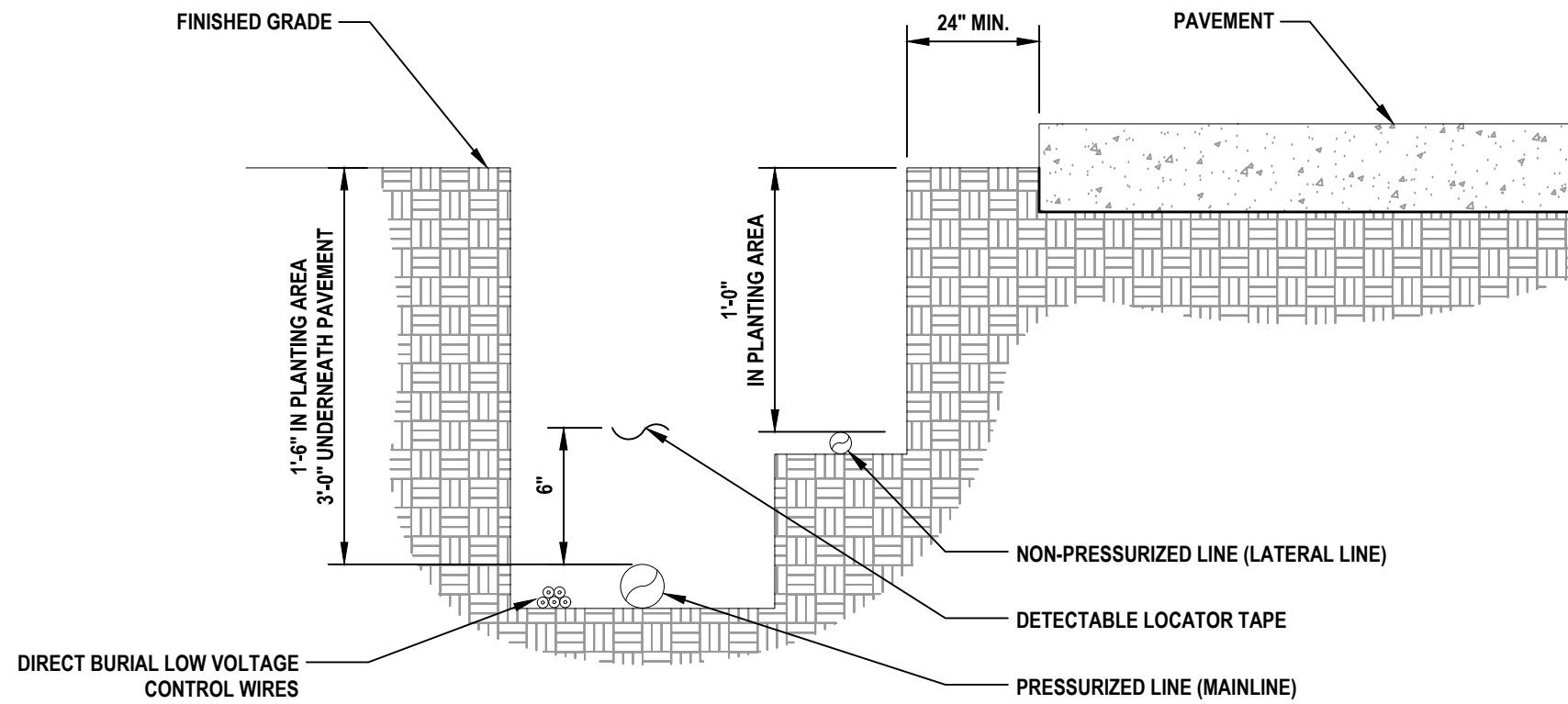


IRRIGATION SCHEDULE

CODE DESCRIPTION

I-101 VALVES AND IRRIGATION LINES ARE SHOWN IN PAVEMENT OR OUT OF LANDSCAPE BEDS FOR CLARITY ONLY. ALL VALVES ARE TO BE LOCATED IN LANDSCAPE BEDS.

I-102 4" SLEEVE WATER
2" SLEEVE WIRE

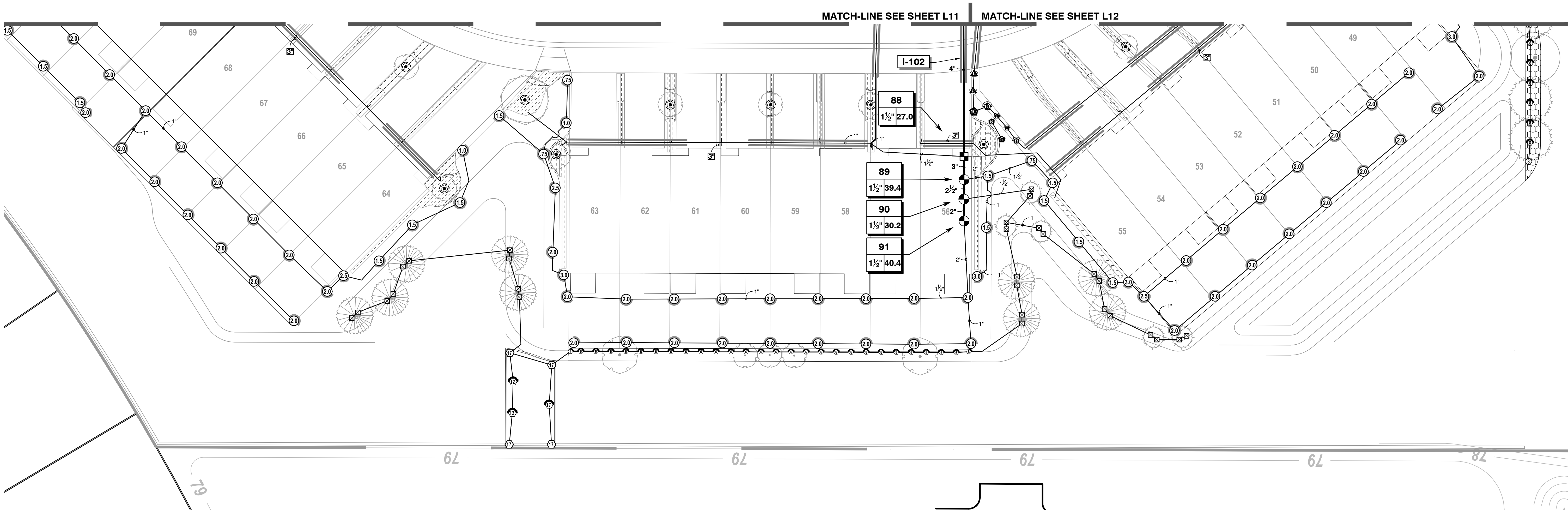


- NOTES:
- SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
 - DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
 - 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
 - DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

1 IRRIGATION TRENCHING

1 1/2" = 1'-0"

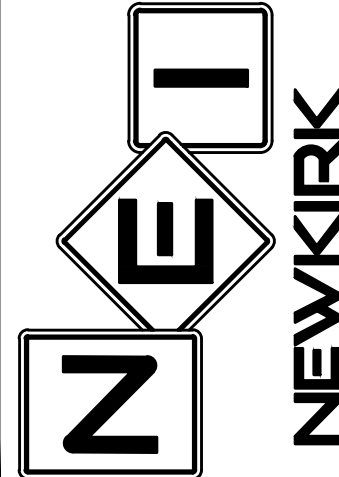
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REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS

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Phone (386) 872-7794
www.Newkirk-Engineering.com
C.A. # 30209
L.C. # 2600584
C 2013
Civil Engineering,
Transportation, CEI &
Landscape Architecture

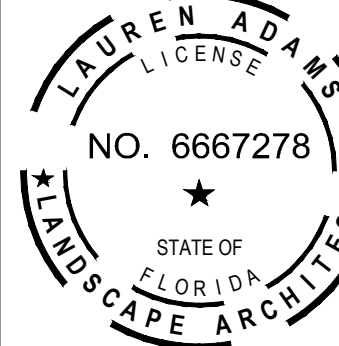


IRRIGATION PLAN RESERVE AT VICTORIA PHASE 4 1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
LAUREN ADAMS, RLA # 6667278 ON

Lauren A Adams
Digitally signed by Lauren A Adams
DN: c=US, o=Newkirk-Engineering.com, ou=Engineering, email=lauren@newkirk-engineering.com, cn=Lauren A Adams
Date: 2025.09.28 07:08:16 -0400

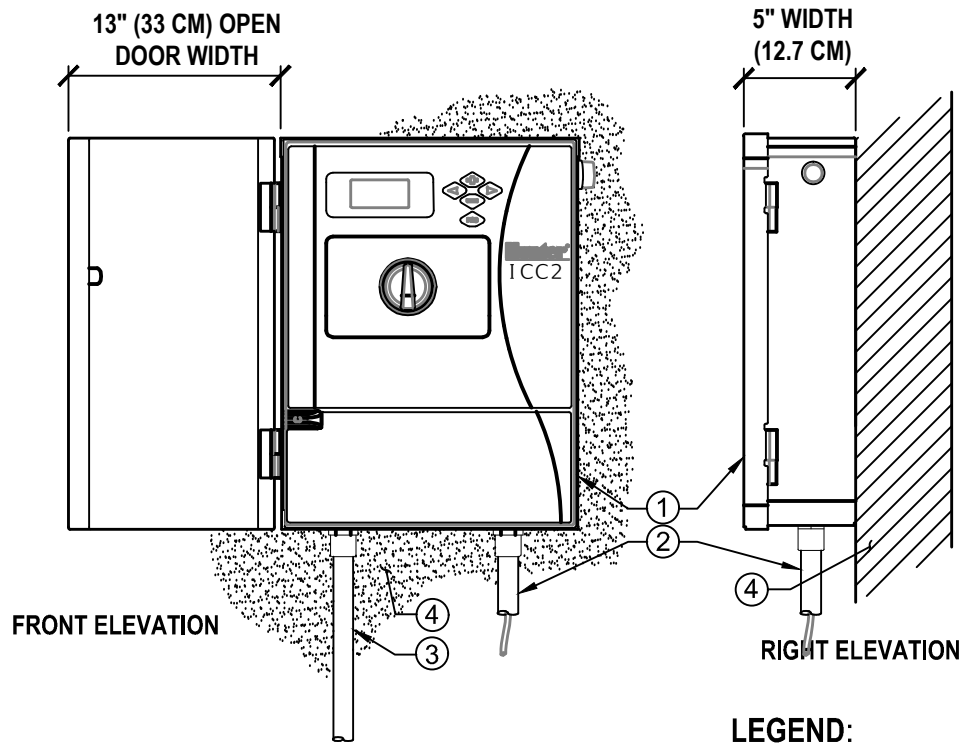


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PROJECT No: 2024-79
DATE: OCTOBER 2024
DESIGN BY: LAA
DRAWN BY: BWV
CHECKED BY: LAA
SCALE: 1" = 80'

DRAWING NUMBER

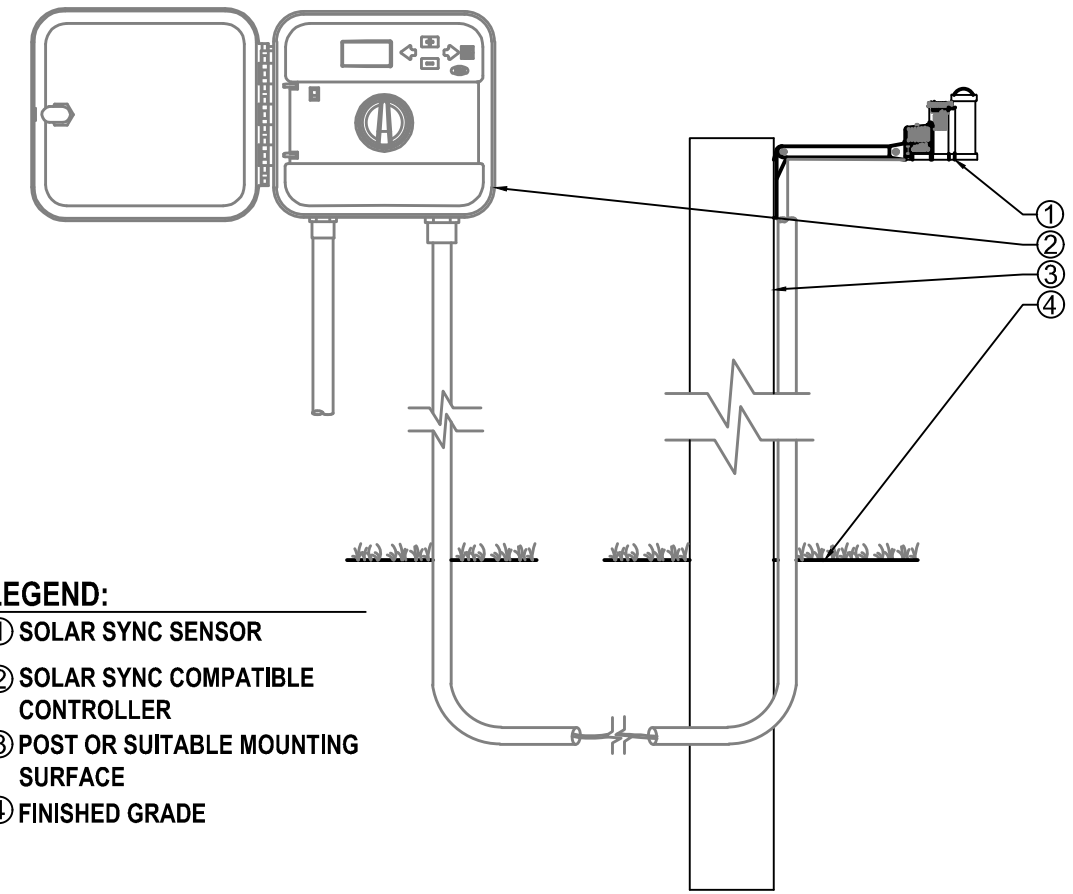
13



NOTE:
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

LEGEND:

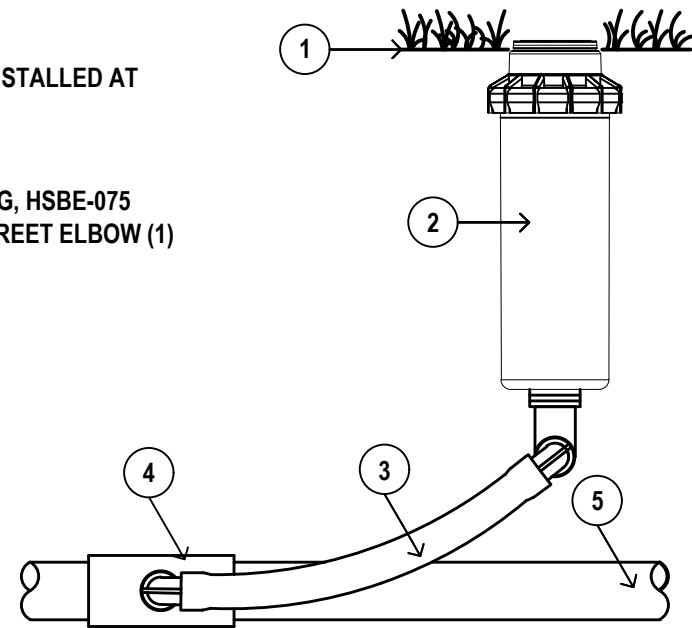
- 1 IRRIGATION CONTROLLER (12C-800-M) PER PLAN
- 2 IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
- 3 ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
- 4 ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN



LEGEND:

- 1 SOLAR SYNC SENSOR
- 2 SOLAR SYNC COMPATIBLE CONTROLLER
- 3 POST OR SUITABLE MOUNTING SURFACE
- 4 FINISHED GRADE

- 1 FINISH GRADE
- 2 SPRAY OR ROTOR HEAD INSTALLED AT FINISH GRADE
- 3 SWING JOINT:
HUNTER 'PRO-FLEX' TUBING, HSBF-075 ELBOWS (2), & MARLEX STREET ELBOW (1)
- 4 LATERAL TEE OR ELL
- 5 LATERAL PIPE



1 HUNTER ICC2 CONTROLLER

1/8" = 1'-0"

P-CO-2024-79-21

2 HUNTER SOLAR SYNC SENSOR

1/8" = 1'-0"

P-CO-2024-79-22

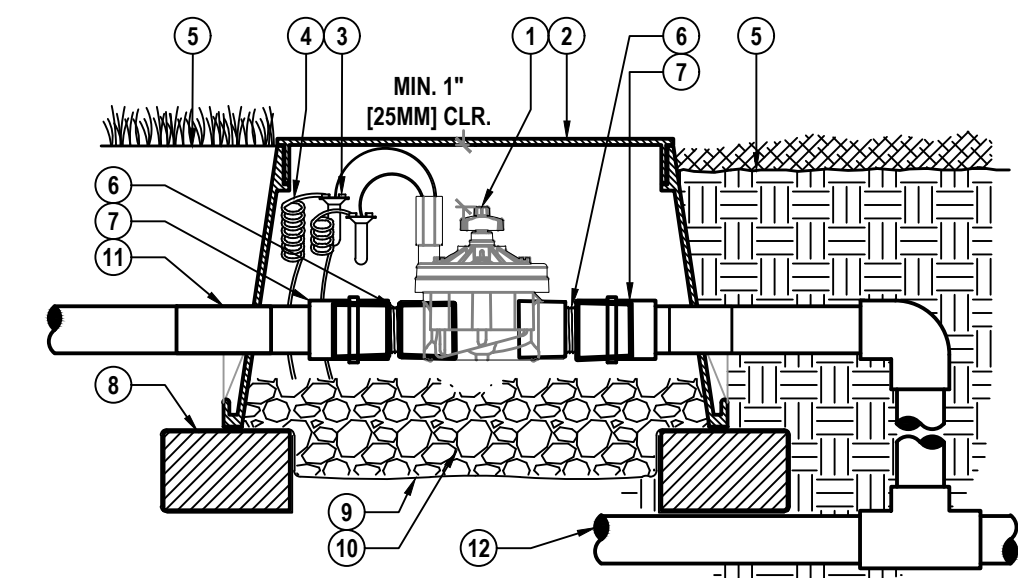
3 SPRAY HEAD AND ROTOR DETAIL

1/4" = 1'-0"

P-CO-2024-79-06

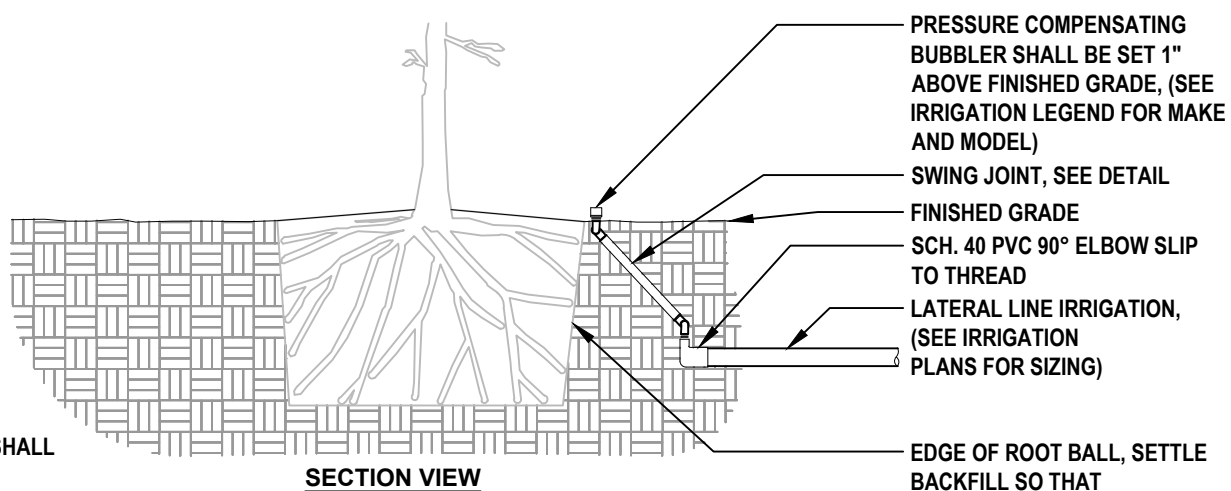
LEGEND

- 1 HUNTER REMOTE CONTROL VALVE (ICV) WITH FLOW CONTROL
- 2 IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
- 3 WATERPROOF CONNECTORS (2)
- 4 18"-24" COILED WIRE TO CONTROLLER
- 5 FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- 6 SCH. 80 CLOSE NIPPLE, SIZE PER RCV
- 7 PVC SLIP X FPT ADAPTOR
- 8 BRICK SUPPORTS (4)
- 9 FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- 10 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- 11 IRRIGATION LATERAL
- 12 MAINLINE AND FITTINGS

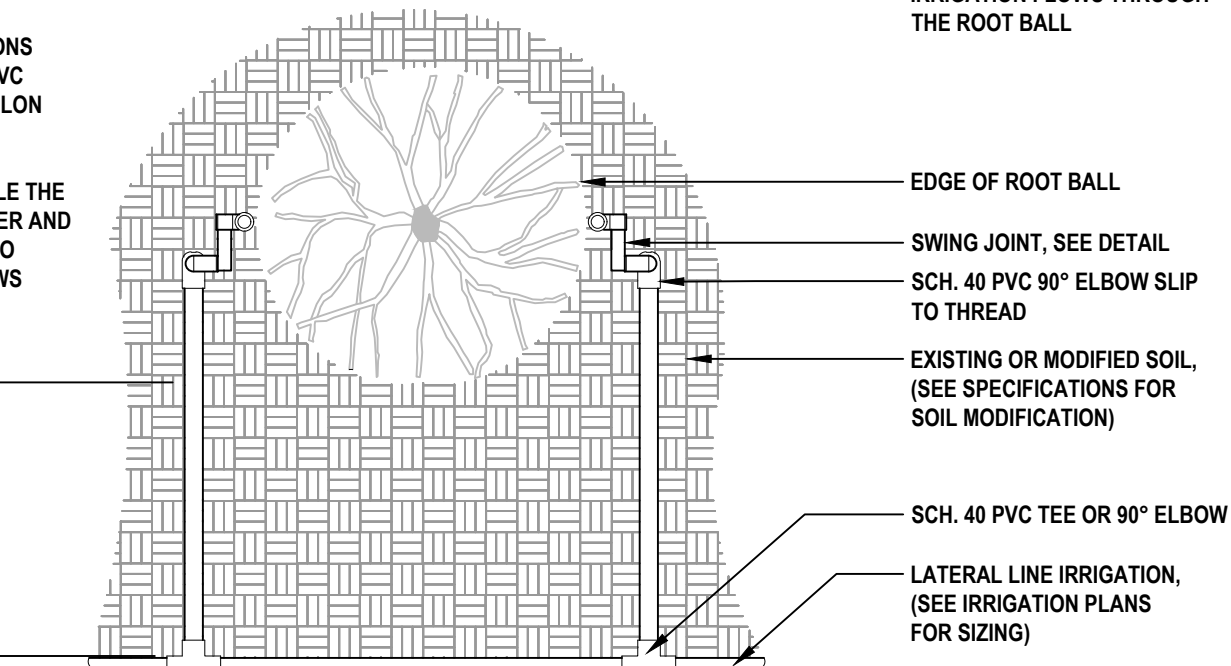


NOTES:

1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.



SECTION VIEW



PLAN VIEW

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4 HUNTER REMOTE CONTROL VALVE (ICV)

1 1/2" = 1'-0"

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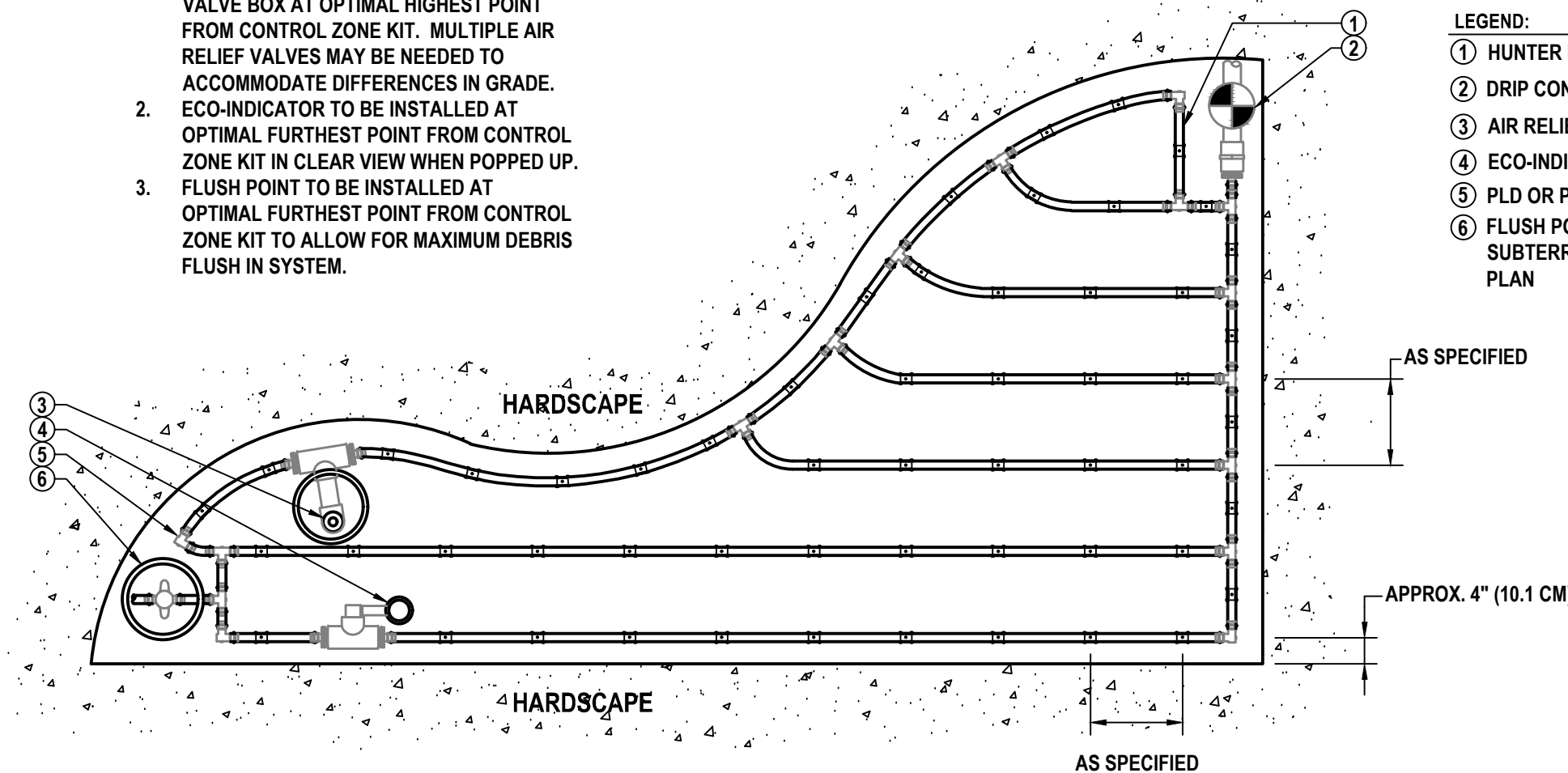
5 IRRIGATION BUBBLER (2) W/ LAYOUT

3/4" = 1'-0"

P-CO-2024-79-05

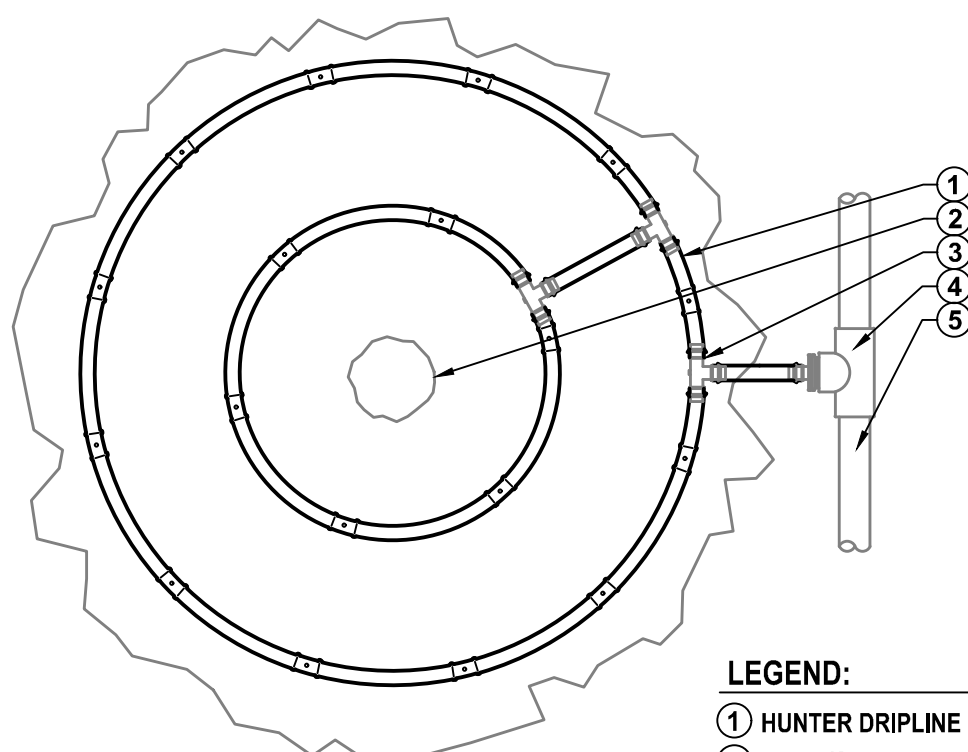
NOTES:

1. AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.
2. ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP. FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.



LEGEND:

- 1 HUNTER DRIPLINE PER PLAN
- 2 DRIP CONTROL ZONE KIT PER PLAN
- 3 AIR RELIEF VALVE IN VALVE BOX
- 4 ECO-INDICATOR ON SWING ARM
- 5 PLD OR PLD-LOCK FITTING (TYP.)
- 6 FLUSH POINT (PLD-BV) IN SUBTERRANEAN BOX PER PLAN



LEGEND:

- 1 HUNTER DRIPLINE (HDL) PER PLAN
- 2 TREE (SEE PLANTING PLAN)
- 3 PLD OR PLD-LOC FITTING TYP.
- 4 PVC TO DRIP LINE TUBING CONNECTION (PLD OR PLD-LOC FITTINGS) TYP.
- 5 PVC LATERAL LINE

6 DRIPLINE FOR IRREGULAR BED

1 1/2" = 1'-0"

P-CO-2024-79-11

7 TREE RING - SHADE/CANOPY TREE

1 1/2" = 1'-0"

NEH-R-12

IRRIGATION NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. CHECK PRESSURE AND GPM OF WATER SUPPLY BEFORE BEGINNING JOB AND REPORT FINDING TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT WILL MAKE ANY ADJUSTMENT NECESSARY TO MAKE SYSTEM WORK AT ITS BEST.
3. THE PLAN IS SCHEMATIC ONLY. THE CONTRACTOR SHALL INSTALL PIPING IN A MINIMUM NUMBER OF TRENCHES AND SHALL INSTALL PIPE IN A MINIMUM LENGTH.
4. IRRIGATION LINES ARE SHOWN DIAGRAMMATICALLY AND ARE INTENDED TO SHOW DISTRIBUTION ZONES ONLY. LINES LOCATED UNDER PAVEMENT SHALL BE KEPT TO A MINIMUM AND ALL PIPING UNDER PAVED AREAS SHALL BE SLEEVED.
5. WHEN INSTALLING IRRIGATION PIPING IN ISLAND AND OTHER NARROW PLANTING AREAS RUN PIPING CLOSE TO CURB AND NOT DOWN THE MIDDLE OF THE PLANTING AREA. (BEFORE DOING IRRIGATION GET A COPY OF THE LANDSCAPE PLAN AND KEEP IRRIGATION LINES OUT OF PLANTING AREAS WHERE POSSIBLE.)
6. QUANTITIES FOR IRRIGATION MATERIALS MAY BE ESTIMATES. CONTRACTOR SHALL DO THEIR OWN TAKEOFF.
7. INSTALL SLEEVE PIPING WHERE SHOWN ON THE DRAWINGS AT THE PROPER DEPTH. ALL SLEEVE PIPE SHALL BE SCHEDULE 40 PVC PIPE INSTALLED A MINIMUM OF 20" BELOW FINISHED PAVING GRADES. ALL SLEEVES WHEN PLACED IN FIELD ARE TO BE LOCATED BY A METAL PIPE AT EACH END AND LOCATED FROM TWO STATIONARY POINTS BY TAPE MEASUREMENTS.
8. ALL LATERAL PIPE SHALL BE INSTALLED A MINIMUM OF 12" BELOW GRADE.
9. ALL TRENCHING SHALL BE KEPT OUT OF THE DRIP LINE AREA OF ALL EXISTING TREES. USE RADIAL LINES OR TUNNELING WHEN NECESSARY TO ENCROACH INTO THE DRIP LINE AREA OF TREES.
10. LOCATE ALL VALVES AND OTHER IRRIGATION EQUIPMENT IN PLANT BED AREAS WITHIN THE PROJECT LIMITS FOR CONCEALMENT PURPOSES.
11. RISERS ARE TO BE HIDDEN COMPLETELY IN SHRUBBERY OR PAINTED BLACK AND IN NO CASE BE HIGHER THAN THE SHRUBBERY INSTALLED.
12. ALL VALVES SHALL BE INSTALLED IN VALVE BOXES. PROVIDE A 6" GRAVEL SUMP AT THE BOTTOM OF ALL VALVE BOXES AND INSTALL 1/2" TO 1" DIAMETER GRAVEL AT THE BOTTOM OF THE VALVE PIT.
13. IRRIGATION SHALL MEET ALL APPLICABLE CURRENT MUNICIPAL, COUNTY, STATE OR FEDERAL CODES, ORDINANCES AND REGULATIONS THAT HAVE JURISDICTION.
14. THERE SHALL BE A MINIMUM OF FOUR (4) INCHES OFFSET BETWEEN THE IRRIGATION EQUIPMENT AND PAVEMENT.
15. THERE SHALL BE A MINIMUM OF TWELVE (12) INCHES BETWEEN THE IRRIGATION EQUIPMENT AND STRUCTURES.
16. THERE SHALL BE NO DIRECT SPRAY ON WALKWAYS, BUILDINGS, DRIVES OR ROADWAYS.
17. ALL TURF IRRIGATION HEADS SHALL PROVIDE 100% HEAD TO HEAD COVERAGE.
18. ALL FITTINGS SHALL BE SCHEDULE 40 PVC.
19. ALL SPRAY HEADS ARE TO BE A MINIMUM OF 6" POP-UP AND ALL HEADS IN PLANTING AREAS TO BE 12" POP-UP OR RISERS. RISERS SHALL BE PAINTED HUNTER GREEN.
20. ALL DRIP ZONES SHALL INCLUDE AN AIR RELIEF VALVE INSTALLED IN A VALVE BOX AT OPTIMAL HIGHEST POINT FROM THE CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE. ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP. FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.
21. ALL DRIP ROWS SHALL BE SPACED A MINIMUM OF 12" APART AND A MAXIMUM OF 18" APART.
22. ELECTRICAL TO CONTROLLER SHALL BE SUPPLIED BY ELECTRICAL CONTRACTOR (NOT IRRIGATION CONTRACTOR).
23. TREE PROTECTION AREA. HAND TRENCH ALL PIPING IN THESE AREAS TO AVOID IMPACTING THE CRITICAL PROTECTION ZONE OF THE EXISTING TREES TO REMAIN (TYP).
24. CONTRACTOR TO PROVIDE CONTROLLER HANDBOOK AND OPERATION INSTRUCTIONS, AS-BUILT ZONE DIAGRAM, INCLUDING LOCATIONS AND SIZE OF COMPONENTS, AND SOLID MOISTURE SENSOR PROBE LOCATION IF APPLICABLE. PRECIPITATION RATES FOR EACH ZONE, AND SCHEDULE RUN TIMES, WINTER AND SUMMER TO THE OWNER.
25. PURPLE IRRIGATION EQUIPMENT MUST BE USED FOR ALL IRRIGATION IF REUSE WATER IS BEING USED.

PLANT ESTABLISHMENT

1. IRRIGATE EVERY DAY FOR ONE MONTH.
2. IRRIGATE EVERY OTHER DAY FOR ONE ADDITIONAL MONTH.
3. IRRIGATE TWICE A WEEK THEREAFTER OR MORE OFTEN DURING DRY PERIODS IF PLANTS ARE SHOWING SIGNS OF DISTRESS SUCH AS WILTING OR BROWNING.
4. ENSURE RAIN SENSOR IS OPERATING CORRECTLY AND SYSTEM IS NOT WATERING ON DAYS WHEN IT RAINS.

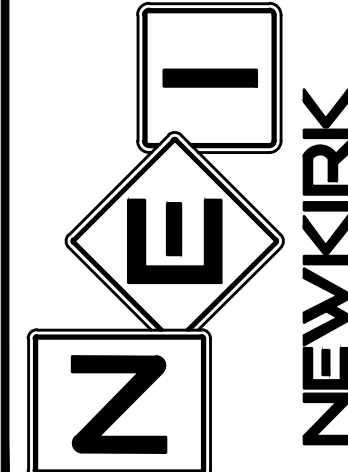
SYSTEM MINIMUM REQUIREMENTS

1. THIS SYSTEM ASSUMES A MINIMUM PRESSURE OF 80 PSI.
2. IF THE WATER SUPPLY DOES NOT MEET THE MINIMUM PRESSURE, A BOOSTER PUMP MAY BE REQUIRED FOR PROPER SYSTEM FUNCTION.

REVISIONS

DATE	DESCRIPTION
5/9/25	CITY COMMENTS

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Ormond Beach, Florida 32174
Phone (386) 872-7794
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C.A. # 30209
L.C. # 2600584
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Landscape Architecture

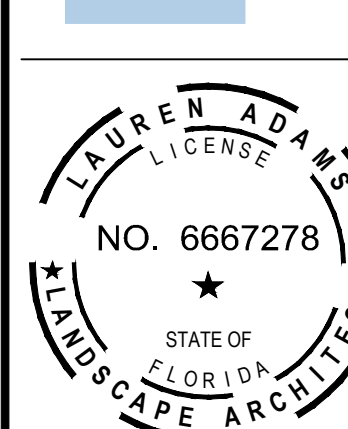


IRRIGATION DETAILS
AND NOTES
RESERVE AT VICTORIA
PHASE 4
1540 LAKE RESERVE DRIVE, DELAND, FL 32724

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
LAUREN ADAMS, RLA # 6667278 ON

Digitally signed by Lauren A Adams
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c=US, o=NEWKIRK ENGINEERING, ou=NEWKIRK
Date: 2025.05.09 07:58:27 -0400



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PROJECT No: 2024-79
DATE: OCTOBER 2024
DESIGN BY: LAA
DRAWN BY: BWV
CHECKED BY: LAA
SCALE: AS SHOWN
DRAWING NUMBER

L14

**PLANNING STAFF REPORT
To
PLANNING BOARD**

July 9 , 2025

APPLICATION: CSB25-001

STAFF PLANNER: Belinda Williams-Collins

APPLICANT: Jim Paytas – Vic Reserve Holdings, LLC

REQUEST: Combined Preliminary & Final Plat Reserve at Victoria Phase 4

APPLICABLE REGULATIONS:

Land Development Regulations, Article 13.
Subdivision of land Sec. 33-146.05

SITE FACTORS:

Location:	1 Dr. MLK Jr. Beltway
Size:	29.47 ± acres
Land Use:	Low Density Residential,
Existing Zoning:	The Reserve at Victoria Planned Development
Existing Use:	Vacant/undeveloped

SURROUNDING LAND USE:

SURROUNDING ZONING:

North	Low Density Residential	RR (Rural Residential)
South	City: New Community Development VC: (Single family)	Victoria Park Planned Development
East	Low Density Residential	Park Lake Estates Planned Development
West	VC: Rural	VC: Rolling Oaks Residential Planned Unit Development

ANALYSIS:

The site is vacant and undeveloped and this development represents the final phase of this project. The proposed development will be served by City potable water sanitary sewer facilities.

This site is located immediately north of the Victoria Trails Section of the Victoria Park Planned Development. This development is being completed over a total of 4 phases and this phase includes **162 multi-family units** on a 29.47-acre portion of the overall 200.23-acre parcel. The townhomes consist of 4 different elevation styles with a combination of 4, 5, 7 and 8-unit buildings, an amenity center with a pool and playground area, tree protection and stormwater retention areas and a dog park reserved for residents of the development.

Entry into this phase of the development will be provided via a right-in/right-out access point along Martin Luther King Jr. Beltway and at the easternmost entrance developed for Phase 2 located along the newly constructed Beresford Ave. extension. A connecting

road located at the western edge of Phase 4 connects to a traffic circle in Phase 2. The Reserve at Victoria Planned Development was approved in November of 2019. Previous approvals for Victoria Reserve include:

PHASE	# UNITS	ACRES	APPROVED
CSB20-131 - Phase 1	157 single-family	84.76	7/20/2020
CSB20-104 - Phase 2	108 single-family	46.24	10/19/2020
CSB23-191 - Phase 3	141 single-family	39.76	Prelim plat - 2/5/2024 Final plat - 2/19/2024
CSB25-001 - Phase 4	162 multi-family	29.47	

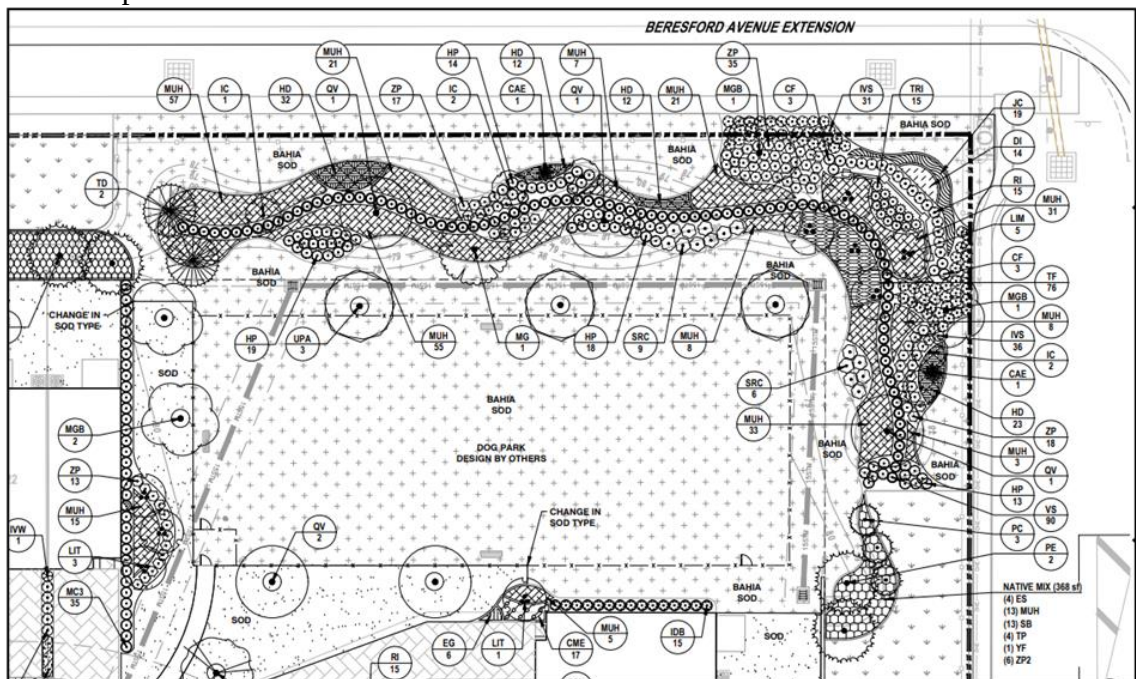
The addition of this phase and completion of all the proposed units would result in a total of 568 total units on the 200.23 acre parcels and an overall density of 2.84 units per acre.

On March 20, 2025 the Technical Review Committee recommended that the Combined Preliminary and Final Plat be forwarded to the Planning Board and City Commission once all the comments have been addressed and the issues resolved. All of the comments have been addressed, however, an issue with the creation of a dog park has necessitated creation of the following comment that is to be addressed:

PLANNING

1. "Provide additional landscape materials to ensure the private dog park is adequately screened from the adjacent roadway.

All landscaping shall be in addition to the berm shown on the landscape plans which has been provided to enhance the corner:



CSB25-001

STAFF RECOMMENDATION:

Chapter 177, FS as well as the city's LDR Sec. 33-146.04 and Sec. 33-146.05 list a number of requirements for final plats. The plat provided meets these requirements.

Staff finds that this combined preliminary and final plat is consistent with the subdivision requirements outlined in Section 33-146.05 and upon final satisfaction of the remaining TRC comments, recommends that Planning Board forward this item to the City Commission with a recommendation for approval.

ORDINANCE NO. 2020 - 31

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE RESERVE AT VICTORIA PLANNED DEVELOPMENT (PD), ON PROPERTY LOCATED ON THE SOUTHWEST CORNER OF DR. MARTIN LUTHER KING, JR., BELTWAY AND THE BERESFORD AVENUE EXTENSION; APPROVING AN AMENDMENT TO A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY 200.23 ACRES OF PROPERTY; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Applicant, Harry Newkirk, of Newkirk Engineering, on behalf of the owner, Lake Park Estates, LLC, has filed for an amendment to the Reserve at Victoria Planned Development (PD) of approximately 200.23 acres of land located on the southwest corner of Dr. Martin Luther King, Jr., Beltway and the Beresford Avenue Extension, which is more particularly described in the legal description attached hereto as Exhibit "A" and by this reference made a part hereof; and

WHEREAS, the Reserve at Victoria PD was approved in November, 2019 by City of DeLand Ordinance 2019-35; and

WHEREAS, the applicant desires to amend the Reserve at Victoria PD in order to permit on-street parking, reduce the overall minimum number of parking spaces, approve a reforestation plan, require trees within the right-of way to be maintained by home owner's association (HOA); include a minimum number of trees per lot and require the HOA to monitor removal of trees on lots; reduction of nature trail; and to adjust the phase lines of the development; and

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

WHEREAS, the Applicant has submitted an application for the approval of a development plan in order to change certain development standards for the property described in Exhibit "A" (hereinafter the "Property" or the "Project"); and

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

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

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

Section 1. The City Commission has held a public hearing to approve the change of zoning to amend The Reserve at Victoria Planned Development (PD), on the property located on the southwest corner of Dr. Martin Luther King, Jr., Beltway and the Beresford Avenue Extension.

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

Section 3. The zoning of the Property as PD, Planned Development District, is made pursuant to Section 33-32 of the Code and the development of the Property shall take place in accordance with that Section and in substantial compliance with the Development Plan Agreement, Maps and other supporting documentation which were previously submitted for The Reserve at Victoria PD as well as the documentation submitted along with the current application, all of which has been filed and will be retained for public inspection in the office of the City Planning Department and constitute a supplement to the official Zoning Map of the City.

Section 4. The approved Development Plan and Development Agreement for The Reserve at Victoria PD, Planned Development District, shall be amended as per the attached Exhibit "B" which by this reference made a part hereof.

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

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

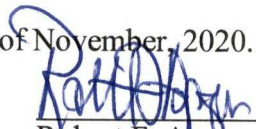
Section 7. Pursuant to Article 5 of the City's Land Development Regulations, the Applicant shall comply with all applicable infrastructure regulations.

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

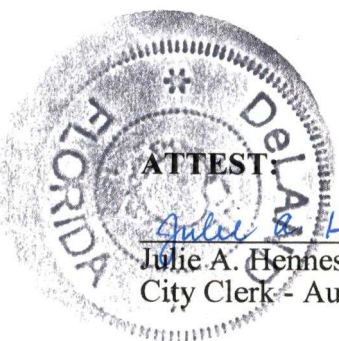
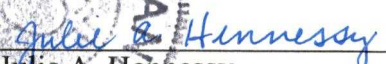
Section 9. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

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

PASSED AND DULY ADOPTED this 2nd day of November, 2020.


Robert F. Appar
Mayor - Commissioner

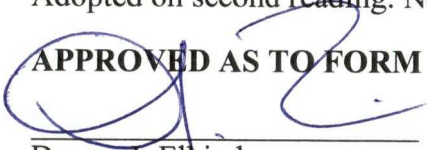
ATTEST:

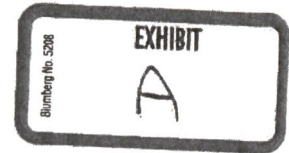


Julie A. Hennessy
City Clerk - Auditor

Passed on first reading: October 19, 2020

Adopted on second reading: November 02, 2020

APPROVED AS TO FORM AND LEGALITY:


Darren J. Elkind
City Attorney



LEGAL DESCRIPTION:

LANDS SITUATED IN SECTION 23, TOWNSHIP 17 SOUTH, RANGE 30 EAST, DELAND, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 89 DEGREES 09 MINUTES 35 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 23, A DISTANCE OF 1325.12 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE RUN NORTH 89 DEGREES 21 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 1681.51 FEET; THENCE RUN SOUTH 00 DEGREES 24 MINUTES 37 SECONDS EAST, A DISTANCE OF 228.63 FEET; THENCE RUN NORTH 89 DEGREES 21 MINUTES 14 SECONDS EAST, A DISTANCE OF 228.54 FEET TO THE WESTERLY RIGHT OF WAY LINE OF WEST VOLUSIA BELTLINE; THENCE RUN SOUTH 00 DEGREE'S 24 MINUTES 37 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2506.60 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 23; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 37 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1869.71 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 41 SECONDS WEST, ALONG THE SOUTH LINE OF THE AFOREMENTIONED NORTHWEST 1/4 OF SECTION 23, A DISTANCE 1325.33 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE RUN NORTH 01 DEGREES 15 MINUTES 23 SECONDS WEST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 2720.27 FEET TO THE POINT OF BEGINNING.

2-19-05

"EXHIBIT B"

AMENDED AND RESTATED DEVELOPMENT AGREEMENT

The City Commission of the City of DeLand, Florida, a chartered municipal corporation located in Volusia County, Florida, previously approved a development agreement on November 4, 2019 binding AJP of Volusia, LLC, a Florida limited liability company, and their successors and assigns, to the terms and provisions of The Reserve at Victoria Development Agreement adopted by Ordinance #2019-35. This Amended and Restated Development Agreement applies to the same property as in Ordinance #2019-35, which is more particularly described in the attached Exhibit "A". Ownership of the property and all development rights have been transferred to AJP I of Volusia, LLC, a Florida limited liability company.

The Parties hereto hereby agree to modify, amend, and restate, in whole, said development agreement with the following provisions:

A. Development Concept. The property was originally part of the Royal Oaks planned development. This Development Agreement has been drafted to sever the property from the Royal Oaks planned development and amend and restate the entitlements for the property with a new planned development agreement known as The Reserve at Victoria PD. The property shall be developed as a 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.

1. Planned Development Plan. The Planned Development Plan shall consist of the Planned Development Plan prepared by Newkirk Engineering and with a final revision date of September 23, 2020 and this Development Agreement. The Planned Development Plan is hereby approved and incorporated in this Ordinance by reference as Exhibit "B". The Planned Development Plan shall be filed and retained for public

1 inspection in the Planning Department and it shall constitute a supplement to the Official
2 Zoning Map of the City of DeLand.

3 2. Amendments. All amendments of the Planned Development Plan,
4 other than those deemed by the Planning Department to be minor amendments as set
5 out in Land Development Regulations Ordinance #2013-11, as amended, shall require
6 the review and recommendation of the Planning Board and action by the City Commission
7 in the same manner as a rezoning of the parcel.

8 3. Subdivision Approval. After the Planned Development Plan is
9 recorded, and prior to any construction, including clearing and landfill, a final plat of the
10 area to be subdivided, whether one phase or multiple phases, shall be submitted for
11 review and approval in the manner required by Article 13 of the City of DeLand Land
12 Development Regulations Ordinance #2013-11, as amended.

13
14 B. Unified Ownership. The Applicant or his successors shall maintain unified
15 ownership of the individual phases of the subject parcel until after issuance of the Final
16 Subdivision Plat Development Order for a particular phase.

17
18 C. Phases of Development. Development of the Property can be accomplished
19 in multiple phases and the ordering of specific phases are depicted on the Planned
20 Development Plan, with required easements for development and infrastructure servicing
21 the phases, including shared facilities such as stormwater systems and internal
22 driveways, being constructed as required for each phase. Individual phases may be
23 developed and constructed simultaneously and/or in any order, however, Final
24 Subdivision Plat Development Order shall be required for each phase and the restrictions
25 of this Development Agreement shall apply to each phase of development.

1
2 D. Land Uses Within the PD. The development of the parcel shall be
3 consistent with the uses prescribed for each area within the proposed The Reserve at
4 Victoria PD. The location and size of said land use areas are shown on the Development
5 Plan Map, Exhibit "B". The following land uses shall be allowed as permitted principal
6 uses and structures along with their customary accessory uses and structures:

7 1. Phase 1, 2 and 3

- 8 a. Single-family dwellings
9 b. Other uses and structures of an accessory nature, including a
10 clubhouse and/or park, customary to the Permitted Uses
11 listed above

12 2. Phase 4

- 13 a. Two-family
14 b. Duplexes
15 c. Townhomes
16 d. Other uses and structures of an accessory nature, including a
17 clubhouse and/or park, customary to the Permitted Uses
18 listed above.

19
20 E. Development Standards. All development for the property shall rely upon
21 the standards set forth below for each phase of development as identified on the Planned
22 Development Plan. The maximum number of units permitted for all Phases shall not
23 exceed 3.5 units per acre.

24 1. Classification Requirements.

- 25 a. Phases 1, 2 and 3: Single Family

1. Minimum Lot Area: 6,000 sq. ft.
2. Minimum Lot Width: 50 ft.
3. Minimum Setbacks (Dwelling building)
 - a. Front: 20 ft.
17.5 ft. (Front porch)
 - b. Rear: 20 ft.
 - c. Side: 5 ft.
15 ft. for Corner Lot
 - d. Garage
 1. Front Facing: 25 ft.
 2. Side Facing: 20 ft.
4. Building Height: 35 ft. (2 stories)
5. Maximum Impervious Coverage: 70%
6. Minimum Floor Area: 850 sq. ft.
- b. Phase 4: Two-Family, Duplex and Townhome
 1. Minimum Lot Area: 7,500 sq. ft. (Duplex)
3,750 sq. ft. (Duplex subdivided)
2,200 sq. ft. (Townhome subdivided)
 2. Minimum Lot Width: 75 ft. (Duplex)
37.5 ft. (Duplex subdivided)
20 ft. (Townhome)
 3. Minimum Setback
 - a. Front Yard: 25 ft.

- b. Rear Yard: 20 ft.
- c. Side Yard: 7.5 ft.
15 ft. for Corner Lot
5. Building Height: 35 ft. (2 stories)
6. Maximum Unit Count Per Building: 8 units
7. Building Separation: 25 ft.
8. Max. Impervious Coverage: 65%
(Total Phase 4)
90%
(Subdivided Unit)
9. Minimum Floor Area: 1,100 sq. ft.
10. No side yard setback shall be required for those unit side yards that shares a common wall with another unit within a building, regardless of subdivision.

2. Accessory Structures. Unless otherwise stated herein, all accessory structures shall meet the development standards of Section 33-28 of the Land Development Regulations Ordinance #2013-11, as amended.

- a. Permitted Accessory Uses for Phase 1, 2 and 3
 1. Setbacks for swimming pools, screened porch and enclosures, hot tubs, cabanas and similar structures.

- a. Front: n/a
- b. Side: 5 ft.
- c. Rear: 5 ft.

2. Setbacks for storage sheds

- a. Front: n/a
- b. Side: 5 ft.

c. Rear: 5 ft.

3. Setbacks for fences

a. Front: n/a

b. Side: 0 ft.

c. Rear: 0 ft.

d. Maximum Height: 6 ft.

Fences are not permitted within the front yard setback.

b. Permitted Accessory Uses for Phase 4

1. Setbacks for swimming pools, screened porch and enclosures, hot tubs, cabanas and similar structures

a. Front: n/a

b. Side: 5 ft.

c. Rear: 5 ft.

2. Setbacks for storage buildings, utility buildings and greenhouses

a. Front: n/a

b. Side: 5 ft.

c. Rear: 5 ft.

3. Setbacks for fences and walls

a. Front: n/a

b. Side: 0 ft.

c. Rear: 0 ft.

d. Maximum Height: 6 ft.

Fences and walls are not permitted within the front yard setback.

1 3. Fences. Only open rail fencing may be permitted along rear property
2 lines to encourage visibility of water features and open spaces; however, this requirement
3 shall not apply to those lots that share a common rear property boundary with another lot,
4 a conservation area or other areas not otherwise considered open space. The property
5 owners association for the development shall be responsible for enforcing fencing
6 requirements within the development. Fences or walls surrounding the subdivision (ie.
7 subdivision fences and not individual lot fences) shall be located outside of the project
8 perimeter buffer on the side away from the project exterior. For the sake of clarity, on the
9 north, south and east sides of the subdivision shall be at least 40 feet from the project
10 perimeter and on the west side any fence or wall shall be at least 60 feet from the project
11 perimeter. This restriction shall not apply to the 40 foot natural buffer in Phase 4 adjoining
12 Phases 1 and 2. Any such fence or wall may not be higher than six (6) feet.

13 4. Open Space. Open Space and/or Common Area shall meet the
14 requirements of the Land Development Regulations Ordinance #2013-11.

15 5. Entry Features. Development entry features may be up to 16 feet in
16 height as measured vertically from the finished grade at the base of the supporting
17 structure, however, any proposed entry features shall incorporate architectural variations
18 between 8 feet to 16 feet. The design for all entry features shall be substantially similar
19 to the elevations attached as Exhibit "C".

20 6. Parking. Parking shall be provided in accordance with the Land
21 Development Regulations Ordinance #2013-11, as amended. No on-street parking in
22 excess of two (2) hours shall be permitted and the homeowners association for the
23 subdivision shall adopt rules prohibiting on-street parking in excess of two (2) hours and
24 shall institute a process within its governing documents to allow the homeowners
25 association to fine residents for on-street parking. Cutouts shall be provided for parallel

1 parking adjacent to the streets in locations disbursed throughout the development. All
2 driveways on lots shall be a minimum of eighteen feet (18') wide.

3 All single-family garages shall be designed with adequate space to park at
4 least two standard size vehicles. The homeowners association for the subdivision shall
5 ensure that individual lot owners seeking building permits shall demonstrate compliance
6 with this paragraph as part of the construction permit submittal for a lot. There shall be
7 no fewer than one hundred four (104) parking spaces in cut-outs to provide parallel
8 parking adjacent to roadways. Each such space shall be at least twenty two feet (22')
9 long by nine feet (9') wide. In addition to the cut-outs for parallel parking spaces, there
10 shall be a minimum of one thousand seven hundred twelve (1,712) parking spaces within
11 garages and driveways, in phases 1, 2 and 3 combined. Forty (40) of the homes within
12 phases 1, 2, and/or 3 shall have four (4) parking spaces in the driveway with a minimum
13 of seven hundred twenty five square feet (725 square feet) of driveway space.

14 7. Garages. Individual single-family homes may utilize a side or front
15 garage access design concept to reduce the physical prominence of garages within the
16 development. Garages for single-family homes must incorporate architectural treatments
17 at the same level of detail and quality as the primary façade.

18 8. Design. The City shall encourage a mixture of design facades within
19 the single-family homes phases of the development, and the Developer shall avoid a
20 repeating sequence of designs and shall not utilize the same design on lots within 3
21 single-family lots of each other on the same side of the street. The property owners
22 association shall ensure that an individual lot owner seeking building permits shall
23 demonstrate compliance with this Section as part of the construction permit submittal for
24 a lot.

25 9. Model Homes and Temporary Sales Offices. The Developer may

Page 8 of 16

1 designate and construct up to 8 lots as Model Homes and 2 lots as Temporary Sales
2 Offices for each phase of development identified on the Planned Development Plan.
3 Construction of a Model Home and/or Temporary Sales Office for a particular phase may
4 commence in conjunction with the construction of infrastructure improvements for said
5 phase, however, a final certificate of occupancy for said Model Home and/or Temporary
6 Sales Office shall not be issued until final plat approval for said phase.

7 10. Sidewalk Maintenance. The homeowners association for the
8 development shall be solely responsible for the maintenance of all sidewalks within the
9 development, even to the extent that sidewalks are located within the public right-of-way.
10 Sidewalks shall be kept in good repair and periodically ground or replaced to prevent
11 uneven walking surfaces.

12 11. Compliance. In the event that future development cannot comply
13 with the standards set forth herein, then said entitlements shall be processed through an
14 amendment to this Development Agreement.

15
16 F. Environmental Considerations. All landscape buffers noted on the Planned
17 Development Plan as "natural" must contain an amount of visual screening equal to the
18 landscape buffer type noted per Table 33-92.02(b) of the Land Development Regulations
19 Ordinance #2013-11 as amended. If landscape buffers in their natural condition contain
20 insufficient plant material to meet the visual screening standard, appropriate plantings
21 and berming will be utilized. Perimeter landscape buffers shall be in place for all areas in
22 which any clearing, grading or other site work has taken place prior to the first certificate
23 of occupancy being issued in any phase.

24 The Planned Development Plan clusters lots to encourage environmental
25 preservation and sustainable development through substantial perimeter buffers and

1 natural areas, conservation easements and open space. The proposed buffers will add
2 vegetation to existing buffers and screen passive recreational trails on adjoining
3 residential properties. The Planned Development Plan depicts a forty (40) foot perimeter
4 buffer to the north, south and east and a sixty (60) foot perimeter buffer to the west, and
5 natural area tracts to the south, which shall be preserved through conservation
6 easements. Passive parks shall be placed at the corners of the roundabouts depicted on
7 the Planned Development Plan, an example of which is illustrated on the elevations
8 attached as Exhibit "D". The Planned Development Plan shall meet the minimum
9 environmental standards of the Land Development Regulations Ordinance #2013-11, as
10 amended.

11 The Developer shall incorporate Florida friendly plantings as part of any tree
12 replacement required for development of the Property. A tree survey shall be conducted
13 for the Property based on the following standards:

- 14 1. The Applicant will survey all specimen and historic trees.
- 15 2. For non-specimen or non-historic trees, the Applicant will engage an
16 arborist to identify each distinct biome present on the Property. The land area of each
17 distinct biome will be calculated and submitted to the City Arborist for review and approval.
18 The proportionate area of each biome will be calculated as a percentage of the overall
19 property area.
- 20 3. Upon approval of the identified biomes and land area calculations for
21 each, the Applicant will identify a 1-acre sample area in each biome, subject to the
22 approval of the City Arborist. Upon approval of the sample area, the Applicant will cause
23 all trees in excess of 6 inches DBH to be identified and surveyed in the selected sample
24 area.
- 25 4. The tree density determined by the survey of the sample area for

1 each biome will be used to determine tree replacement or mitigation requirements. The
2 tree mitigation requirements will be weighted based on the proportionate area
3 represented by each respective biome. Tree replacement/mitigation credits for the project
4 shall be granted for onsite reforestation performed pursuant to a Forestry Management
5 Plan approved by City staff.

6 5. All trees planted within rights-of-ways shall be maintained by the
7 homeowners association for the development.

8 6. Each lot within the development shall contain the minimum of tree
9 plantings required of the Land Development Regulations Ordinance #2013-11, as
10 amended. The homeowners association for the development shall monitor tree plantings
11 on lots and provide an enforcement mechanism to ensure all trees planted on lots, as
12 depicted on the Planned Development Plan, remain in place and are not removed by lot
13 owners.

14
15 G. Sewage Disposal and Potable and Reclaimed Water. Provision for sewage
16 disposal and potable and reclaimed water needs of the PD will be provided in accordance
17 with the Comprehensive Plan, Ordinance No.1990-04, as amended, the Land
18 Development Regulations Ordinance No. 2013-11, as amended, and State of Florida
19 Administrative Code 64E-6.

20
21 H. Stormwater Drainage. Provision for stormwater retention shall be in
22 accordance with the Land Development Regulations Ordinance #2013-11, as amended.

23
24 I. Access and Transportation System Improvements. Unless otherwise
25 stated in this Agreement, all access and transportation system improvements shall be

provided in accordance with the Land Development Regulations Ordinance #2013-11, as amended. The parcel shall be developed in substantial accordance with the following access and transportation system improvements: A 130-foot right-of-way for the Beresford Avenue Extension shall be provided along the northerly property boundary to connect with County right-of-way to the west, as shown on the Planned Development Plan or as County right-of-way design requires, and shall be dedicated to the City of DeLand at the time of issuance of the first preliminary plat / construction permits for any portion of the subdivision property described in Exhibit "A." The then property owner shall construct that portion of the Beresford Avenue Extension to connect the eastern most development road access for the subdivision along said Extension to the Dr. Martin Luther King Jr. Beltway, together with all associated intersection improvements, stormwater infrastructure and sidewalks for the length of road it is building, prior to the earlier of 1) the issuance of a development order for the third phase of development for the project, or 2) the County completing construction on that portion of the Beresford Avenue Extension westerly of the eastern most development road access for the project to Blue Lake Avenue. No development orders for any portion of the property described in Exhibit "A" shall be issued until such time as Applicant enters into a proportionate fair share agreement with Volusia County which provides for Road Impact Fee Credits and which provides that Volusia County will construct that portion of the Beresford Avenue Extension as described above. An interlocal agreement between the County and the City which provides that Volusia County will build its portion of the Beresford Avenue Extension described herein shall satisfy this requirement in lieu of such commitment from the County being in the aforementioned proportionate fair share agreement.

J. Internal Roadways. Internal roadways for the property shall be provided in

Page 12 of 16

1 accordance with the Land Development Regulations Ordinance #2013-11, as amended.
2 Unless otherwise specified herein, all local streets within the property shall be public and
3 dedicated to the City of DeLand as part of Final Subdivision Plat Development Order.
4 Internals roadways for Phase 4 may be private and may include an entrance along the
5 Dr. Martin Luther King Jr. Beltway as long as said roadways and access meet the
6 requirements of Land Development Regulations Ordinance #2013-11. All raised
7 intersections, including the crosswalks for same, depicted on the concept plan shall be
8 maintained by the homeowners association for the development.

9
10 K. Building or Property Owners Association. The applicant shall form a
11 homeowners association(s), and property owners association(s) if appropriate, for the
12 property, and the charter and by-laws of said association(s) and any other agreements,
13 covenants, easements or restrictions shall be furnished to the City of DeLand at the time
14 of creation. The applicant shall be responsible for recording said information in the Public
15 Records of Volusia County, Florida. Also, the applicant shall bear and pay all costs for
16 recording all of the aforementioned documents.

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

23
24 L. Reverter Provision: The City Commission may rezone the project in the
25 event a Final Subdivision Plat Development Order is not obtained for the first phase of

1 development on or before 5 years from the effective date of this Development Agreement
2 if necessary or appropriate to protect adjoining properties or the public health, safety and
3 welfare, unless the City Commission, for good cause shown, extends the time period
4 indicated in this paragraph.

5
6 M. Binding Effect of Plans; Recording; and Effective Date. The Planned
7 Development Plan, including any and all amendments shall bind and inure to the benefit
8 of the Applicant and his successor in title or interest. The Reserve at Victoria PD zoning,
9 provisions of the "Development Agreement," and all approved plans shall run with the
10 land and shall be administered in a manner consistent with Article 12 of the City of DeLand
11 Land Development Regulations Ordinance #2013-11, as amended.

12
13 This Ordinance and all subsequent amendments shall be filed with the Clerk of the
14 Court and recorded within forty-five (45) days following execution of the document by the
15 City Commission, in the Official Records of Volusia County, Florida. One copy of the
16 document, bearing the book and page number of the Official Record in which the
17 document was recorded, shall be submitted to the Planning Department for placement in
18 the public file. The date of recording of this document shall constitute the effective date
19 of The Reserve at Victoria PD or its subsequent amendments. The applicant shall pay
20 all filing costs for recording documents.

21 *** Signatures on following pages ***
22
23
24

1 DONE and ORDERED by the City Commission, City of DeLand, Florida, this 2nd
2 day of Nov., 2020.

7 ATTEST:

City Commission of DeLand Florida

9
10 Michael P. Pleus
11 Michael P. Pleus
12 City Manager
13

Robert F. Apgar
Robert F. Apgar
Mayor

ATTEST:

Julie A. Hennessy
Julie A. Hennessy, MMC
City Clerk - Auditor

14 STATE OF FLORIDA
15 CITY OF DELAND
16

17
18 The foregoing instrument was acknowledged before me by means of ☒
19 physical presence or ☐ online notarization this 2nd day of
20 November, 2020, by Michael P. Pleus and Robert F. Apgar, as City
21 Manager and Mayor of the City of DeLand, respectively, on behalf of the
22 City of DeLand, and who are personally known to me.
23



24 NOTARY PUBLIC, STATE OF FLORIDA

25 Type or Print Name:

26 Julia M. Hewitt

27 Commission No.: _____

28 My Commission Expires: _____

1 WITNESSES:

2
3
4 [Signature]

5
6 Lisa White
7
8 Printed Name

9
10 [Signature]

11
12
13 Amelia West
14 Printed Name

15
16
17 STATE OF FLORIDA
18 COUNTY OF VOLUSIA
19

20 The foregoing instrument was acknowledged before me by means of ☐ physical presence
21 or ☐ online notarization this 13 day of Nov, 2020, by James W. Paytas,
22 Jr., as MGR of AJP I OF VOLUSIA, LLC, who is personally known to me or who has
23 produced _____ as identification.
24
25

APPLICANT
AJP I OF VOLUSIA, LLC

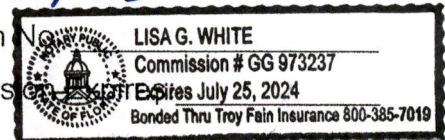
By: [Signature]
JAMES W. PAYTAS, JR., MGR

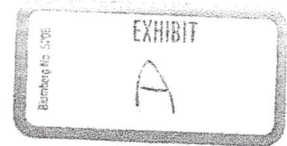
26 NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

27
28 Commission No.

29 My Commission Expires





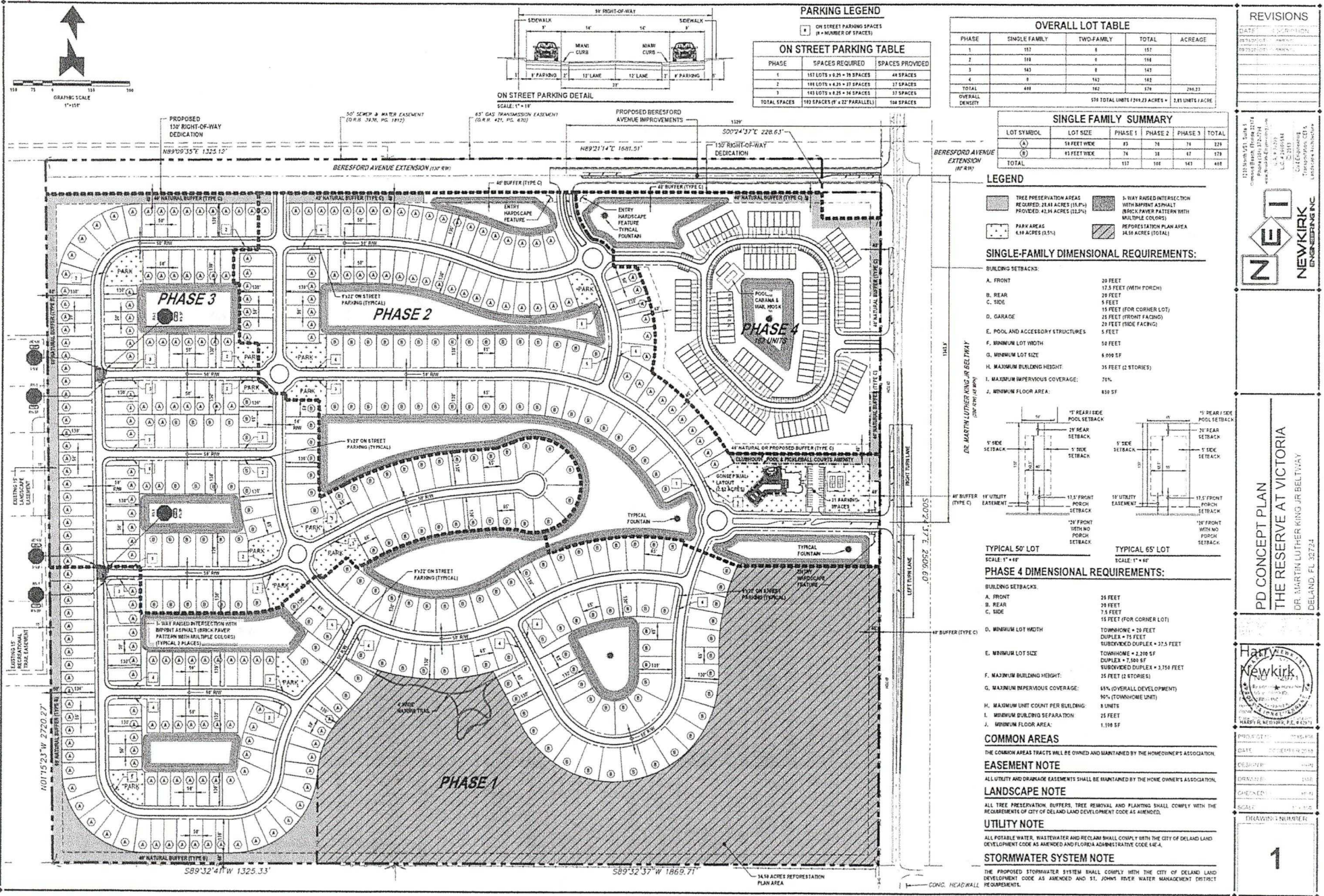
LEGAL DESCRIPTION:

LANDS SITUATED IN SECTION 23, TOWNSHIP 17 SOUTH, RANGE 30 EAST, DELAND, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA; THENCE RUN NORTH 89 DEGREES 09 MINUTES 35 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 23, A DISTANCE OF 1325.12 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE RUN NORTH 89 DEGREES 21 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 1681.51 FEET; THENCE RUN SOUTH 00 DEGREES 24 MINUTES 37 SECONDS EAST, A DISTANCE OF 228.63 FEET; THENCE RUN NORTH 89 DEGREES 21 MINUTES 14 SECONDS EAST, A DISTANCE OF 228.54 FEET TO THE WESTERLY RIGHT OF WAY LINE OF WEST VOLUSIA BELTLINE; THENCE RUN SOUTH 00 DEGREES 24 MINUTES 37 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2506.60 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 23; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 37 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1869.71 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 41 SECONDS WEST, ALONG THE SOUTH LINE OF THE AFOREMENTIONED NORTHWEST 1/4 OF SECTION 23, A DISTANCE 1325.33 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE RUN NORTH 01 DEGREES 15 MINUTES 23 SECONDS WEST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 2720.27 FEET TO THE POINT OF BEGINNING.

2-19-05

Exhibit B



REVISIONS

DATE	DESCRIPTION
10/12/23	1. INITIAL
10/12/23	2. REVISION
10/12/23	3. REVISION
10/12/23	4. REVISION
10/12/23	5. REVISION
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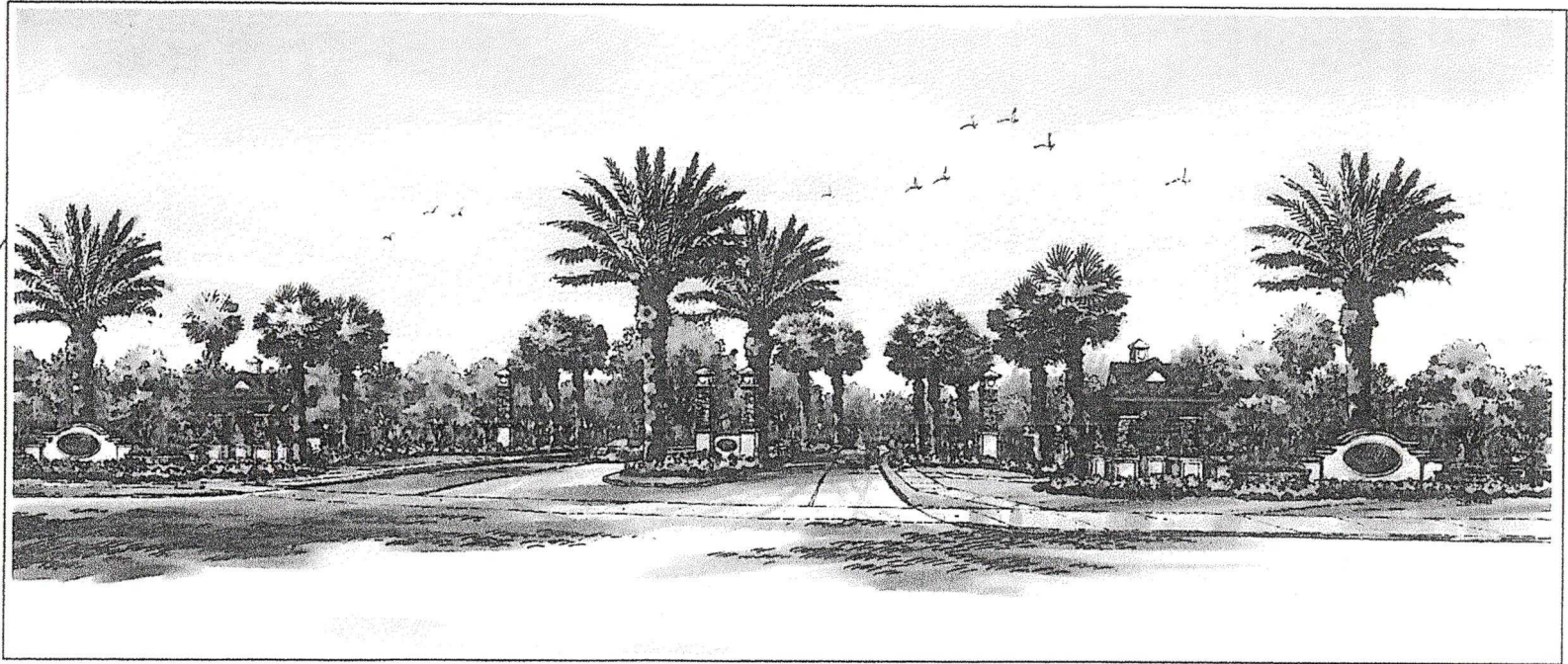
NEWKIRK ENGINEERING

PD CONCEPT PLAN
THE RESERVE AT VICTORIA
DR. MARTIN LUTHER KING JR. BELWAY, INC.

NEWKIRK ENGINEERING

1

ENTRANCE FEATURE



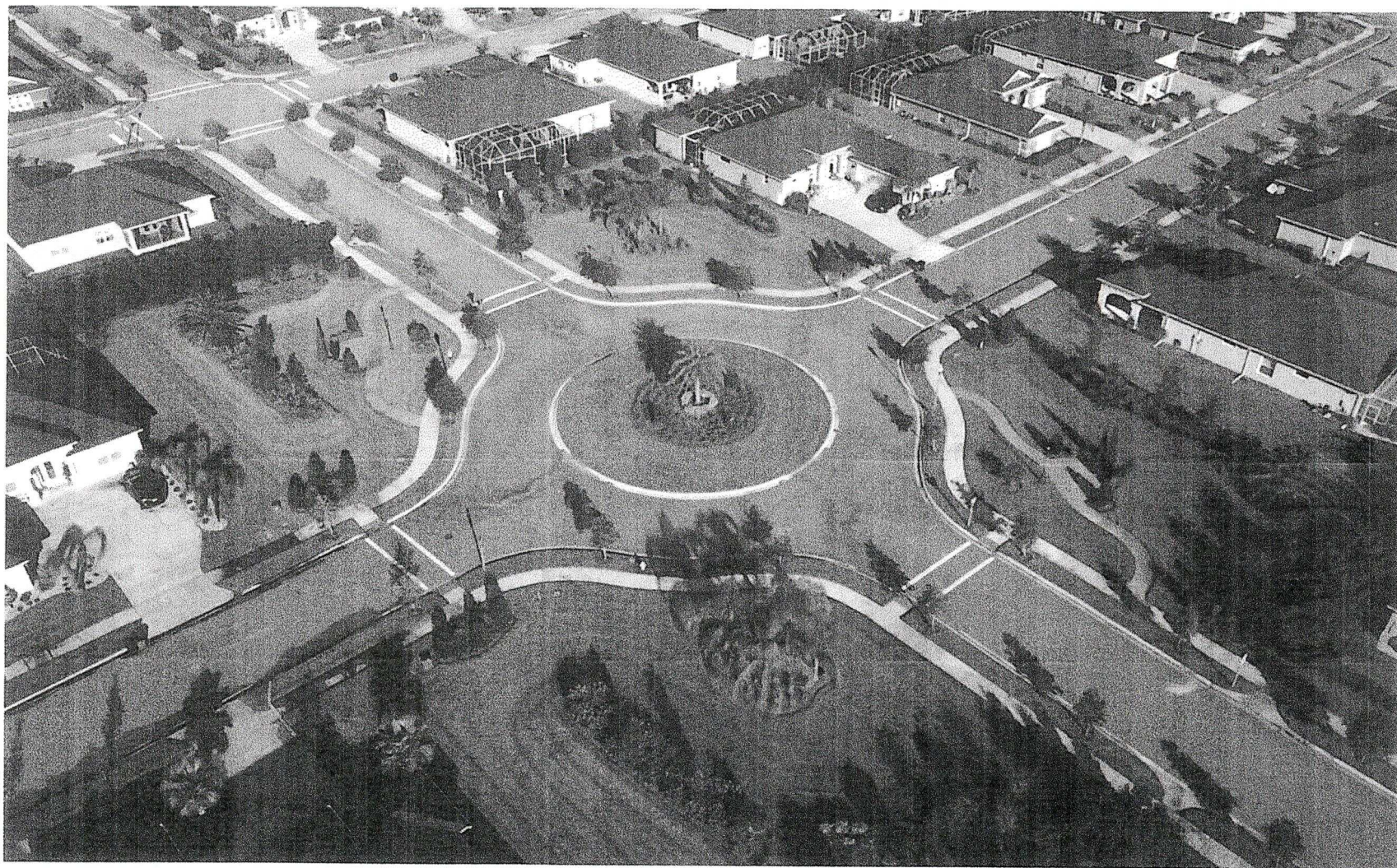
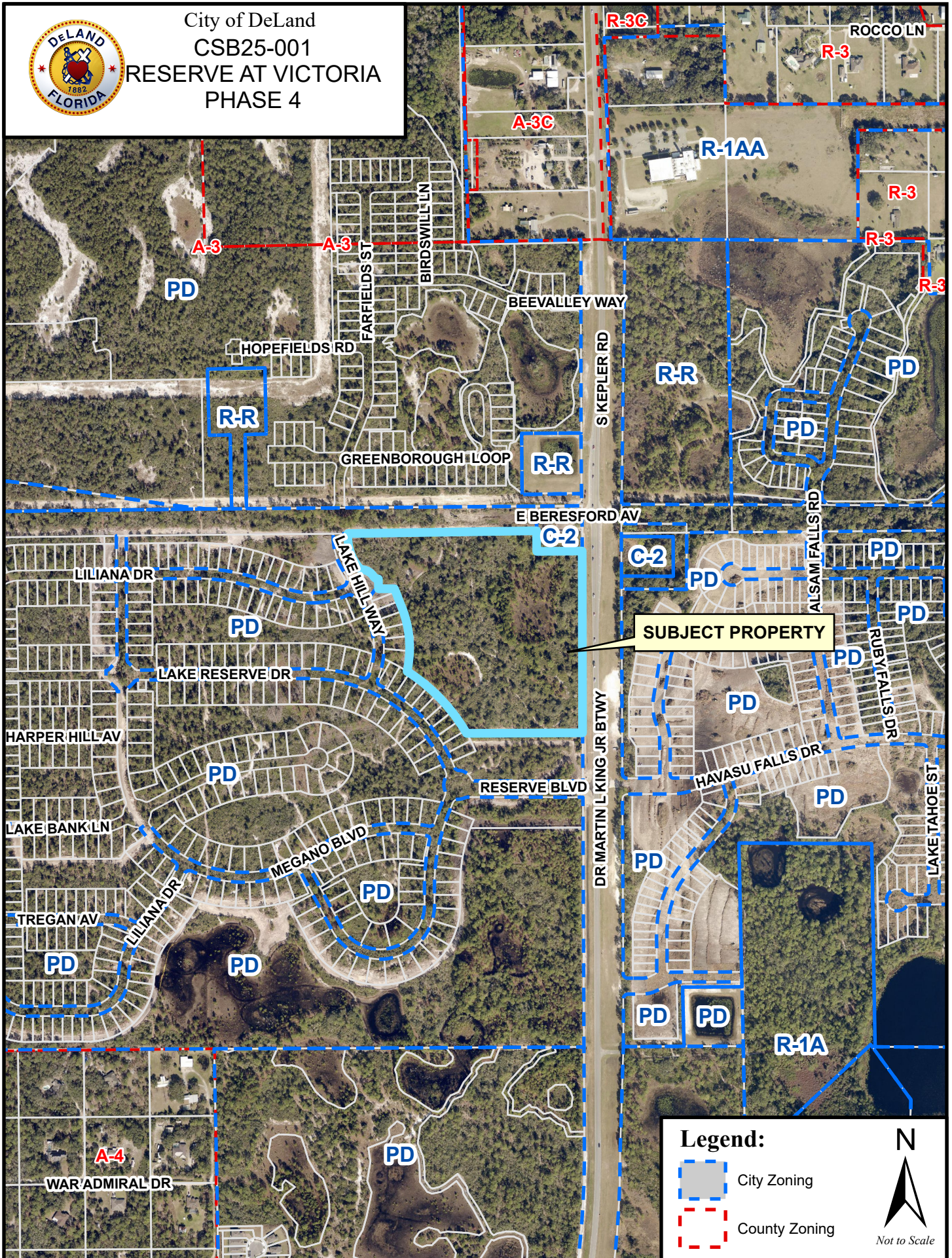


EXHIBIT D



City of DeLand
CSB25-001
RESERVE AT VICTORIA
PHASE 4



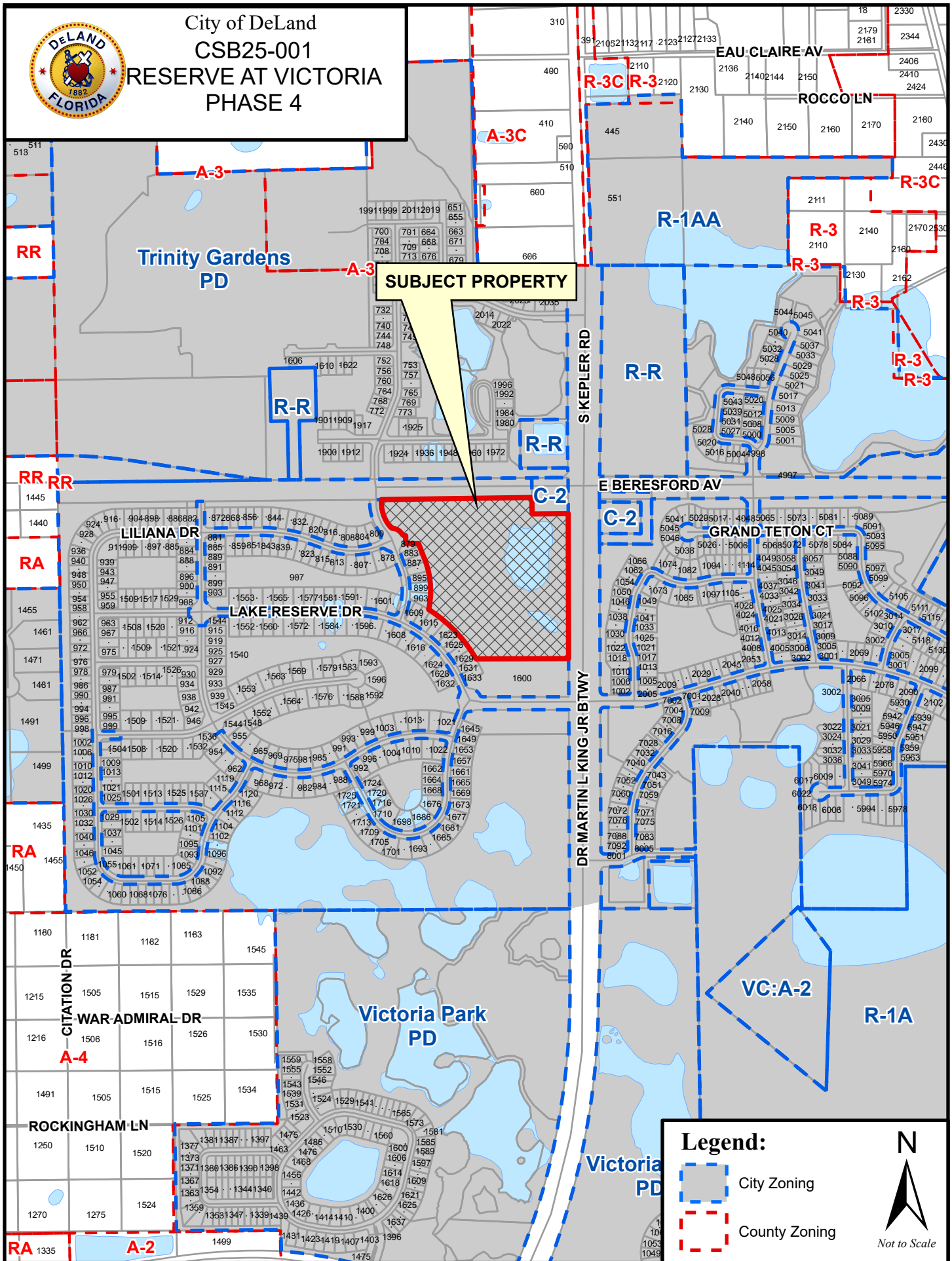
Legend:

-  City Zoning
-  County Zoning





City of DeLand
CSB25-001
RESERVE AT VICTORIA
PHASE 4





DISCLAIMER

This rendering is intended to illustrate the proposed landscape plan. Final berm construction and plantings may vary slightly based on plant availability, seasonal bloom, and other field conditions.



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CITY OF DELAND
Request for Commission Action
August 18, 2025

SUBJECT: Consideration re Change of Meeting Date, Labor Day Holiday.

DEPARTMENT: City Clerk

PREPARED BY: Julie Hennessy, City Clerk

ATTACHMENTS:

APPROVED BY: Michael Pleus, City Manager, August 13, 2025

SUMMARY/HIGHLIGHT:

The first regular City Commission meeting in September is scheduled for Monday, September 1, 2025, which is the Labor Day holiday. Section 2-3 of the Code of Ordinances grants the City Commission the authority to reschedule regular meetings which fall on a legal holiday, or fall within one (1) week of a legal holiday.

The City will be holding the first of two (2) public hearings on the budget at this meeting. **The County Council budget hearings** will be held on **9/4/2025 and 9/16/2025**. **The Volusia County School Board budget hearings are scheduled for 7/29/2025 and 9/09/2025**. Pursuant to Florida Law, the City cannot hold its budget hearings on the same days as either the County Council or the School Board.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

None

RECOMMENDATION:

It is recommended that the City Commission reschedule the Monday, September 1, 2025, regular City Commission meeting for **Wednesday, September 3, 2025**. This would be the date of the City's first budget hearing.

BACKGROUND/DISCUSSION:

N/A