CITY OF DELAND
REGULAR MEETING OF THE CITY COMMISSION
SEPTEMBER 3, 2025 AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

INVOCATION-Pastor Mose Hawkins, No Limit Praise Tabernacle

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING

1. Resolution Approving FY 2025-2026 Tentative Millage Rate.

   First public hearing establishing a tentative operating millage rate to support the FY 2025-2026 budget at 6.1841 mills. The tentative operating millage rate of 6.1841 mills is 2.46% above the rolled-back millage rate of 6.0358 mills.

2. Resolution Approving FY 2025-2026 Tentative Budget.

   First public hearing on the tentative FY 2025-2026 budget. The tentative FY 2025-2026 budget for the General Fund is $52,388,280, while City-wide is $131,115,830 excluding the Spring Hill and Downtown CRA's or $133,221,133 including the Spring Hill and Downtown CRA's.

PRESENTATIONS

1. Introduction of Police Officers- Vincent Mouzon and Robert Covino.

2. Presentation re Code Talk with Carol Kuhn.

CONSENT AGENDA

1. Resolution Approving FY 2024-2025 Budget Amendment.

   Presentation of a budget amendment for FY 2024/2025.

2. Resolution re Surplus Equipment.

   It is recommended that the City Commission adopt the resolution declaring the equipment surplus and authorizing its disposal as set forth therein.

3. Resolution Approving Sole Source Purchase, Ferguson Waterworks Neptune Annual Subscription Renewal for FY 2025-2026

   In October 2021, City Commission approved a contract between the City and Ferguson Waterworks, formerly known as Sunstate Meter and Supply, for the meter management software solution for automating the reading process for utilities.

4. Consideration re Property License Agreement with City/Flock Group Inc. and City/Stetson University License Agreement.

   Staff recommends the City Commission approve both of the License Agreements.

5. Consideration re 2025 Tax Abatement for Total Renal Laboratories, Inc.

   Consideration re approval of tax abatement for Tax Year 2025 for Total Renal Laboratories, Inc.

6. Consideration re Approval of Opioid Settlement and Purdue Pharma L.P.'s Bankruptcy Plan.

   Approval of participation in settlement of opioid litigation and vote for approval of Purdue Pharma bankruptcy plan.

7. Consideration re Approval of Class Action Participation for Opioid Settlement.

   Approval of participation in settlement of opioid litigation.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

OLD BUSINESS

1. Second Reading of Ordinance No. 2025-11, 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.

2. Second Reading of Ordinance No. 2025-12, Changing the Land Use for Approximately 6.36 Acres of Property, Located at 1100 South Garfield Avenue, from Volusia County Urban Medium Intensity (UMI) to City of DeLand Low Density Residential (LDR).

   This is a request for a future land use amendment to LDR for the purposes of combining contiguous city-owned property and creating one unified Public Services Campus.

3. Second Reading of Ordinance No. 2025-13, to Add the Institutional Overlay to ±49.37 Acres of Property, Located at 1200 South Garfield Avenue.

   The proposed Institutional Overlay is appropriate for the subject property, as it is designed to allow public facilities to be located as needed.

4. Second Reading of Ordinance No. 2025-14, Changing the Zoning for ±46.97 Acres of Property, Located at 1101 South Amelia Avenue, from Volusia County R-4 (Urban Single Family) and City of DeLand R-1 (Single-Family Residential) to City of DeLand Single-Family Residential (R-1B) for the City's Public Services Campus.

   This is a request to rezone the overall site of the Public Services Campus from Volusia County R-4 and City R-1, to City R-1B, which is compatible with the LDR land use designation and Institutional Overlay.

NEW BUSINESS

1. First Reading of Ordinance Amending Fee Schedule for Sections 16A-4, 16A-28, 16A-48,and 16A-83 of the Code of Ordinances of the City of DeLand.

   Consideration of approving an Ordinance amending the Fee Schedule for Section 16A-4, 16A-5, 16A-28, 16A-29,16A-48, 16A-49, 16A-83 and 16A-84 of the Code of Ordinances of the City of DeLand on first reading relating to impact fees.

CITY COMMISSION REPORTS

1. Report re Elected Officials Round Table.

2. Report re Volusia-Flagler TPO.

3. Report re River of Lakes Heritage Corridor.

CITY MANAGER REPORT

CITY ATTORNEY REPORT

CITY CLERK REPORT

CITY COMMISSION

ADJOURNMENT

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

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

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

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

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

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

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

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

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

CITY OF DELAND
Request for Commission Action
September 3, 2025

SUBJECT: Resolution Approving FY 2025-2026 Tentative Millage Rate.

DEPARTMENT: Finance

PREPARED BY: Daniel Stauffer, Finance Director

ATTACHMENTS: Resolution FY 25-26 Tentative Millage Rate

APPROVED BY: Michael Pleus, City Manager, August 28, 2025

SUMMARY/HIGHLIGHT:
This is the date set for the first public hearing on the tentative millage rate for the FY 2025-2026 budget. Notices were sent to all property owners by the Property Appraiser advising of the date and time of this meeting and that an operating millage rate of 6.2841 will be considered by the City Commission for the 2025 tax year.

Since the July budget workshops, staff have identified corrections and other additional changes due to more accurate information received after the budget workshops. These changes are detailed in the corresponding budget agenda item included in this agenda. The net effect of the changes to the total General Fund budget allows the City to further reduce the tentative millage an additional .1 mils from the TRIM Millage of 6.2841 to 6.1841.

A comparison of millage rates is provided below. The tentative operating millage rate of 6.1841 mills represents a 2.46% increase from the current year's rolled-back rate of 6.0358 mills.

	FY 25	FY 26 Tentative	Net Change
Operating Millage	6.2841	6.1841	-0.1000

After the public hearing, any changes to the FY 2025-2026 budget the City Commission would like to make should be directed to staff so they may be incorporated in the advertisement for the City Commissioner's intent to adopt a budget and in the presentation for final consideration on September 15, 2025.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

The FY 2025-2026 budget is in balance and establishes the programs and services the City will provide next fiscal year.

RECOMMENDATION:

Staff recommends the City Commission adopt the Resolution setting the tentative operating millage rate at

6.1841 mills for the FY 2025-2026 budget. The tentative operating millage rate of 6.1841 mills is 2.46% above the rolled-back millage rate of 6.0358 mills.

BACKGROUND/DISCUSSION:

There are two public hearings, September 3, 2025 and September 15, 2025, scheduled for the City Commission to modify and ultimately adopt the budget for FY 2025-2026. At either of these public hearings, the City Commission may reduce the operating millage, but increasing the rate will require notification to all property owners and will require an additional public hearing. The millage rate established by the City Commission at this meeting will be the rate advertised for the September 15th public hearing.

RESOLUTION NO. 2025 -

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, ADOPTING A TENTATIVE MILLAGE RATE FOR FISCAL YEAR 2025-26 AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of DeLand is required by Florida Statute Section 200.065(2) to adopt a Resolution setting the millage rate to be levied; and

WHEREAS, the Statute further requires that the Resolution shall state the percent, if any, by which the millage rate to be levied exceeds the rolled-back rate as computed by the Office of the Property Appraiser of Volusia County; and

WHEREAS, the City Commission of the City of DeLand does intend to adopt a tentative operating millage rate of 6.1841 mills which is 2.46% more than the current year rolled-back rate of 6.0358 mills; and

WHEREAS, a tentative budget hearing on the millage rate has been scheduled for 7:00 p.m. at City Hall on September 3, 2025, and the final public hearing has been scheduled for 7:00 p.m. at City Hall on September 15, 2025; and

WHEREAS, it is necessary for the City to approve and adopt its tentative millage rate for the fiscal year 2025-26;

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

Section 1. The City Commission of the City of DeLand hereby adopts a 6.1841 tentative operating millage rate.

Section 2. The City Commission hereby finds and declares that the operating millage rate adopted by this Resolution is more than the current year rolled-back rate by 2.46%.

Section 3. Any resolution or part of resolution in conflict herewith is hereby repealed.

Section 4. This Resolution shall become effective upon its adoption.

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

_____
Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk – Auditor

APPROVED IN FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

CITY OF DELAND
Request for Commission Action
September 3, 2025

SUBJECT: Resolution Approving FY 2025-2026 Tentative Budget.

DEPARTMENT: Finance

PREPARED BY: Daniel Stauffer, Finance Director

ATTACHMENTS: Resolution- FY 25-26 Tentative Budget, Attachment A-FY 25-26 Resolution , FY 25-26 Summary of Budget Adjustments

APPROVED BY: Michael Pleus, City Manager, August 28, 2025

SUMMARY/HIGHLIGHT:

This is the date set for the first public hearing on the tentative fiscal year 2025-2026 budget. Notices were sent to all property owners by the Property Appraiser advising of the date and time of this meeting.

Since the July budget workshops, staff have identified corrections or other changes due to more accurate information received after the budget workshops. These changes are detailed in an attached summary and further discussed in the background section below. The net effect of the changes to the total General Fund is a reduction of $45,472 from what was originally presented in the proposed budget and during the budget workshops in July 2025.

After the public hearing, any changes to the FY 2025-2026 budget the City Commission would like to make should be directed to staff so they may be incorporated into the advertisement of the City Commission's intent to adopt a budget and in the presentation for final consideration on September 15, 2025.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

The FY 2025-2026 budget is in balance and establishes the programs and services the City will provide next fiscal year.

RECOMMENDATION:

Staff recommends the City Commission adopt the Resolution establishing the tentative budget for fiscal year 2025-2026.

BACKGROUND/DISCUSSION:
There are two public hearings, September 3, 2025 and September 15, 2025, scheduled for the City Commission to modify and ultimately adopt the budget for FY 2025-2026.

On June 17, 2011, the state legislature amended s. 166.241, F.S. adding the following language:

> At a minimum, the adopted budget must show, for each fund, as required by law and sound financial practices, budgeted revenues and expenditures by organizational unit which are at least at the level of detail required for the annual financial report under s. 218.32(1).

Attachment "A" to the resolution adopting the tentative budget provides the information necessary to satisfy this requirement.

The following details the changes from the proposed budget to the tentative budget for the affected funds:

General Fund

The original proposed budget for the General Fund was $52,317,053. Since the budget workshops, staff have identified budget changes, including some personnel adjustments, an operation budget correction and an adjustment to transfers to Capital Fund in the General Fund. The personnel adjustments of $86,099 mainly involve correcting the allocation of two Principal Planners and a Planner I between the General Fund and the Permits and Inspections Fund and correcting the accrual rates of the police and fire personnel to match the current collective bargaining agreements. The operating expenses were reduced by $75 due to correcting the rental fee for Sperling. Transfers to the Capital Fund were decreased by $14,797 due to two projects being completed in FY 2025. Those two projects were the fiber connections at Melching Field and Spec Martin Stadium.

On the revenue side, Ad Valorem Taxes decreased by $354,116 due to decreasing the millage rate an additional 0.1 mils from the proposed rate discussed at the budget workshop. The City received state revenue estimates which increased State Revenue Sharing ($220,054) and State Sales Tax ($179,560). In addition, upon review, staff increased estimated interest earnings and miscellaneous revenues ($45,975) based on current trends.

Contribution from the Water & Sewer Fund decreased by $860, Contribution from the Airport Fund increased by $7, Contribution from the Stormwater Fund increased by $148, and Contribution from the Permits and Inspections Fund decreased by $4,744, all due to some of the personnel changes made. Use of Reserves decreased by $14,797 to match the reduction in the Transfers to the Capital Fund. The final tentative budget for the General Fund is now $52,388,280.

Confiscated Trust Fund

The original proposed budget for the Confiscated Trust Fund was $3,000. Staff have identified no changes; therefore, the final tentative budget remains the same.

Homeless Shelter Fund

The original proposed budget for the Homeless Shelter Fund was $817,643. Staff have identified no changes; therefore, the final tentative budget remains the same.

Spring Hill CRA Fund

The original proposed budget for the Spring Hill CRA Fund was $1,086,128. Ad Valorem Taxes decreased $4,7611 due to an additional .1 mil decrease in the City's tentative millage rate. Personnel adjustments were identified, decreasing personnel costs by $1,666. To offset all of these changes, the reserve contingency decreased by $3,095. The final tentative budget for the Spring Hill CRA Fund is now $1,081,367.

Governmental Impact Fee Trust (GIFT) Fund

The original proposed budget for the GIFT Fund was $1,475,353. Staff have identified no changes; therefore, the final tentative budget remains the same.

Downtown CRA Fund

The original proposed budget for the Downtown CRA Fund was $1,033,656. Ad Valorem Taxes decreased by $9,720 due to an additional .1 mil decrease in the City's tentative millage rate. To offset this change, the reserve contingency decreased by $9,720. The final tentative budget for the Downtown CRA Fund is now $1,023,936.

Grants & Special Revenue Fund

The original proposed budget for the Grants & Special Revenue Fund was $762,274. Staff have identified no changes; therefore, the final tentative budget remains the same.

Debt Service Fund

The original proposed budget for the Debt Service Fund was $2,263,199. Staff have identified no changes; therefore, the final tentative budget remains the same.

Capital Fund

The original proposed budget for the Capital Fund was $5,577,438. Since the budget workshops, two projects were eliminated as the purchases were made during the current (FY 2025) fiscal year, totaling $15,017. The two projects were fiber connections at Melching Field ($5,131) and Spec Martin Stadium ($9,886). On the revenue side, Ad Valorem Taxes decreased $220 due to the decrease in taxable value from pre-preliminary to preliminary. To offset these changes, the transfers were decreased from the General Fund (-$14,797). The final tentative budget for the Capital Fund is now $5,562,421.

Water & Sewer Fund

The original proposed budget for the Water& Sewer Fund was $37,409,769. Since the budget workshops, staff identified a decrease in personnel cost adjustments and corrections (-$16,041). Customer Service postage fees were increased by $5,800, while Contributions to the General Fund were decreased by $860. These are offset by a decrease in the use of reserves (-$11,101). The final tentative budget for the Water & Sewer Fund is now $37,398,668.

Water Trust Fund

The original proposed budget for the Water Trust Fund was $3,250,000. Staff have identified no changes; therefore, the final tentative budget remains the same.

Wastewater Trust Fund

The original proposed budget for the Wastewater Trust Fund was $6,946,575. Staff identified no changes; therefore, the final tentative budget remains the same.

Airport Fund

The original proposed budget for the Airport Fund was $4,067,464. Since the budget workshops, staff have identified personnel changes which reduced personnel costs by $24,044. Contributions to the General Fund

increased by $7. To offset these changes, a decrease in the use of reserves (-$7,094) and an increase in reserve contingency ($16,943) were made. The final tentative budget for the Airport Fund is now $4,060,370.

Refuse Fund

The original proposed budget for the Refuse Fund was $6,421,500. Staff have identified no changes; therefore, the final tentative budget remains the same.

Stormwater Fund

The original proposed budget for the Stormwater Fund was $3,353,981. Since the budget workshops, staff identified personnel adjustments, reducing personnel costs by $8,959. Contributions to the General Fund increased by $148. To offset these changes, a decrease in the use of reserves (-$8,811) was made. The final tentative budget for the Stormwater Fund is now $3,345,170.

Permits & Inspections Fund

The original proposed budget for the Permits & Inspections Fund was $4,821,629. Since the budget workshops, staff identified personnel adjustments, including correcting the allocation of two Principal Planners and a Planner I between the Permits and Inspections Fund and the General Fund. The personnel adjustments decreased the personnel costs by $48,451. Contributions to the General Fund decreased by $4,744 due to allocation corrections. To offset these changes, a decrease in the use of reserves (-$53,195) was made. The final tentative budget for the Permits & Inspections Fund is now $4,768,434.

Health Insurance Cost Containment (HICC) Fund

The original proposed budget for the HICC Fund was $751,755. Since the budget workshops, staff identified a duplication of janitorial services, thus reducing operating costs by $7,000. To offset this change, internal service charges were reduced by $7,000. The final tentative budget for the Health Insurance Cost Containment Fund is now $744,755.

Workers' Compensation Self Insurance Fund

The original proposed budget for the Workers' Compensation Self Insurance Fund was $908,188. Staff have identified no changes; therefore, the final tentative budget remains the same.

RESOLUTION NO. 2025 -

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, ADOPTING THE TENTATIVE BUDGET FOR THE FISCAL YEAR 2025-26 AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of DeLand, after holding several budget sessions and carefully considering the financial needs of the City of DeLand and the sources of revenue available to the City to meet such needs, is ready to adopt a tentative budget; and

WHEREAS, a public hearing to finalize the tentative budget was held on September 3, 2025; and

WHEREAS, it is necessary for the City to approve and adopt its budget for the fiscal year 2025-26; and

WHEREAS, the City Manager has recommended approval of the budget.

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

Section 1. The following budgets are hereby adopted: General Fund at $52,388,280, Confiscated Trust Fund at $3,000, Homelessness Fund at $817,643, Governmental Impact Fees Trust Fund at $1,475,353, Grants and Special Revenue Fund at $762,274, Debt Service Fund at $2,263,199, Capital Fund at $5,562,421, Water and Sewer Revenue Fund at $37,398,668, Water Trust Fund at $3,250,000, Wastewater Trust Fund at $6,946,575, Airport Fund at $4,060,370, Refuse Collection Fund at $6,421,500, Stormwater Fund at $3,345,170, Permits and Inspections Fund at $4,768,434, Health Insurance Cost Containment Fund at $744,755, and Workers Compensation Self-Insurance Fund $908,188 for fiscal year 2025-26 as detailed on Attachment 'A', in accordance with Section 166.241, Florida Statutes.

Section 2. Any resolution or part of a resolution in conflict herewith is hereby repealed.

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

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

_____
Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk - Auditor

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

ATTACHMENT 'A'

Account Code	Revenue Description	General	Special Revenue	Debt Service	Capital Projects	Enterprise	Internal Service	Total
311.000	Ad Valorem Taxes	20,608,904	-	-	1,049,209	-	-	21,658,113
312.410	First Local Option Gas Tax	538,582	-	-	-	-	-	538,582
312.430	Second Local Option Gas Tax	-	388,540	-	-	-	-	388,540
312.510	Fire Insurance Premium Tax (Firefighters' Pension)	263,020	-	-	-	-	-	263,020
312.520	Casualty Insurance Premium Tax (Police Officers' Retirement)	316,922	-	-	-	-	-	316,922
314.100	Utility Service Tax - Electricity	4,506,056	-	-	-	-	-	4,506,056
314.300	Utility Service Tax - Water	1,168,741	-	-	-	-	-	1,168,741
314.400	Utility Service Tax - Gas	273,121	-	-	-	-	-	273,121
314.800	Utility Service Tax - Propane	80,000	-	-	-	-	-	80,000
315.100	State Communications Service Tax (Chapter 202)	1,223,979	-	-	-	-	-	1,223,979
316.000	Local Business Tax (Chapter 205)	240,000	-	-	-	-	-	240,000
322.000	Building Permits	-	-	-	-	2,000,000	-	2,000,000
322.900	Permits - Other	-	-	-	-	-	-	-
323.100	Franchise Fee - Electricity	3,845,849	-	-	-	-	-	3,845,849
323.400	Franchise Fee - Gas	135,000	-	-	-	-	-	135,000
323.700	Franchise Fee - Solid Waste	668,274	-	-	-	-	-	668,274
324.110	Impact Fees - Residential - Public Safety	-	211,755	-	-	-	-	211,755
324.120	Impact Fees - Commercial - Public Safety	-	-	-	-	-	-	-
324.210	Impact Fees - Residential - Physical Environment	-	-	-	-	3,400,000	-	3,400,000
324.610	Impact Fees - Residential - Culture/Recreation	-	853,598	-	-	-	-	853,598
324.910	Impact Fees - Residential - Other	-	-	-	-	-	-	-
325.200	Special Assessments - Charges for Public Services	18,820	-	-	-	-	-	18,820
329.500	Other Permits, Fees & Special Assessments	31,600	-	-	-	5,000	-	36,600
331.200	Federal Grant - Public Safety	50,000	-	-	-	-	-	50,000
331.500	Federal Grant - Economic Environment	-	-	-	-	-	-	-
335.125	State Revenue Sharing - Proceeds	2,085,360	-	-	-	-	-	2,085,360
335.140	State Revenue Sharing - Mobile Home Licenses	25,000	-	-	-	-	-	25,000
335.150	State Revenue Sharing - Alcoholic Beverage Licenses	43,000	-	-	-	-	-	43,000
335.180	State Revenue Sharing - Local Government Half-Cent Sales Tax	2,785,651	-	-	-	-	-	2,785,651
335.210	State Revenue Sharing - Firefighter Supplemental Comp	17,160	-	-	-	-	-	17,160
335.230	State Revenue Sharing - Emergency Management Assistance	-	-	-	-	-	-	-
335.450	State Revenue Sharing - Fuel Tax Refunds and Credits	40,000	-	-	-	-	-	40,000
337.700	Local Government Unit Grant - Culture/Recreation	-	-	-	-	-	-	-
338.000	Shared Revenue From Other Local Units	-	-	-	-	-	-	-
339.000	Payments From Other Local Units In Lieu Of Taxes	84,325	-	-	-	-	-	84,325
341.200	Internal Service Fund Fees and Charges	-	-	-	-	-	1,652,943	1,652,943
341.300	Administrative Service Fees	10,500	-	-	-	280,000	-	290,500
342.100	Service Charge - Law Enforcement Services	111,113	-	-	-	-	-	111,113
342.200	Service Charge - Fire Protection	18,500	-	-	-	-	-	18,500
342.500	Service Charge - Protective Inspection Fees	25,000	-	-	-	50,000	-	75,000

ATTACHMENT 'A'

Account Code	Revenue Description	General	Special Revenue	Debt Service	Capital Projects	Enterprise	Internal Service	Total
342.900	Service Charge - Other Public Safety Charges and Fees	15,000	-	-	-	-	-	15,000
343.300	Service Charge - Water Utility	-	-	-	-	16,672,538	-	16,672,538
343.400	Service Charge - Garbage/Solid Waste	-	-	-	-	6,421,500	-	6,421,500
343.500	Service Charge - Sewer/Wastewater Utility	-	-	-	-	15,253,938	-	15,253,938
343.600	Service Charge - Water/Sewer Combination Utility	-	-	-	-	50,000	-	50,000
343.700	Service Charge - Conservation and Resource Management	-	25,000	-	-	-	-	25,000
343.900	Service Charge - Other Physical Environment Charges	1,500	-	-	-	2,902,500	-	2,904,000
347.200	Service Charge - Parks and Recreation	136,500	-	-	-	-	-	136,500
347.400	Service Charge - Special Events	-	-	-	-	-	-	-
347.500	Service Charge - Special Recreation Facilities	336,800	-	-	-	-	-	336,800
349.000	Other Charges for Services	288,000	-	-	-	472,900	-	760,900
351.900	Judgment and Fines - Other	80,000	-	-	-	-	-	80,000
356.000	State Fines & Forfeits	-	3,000	-	-	-	-	3,000
359.000	Other Judgments, Fines and Forfeits	50,000	-	-	-	-	-	50,000
361.100	Interest	875,000	-	-	-	672,000	-	1,547,000
362.000	Rents and Royalties	330,000	-	-	-	2,140,870	-	2,470,870
364.000	Disposition of Fixed Assets	5,000	-	-	-	-	-	5,000
366.000	Contributions and donations from Private Sources	19,440	20,000	-	-	-	-	39,440
369.900	Other Miscellaneous Revenues	465,889	-	-	327,778	135,000	-	928,667
380.000	Other Sources	3,856,770	758,734	-	-	9,095,914	-	13,711,418
381.000	Inter-Fund Group Transfers In	3,725,400	797,643	2,263,199	4,185,434	3,370,788	-	14,342,464
382.000	Contributions from Enterprise Operations	2,988,504	-	-	-	186,482	-	3,174,986
384.000	Debt Proceeds	-	-	-	-	-	-	-
388.100	Sale of General Capital Assets	-	-	-	-	3,000	-	3,000
389.200	Proprietary - Federal Grants and Donations	-	-	-	-	1,012,500	-	1,012,500
389.300	Proprietary - State Grants and Donations	-	-	-	-	2,065,787	-	2,065,787
389.400	Other Grants	-	-	-	-	-	-	-
	Total FY 2025-2026 Revenues	**52,388,280**	**3,058,270**	**2,263,199**	**5,562,421**	**66,190,717**	**1,652,943**	**131,115,830**

ATTACHMENT 'A'

Account Code	Expenditure Description	General	Special Revenue	Debt Service	Capital Projects	Enterprise	Internal Service	Total
511	Legislative	150,852	-	-	-	-	-	150,852
512	Executive	878,333	-	-	-	-	-	878,333
513	Financial and Administrative	4,283,358	-	-	1,409,082	-	1,556,738	7,249,178
514	Legal counsel	500,959	-	-	-	-	-	500,959
515	Comprehensive Planning	1,105,211	-	-	-	-	-	1,105,211
517	Debt Service Payments	-	-	2,263,199	-	-	-	2,263,199
519	Other General Governmental Services	4,203,171	20,000	-	424,057	-	-	4,647,228
521	Law Enforcement	14,500,126	3,000	-	815,635	-	-	15,318,761
522	Fire Control	11,135,716	330,000	-	296,200	-	-	11,761,916
524	Protective Inspections	73,529	-	-	-	3,547,283	-	3,620,812
533	Water Utility Services	-	-	-	-	11,223,600	-	11,223,600
534	Garbage/Solid Waste Control Services	-	-	-	-	6,251,018	-	6,251,018
535	Sewer/Wastewater Services	-	-	-	-	19,490,030	-	19,490,030
536	Water-Sewer Combination Services	-	-	-	-	5,673,870	-	5,673,870
538	Flood Control/Stormwater Management	-	-	-	-	2,942,302	-	2,942,302
539	Other Physical Environment	1,839,591	373,734	-	237,146	3,161,907	-	5,612,378
541	Road and Street Facilities	2,435,682	388,540	-	585,009	-	-	3,409,231
542	Airports	-	-	-	-	3,273,157	-	3,273,157
549	Other Transportation Systems/Services	16,413	-	-	-	-	-	16,413
552	Industry Development	476,745	-	-	-	-	-	476,745
569	Other Human Services	-	817,643	-	-	-	-	817,643
572	Parks and Recreation	4,947,580	-	-	1,795,292	-	-	6,742,872
573	Cultural Services	17,577	-	-	-	-	-	17,577
574	Special Events	72,000	-	-	-	-	-	72,000
575	Special Recreation Facilities	186,391	-	-	-	-	-	186,391
579	Other Culture/Recreation	44,278	-	-	-	-	-	44,278
581	Inter-Fund Group Transfers Out	5,520,768	1,125,353	-	-	10,627,550	96,205	17,369,876
	Total FY 2025-2026 Expenditures	**52,388,280**	**3,058,270**	**2,263,199**	**5,562,421**	**66,190,717**	**1,652,943**	**131,115,830**

FY 25-26 Summary of Budget Adjustments

	General Fund	Spring Hill CRA	Downtown CRA	Capital Fund	Water & Sewer	Airport Fund	Stormwater Fund	Permits & Inspections	HICC Fund	Total
REVENUES										
As presented in the Proposed Budget	52,317,053	1,086,128	1,033,656	5,577,438	37,409,769	4,067,464	3,353,981	4,821,629	751,755	133,266,605
Increased (Decreased) Ad Valorem Taxes	(354,116)	(4,761)	(9,720)	(220)						(368,817)
Net Increased Other Taxes	399,614									399,614
Decreased Charges for Service									(7,000)	(7,000)
Increased Misc Revenue (Interest & Misc Revenue)	45,975									45,975
Increased (Decreased) Contributions from Other Funds	(5,449)									(5,449)
Increased (Decreased) Transfers from Other Funds				(14,797)						(14,797)
Increased (Decreased) Use of Reserves	(14,797)				(11,101)	(7,094)	(8,811)	(53,195)		(94,998)
Total Revenue	**52,388,280**	**1,081,367**	**1,023,936**	**5,562,421**	**37,398,668**	**4,060,370**	**3,345,170**	**4,768,434**	**744,755**	**133,221,133**
EXPENDITURES										
As presented in the Proposed Budget	52,317,053	1,086,128	1,033,656	5,577,438	37,409,769	4,067,464	3,353,981	4,821,629	751,755	133,266,605
Net Increased Personnel Adjustments / Corrections	86,099	(1,666)			(16,041)	(24,044)	(8,959)	(48,451)		(13,062)
Net Increased (Decreased) Operating Adjustments / Corrections	(75)				5,800				(7,000)	(1,275)
Net Increased (Decrease) Capital Outlay				(15,017)						(15,017)
Increased (Decreased) Contributions to Other Funds					(860)	7	148	(4,744)		(5,449)
Increased (Decreased) Transfers to Other Funds	(14,797)									(14,797)
Increased (Decreased) Reserve Contingency		(3,095)	(9,720)			16,943				4,128
Total Expenditures	**52,388,280**	**1,081,367**	**1,023,936**	**5,562,421**	**37,398,668**	**4,060,370**	**3,345,170**	**4,768,434**	**744,755**	**133,221,133**

FY 25-26 Summary of Budget Adjustments

	General Fund	Spring Hill CRA	Downtown CRA	Capital Fund	Water & Sewer	Airport Fund	Stormwater Fund	Permits & Inspections	HICC Fund	Total
REVENUES										
As presented in the Proposed Budget	52,317,053	1,086,128	1,033,656	5,577,438	37,409,769	4,067,464	3,353,981	4,821,629	751,755	133,266,605
Commission Approved Adjustments from July Workshops										
Increased (Decreased) Ad Valorem Taxes	(4,380)	1,208	(751)	(220)						(4,143)
Adjustments after July Workshops										
Increased (Decreased) Ad Valorem Taxes	(349,736)	(5,969)	(8,969)							(364,674)
Increased Other Taxes (State Revenue Sharing)	220,054									220,054
Increased Other Taxes (State Sales Tax)	179,560									179,560
Increased Misc Revenue (Interest Revenue)	25,000									25,000
Increased Misc Revenue (Misc Revenue)	20,975									20,975
Increased (Decreased) Premium Revenues									(7,000)	(7,000)
Increased (Decreased) Contributions from Other Funds	(5,449)									(5,449)
Increased (Decreased) Transfers from Other Funds				(14,797)						(14,797)
Increased (Decreased) Use of Reserves	(14,797)				(11,101)	(7,094)	(8,811)	(53,195)		(94,998)
Total Revenue	**52,388,280**	**1,081,367**	**1,023,936**	**5,562,421**	**37,398,668**	**4,060,370**	**3,345,170**	**4,768,434**	**744,755**	**133,221,133**
EXPENDITURES										
As presented in the Proposed Budget	52,317,053	1,086,128	1,033,656	5,577,438	37,409,769	4,067,464	3,353,981	4,821,629	751,755	133,266,605
Commission Approved Adjustments from July Workshops										
Net Personnel Adjustments / Corrections										0
Adjustments after July Workshops										
Net Personnel Adjustments / Corrections	86,099	(1,666)			(16,041)	(24,044)	(8,959)	(48,451)		(13,062)
Decreased Operating - Rental Fee for Sperling	(75)									(75)
Decreased Capital Outlay - Fiber Network - Melching (Purchased in FY 2025)				(5,131)						(5,131)
Decreased Capital Outlay - Fiber Network - Spec Martin (Purchased in FY 2025)				(9,886)						(9,886)
Increased Operating - Postage					5,800					5,800
Decreased Operating - Reduced Janitorial Supplies (originally double budgeted)									(7,000)	(7,000)
Increased (Decreased) Contributions to Other Funds					(860)	7	148	(4,744)		(5,449)
Increased (Decreased) Transfers to Other Funds	(14,797)									(14,797)
Increased (Decreased) Reserve Contingency		(3,095)	(9,720)			16,943				4,128
Total Expenditures	**52,388,280**	**1,081,367**	**1,023,936**	**5,562,421**	**37,398,668**	**4,060,370**	**3,345,170**	**4,768,434**	**744,755**	**133,221,133**

CITY OF DELAND
Request for Commission Action
September 3, 2025

SUBJECT: Resolution Approving FY 2024-2025 Budget Amendment.

DEPARTMENT: Finance

PREPARED BY: Daniel Stauffer, Finance Director

ATTACHMENTS: Resolution, FY 24-25 Budget Amendment Details

APPROVED BY: Michael Pleus, City Manager, August 28, 2025

SUMMARY/HIGHLIGHT:

The budget amendments proposed are detailed in the attached summary and recommended after review of actual expenditures to date. The amendments proposed are primarily revisions to reflect anticipated actual revenues and expenditures.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:
The Resolution amends the budget to reflect recommended changes with the impact on each fund itemized in the attached summary.

Operating Contingency balances after these amendments are as follows:

General Fund	$248,932
Water & Sewer Fund	$262,234
Airport Fund	$112,687
Stormwater Fund	$0
Permits & Inspections Fund	$0

RECOMMENDATION:

Staff recommends the City Commission adopt the Resolution amending the FY 24/25 budget as presented.

BACKGROUND/DISCUSSION:

The significant budget amendment in the General Fund is an increase in Professional Services for the Beresford Springs Redevelopment Brownfield ($25,000). Also included is a transfer to the Grants and Special Revenue Fund for the Chisholm Center Marquee Board ($34,878). State monies for the police and fire pensions passed through the City are being adjusted to actual expected amounts.

The significant budget amendments in the Confiscated Trust Fund are increases for the PAL donation ($10,000)

and purchases of 16 short-barreled rifles with accessories ($35,840).

The significant budget amendment in the Governmental Impact Fees Trust Fund is for slight increases in cost for the six new Police Vehicles ($12,690).

The significant budget amendment in the Grants and Special Revenue Fund is for the Chisholm Center Marquee Board ($34,878).

The significant budget amendment in the Capital Fund is the reclassification of the City Hall Security Cameras ($23,461) and the Rental of the Modular Building for Fire Station 83 Improvements (-$47,700) from and to the General Fund.

The significant budget amendments in the Water and Sewer Fund are a grant for Lead Service Line Replacement ($600,000) and a Crane Truck Replacement ($109,721).

The significant budget amendment in the Water Trust Fund is an increase for the 2024 Water Main Improvements ($255,242).

The significant budget amendment in the Wastewater Trust Fund is an increase for the East Regional Force Main ($2,974,123).

The significant budget amendment in the Stormwater Fund is an increase in Citywide Pipelining Replacements ($247,328).

The significant budget amendment in the Permits and Inspections Fund are increases for Contractual Services for Bank and Merchant Fees ($36,111) and Operating Capital for Plans Examiner Workstations ($12,465).

The significant budget amendment in the Health Insurance Cost Containment Fund is for Operating Supplies ($4,000).

RESOLUTION NO. 2025 -

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE BUDGET FOR THE GENERAL FUND, CONFISCATED TRUST FUND, GOVERNMENT IMPACT FEES TRUST FUND, GRANTS AND SPECIAL REVENUE FUND, CAPITAL FUND, WATER AND SEWER FUND, WATER TRUST FUND, WASTEWATER TRUST FUND, AIRPORT FUND, STORMWATER FUND, PERMITS AND INSPECTIONS FUND AND HEALTH INSURANCE COST CONTAINMENT FUND FOR THE FISCAL YEAR 2024-2025; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary to amend the budget for the City of DeLand for fiscal year 2024-2025; and

WHEREAS, the City Commission is vested by the Charter of the City of DeLand with the authority to amend the budget.

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

Section 1. The budget of the City of DeLand for fiscal year 2024-2025 is amended in the following manner:

GENERAL FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**56,473,635**	**453,317**	**0**	**56,926,952**
	Other Taxes				
001-0000-312-510	FIRE INSURANCE PREMIUM TAX	246,777	155,448	0	402,225
001-0000-312-520	CASUALTY INS PREMIUM TX	290,557	240,842	0	531,399
	Other Sources				
001-0000-380-000	USE OF RESERVES	4,972,511	57,027	0	5,029,538
EXPENDITURES		**56,473,635**	**638,662**	**185,345**	**56,926,952**
	Finance				
001-0103-552-200	OPERATING CAPITAL	0	3,975	0	3,975
	Administrative Services				
001-0106-546-300	A/C MAINTENANCE	15,916	7,091	0	23,007
	Information Technology				
001-0110-546-400	EQUIPMENT MAINTENANCE	1,173,880	10,290	30,552	1,153,618
	Community Development				
001-1117-531-100	PROFESSIONAL SERVICES	18,970	25,000	0	43,970
	Planning				
001-1118-531-100	PROFESSIONAL SERVICES	360,105	0	25,000	335,105
	Fire				
001-1222-422-100	RETIREMENT CONTRIBUTIONS	2,372,345	155,448	0	2,527,793
001-1222-544-100	RENTALS & LEASES	10,500	47,700	0	58,200
001-1222-546-400	EQUIPMENT MAINTENANCE	128,833	2,513	0	131,346
	Police				
001-1226-422-100	RETIREMENT CONTRIBUTIONS	1,953,087	240,842	0	2,193,929
001-1226-546-400	EQUIPMENT MAINTENANCE	115,943	8,486	0	124,429
001-1226-549-100	OTHER OBLIGATIONS	58,695	30,000	0	88,695

GENERAL FUND (Continued)

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
EXPENDITURES		**56,473,635**	**638,662**	**185,345**	**56,926,952**
	Recreation				
001-1402-552-100	OPERATING SUPPLIES	65,050	0	22,829	42,221
	Parks				
001-1403-546-400	EQUIPMENT MAINTENANCE	59,379	22,829	0	82,208
	Special Events				
001-1409-534-100	CONTRACTUAL SERVICES	33,000	0	4,000	29,000
	Conrad/Melching				
001-1412-552-100	OPERATING SUPPLIES	58,375	4,000	0	62,375
	Contingency				
001-9990-999-100	CONTINGENCY	282,907	0	33,975	248,932
	Transfers				
001-9999-991-190	TRANSFER TO GRANTS & SPEC REV	931,268	34,878	0	966,146
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	5,942,235	45,610	68,989	5,918,856

CONFISCATED TRUST FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**58,106**	**45,840**	**0**	**103,946**
109-0000-380-900	USE OF RESERVES - STATE	55,106	45,840	0	100,946
EXPENDITURES		**58,106**	**45,840**	**0**	**103,946**
109-1229-549-100	OTHER OBLIGATIONS	48,606	45,840	0	94,446

GOVERNMENT IMPACT FEES TRUST FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**3,258,798**	**12,960**	**0**	**3,271,758**
	Other Sources				
170-0000-324-110	IMPACT FEES - POLICE RESIDENTIAL	58,305	12,960	0	71,265
EXPENDITURES		**3,258,798**	**73,860**	**60,900**	**3,271,758**
	Administrative Services				
170-0106-665-000	SUBSCRIPTION ASSETS	60,900	0	60,900	0
170-0106-665-000-AD2504	DOWNTOWN CAMERAS (6)	0	60,900	0	60,900
	Police				
170-1226-664-000-PD2515	VEHICLE FOR NEW OFFICER (1 OF 6)	73,000	2,160	0	75,160
170-1226-664-000-PD2516	VEHICLE FOR NEW OFFICER (2 OF 6)	73,000	2,160	0	75,160
170-1226-664-000-PD2517	VEHICLE FOR NEW OFFICER (3 OF 6)	73,000	2,160	0	75,160
170-1226-664-000-PD2518	VEHICLE FOR NEW OFFICER (4 OF 6)	73,000	2,160	0	75,160
170-1226-664-000-PD2519	VEHICLE FOR NEW OFFICER (5 OF 6)	73,000	2,160	0	75,160
170-1226-664-000-PD2520	VEHICLE FOR NEW OFFICER (6 OF 6)	73,000	2,160	0	75,160

GRANT AND SPECIAL REVENUE FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**3,100,395**	**34,878**	**0**	**3,135,273**
	Other Sources				
190-9999-381-001	TRANSFER FROM GENERAL FUND	781,941	34,878	0	816,819
EXPENDITURES		**3,100,395**	**34,878**	**0**	**3,135,273**
	Parks				
190-1403-664-000-PR2302	CDBG 2023 - CHISHOLM MARQUEE BOARD	14,778	34,878	0	49,656

CAPITAL FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**16,016,351**	**45,610**	**68,989**	**15,992,972**
	Other Sources				
300-9999-381-001	TRANSFER FROM GENERAL FUND	5,942,235	45,610	68,989	5,918,856
EXPENDITURES		**16,016,351**	**45,610**	**68,989**	**15,992,972**
	Information Technology				
300-0110-663-000-IT2501	MICROSOFT OFFICE 2021 STANDARD UPGRADE	225,000	0	10,290	214,710
300-0110-664-000-IT2504	CITY HALL PARKING LOT SECURITY CAMERAS	0	23,461	0	23,461
	Fire				
300-1222-662-000-FR2401	FIRE STATION 83 ADDITION	1,292,132	0	47,700	1,244,432
300-1222-664-000-FR2407	HEAVY RESCUE	26,533	1,168	0	27,701
300-1222-664-000-FR2502	ZOLL X SERIES ADV MONITOR DEFIB	64,116	0	8,486	55,630
300-1222-664-000-FR2511	HEARING ACCOMMODATION UNIT	12,769	0	2,513	10,256
	Parks and Recreation				
300-1403-663-000-PR2404	SPEC MARTIN IMPROVEMENTS	886,875	3,360	0	890,235
300-1403-664-000-PR2406	MODERNIZE ELEVATOR AT BILL DREGGORS	169,805	2,604	0	172,409
300-1403-664-110-IT2505	REPLACE WIRELESS WITH FIBER - MELCHING	0	5,131	0	5,131
300-1403-664-110-IT2506	CONNECT SPEC MARTIN TO FIBER NETWORK	0	9,886	0	9,886

WATER AND SEWER FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**116,533,348**	**600,000**	**0**	**117,133,348**
401-0000-384-000-UT2455	SRF LEAD SERVICE LINE REPLACEMENT	1,188,398	600,000	0	1,788,398
EXPENDITURES		**116,533,348**	**923,962**	**323,962**	**117,133,348**
	Utilities Administration				
401-4201-534-100	CONTRACTUAL SERVICES	1,200,000	0	109,721	1,090,279
	Water Production				
401-4203-546-400	EQUIPMENT MAINTENANCE	95,000	21,740	0	116,740
401-4203-552-500	W & WW CHEMICALS	341,500	0	12,027	329,473
	Water Distribution				
401-4204-663-000-UT2455	SRF LEAD SERVICE LINE REPLACEMENT	1,188,398	600,000	0	1,788,398
401-4204-664-000-UT2510	NEW PICKUP FLAT DUMP TRUCK	78,548	0	21,740	56,808
401-4204-664-000-UT2552	REPLACE VEHICLE 278 WITH CHEVY 3500	0	109,721	0	109,721

WATER AND SEWER FUND (continued)

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
EXPENDITURES		**116,533,348**	**923,962**	**323,962**	**117,133,348**
	Wastewater Treatment				
401-4205-531-100	PROFESSIONAL SERVICES	92,800	6,000	0	98,800
401-4205-543-100	POWER	746,374	0	90,000	656,374
401-4205-552-100	OPERATING SUPPLIES	107,199	6,000	0	113,199
401-4205-552-200	OPERATING CAPITAL	1,086	4,317	0	5,403
401-4205-552-500	W & WW CHEMICALS	384,900	10,527	0	395,427
401-4206-543-100	POWER	222,500	140,000	0	362,500
401-4206-546-400	EQUIPMENT MAINTENANCE	118,750	0	14,357	104,393
401-4206-664-000-UT2553	L/S #63 PUMP REPLACEMENT	0	14,357	0	14,357
401-4205-664-000-UT2517	RECLAIM BUILDING A/C REPLACEMENT	4,317	0	4,317	0
401-4205-664-000-UT2521	FIALYZER-FLEX 2 CHANNEL FLOW INJECTION A	81,816	0	4,270	77,546
401-4205-664-000-UT2526	FULL SIZE PORTABLE SAMPLER	8,629	4,270	0	12,899
	Utilities Maintenance				
401-4206-664-000-UT2541	CDBG 2025 - LS#16 GENERATOR	70,278	533	0	70,811
	Facilities Maintenance				
401-4208-552-200	OPERATING CAPITAL	2,000	4,997	0	6,997
401-4208-664-000-FM2503	NEW PANEL SAW	5,897	0	4,997	900
	Wastewater Collection				
401-4210-552-500	W & WW CHEMICALS	750	1,500	0	2,250
	Contingency				
401-9990-999-100	CONTINGENCY	274,767	0	12,533	262,234
401-9990-999-200	RESERVE CONTINGENCY	50,000	0	50,000	0

WATER TRUST FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**7,137,759**	**0**	**0**	**7,137,759**
EXPENDITURES		**7,137,759**	**255,262**	**255,262**	**7,137,759**
403-4230-549-100	OTHER OBLIGATIONS	90,887	20	0	90,907
403-4230-663-000-WA2301	2024 WATER MAIN IMPROVEMENTS	1,125,102	255,242	0	1,380,344
403-4230-663-000-WW2202	2022 WATER MAIN IMPROVEMENTS	474,045	0	255,262	218,783

WASTEWATER TRUST FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**7,980,295**	**1,543,790**	**0**	**9,524,085**
404-0000-380-000	USE OF RESERVES	110,557	1,543,790	0	1,654,347
EXPENDITURES		**7,980,295**	**2,974,123**	**1,430,333**	**9,524,085**
404-4240-663-000-WW2302	EAST REGIONAL FORCE MAIN PART A1 & A2	4,454,713	2,974,123	0	7,428,836
404-9990-999-200	RESERVE CONTINGENCY	1,430,333	0	1,430,333	0

AIRPORT FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**10,479,349**	**4,160**	**460,416**	**10,023,093**
430-0000-389-200-AP2302	FAA/FDOT - AIRFIELD MARKINGS	223,049	0	129,528	93,521
430-0000-389-320-AP2302	FAA/FDOT - AIRFIELD MARKINGS	19,826	0	15,888	3,938
430-0000-389-200-AP2503	FDOT - AIRFIELD MARKINGS (NON-AIP)	315,000	0	315,000	0
430-0000-389-320-AP2503	FDOT - AIRFIELD MARKINGS (NON-AIP)	28,000	4,160	0	32,160
EXPENDITURES		**10,479,349**	**12,367**	**468,623**	**10,023,093**
430-4300-552-000	HARDWARE/SOFTWARE	6,050	9,434	0	15,484
430-4300-663-000-AP2302	FAA/FDOT - AIRFIELD MARKINGS	247,832	0	149,388	98,444
430-4300-663-000-AP2503	FDOT - AIRFIELD MARKINGS (NON-AIP)	350,000	0	309,801	40,199
430-9990-999-100	CONTINGENCY	119,188	2,933	9,434	112,687

STORMWATER FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**3,839,651**	**0**	**0**	**3,839,651**
EXPENDITURES		**3,839,651**	**283,328**	**283,328**	**3,839,651**
450-4500-531-100	PROFESSIONAL SERVICES	107,150	0	11,000	96,150
450-4500-534-100	CONTRACTUAL SERVICES	62,800	11,000	0	73,800
450-4500-540-100	TRAVEL & TRAINING	35,686	3,000	0	38,686
450-4500-546-400	EQUIPMENT MAINTENANCE	76,700	25,000	0	101,700
450-4500-663-000-SW2101	CITY HALL DRAINAGE PIPE 24"	6,711	0	6,489	222
450-4500-663-000-SW2103	BOSTON/RICH AVE DRAINAGE IMPRO	15,392	0	15,392	0
450-4500-663-000-SW2303	BOSTON AVE & RICH AVE DRAINAGE IMPROV	107,000	0	107,000	0
450-4500-663-000-SW2305	JACOBS ROAD DRAINAGE IMPROVEMENTS	9,563	0	9,563	0
450-4500-663-000-SW2401	MISC CITYWIDE PIPELINING REPLACEMENT	81,808	0	81,808	0
450-4500-663-000-SW2411	GEORGIA AVENUE DRAINAGE	2,147	0	2,076	71
450-4500-663-000-SW2501	MISC CITYWIDE PIPE LINING REPLACEMENT	300,000	244,328	0	544,328
450-4500-663-000-SW2503	NEW HAMPSHIRE AVE & S GARFIELD DRAINAGE	25,000	0	25,000	0
450-4500-663-000-SW2505	MISC SW IMPROVEMENTS - NEIGHBORHOOD	131,374	0	25,000	106,374

PERMITS AND INSPECTIONS FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**4,877,266**	**48,576**	**0**	**4,925,842**
	Other Sources				
480-0000-361-100	INTEREST EARNINGS	25,000	48,576	0	73,576
EXPENDITURES		**4,877,266**	**48,576**	**0**	**4,925,842**
480-4800-534-100	CONTRACTUAL SERVICES	181,000	36,111	0	217,111
480-4800-552-200	OPERATING CAPITAL	0	12,465	0	12,465

HEALTH INSURANCE COST CONTAINMENT FUND

Account Number	Account Description	Current Budget	Increase	Decrease	Revised Budget
REVENUES		**799,705**	**4,000**	**0**	**803,705**
	Miscellaneous Revenue				
500-0000-361-100	INTEREST EARNINGS	0	4,000	0	4,000
EXPENDITURES		**799,705**	**4,000**	**0**	**803,705**
500-5000-552-100	OPERATING SUPPLIES	147,100	4,000	0	151,100

Section 2. In all other respects the Budget of the City of DeLand, Florida for fiscal year 2024-2025 is hereby ratified and confirmed as adopted by Resolutions 2024-85, 2024-113, 2025-05, 2025-13, 2025-31 and 2025-39.

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

PASSED AND DULY ADOPTED this 3rd day of September, 2025.

_____
Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk-Auditor

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

FY 24-25 Budget Amendment Details

	Account Description	Increase	Decrease	Description
GENERAL FUND				
REVENUES		***453,317***	***0***	
001-0000-312-510	FIRE INSURANCE PREMIUM TAX	155,448		increase funding from Fire Insurance Premium Taxes
001-0000-312-520	CASUALTY INS PREMIUM TX	240,842		increase funding from Casualty Insurance Premium Taxes
001-0000-380-000	USE OF RESERVES	57,027		increase funding for Chisholm Center Marquee Board ($34,878), Heavy Rescue ($1,168), Elevator at Bill Dreggors ($2,604), Spec Martin Improvements ($3,360), Fiber Internet at Melching ($5,131) and Fiber Internet at Spec Martin ($9,886)
EXPENDITURES		***638,662***	***185,345***	
001-0103-552-200	OPERATING CAPITAL	3,975		increase appropriation for LaserJet Printer ($1,100) and Check Folding Machine ($2,875)
001-0106-546-300	A/C MAINTENANCE	7,091		increase appropriation for A/C Maintenance
001-0110-546-400	EQUIPMENT MAINTENANCE	10,290		increase appropriation for Canva and Office 365 (moved from Capital)
001-0110-546-400	EQUIPMENT MAINTENANCE		23,461	decrease appropriation for City Hall Cameras (moved to Capital)
001-0110-546-400	EQUIPMENT MAINTENANCE		7,091	decrease appropriation for Equipment Maintenance
001-1117-531-100	PROFESSIONAL SERVICES	25,000		increase appropriation for Beresford Springs Redevelopment Brownfield
001-1118-531-100	PROFESSIONAL SERVICES		25,000	decrease appropriation for Professional Services
001-1222-422-100	RETIREMENT CONTRIBUTIONS	155,448		increase appropriation for retirement contributions (state money)
001-1222-544-100	RENTALS & LEASES	47,700		increase appropriation for Rental of Modular Bldg at FS 83 (moved from capital)
001-1222-546-400	EQUIPMENT MAINTENANCE	2,513		increase appropriation for hearing accomodation unit (maintenance & warranty)
001-1226-422-100	RETIREMENT CONTRIBUTIONS	240,842		increase appropriation for retirement contributions (state money)
001-1226-546-400	EQUIPMENT MAINTENANCE	8,486		increase appropriation for Zoll Defib (just maintenance)
001-1226-549-100	OTHER OBLIGATIONS	30,000		increase appropriation for Other Obligations (PD Car Repairs - Insruance)
001-1402-552-100	OPERATING SUPPLIES		22,829	decrease appropriation for Operating Supplies
001-1403-546-400	EQUIPMENT MAINTENANCE	22,829		increase appropriation for Earl Brown Park Basketball Court Resurface
001-1409-534-100	CONTRACTUAL SERVICES		4,000	decrease appropriation for Contractual Services
001-1412-552-100	OPERATING SUPPLIES	4,000		increase appropriation for Operating Supplies
001-9990-999-100	CONTINGENCY		33,975	decrease appropriation for LaserJet Printer ($1,100), Check Folding Machine ($2,875) and PD Other Obigations ($30,000)
001-9999-991-190	TRANSFER TO GRANTS & SPEC REV	34,878		increase appropriation for Chisholm Marquee Board
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND		68,989	decrease appropriation for Canva and Office 365 ($10,290), Rental of Modular Building at FS 83 ($47,700), Hearing Accomodation Unit ($2,513), and Zoll Defib ($8,486)
001-9999-991-300	TRANSFER TO CAPITAL PROJECT FUND	45,610		increase appropriation for City Hall Security Cameras (moved from operating) ($23,461), Heavy Rescue ($1,168), Elevator at Bill Dreggors ($2,604), Spec Martin Improvements ($3,360), Fiber Internet at Melching ($5,131), and Fiber Internet at Spec Martin ($9,886)
CONFISCATED TRUST FUND				
REVENUES		***45,840***	***0***	
109-0000-380-900	USE OF RESERVES - STATE	10,000		increase funding for PAL Donation
109-0000-380-900	USE OF RESERVES - STATE	35,840		increase funding for (16) Short Barreled Rifles with Accessories
EXPENDITURES		***45,840***	***0***	
109-1229-549-100	OTHER OBLIGATIONS	10,000		increase appropriation for PAL Donation
109-1229-549-100	OTHER OBLIGATIONS	35,840		increase appropriation for (16) Short Barreled Rifles with Accessories
GOVERNMENTAL IMPACT FEES TRUST FUND				

FY 24-25 Budget Amendment Details

	Account Description	Increase	Decrease	Description
REVENUES		***12,960***	***0***	
170-0000-324-110	IMPACT FEES - POLICE RESIDENTIAL	12,960		increase funding for PD Vehicles for new Officers (6)
EXPENDITURES		***73,860***	***60,900***	
170-0106-665-000	SUBSCRIPTION ASSETS		60,900	decrease appropriation for Downtown Cameras (new project number)
170-0106-665-000-AD2504	DOWNTOWN CAMERAS (6)	60,900		increase appropriation for Downtown Cameras (new project number)
170-1226-664-000-PD2515	VEHICLE FOR NEW OFFICER (1 OF 6)	2,160		increase appropriation for PD Vehicle for new Officer
170-1226-664-000-PD2516	VEHICLE FOR NEW OFFICER (2 OF 6)	2,160		increase appropriation for PD Vehicle for new Officer
170-1226-664-000-PD2517	VEHICLE FOR NEW OFFICER (3 OF 6)	2,160		increase appropriation for PD Vehicle for new Officer
170-1226-664-000-PD2518	VEHICLE FOR NEW OFFICER (4 OF 6)	2,160		increase appropriation for PD Vehicle for new Officer
170-1226-664-000-PD2519	VEHICLE FOR NEW OFFICER (5 OF 6)	2,160		increase appropriation for PD Vehicle for new Officer
170-1226-664-000-PD2520	VEHICLE FOR NEW OFFICER (6 OF 6)	2,160		increase appropriation for PD Vehicle for new Officer
GRANTS & SPECIAL REVENUE FUND				
REVENUES		***34,878***	***0***	
190-9999-381-001	TRANSFER FROM GENERAL FUND	34,878		increase funding for Chisholm Marquee Board
EXPENDITURES		***34,878***	***0***	
190-1403-664-000-PR2302	CDBG 2023 - CHISHOLM MARQUEE BOARD	34,878		increase appropriation for Chisholm Marquee Board
CAPITAL PROJECT FUND				
REVENUES		***45,610***	***68,989***	
300-9999-381-001	TRANSFER FROM GENERAL FUND		68,989	decrease funding for Canva and Office 365 ($10,290), Rental of Modular Building at FS 83 ($47,700), Hearing Accomodation Unit ($2,513), and Zoll Defib ($8,486)
300-9999-381-001	TRANSFER FROM GENERAL FUND	45,610		increase funding for City Hall Security Cameras (moved from operating) ($23,461), Heavy Rescue ($1,168), Elevator at Bill Dreggors ($2,604), Spec Martin Improvements ($3,360), Fiber Internet at Melching ($5,131), and Fiber Internet at Spec Martin ($9,886)
EXPENDITURES		***45,610***	***68,989***	
300-0110-663-000-IT2501	MICROSOFT OFFICE 2021 STANDARD UPGRADE		10,290	decrease appropriation for Canva and Office 365 (moved to Operating)
300-0110-664-000-IT2504	CITY HALL PARKING LOT SECURITY CAMERAS	23,461		increase appropriation for City Hall Security Cameras (moved from operating)
300-1222-662-000-FR2401	FIRE STATION 83 ADDITION		47,700	decrease appropriation for Rental of Modular Bldg at FS 83 (moved to operating)
300-1222-664-000-FR2407	HEAVY RESCUE	1,168		increase appropriation for Heavy Rescue
300-1222-664-000-FR2502	ZOLL X SERIES ADV MONITOR DEFIB		8,486	decrease appropriation for Zoll Defib (maintenance to Operating)
300-1222-664-000-FR2511	HEARING ACCOMMODATION UNIT		2,513	decrease appropriation for Hearing Accomodation Unit (just maint & warranty to General Fund)
300-1403-663-000-PR2404	SPEC MARTIN IMPROVEMENTS	3,360		increase appropriation for Spec Martin improvements
300-1403-664-000-PR2406	MODERNIZE ELEVATOR AT BILL DREGGORS	2,604		increase appropriation for Elevator at Bill Dreggors
300-1403-664-110-IT2505	REPLACE WIRELESS WITH FIBER - MELCHING	5,131		increase appropriation for Fiber Internet at Melching
300-1403-664-110-IT2506	CONNECT SPEC MARTIN TO FIBER NETWORK	9,886		increase appropriation for Fiber Internet at Spec Martin

	Account Description	Increase	Decrease	Description
WATER & SEWER FUND				
REVENUES		***600,000***	***0***	
401-0000-384-000-UT2455	SRF LEAD SERVICE LINE REPLACEMENT	600,000		increase funding for Lead Service Line Replacement Project
EXPENDITURES		***923,962***	***323,962***	
401-4201-534-100	CONTRACTUAL SERVICES		109,721	decrease appropriation for Volusia County Wholesale Water
401-4203-546-400	EQUIPMENT MAINTENANCE	21,740		increase appropriation for Rotating Assembly Repair
401-4203-552-500	W & WW CHEMICALS		12,027	decrease appropriation for chemicals
401-4204-663-000-UT2455	SRF LEAD SERVICE LINE REPLACEMENT	600,000		increase appropriation for Lead Service Line Replacement Project
401-4204-664-000-UT2510	NEW PICKUP FLAT DUMP TRUCK		21,740	reduce appropriation for Dump Truck
401-4204-664-000-UT2552	REPLACE VEHICLE 278 WITH CHEVY 3500	109,721		increase appropriation for Crane Truck Replacement #278
401-4205-531-100	PROFESSIONAL SERVICES	6,000		increase appropriation for Professional Services
401-4205-543-100	POWER		90,000	decrease appropriation for Power
401-4205-552-100	OPERATING SUPPLIES	6,000		increase appropriation for Operating Supplies
401-4205-552-200	OPERATING CAPITAL	4,317		increase appropriation for Building A/C Replacement (moved to operating)
401-4205-552-500	W & WW CHEMICALS	10,527		increase appropriation for aluminum sulfate
401-4205-664-000-UT2517	RECLAIM BUILDING A/C REPLACEMENT		4,317	decrease appropriation for Building A/C Replacement (moved to operating)
401-4205-664-000-UT2521	FIALYZER-FLEX 2 CHANNEL FLOW INJECTION A		4,270	decrease appropriation for Fialyzer Flex
401-4205-664-000-UT2526	FULL SIZE PORTABLE SAMPLER	4,270		increase appropriation for Full Size Portable Sampler
401-4206-543-100	POWER	140,000		increase appropriation for Power
401-4206-546-400	EQUIPMENT MAINTENANCE		14,357	decrease appropriation L/S#53 Pump (moved to capital)
401-4206-664-000-UT2553	L/S #63 PUMP REPLACEMENT	14,357		increase appropriation L/S#53 Pump (moved from operating)
401-4206-664-000-UT2541	CDBG 2025 - LS#16 GENERATOR	533		increase appropriation for LS#16 Generator
401-4208-552-200	OPERATING CAPITAL	4,997		increase appropriation for new Panel Saw
401-4208-664-000-FM2503	NEW PANEL SAW		4,997	decrease appropriation for new Panel Saw
401-4210-552-500	W & WW CHEMICALS	1,500		increase appropriation for chemicals
401-9990-999-100	CONTINGENCY		12,533	decrease appropriation for LS #16 Generator ($533), Professional Services ($6,000), and Operating Supplies ($6,000)
401-9990-999-200	RESERVE CONTINGENCY		50,000	decrease appropriation for Power
WATER TRUST FUND				
REVENUES		***0***	***0***	
EXPENDITURES		***255,262***	***255,262***	
403-4230-549-100	OTHER OBLIGATIONS	20		increase appropriation for Other Obligations
403-4230-663-000-WA2301	2024 WATER MAIN IMPROVEMENTS	255,242		increase appropriation for 2024 Water Main Improvements
403-4230-663-000-WW2202	2022 WATER MAIN IMPROVEMENTS		255,262	decrease appropriation for 2022 Water Main Improvements
WASTEWATER TRUST FUND		***1,543,790***	***0***	
REVENUES				
404-0000-380-000	USE OF RESERVES	1,543,790		increase funding for East Regional Force Main
EXPENDITURES		***2,974,123***	***1,430,333***	
404-4240-663-000-WW2302	EAST REGIONAL FORCE MAIN PART A1 & A2	2,974,123		increase appropriation for East Regional Force Main
404-9990-999-200	RESERVE CONTINGENCY		1,430,333	decrease appropriation for East Regional Force Main
AIRPORT FUND				

FY 24-25 Budget Amendment Details

	Account Description	Increase	Decrease	Description
REVENUES		***4,160***	***460,416***	
430-0000-389-200-AP2302	FAA/FDOT - AIRFIELD MARKINGS		129,528	decrease funding for Airfield Markings Project
430-0000-389-320-AP2302	FAA/FDOT - AIRFIELD MARKINGS		15,888	decrease funding for Airfield Markings Project
430-0000-389-200-AP2503	FDOT - AIRFIELD MARKINGS (NON-AIP)		315,000	decrease funding for Airfield Markings Project
430-0000-389-320-AP2503	FDOT - AIRFIELD MARKINGS (NON-AIP)	4,160		increase funding for Airfield Markings Project
EXPENDITURES		***12,367***	***468,623***	
430-4300-552-000	HARDWARE/SOFTWARE	9,434		increase appropriation for Airport Cameras
430-4300-663-000-AP2302	FAA/FDOT - AIRFIELD MARKINGS		149,388	decrease appropriation for Airfield Markings Project
430-4300-663-000-AP2503	FDOT - AIRFIELD MARKINGS (NON-AIP)		309,801	decrease appropriation for Airfield Markings Project
430-9990-999-100	CONTINGENCY	2,933		increase appropriation for Airfield Markings Project
430-9990-999-100	CONTINGENCY		9,434	decrease appropriation for Airport Cameras ($9,434)

STORMWATER FUND

REVENUES		***0***	***0***	
EXPENDITURES		***283,328***	***283,328***	
450-4500-531-100	PROFESSIONAL SERVICES		11,000	decrease appropriation for Professional Services
450-4500-534-100	CONTRACTUAL SERVICES	11,000		increase appropriation for NPDES Permit and Cityworks
450-4500-540-100	TRAVEL & TRAINING	3,000		increase appropriation for CDL Training
450-4500-546-400	EQUIPMENT MAINTENANCE	25,000		increase appropriation for Stormwater Camera Truck
450-4500-663-000-SW2101	CITY HALL DRAINAGE PIPE 24"		6,489	decrease appropriation for City Hall Drainage
450-4500-663-000-SW2103	BOSTON/RICH AVE DRAINAGE IMPRO		15,392	decrease appropriation for Boston/Rich Ave Drainage
450-4500-663-000-SW2303	BOSTON AVE & RICH AVE DRAINAGE IMPROV		107,000	decrease appropriation for Boston/Rich Ave Drainage
450-4500-663-000-SW2305	JACOBS ROAD DRAINAGE IMPROVEMENTS		9,563	decrease appropriation for Jacobs Road Drainage
450-4500-663-000-SW2401	MISC CITYWIDE PIPELINING REPLACEMENT		81,808	decrease appropriation for FY 2024 Pipelining Replacement
450-4500-663-000-SW2411	GEORGIA AVENUE DRAINAGE		2,076	decrease appropriation for Georgia Avenue Drainage
450-4500-663-000-SW2501	MISC CITYWIDE PIPE LINING REPLACEMENT	244,328		increase appropriation for Pipelining Replacement
450-4500-663-000-SW2503	NEW HAMPSHIRE AVE & S GARFIELD DRAINAGE		25,000	decrease appropriation for New Hampshire/S Garfield Drainage
450-4500-663-000-SW2505	MISC SW IMPROVEMENTS - NEIGHBORHOOD		25,000	decrease appropriation for Misc SW Neighborhood Improvements

FY 24-25 Budget Amendment Details

	Account Description	Increase	Decrease	Description
PERMITS AND INSPECTIONS FUND				
REVENUES		***48,576***	***0***	
480-0000-361-100	INTEREST EARNINGS	48,576		increase funding for from Interest Earnings
EXPENDITURES		***48,576***	***0***	
480-4800-534-100	CONTRACTUAL SERVICES	36,111		increase appropriation for Contractual Services (Bank/Merchant Fees)
480-4800-552-200	OPERATING CAPITAL	12,465		increase appropriation for Plans Examiner Workstations
HEALTH INSURANCE COST CONTAINMENT FUND				
REVENUES		***4,000***	***0***	
500-0000-361-100	INTEREST EARNINGS	4,000		increase funding for Operating Supplies
EXPENDITURES		***4,000***	***0***	
500-5000-552-100	OPERATING SUPPLIES	4,000		increase appropriation for Operating Supplies

CITY OF DELAND
Request for Commission Action
September 3, 2025

SUBJECT: Resolution re Surplus Equipment.

DEPARTMENT: City Clerk

PREPARED BY: Julie Hennessy, City Clerk

ATTACHMENTS: Resolution, Department Head Memo (Utilities), Department Head Memo (PD), Department Head Memo (PD)

APPROVED BY: Michael Pleus, City Manager, August 28, 2025

SUMMARY/HIGHLIGHT:

The proposed resolution declares certain equipment as surplus and authorizes the City Manager to dispose of same.

Tomoka Correctional Institution has been contacted and has indicated that, at this time, they do not have a need for surplus items. They will reach out to staff when they are ready to begin accepting surplus donations.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

The proceeds from the sale of surplus equipment are included as revenue in the budget.

RECOMMENDATION:

It is recommended that the City Commission adopt the resolution declaring the equipment surplus and authorizing its disposal as set forth therein.

BACKGROUND/DISCUSSION:

N/A

RESOLUTION 2025 –

A RESOLUTION BY THE CITY OF DELAND; FLORIDA, DECLARING CERTAIN PROPERTY SURPLUS; AUTHORIZING DISPOSAL OF THE PROPERTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the disposal of tangible surplus property is authorized by Section 274.06, Florida Statutes; and

WHEREAS, the City Commission hereby finds that the below property is either: obsolete and the continued use of it is uneconomical or inefficient; that it serves no useful function; and/or that it is irreparable; and

WHEREAS, the City Commission hereby finds that it is in the best interests of the City to dispose of said surplus property;

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

Section 1. The following described property is hereby declared surplus, and the City Manager is hereby authorized to dispose of the surplus property in a manner provided by law and to remove the surplus property from the City's fixed assets:

UTILITIES NO. DEPT/ASSET NO.	VEHICLE # CITY WORKS ID		MAKE/MODEL		VIN/SERIAL
143-5103	19 & 1430019	2007	CHEVY	IMPALA	2G1WS55R679261229
143-5011	25 & 1430025	2005	FORD	F-150	1FTRF12245NB00574
143-N/A	PW-002 & 143-PW-002		TROY-BUILT	3100PSI-020641	1023483385
143-5068	28 & 1430028	2006	FORD	F-150	1FTRF12286NB05083
143-N/A	MOW-003 & 143-MOW-003		LESCO	3 GANG	44116
143-3067	RT-001 & 143-RT-001		KUBOTA	G5280-TE	61362
143-N/A	WE008 & 143-WE-008		STIHL	FS9R	504066990
150-5505	MOW002 & 150-MOW-002		JOHN DEERE	Z930M	1TC930MCJDT013681
143-4938	44 & 1430044	2003	FORD	12 PASS VAN	1FBNE31L53HA79791
143- N/A	MOW-002 & 143-MOW-002		COUNTY LINE FINISH MOWER	RFM72YW	1001357068
143- N/A	SW-001 & 143-SW-001		PRODUCTS SWEEPSTER	22096MH4-0022	1003005
450-N/A	MCTL4 & 450-MC-TL-4		AMERICAN MADE PRODUCTS	N/A	54GVC12DXC7004604
208-5530	110 & 2080110	2014	FORD	ESCAPE	1FMCU0F71EUC46167
133-5213	125 & 1330125	2008	STERLING	ACTERRA PACMAC	2FZACGDT68AY74526
208-5284	108 & 2080108	2009	FORD	RANGER	1FTYR15E69PA31678
134-5466	GAT-001 & 134-GAT-001		KUBOTA	RTV900	D4556
208-N/A	208-BULB CRUSHER		BULB EATER	AIR CYCLY	N/A

134-5584	134-SCRUB-001	N/A	370-34TC	82877
134-N/A	TL-008 & 134-TL-008	AMRICAN MADE PRODUCT	SINGLE AXLE	1A9EE1411FD853352

POLICE DEPT/ASSET NO.	VEHICLE # CITY WORKS ID	MAKE/MODEL	VIN/SERIAL NO.
1226-5595	127-23	2015 FORD TAURUS	1FAHP2MK2FG142569
1126-5593	127-21	2015 FORD TAURUS	1FAHP2MK9FG142570

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

PASSED AND ADOPTED this 3rd day of September, 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
Public Works

Memorandum

Date: June 9, 2025

To: Julia Hewitt, City Clerk

From: Ray Underwood, Public Works Director

RE: Surplus Vehicles/Equipment

Listed below are vehicles/equipment that I would like to surplus

DEPT&ASSET	VEHICLE# & CW ID	MAKE	MODEL	VIN/SERIA
143-5103	19 & 1430019	CHEVY	IMPALA	2G1WS55R679261229
143-5011	25 & 1430025	FORD	F-150	1FTRF12245NB00574
143-N/A	PW-002 & 143-PW-002	TROY-BUILT	3100PSI-020641	1023483385
143-5068	28 & 1430028	FORD	F-150	1FTRF12286NB05083
143-N/A	MOW-003 & 143-MOW-003	LESCO	3 GANG	44116
143-3067	RT-001 & 143-RT-001	KUBOTA	G5280-TE	61362
143-N/A	WE008 & 143-WE-008	STIHL	FS9R	504066990
150-5505	MOW002 & 150-MOW-002	JOHN DEERE	Z930M	1TC930MCJDT013681
143-4938	44 & 1430044	FORD	12 PASS VAN	1FBNE31L53HA79791
143- N/A	MOW-002 & 143-MOW-002	COUNTY LINE FINISH MOWER	RFM72YW	1001357068
143- N/A	SW-001 & 143-SW-001	PRODUCTS SWEEPSTER	22096MH4-0022	1003005
450-N/A	MCTL4 & 450-MC-TL-4	AMERICAN MADE PRODUCTS	N/A	54GVC12DXC7004604
208-5530	110 & 2080110	FORD	ESCAPE	1FMCU0F71EUC46167
133-5213	125 & 1330125	STERLING	ACTERRA PACMAC	2FZACGDT68AY74526
208-5284	108 & 2080108	FORD	RANGER	1FTYR15E69PA31678
134-5466	GAT-001 & 134-GAT-001	KUBOTA	RTV900	D4556
208-N/A	208-BULB CRUSHER	BULB EATER	AIR CYCLY	N/A
134-5584	134-SCRUB-001	N/A	370-34TC	82877
134-N/A	TL-008 & 134-TL-008	AMRICAN MADE PRODUCT	SINGLE AXLE	1A9EE1411FD853352

Per the recommendation of Jeff Malik, Fleet Superintendent, these vehicles/equipment's have outlived the usefulness, and were not offered to outside departments. Please proceed with surplus with the above listed items.

Please contact me if you should have any questions.
RU/SW

cc: Ruth Victor
Sandra Karlovich

DeLand Police Department

Jason D. Umberger
Chief of Police

TO: Julia Hewitt, Deputy City Clerk

FROM: Jason D. Umberger, Chief of Police JDU 7-30-25

SUBJECT: Surplus of Vehicle

DATE: July 28, 2025

Listed below is City equipment we are requesting to surplus as we have received its replacement.

Vehicle Number	Department	Asset Number	Make/Model	VIN
127-23	1226	5595	Ford Taurus	1FAHP2MK2FG142569

219 W. Howry Avenue • DeLand, FL 32720 • Phone: (386) 626-7400 • Fax: (386) 626-6842

www.delandpd.org

DeLand Police Department

Jason D. Umberger
Chief of Police

TO: Julia Hewitt, Deputy City Clerk

FROM: Jason D. Umberger, Chief of Police

SUBJECT: Surplus of Vehicle

DATE:

Listed below is City equipment we are requesting to surplus as we have received its replacement.

Vehicle Number	Department	Asset Number	Make/Model	VIN
PD21	127 (1226)	5593	FORD TAURUS	1FAHP2MK9FG142570

"NINE"

219 W. Howry Avenue • DeLand, FL 32720 • Phone: (386) 626-7400 • Fax: (386) 626-6842
www.delandpd.org

CITY OF DELAND
Request for Commission Action
September 3, 2025

SUBJECT: Resolution Approving Sole Source Purchase, Ferguson Waterworks Neptune Annual Subscription Renewal for FY 2025-2026

DEPARTMENT: Information Technology

PREPARED BY: Leslie Kirkpatrick, IT Admin

ATTACHMENTS: Resolution, Exhibit A , Deland - Neptune Sole Source Letter 2025

APPROVED BY: Michael Pleus, City Manager, August 28, 2025

SUMMARY/HIGHLIGHT:

Ferguson Waterworks is the sole source provider and maintenance support for the Neptune program. Ferguson Waterworks supplies and manages the integration of Neptune Technology Group's water metering solutions. It combines Neptune's proven water metering technology with multi-carrier cellular, AMI, AMR, and touch-read endpoints in one platform. This is software that helps our meter readers determine the water usage of our residents.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government

SUSTAINABILITY:

N/A

FISCAL IMPACT:

The total cost of the requested purchase for FY 25/26 is $34,560.06, which is budgeted in the Water and Sewer Fund ($35,000).

RECOMMENDATION:

It is recommended the City Commission adopt the Resolution allowing the sole source subscription of Neptune 360 program for Utilities to continue to serve our community.

BACKGROUND/DISCUSSION:

The Utilities Department began utilizing this program in 2021.

RESOLUTION NO. 2025 -

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, TO WAIVE THE COMPETIVE BIDDING PROCESS AND AUTHORIZE THE SOLE SOURCE PURCHASE OF WATER METERS AND OTHER VARIOUS METER SOFWARE AND PARTS FROM FERGUSON WATERWORKS, FOR FISCAL YEAR 2025-2026; PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, Ferguson Waterworks is the only authorized Neptune water meter, parts, and service distributor for the State of Florida and has provided equipment, parts, and services to the City of DeLand; and

WHEREAS, in order to ensure compatibility with the existing radio reading equipment, staff has determined that it is necessary to continue purchasing Neptune water meters and other various software and parts for the fiscal year 2025-2026 from Ferguson Waterworks.

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

Section 1. The City Commission hereby acknowledges that Ferguson Waterworks is the only authorized distributor of Neptune water meters, parts, and service for the State of Florida.

Section 2. The City Commission hereby agrees to waive the competitive process and authorizes the sole source purchase of Neptune water meters and other various meter software and parts from Ferguson Waterworks for fiscal year 2025-2026.

Section 3. Ferguson Waterworks agrees to the unit prices attached hereto as Exhibit A through September 30, 2026.

Section 4. 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 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 3rd day of September, 2025.

_____
Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk-Auditor

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

FERGUSON WATERWORKS

FEL-SANFORD WATERWORKS #1113
1470 BOBBY LEE POINT
SANFORD, FL 32771-8077

Phone: 407-859-7473
Fax: 407-302-3327

Deliver To:
From: **Jarad Olson**
jarad.olson@ferguson.com
Comments:

07:25:42 AUG 07 2025

FEL-SANFORD WATERWORKS #1113
Price Quotation
Phone: 407-859-7473
Fax: 407-302-3327

Bid No: B650214
Bid Date: 08/07/25
Quoted By: JEO

Cust Phone: 386-626-7000
Terms: NET 10TH PROX

Customer:
CITY OF DELAND
CITY HALLJOHN BONANZA
120 SOUTH FLORIDA A
DELAND, FL 32720

Ship To:
CITY OF DELAND
ATTN:LESLIE KIRKPATRICK
120 SOUTH FLORIDA A
DELAND, FL 32720

Cust PO#:

Job Name: NEPTUNE 360 BID

Item	Description	Quantity	Net Price	UM	Total
N14099107	NEPTUNE 360 AMR 20001-50000 NEPTUNE 360 SOFTWARE ANNUAL SUBSCRIPTION ----	26893	0.920	EA	24741.56
N13721005	ANNUAL ENTITLEMENT FEE MRX920 MRX 401130 ----	12	205.000	EA	2460.00
N13721005	ANNUAL ENTITLEMENT FEE MRX920 MRX 401255 ----	12	205.000	EA	2460.00
N13721008	ANNUAL ENTITLEMENT FEE BELTCLIP BELT CLIP BC00618 ----	12	50.500	EA	606.00
N13721008	ANNUAL ENTITLEMENT FEE BELTCLIP BELT CLIP BC000631 ----	12	50.500	EA	606.00
N13721008	ANNUAL ENTITLEMENT FEE BELTCLIP BELT CLIP BC001727 ----	12	50.500	EA	606.00
N13721008	ANNUAL ENTITLEMENT FEE BELTCLIP BELT CLIP BC001744 ----	12	50.500	EA	606.00
N13980307	N360 CELL DATA PLAN - 20001-50K ANNUAL CELLULAR DATA PLAN SERVICE DATE 10/1/25 - 9/30/26	350	7.070	EA	2474.50

Net Total:	$34560.06
Tax:	$0.00
Freight:	$0.00
Total:	$34560.06

HOW ARE WE DOING? WE WANT YOUR FEEDBACK!
Scan the QR code or use the link below to
complete a survey about your bids:
https://survey.medallia.com/?bidsorder&fc=126&on=63771

FERGUSON WATERWORKS

FEL-SANFORD WATERWORKS #1113
Price Quotation

Fax: 407-302-3327

07:25:42 AUG 07 2025
Reference No: B650214

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs or increase of existing tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE//VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at https://www.ferguson.com/content/website-info/terms-of-sale
Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.

HOW ARE WE DOING? WE WANT YOUR FEEDBACK!
Scan the QR code or use the link below to complete a survey about your bids:
https://survey.medallia.com/?bidsorder&fc=126&on=63771

August 7, 2025

Leslie Kirkpatrick
City of Deland

Dear Ms. Kirkpatrick,

Please note that Ferguson Water Works is the sole authorized Neptune Distributor with a resell supply agreement in the State of Florida.

The geographical area of responsibility assigned to them includes all Counties within the State of Florida.

Types: Classes of customers exclusively assigned are: Municipalities, private water companies, contractors, and plumbers.

Hence, our Distributor(s) are required to maintain a sufficient inventory of Neptune Water Metering Products to provide customer field servicing.

Thank you in advance for your cooperation.

Sincerely,

Matt Finch

Matt Finch
Territory Manager
Neptune Technology Group, Inc.

1600 Alabama
Highway 229
Tallassee, AL 36078

800-633-8754
neptunetg.com

CITY OF DELAND
Request for Commission Action
September 3, 2025

SUBJECT: Consideration re Property License Agreement with City/Flock Group Inc. and City/Stetson University License Agreement.

DEPARTMENT: Police

PREPARED BY: Jason Umberger, Police Chief

ATTACHMENTS: Flock Safety Order Form, Revised Stetson License Agreement_signed by Stetson, Flock Safety Property License Agreement

APPROVED BY: Michael Pleus, City Manager, August 28, 2025

SUMMARY/HIGHLIGHT:

The City intends to install six solar-powered video cameras at designated locations throughout the downtown area to enhance security, particularly during special events. One of these locations is situated on Stetson University property, necessitating the execution of a License Agreement between the City of DeLand and Stetson University.

The designated locations of the six camera installations are as follows-
1.Minnesota Ave/Woodland-This would be mounted to the Light Pole outside the DOT right of way, which is on Stetson Property.
2.Woodland/Church- Mounted to the corner building (approval given by owner)
3.Indiana/Woodland- Mounted to the corner building (approval given by owner)
4.New York/ Woodland- Mounted to the Main Street building which is city-owned
5.Georgia/Woodland- Mounted to the corner building. This will also cover events in Georgia Ave as well (approval given by the owner)
6. Voorhis/Woodland- Mounted to a private light pole on a corner property (approval given by owner)

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High value government and maintaining a safe community.

SUSTAINABILITY:

Safety and security.

FISCAL IMPACT:

The contract total is $60,900 with year one payment of $30,900 due at contract signing. The annual recurring fee after year one is $30,000. A budget amendment was finalized March 31, 2025, permitting the project to be funded using impact fees.

RECOMMENDATION:

Staff recommends the City Commission approve both of the license agreements.

BACKGROUND/DISCUSSION:

Flock Safety FlockOS Essentials is an integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety and improve efficiency. FlockOS solar-powered video cameras with dual lenses provides a wide range of valuable features.

Guardian Mode: Available for Flock Safety Condor™ PTZ cameras, Guardian Mode automatically detects and tracks people and vehicles, capturing detailed images around the clock. This seamless operation means you'll have the evidence you need, even overnight or when no physical camera operator is present.
Follow Movements Automatically: Track people and vehicles, zooming in for identifying details, and capture high-resolution video for investigations
Operational Efficiency: Reduce the need for multiple cameras and man hours monitoring feeds
Watch Guardian Mode in Action: See how Guardian Mode zooms in on a suspect exiting one car, stealing an item from another, and returning to his vehicle. Every detail is captured, providing invaluable evidence for investigators.
People Detection Alerts:Condor video cameras can now be configured to automatically detect individuals in restricted areas during unauthorized times, enabling law enforcement and security teams to respond quickly and effectively. When any suspicious activity is detected, you can choose to be alerted via email, SMS or by the Flock Safety mobile app.
After-Hours Protection: Monitor outdoor spaces for unauthorized access or unusual activity overnight
Optimize Staffing Resources: Free up your team to focus on critical tasks instead of monitoring video feeds 24/7 with automated alerts when a person enters the camera's field of view

Flock Safety + FL - DeLand PD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Jessica Khokhlan
jessica.khokhlan@flocksafety.com
+17745017780

flock safety

flock safety

ORDER FORM

This order form ("**Order Form**") hereby incorporates and includes the terms of the previously executed agreement (the "**Terms**") which describe and set forth the general legal terms governing the relationship (collectively, the "**Agreement**"). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

This additional services Agreement will be effective when this Order Form is executed by both Parties (the "**Effective Date**")

Customer:	FL - DeLand PD	Initial Term:	24 Months
Legal Entity Name:	FL - DeLand PD	Renewal Term:	24 Months
Accounts Payable Email:	mathisn@deland.org	Payment Terms:	Net 30
Address:	219 W Howry Ave De Land, Florida 32720	Billing Frequency:	Annual Plan - First Year Invoiced at Signing.
		Retention Period:	30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			**$30,000.00**
Flock Safety Flock OS			
FlockOS ™ - Essentials	Included	1	Included
Flock Safety Video Products			
Solar Video Camera PTZ, fka Condor	Included	6	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Existing Infrastructure Implementation Fee	$150.00	6	$900.00

Subtotal Year 1:	$30,900.00
Annual Recurring Subtotal:	$30,000.00
Estimated Tax:	$0.00
Contract Total:	$60,900.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "**Renewal Term**") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	$30,900.00
Annual Recurring after Year 1	$30,000.00
Contract Total	$60,900.00

*Tax not included

Product and Services Description

Flock Safety Platform Items	Product Description
FlockOS ™ - Essentials	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.
Solar Video Camera PTZ, fka Condor	Solar-powered PTZ camera with dual lenses.
Professional Services - Existing Infrastructure Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment of existing vertical infrastructure location, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.

FlockOS Features & Description

FlockOS Features	Description
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety Falcon® LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlockOS
State Network (License Plate Lookup Only)	Allows agencies to look up license plates on all cameras opted into the Flock Safety network within your state.
Nationwide Network (License Plate Lookup Only)	With the vast Flock Safety sharing network, law enforcement agencies no longer have to rely on just their devices alone. Agencies can leverage a nationwide system boasting 10 billion additional plate reads per month to amplify the potential to collect vital evidence in otherwise dead-end investigations.
Law Enforcement Network Access	The ability to request direct access to evidence detection devices from Law Enforcement agencies outside of your jurisdiction.
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Insights & Analytics	Reporting tool to help administrators manage their LPR program with device performance data, user and network audits, plate read reports, hot list alert reports, event logs, and outcome reports.
ESRI Based Map Interface	Map-based interface that consolidates all data streams and the locations of each connected asset, enabling greater situational awareness and a common operating picture.
Real-Time NCIC Alerts on Flock ALPR Cameras	Receive automated alerts when vehicles entered into established databases for missing and wanted persons are detected, including the FBI's National Crime Information Center (NCIC) and National Center for Missing & Exploited Children (NCMEC) databases.
Unlimited Custom Hot Lists	Ability to add a suspect's license plate to a custom list and get alerted when it passes by a Flock camera

By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed agreement.
The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.		**Customer: FL - DeLand PD**	
By:		By:	Michael Ples
Name:		Name:	Michael Ples
Title:		Title:	City Manager
Date:		Date:	4/28/25
		PO Number:	25-002023

CITY OF DELAND/STETSON UNIVERSITY LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("Agreement") is entered into as of May __, 2025 (Commencement Date and the date which is last set forth below), between STETSON UNIVERSITY, whose address is 421 North Woodland Boulevard, DeLand, Florida 32723 (hereinafter referred to as the "Licensor"), and CITY OF DELAND, a municipality of the State of Florida, whose mailing address is City Hall, 120 South Florida Avenue, DeLand, Florida 32720 (hereinafter referred to as the "Licensee").

WITNESSETH:

WHEREAS, Licensor is a Florida not for profit corporation which owns real property located at 421 North Woodland Boulevard in DeLand, Volusia County, Florida; and

WHEREAS, a light pole is owned by Licensor and located at northeast corner of the North Woodland Boulevard and Minnesota Avenue intersection, between the decorative planter box and the sidewalk of Minnesota Avenue, said light pole bearing a manufacturer's placard with the name StressCrete and serial number 1-98A, said light pole also being visually identified in the attached Exhibit "A" (herein after referred to as the "Light Pole"); and

WHEREAS, Licensee has asked permission for Flock Safety to install and maintain solar powered cameras on the Light Pole; and

WHEREAS, Licensor has agreed to allow Licensee to have a solar powered camera on the Light Pole; and

WHEREAS, Licensee will make footage from the safety camera installed on the Light Pole available to Licensor's public safety personnel in a manner and format reasonably convenient to Licensee and in strict accordance with Florida's public records laws.

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, Licensor and Licensee agree as follows:

SECTION 1. NON-EXCLUSIVE LICENSE. Subject to the terms hereof and in consideration of the mutual benefits and obligations set forth hereafter, the Licensor licenses to the Licensee and the Licensee licenses from the Licensor the Light Pole for the purpose of attaching a solar powered camera on the Light Pole.

SECTION 2. USE. The Licensee shall be permitted by this Agreement to enter upon the Licensor's real property (to the extent that the same is outside of the public right-of-way) adjacent to the Light Pole for the purposes of having the Licensee's vendor, Flock Safety, install and maintain a solar powered camera on the Light Pole, with said use to be non-exclusive as to the Licensee and subject to the continuing uses by the Licensor.

SECTION 3. CAMERA FOOTAGE. Licensee will make footage from the safety camera installed on the Light Pole available to Licensor's public safety personnel upon

request from Licensor, in a manner and format reasonably convenient to Licensee and in strict accordance with Florida's public records laws. To the extent that any such footage would be exempt from disclosure pursuant to applicable law, nothing in this Agreement shall be deemed to allow the disclosure to the Licensor during the period of such exemption.

SECTION 4. ACCEPTANCE OF PREMISES. The Licensee acknowledges that the Licensor has made no representation or warranty that the Light Pole is fit for the Licensee's intended use. The Licensee has inspected the Light Pole, and the Licensee accepts the Light Pole "as is" in every respect.

SECTION 5. NO ASSIGNMENT WITHOUT CONSENT. The Licensee shall not assign this Agreement or any of the Licensee's rights hereunder, nor otherwise allow the use of the Light Pole or any portion thereof by any other person or entity.

SECTION 6. NOTICES. All notices or other communication required or permitted to be given pursuant to this Agreement shall be in writing and shall be construed as properly given if mailed by registered or certified mail with return receipt requested. It is agreed that notice so mailed shall be reasonable and effective upon the expiration of three (3) business days after its deposit. Notice given in any other manner shall be effective only if and when received by the addressee. For purposes of notice, the addresses of the parties shall be the address as follows:

As to the Licensee:
Michael Pleus, ICMA-CM
City Manager
City Hall
City of DeLand
120 South Florida Avenue
DeLand, Florida 32720

As to the Licensor:
Jeremy DiGorio
Vice President & CFO
Division of Finance & Administration
Stetson University
421 North Woodland Boulevard
DeLand, Florida 32723

SECTION 7. CAPTIONS. The captions to the provisions of this Agreement are for convenience and reference only and in no way define, limit or describe the scope or intent of this Agreement nor in any way effect the substance of this Agreement.

SECTION 8. APPLICABLE LAW/VENUE. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue shall be in the Seventh Judicial Circuit Court in and for Volusia County, Florida.

SECTION 9. MERGER. No prior or present agreements or representations shall be binding upon the parties hereto unless incorporated in this Agreement. No modification or change in this Agreement shall be valid or binding upon the parties unless a writing is executed by the parties to be bound thereby.

SECTION 10. SEVERABILITY. If any provision of this Agreement should be in conflict with any public policy, statute or rule of law, or is otherwise determined to be invalid or unenforceable, then such provision shall be deemed null and void to the extent of such conflict, but without invalidating the remaining provisions.

SECTION 11. RECORDING. This Agreement shall not be recorded in the Official Records of Volusia County unless the Licensor desires to do so at the expense of the Licensee.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on the date stated.

Witnesses:

_____
Printed Name: Annette Miller
Address: 421 N. Woodland Blvd, Unit 8278
DeLand, FL 32724

_____
Printed Name: Scott Thacker
Address: _____

Digitally signed by Scott Thacker
DN: E=sthacker@stetson.edu, CN=Scott Thacker, OU=Active, OU=Staff, OU=SU, OU=University.Users, DC=ad, DC=stetson, DC=edu
Date: 2025.06.02 13:55:50-04'00'

STETSON UNIVERSITY

By: _____
Jeremy DiGorio, VP & CFO
Division of Finance & Administration

ATTEST:

CITY OF DELAND

By: _____
Christopher M. Cloudman
Mayor - Commissioner

_____
Julie A. Hennessy, City Clerk - Auditor

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind, City Attorney

EXHIBIT "A"



Docusign Envelope ID: C8EFA0F7-FA1E-4B98-8AA6-C0605C6E8477

flock safety

Property License Agreement

THIS PROPERTY LICENSE AGREEMENT ("Agreement") is entered into as of August 8, 2025 between the City of DeLand, a municipality of the State of Florida, whose mailing address is City Hall, 120 South Florida Avenue, DeLand, Florida 32720 and Flock Group, Inc. whose mailing address is 1170 Howell Mill Road Northwest, Suite 210, Atlanta, GA 30318.

WHEREAS, the City of DeLand is a municipality of the State of Florida which owns the building located at 100 North Woodland Boulevard (the "Building") and also has jurisdiction over the area where a light pole is located at the northeast corner of the North Woodland Boulevard and Minnesota Avenue intersection, between the decorative planter box and the sidewalk of Minnesota Avenue, said light pole bearing a manufacturer's placard with the name StressCrete and serial number 1-98A, said light pole also being visually identified in the attached Exhibit "A" (the "Light Pole"); and

WHEREAS, the City of DeLand desires to authorize Flock Group, Inc. to install and maintain a solar powered safety camera on the Building and on the Light Pole.

NOW THEREFORE, The City of DeLand Flock Group, Inc. agree as follows:

The City of DeLand warrants that it has the authority to enter into this Agreement and does hereby grant Flock Group, Inc. ("Flock Safety") a license to install and maintain (the "Services") a camera or cameras (the "Flock Hardware") on the Building and the Light Pole on behalf of the City of DeLand.

The City of DeLand understands and acknowledges that Flock Hardware is the sole property of Flock Safety and, by signing this Agreement, represents and warrants that the City shall not tamper with or attempt to gain access to the Flock Hardware nor interfere with the Services.

Further, except for City of DeLand's gross negligence and willful misconduct, Flock Safety shall indemnify the City of DeLand and hold it harmless from all claims, suits, or actions of every name, kind, and description, brought for, or on account of: (A) injuries to or death of any person resulting from Flock Hardware or Services, (B) damage to the Building or the Light Pole resulting from Flock Hardware or providing Services during the ordinary course of business, and (C) any other loss or cost resulting from the performance of any work required by Flock Safety related to Flock Hardware or Services.

Docusign Envelope ID: C8EFA0F7-FA1E-4B98-8AA6-C0605C6E8477

The City of DeLand may terminate this Agreement and the licenses granted hereby at any time, provided that the City of DeLand (1) issues Flock Safety thirty (30) days written notice via email to support@flocksafety.com, and (2) allows Flock Safety to safely remove all Flock Hardware from the Building and/or the Light Pole without interference.

CITY OF DELAND

By:_____

Michael Pleus, City Manager
120 South Florida Avenue
DeLand, Florida 32720
386-626-7107

FLOCK GROUP, INC.

Signed by:
By:_____
1024FAF1F68A40E...
Print Name: Dan Haley
Its: 8/8/2025

Docusign Envelope ID: C8EFA0F7-FA1E-4B98-8AA6-C0605C6E8477

flock safety

“EXHIBIT A”



CITY OF DELAND
Request for Commission Action
September 3, 2025

SUBJECT: Consideration re 2025 Tax Abatement for Total Renal Laboratories, Inc.

DEPARTMENT: Finance

PREPARED BY: Daniel Stauffer, Finance Director

ATTACHMENTS: Ad Valorem Tax Exemption Certificate - Davita 2025, Ordinance No. 2018-11

APPROVED BY: Michael Pleus, City Manager, August 28, 2025

SUMMARY/HIGHLIGHT:

The City Commission adopted Resolution No. 2015-15 establishing guidelines for ad valorem tax abatement for qualified new or expanding businesses. Per Florida Statutes, the exemption does not apply to taxes levied for the payment of bonds. September 1st is the date established in the resolution for companies entitled to tax abatement to report the number of employees and wage scale. The City Commission adopted Ordinance No. 2018-11 granting, under certain conditions, ad valorem tax exemption to Total Renal Laboratories, Inc. Each year, an "Ad Valorem Tax Exemption certificate" is required from the company certifying the number of employees and average wage on January 24th. Based on that data and the guidelines approved by the City Commission, a report is made to the City Commission on the company if it qualifies for economic tax exemption and the amount of exemption they are entitled to.

Based on the current year's data provided, Total Renal Laboratories, Inc. qualifies for a 100% tax exemption this year.

It should be noted this is the fifth tax year for Total Renal Laboratories, Inc. to be eligible for tax abatement. Ordinance No. 2018-11 granted a ten year economic development ad valorem tax exemption to Total Renal Laboratories, Inc. beginning with the 2018 tax year, up to and including the tax year of 2027.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

The taxable value of qualifying property subject to the exemption for the tax year 2025 equals $28,857,085. Based on the City's tentative operating millage of 6.1841 and the exemption percentage of 100%, the value of exempt taxes will be $178,455, compared to last year's value of exempt taxes of $173,233.

RECOMMENDATION:

Staff recommends the City Commission approve the tax exemption for the tax year 2025 to Total Renal Laboratories, Inc. at 100% as described above.

BACKGROUND/DISCUSSION:

Ordinance No. 2018-11 was adopted granting an economic development ad valorem tax exemption to Total Renal Laboratories, Inc. They are eligible for exemption, subject to the requirements of the Florida Statutes and City of DeLand Guidelines for Tax Abatement, each year up to and including tax year 2027. The estimated value of the exemption was $21,313,600 for improvements to real property and $7,543,485 for tangible personal property. Total Renal Laboratories, Inc., a qualified target industry business, is eligible for tax exemption under "Category I." as set forth in the guidelines. The attached "Ad Valorem Tax Exemption Certificate Tax Year 2025" certifies that the average number of full-time equivalents employed during the twelve months ended January 18, 2014 was 331.0 compared to the number of average full-time equivalents employed during the 12 months ended December 31, 2024 was 396.8. The guidelines require a minimum of 10 new employees over the base year of employment. The average hourly wage of the top 10 new employees as of January 24, 2025 was $71.12, which places them in a position of being eligible for a 100% tax exemption. The Property Appraiser valued the real property and tangible personal property owned by Total Renal Laboratoires, Inc. for 2025 at $28,857,085, which represents $178,455 in exempt taxes based on the City's tentative millage levy and the specified exemption percentage.

AD VALOREM TAX EXEMPTION CERTIFICATE
TAX YEAR 2025

ORDINANCE 2018-11

Tax Exemption for each year subsequent to 2017 tax year up to and including tax year 2027

Total Renal Laboratories, Inc.
3000 DaVita Way
DeLand, Florida 32724

Applied and qualified under the City of DeLand "Tax Abatement Guidelines" as adopted by Resolution No. 2015-15 as a qualified target industry business with intentions to expand.

Number of average FTEs (Full Time Equivalents) employed during the twelve months ending January 18, 2014	331.0
Number of average FTEs (Full Time Equivalents) employed during the twelve months ending December 31, 2024	396.8
Average hourly rate of top 10 new employees on January 24, 2025 (Employed on January 24, 2025 but not employed on January 24, 2014)	$ 71.12

I hereby certify that the information contained herein is a true and correct and accurate reflection of employees hired on the above specified dates and the average wage paid those employees. I agree to maintain documentation supporting the above information provided for the remaining term of the tax abatement with the City of DeLand.

Keri Wagner
Keri Wagner

3-Aug-2025
Date

ORDINANCE NO. 2018 - 11

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, GRANTING AN ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION TO TOTAL RENAL LABORATORIES, INC., PURSUANT TO FLORIDA STATUTES SECTION 196.1955; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Pursuant to Florida Statutes Section 196.1995, the City of DeLand held a referendum within its jurisdiction on August 26, 2014 for authority to grant economic development ad valorem tax exemptions for new or expanding businesses, which referendum passed with a majority vote in favor of such authority; and

WHEREAS, Total Renal Laboratories, Inc., intends to relocate and expand their facility located to 3000 Davita Way, and is seeking an economic development ad valorem tax exemption, pursuant to Section 196.1995, Florida Statutes, anticipated to begin the tax year of 2018; and

WHEREAS, said business relocation and expansion is expected to be completed by the end of the year 2017 and it is anticipated will be eligible for economic development ad valorem tax exemption beginning the tax year of 2018; and

WHEREAS, the City Commission has determined that the business relocation and expansion as proposed by Total Renal Laboratories, Inc., meets the requirements of Section 196.1995, Florida Statutes; and

WHEREAS, the application for tax exemption includes relocation and acquisition of tangible personal property which acquisition and installation will take place during calendar years 2017 and 2018 as more particularly set forth in the said application; and

WHEREAS, Larry Bartlett, Property Appraiser for the County of Volusia, Florida, has provided the City of DeLand, based upon the estimated value of the proposed new business and based upon information available for the 2017 tax year, the following information regarding the proposed new business:

Total Revenue Available to Municipality:	$10,901,670.00
Estimate of Revenue Lost, Previous Applications	$ 1,749.00
Estimate of Revenue Lost, this Application:	$ 106,445.00

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

Section 1. The City Commission hereby finds that the proposed business relocation and expansion of Total Renal Laboratories, Inc. 3000 Davita Way, DeLand, Florida, meets the requirements of an "expansion of an existing business" pursuant to Florida Statutes Section 196.012(15).

Section 2. The City Commission hereby finds that the total amount of revenue available to the City of DeLand from ad valorem tax sources for the current fiscal year is $10,901,670.00.

Section 3. The City Commission hereby finds that the total amount of revenue loss to the City of DeLand for the current fiscal year by virtue of economic development ad valorem tax exemptions currently in effect is $1,749.00.

Section 4: Based upon estimated values of the proposed improvements and information maintained by the Property Appraiser, the City Commission hereby finds that the estimated ad valorem revenue loss to the City of DeLand attributable to the proposed exemption of Total Renal Laboratories, Inc., herein (had the property for which the exemption is requested otherwise been subject to taxation) will be $106,445.00 for current fiscal year for both real property and tangible personal property due to relocation.

Section 5: Subject to completion of the proposed relocation as well as the meeting of the requirements of Section 196.1955, Florida Statutes, and City of DeLand Guidelines for Tax Abatement (attached hereto as Exhibit "A"), anticipated to begin the tax year of 2018, the City Commission hereby grants to Total Renal Laboratories, Inc., an exemption for ad valorem taxation of up to one hundred percent (100%) of the assessed value of the aforesaid improvements, based upon the City of DeLand guidelines for Tax Abatement and the annual audit review.

Section 6: Subject to yearly review for determination that the proposed expansion meets the requirements of Florida Statutes Section 196.1995, and City of DeLand Guidelines for Tax Abatement (attached hereto as Exhibit "A"), Total Renal Laboratories, Inc. shall be eligible for renewal of said tax exemption for each year subsequent to the 2018 tax year, up to and including the tax year of 2027.

Section 7: The City Commission finds that the amount eligible for ad valorem tax exemption may change, based upon changes in the City millage rate, which is adopted on an annual basis and the Volusia County Tax Appraiser's assessment of property values. Similarly, ad valorem tax exemptions will be reviewed on an annual basis pursuant to Commission action after annual audit review, as prescribed in the City of DeLand Guidelines for Tax Abatement (attached hereto as Exhibit "A").

Section 8: 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 9: All Ordinance or parts of Ordinances, in conflict herewith are, to the extent of such conflict, hereby repealed.

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

PASSED AND DULY ADOPTED this 16th day of July, 2018.

Robert F. Apgar
Mayor - Commissioner

ATTEST:

Julie A. Hennessy
City Clerk - Auditor

Passed on first reading: July 2, 2018
Adopted on second reading: July 16, 2018

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney

RESOLUTION NO. 2015 - 15

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA REPEALING RESOLUTION NO. 2006-44, ADOPTED MARCH 20, 2006, REGARDING GUIDELINES FOR AD VALOREM TAX ABATEMENT FOR QUALIFIED NEW OR EXPANDING BUSINESSES; ADOPTING NEW GUIDELINES FOR AD VALOREM TAX ABATEMENT FOR QUALIFIED NEW OR EXPANDING BUSINESSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a majority of voters of the City of DeLand, in a special referendum held August 26, 2014, voted to empower the City Commission of the City of DeLand to grant ad valorem tax abatements for qualified new or expanding businesses; and

WHEREAS, City staff has formulated guidelines which are based on state law and other criteria to establish minimum qualifications for the award of ad valorem tax abatements; and

WHEREAS, the adoption of such guidelines and standards by the City Commission is necessary for the uniform review of applications made by new or expanding businesses for ad valorem tax abatement;

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

Section 1. Resolution No. 2006- 44, adopted March 20, 2006, regarding guidelines for ad valorem tax abatement for qualified new or expanding businesses, is hereby repealed in its entirety.

Section 2. The City Commission hereby adopts the "Guidelines for Tax Abatement" attached hereto as Exhibit "A" and by this reference incorporated herein and made a part hereof.

Section 3. Any other Resolutions or parts of Resolutions in conflict herewith are hereby repealed in their entirety.

Section 4. 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 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 16th day of February, 2015.

Robert F. Apgar
Mayor-Commissioner

ATTEST:
Julie A. Hennessy
City Clerk - Auditor

APPROVED AS TO FORM AND LEGALITY:
Darren J. Elkind
City Attorney

EXHIBIT "A"

CITY OF DELAND, FLORIDA
Guidelines for Tax Abatement

PURPOSE: These general and flexible guidelines are submitted for use in deliberation of tax abatement applications. The City Commission, being the approval authority for tax abatement, will exercise wide discretion in evaluating each application, on a case-by-case basis, and under other applicable criteria found in the State of Florida Statutes.

I. Manufacturing
- A. Minimum Full-Time Employees 10
- B. Qualified Manufacturers (F.S. 196.012)
- C. Maximum Years of Abatement 10
- D. Qualified Wage Scale
  1. $18.56 per hour 50%
  2. $24.21 per hour 75%
  3. $32.28 per hour 100%

II. Offices
- A. Minimum Full-Time Employees..... 50
- B. Qualified Offices (F.S. 196.012)
- C. Maximum Years of Abatement 10
- D. Qualified Wage Scale
  1. $18.56 per hour 50%
  2. $24.21 per hour 75%
  3. $32.28 per hour 100%

III. All Other Business (meeting the sales factor requirement in F.S. 220.15(5)).
- E. Minimum Full-Time Employees..... 25
- F. Qualified Businesses (F.S. 196.012)
- G. Maximum Years of Abatement 10
- H. Qualified Wage Scale
  1. $18.56 per hour 50%
  2. $24.21 per hour 75%
  3. $32.28 per hour 100%

All tax abatement will include both real property and personal property for new or expanded businesses, which qualify in the categories above. Land value, by statute, will not be abated.

On or before September 1 of each year a report will be submitted by the abated business to the City's Finance Director summarizing the number of employees and wage scale for those employees who were added to the payroll from the date the ordinance providing for tax abatement was adopted. These annual reports will be reviewed by the City to insure that the minimum criteria for which the company received tax abatement still exists. A copy of that report will be presented to the City Commission for renewal/approval each year. The City reserves the right to audit the records of any company receiving tax abatement to insure that the minimum criteria for which the abatement was granted is being met each year.

Employee positions used to meet the requirements for new and expanded businesses shall be evaluated according to F.S. 196.012 (14) "New Business" or (15) "Expansion of existing business".

CITY OF DELAND
Request for Commission Action
September 3, 2025

SUBJECT: Consideration re Approval of Opioid Settlement and Purdue Pharma L.P.'s Bankruptcy Plan.

DEPARTMENT: Legal

PREPARED BY: Darren Elkind, City Attorney

ATTACHMENTS:

APPROVED BY: Michael Pleus, City Manager, August 28, 2025

SUMMARY/HIGHLIGHT:

The City Attorney is recommending that the City Commission vote to approve the Purdue Pharma bankruptcy plan and also vote to participate in the Sackler opioid settlement. Purdue Pharma, the maker of OxyContin, filed for Chapter 11 bankruptcy following the nationwide lawsuits aimed at addressing the opioid epidemic. A global settlement was reached as part of the bankruptcy proceedings, but the United States Supreme Court blocked the bankruptcy plan in 2024 due to the legal immunity afforded the Sackler family, who are the owners of Purdue Pharma.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

SUSTAINABILITY:

FISCAL IMPACT:

There is no cost for the City to participate in the settlements, but the ultimate amounts of the distributions is not known at this time.

RECOMMENDATION:

Authorize staff to vote to approve the Purdue Pharma bankruptcy plan and participate in the settlements.

BACKGROUND/DISCUSSION:

The individual releases for the Sackler family members have now been removed from the Purdue bankruptcy settlement plan and a separate settlement agreement has been reached with the Sackler family. Together, the Sackler settlement and the Purdue bankruptcy settlement represent approximately $8 billion, with approximately $6.5 billion from the Sacklers and $1.5 billion from the Purdue bankruptcy estate. However, due to fluctuating estate value and participation-based formulas, we do not know the City's estimated distribution at this time. Like with previous opioid settlements, the funds must be used for opioid abatement.

CITY OF DELAND
Request for Commission Action
September 3, 2025

SUBJECT: Consideration re Approval of Class Action Participation for Opioid Settlement.

DEPARTMENT: Legal

PREPARED BY: Darren Elkind, City Attorney

ATTACHMENTS:

APPROVED BY: Michael Pleus, City Manager, August 28, 2025

SUMMARY/HIGHLIGHT:

The City Attorney is recommending that the City participate in new settlements recently reached in the ongoing opioid litigation. The settlements total approximately $1.2 billion from eight (8) defendants that allegedly contributed to the opioid epidemic. The settling defendants will provide approximately $830 million in cash and $355 million in life-saving opioid addiction and overdose treatment drugs. Payments from the settlements will be made over a period of 10 years.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government

SUSTAINABILITY:

N/A

FISCAL IMPACT:

There will be no cost to the City to participate in this settlement and the amount of the settlement distribution to the City is yet to be determined.

RECOMMENDATION:

Approval of the City's participation in the settlement.

BACKGROUND/DISCUSSION:

The defendants and total settlement amounts are as follows:

Alvogen, Inc.:	$ 22 million
Amneal Pharmaceuticals, Inc.:	$137.5 million
Apotex, Inc.	$ 75 million
Hikma Pharmaceuticals USA, Inc.:	$122 million
Indivior, Inc.:	$ 86 million
Mylan Pharmaceuticals, Inc.:	$335 million
Sun Pharmaceuticals Industries, Inc.:	$ 36 million
Zydus Pharmaceuticals, Inc.:	$ 17.5 million

The City's exact portion of the settlement funds are not yet known. However, the State of Florida's allotment is

approximately 7%. Annual payments from these settlements will be consolidated into one distribution per subdivision. Like with previous opioid settlements, the funds must be used for opioid abatement.

CITY OF DELAND
Request for Commission Action
September 3, 2025

SUBJECT: Second Reading of Ordinance No. 2025-11, 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: ORD-2025-11 , Business Impact Estimate - Stormwater

APPROVED BY: Michael Pleus, City Manager, August 28, 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

On August 18, 2025, the City Commission approved the Ordinance Amending Section 3(25)(f)2) relating to Stormwater Utility Rates, Fees and Charges on first reading.

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 Ordinance No. 2025-11 amending Section 3-25(f)(2) relating to Stormwater Utility Rates, fees, and charges on second 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 - 11

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 3rd day of September, 2025.

_____
Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk – Auditor

Passed on first reading: August 18, 2025

Adopted on second reading: September 03, 2025

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE NO. 2025-11

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF DELAND, BY ADDING THE INSTITUTIONAL OVERLAY FUTURE LAND USE DESIGNATION TO PROPERTY LOCATED AT 1200 SOUTH GARFIELD AVENUE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

[1] See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance will promote public health, safety and welfare by providing for a comprehensive stormwater rate plan for the next five years.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur:

There is a 36% increase in the per EDU cost over the five years.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

It is not a new fee. It is an incremental increase of an existing rates.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

There are no anticipated regulatory costs. The rates associated with the stormwater plan pay for the continued operation of the stormwater division. The total estimated revenue which includes residential parcels in 2026 will be $3,128,505. It will increase incrementally over the next 5 years.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

All businesses will be impacted by the change in stormwater rates.

4. Additional information the governing body deems useful (if any):
The stormwater enterprise fund is completely funded by the stormwater rate plan. The ongoing maintenance, operations. and improvements in the stormwater system rely on the rates set forth in the plan.

CITY OF DELAND
Request for Commission Action
September 3, 2025

SUBJECT: Second Reading of Ordinance No. 2025-12, Changing the Land Use for Approximately 6.36 Acres of Property, Located at 1100 South Garfield Avenue, from Volusia County Urban Medium Intensity (UMI) to City of DeLand Low Density Residential (LDR).

DEPARTMENT: Planning

PREPARED BY: Carol Kuhn, Planning Director

ATTACHMENTS: ORD-2025-12 , Exhibit A- Legal Description, SMLU24-215 Overall Survey, SMLU24-215 Staff Report, 25-024 & 25-025 Consistency Certification Letter, SMLU24-215 Proposed Land Use, SMLU24-215 Aerial, SMLU24-215 Zoning, Business Impact Estimate - Public Services Land Use

APPROVED BY: Michael Pleus, City Manager, August 28, 2025

SUMMARY/HIGHLIGHT:

The Public Services Department is located at 1100 S. Garfield Ave. and consists of multiple parcels and has expanded over time, as the City acquires more land for the site, with the goal of creating one unified "campus". Currently, there are buildings that cross property lines and existing structures that do not meet the setbacks on individual lots. However, if all properties are viewed as one large, contiguous lot, then the buildings would meet the required setbacks. In order to combine the individual lots, each of the lots would need to have the same land use and zoning designations. Therefore, the City has applied for a future land use amendment.

On May 14, 2025, the Planning Board unanimously voted to recommend approval of the land use amendment. On June 16, 2025, the City Commission unanimously voted to approve the land use amendment.

A Certificate of Consistency has been received from VGMC.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Institute Smart Growth Principles.

SUSTAINABILITY:

This will allow the city to continue to efficiently serve the community.

FISCAL IMPACT:

There are no fiscal impacts.

RECOMMENDATION:

Staff recommends that the City Commission approve the land use amendment, on second reading.

BACKGROUND/DISCUSSION:

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 most recent additions include an annexation of ±1.14 acres of property (Lots 21-26 along with the adjacent Mansfield Ave. right-of-way), located on the south side of the Public Works Campus, approved on May 1, 2023, and ±2.28 acres of property located on Haven Rd., on the north side of the Public Works Campus, approved by the City Commission on August 23, 2023. At the time of annexation, the properties maintained their county land use and zoning.

ORDINANCE NO. 2025 - 12

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF DELAND, BY CHANGING THE LAND USE DESIGNATION OF CERTAIN PROPERTY LOCATED AT 1100 SOUTH GARFIELD FROM VOLUSIA COUNTY'S URBAN MEDIUM INTENSITY TO CITY OF DELAND'S LOW-DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, F.S. §163.3161, et seq., creates the Community Planning Act (hereinafter the "Act"); and

WHEREAS, the Act allows each local government to approve comprehensive plan amendments related to small scale development activities at any time during the year under certain conditions; and

WHEREAS, the Act permits small area amendments to be approved without regard to statutory limits on the frequency of comprehensive plan amendments as long as:

1. The proposed amendment involves the change to the land use designation of a parcel of property that is 50 acres or less; and

2. The cumulative effect of the above amendment does not exceed 120 acres annually; and

WHEREAS, the City Commission adopted a comprehensive plan for the future growth and development of the City pursuant to Ordinance No. 90-4, as amended, (hereinafter the "Comprehensive Plan"); and

WHEREAS, the City Commission has received a request to amend the Comprehensive Plan by changing the land use designation of approximately +/- 6.36 acres of land located at 1100 South Garfield; from Volusia County's Urban Medium Intensity future land use designation to City of DeLand's Low-Density Residential future land use designation; and

WHEREAS, the Planning Board held a public hearing, after due public notice, for the purpose of recommending the adoption of the proposed Comprehensive Plan amendment; and

WHEREAS, the City Commission held a public hearing after due public notice, in accordance with F.S. §163.3184(11); and

WHEREAS, this land use amendment has been transmitted to and reviewed by the Volusia Growth Management Commission.

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

Section 1. The City Commission hereby amends the Future Land Use Map for the incorporated area by changing the land use designation of that certain parcel of land located at 1100 S. Garfield Avenue, consisting of approximately +/- 6.36 acres of land from Volusia County's Urban Medium Intensity Future Land Use designation to City of DeLand's Low-

Density Residential Future Land Use designation, as more particularly described in the Exhibit "A" attached hereto and by this reference made a part hereof.

Section 2. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 3. The effective date of this Ordinance shall be the later date of the following events: (1) the date of issuance of a certificate of consistency or conditional certificate of consistency with regard to the land use designation of the subject property by the Volusia Growth Management Commission; (2) thirty-one (31) days after its adoption by the City Commission; or (3) if properly challenged by an affected person, after the state land planning agency or the Administration Commission, respectively, issues a final order determining this adopted small scale development amendment to be in compliance. No development orders, development permits or land uses dependent on this Ordinance may be issued or commence before it has become effective.

PASSED AND DULY ADOPTED this 3rd day of September, 2025.

_____
Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

_____
Julie Hennessy
Interim City Clerk - Auditor

Passed on first reading: June 16, 2025
Adopted on second reading: September 03, 2025

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

“EXHIBIT A”

DESCRIPTION

VOLUSIA COUNTY PARCEL ID 702100000180 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 1787, PAGE 798):

THE NORTH HALF (N 1/2) OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, CONTAINING FIVE ACRES MORE OF LESS.

AND

VOLUSIA COUNTY PARCEL ID 702102000090 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6466, PAGE 4530):

LOT 9, EXCEPT THE WEST 252.75 FEET THEREOF, PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS RIGHT-OF-WAY ON EAST.

AND

VOLUSIA COUNTY PARCEL ID 702100000171 & A PORTION OF VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 7578, PAGE 4747):

THE SOUTH ONE HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL IDS 702102000061, 702102000060, 702102000052 & 702102000050 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8373, PAGE 552)

PARCEL 1:

THE WEST 1/2 OF LOT 6, LESS AND EXCEPT THE WESTERLY PORTION THEREOF OCCUPIED BY SOUTH AMELIA AVENUE, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 3766 PAGE 2062.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25, A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E, ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 31.09 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH AMELIA AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 300.65 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE S00°55'48"E, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 303.93 FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF SOUTH AMELIA AVENUE AS NOW OCCUPIED; THENCE N00°00'58"W, ALONG SAID RIGHT OF WAY A DISTANCE OF 205.24 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.426 ACRES, MORE OR LESS.

PARCEL 2:

THE EAST 1/2 OF LOT 6, AND THE EAST 1/2 OF THE SOUTH 108.00 FEET OF LOT 5, LESS AND EXCEPT THE WEST 80.00 FEET AND THE EASE 80.00 FEET OF SAID LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 1893 PAGE 0720.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE IN THE ASPHALT ROAD; THENCE SO1°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS

GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHEAST CORNER OF THE EAST LINE OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 171.97 FEET TO THE NORTHWEST CORNER OF THE EAST 80 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE AFORESAID SOUTH LINE OF LOT 5, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, AND THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678; THENCE S00°48'10"E, ALONG THE EASTERLY LINE OF SAID LOT 6, AND SAID WEST LINE RECORDED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678 DISTANCE OF 206.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 331.29 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 6; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.994 ACRES, MORE OR LESS.

PARCEL 4:

THE WEST 80.00 FEET OF THE EAST 1/2 OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 5694 PAGE 2672.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE

OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°55'48"W, ALONG EAST LINE OF THE WEST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE SOUTH 108.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 80.01 FEET TO THE NORTHEAST CORNER OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF THE EAST 1/2 OF LOT 5; THENCE S00°55'48"E, ALONG THE EAST LINE OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 TO SOUTHEAST CORNER OF THE WEST 80 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.198 ACRES, MORE OR LESS.

PARCEL 5:

THE EAST 80.00 FEET LESS THE EAST 20.00 FEET OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 398 PAGE 0178.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 583.47 FEET TO THE SOUTHWEST CORNER OF THE EAST

80.00 FEET SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°48'10"W, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF THE EAST 20.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 20.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 20.00 FEET OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.149 ACRES, MORE OR LESS

AND

VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY PROPERTY APPRAISER - NO OTHER LEGAL DESCRIPTION FOUND OR PROVIDED):

21 17 30 NE 1/4 OF SW 1/4 OF NE 1/4 & W 1/2 OF SW 1/4 OF NE 1/4 EXC S 214.17 FT MEAS ON E/L & S 41.48 FT MEAS ON W/L

AND

VOLUSIA COUNTY PARCEL IDS 702101000210 & 702101000220 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8267, PAGE 237):

PARCEL 1:

LOT 21, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

PARCEL 2:

LOTS 22 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL ID 702101000190 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6748, PAGE 2719):

LOT 19, CLARK HARPER'S SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS:

DESCRIPTION (BY THIS SURVEYOR):

PARCEL 1

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BERESFORD AVENUE AND THE CENTERLINE OF AMELIA AVENUE AS SHOWN ON THE PLAT OF GOLF VIEW HEIGHTS AS RECORDED IN MAP BOOK 23, PAGE 175 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION 21, N89°30'53"E, A DISTANCE OF 1,310.49 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 1,038.57 TO THE NORTHEAST CORNER OF LOT 9 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S89°56'03"W ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH GARFIELD AVENUE (AN APPARENT 50.00 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S01°00'41"E, A DISTANCE OF 1,384.52 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°30'37"W ALONG SAID NORTH LINE, A DISTANCE OF 634.69 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°54'37"E ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE

SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 314.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST NEW HAMPSHIRE AVENUE; THENCE N89°22'19"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 630.29 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH AMELIA AVENUE; THENCE N00°48'29"W ALONG THE EAST RIGHT OF WAY OF AMELIA AVENUE (AN APPARENT 60.00 FOOT RIGHT OF WAY), A DISTANCE OF 1,890.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 5 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 298.38 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE N00°51'33"W ALONG THE EAST LINE OF THE WEST HALF OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°56'05"E ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 308.29 FEET TO THE NORTHEAST CORNER OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°54'37"E ALONG THE EAST LINE OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF LOT 6 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE S00°54'37"E ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 204.99 FEET TO THE NORTHWEST CORNER OF LOT 9 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE N89°56'03"E ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 632.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.171 ACRES, MORE OR LESS.

PARCEL 2

LOTS 21 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE

SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF CO SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION; THENCE CONTINUE N89°30'37"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 184.11 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S00°58'53"E ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 150.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE N89°26'28"W ALONG THE SOUTH LINE OF LOTS 21 THROUGH 26 OF SAID CLARK HARPER'S SUBDIVISION, A DISTANCE OF 301.95 FEET TO THE SOUTHWEST CORNER OF LOT 26; THENCE N00°55'55"W ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 149.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 26, BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 301.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.040 ACRES, MORE OR LESS.

PARCEL 3

LOT 19, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE

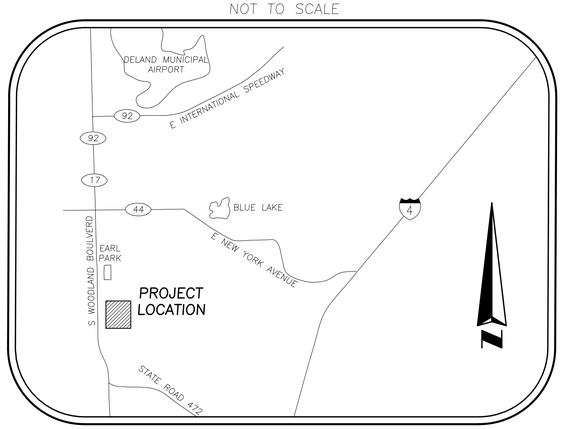
SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 50.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE N89°29'14”W ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 133.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE N00°59'23”W ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 50.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37”E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 133.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,710 SQUARE FEET, MORE OR LESS.

CITY OF DELAND PUBLIC WORKS COMPLEX

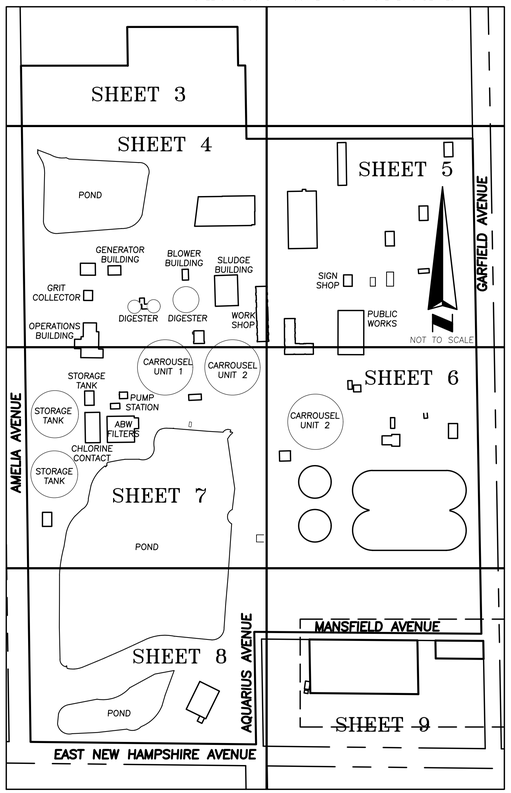
SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, DELAND, FLORIDA.

VICINITY MAP
NOT TO SCALE



SHEET LAYOUT

SHEET 1 COVER & KEY MAP
SHEETS 2 BOUNDARY SURVEY OVERALL SITE
SHEETS 3–8 IMPROVEMENTS DETAILS
SHEETS 9 BOUNDARY SURVEY AND IMPROVEMENTS DETAILS



DESCRIPTION

VOLUSIA COUNTY PARCEL ID 702100000180 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 1787, PAGE 798):

THE NORTH HALF (N 1/2) OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, CONTAINING FIVE ACRES MORE OF LESS.

AND

VOLUSIA COUNTY PARCEL ID 702102000090 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6466, PAGE 4530):

LOT 9, EXCEPT THE WEST 252.75 FEET THEREOF, PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS RIGHT-OF-WAY ON EAST.

AND

VOLUSIA COUNTY PARCEL ID 702100000171 & A PORTION OF VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 7578, PAGE 4747):

THE SOUTH ONE HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL IDS 702102000061, 702102000060, 702102000052 & 702102000050 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8373, PAGE 552)

PARCEL 1:

THE WEST 1/2 OF LOT 6, LESS AND EXCEPT THE WESTERLY PORTION THEREOF OCCUPIED BY SOUTH AMELIA AVENUE, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 3766 PAGE 2062.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25, A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E, ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 31.09 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH AMELIA AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 300.65 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE S00°55'48"E, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 303.93 FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF SOUTH AMELIA AVENUE AS NOW OCCUPIED; THENCE N00°00'58"W, ALONG SAID RIGHT OF WAY A DISTANCE OF 205.24 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.426 ACRES, MORE OR LESS.

PARCEL 2:

THE EAST 1/2 OF LOT 6, AND THE EAST 1/2 OF THE SOUTH 108.00 FEET OF LOT 5, LESS AND EXCEPT THE WEST 80.00 FEET AND THE EASE 80.00 FEET OF SAID LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 1893 PAGE 0720.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHEAST CORNER OF THE EAST LINE OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 171.97 FEET TO THE NORTHWEST CORNER OF THE EAST 80 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE AFORESAID SOUTH LINE OF LOT 5, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, AND THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678; THENCE S00°48'10"E, ALONG THE EASTERLY LINE OF SAID LOT 6, AND SAID WEST LINE RECORDED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678 DISTANCE OF 206.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 331.29 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 6; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.994 ACRES, MORE OR LESS.

PARCEL 4:

THE WEST 80.00 FEET OF THE EAST 1/2 OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 5694 PAGE 2672.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N00°55'48"W, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHEAST CORNER OF THE EAST LINE OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 171.97 FEET TO THE NORTHWEST CORNER OF THE EAST 80 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE AFORESAID SOUTH LINE OF LOT 5, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, AND THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678; THENCE S00°48'10"E, ALONG THE EASTERLY LINE OF SAID LOT 6, AND SAID WEST LINE RECORDED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678 DISTANCE OF 206.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 331.29 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 6; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.994 ACRES, MORE OR LESS.

PARCEL 4:

THE WEST 80.00 FEET OF THE EAST 1/2 OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 5694 PAGE 2672.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 583.47 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°48'10"W, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF THE EAST 20.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 20.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 20.00 FEET OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.149 ACRES, MORE OR LESS

AND

VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY PROPERTY APPRAISER – NO OTHER LEGAL DESCRIPTION FOUND OR PROVIDED):

21 17 30 NE 1/4 OF SW 1/4 OF NE 1/4 & W 1/2 OF SW 1/4 OF NE 1/4 EXC S 214.17 FT MEAS ON E/L & S 41.48 FT MEAS ON W/L

AND

VOLUSIA COUNTY PARCEL IDS 702101000210 & 702101000220 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8267, PAGE 237):

PARCEL 1:

LOT 21, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

PARCEL 2:

LOTS 22 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL ID 702101000190 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6748, PAGE 2719):

LOT 19, CLARK HARPER'S SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS:

DESCRIPTION (BY THIS SURVEYOR):

PARCEL 1

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BERESFORD AVENUE AND THE CENTERLINE OF AMELIA AVENUE AS SHOWN ON THE PLAT OF GOLF VIEW HEIGHTS AS RECORDED IN MAP BOOK 23, PAGE 175 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION 21, N89°30'53"E, A DISTANCE OF 1,310.49 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 1,038.57 TO THE NORTHEAST CORNER OF LOT 9 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S89°56'03"W ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH GARFIELD AVENUE (AN APPARENT 50.00 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S01°00'41"E, A DISTANCE OF 1,384.52 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°30'37"W ALONG SAID NORTH LINE, A DISTANCE OF 634.69 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°54'37"E ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 314.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST NEW HAMPSHIRE AVENUE; THENCE N89°22'19"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 630.29 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH AMELIA AVENUE; THENCE N00°48'29"W ALONG THE EAST RIGHT OF WAY OF AMELIA AVENUE (AN APPARENT 60.00 FOOT RIGHT OF WAY), A DISTANCE OF 1,890.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 5 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE N00°51'33"W ALONG THE EAST LINE OF THE WEST HALF OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°56'05"E ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 308.29 FEET TO THE NORTHEAST CORNER OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°54'37"E ALONG THE EAST LINE OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF LOT 6 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE S00°54'37"E ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 204.99 FEET TO THE NORTHWEST CORNER OF LOT 9 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE N89°56'03"E ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 632.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.171 ACRES, MORE OR LESS.

PARCEL 2

LOTS 21 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF CO SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION; THENCE CONTINUE N89°30'37"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 184.11 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S00°58'53"E ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 150.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE N89°26'28"W ALONG THE SOUTH LINE OF LOTS 21 THROUGH 26 OF SAID CLARK HARPER'S SUBDIVISION, A DISTANCE OF 301.95 FEET TO THE SOUTHWEST CORNER OF LOT 26; THENCE N00°55'55"W ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 149.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 26, BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 301.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.040 ACRES, MORE OR LESS.

PARCEL 3

LOT 19, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 50.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE N89°29'14"W ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 133.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE N00°59'23"W ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 50.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 133.80 FEET TO THE POINT OF BEGINNING.

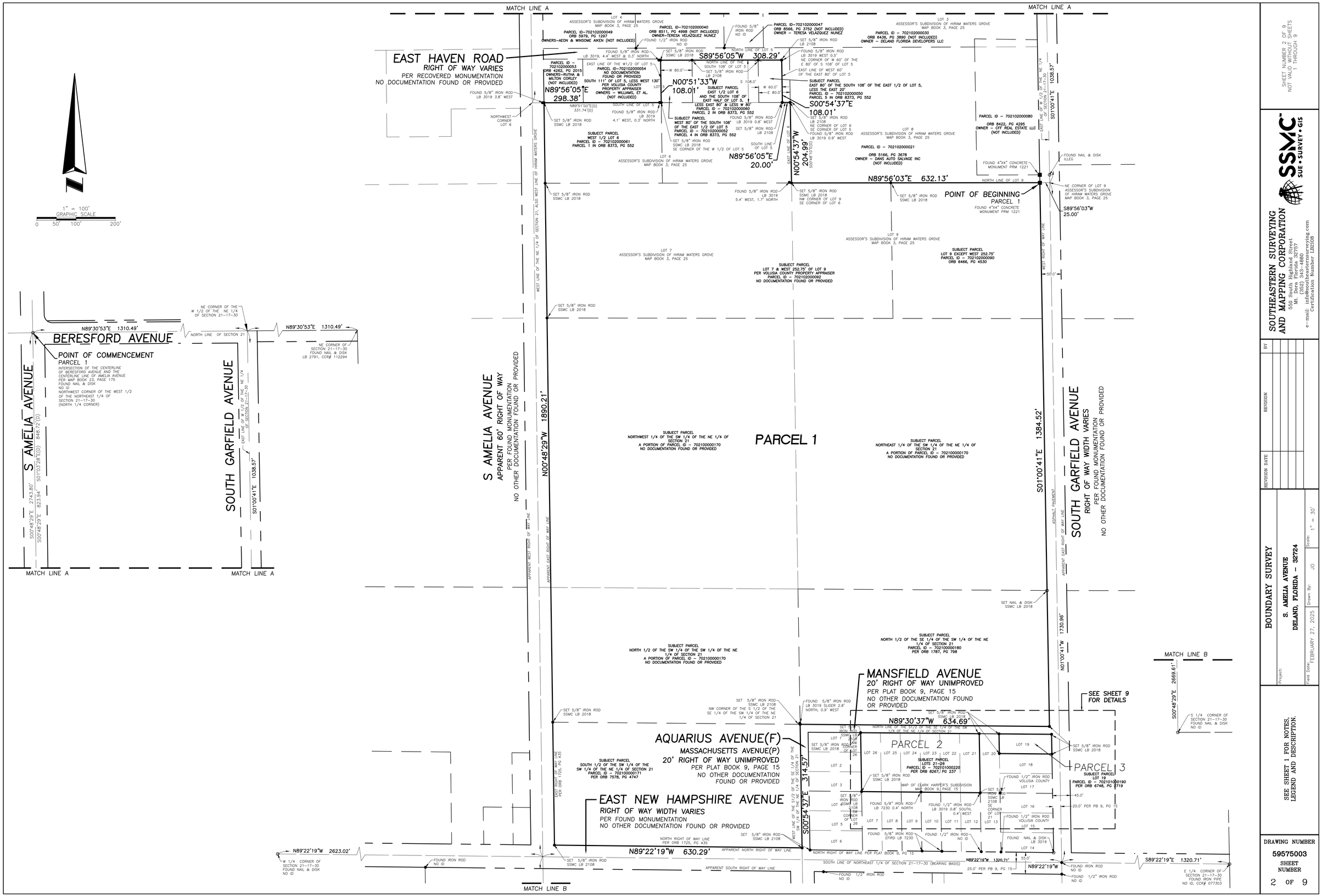
CONTAINING 6,710 SQUARE FEET, MORE OR LESS.

LEGEND & ABBREVIATIONS:

AC = AIR CONDITIONING UNIT	○ = IRON PIPE	⊹ = COMBINATION UTILITY POLE	LB = LICENSED BUSINESS
= AIR RELEASE VALVE	● = IRON ROD	= MAILBOX	PSM = PROFESSIONAL SURVEYOR AND MAPPER
CATV = BURIED CABLE TV PEDESTAL	IRR = IRRIGATION VALVE	UM = UTILITY MARKER	ID = IDENTIFICATION
E = BURIED ELECTRIC PEDESTAL	= LANDSCAPE LIGHTING	= WATER METER	ORB = OFFICIAL RECORDS BOOK
= BACKFLOW PREVENTER	= LIGHT POLE	= WATER VALVE	(P) = PLAT
= BENCH	LS = LIFT STATION	= YARD DRAIN	PG(S) = PAGE(S)
= BUSH	= MITERED END SECTION	–X– = CHAINLINK FENCE	(F) = FIELD
T = BURIED TELEPHONE PEDESTAL	MW = MONITORING WELL	–O– = WOOD FENCE	TRAV.PT. = TRAVERSE POINT
= CONCRETE MONUMENT	= NAIL W/DISC	–OHL– = OVERHEAD UTILITY LINE	NAD = NORTH AMERICAN DATUM
= CLEAN OUT	= UTILITY POLE	= TREE/HEDGE LINE	NAVD = NORTH AMERICAN VERTICAL DATUM
= DRAINAGE MANHOLE	• = POST/BOLLARD	LA = LANDSCAPED AREA	SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
= ELECTRIC FIXTURE	RCM = RECLAIMED WATER METER	PVC = POLYVINYL CHLORIDE PIPE	
= ELECTRIC MANHOLE	RCV = RECLAIMED WATER VALVE	DIP = DUCTILE IRON PIPE	
= ELECTRIC SERVICE METER	= SANITARY MANHOLE	FNM = METAL FENCE	
= FLAT GRATE INLET	= NON-TRAFFIC SIGN	EFX = ELECTRIC FIXTURE	
= FIRE HYDRANT	= SERVICE POLE	UM = UTILITY MARKER	
= FLAGPOLE	= SEWER VALVE	RCV = RECLAIMED WATER VALVE	
= DOWN GUY	= TRAFFIC SIGN		
= WATER SPIGOT	TK = TANK		
= HAND HOLE	TR = TRANSFORMER ON SLAB		
	VAULT = VAULT		

SURVEYOR'S REPORT:

1. UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
2. EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION.
3. MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES STANDARD FEET AND DECIMALS THEREOF.
4. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
5. UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED.
6. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYO



SHEET NUMBER 2 OF 9
NOT VALID WITHOUT SHEETS 1 THROUGH 9

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
550 South Highland Street
Mt. Dora Florida 32757
(352) 343-4880
e-mail: info@southeasternsurveying.com
Certification Number LB2108

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REVISION	BY

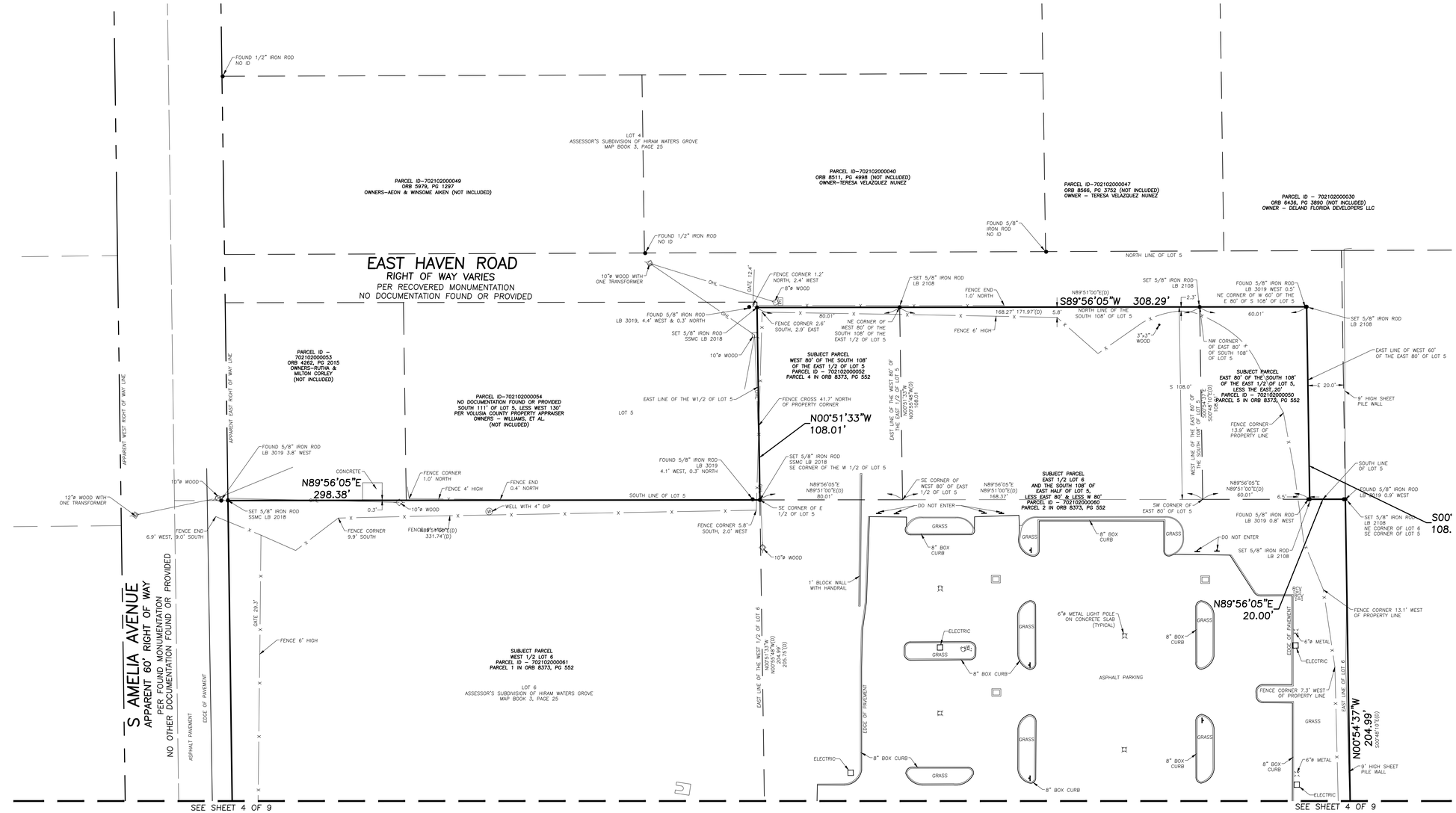
REVISION DATE

BOUNDARY SURVEY

Project:
S. AMELIA AVENUE
DELAND, FLORIDA – 32724

Field Date: FEBRUARY 27, 2025 | Drawn By: JO | Scale: 1" = 30'

DRAWING NUMBER
59575003
SHEET NUMBER
2 OF 9



1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

SHEET NUMBER 3 OF 9
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REVISION	BY	REVISION DATE

BOUNDARY SURVEY

S. AMELIA AVENUE
DELAND, FLORIDA - 32724

Project:

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SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET NUMBER
3 OF 9

SHEET NUMBER 4 OF 9
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REVISION	BY	DATE

BOUNDARY SURVEY

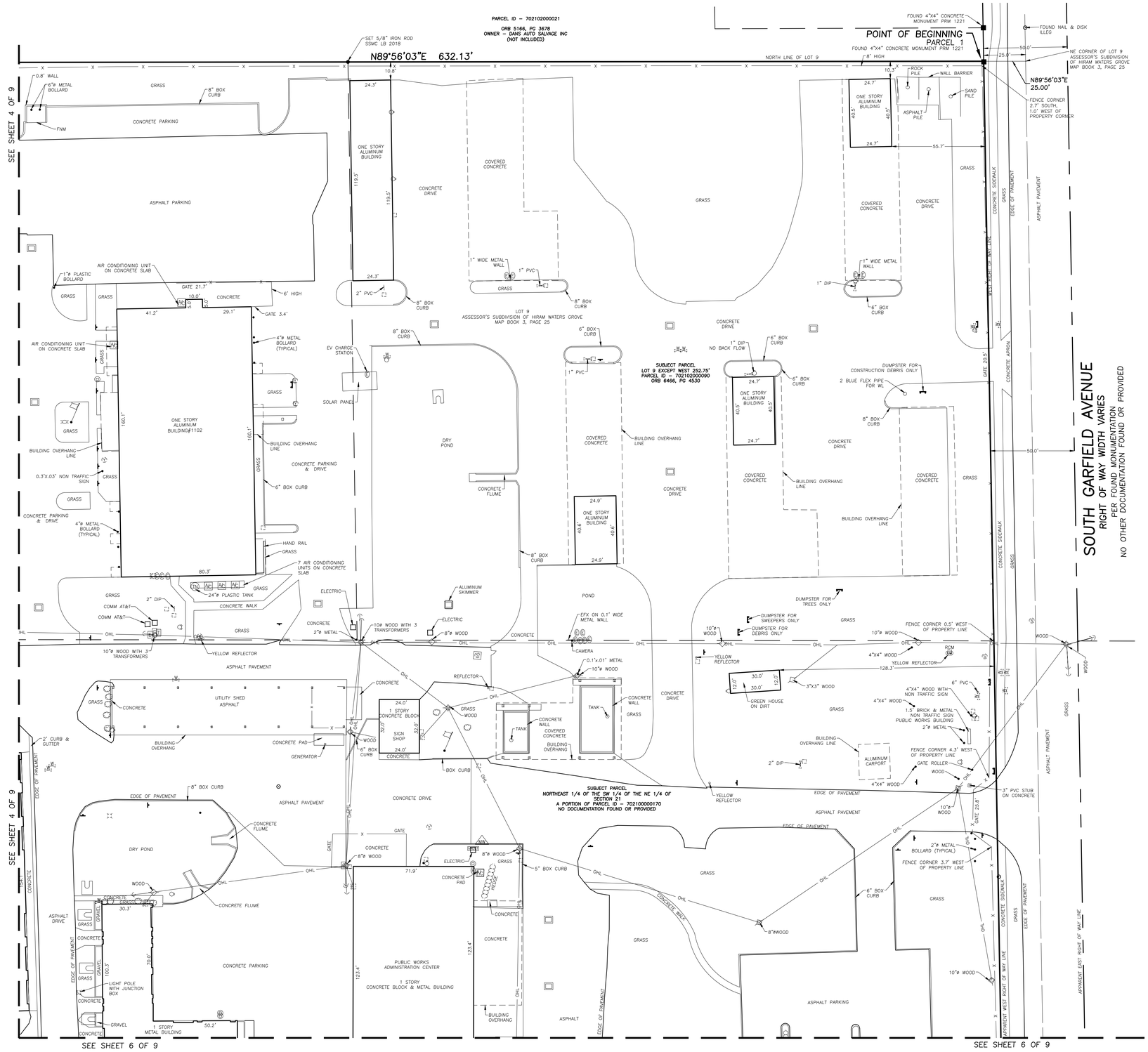
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SHEET NUMBER
4 OF 9



SHEET NUMBER 5 OF 9
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1 THROUGH 9

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BOUNDARY SURVEY

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SHEET
NUMBER
5 OF 9

1" = 30'
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0 15' 30' 60'

SHEET NUMBER 6 OF 9
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59575003
SHEET NUMBER
6 OF 9

SEE SHEET 4 OF 9

SEE SHEET 4 OF 9

SEE SHEET 6 OF 9

SEE SHEET 6 OF 9

SEE SHEET 8 OF 9

SEE SHEET 8 OF 9

PARCEL 1

N00°48'29"W 1890.21'

S AMELIA AVENUE
APPARENT 60' RIGHT OF WAY
PER FOUND MONUMENTATION
NO OTHER DOCUMENTATION FOUND OR PROVIDED

SUBJECT PARCEL
NORTHWEST 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21
A PORTION OF PARCEL ID – 702100000170
NO DOCUMENTATION FOUND OR PROVIDED

SUBJECT PARCEL
NORTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21
A PORTION OF PARCEL ID – 702100000170
NO DOCUMENTATION FOUND OR PROVIDED

1 STORY CONCRETE BUILDING LAB
1 STORY CONCRETE BLOCK UTILITY BUILDING
GENERATOR PAD
RADIO TOWER
CHLORINE TANK
CHLORINE CONTACT TANK
STORAGE TANK
ONE STORY STUCCO BUILDING
1 EFFLUENT PUMP STATION
COLUMN TYPICAL PUMP/MOTOR
BUILDING OVERHANG CONCRETE CHLORINE FACILITY
ABW FILTERS ALUMINUM WITH VINYL COVER
1 STORY METAL BUILDING
CAROUSEL UNIT NO. 1
CAROUSEL UNIT NO. 2
RETENTION POND

ASPHALT DRIVE
ASPHALT PAVEMENT
DIRT DRIVE
CONCRETE WALK
CONCRETE SIDEWALK
CONCRETE SLAB
CONCRETE FLUME
RIP/RAP
ASPHALT
PARKING
GRASS
PLASTIC
HEAD WALL
0.7' WIDE WALL

FENCE CORNER 6.4' EAST OF PROPERTY LINE
FENCE CORNER 6.2' EAST OF PROPERTY LINE
FENCE CORNER 0.4' WEST OF PROPERTY LINE
RECYCLED WATER
KEYPAD
GATE MOTOR
GATE 23.9'
GATE 4.4'
STORM WATER PUMP STATION
LIFT STATION ALARM
2"ø METAL
EDGE OF PAVEMENT
APPARENT WEST RIGHT OF WAY LINE
APPARENT EAST RIGHT OF WAY LINE
LIGHT POLE ON 10"X10" CONCRETE
LIGHT POLE ON 8"X8" CONCRETE
LIGHT POLE ON 15"X15" CONCRETE
LIGHT POLE 10"X10" CONCRETE
LIGHT POLE WITH JUNCTION BOX
LIFT STATION ALARM
RCV ON 18"X18" CONCRETE
24" DIP VERTICAL
24" DIP TO 16" DIP
16" DIP VERTICAL (TYPICAL)
2" PVC STUB ON 6"X6" CONCRETE
18" DIP VERTICAL
18" DIP VERTICAL LINK
WM ON 6"ø METAL
RCVS 6
WV ON 18"ø CONCRETE
WV ON 6"ø METAL
6" DIP
10" DIP VERTICAL
12" DIP VERTICAL
12" DIP
12" PVC
36" DIP VERTICAL
8" DIP VERTICAL
8" DIP VERTICAL WATER
10" DIP VERTICAL
12" DIP VERTICAL
HANDRAIL
OVERHEAD CATWALK
CONCRETE WALK
RCM
SEWER VALVE ON 18"X18" CONCRETE
SEWER VALVE ON 15"X15" CONCRETE
6" PVC STUB
ELECTRIC
MOTORIZED WEIR ON CONCRETE
WEIR CONTROL
ANTENNA
JUNCTION BOX ON WALL
CONCRETE SLAB
AIR CONDITIONING UNIT ON 3'X3' CONCRETE SLAB
CLEANOUT ON 18"X18" CONCRETE
ESM ON 6"X6" CONCRETE
UNKNOWN
10"ø WOOD
12"ø WOOD
10"ø WOOD WITH 3 TRANSFORMERS
APPROXIMATE EDGE OF WATER ON 01/16/2025
APPROXIMATE EDGE OF WATER ON 01/16/2025
STEP
RAMP
HAND RAIL
GROUND
OHL
X
AC
AV
TR
LS

1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

SHEET NUMBER 7 OF 9
NOT VALID WITHOUT SHEETS 1 THROUGH 9

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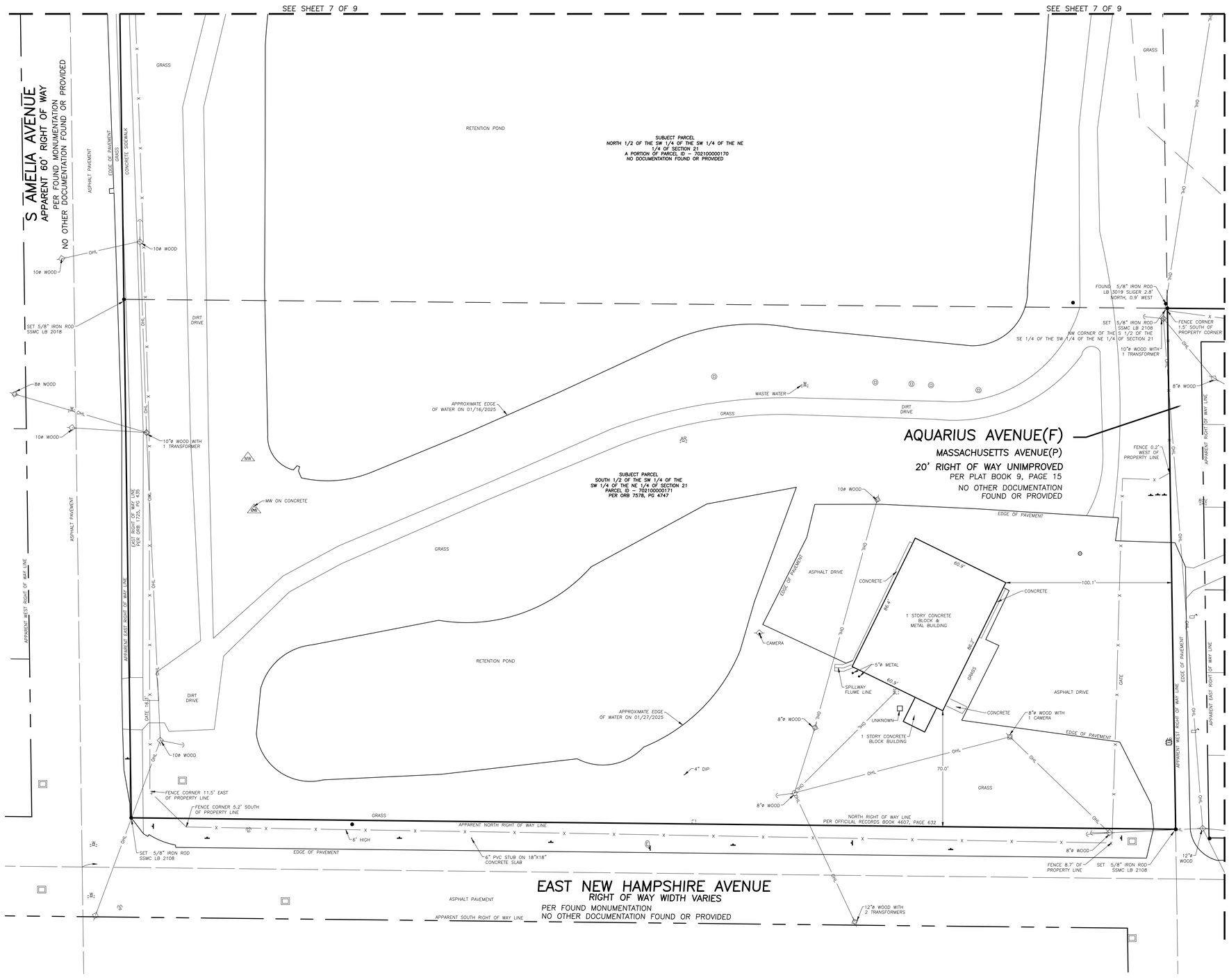
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DELAND, FLORIDA – 32724

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SHEET NUMBER
7 OF 9



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REVISION	BY	REVISION DATE

BOUNDARY SURVEY

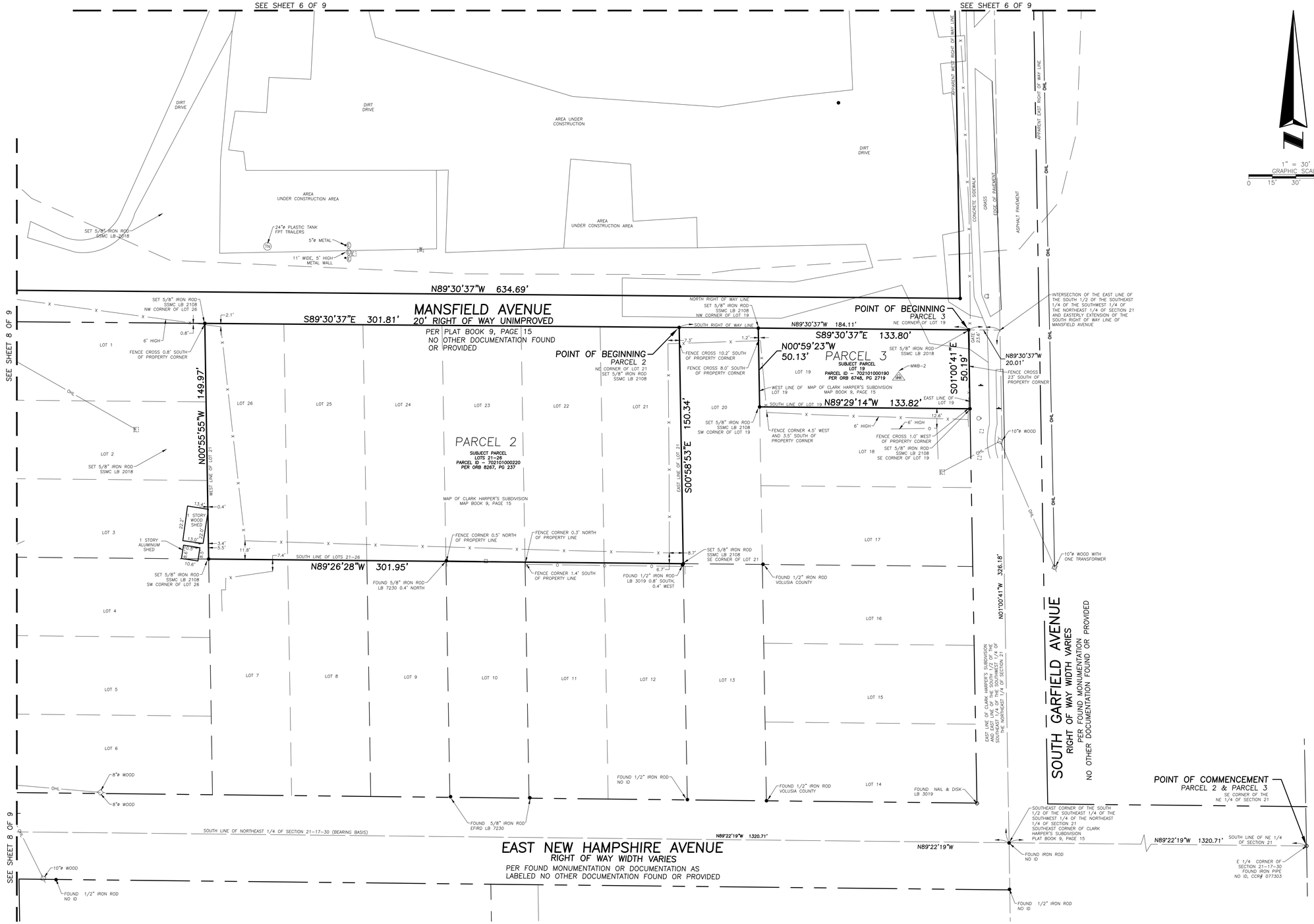
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SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
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SHEET NUMBER
8 OF 9

DETAILS FROM SHEET 2



SHEET NUMBER 9 OF 9
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REVISION DATE	REVISION	BY

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DRAWING NUMBER
59575003
SHEET NUMBER
9 OF 9

PLANNING DEPARTMENT STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD

May 14, 2025

A. APPLICATION NO.: SMLU24-215

APPLICANT: City of DeLand

STAFF PLANNER: Kendall Story

REQUEST: To amend the land use designation from Volusia County Urban Medium-Intensity (UMI) to City of DeLand Low-Density Residential (LDR)

B. SITE FACTORS:

Location: 1100 S. Garfield Ave.
Property Size: ± 6.36 acres
Land Use: Volusia County Urban Medium-Intensity
Existing Use: Vacant, undeveloped

	SURROUNDING USE:
North:	Low Density Residential
South:	Low Density Residential
East:	Low Density Residential; Medium Density Residential
West:	High Density Residential; Redevelopment

C. <u>REQUESTED ACTION & HISTORY</u>:

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 most recent additions include an annexation of ±1.14 acres of property (Lots 21-26 along with the adjacent Mansfield Ave. right-of-way), located on the south side of the Public Works Campus, approved on May 1, 2023, and ±2.28 acres of property located on Haven Rd., on the north side of the Public Works Campus, approved by the City Commission on August 23, 2023. At the time of annexation, the properties maintained their county land use and zoning. The city's goal is to combine all of the acquired parcels into one large parcel, with a uniform land use, overlay and zoning district. Amending the future land use designation to Low Density Residential for the outlying properties is the first step.

On August 18, 2022, the Technical Review Committee (TRC) reviewed and conditionally approved a Class II site plan (SP22-165) to construct a ± 24,241 sq. ft. building to be used as the new Utility Administration Building and accompanying parking lot. Following said approval, on August 17, 2023, the TRC reviewed and conditionally approved a site plan (SP23-146) for additional facility upgrades to the site which included a new master pump station and other technical items. Per the review, it was a requirement to combine the various parcels to bring everything into conformity. Currently, there are buildings that cross property lines and existing structures that do not meet the setbacks on individual lots.

However, when all properties are viewed as a whole, contiguous lot, then the buildings would meet the required setbacks. In order to combine the individual lots, each of the lots would need to have the same land use and zoning designations. Therefore, the City has applied for a future land use designation and, under a separate applications, rezoning application and the addition of the Institutional Overlay in order to facilitate a future lot combination.

The City of DeLand Public Services Department (PSD) is proposing a future land use amendment for ± 6.36 acres of the campus, located at 1101 S. Garfield Ave., from Volusia County's Urban Medium-Intensity (VC: UMI) land use designation, to the City of DeLand's Low-Density Residential (LDR) land use designation. *The city has also petitioned for an Institutional Overlay (#SMLU24-216) and a rezone (Z24-211).*

D. ANALYSIS:

The purpose of this section is to analyze the reasonableness of the applicant's request for an amendment of the land use designation for the subject property. This analysis will include a description of the current and future land uses of the site and the surrounding area, Florida Statute 163.3187 allows for a Future Land Use Map amendment for if the area is under 50 acres, and is not an area of critical state concern. The proposed application is for a land use change for approximately 6.36 acres of property. In total, the overall campus is 49.37 acres.

1. **Compatibility with Land Use and Other Elements:** The Future Land Use element requires that the subject property be consistent with surrounding development. The surrounding development is a mixture of residential land uses, with the Applewood Apartments to the west and the Hawthorne Hills mobile home development to the east. To the north of the subject property, it directly abuts the Central Florida Recycling Center and to the south is the DeLand Middle School.

2. **Future Land Use Map:** The proposed change in the land use designation to Low-Density Residential (LDR) will be shown on the revised Future Land Use Map.

3. **Location of Lakes, Floodplains, and Wetlands:** The property contains a body of water that acts as a stormwater retention pond for the site, but is not located within a floodplain or wetland area.

4. **Analysis of Natural Resources:**
   - ***a.*** *Soil types:*
     Astatula Fine Sand, 0-8% slope
   - ***b.*** *Presence of Endangered Species*: None; this is a developed site.

5. **Existing and Future Impact upon Infrastructure Capacity:**

   - ***a.*** *Water* – The City's Utility Department indicates sufficient water supply is available for the proposed land use designation, as this is an existing, developed site.

   - ***b.*** *Sewer* – The City's Utility Department has indicated sufficient existing capacity, as this is an existing, developed site.

c. *Drainage* – The City adheres to the County's 100-year frequency, 24-hour storm event standard for landlocked basins. Stormwater capture for future development will be addressed on-site and will be further evaluated at the time of site plan or preliminary plat.

d. *Solid Waste* – Solid waste services are available for the property, as this is an existing, developed site.

6. **Compatibility with Existing Zoning Classification:** The existing zoning classification will be amended upon approval of the land use amendment to a classification permitted in the LDR land use designation. As mentioned above, concurrent applications for a rezone to R-1B and an Institutional Overlay both accompany this application.

E. CONCLUSION: The facility analysis presented in the above sections suggests the proposed land use will not cause any of the City's facilities to degrade below the adopted or current operational level of service (LOS). The proposed land use designation, Low-Density Residential, is consistent with the surrounding area, and will not create any land use incompatibilities.

F. STAFF RECOMMENDATION: Staff recommends that the Planning Board forward the request to City Commission with a recommendation of approval of the proposed amendment from Volusia County's UMI to the City of DeLand's LDR designation.

G. VGMC INFRASTRUCTURE IMPACT ASSESSMENT:

In accordance with standard practice from the Florida Department of Economic Opportunity (DEO) and other review agencies, an impact comparison analysis of the proposed amendment has been completed based upon the theoretical maximum development potential under the currently adopted future land use designation versus the proposed designation.

The following seven public facilities and services were examined: (Table 4)

1. Transportation
2. Sanitary Sewer
3. Potable Water
4. Solid Waste
5. Stormwater Drainage
6. Recreation
7. Schools

Table 4. Impact Analysis (Theoretical Max.)

Development Variable	**EXISTING** Future Land Use	**PROPOSED** Future Land Use	Net Change
	VC: UMI	**CITY LDR**	
Permitted Density/Intensity	8 du/acres; 0.5 FAR	5.8 du/acre	-2.2 du/acre
Dwelling Units	50	36	-14
Non-residential Sq. Ft.	138,085 SF	N/A	-138,085 SF
1. Population	122	88	-34
2. PM Peak Hr. Trips/Daily Trips (Residential) PM Peak Hr. Trips/Daily Trips (Commercial)	47 peak/472 ADT (res.) 199 peak/1,496 ADT (com.)	34 peak/339 ADT (res.) N/A (com.)	-13/-133 (res.) -199/-1,496 (com.)
3. Sanitary Sewer (gallons/day)	10,000 (res.) 13,000 (com.)	7,200 (res.) N/A (com.)	-2,800 (res.) -13,000 (com.)
4. Potable Water (gallons/day)	15,000 (res.) 13,000 (com.)	7,200 (res.) N/A (com.)	-7,800 (res.) -13,000 (com.)
5. Solid Waste (pounds/day)	391 (res.) 13,800 (com.)	282 (res.) N/A (com.)	-109 (res.) -13,800 (com.)
6. Stormwater Drainage	N/A	N/A	N/A
7. Recreation/Open Space	0.85	0.62	-0.23

Notes:

1. Population:	*2.44 persons per household (per 2020 Census)*
2. Transportation:	*ITE Trip Generation Manual, 11th Edition: PM PEAK HR rate SFR (210): 0.94 trips/unit; ADT rate SFR (210): 9.43 trips/unit*
	ITE Trip Generation Manual, 11th Edition: PM PEAK HR rate OFF (710): 1.44 trips/1,000 sf; ADT rate OFF (710): 10.84 trips/1,000 sf
3. Sanitary Sewer:	*200 GPD per Equivalent Residential Unit; 0.10 GPD per sq. ft. commercial use*
4. Potable Water:	*300 GPD per Equivalent Residential Unit; 0.10 GPD per sq. ft. commercial use*
5. Solid Waste	*3.21 pounds per person per day; 10 lbs. per 1,000 sq. ft. non-residential development per day*
6. Stormwater Drainage:	*LOS Standard 25-yr, 24-hr event. Drainage system to be designed to meet the req. of the LDC during subdivision or site plan review.*
7. Rec. & Open Space:	*7 acres/1,000 persons (0.007 acres/person)*

The proposed amendment results in decreased impacts to all public infrastructure and services based on the theoretical maximum impact analysis.

Volusia Growth Management Commission

July 17, 2025

Carol Kuhn, Planning Director
City of DeLand
120 S. Florida Avenue
DeLand, FL 32720

RE: City of DeLand, Small Scale Amendment Applications
VGMC Case #25-024 – SMLU24-215 (S. Garfield Avenue)
VGMC Case #25-025 – SMLU24-216 (Institutional Overlay)
Certificate of Consistency

Dear Ms. Kuhn,

VGMC Case Nos. 25-024 and 25-025 qualify for certification in accordance with Chapter 90, Article II. of the Volusia County Code of Ordinances, Volusia Growth Management Commission Consistency Certification Rules and Organization. Based upon the lack of objection filed by another unit of local government, VGMC Case Nos. 25-024 and 25-025 are hereby deemed certified as consistent effective July 16, 2025 without the need for a public hearing.

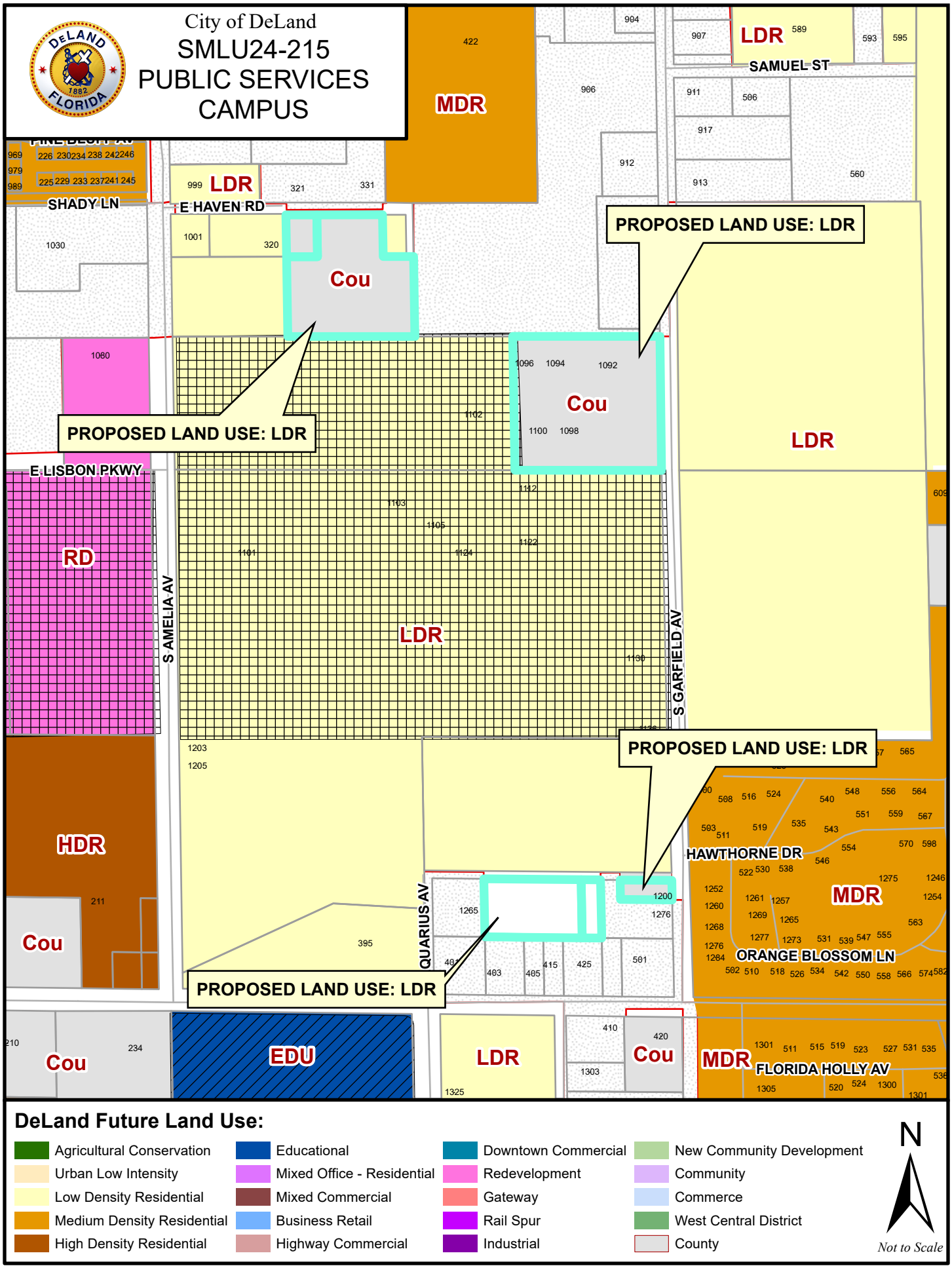
The Volusia Growth Management Commission appreciates the efforts of the City of DeLand to further intergovernmental cooperation and coordination in Volusia County. If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

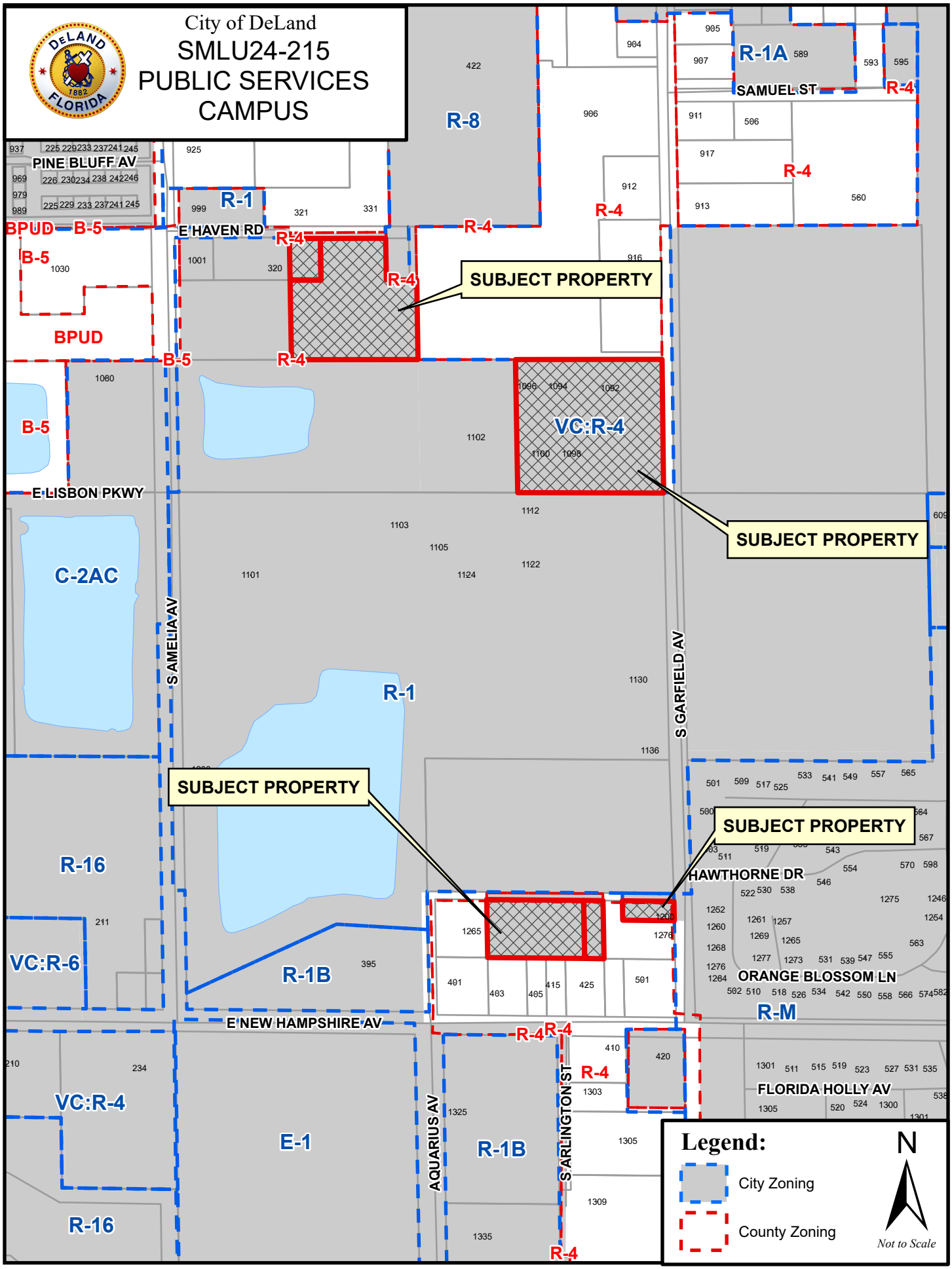
Debbie Connors

Debbie Connors
VGMC Chair

210 South Beach Street, Suite 202, Daytona Beach, FL 32114
Tel: 386-947-1875 ■ Email: vgmc@volusia.org


City of DeLand
SMLU24-215
PUBLIC SERVICES CAMPUS
PROPOSED LAND USE: LDR
PROPOSED LAND USE: LDR
PROPOSED LAND USE: LDR
PROPOSED LAND USE: LDR
MDR
LDR
SAMUEL ST
SHADY LN
E HAVEN RD
Cou
LDR
E LISBON PKWY
RD
S AMELIA AV
LDR
S GARFIELD AV
HDR
Cou
QUARIUS AV
HAWTHORNE DR
MDR
ORANGE BLOSSOM LN
Cou
EDU
LDR
Cou
MDR
FLORIDA HOLLY AV
DeLand Future Land Use:
Agricultural Conservation
Urban Low Intensity
Low Density Residential
Medium Density Residential
High Density Residential
Educational
Mixed Office - Residential
Mixed Commercial
Business Retail
Highway Commercial
Downtown Commercial
Redevelopment
Gateway
Rail Spur
Industrial
New Community Development
Community
Commerce
West Central District
County
N
Not to Scale


City of DeLand
SMLU24-215
PUBLIC SERVICES CAMPUS
SUBJECT PROPERTY
SUBJECT PROPERTY
SUBJECT PROPERTY
SUBJECT PROPERTY
R-1A
PD
PERSEA CT
R-1A
R-1A
S ALABA
E BERESFORD AV
B-5
B-5
B-5
OAKLEIGH DR
BPUD
R-12
ELMWOOD AV
PINE BLUFF AV
BPUDC
BPUD
SHADY LN
B-5
B-5
BPUD
B-5
R-8
SAMUEL ST
R-4
R-4
R-4
E HAVEN RD
R-4
R-4
R-4
R-4
R-4
VC:R-4
B-5
E LISBON PKWY
C-2AC
S AMELIA AV
R-1
S GARFIELD AV
SPRING CIR
R-16
HAWTHORNE DR
HICKORY LN
LINDEN CIR
VC:R-6
R-M
E NEW HAMPSHIRE AV
R-4
R-4
VC:R-4
E-1
R-1B
AQUARIUS AV
S ARLINGTON ST
BLVD
FLORIDA HOLLY AV
R-16
E VILLA CAPRI CIR
R-4
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
SMLU24-215
PUBLIC SERVICES CAMPUS
SUBJECT PROPERTY
SUBJECT PROPERTY
SUBJECT PROPERTY
SUBJECT PROPERTY
R-8
R-1A
R-4
R-1
B-5
BPUD
VC:R-4
C-2AC
R-1
R-16
VC:R-6
R-1B
E-1
VC:R-4
R-16
R-M
PINE BLUFF AV
E HAVEN RD
E LISBON PKWY
S AMELIA AV
S GARFIELD AV
SAMUEL ST
HAWTHORNE DR
ORANGE BLOSSOM LN
FLORIDA HOLLY AV
E NEW HAMPSHIRE AV
AQUARIUS AV
S ARLINGTON ST
Legend:
City Zoning
County Zoning
N
Not to Scale

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE NO. 2025-12

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF DELAND, BY CHANGING THE LAND USE DESIGNATION OF CERTAIN PROPERTY LOCATED AT 1100 SOUTH GARFIELD FROM VOLUSIA COUNTY'S URBAN MEDIUM INTENSITY TO CITY OF DELAND'S LOW-DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance will promote public health, safety and welfare by providing for a comprehensive municipal Public Services campus.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur:

There is no direct economic impact to existing businesses.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

No new fees are being proposed.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

There are no anticipated regulatory costs or fees.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

All businesses will be positively impacted by enhanced services.

4. Additional information the governing body deems useful (if any):
N/A

CITY OF DELAND
Request for Commission Action
September 3, 2025

SUBJECT: Second Reading of Ordinance No. 2025-13, to Add the Institutional Overlay to ±49.37 Acres of Property, Located at 1200 South Garfield Avenue.

DEPARTMENT: Planning

PREPARED BY: Carol Kuhn, Planning Director

ATTACHMENTS: ORD-2025-13 , Exhibit A-Legal Description, SMLU24-216 Staff Report, 25-024 & 25-025 Consistency Certification Letter, SMLU24-216 Survey, SMLU24-216 Proposed Overlay, Business Impact Estimate - Public Services Overlay

APPROVED BY: Michael Pleus, City Manager, August 28, 2025

SUMMARY/HIGHLIGHT:

The City of DeLand Public Services Department (PSD) is proposing a future land use overlay be added to approximately ± 49.37 acres, covering the entire Public Services Campus, located at 1100 S. Garfield Ave. The city's ultimate goal is to combine all the acquired parcels into one large parcel, with a uniform land use, overlay, and zoning district to make the site compatible with the underlying land use and zoning district. Adding the Institutional Overlay is the second step.

According to the Comprehensive Plan, the Institutional Overlay may be applied to property without the requirement for a distinct land use designation. It was designed to be compatible with all other land use categories and may be applied as needed for publicly owned lands for things such as public utilities, public safety, health, and other public uses.

On May 14, 2025, the Planning Board voted unanimously to recommend approval of the request for the Institutional Overlay.
On June 16, 2025, the City Commission voted unanimously to approve the request for the Institutional Overlay.

A Certificate of Consistency has been received from VGMC.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Institute Smart Growth Principles.

SUSTAINABILITY:

Adding the Institutional Overlay to the subject property is the second step in combining the parcels to create one unified Public Services Campus.

FISCAL IMPACT:

There are not any fiscal impacts anticipated.

RECOMMENDATION:

It is recommended that the City Commission approve the request to apply the Institutional Overlay, on second reading.

BACKGROUND/DISCUSSION:

Over the years, the city has acquired property and integrated it into the Public Services Campus, expanding the overall site. The most recent additions include an annexation of ±1.14 acres of property (Lots 21-26 along with the adjacent Mansfield Ave. right-of-way), located on the south side of the Public Works Campus, approved on May 1, 2023, and ±2.28 acres of property located on Haven Rd., on the north side of the Public Works Campus, approved by the City Commission on August 23, 2023. At the time of annexation, the properties maintained their county land use and zoning.

ORDINANCE NO. 2025 - 13

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF DELAND, BY ADDING THE INSTITUTIONAL OVERLAY FUTURE LAND USE DESIGNATION TO PROPERTY LOCATED AT 1200 SOUTH GARFIELD AVENUE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, F.S. §163.3161, et seq., creates the Community Planning Act (hereinafter the "Act"); and

WHEREAS, the Act allows each local government to approve comprehensive plan amendments related to small scale development activities at any time during the year under certain conditions; and

WHEREAS, the Act permits small area amendments to be approved without regard to statutory limits on the frequency of comprehensive plan amendments as long as:

1. The proposed amendment involves the change to the land use designation of a parcel of property that is 50 acres or less; and

2. The cumulative effect of the above amendment does not exceed 120 acres annually; and

WHEREAS, the City Commission adopted a comprehensive plan for the future growth and development of the City pursuant to Ordinance No. 90-4, as amended, (hereinafter the "Comprehensive Plan"); and

WHEREAS, the City Commission has received a request to amend the Comprehensive Plan by adding the Institutional Overlay future land use designation of approximately +/- 49.37 acres of land located at 1200 South Garfield Avenue; and

WHEREAS, the Planning Board held a public hearing, after due public notice, for the purpose of recommending the adoption of the proposed Comprehensive Plan amendment; and

WHEREAS, the City Commission held a public hearing after due public notice, in accordance with F.S. §163.3184(11); and

WHEREAS, this land use amendment has been transmitted to and reviewed by the Volusia Growth Management Commission.

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

Section 1. The City Commission hereby amends the Future Land Use Map for the incorporated area by adding the Institutional Overlay future land use designation of that certain parcel of land located at 1200 S. Garfield Avenue, consisting of approximately +/- 49.37 acres of land, as more particularly described in the Exhibit “A” attached hereto and by this reference made a part hereof.

Section 2. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 3. The effective date of this Ordinance shall be the later date of the following events: (1) the date of issuance of a certificate of consistency or conditional certificate of consistency with regard to the land use designation of the subject property by the Volusia Growth Management Commission; (2) thirty-one (31) days after its adoption by the City Commission; or (3) if properly challenged by an affected person, after the state land planning agency or the Administration Commission, respectively, issues a final order determining this adopted small scale development amendment to be in compliance. No development orders, development permits or land uses dependent on this Ordinance may be issued or commence before it has become effective.

PASSED AND DULY ADOPTED this 3rd day of September, 2025.

_____
Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

_____
Julie Hennessy
Interim City Clerk - Auditor

Passed on first reading: June 16, 2025
Adopted on second reading: September 03, 2025

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

“EXHIBIT A”

DESCRIPTION

VOLUSIA COUNTY PARCEL ID 702100000180 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 1787, PAGE 798):

THE NORTH HALF (N 1/2) OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, CONTAINING FIVE ACRES MORE OF LESS.

AND

VOLUSIA COUNTY PARCEL ID 702102000090 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6466, PAGE 4530):

LOT 9, EXCEPT THE WEST 252.75 FEET THEREOF, PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS RIGHT-OF-WAY ON EAST.

AND

VOLUSIA COUNTY PARCEL ID 702100000171 & A PORTION OF VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 7578, PAGE 4747):

THE SOUTH ONE HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL IDS 702102000061, 702102000060, 702102000052 & 702102000050 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8373, PAGE 552)

PARCEL 1:

THE WEST 1/2 OF LOT 6, LESS AND EXCEPT THE WESTERLY PORTION THEREOF OCCUPIED BY SOUTH AMELIA AVENUE, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 3766 PAGE 2062.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25, A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E, ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 31.09 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH AMELIA AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 300.65 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE S00°55'48"E, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 303.93 FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF SOUTH AMELIA AVENUE AS NOW OCCUPIED; THENCE N00°00'58"W, ALONG SAID RIGHT OF WAY A DISTANCE OF 205.24 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.426 ACRES, MORE OR LESS.

PARCEL 2:

THE EAST 1/2 OF LOT 6, AND THE EAST 1/2 OF THE SOUTH 108.00 FEET OF LOT 5, LESS AND EXCEPT THE WEST 80.00 FEET AND THE EASE 80.00 FEET OF SAID LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 1893 PAGE 0720.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE IN THE ASPHALT ROAD; THENCE SO1°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS

GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHEAST CORNER OF THE EAST LINE OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 171.97 FEET TO THE NORTHWEST CORNER OF THE EAST 80 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE AFORESAID SOUTH LINE OF LOT 5, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, AND THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678; THENCE S00°48'10"E, ALONG THE EASTERLY LINE OF SAID LOT 6, AND SAID WEST LINE RECORDED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678 DISTANCE OF 206.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 331.29 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 6; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.994 ACRES, MORE OR LESS.

PARCEL 4:

THE WEST 80.00 FEET OF THE EAST 1/2 OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 5694 PAGE 2672.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE

OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°55'48"W, ALONG EAST LINE OF THE WEST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE SOUTH 108.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 80.01 FEET TO THE NORTHEAST CORNER OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF THE EAST 1/2 OF LOT 5; THENCE S00°55'48"E, ALONG THE EAST LINE OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 TO SOUTHEAST CORNER OF THE WEST 80 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.198 ACRES, MORE OR LESS.

PARCEL 5:

THE EAST 80.00 FEET LESS THE EAST 20.00 FEET OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 398 PAGE 0178.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 583.47 FEET TO THE SOUTHWEST CORNER OF THE EAST

80.00 FEET SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°48'10"W, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF THE EAST 20.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 20.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 20.00 FEET OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.149 ACRES, MORE OR LESS

AND

VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY PROPERTY APPRAISER - NO OTHER LEGAL DESCRIPTION FOUND OR PROVIDED):

21 17 30 NE 1/4 OF SW 1/4 OF NE 1/4 & W 1/2 OF SW 1/4 OF NE 1/4 EXC S 214.17 FT MEAS ON E/L & S 41.48 FT MEAS ON W/L

AND

VOLUSIA COUNTY PARCEL IDS 702101000210 & 702101000220 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8267, PAGE 237):

PARCEL 1:

LOT 21, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

PARCEL 2:

LOTS 22 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL ID 702101000190 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6748, PAGE 2719):

LOT 19, CLARK HARPER'S SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS:

DESCRIPTION (BY THIS SURVEYOR):

PARCEL 1

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BERESFORD AVENUE AND THE CENTERLINE OF AMELIA AVENUE AS SHOWN ON THE PLAT OF GOLF VIEW HEIGHTS AS RECORDED IN MAP BOOK 23, PAGE 175 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION 21, N89°30'53"E, A DISTANCE OF 1,310.49 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 1,038.57 TO THE NORTHEAST CORNER OF LOT 9 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S89°56'03"W ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH GARFIELD AVENUE (AN APPARENT 50.00 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S01°00'41"E, A DISTANCE OF 1,384.52 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°30'37"W ALONG SAID NORTH LINE, A DISTANCE OF 634.69 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°54'37"E ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE

SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 314.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST NEW HAMPSHIRE AVENUE; THENCE N89°22'19"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 630.29 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH AMELIA AVENUE; THENCE N00°48'29"W ALONG THE EAST RIGHT OF WAY OF AMELIA AVENUE (AN APPARENT 60.00 FOOT RIGHT OF WAY), A DISTANCE OF 1,890.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 5 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 298.38 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE N00°51'33"W ALONG THE EAST LINE OF THE WEST HALF OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°56'05"E ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 308.29 FEET TO THE NORTHEAST CORNER OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°54'37"E ALONG THE EAST LINE OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF LOT 6 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE S00°54'37"E ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 204.99 FEET TO THE NORTHWEST CORNER OF LOT 9 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE N89°56'03"E ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 632.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.171 ACRES, MORE OR LESS.

PARCEL 2

LOTS 21 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE

SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF CO SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION; THENCE CONTINUE N89°30'37"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 184.11 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S00°58'53"E ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 150.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE N89°26'28"W ALONG THE SOUTH LINE OF LOTS 21 THROUGH 26 OF SAID CLARK HARPER'S SUBDIVISION, A DISTANCE OF 301.95 FEET TO THE SOUTHWEST CORNER OF LOT 26; THENCE N00°55'55"W ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 149.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 26, BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 301.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.040 ACRES, MORE OR LESS.

PARCEL 3

LOT 19, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE

SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 50.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE N89°29'14”W ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 133.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE N00°59'23”W ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 50.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37”E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 133.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,710 SQUARE FEET, MORE OR LESS.

PLANNING DEPARTMENT STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD

May 14, 2025

A. APPLICATION NO.: SMLU24-216

APPLICANT: City of DeLand

STAFF PLANNER: Kendall Story

REQUEST: A request to add the Institutional Overlay to the Public Services Campus

B. SITE FACTORS:

Location: 1100 S. Garfield Ave.
Parcel Size: ± 49.37 acres
Land Use: LDR (Low Density Residential)
Existing Use: Public Services Campus

	SURROUNDING USE:
North:	VC: UMI (VC Urban Medium Intensity); MDR (Medium Density Residential)
South:	EDU (Educational); LDR (Low Density Residential)
East:	LDR (Low Density Residential); MDR (Medium Density Residential)
West:	HDR (High Density Residential); RD (Redevelopment)

C. <u>REQUESTED ACTION</u>:

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 most recent additions include an annexation of ±1.14 acres of property (Lots 21-26 along with the adjacent Mansfield Ave. right-of-way), located on the south side of the Public Works Campus, approved on May 1, 2023, and ±2.28 acres of property located on Haven Rd., on the north side of the Public Works Campus, approved by the City Commission on August 23, 2023. At the time of annexation, the properties maintained their county land use and zoning. The city's ultimate goal is to combine all of the acquired parcels into one large parcel, with a uniform land use, overlay, and zoning district to make the site compatible with the underlying land use and zoning district. Adding the Institutional Overlay is the second step.

The City of DeLand Public Services Department (PSD) is proposing a future land use overlay be added to approximately ± 49.37 acres, covering the entire Public Services Campus, located at 1100 S. Garfield Ave. *The city has also petitioned for a future land use amendment to the LDR designation (SMLU24-215) and a rezone (Z24-211).*

D. <u>COMPATIBILITY ANALYSIS</u>:

According to the Comprehensive Plan, the Institutional Overlay may be applied to property without the requirement for a distinct land use designation. It was designed to be

compatible with all other land use categories and may be applied as needed for publicly owned lands for things such as public utilities, public safety, health, and other uses.

Other locations for the Institutional Overlay include City Hall, the Volusia County Court House and the local public library. The Institutional Overlay allows for public uses to be permitted under the current land use designation. By adding the overlay to the subject property, it would be consistent with other public properties in the city. There are standards that apply to the overlay when applying it. These standards include compatibility with the surrounding uses, building mass, height and scale.

The surrounding development is a mixture of residential single-family and multi-family land uses, with the Applewood Apartments to the west and the Hawthorne Hills mobile home development to the east. The north side of the subject property directly abuts the Central Florida Recycling Center and to the south is the DeLand Middle School.

The height of the structures on the Campus are similar in height to the surrounding properties, with the new administrative building being less than 35 feet in height. Additionally, the closest facility structure on site is more than 150 feet from the nearest neighboring building. The majority of the facility operations are internal to the Campus, lessening the noise of city vehicles.

E. **CONCLUSION:** The proposed Institutional Overlay is appropriate for the subject property, as it is designed to allow public facilities to be located as needed.

F. **STAFF RECOMMENDATION:** Staff recommends that the Planning Board forward the request to the City Commission with a recommendation of approval of the proposed Institutional Overlay on the Public Services Campus, located at 1100 S. Garfield Ave.

L:\COMMDEV\PLANNING\Staff Reports\2025\PB\May\SR-SMLU24-216 Public Services Campus Land Use Amendment(Institutional Overlay)

Volusia Growth Management Commission

July 17, 2025

Carol Kuhn, Planning Director
City of DeLand
120 S. Florida Avenue
DeLand, FL 32720

RE: City of DeLand, Small Scale Amendment Applications
VGMC Case #25-024 – SMLU24-215 (S. Garfield Avenue)
VGMC Case #25-025 – SMLU24-216 (Institutional Overlay)
Certificate of Consistency

Dear Ms. Kuhn,

VGMC Case Nos. 25-024 and 25-025 qualify for certification in accordance with Chapter 90, Article II. of the Volusia County Code of Ordinances, Volusia Growth Management Commission Consistency Certification Rules and Organization. Based upon the lack of objection filed by another unit of local government, VGMC Case Nos. 25-024 and 25-025 are hereby deemed certified as consistent effective July 16, 2025 without the need for a public hearing.

The Volusia Growth Management Commission appreciates the efforts of the City of DeLand to further intergovernmental cooperation and coordination in Volusia County. If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

Debbie Connors

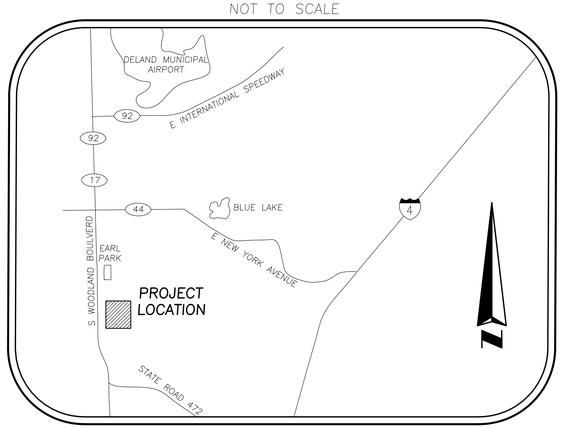
Debbie Connors
VGMC Chair

210 South Beach Street, Suite 202, Daytona Beach, FL 32114
Tel: 386-947-1875 ■ Email: vgmc@volusia.org

CITY OF DELAND PUBLIC WORKS COMPLEX

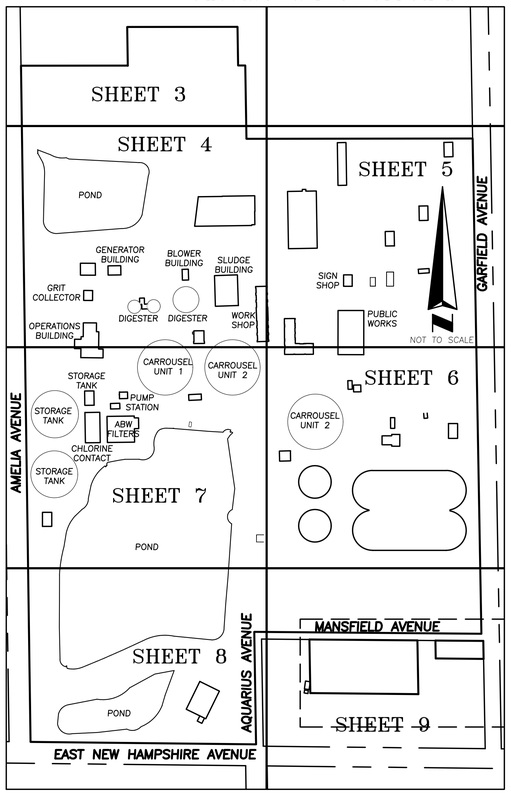
SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, DELAND, FLORIDA.

VICINITY MAP
NOT TO SCALE



SHEET LAYOUT

SHEET 1 COVER & KEY MAP
SHEETS 2 BOUNDARY SURVEY OVERALL SITE
SHEETS 3–8 IMPROVEMENTS DETAILS
SHEETS 9 BOUNDARY SURVEY AND IMPROVEMENTS DETAILS



DESCRIPTION

VOLUSIA COUNTY PARCEL ID 702100000180 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 1787, PAGE 798):

THE NORTH HALF (N 1/2) OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, CONTAINING FIVE ACRES MORE OF LESS.

AND

VOLUSIA COUNTY PARCEL ID 702102000090 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6466, PAGE 4530):

LOT 9, EXCEPT THE WEST 252.75 FEET THEREOF, PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS RIGHT-OF-WAY ON EAST.

AND

VOLUSIA COUNTY PARCEL ID 702100000171 & A PORTION OF VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 7578, PAGE 4747):

THE SOUTH ONE HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL IDS 702102000061, 702102000060, 702102000052 & 702102000050 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8373, PAGE 552)

PARCEL 1:

THE WEST 1/2 OF LOT 6, LESS AND EXCEPT THE WESTERLY PORTION THEREOF OCCUPIED BY SOUTH AMELIA AVENUE, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 3766 PAGE 2062.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25, A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E, ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 31.09 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH AMELIA AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 300.65 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE S00°55'48"E, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 303.93 FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF SOUTH AMELIA AVENUE AS NOW OCCUPIED; THENCE N00°00'58"W, ALONG SAID RIGHT OF WAY A DISTANCE OF 205.24 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.426 ACRES, MORE OR LESS.

PARCEL 2:

THE EAST 1/2 OF LOT 6, AND THE EAST 1/2 OF THE SOUTH 108.00 FEET OF LOT 5, LESS AND EXCEPT THE WEST 80.00 FEET AND THE EASE 80.00 FEET OF SAID LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 1893 PAGE 0720.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHEAST CORNER OF THE EAST LINE OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 171.97 FEET TO THE NORTHWEST CORNER OF THE EAST 80 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE AFORESAID SOUTH LINE OF LOT 5, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, AND THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678; THENCE S00°48'10"E, ALONG THE EASTERLY LINE OF SAID LOT 6, AND SAID WEST LINE RECORDED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678 DISTANCE OF 206.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 331.29 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 6; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.994 ACRES, MORE OR LESS.

PARCEL 4:

THE WEST 80.00 FEET OF THE EAST 1/2 OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 5694 PAGE 2672.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N00°55'48"W, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHEAST CORNER OF THE EAST LINE OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 171.97 FEET TO THE NORTHWEST CORNER OF THE EAST 80 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE AFORESAID SOUTH LINE OF LOT 5, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, AND THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678; THENCE S00°48'10"E, ALONG THE EASTERLY LINE OF SAID LOT 6, AND SAID WEST LINE RECORDED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678 DISTANCE OF 206.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 331.29 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 6; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.198 ACRES, MORE OR LESS.

PARCEL 5:

THE EAST 80.00 FEET LESS THE EAST 20.00 FEET OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 398 PAGE 0178.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 583.47 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°48'10"W, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF THE EAST 20.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 20.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 20.00 FEET OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.149 ACRES, MORE OR LESS

AND

VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY PROPERTY APPRAISER – NO OTHER LEGAL DESCRIPTION FOUND OR PROVIDED):

21 17 30 NE 1/4 OF SW 1/4 OF NE 1/4 & W 1/2 OF SW 1/4 OF NE 1/4 EXC S 214.17 FT MEAS ON E/L & S 41.48 FT MEAS ON W/L

AND

VOLUSIA COUNTY PARCEL IDS 702101000210 & 702101000220 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8267, PAGE 237):

PARCEL 1:

LOT 21, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

PARCEL 2:

LOTS 22 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL ID 702101000190 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6748, PAGE 2719):

LOT 19, CLARK HARPER'S SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS:

DESCRIPTION (BY THIS SURVEYOR):

PARCEL 1

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BERESFORD AVENUE AND THE CENTERLINE OF AMELIA AVENUE AS SHOWN ON THE PLAT OF GOLF VIEW HEIGHTS AS RECORDED IN MAP BOOK 23, PAGE 175 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION 21, N89°30'53"E, A DISTANCE OF 1,310.49 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 1,038.57 TO THE NORTHEAST CORNER OF LOT 9 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S89°56'03"W ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH GARFIELD AVENUE (AN APPARENT 50.00 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S01°00'41"E, A DISTANCE OF 1,384.52 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°30'37"W ALONG SAID NORTH LINE, A DISTANCE OF 634.69 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°54'37"E ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 314.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST NEW HAMPSHIRE AVENUE; THENCE N89°22'19"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 630.29 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH AMELIA AVENUE; THENCE N00°48'29"W ALONG THE EAST RIGHT OF WAY OF AMELIA AVENUE (AN APPARENT 60.00 FOOT RIGHT OF WAY), A DISTANCE OF 1,890.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 5 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE N00°51'33"W ALONG THE EAST LINE OF THE WEST HALF OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°56'05"E ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 308.29 FEET TO THE NORTHEAST CORNER OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°54'37"E ALONG THE EAST LINE OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF LOT 6 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE S00°54'37"E ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 204.99 FEET TO THE NORTHWEST CORNER OF LOT 9 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE N89°56'03"E ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 632.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.171 ACRES, MORE OR LESS.

PARCEL 2

LOTS 21 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF CO SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION; THENCE CONTINUE N89°30'37"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 184.11 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S00°58'53"E ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 150.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE N89°26'28"W ALONG THE SOUTH LINE OF LOTS 21 THROUGH 26 OF SAID CLARK HARPER'S SUBDIVISION, A DISTANCE OF 301.95 FEET TO THE SOUTHWEST CORNER OF LOT 26; THENCE N00°55'55"W ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 149.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 26, BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 301.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.040 ACRES, MORE OR LESS.

PARCEL 3

LOT 19, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 50.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE N89°29'14"W ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 133.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE N00°59'23"W ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 50.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 133.80 FEET TO THE POINT OF BEGINNING.

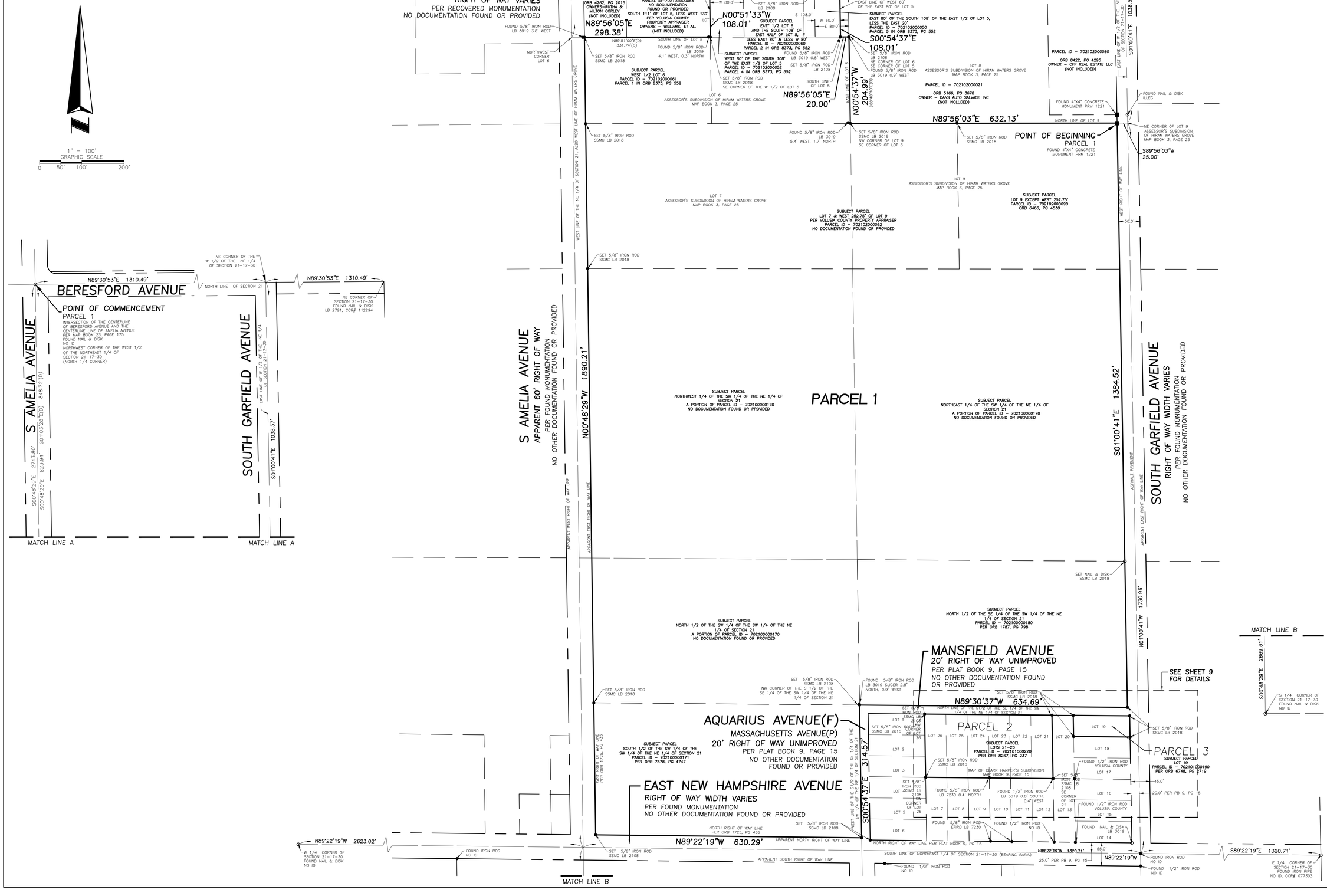
CONTAINING 6,710 SQUARE FEET, MORE OR LESS.

LEGEND & ABBREVIATIONS:

AC = AIR CONDITIONING UNIT	○ = IRON PIPE	⌖ = COMBINATION UTILITY POLE	LB = LICENSED BUSINESS
= AIR RELEASE VALVE	● = IRON ROD	= MAILBOX	PSM = PROFESSIONAL SURVEYOR AND MAPPER
= BURIED CABLE TV PEDESTAL	IRR = IRRIGATION VALVE	UM = UTILITY MARKER	ID = IDENTIFICATION
= BURIED ELECTRIC PEDESTAL	= LANDSCAPE LIGHTING	= WATER METER	ORB = OFFICIAL RECORDS BOOK
= BACKFLOW PREVENTER	= LIGHT POLE	= WATER VALVE	(P) = PLAT
= BENCH	LS = LIFT STATION	= YARD DRAIN	PG(S) = PAGE(S)
= BUSH	= MITERED END SECTION	–X– = CHAINLINK FENCE	(F) = FIELD
= BURIED TELEPHONE PEDESTAL	MW = MONITORING WELL	–O– = WOOD FENCE	TRAV.PT. = TRAVERSE POINT
= CONCRETE MONUMENT	⊙ = NAIL W/DISC	–OHL– = OVERHEAD UTILITY LINE	NAD = NORTH AMERICAN DATUM
= CLEAN OUT	= UTILITY POLE	= TREE/HEDGE LINE	NAVD = NORTH AMERICAN VERTICAL DATUM
= DRAINAGE MANHOLE	• = POST/BOLLARD	LA = LANDSCAPED AREA	SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
= ELECTRIC FIXTURE	RCM = RECLAIMED WATER METER	PVC = POLYVINYL CHLORIDE PIPE	
= ELECTRIC MANHOLE	RCV = RECLAIMED WATER VALVE	DIP = DUCTILE IRON PIPE	
= ELECTRIC SERVICE METER	= SANITARY MANHOLE	FNM = METAL FENCE	
= FLAT GRATE INLET	= NON-TRAFFIC SIGN	EFX = ELECTRIC FIXTURE	
= FIRE HYDRANT	= SERVICE POLE	UM = UTILITY MARKER	
= FLAGPOLE	= SEWER VALVE	RCV = RECLAIMED WATER VALVE	
= DOWN GUY	= TRAFFIC SIGN		
= WATER SPIGOT	TK = TANK		
= HAND HOLE	TR = TRANSFORMER ON SLAB		
	VAULT = VAULT		

SURVEYOR'S REPORT:

1. UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
2. EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION.
3. MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES STANDARD FEET AND DECIMALS THEREOF.
4. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
5. UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED.
6. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. AND IF SHOWN HEREON IS IN COMPLI



SHEET NUMBER 2 OF 9
NOT VALID WITHOUT SHEETS 1 THROUGH 9

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
550 South Highland Street
Ml. Dora Florida 32757
(352) 343-4880
e-mail: info@southeasternsurveying.com
Certification Number LB2108

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REVISION	BY

REVISION DATE

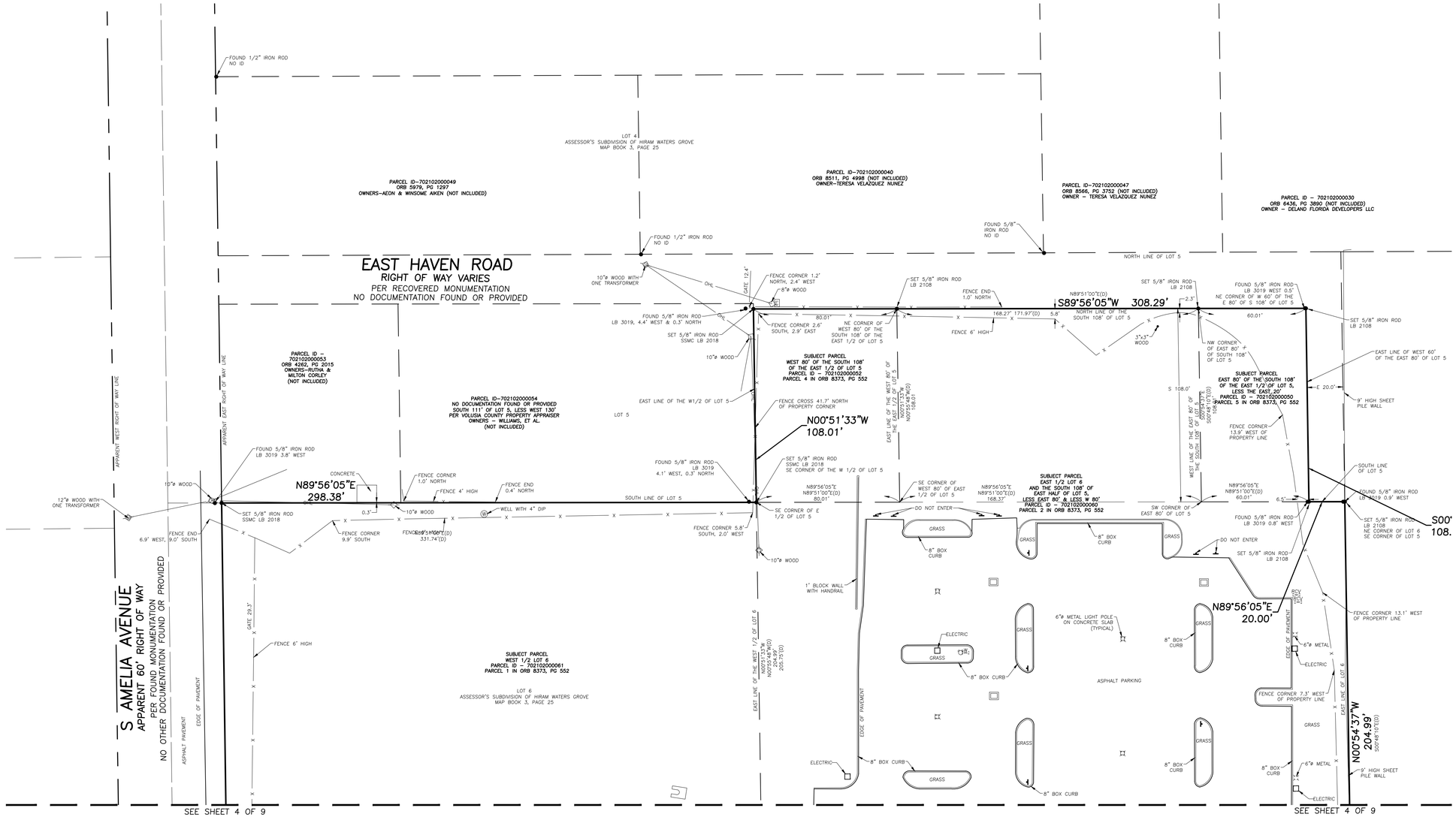
BOUNDARY SURVEY

Project: S. AMELIA AVENUE DELAND, FLORIDA - 32724

Field Date: FEBRUARY 27, 2025 | Drawn By: JO | Scale: 1" = 30'

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET NUMBER
2 OF 9



1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

SHEET NUMBER 3 OF 9
NOT VALID WITHOUT SHEETS 1 THROUGH 9

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REVISION	BY	REVISION DATE

BOUNDARY SURVEY

S. AMELIA AVENUE
DELAND, FLORIDA - 32724

Project:

Field Date: FEBRUARY 27, 2025 | Drawn By: JO | Scale: 1" = 30'

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET NUMBER
3 OF 9

SEE SHEET 3 OF 9

SEE SHEET 3 OF 9

SEE SHEET 5 OF 9

SEE SHEET 7 OF 9

SEE SHEET 7 OF 9

S AMELIA AVENUE
APPARENT 60' RIGHT OF WAY
PER FOUND MONUMENTATION
NO OTHER DOCUMENTATION FOUND OR PROVIDED

APPARENT WEST RIGHT OF WAY LINE

APPARENT EAST RIGHT OF WAY LINE

EDGE OF PAVEMENT

ASPHALT PAVEMENT WITHIN THE WEST LINE OF HIRAM WATERS GROVE

SET 5/8" IRON ROD SSMC LB 2018

SET 5/8" IRON ROD SSMC LB 2018 NW CORNER OF LOT 9 SE CORNER OF LOT 6

FOUND 5/8" IRON ROD LB 3019 5.4' WEST, 1.7' NORTH

ALUMINUM SKIMMER

LOT 6
ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE
MAP BOOK 3, PAGE 25

EAST LINE OF THE WEST 1/2 OF LOT 6

SW CORNER OF THE EAST 1/2 OF LOT 6

NORTH LINE LOT 7

N89°56'03"E
N89°56'35"E(D)
328.57'
331.29'(D)

PVC STUB

0.8' HEADWALL

WV ON CONCRETE

APPROXIMATE EDGE OF WATER LINE DATED=01/17/2025

RETENTION POND

LOT 7
ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE
MAP BOOK 3, PAGE 25

12"ø WOOD WITH 3 TRANSFORMERS

GATE 24.3'

COMM ATnT

FENCE 6' HIGH

FENCE CORNER 8.4' WEST OF PROPERTY LINE

FENCE CORNER 5.8' EAST OF PROPERTY LINE

FENCE 6.4' WEST OF PROPERTY LINE

FENCE 4.0' WEST OF PROPERTY LINE

8" HIGH

8" BOX CURB

EDGE OF PAVEMENT

GRASS

ELECTRIC

6"ø METAL

RCV

CONCRETE PARKING & DRIVE

8" BOX CURB WITH WALL

GROUND

CONCRETE WALK

ALUMINUM COVERED AREA

0.6"ø METAL

0.65' WALL

TR

CONCRETE

COVERED CONCRETE ELECTRICAL ROOM

SUBJECT PARCEL
LOT 7 & WEST 252.75' OF LOT 9
PER VOLUSIA COUNTY PROPERTY APPRAISER
PARCEL ID – 702102000092
NO DOCUMENTATION FOUND OR PROVIDED

ONE STORY ALUMINUM BUILDING

PATIO LINE

CONCRETE WALK

UNKNOWN

CONCRETE PARKING & DRIVE

GATE MOTOR CONCRETE

KEYPAD

WALL CONCRETE

GATE MOTOR

ASPHALT DRIVE

8"ø WOOD

6"ø CONCRETE

4" PVC STUB

4" BOX CURB

IRR

12"ø WOOD

2"ø METAL

GATE

OHL

16.2'

41.8'

1 STORY CONCRETE BLOCK

VAULT

ELECTRIC

LIGHT POLE ON 1'X1' CONCRETE SLAB

GENERATOR BUILDING

1 STORY CONCRETE BLOCK

35.6'

33.3'

28.8'

CONCRETE WALK

DIESEL TANK

CONCRETE

157.9'

12" FIBERGLASS (TYPICAL)

BUILDING OVERHANG

WET WELL

INFLUENT PUMP STATION

1 STORY CONCRETE BLOCK

24.8'

27.6'

28.1'

PUMP / MOTOR

18"ø METAL

LARGE TANK

LIFT STATION ON CONCRETE

GRIT COLLECTOR & COMMINUTOR

STEP

RCM

SUBJECT PARCEL
NORTHWEST 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21
A PORTION OF PARCEL ID – 702100000170
NO DOCUMENTATION FOUND OR PROVIDED

ASPHALT

LIGHT POLE ON 10'X10' CONCRETE

COVERED CONCRETE

AIR CONDITIONING UNIT ON 3.4'X3.4' CONCRETE SLAB

AIR CONDITIONING UNIT ON 3'X3.8' CONCRETE SLAB

OPERATIONS BUILDING

1 STORY CONCRETE BUILDING

36.8'

24.6'

38.7'

6.01'

7.32'

18.0'

26.2'

139.0'

WEATHER STATION

ANTENNA ON 8"X8" CONCRETE POST

6.7'

48.4'

AIR CONDITIONING UNIT ON 3.4'X3.4' CONCRETE SLAB

3 UNKNOWN VALVES

COLUMN TYPICAL

DIGESTER

3.0'

16.0'

1 STORY CONCRETE BLOCK

BUILDING OVERHANG

ASPHALT

FIBER OPTIC

STEP & HAND RAIL

AIR CONDITIONING UNIT ON 3.4'X3.4' CONCRETE SLAB

CONCRETE WALK

BLOWER BUILDING

1 STORY CONCRETE BLOCK

17.4'

30.2'

30.1'

LIGHT POLE ON 10"X10" CONCRETE

2' CURB & GUTTER

HANDRAIL

STEP

DIGESTER NO. 3

1 STORY CONCRETE BLOCK AND METAL BUILDING

SLUDGE PROCESS BUILDING

64.1'

85.6'

85.7'

64.2'

LIGHT POLE ON CONCRETE SLAB

LIGHT POLE ON 8"X8" CONCRETE SLAB

VEHICLE STORAGE

32.3'

2 STORY CONCRETE BLOCK & METAL BUILDING

15.4'

WORK SHOP

CONCRETE PARKING

MAINTENANCE ALLEY

SEWER VALVE ON 18"X18"ø CONCRETE

WATER VALVE ON 18"X18" CONCRETE

LIGHT POLE ON 15"X15" CONCRETE

WATER VALVE ON 18"ø CONCRETE

6"ø METAL

8" DIP VERTICAL

16" DIP VERTICAL

12" DIP VERTICAL

SLUDGE PUMP STATION

1 STORY CONCRETE BLOCK

28.1'

1.0'

5.4'

30.1'

LIGHT POLE ON 12"X12" CONCRETE

6"ø DIP

2" DIP

WATER VALVES ON 18"ø CONCRETE

10"ø WOOD WITH ONE TRANSFORMER

RCM

UNKNOWN

1" = 30'
GRAPHIC SCALE
0 15 30 60

SHEET NUMBER 4 OF 9
NOT VALID WITHOUT SHEETS 1 THROUGH 9

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REVISION	BY

REVISION DATE	

BOUNDARY SURVEY

Project:

S. AMELIA AVENUE
DELAND, FLORIDA – 32724

Scale: 1" = 30'

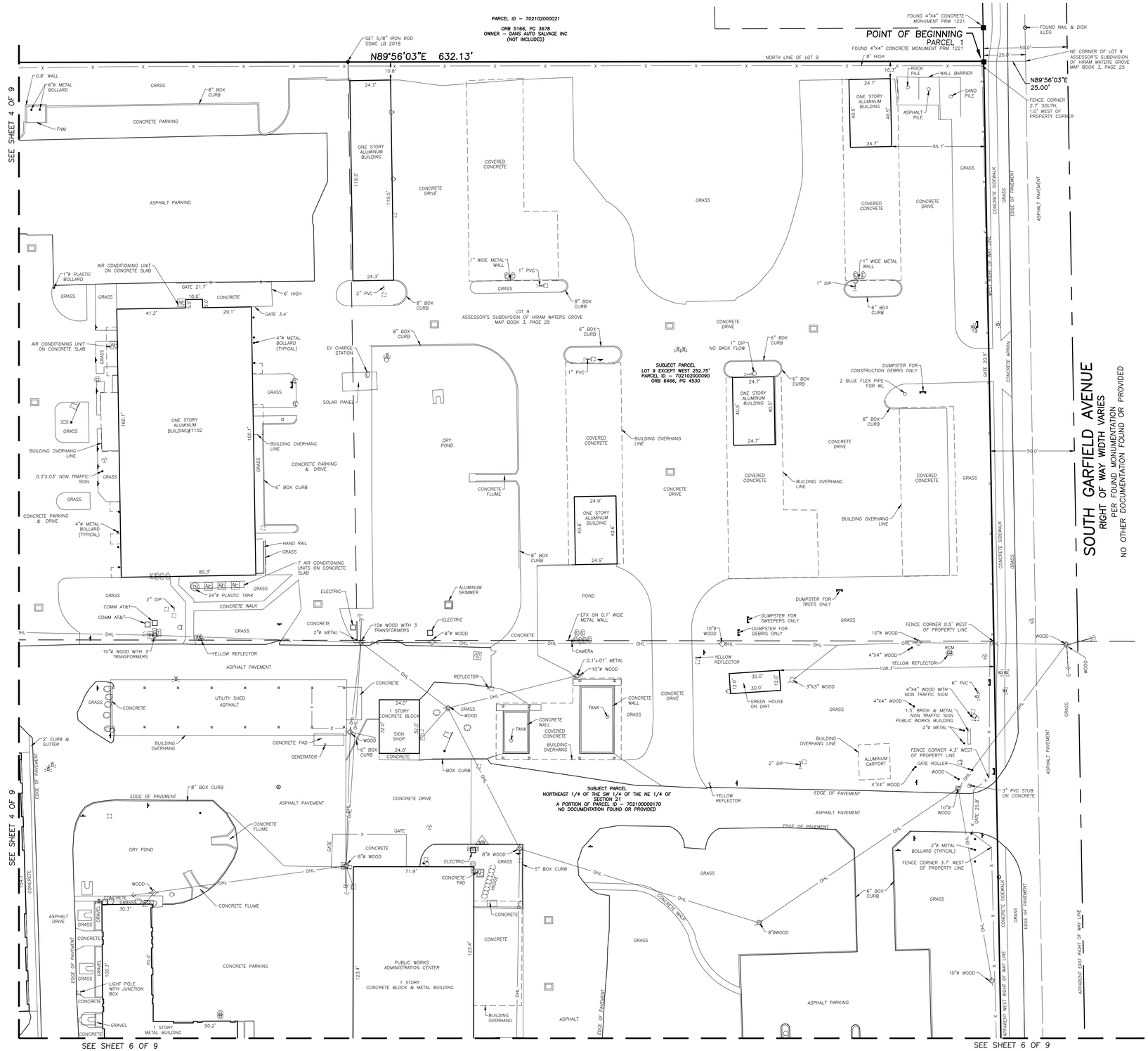
Drawn By: JO

Field Date: FEBRUARY 27, 2025

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003

SHEET NUMBER
4 OF 9



SHEET NUMBER 5 OF 9
NOT VALID WITHOUT SHEETS
1 THROUGH 9

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BY	REVISION	REVISION DATE

BOUNDARY SURVEY

Project:
S. AMELIA AVENUE
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LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET
NUMBER
5 OF 9

SEE SHEET 5 OF 9

SEE SHEET 5 OF 9

SEE SHEET 7 OF 9

SEE SHEET 7 OF 9

SEE SHEET 9 OF 9

SEE SHEET 9 OF 9

1 STORY METAL BUILDING
AIR CONDITIONING UNIT ON 3'X3' CONCRETE SLAB
UNKNOWN
PLANTER
30.3'
EDGE OF PAVEMENT
80.3'
CONCRETE
CONCRETE
GRASS
8"ø WOOD
GRASS
OHL
1 STORY CONCRETE BLOCK & METAL BUILDING
72.0'
COVERED CONCRETE
8" WOOD
OHL
6" BOX CURB
YELLOW REFLECTOR
6" PVC STUB
EDGE OF PAVEMENT
8"ø WOOD
GRASS
ASPHALT PARKING
6" BOX CURB
ASPHALT DRIVE
REFLECTOR
PLASTIC YELLOW REFLECTORS
ASPHALT DRIVE
6" BOX CURB
EDGE OF PAVEMENT
SUBJECT PARCEL
NORTHEAST 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21
A PORTION OF PARCEL ID = 7021000000170
NO DOCUMENTATION FOUND OR PROVIDED
BC/ARCH
2' CURB & GUTTER
CONCRETE
UTILITY SHED
COVERED CONCRETE
11.2'
METAL SHED
24.0'
11.7'
20.4'
METAL BUILDING
19.2'
19.7'
20.4'
UTILITY SHED
CONCRETE
COVERED DIRT
TRASH ONLY
CARDBOARD ONLY
GRASS
BUILDING OVERHANG
GRASS
1" PVC STUB
ASPHALT DRIVE
2' CURB & GUTTER
GATE
DIRT DRIVE
CONCRETE SLAB
COVERED AREA
LIGHT POLE ON 10"X10" CONCRETE SLAB
CAROUSEL UNIT NO. 3
METAL SHED
GROUND
11.9'
29.8'
GREEN HOUSE
30.0'
11.8'
CONCRETE
DIRT DRIVE
25.5'
ONE STORY MASONRY ELECTRICAL BUILDING
41.4'
41.4'
25.5'
CONCRETE PAD
T8
CONCRETE
56.1'
56.9'
ASPHALT DRIVE
27.0'
4.0'
22.6'
25.0'
SPLITTER STRUCTURE
33.0'
27.0'
4.0'
22.6'
1.0' WIDE CONCRETE FOOTER
GENERATOR PAD
CONCRETE
CONCRETE SIDEWALK
GRASS
EDGE OF PAVEMENT
ASPHALT PAVEMENT
APPARENT WEST RIGHT OF WAY LINE
APPARENT EAST RIGHT OF WAY LINE
SOUTH GARFIELD AVENUE
RIGHT OF WAY WIDTH VARIES
PER FOUND MONUMENTATION
NO OTHER DOCUMENTATION FOUND OR PROVIDED
S01°00'41"E 1384.52'
SEWER METER
STEP
LIGHT POLE ON 10"X10" CONCRETE SLAB
AREA UNDER CONSTRUCTION
CONCRETE
30.8'
SLUDGE BUILDING
1 STORY METAL BUILDING
28.1'
28.2'
30.7'
6' HIGH
6' HIGH
6' HIGH
EDGE OF PAVEMENT
TANKS UNDER CONSTRUCTION
206.3'
ASPHALT
2' CURB & GUTTER
AREA UNDER CONSTRUCTION
CONCRETE WATER TREATMENT STRUCTURE UNDER CONSTRUCTION
35.3'
0.6'
SET NAIL & DISK SSMC LB 2018
CONCRETE
TANKS UNDER CONSTRUCTION
OHL
CONCRETE APRON
37.3'
1.2'
OHL
OHL
OHL
ASPHALT DRIVE
4 EFXS
DIRT DRIVE
206.3'
CONCRETE SIDEWALK
GRASS
EDGE OF PAVEMENT
ASPHALT PAVEMENT
N01°00'41"W 1730.96'
2.7'
3.8'
2.5'
SUBJECT PARCEL
NORTH 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21
PARCEL ID = 7021000000180
PER ORB 1787, PG 798
GRASS
DIRT DRIVE

1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

SHEET NUMBER 6 OF 9
NOT VALID WITHOUT SHEETS 1 THROUGH 9

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
550 South Highland Street
Mt. Dora Florida 32757
(352) 343-4880
e-mail: info@southeasternsurveying.com
Certification Number LB2108

SSMC SUE • SURVEY • GIS

REVISION	BY

REVISION DATE

BOUNDARY SURVEY

S. AMELIA AVENUE
DELAND, FLORIDA – 32724

Project:

Field Date: FEBRUARY 27, 2025 | Drawn By: JO | Scale: 1" = 30'

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET NUMBER
6 OF 9

SEE SHEET 4 OF 9

SEE SHEET 4 OF 9

SEE SHEET 6 OF 9

SEE SHEET 6 OF 9

SEE SHEET 8 OF 9

SEE SHEET 8 OF 9

PARCEL 1

S AMELIA AVENUE
APPARENT 60' RIGHT OF WAY
PER FOUND MONUMENTATION
NO OTHER DOCUMENTATION FOUND OR PROVIDED

SUBJECT PARCEL
NORTHWEST 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21
A PORTION OF PARCEL ID - 702100000170
NO DOCUMENTATION FOUND OR PROVIDED

SUBJECT PARCEL
NORTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21
A PORTION OF PARCEL ID - 702100000170
NO DOCUMENTATION FOUND OR PROVIDED

N00°48'29"W 1890.21'

1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

SHEET NUMBER 7 OF 9
NOT VALID WITHOUT SHEETS 1 THROUGH 9

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
550 South Highland Street
Mt. Dora, Florida 32757
(352) 343-4880
e-mail: info@southeasternsurveying.com
Certification Number LB2108

SSMC SUE • SURVEY • GIS

REVISION	BY	REVISION DATE

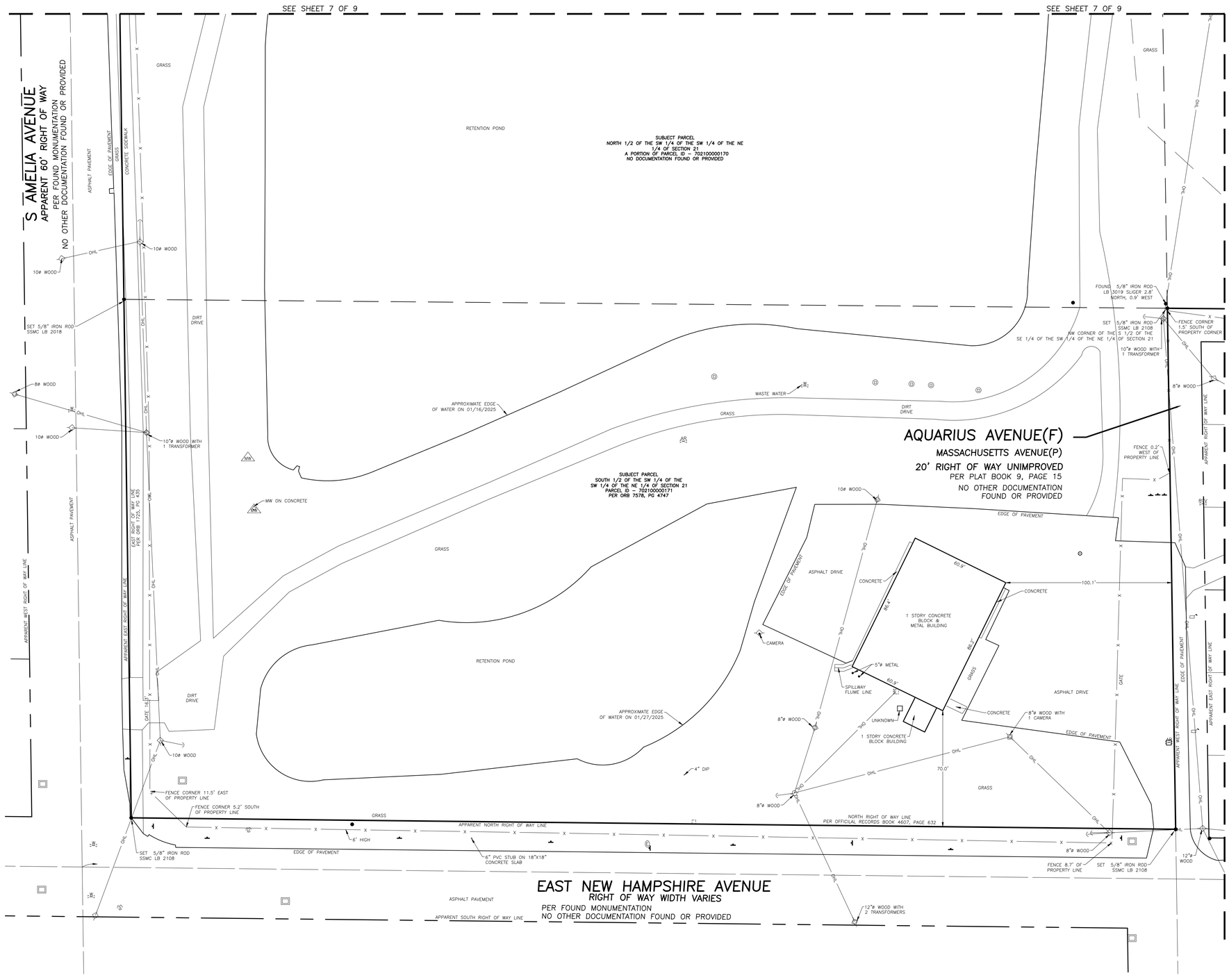
BOUNDARY SURVEY

Project: S. AMELIA AVENUE
DELAND, FLORIDA - 32724

Field Date: FEBRUARY 27, 2025 | Drawn By: JO | Scale: 1" = 30'

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET NUMBER
7 OF 9



1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

SHEET NUMBER 8 OF 9
NOT VALID WITHOUT SHEETS 1 THROUGH 9

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
550 South Highland Street
Mt. Dora Florida 32757
(352) 343-4880
e-mail: info@southeasternsurveying.com
Certification Number LB2108

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REVISION	BY	REVISION DATE

BOUNDARY SURVEY

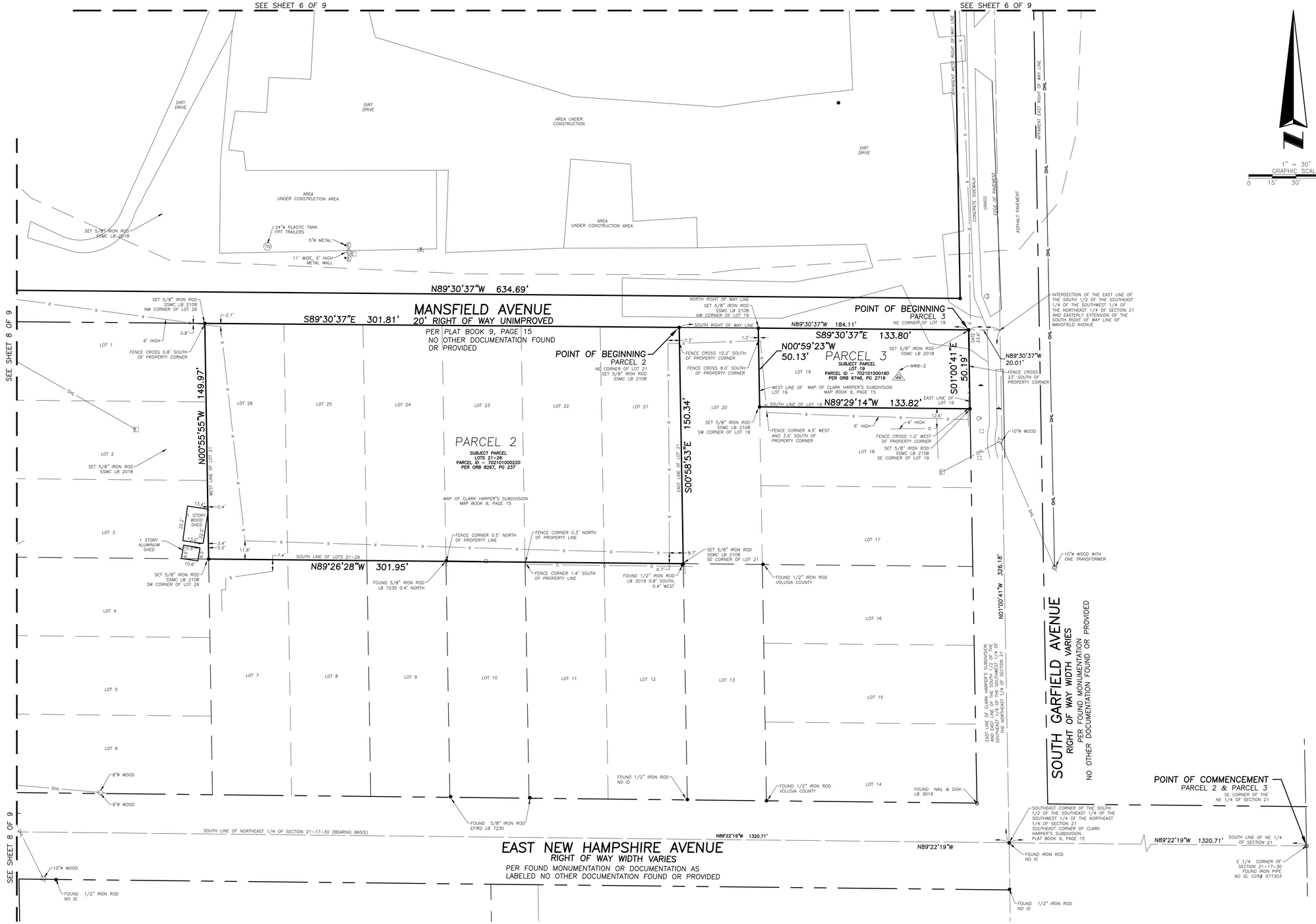
Project: S. AMELIA AVENUE
DELAND, FLORIDA – 32724

Field Date: FEBRUARY 27, 2025 | Drawn By: JO | Scale: 1" = 30'

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET NUMBER
8 OF 9

DETAILS FROM SHEET 2



1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

SHEET NUMBER 9 OF 9
NOT VALID WITHOUT SHEETS 1 THROUGH 9

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
550 South Highland Street
Ml. Dora Florida 32757
(352) 343-4880
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Certification Number LB#108

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BY	REVISION	REVISION DATE

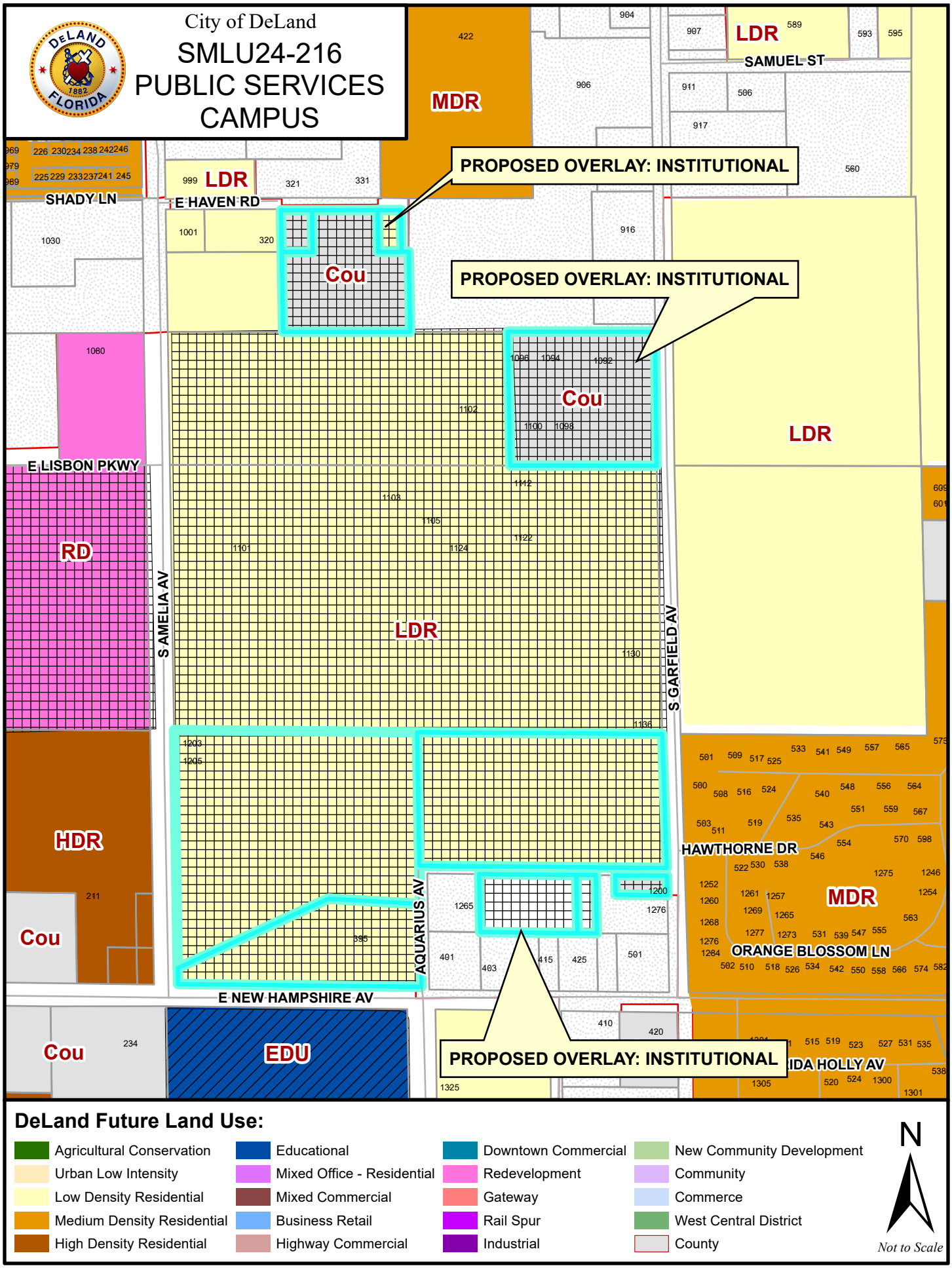
BOUNDARY SURVEY

Project: S. AMELIA AVENUE
DELAND, FLORIDA - 32724

Field Date: FEBRUARY 27, 2025 | Drawn By: JO | Scale: 1" = 30'

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET NUMBER
9 OF 9


City of DeLand
SMLU24-216
PUBLIC SERVICES CAMPUS
PROPOSED OVERLAY: INSTITUTIONAL
PROPOSED OVERLAY: INSTITUTIONAL
PROPOSED OVERLAY: INSTITUTIONAL
MDR
LDR
SAMUEL ST
LDR
SHADY LN
E HAVEN RD
Cou
Cou
LDR
E LISBON PKWY
RD
S AMELIA AV
LDR
S GARFIELD AV
HDR
Cou
AQUARIUS AV
HAWTHORNE DR
MDR
ORANGE BLOSSOM LN
E NEW HAMPSHIRE AV
Cou
EDU
IDA HOLLY AV
DeLand Future Land Use:
Agricultural Conservation
Urban Low Intensity
Low Density Residential
Medium Density Residential
High Density Residential
Educational
Mixed Office - Residential
Mixed Commercial
Business Retail
Highway Commercial
Downtown Commercial
Redevelopment
Gateway
Rail Spur
Industrial
New Community Development
Community
Commerce
West Central District
County
N
Not to Scale

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE NO. 2025-13

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF DELAND, BY ADDING THE INSTITUTIONAL OVERLAY FUTURE LAND USE DESIGNATION TO PROPERTY LOCATED AT 1200 SOUTH GARFIELD AVENUE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

[1] See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance will promote public health, safety and welfare by providing for a comprehensive municipal Public Services campus.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur:

There is no direct economic impact to existing businesses.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

No new fees are being proposed.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

There are no anticipated regulatory costs or fees.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

All businesses will be positively impacted by enhanced services.

4. Additional information the governing body deems useful (if any):
N/A

CITY OF DELAND
Request for Commission Action
September 3, 2025

SUBJECT: Second Reading of Ordinance No. 2025-14, Changing the Zoning for ±46.97 Acres of Property, Located at 1101 South Amelia Avenue, from Volusia County R-4 (Urban Single Family) and City of DeLand R-1 (Single-Family Residential) to City of DeLand Single-Family Residential (R-1B) for the City's Public Services Campus.

DEPARTMENT: Planning

PREPARED BY: Carol Kuhn, Planning Director

ATTACHMENTS: ORD-2025-14, Exhibit A-Legal Description, Z24-211 Staff Report, Z24-211 Survey, Z24-211 Aerial, Z24-211 Zoning, Business Impact Estimate - Public Services Zoning

APPROVED BY: Michael Pleus, City Manager, August 28, 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 most recent additions include an annexation of ±1.14 acres of property (Lots 21-26 along with the adjacent Mansfield Ave. right-of-way), located on the south side of the Public Works Campus, approved on May 1, 2023, and ±2.28 acres of property located on Haven Rd., on the north side of the Public Works Campus, approved by the City Commission on August 23, 2023. At the time of annexation, the properties maintained their county land use and zoning. The city's goal is to combine all of the acquired parcels into one large parcel, with a uniform land use, overlay and zoning district. Rezoning the property to R-1B, which is compatible with the underlying land use designation of LDR (Low Density Residential), is the third and final step.

The surrounding development is a mixture of residential land uses, with the Applewood Apartments to the west and the Hawthorne Hills mobile home development to the east. To the north of the subject property, it directly abuts the Central Florida Recycling Center and to the south is the DeLand Middle School.

On May 14, 2025, the Planning Board voted unanimously to recommend approval of the rezone request.
On June 16, 2025, the City Commission voted unanimously to approve the request rezone request.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Institute Smart Growth Principles.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

No Fiscal Impact is Anticipated.

RECOMMENDATION:

Staff recommends the City Commission approve the request to rezone to R-1B, on second reading.

BACKGROUND/DISCUSSION:

The development is consistent with the Comprehensive Plan with an underlying land use designation of LDR (Low Density Residential), with the Institutional Overlay. R-1B is compatible with the LDR land use designation, and the use is permitted by applying the Institutional Overlay.

ORDINANCE NO. 2025 - 14

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM VOLUSIA COUNTY'S R-4, URBAN SINGLE-FAMILY AND CITY OF DELAND'S R-1, SINGLE-FAMILY RESIDENTIAL TO CITY OF DELAND'S R-1B, SINGLE-FAMILY RESIDENTIAL ON PROPERTIES LOCATED AT 1101 SOUTH AMELIA AVENUE; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the property located at 1101 South Amelia Avenue and more particularly described in the attached Exhibit "A", is currently zoned as R-4, Urban Single Family, pursuant to Volusia County's Zoning Ordinances and City of DeLand's R-1, Single-family Residential; and

WHEREAS, the properties currently have a Land Use Designation of Low Density Residential (Institutional Overlay) pursuant to the City of DeLand's Land Use Plan; and

WHEREAS, a proper and complete application has been received requesting that the zoning be changed to City of DeLand's R-1B, Single-family residential; and

WHEREAS, the R-1B, Single-family residential zoning designation is consistent with the Comprehensive Plan of the City of DeLand.

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

Section 1. The City Commission has held a public hearing on the application for a change of zoning from Volusia County's R-4, Urban Single Family and City of DeLand's R-1, Single Family Residential to City of DeLand's R-1B, Single-family Residential zoning designation, on the following described properties:

See legal description attached hereto as Exhibit "A"

Tax Parcel Identification Nos.:
702102000050, 702102000052, 702102000060,
702102000061, 702102000090, 702102000092
702100000170, 702100000180 702101000190,
702101000210, and 702101000220

Section 2. The City Commission hereby finds that the R-1B, Single-family Residential zoning designation is consistent with the parcels' Low Density Residential (Institutional Overlay) future land use designation.

Section 3. Pursuant to the determination made at public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City of DeLand and changes the zoning from Volusia County's R-4, Urban Single Family and City of DeLand's R-1, Single Family Residential to City of DeLand's R-1B, Single-family Residential zoning designation on the parcels described in Section 1.

Section 4. The Planning Director is 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 5. No rights to obtain final development orders nor any rights to develop the property have been granted or implied by this Ordinance. Final development orders for the property including, but not limited to building permits and site plan approval shall be subject to a determination of capacity.

Section 6. 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 7. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 3rd day of September, 2025.

_____
Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

_____
Julie A. Hennessy
City Clerk - Auditor

Passed on first reading: June 16, 2025
Adopted on second reading: September 03, 2025

APPROVED AS TO FORM AND LEGALITY:

_____
Darren J. Elkind
City Attorney

“EXHIBIT A”

DESCRIPTION

VOLUSIA COUNTY PARCEL ID 702100000180 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 1787, PAGE 798):

THE NORTH HALF (N 1/2) OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, CONTAINING FIVE ACRES MORE OF LESS.

AND

VOLUSIA COUNTY PARCEL ID 702102000090 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6466, PAGE 4530):

LOT 9, EXCEPT THE WEST 252.75 FEET THEREOF, PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS RIGHT-OF-WAY ON EAST.

AND

VOLUSIA COUNTY PARCEL ID 702100000171 & A PORTION OF VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 7578, PAGE 4747):

THE SOUTH ONE HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL IDS 702102000061, 702102000060, 702102000052 & 702102000050 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8373, PAGE 552)

PARCEL 1:

THE WEST 1/2 OF LOT 6, LESS AND EXCEPT THE WESTERLY PORTION THEREOF OCCUPIED BY SOUTH AMELIA AVENUE, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 3766 PAGE 2062.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25, A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E, ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 31.09 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH AMELIA AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 300.65 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE S00°55'48"E, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 303.93 FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF SOUTH AMELIA AVENUE AS NOW OCCUPIED; THENCE N00°00'58"W, ALONG SAID RIGHT OF WAY A DISTANCE OF 205.24 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.426 ACRES, MORE OR LESS.

PARCEL 2:

THE EAST 1/2 OF LOT 6, AND THE EAST 1/2 OF THE SOUTH 108.00 FEET OF LOT 5, LESS AND EXCEPT THE WEST 80.00 FEET AND THE EASE 80.00 FEET OF SAID LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 1893 PAGE 0720.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE IN THE ASPHALT ROAD; THENCE SO1°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS

GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHEAST CORNER OF THE EAST LINE OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 171.97 FEET TO THE NORTHWEST CORNER OF THE EAST 80 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE AFORESAID SOUTH LINE OF LOT 5, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, AND THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678; THENCE S00°48'10"E, ALONG THE EASTERLY LINE OF SAID LOT 6, AND SAID WEST LINE RECORDED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678 DISTANCE OF 206.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 331.29 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 6; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.994 ACRES, MORE OR LESS.

PARCEL 4:

THE WEST 80.00 FEET OF THE EAST 1/2 OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 5694 PAGE 2672.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE

OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°55'48"W, ALONG EAST LINE OF THE WEST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE SOUTH 108.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 80.01 FEET TO THE NORTHEAST CORNER OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF THE EAST 1/2 OF LOT 5; THENCE S00°55'48"E, ALONG THE EAST LINE OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 TO SOUTHEAST CORNER OF THE WEST 80 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.198 ACRES, MORE OR LESS.

PARCEL 5:

THE EAST 80.00 FEET LESS THE EAST 20.00 FEET OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 398 PAGE 0178.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 583.47 FEET TO THE SOUTHWEST CORNER OF THE EAST

80.00 FEET SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°48'10"W, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF THE EAST 20.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 20.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 20.00 FEET OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.149 ACRES, MORE OR LESS

AND

VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY PROPERTY APPRAISER - NO OTHER LEGAL DESCRIPTION FOUND OR PROVIDED):

21 17 30 NE 1/4 OF SW 1/4 OF NE 1/4 & W 1/2 OF SW 1/4 OF NE 1/4 EXC S 214.17 FT MEAS ON E/L & S 41.48 FT MEAS ON W/L

AND

VOLUSIA COUNTY PARCEL IDS 702101000210 & 702101000220 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8267, PAGE 237):

PARCEL 1:

LOT 21, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

PARCEL 2:

LOTS 22 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL ID 702101000190 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6748, PAGE 2719):

LOT 19, CLARK HARPER'S SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS:

DESCRIPTION (BY THIS SURVEYOR):

PARCEL 1

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BERESFORD AVENUE AND THE CENTERLINE OF AMELIA AVENUE AS SHOWN ON THE PLAT OF GOLF VIEW HEIGHTS AS RECORDED IN MAP BOOK 23, PAGE 175 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION 21, N89°30'53"E, A DISTANCE OF 1,310.49 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 1,038.57 TO THE NORTHEAST CORNER OF LOT 9 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S89°56'03"W ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH GARFIELD AVENUE (AN APPARENT 50.00 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S01°00'41"E, A DISTANCE OF 1,384.52 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°30'37"W ALONG SAID NORTH LINE, A DISTANCE OF 634.69 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°54'37"E ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE

SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 314.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST NEW HAMPSHIRE AVENUE; THENCE N89°22'19"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 630.29 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH AMELIA AVENUE; THENCE N00°48'29"W ALONG THE EAST RIGHT OF WAY OF AMELIA AVENUE (AN APPARENT 60.00 FOOT RIGHT OF WAY), A DISTANCE OF 1,890.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 5 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 298.38 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE N00°51'33"W ALONG THE EAST LINE OF THE WEST HALF OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°56'05"E ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 308.29 FEET TO THE NORTHEAST CORNER OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°54'37"E ALONG THE EAST LINE OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF LOT 6 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE S00°54'37"E ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 204.99 FEET TO THE NORTHWEST CORNER OF LOT 9 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE N89°56'03"E ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 632.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.171 ACRES, MORE OR LESS.

PARCEL 2

LOTS 21 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE

SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF CO SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION; THENCE CONTINUE N89°30'37"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 184.11 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S00°58'53"E ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 150.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE N89°26'28"W ALONG THE SOUTH LINE OF LOTS 21 THROUGH 26 OF SAID CLARK HARPER'S SUBDIVISION, A DISTANCE OF 301.95 FEET TO THE SOUTHWEST CORNER OF LOT 26; THENCE N00°55'55"W ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 149.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 26, BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 301.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.040 ACRES, MORE OR LESS.

PARCEL 3

LOT 19, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE

SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 50.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE N89°29'14”W ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 133.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE N00°59'23”W ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 50.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37”E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 133.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,710 SQUARE FEET, MORE OR LESS.

PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD

May 14, 2025

A. APPLICATION NO.: Z24-211

STAFF PLANNER: Kendall Story

APPLICANT: City of DeLand

REQUEST: Rezone from Volusia County R-4 (Residential) and City R-1 (Residential), to City R-1B (Residential)

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

B. SITE FACTORS:

Location:	1101 S. Amelia Ave.
Size:	±46.97 acres
Land Use:	LDR, Low Density Residential (Institutional Overlay)
Existing Zoning:	VC R-4; R-1; R-8; R-4
Existing Use:	Public Services Campus

	SURROUNDING LAND USE:	SURROUNDING ZONING:
North:	VC: UMI (VC Urban Medium Intensity)	VC: R-4 (VC Single Family)
South:	EDU (Education); LDR (Low Density Res.)	R-1B (Single Family); E-1 (Education)
East:	MDR (Medium Density Res.); LDR (Low Density Res.)	RM (Mobile Home); R-1 (Single Family)
West:	HDR (High Density Residential), RD (Redevelopment)	C-2AC (Commercial Activity Core); R-16 (Multi Family)

C. ANALYSIS:

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 most recent additions include an annexation of ±1.14 acres of property (Lots 21-26 along with the adjacent Mansfield Ave. right-of-way), located on the south side of the Public Works Campus, approved on May 1, 2023, and ±2.28 acres of property located on Haven Rd., on the north side of the Public Works Campus, approved by the City Commission on August 23, 2023. At the time of annexation, the properties maintained their county land use and zoning. The city's

goal is to combine all of the acquired parcels into one large parcel, with a uniform land use, overlay and zoning district. Rezoning the property to R-1B, which is compatible with the underlying land use designation of LDR (Low Density Residential), is the third and final step.

The surrounding development is a mixture of residential land uses, with the Applewood Apartments to the west and the Hawthorne Hills mobile home development to the east. To the north of the subject property, it directly abuts the Central Florida Recycling Center and to the south is the DeLand Middle School.

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 development is consistent with the Comprehensive Plan with an underlying land use designation of LDR (Low Density Residential), with the Institutional Overlay. R-1B is compatible with the LDR land use designation, with the use permitted by application of the Institutional Overlay.

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

The rezoning of this property should not impact any environmental or natural resources, as it is an already-developed site. Any future development or redevelopment would be analyzed for environmental impacts at the time of site plan.

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

The rezoning will not have an impact upon the economy, as the property is already developed.

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

The use of the property is anticipated to have little to no impact on governmental services, as the property is already developed and existing services, such as police and fire, are already available.

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

The subject property is within the Institutional Overlay. Per the Comprehensive Plan, the land uses include publicly owned lands for police/fire stations, hospitals and public utilities and is located on an as-needed basis.

6. Was there a mistake in the original classification?

There was no known mistake in the original zoning classification. It was the city's intention to acquire adjacent property over time to add to the Public Services Campus to eventually combine all of the parcels into one.

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 the existing Public Services Campus to continue and will not have any effect upon the surrounding area, as the site is already developed.

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 make the property conforming and allow it to continue to operate and serve the citizens of DeLand.

D. CONCLUSION:

The City of DeLand is proposing to rezone the subject property to R-1B, which is compatible with the LDR (Low Density Residential) future land use and Institutional Overlay, which includes the recently annexed parcels on Mansfield Ave. and Haven Rd.

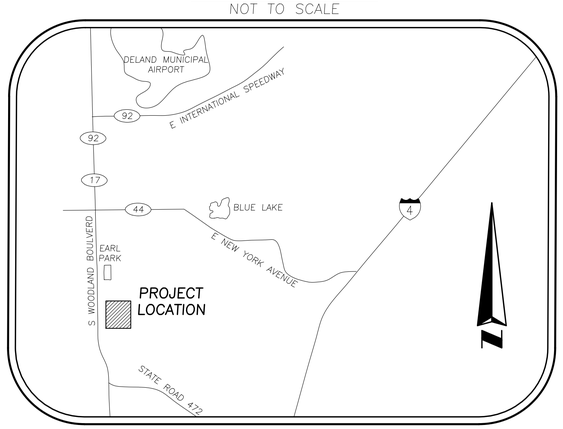
E. STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward the application to the City Commission with a recommendation of approval for the request to rezone from Volusia County R-4 and City R-1 to R-1B.

CITY OF DELAND PUBLIC WORKS COMPLEX

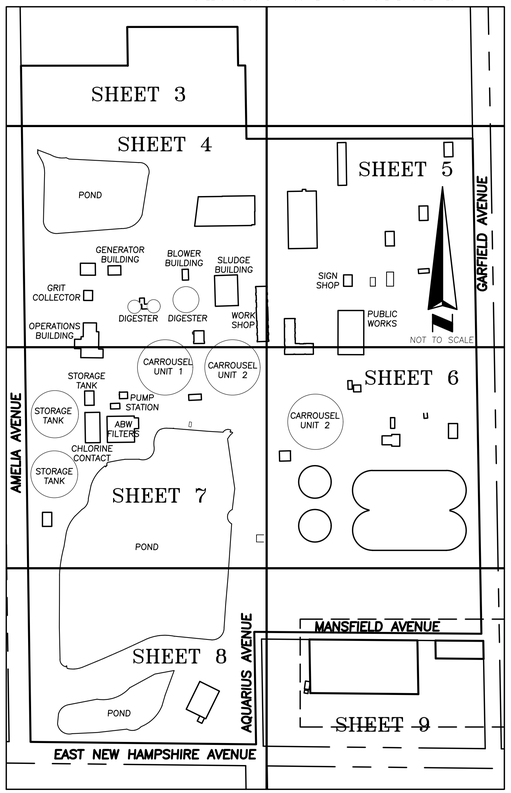
SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST
VOLUSIA COUNTY, DELAND, FLORIDA.

VICINITY MAP
NOT TO SCALE



SHEET LAYOUT

SHEET 1 COVER & KEY MAP
SHEETS 2 BOUNDARY SURVEY OVERALL SITE
SHEETS 3–8 IMPROVEMENTS DETAILS
SHEETS 9 BOUNDARY SURVEY AND IMPROVEMENTS DETAILS



DESCRIPTION

VOLUSIA COUNTY PARCEL ID 702100000180 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 1787, PAGE 798):

THE NORTH HALF (N 1/2) OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, CONTAINING FIVE ACRES MORE OF LESS.

AND

VOLUSIA COUNTY PARCEL ID 702102000090 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6466, PAGE 4530):

LOT 9, EXCEPT THE WEST 252.75 FEET THEREOF, PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. LESS RIGHT-OF-WAY ON EAST.

AND

VOLUSIA COUNTY PARCEL ID 702100000171 & A PORTION OF VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 7578, PAGE 4747):

THE SOUTH ONE HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL IDS 702102000061, 702102000060, 702102000052 & 702102000050 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8373, PAGE 552)

PARCEL 1:

THE WEST 1/2 OF LOT 6, LESS AND EXCEPT THE WESTERLY PORTION THEREOF OCCUPIED BY SOUTH AMELIA AVENUE, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 3766 PAGE 2062.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25, A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E, ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 31.09 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH AMELIA AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 300.65 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE S00°55'48"E, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 303.93 FEET TO THE EASTERLY LINE OF THE RIGHT OF WAY OF SOUTH AMELIA AVENUE AS NOW OCCUPIED; THENCE N00°00'58"W, ALONG SAID RIGHT OF WAY A DISTANCE OF 205.24 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.426 ACRES, MORE OR LESS.

PARCEL 2:

THE EAST 1/2 OF LOT 6, AND THE EAST 1/2 OF THE SOUTH 108.00 FEET OF LOT 5, LESS AND EXCEPT THE WEST 80.00 FEET AND THE EASE 80.00 FEET OF SAID LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 1893 PAGE 0720.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHEAST CORNER OF THE EAST LINE OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 171.97 FEET TO THE NORTHWEST CORNER OF THE EAST 80 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE AFORESAID SOUTH LINE OF LOT 5, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, AND THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678; THENCE S00°48'10"E, ALONG THE EASTERLY LINE OF SAID LOT 6, AND SAID WEST LINE RECORDED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678 DISTANCE OF 206.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 331.29 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 6; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.994 ACRES, MORE OR LESS.

PARCEL 4:

THE WEST 80.00 FEET OF THE EAST 1/2 OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 5694 PAGE 2672.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 331.74 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 5, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 5, N89°51'00"E, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 80.00 FEET OF THE EAST 1/2 OF SAID LOT 5; THENCE N00°55'48"W, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHEAST CORNER OF THE EAST LINE OF THE WEST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 171.97 FEET TO THE NORTHWEST CORNER OF THE EAST 80 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE AFORESAID SOUTH LINE OF LOT 5, A DISTANCE OF 80.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, AND THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678; THENCE S00°48'10"E, ALONG THE EASTERLY LINE OF SAID LOT 6, AND SAID WEST LINE RECORDED IN OFFICIAL RECORDS BOOK 5166 PAGE 3678 DISTANCE OF 206.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S89°56'35"W, ALONG THE NORTH LINE OF LOT 7, OF SAID HIRAM WATERS GROVE A DISTANCE OF 331.29 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID LOT 6; THENCE N00°55'48"W, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID LOT 6, A DISTANCE OF 205.75 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.994 ACRES, MORE OR LESS.

PARCEL 4:

THE WEST 80.00 FEET OF THE EAST 1/2 OF LOT 5, ACCORDING TO THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, RECORDED IN MAP BOOK 3, PAGE 25, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA. THIS DESCRIPTION DESCRIBES THE LANDS IDENTIFIED IN OFFICIAL RECORDS BOOK 5694 PAGE 2672.

DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE NORTH 1/4 CORNER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, OCCUPIED BY A 2 INCH IRON PIPE WITH NO IDENTIFICATION, IN THE ASPHALT ROAD; THENCE S01°03'28"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE WEST LINE HIRAM WATERS, MAP BOOK 3, PAGE 25 A DISTANCE OF 848.72 FEET TO THE NORTHWEST CORNER OF LOT 6, SAID HIRAM WATERS GROVE; THENCE DEPARTING SAID WEST LINE N89°51'00"E ALONG THE SOUTHERLY LINE OF LOT 5, SAID HIRAM WATERS GROVE AND THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE LANDS DESCRIBED IN THE FOLLOWING OFFICIAL RECORDS BOOKS AND PAGES: 4262/2015, 1893/0720, 5694/2672, AND 3987/0178, A DISTANCE OF 583.47 FEET TO THE SOUTHWEST CORNER OF THE EAST 80.00 FEET SAID LOT 5, AND THE POINT OF BEGINNING; THENCE N00°48'10"W, ALONG THE WEST LINE OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTHWEST CORNER OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°51'00"E, ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF THE EAST 20.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°48'10"E, ALONG THE WEST LINE OF THE EAST 20.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTHWEST CORNER OF THE EAST 20.00 FEET OF SAID LOT 5; THENCE S89°51'00"W, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.149 ACRES, MORE OR LESS

AND

VOLUSIA COUNTY PARCEL ID 702100000170 (PER VOLUSIA COUNTY PROPERTY APPRAISER – NO OTHER LEGAL DESCRIPTION FOUND OR PROVIDED):

21 17 30 NE 1/4 OF SW 1/4 OF NE 1/4 & W 1/2 OF SW 1/4 OF NE 1/4 EXC S 214.17 FT MEAS ON E/L & S 41.48 FT MEAS ON W/L

AND

VOLUSIA COUNTY PARCEL IDS 702101000210 & 702101000220 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 8267, PAGE 237):

PARCEL 1:

LOT 21, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21 TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA

PARCEL 2:

LOTS 22 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

AND

VOLUSIA COUNTY PARCEL ID 702101000190 (PER VOLUSIA COUNTY OFFICIAL RECORDS BOOK 6748, PAGE 2719):

LOT 19, CLARK HARPER'S SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS:

DESCRIPTION (BY THIS SURVEYOR):

PARCEL 1

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, LYING IN VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BERESFORD AVENUE AND THE CENTERLINE OF AMELIA AVENUE AS SHOWN ON THE PLAT OF GOLF VIEW HEIGHTS AS RECORDED IN MAP BOOK 23, PAGE 175 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE ALONG THE NORTH LINE OF SAID SECTION 21, N89°30'53"E, A DISTANCE OF 1,310.49 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 1,038.57 TO THE NORTHEAST CORNER OF LOT 9 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE S89°56'03"W ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH GARFIELD AVENUE (AN APPARENT 50.00 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S01°00'41"E, A DISTANCE OF 1,384.52 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE N89°30'37"W ALONG SAID NORTH LINE, A DISTANCE OF 634.69 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S00°54'37"E ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 314.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST NEW HAMPSHIRE AVENUE; THENCE N89°22'19"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 630.29 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH AMELIA AVENUE; THENCE N00°48'29"W ALONG THE EAST RIGHT OF WAY OF AMELIA AVENUE (AN APPARENT 60.00 FOOT RIGHT OF WAY), A DISTANCE OF 1,890.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 5 AS SHOWN ON THE PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE AS RECORDED IN MAP BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID LOT 5; THENCE N00°51'33"W ALONG THE EAST LINE OF THE WEST HALF OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE N89°56'05"E ALONG THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID LOT 5, A DISTANCE OF 308.29 FEET TO THE NORTHEAST CORNER OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF THE SOUTH 108.00 FEET OF SAID LOT 5; THENCE S00°54'37"E ALONG THE EAST LINE OF THE WEST 60.00 FEET OF THE EAST 80.00 FEET OF SAID LOT 5, A DISTANCE OF 108.01 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE N89°56'05"E ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF LOT 6 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE S00°54'37"E ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 204.99 FEET TO THE NORTHWEST CORNER OF LOT 9 AS SHOWN ON SAID PLAT OF THE ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE; THENCE N89°56'03"E ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 632.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 48.171 ACRES, MORE OR LESS.

PARCEL 2

LOTS 21 THROUGH 26, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF CO SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION; THENCE CONTINUE N89°30'37"W ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 184.11 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S00°58'53"E ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 150.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21; THENCE N89°26'28"W ALONG THE SOUTH LINE OF LOTS 21 THROUGH 26 OF SAID CLARK HARPER'S SUBDIVISION, A DISTANCE OF 301.95 FEET TO THE SOUTHWEST CORNER OF LOT 26; THENCE N00°55'55"W ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 149.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 26, BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 301.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.040 ACRES, MORE OR LESS.

PARCEL 3

LOT 19, CLARK HARPER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE N89°22'19"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 1,320.71 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF CLARK HARPER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 9, PAGE 15, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE N01°00'41"W ALONG THE EAST LINE OF SAID CLARK HARPER'S SUBDIVISION AND THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 326.18 FEET TO THE INTERSECTION OF THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 AND THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF MANSFIELD AVENUE AS SHOWN ON SAID CLARK HARPER'S SUBDIVISION; THENCE N89°30'37"W ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 20.01 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID CLARK HARPER'S SUBDIVISION AND THE POINT OF BEGINNING; THENCE S01°00'41"E ALONG THE EAST LINE OF SAID LOT 19, A DISTANCE OF 50.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19; THENCE N89°29'14"W ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 133.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE N00°59'23"W ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 50.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID MANSFIELD AVENUE; THENCE S89°30'37"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 133.80 FEET TO THE POINT OF BEGINNING.

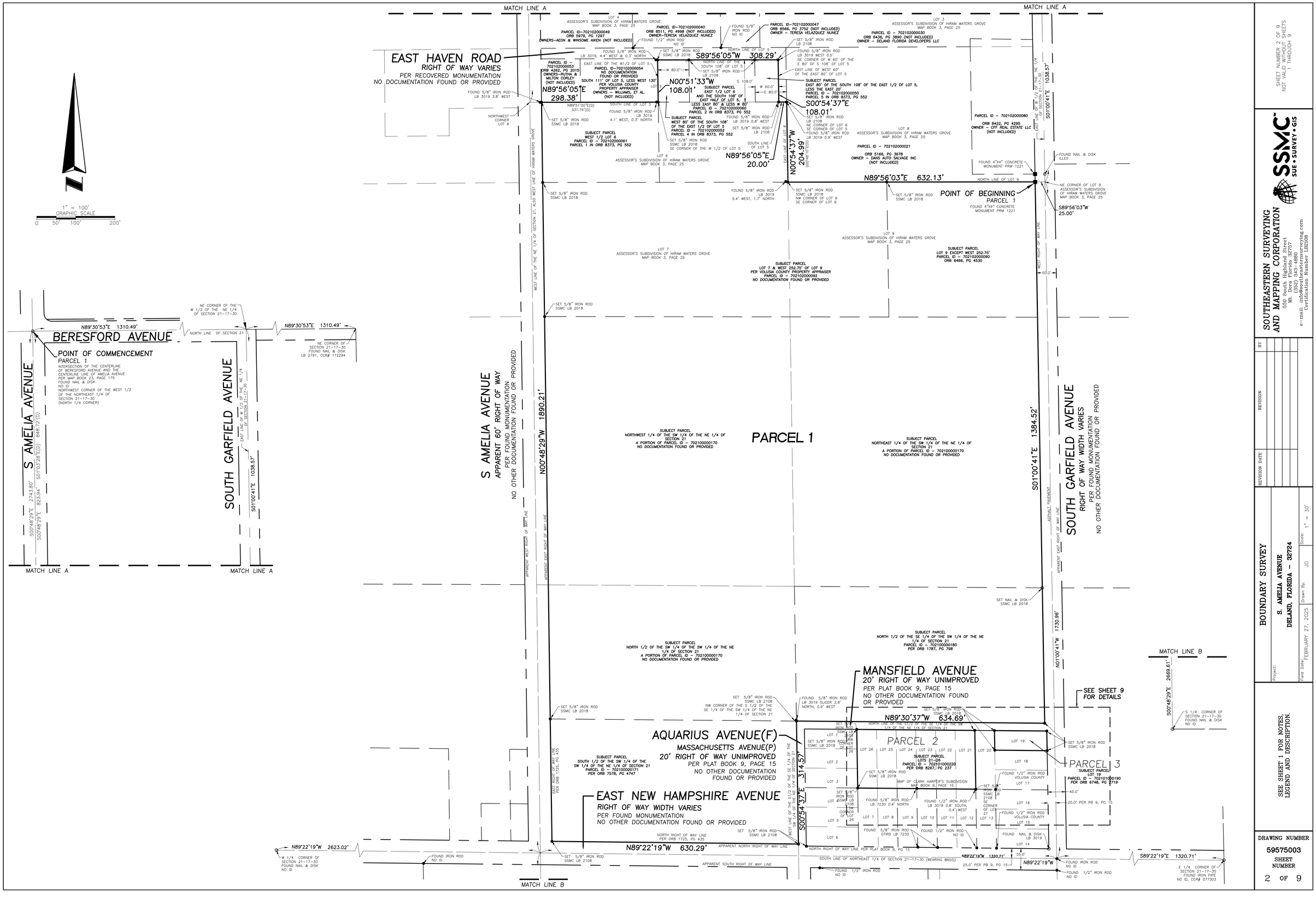
CONTAINING 6,710 SQUARE FEET, MORE OR LESS.

LEGEND & ABBREVIATIONS:

AC = AIR CONDITIONING UNIT	○ = IRON PIPE	⊹ = COMBINATION UTILITY POLE	LB = LICENSED BUSINESS
= AIR RELEASE VALVE	● = IRON ROD	= MAILBOX	PSM = PROFESSIONAL SURVEYOR AND MAPPER
CATV = BURIED CABLE TV PEDESTAL	IRR = IRRIGATION VALVE	UM = UTILITY MARKER	ID = IDENTIFICATION
E = BURIED ELECTRIC PEDESTAL	= LANDSCAPE LIGHTING	= WATER METER	ORB = OFFICIAL RECORDS BOOK
= BACKFLOW PREVENTER	= LIGHT POLE	= WATER VALVE	(P) = PLAT
= BENCH	LS = LIFT STATION	= YARD DRAIN	PG(S) = PAGE(S)
= BUSH	= MITERED END SECTION	–X– = CHAINLINK FENCE	(F) = FIELD
T = BURIED TELEPHONE PEDESTAL	MW = MONITORING WELL	–O– = WOOD FENCE	TRAV.PT. = TRAVERSE POINT
= CONCRETE MONUMENT	= NAIL W/DISC	–OHL– = OVERHEAD UTILITY LINE	NAD = NORTH AMERICAN DATUM
= CLEAN OUT	= UTILITY POLE	= TREE/HEDGE LINE	NAVD = NORTH AMERICAN VERTICAL DATUM
= DRAINAGE MANHOLE	• = POST/BOLLARD	LA = LANDSCAPED AREA	SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
= ELECTRIC FIXTURE	RCM = RECLAIMED WATER METER	PVC = POLYVINYL CHLORIDE PIPE	
= ELECTRIC MANHOLE	RCV = RECLAIMED WATER VALVE	DIP = DUCTILE IRON PIPE	
= ELECTRIC SERVICE METER	= SANITARY MANHOLE	FNM = METAL FENCE	
= FLAT GRATE INLET	= NON-TRAFFIC SIGN	EFX = ELECTRIC FIXTURE	
= FIRE HYDRANT	= SERVICE POLE	UM = UTILITY MARKER	
= FLAGPOLE	= SEWER VALVE	RCV = RECLAIMED WATER VALVE	
= DOWN GUY	= TRAFFIC SIGN		
= WATER SPIGOT	TK = TANK		
= HAND HOLE	TR = TRANSFORMER ON SLAB		
	VAULT = VAULT		

SURVEYOR'S REPORT:

1. UTILITY LOCATIONS IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES, SURFACE FEATURES AND CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
2. EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION.
3. MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J–17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES STANDARD FEET AND DECIMALS THEREOF.
4. THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
5. UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED.
6. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. AND IF SHOW



SHEET NUMBER 2 OF 9
NOT VALID WITHOUT SHEETS
1 THROUGH 9

SSMC
SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
550 South Highland Street
Ml. Dora Florida 32757
(352) 343-4880
e-mail: info@southeasternsurveying.com
Certification Number LB2108

REVISION DATE	REVISION	BY

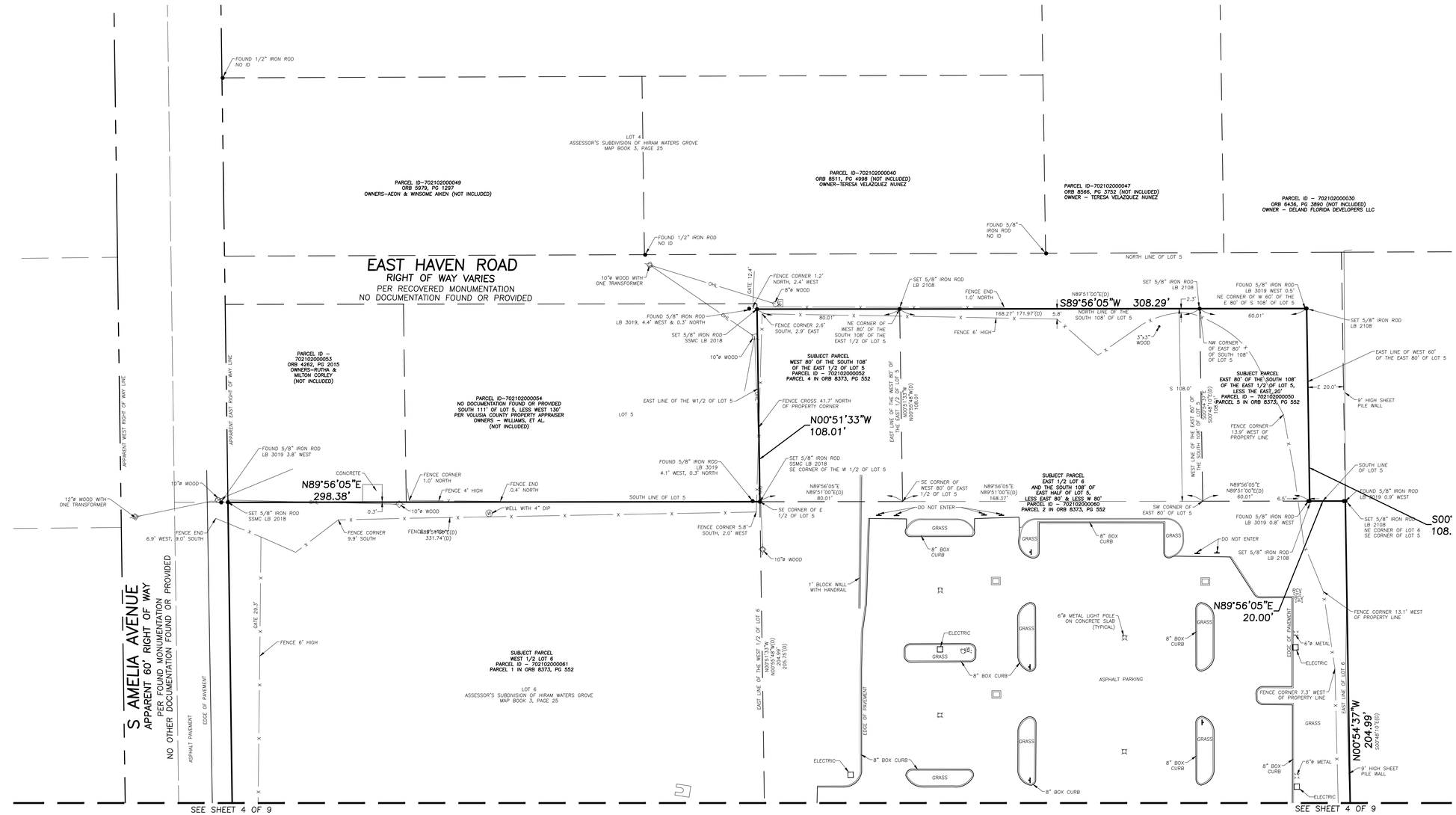
BOUNDARY SURVEY

Project:
S. AMELIA AVENUE
DELAND, FLORIDA - 32724

Field Date: FEBRUARY 27, 2025 | Drawn By: JO | Scale: 1" = 30'

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET
NUMBER
2 OF 9



1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

SHEET NUMBER 3 OF 9
NOT VALID WITHOUT SHEETS 1 THROUGH 9

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
550 South Highland Street
Mt. Dora Florida 32757
(352) 343-4880
e-mail: info@southeasternsurveying.com
Certification Number LB2108

SSMC SUE • SURVEY • GIS

REVISION	BY	REVISION DATE

BOUNDARY SURVEY

S. AMELIA AVENUE
DELAND, FLORIDA - 32724

Project:

Field Date: FEBRUARY 27, 2025 | Drawn By: JO | Scale: 1" = 30'

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET NUMBER
3 OF 9

SEE SHEET 3 OF 9

SEE SHEET 3 OF 9

SEE SHEET 5 OF 9

SEE SHEET 7 OF 9

SEE SHEET 7 OF 9

S AMELIA AVENUE
APPARENT 60' RIGHT OF WAY
PER FOUND MONUMENTATION
NO OTHER DOCUMENTATION FOUND OR PROVIDED

APPARENT WEST RIGHT OF WAY LINE

APPARENT EAST RIGHT OF WAY LINE

EDGE OF PAVEMENT

NORTH LINE LOT 7

LOT 6
ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE
MAP BOOK 3, PAGE 25

LOT 7
ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE
MAP BOOK 3, PAGE 25

EAST LINE OF THE WEST 1/2 OF LOT 6

SW CORNER OF THE EAST 1/2 OF LOT 6

SET 5/8" IRON ROD
SSMC LB 2018
NW CORNER OF LOT 9
SE CORNER OF LOT 6

FOUND 5/8" IRON ROD
LB 3019
5.4' WEST, 1.7' NORTH

SET 5/8" IRON ROD
SSMC LB 2018

WITNESS CORNER OF THE NE'LY LINE OF HIRAM WATERS GROVE

N89°56'03"E
N89°56'35"E(D)
328.57'
331.29'(D)

SUBJECT PARCEL
NORTHWEST 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21
A PORTION OF PARCEL ID – 7021000000170
NO DOCUMENTATION FOUND OR PROVIDED

SUBJECT PARCEL
LOT 7 & WEST 252.75' OF LOT 9
PER VOLUSIA COUNTY PROPERTY APPRAISER
PARCEL ID – 7021020000092
NO DOCUMENTATION FOUND OR PROVIDED

RETENTION POND

APPROXIMATE EDGE OF WATER LINE
DATED=01/17/2025

ASPHALT DRIVE

CONCRETE WALK

CONCRETE PARKING & DRIVE

GRASS

ASPHALT

CONCRETE

GROUND

1 STORY CONCRETE BLOCK

1 STORY CONCRETE BLOCK AND METAL BUILDING

1 STORY CONCRETE BLOCK BUILDING

2 STORY CONCRETE BLOCK & METAL BUILDING

SLUDGE PROCESS BUILDING

BLOWER BUILDING

GENERATOR BUILDING

OPERATIONS BUILDING

WORK SHOP

VEHICLE STORAGE

ONE STORY ALUMINUM BUILDING

COVERED CONCRETE ELECTRICAL ROOM

COVERED CONCRETE

ALUMINUM COVERED AREA

DIGESTER

DIGESTER NO. 3

INFLUENT PUMP STATION

GRIT COLLECTOR & COMMUNUTOR

LIFT STATION ON CONCRETE

PUMP / MOTOR

LARGE TANK

DIESEL TANK

GATE MOTOR

KEYPAD

WALL

FENCE 6' HIGH

FENCE 6.4' WEST OF PROPERTY LINE

FENCE 4.0' WEST OF PROPERTY LINE

FENCE CORNER 8.4' WEST OF PROPERTY LINE

FENCE CORNER 5.8' EAST OF PROPERTY LINE

GATE 24.3'

GATE

8" BOX CURB

8" BOX CURB WITH WALL

4" BOX CURB

6" DIP

2" DIP

6" DIP VERTICAL

8" DIP VERTICAL

16" DIP VERTICAL

12" DIP VERTICAL

12" FIBERGLASS (TYPICAL)

4" PVC STUB

6"ø CONCRETE

8"ø WOOD

10"ø WOOD WITH ONE TRANSFORMER

12"ø WOOD WITH 3 TRANSFORMERS

12"ø WOOD

10# WOOD

2"ø METAL

6"ø METAL

18"ø METAL

0.8' HEADWALL

WV ON CONCRETE

PVC STUB

0.6"ø METAL

0.65' WALL

OHL

ELECTRIC

COMM ATnT

COMM

RCV

RCM

TR

VAULT

AIR CONDITIONING UNIT ON 3.4'X3.4' CONCRETE SLAB

AIR CONDITIONING UNIT ON 3'X3.8' CONCRETE SLAB

LIGHT POLE ON 1'X1' CONCRETE SLAB

LIGHT POLE ON 10"X10" CONCRETE

LIGHT POLE ON 10"X10" CONCRETE SLAB

LIGHT POLE ON 8"X8" CONCRETE SLAB

LIGHT POLE ON 12"X12" CONCRETE

LIGHT POLE ON 15"X15" CONCRETE

LIGHT POLE ON CONCRETE SLAB

2" CURB & GUTTER

3 UNKNOWN VALVES

WATER VALVES ON 18"ø CONCRETE

WATER VALVE ON 18"ø CONCRETE

WATER VALVE ON 18"X18" CONCRETE

SEWER VALVE ON 18"X18"ø CONCRETE

SLUDGE PUMP STATION

WEATHER STATION

ANTENNA ON 8"X8" CONCRETE POST

FIBER OPTIC

STEP & HAND RAIL

HANDRAIL

STEP

MAINTENANCE ALLEY

1" = 30'
GRAPHIC SCALE
0 15 30 60

SHEET NUMBER 4 OF 9
NOT VALID WITHOUT SHEETS 1 THROUGH 9

SSMC
SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
550 South Highland Street
Ml. Dora Florida 32757
(352) 343-4880
e-mail: info@southeasternsurveying.com
Certification Number: LB2108

REVISION	BY	REVISION DATE

BOUNDARY SURVEY

Project:

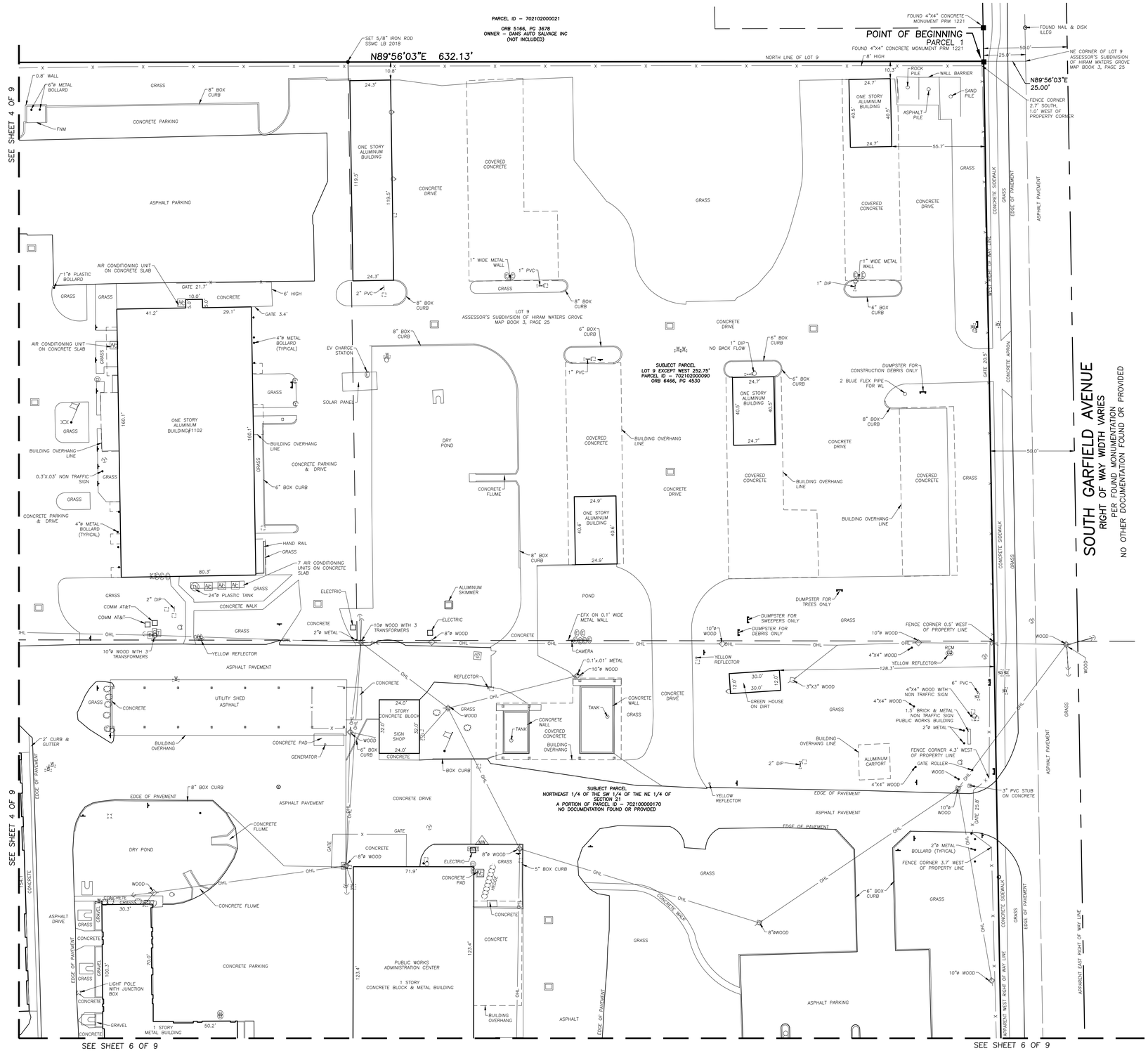
S. AMELIA AVENUE
DELAND, FLORIDA – 32724

Field Date: FEBRUARY 27, 2025
Drawn By: JO
Scale: 1" = 30'

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003

SHEET NUMBER
4 OF 9



1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

SHEET NUMBER 5 OF 9
NOT VALID WITHOUT SHEETS
1 THROUGH 9

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AND MAPPING CORPORATION
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SSMC
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REVISION	BY

REVISION DATE

BOUNDARY SURVEY

S. AMELIA AVENUE
DELAND, FLORIDA – 32724

Project:

Field Date: FEBRUARY 27, 2025 | Drawn By: JO | Scale: 1" = 30'

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET
NUMBER
5 OF 9

1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

SHEET NUMBER 6 OF 9
NOT VALID WITHOUT SHEETS 1 THROUGH 9

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REVISION	BY

REVISION DATE

BOUNDARY SURVEY

Project: S. AMELIA AVENUE
DELAND, FLORIDA – 32724

Field Date: FEBRUARY 27, 2025
Drawn By: JO
Scale: 1" = 30'

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET NUMBER
6 OF 9

SEE SHEET 4 OF 9

SEE SHEET 4 OF 9

SEE SHEET 6 OF 9

SEE SHEET 6 OF 9

SEE SHEET 8 OF 9

SEE SHEET 8 OF 9

PARCEL 1

N00°48'29"W 1890.21'

S AMELIA AVENUE
APPARENT 60' RIGHT OF WAY
PER FOUND MONUMENTATION
NO OTHER DOCUMENTATION FOUND OR PROVIDED

SUBJECT PARCEL
NORTHWEST 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21
A PORTION OF PARCEL ID - 702100000170
NO DOCUMENTATION FOUND OR PROVIDED

SUBJECT PARCEL
NORTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 21
A PORTION OF PARCEL ID - 702100000170
NO DOCUMENTATION FOUND OR PROVIDED

1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

SHEET NUMBER 7 OF 9
NOT VALID WITHOUT SHEETS 1 THROUGH 9

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
550 South Highland Street
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SSMC SUE • SURVEY • GIS

REVISION	BY	REVISION DATE

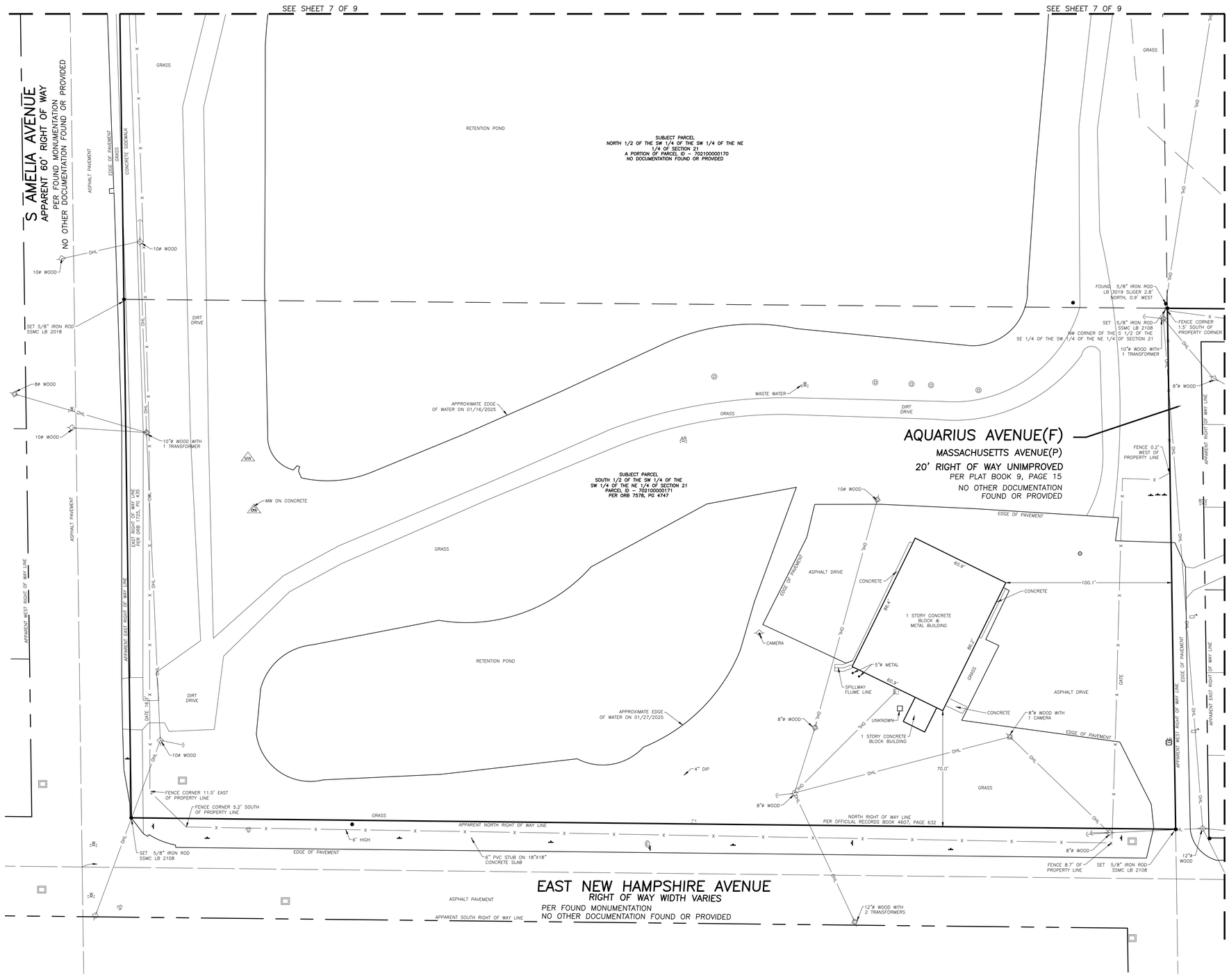
BOUNDARY SURVEY

Project: S. AMELIA AVENUE
DELAND, FLORIDA - 32724

Field Date: FEBRUARY 27, 2025 | Drawn By: JO | Scale: 1" = 30'

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET NUMBER
7 OF 9



1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

SHEET NUMBER 8 OF 9
NOT VALID WITHOUT SHEETS 1 THROUGH 9

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
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REVISION	BY	REVISION DATE

BOUNDARY SURVEY

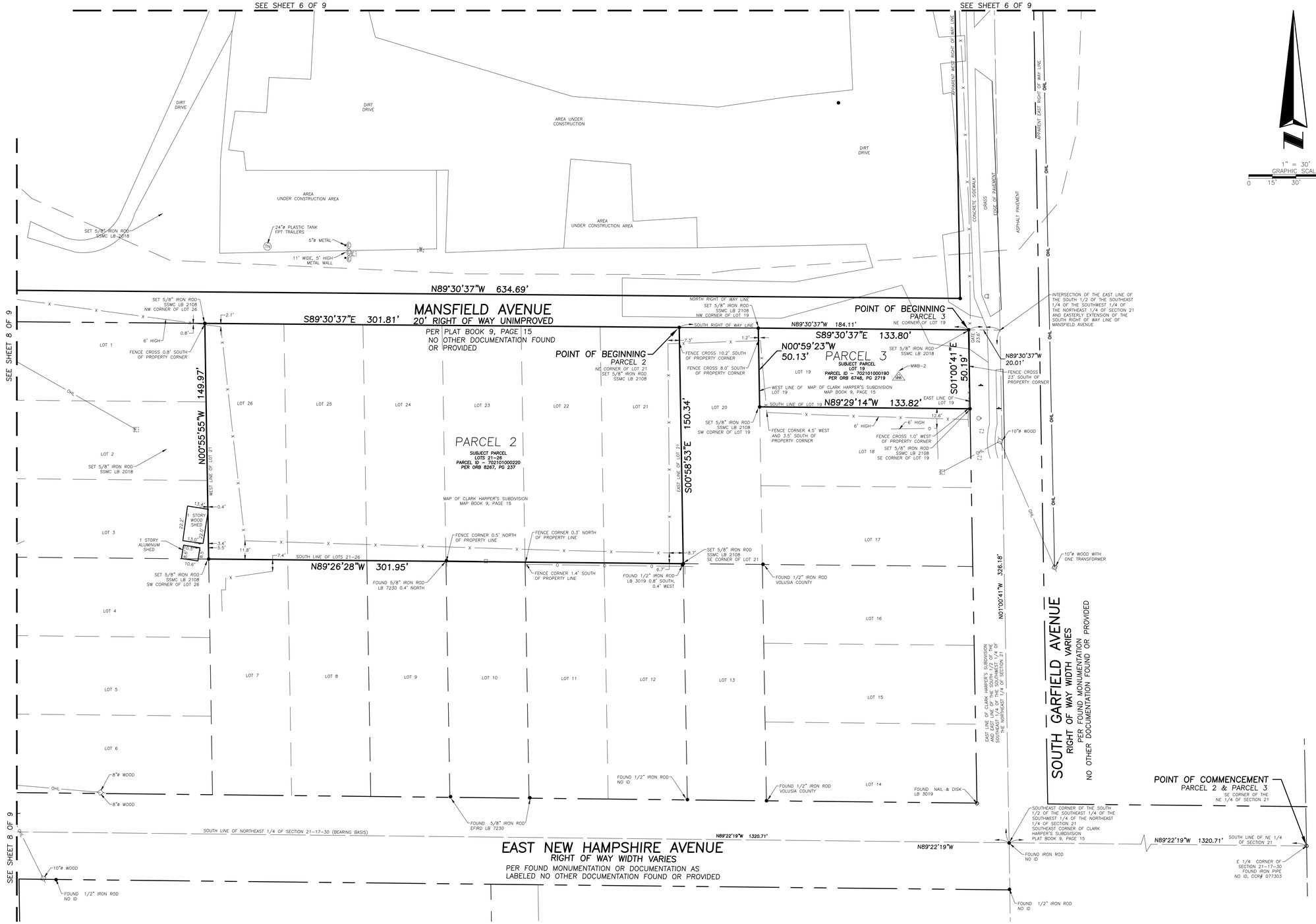
Project:
S. AMELIA AVENUE
DELAND, FLORIDA – 32724

Field Date: FEBRUARY 27, 2025
Drawn By: JO
Scale: 1" = 30'

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET NUMBER
8 OF 9

DETAILS FROM SHEET 2



1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

SHEET NUMBER 9 OF 9
NOT VALID WITHOUT SHEETS 1 THROUGH 9

SSMC SUE • SURVEY • GIS

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550 South Highland Street
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BY	REVISION	REVISION DATE

BOUNDARY SURVEY

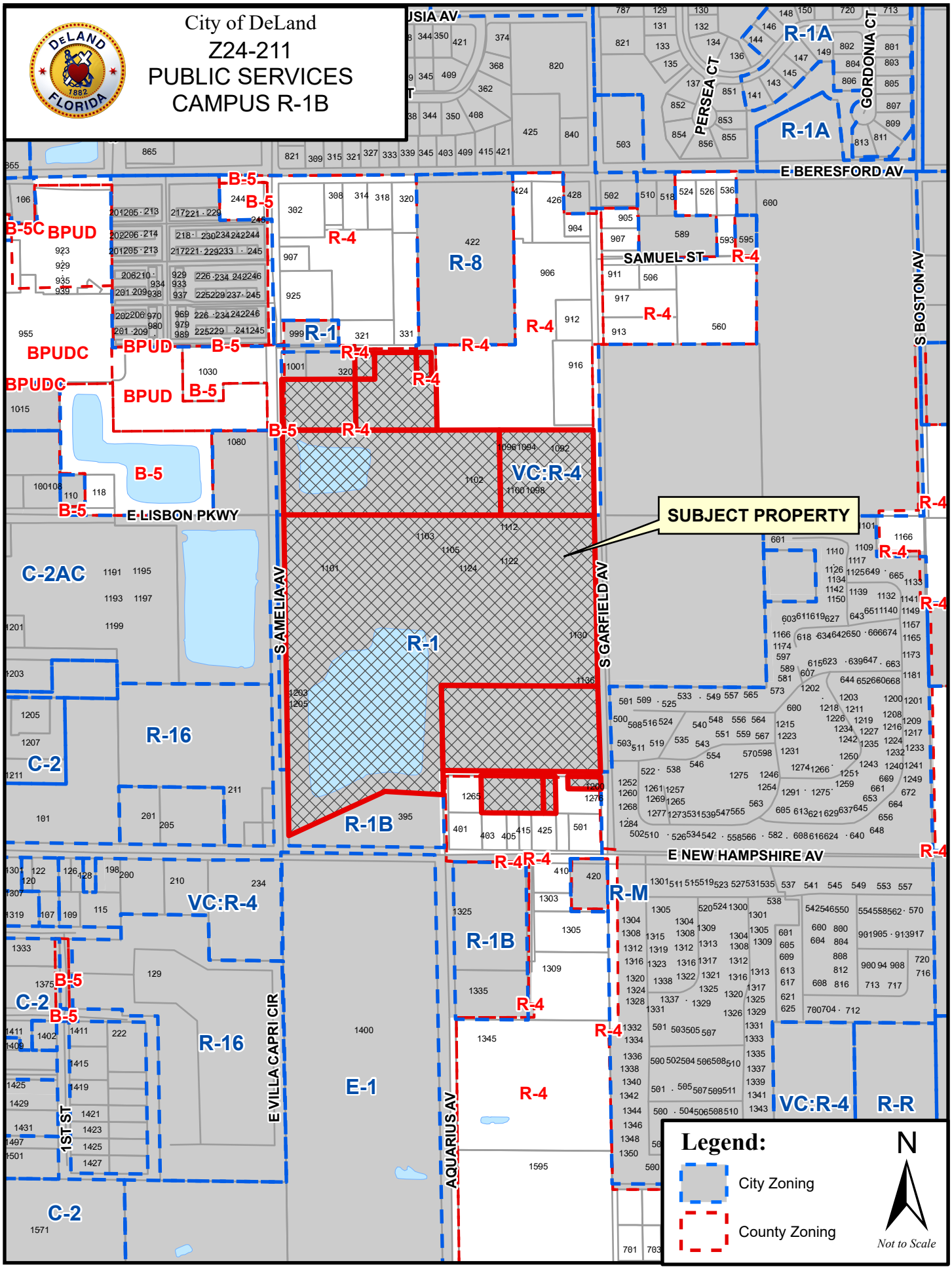
Project: S. AMELIA AVENUE
DELAND, FLORIDA - 32724

Field Date: FEBRUARY 27, 2025 | Drawn By: JO | Scale: 1" = 30'

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

DRAWING NUMBER
59575003
SHEET NUMBER
9 OF 9


City of DeLand
Z24-211
PUBLIC SERVICES
CAMPUS R-1B
SUBJECT PROPERTY
E VOLUSIA AV
E BERESFORD AV
E LISBON PKWY
E NEW HAMPSHIRE AV
GRANT AV
S WOODLAND BLVD
S AMELIA AV
S GARFIELD AV
S BOSTON AV
E VILLA CAPRI CIR
AQUARIUS AV
R-1B
C-2
B-5
B-5C
BPUD
BPUDC
B-5C BPUDC
R-4
R-1
R-16
C-2AC
PD
R-R
R-1AA
VC:R-4
E-1
BR
Legend:
City Zoning
County Zoning
N
Not to Scale


City of DeLand
Z24-211
PUBLIC SERVICES
CAMPUS R-1B
SUBJECT PROPERTY
E BERESFORD AV
E LISBON PKWY
E NEW HAMPSHIRE AV
SAMUEL ST
S BOSTON AV
S AMELIA AV
S GARFIELD AV
E VILLA CAPRI CIR
1ST ST
AQUARIUS AV
PERSEA CT
GORDONIA CT
R-1A
R-1
R-1B
R-4
R-8
R-M
R-R
VC:R-4
E-1
R-16
C-2
C-2AC
B-5
B-5C
BPUD
BPUDC
Legend:
City Zoning
County Zoning
N
Not to Scale

Business Impact Estimate

Proposed ordinance's title/reference:

ORDINANCE NO. 2025-14

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM VOLUSIA COUNTY'S R-4, URBAN SINGLE-FAMILY AND CITY OF DELAND'S R-1, SINGLE-FAMILY RESIDENTIAL TO CITY OF DELAND'S R-1B, SINGLE-FAMILY RESIDENTIAL ON PROPERTIES LOCATED AT 1101 SOUTH AMELIA AVENUE; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

[1] See Section 166.041(4)(c), Florida Statutes.

d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance will promote public health, safety and welfare by providing for a comprehensive municipal Public Services campus.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur:

There is no direct economic impact to existing businesses.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

No new fees are being proposed.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

There are no anticipated regulatory costs or fees.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

All businesses will be positively impacted by enhanced services.

4. Additional information the governing body deems useful (if any):
N/A

CITY OF DELAND
Request for Commission Action
September 3, 2025

SUBJECT: First Reading of Ordinance Amending Fee Schedule for Sections 16A-4, 16A-28, 16A-48,and 16A-83 of the Code of Ordinances of the City of DeLand.

DEPARTMENT: Legal

PREPARED BY: Michael Grebosz, Asst. City Manager

ATTACHMENTS: Ordinance, 2025 DeLand Impact Fee Report Final

APPROVED BY: Michael Pleus, City Manager, August 28, 2025

SUMMARY/HIGHLIGHT:

The City of DeLand imposes impact fees on new development to help pay the proportional fair share of such development's demand for facilities. Impact fees are related to police, fire, general government and parks and recreation and are used to create additional service capacity for the impact created by growth. The City is entitled by law to impose such impact fees on development so long as the fees bear a proportionate relationship to the costs related to the demand on each category of service created by such development. Impact fees are a one time payment for new development to pay for its pro-rata share of the cost for new capital facilities/projects required to serve that development.

In particular, the City has experienced extraordinary increases in demand for and the cost of delivering new infrastructure to support the growth in population, resulting from factors including the need to build completely new facilities in new locations (as opposed to simply expanding existing facilities) due not only to population growth (the population grew by more than 22% since the last impact fee update) but also to the geographic expansion of the population centers and extraordinary increases in land and construction costs since 2019, when the fees were last updated.

Below is a summary of the update to the impact fees with their related categories:

Single Family

Description	Existing	Calculated	$ Difference	% Difference
Police	$753.00	$540.00	($213.00)	-28.3%
Fire	364.00	1,041.00	677.00	186.0%
Parks	1,688.00	2,408.00	720.00	42.7%
General Government	653.00	876.00	223.00	34.2%
Total	$3,458.00	$4,865.00	$1,407.00	40.7%

Multi-Family

Description	Existing	Calculated	$ Difference	% Difference
Police	$546.00	$403.00	($143.00)	-26.2%
Fire	263.00	776.00	513.00	195.1%
Parks	1,232.00	1,805.00	573.00	46.5%
General Government	473.00	653.00	180.00	38.1%
Total	$2,514.00	$3,637.00	$1,123.00	44.7%

Retail/Commercial

Description	Existing	Calculated	$ Difference	% Difference
Police	$779.00	$631.00	($148.00)	-19.0%
Fire	376.00	1,215.00	839.00	223.1%
Parks	N/A	N/A	N/A	N/A
General Government	675.00	1,022.00	347.00	51.4%
Total	$1,830.00	$2,868.00	$1,038.00	56.7%

Office

Description	Existing	Calculated	$ Difference	% Difference
Police	$403.00	$264.00	($139.00)	-34.5%
Fire	194.00	509.00	315.00	162.4%
Parks	N/A	N/A	N/A	N/A
General Government	349.00	428.00	79.00	22.6%
Total	$946.00	$1,201.00	$255.00	27.0%

Industrial/Warehousing

Description	Existing	Calculated	$ Difference	% Difference
Police	$178.00	$125.00	($53.00)	-29.8%
Fire	86.00	241.00	155.00	180.2%
Parks	N/A	N/A	N/A	N/A
General Government	154.00	202.00	48.00	31.2%
Total	$418.00	$568.00	$150.00	35.9%

Public/Institutional

Description	Existing	Calculated	$ Difference	% Difference
Police	$255.00	$227.00	($28.00)	-11.0%
Fire	123.00	438.00	315.00	256.1%
Parks	N/A	N/A	N/A	N/A
General Government	221.00	368.00	147.00	66.5%
Total	$599.00	$1,033.00	$434.00	72.5%

Assisted Living Facilities

Description	Calculated
Police	$214.00
Fire	413.00
Parks	N/A
General Government	347.00
Total	$974.00

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government and Preparing for the Future

SUSTAINABILITY:

N/A

FISCAL IMPACT:

The funding received through impact fees is based upon new growth. The average increase for single family residential construction is $1,407.

RECOMMENDATION:

Approve the Ordinance amending Fee Schedule for Section 16A-4,16A-5, 16A-28, 16A-29,16A-48, 16A-49, 16A-83 and 16A-84 of the Code of Ordinances of the City of DeLand on first reading.

BACKGROUND/DISCUSSION:

The City commissioned an impact fee study for the purpose of updating the amounts charged for each category of impact fees so that the fees would be appropriate and proportionate to current costs for meeting the demands of new development. The last time the impact fees were updated was in 2019.

Raftelis Financial Consultants, Inc., completed an impact fee study on August 20, 2025, entitled "City of DeLand 2025 Municipal Impact Fee Study", showing that due to a combination of population growth and the geographic expansion of the City's population there is a need to construct new fire stations and parks/recreation facilities in new locations as well as a need to expand the size and capacity of the City's public works complex. By statute cities are not allowed to raise impact fees beyond certain percentage thresholds unless a study is undertaken which identifies extraordinary circumstances to support an immediate as opposed to phased increases. The Raftelis study expressly identifies the that the extraordinary circumstances exist.

Two public workshops were held on August 4th and August 18th 2025. Notice of the new impact fees will be provided upon adoption of this ordinance and will take effect on December 29, 2025.

ORDINANCE NO. 2025 -

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING SECTION 16A-4 "FEE SCHEDULE" OF THE CODE OF ORDINANCES OF THE CITY OF DELAND BY INCREASING THE AMOUNT OF FIRE/EMS IMPACT FEES; AMENDING SECTION 16A-5 "DEFINITIONS" BY REVISING THE DEFINITIONS THEREIN; AMENDING SECTION 16A-28 "FEE SCHEDULE" BY DECREASING THE AMOUNT OF POLICE IMPACT FEES; AMENDING SECTION 16A-29 "DEFINITIONS" BY REVISING THE DEFINITIONS THEREIN; AMENDING SECTION 16A-48 "FEE SCHEDULE" BY INCREASING THE AMOUNT OF GENERAL GOVERNMENT IMPACT FEES; AMENDING SECTION 16A-49 "DEFINITIONS" BY REVISING THE DEFINITIONS THEREIN; AMENDING SECTION 16A-83 "FEE SCHEDULE" BY INCREASING THE AMOUNT OF PARKS AND RECREATION IMPACT FEES; AMENDING SECTION 16A-84 "DEFINITIONS" BY REVISING THE DEFINITIONS THEREIN; BY PROVIDING FOR CODIFICATION; BY PROVIDING FOR SEVERABILITY AND BY PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of DeLand imposes impact fees on new development to help pay the proportionate fair share of such development's demand for facilities; and

WHEREAS, the City imposes impact fees related to police, fire, general government and parks and recreation; and

WHEREAS, the City is entitled by law to impose such impact fees on development so long as the fees bear a proportionate relationship to the costs related to the demand on each category of service created by such development; and

WHEREAS, the City last increased the impact fees it charges in 2019; and

WHEREAS, the City has experienced extraordinary increases in demand for and the cost of delivering new infrastructure to support the growth in population, resulting from factors including the need to build completely new facilities in new locations (as opposed to simply expanding existing facilities) due not only to population growth (the population grew by more than 22% since the last impact fee update) but also to the geographic expansion of the population centers and extraordinary increases in land and construction costs since 2019; and

WHEREAS, the City commissioned an impact fee study for the purpose of updating the amounts charged for each category of impact fees so that the fees would be appropriate and proportionate to current costs for meeting the demands of new development; and

WHEREAS, an impact fee study was completed by Raftelis Financial Consultants, Inc. which study is detailed in the report entitled "City of DeLand 2025 Municipal Impact Fee Study" and dated August 20, 2025 (hereinafter referred to as the "Impact Fee Study"); and

WHEREAS, the Impact Fee Study contains a demonstrated-need study which shows that due to a combination of population growth and the geographic expansion of the City's population there is a need to construct new fire stations and parks/recreation facilities in new locations as well as a need to expand the size and capacity of the City's public works complex; and

WHEREAS, due to the nature of police operations and the existence of a relatively new police station which was built to support future growth, the police department does not have the same need to construct significant new facilities in new locations and the Impact Fee Study recommends a reduction in the police impact fee; and

WHEREAS, this Ordinance has been adopted in compliance with the provisions of Section 163.31801, Florida Statutes and in particular Subsection (g) of said statute; and

WHEREAS, the City Commission has reviewed the Impact Fee Study and accepted same for the purpose of setting the amount of the impact fees imposed by the City; and

WHEREAS, the Impact Fee Study is hereby incorporated herein by reference; and

WHEREAS, the Impact Fee Study sets forth amounts for each category of impact fee charged by the City of DeLand, and the City Commission desires to update the amount of the impact fees that the City charges in accordance with the findings in the Impact Fee Study; and

WHEREAS, the City Commission hereby determines that the increases and decreases in impact fees, based upon the findings of the Impact Fee Study, are appropriate and are 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. The foregoing preamble is incorporated herein as the legislative findings of the City Commission of the City of DeLand.

Section 2. Chapter 16 of the Code of Ordinances of the City of DeLand is hereby amended by amending Section 16A-4 "Fee schedule", Subsection (a), by deleting the ~~strike through~~ language and by inserting the new <u>underlined</u> language, as follows:

(a) The following fire/EMS impact fees are hereby assessed by the city and shall be collected by the city prior to issuance of a building permit for the construction of any structure to be used for a residential or nonresidential use in the City of DeLand.

~~Single-Family Detached, per dwelling …. $364.00~~

~~Multi-Family, per dwelling …. $263.00~~

~~Mobile Home/RV Park, per space …. $372.00~~

~~Retail/Commercial, per 1,000 sq. ft. or portion thereof …. $376.00~~

~~Office, per 1,000 sq. ft. or portion thereof …. $194.00~~

~~Industrial, per 1,000 sq. ft. or portion thereof …. $86.00~~

~~Warehouse, per 1,000 sq. ft. or portion thereof …. $36.00~~

~~Public/Institutional, per 1,000 sq. ft. or portion thereof … $123.00~~

Single-Family, per dwelling …. $1,041.00

Multi-Family, per dwelling …. $776.00

Retail/Commercial, per 1,000 sq. ft. or portion thereof …. $1,215.00

Office, per 1,000 sq. ft. or portion thereof …. $509.00

Industrial/Warehousing, per 1,000 sq. ft. or portion thereof …. $241.00

Public/Institutional, per 1,000 sq. ft. or portion thereof … $438.00

Assisted Living Facilities, per bed … $413.00

Section 3. Chapter 16 of the Code of Ordinances of the City of DeLand is hereby amended by amending Section 16A-5 "Definitions", by deleting the ~~strike through~~ language and by inserting the new underlined language, as follows:

Sec. 16A-5. - Definitions.

For the purposes of this article, the following terms shall be defined as follows:

Fire protection shall mean any fire response or emergency medical service response.

~~*Nonresidential structure* shall mean any building which fully encloses space for the occupancy by persons or their activities other than residential dwellings including, but not limited to, professional buildings, commercial buildings, industrial building, warehouses, public assembly buildings or institutional buildings except for churches, public schools, and governmental buildings.~~

~~*Residential structure* shall mean each single-family dwelling unit and each dwelling unit of a condominium, duplex, triplex, mobile home, modular housing, manufactured home, apartment or multiple-dwelling structure designated as a separate housing unit for one or more persons, whether temporarily or permanently utilized or designed or intended to be utilized for human habitation.~~

Single Family – Generally includes single family detached housing, town houses, duplexes, and residential buildings with less than five (5) dwelling units and mobile home units.

Multi-Family – This land use includes residential buildings with five (5) or more dwelling units.

Retail / Commercial (ITE 820) – Generally includes all types of retail establishments such as shopping centers, stand-alone stores, grocery stores, department stores, banks, auto repair shops, and similar stores. Additionally, this land use includes various types of restaurants and dining establishments such as fast food restaurants, casual dining, fine dining, coffee shops, and fast casual dining.

Office (ITE 710) – This land use consists of various types of office building including general and medical.

Industrial / Warehousing (ITE 110) – This land use generally includes light industrial, heavy industrial, industrial parks, manufacturing, warehousing, and mini-warehousing.

Public / Institutional (ITE 560) – Generally includes religious institutions, schools, daycares, hospitals, and medical facilities.

Assisted Living Facilities – Generally consists of assisted living facilities including senior adult housing, congregate care facilities, nursing homes, and similar land uses.

Section 4. Chapter 16 of the Code of Ordinances of the City of DeLand is hereby amended by amending Section 16A-28 "Fee schedule", Subsection (a), by deleting the ~~strike through~~ language and by inserting the new underlined language, as follows:

(a) The following police impact fees are hereby assessed by the city and shall be collected by the city prior to issuance of a building permit for the construction of any structure to be used for a residential or nonresidential use in each district.

~~Single-Family Detached, per dwelling …. $753.00~~

~~Multi-Family, per dwelling …. $546.00~~

~~Mobile Home/RV Park, per space …. $771.00~~

~~Retail/Commercial, per 1,000 sq. ft. or portion thereof …. $779.00~~

~~Office, per 1,000 sq. ft. or portion thereof …. $403.00~~

~~Industrial, per 1,000 sq. ft. or portion thereof …. $178.00~~

~~Warehouse, per 1,000 sq. ft. or portion thereof …. $74.00~~

~~Public/Institutional, per 1,000 sq. ft. or portion thereof … $255.00~~

Single-Family, per dwelling …. $540.00

Multi-Family, per dwelling …. $403.00

Retail/Commercial, per 1,000 sq. ft. or portion thereof …. $631.00

Office, per 1,000 sq. ft. or portion thereof …. $264.00

Industrial/Warehousing, per 1,000 sq. ft. or portion thereof …. $125.00

Public/Institutional, per 1,000 sq. ft. or portion thereof … $227.00

Assisted Living Facilities, per bed … $214.00

Section 5. Chapter 16 of the Code of Ordinances of the City of DeLand is hereby amended by amending Section 16A-29 "Definitions", by deleting the ~~strike through~~ language and by inserting the new underlined language, as follows:

Sec. 16A-29. - Definitions.

For the purposes of this article, the following terms shall be defined as follows:

~~*Nonresidential structure* shall mean any building which fully encloses space for the occupancy by persons or their activities other than residential dwellings including, but not limited to, professional buildings, commercial buildings, industrial building, warehouses, public assembly buildings or institutional buildings except for churches, public schools, and governmental buildings.~~

~~*Residential structure* shall mean each single-family dwelling unit and each dwelling unit of a condominium, duplex, triplex, mobile home, modular housing, manufactured home, apartment or multiple-dwelling structure designated as a separate housing unit for one or more persons, whether temporarily or permanently utilized or designed or intended to be utilized for human habitation.~~

Single Family – Generally includes single family detached housing, town houses, duplexes, and residential buildings with less than five (5) dwelling units and mobile home units.

Multi-Family – This land use includes residential buildings with five (5) or more dwelling units.

Retail / Commercial (ITE 820) – Generally includes all types of retail establishments such as shopping centers, stand-alone stores, grocery stores, department stores, banks, auto repair shops, and similar stores. Additionally, this land use includes various types of restaurants and dining establishments such as fast food restaurants, casual dining, fine dining, coffee shops, and fast casual dining.

Office (ITE 710) – This land use consists of various types of office building including general and medical.

Industrial / Warehousing (ITE 110) – This land use generally includes light industrial, heavy industrial, industrial parks, manufacturing, warehousing, and mini-warehousing.

Public / Institutional (ITE 560) – Generally includes religious institutions, schools, daycares, hospitals, and medical facilities.

Assisted Living Facilities – Generally consists of assisted living facilities including senior adult housing, congregate care facilities, nursing homes, and similar land uses.

Section 6. Chapter 16 of the Code of Ordinances of the City of DeLand is hereby amended by amending Section 16A-48 "Fee schedule", Subsection (a), by deleting the ~~strike through~~ language and by inserting the new underlined language, as follows:

Sec. 16A-48. - Fee schedule.

(a) The following general government impact fees are hereby assessed by the city and shall be collected by the city prior to issuance of a building permit for the construction of any structure to be used for a residential or nonresidential use in each district.

~~Single-Family Detached, per dwelling …. $653.00~~

~~Multi-Family, per dwelling …. $473.00~~

~~Mobile Home/RV Park, per space …. $668.00~~

~~Retail/Commercial, per 1,000 sq. ft. or portion thereof …. $675.00~~

~~Office, per 1,000 sq. ft. or portion thereof …. $349.00~~

~~Industrial, per 1,000 sq. ft. or portion thereof …. $154.00~~

~~Warehouse, per 1,000 sq. ft. or portion thereof …. $64.00~~

~~Public/Institutional, per 1,000 sq. ft. or portion thereof … $221.00~~

Single-Family, per dwelling …. $876.00

Multi-Family, per dwelling …. $653.00

Retail/Commercial, per 1,000 sq. ft. or portion thereof …. $1,022.00

Office, per 1,000 sq. ft. or portion thereof …. $428.00

Industrial/Warehousing, per 1,000 sq. ft. or portion thereof …. $202.00

Public/Institutional, per 1,000 sq. ft. or portion thereof … $368.00

Assisted Living Facilities, per bed … $347.00

Section 7. Chapter 16 of the Code of Ordinances of the City of DeLand is hereby amended by amending Section 16A-49 "Definitions", by deleting the ~~strike through~~ language and by inserting the new underlined language, as follows:

Sec. 16A-49. - Definitions.

For the purposes of this article, the following terms shall be defined as follows:

~~*Nonresidential structure* shall mean any building which fully encloses space for the occupancy by persons or their activities other than residential dwellings including, but not limited to, professional buildings, commercial buildings, industrial building, warehouses, public assembly buildings or institutional buildings except for churches, public schools, and governmental buildings.~~

~~*Residential structure* shall mean each single-family dwelling unit and each dwelling unit of a condominium, duplex, triplex, mobile home, modular housing, manufactured home, apartment or multiple-dwelling structure designated as a separate housing unit for one or more persons, whether temporarily or permanently utilized or designed or intended to be utilized for human habitation.~~

Single Family – Generally includes single family detached housing, town houses, duplexes, and residential buildings with less than five (5) dwelling units and mobile home units.

Multi-Family – This land use includes residential buildings with five (5) or more dwelling units.

Retail / Commercial (ITE 820) – Generally includes all types of retail establishments such as shopping centers, stand-alone stores, grocery stores, department stores, banks, auto repair shops, and similar stores. Additionally, this land use includes various types of restaurants and dining establishments such as fast food restaurants, casual dining, fine dining, coffee shops, and fast casual dining.

Office (ITE 710) – This land use consists of various types of office building including general and medical.

Industrial / Warehousing (ITE 110) – This land use generally includes light industrial, heavy industrial, industrial parks, manufacturing, warehousing, and mini-warehousing.

Public / Institutional (ITE 560) – Generally includes religious institutions, schools, daycares, hospitals, and medical facilities.

Assisted Living Facilities – Generally consists of assisted living facilities including senior adult housing, congregate care facilities, nursing homes, and similar land uses.

Section 8. Chapter 16 of the Code of Ordinances of the City of DeLand is hereby amended by amending Section 16A-83 "Fee schedule", Subsection (a), by deleting the ~~strike through~~ language and by inserting the new underlined language, as follows:

Sec. 16A-83. - Fee schedule.

(a) The following parks and recreation impact fees are hereby assessed by the city and shall be collected by the city prior to issuance of a building permit for the construction of any structure to be used for a residential or nonresidential use in each district.

~~Single-Family Detached, per dwelling …. $1,688.00~~

~~Multi-Family, per dwelling …. $1,232.00~~

~~Mobile Home/RV Park, per space …. $1,739.00~~

~~Retail/Commercial, per 1,000 sq. ft. or portion thereof …. $0.00~~

~~Office, per 1,000 sq. ft. or portion thereof …. $0.00~~

~~Industrial, per 1,000 sq. ft. or portion thereof …. $0.00~~

~~Warehouse, per 1,000 sq. ft. or portion thereof …. $0.00~~

~~Public/Institutional, per 1,000 sq. ft. or portion thereof … $0.00~~

Single-Family, per dwelling …. $2,408.00

Multi-Family, per dwelling …. $1,805.00

Non-residential uses and assisted living facilities are not subject to a parks and recreation impact fee.

Section 9. Chapter 16 of the Code of Ordinances of the City of DeLand is hereby amended by amending Section 16A-84 "Definitions", by deleting the ~~strike through~~ language and by inserting the new underlined language, as follows:

Sec. 16A-84. - Definitions.

For the purposes of this article, the following terms shall be defined as follows:

~~*Nonresidential structure* shall mean any building which fully encloses space for the occupancy by persons or their activities other than residential dwellings including, but not limited to, professional buildings, commercial buildings, industrial building, warehouses, public assembly buildings or institutional buildings except for churches, public schools, and governmental buildings.~~

~~*Residential structure* shall mean each single-family dwelling unit and each dwelling unit of a condominium, duplex, triplex, mobile home, modular housing, manufactured home, apartment or multiple-dwelling structure designated as a separate housing unit for one or more persons, whether temporarily or permanently utilized or designed or intended to be utilized for human habitation.~~

Single Family – Generally includes single family detached housing, town houses, duplexes, and residential buildings with less than five (5) dwelling units and mobile home units.

Multi-Family – This land use includes residential buildings with five (5) or more dwelling units.

Assisted Living Facilities – Generally consists of assisted living facilities including senior adult housing, congregate care facilities, nursing homes, and similar land uses.

Section 10. 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 11. Conflicts. All Ordinances or parts of Ordinances and other actions of the City Commission in conflict with this Ordinance are hereby repealed.

Section 12. 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 13. Codification; Direction to Code Codifier and City Staff; Correction of Scrivener's Errors.

(a). The provisions of Sections 2 through 9 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 10 through 14 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.

Section 14. This Ordinance shall become effective on December 29, 2025.

PASSED AND DULY ADOPTED this ___ day of September, 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

City of
DeLand

2025 Municipal Impact Fee Study

August 20, 2025

RAFTELIS

RAFTELIS

August 20, 2025

Mr. Michael Grebosz
Assistant City Manager
City of DeLand
120 S Florida Ave
DeLand, FL 32720

Subject: 2025 Municipal Impact Fee Study

Enclosed is the 2025 municipal impact fee report for your use and reference. The report herein includes an executive summary followed by technical sections regarding the calculation of each of the impact fees and additional background information. This report outlines the extraordinary circumstances faced by the City in regard to providing the necessary capital improvements to meet additional demands resulting from growth. Implementing the fees as proposed will help minimize the burden of funding growth related projects on existing residences and businesses. If you should have any questions, please do not hesitate to contact me. We appreciate the opportunity to work with you and the City on this important project.

Respectfully Submitted,

Raftelis Financial Consultants, Inc.



Joe Williams
Senior Manager



Michelle Galvin
Senior Consultant

341 N. Maitland Ave, Suite 300
Maitland, FL 32751
www.raftelis.com

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Executive Summary

Introduction

The City of DeLand has retained Raftelis Financial Consultants, Inc. (Raftelis) to review and update the City's police, fire/EMS, parks and recreation, and general government impact fees. Impact fees are important sources of revenue for municipalities to fund infrastructure investments related to serving growth. The impact fee calculations are based on the costs to provide infrastructure to address needs related to growth based on data specific to each service and related to the City's characteristics. The calculated impact fees set forth in this study reflect Florida case law, Florida Statutes, and generally acceptable impact fee methodologies, where applicable.

The report herein outlines the methodologies, assumptions, and considerations in the development of each impact fee calculation. The following tables summarize the City's existing residential municipal impact fees compared to the fully calculated impact fees based on the analysis in this report:

Table ES 1: Existing and Calculated Single Family Residential Impact Fees

Description	Existing	Calculated Fee	Difference	% Difference
Police	$753.00	$540.00	($213.00)	-28.29%
Fire	364.00	1,041.00	677.00	185.99%
Parks and Recreation	1,688.00	2,408.00	720.00	42.65%
General Government	653.00	876.00	223.00	34.15%
Total	$3,458.00	$4,865.00	$1,407.00	40.69%

In accordance with the Florida Impact Fee Act (F.S. 163.31801 section (6)) that provides limitations on increasing impact fees, outside of extraordinary circumstances, the following tables demonstrate the fee levels that are recommended for adoption by the City for both residential and non-residential developments. The extraordinary circumstances include recent large inflationary cost increases, additional capital improvements based on rapid population growth experienced in recent years, and the geographic expansion of development resulting in the need for more facilities to continue providing high levels of service. As shown below, the fire, parks and recreation, and general government impact fees demonstrate significant and extraordinary capital needs that justify having the fully calculated fees implemented. Additional tables and discussion, including extraordinary circumstances as applicable are provided in each section of this report.

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Table ES 2: Proposed Police Impact Fees

Land Use	Impact Unit	Proposed Impact Fee
Residential		
Single Family	Dwelling Unit	$540.00
Multi-Family	Dwelling Unit	403.00
Non-Residential		
Retail/Commercial	1,000 Sq Ft	$631.00
Office	Rooms	264.00
Industrial/Warehousing	1,000 Sq Ft	125.00
Public/Institutional	1,000 Sq Ft	227.00
Assisted Living Facilities	1,000 Sq Ft	214.00

Table ES 3: Proposed Fire Impact Fees

Land Use	Impact Unit	Proposed Impact Fee
Residential		
Single Family	Dwelling Unit	$1,041.00
Multi-Family	Dwelling Unit	776.00
Non-Residential		
Retail/Commercial	1,000 Sq Ft	$1,215.00
Office	Rooms	509.00
Industrial/Warehousing	1,000 Sq Ft	241.00
Public/Institutional	1,000 Sq Ft	438.00
Assisted Living Facilities	1,000 Sq Ft	413.00

Table ES 4: Proposed Parks Impact Fees

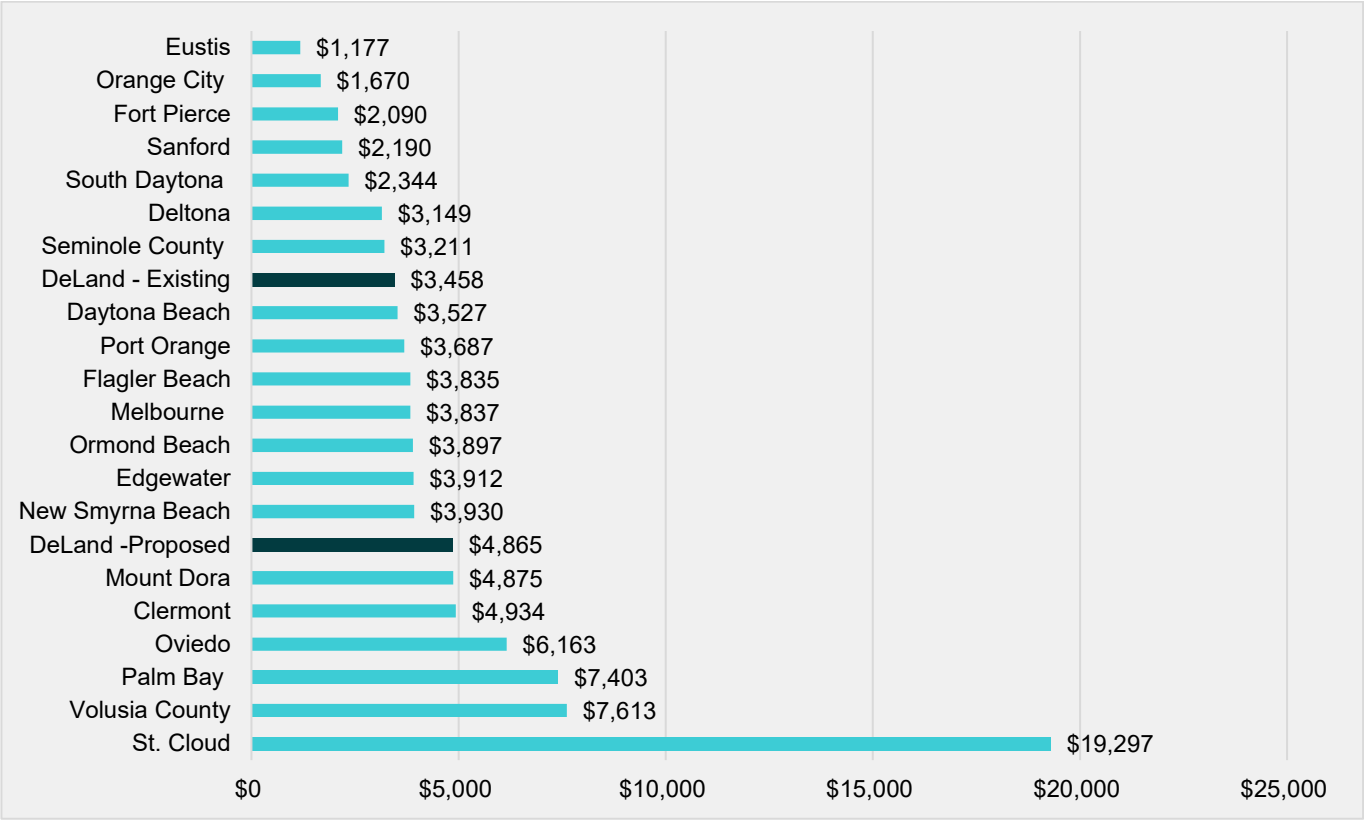
Land Use	Impact Unit	Proposed Impact Fee
Residential		
Single Family	Dwelling Unit	$2,408.00
Multi-Family	Dwelling Unit	1,805.00

Table ES 5: Proposed General Government Impact Fees

Land Use	Impact Unit	Proposed Impact Fee
Residential		
Single Family	Dwelling Unit	$876.00
Multi-Family	Dwelling Unit	653.00
Non-Residential		
Retail/Commercial	1,000 Sq Ft	$1,022.00
Office	Rooms	428.00
Industrial/Warehousing	1,000 Sq Ft	202.00
Public/Institutional	1,000 Sq Ft	368.00
Assisted Living Facilities	1,000 Sq Ft	347.00

A comparison of the City's existing and fully calculated fees with other municipalities are shown below for informational purposes:

Figure ES 1: Single Family Municipal Impact Fee Comparison



The City currently charges non-residential development based on land use per square foot for police, fire, and general government. This report reviews the existing land use categories and makes suggestions on adding or removing some land use categories.

Observations and Recommendations

The following is a summary of the observations and recommendations developed by Raftelis during our investigation, analyses, and preparation of this report:

1. The imposition of impact fees must satisfy the rational nexus requirements as determined by case law. The impact fees must be reasonably related to the capital cost of providing capital facilities/equipment needed to accommodate needs attributable to new growth. The impact fees collected must be used by the City to address the capital costs related to serving new development. Based on the information made available by the City, the proposed impact fees are designed to meet these precedents and the requirements set forth in Florida Statutes Section 163.31801.

2. The fees developed within this report reflect recovery of identified costs and the City has discretion to phase-in or otherwise adopt less than the fully calculated fees, subject to meeting all provisions of F.S. 163.31801. However, the adoption of fees less than the fully calculated rates should be applied to all land uses equally

to maintain the calculations herein in correct proportion. Adopting less than the calculated rates would increase the reliance on general fund and other revenue sources to meet the demands of growth.

3. Should the City move forward with adopting the fees as proposed, with new land uses, and fee amounts that will exceed the 50% increase limitations outlined in F.S. 163.31801, all requirements of the Statute should be met including holding two publicly noticed workshops dedicated to discussing the extraordinary needs.

4. In compliance with Florida Statutes the City should continue to collect and maintain revenue collected from each type of municipal impact fee in designated sub-accounts and use such fees on those facilities designated for each purpose.

5. The City should re-evaluate its municipal impact fees by 2030 to maintain compliance with state statutes and since statutes now limit impact fee increases to no more than every four years.

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Section 1 – Introduction

Introduction

The City of DeLand (the City) is situated in central Florida a few miles East of the St. Johns River. Located in Volusia County, the City has a total area of approximately 65 square miles. The City provides a full range of municipal services, including police services, fire rescue services, recreation activities, and general government services. Based upon recent demographic data prepared for the City by the University of Florida, Bureau of Economic & Business Research (BEBR), the City's population is estimated at 45,515 as of 2025. Between 2020 and 2025, the City's population has increased by 8,164 people or 4.0% compounded annually. Based on discussions with City staff, the City is expected to continue experiencing growth through 2035. The City had BEBR perform population projections and identified the population will be 54,206 by 2035, representing an average growth rate of 1.8% compounded annually over the next ten-years.

Impact Fee Background

Impact fees are one-time charges established as a means to recover in whole or in part, the costs associated with infrastructure and capital equipment needed to accommodate the demands anticipated to be generated by new development. Such capital costs generally include the construction of facilities together with necessary land costs. However, recent changes to Florida Statutes governing impact fees require a minimum of five (5) year service life and therefore the impact fee calculations herein include only assets that meet this minimum. Historically, impact fees in Florida were a result of home rule powers with the requirements associated with the development, administration, accounting and expenditure governed by case law. However, in 2006, Section 163.31801 was added to the Florida Statues, which placed specific requirements and limitations on that home rule authority. This statute has been amended several times since its initial adoption, including significant additional provisions in 2021 such as limiting the percentage increase for a change in impact fees. Exhibit 3 at the end of the report includes the full Florida impact fee statute.

Although the statute provides specific impact fee criteria, certain precedents established by case law also constitute the legal requirements associated with impact fees. Case law precedent for impact fees in Florida was originally set in the landmark Florida Supreme Court decision, Contractors and Builders Association of Pinellas County vs. City of Dunedin, Florida. In the ruling, the court identified certain conditions as necessarily present in order to have a valid impact fee. In general, the court decision addressed the following:

1. The impact fee should be reasonably equitable to all parties; that is, the amount of the fee must bear a relationship to the amount of services requested;

2. The system of fees and charges should be set up so that there is not an intentional windfall to existing users;

3. The impact fee should, to the extent practical, only cover the capital cost of construction and related costs thereto (engineering, legal, financing, administrative, etc.) for increases in or expansions of capacity or capital requirements that are required solely due to growth. Therefore, expenses due to normal renewal and replacement of a facility (e.g., replacement of a capital asset) should be borne by all users of the facility or municipality. Similarly, increased expenses due to operation and maintenance of that facility should be borne by all users of the facility; and

4. The local government must adopt a revenue-producing ordinance that explicitly sets forth restrictions on revenues (uses thereof) that the imposition of the impact fee generates. Therefore, the funds

collected from the impact fees should be retained in a separate account, and separate accounting must be made for those funds to ensure that they are used only for the lawful purposes described.

Based on the criteria provided above, the impact fees herein will: 1) include local current costs of improvements associated with the capacities needed to serve new growth; 2) not reflect costs of improvements associated with the renewal and replacement (R&R) of existing capital assets or deficiencies in level of service attributed to existing development; and 3) not include any costs of operation and maintenance of the capital improvements and equipment.

This section provides only a general background regarding impact fees. Certain circumstances and issues regarding the interpretation of specific statutes or case law should be addressed by qualified legal counsel.

Impact Fee Methods

There are three general methods for calculating impact fees. The choice of method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating impact fees involves two main steps: 1) determining the cost of development-related capital improvements and 2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methods for calculating impact fees and how those methods can be applied.

Cost Recovery (Past Improvements)
The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.

Incremental Expansion (Concurrent Improvements)
The incremental expansion method documents current infrastructure standards for each type of public facility, using both quantitative and qualitative measures. New development pays its proportionate share to maintain current standards. This approach assumes there is no existing infrastructure deficiency or surplus capacity. Impact fee revenue will be used to expand or provide additional facilities, as needed to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.

Plan-Based Fee (Future Improvements)
The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan or capital improvement plan and development potential is identified by a land use plan. There are two options for determining the cost per service unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in service units over the planning timeframe (marginal cost).

Hybrid Fee (Past Improvements And Future Improvements)
The hybrid method provides for a combination of the Cost Recovery and Plan-Based approaches. New development and re-development can occur throughout the entire City and may ultimately receive service from existing assets and infrastructure, or from new infrastructure based on the location of existing infrastructure and capacity available. As the City evaluates its ability to provide municipal services to new development it may

identify new facilities, or upgrades and expansions to existing facilities. Many cities operate the municipal services, such as police, fire, and parks, as a city-wide operation where it is not practical to identify separate service areas. As such, the Hybrid approach is used to charge new development and redevelopment based on the average cost for providing the necessary municipal facilities, between past improvement and future improvements.

City of DeLand Methodology

The hybrid fee methodology has been utilized in the development of the police, fire and rescue, parks and recreation, and general government impact fee calculations as the City has made significant investments into the existing infrastructure and has plans for future investments that benefit new development.

Summary of Report

In addition to Section 1, this report has been subdivided into five (5) other sections. The following is a brief discussion of the remaining sections included in this report.

Section 2 – Service Area and Functional Population. This section of the report provides a general discussion of the residential and non-residential land use characteristics, and development of functional population estimates for both existing and future development.

Section 3 – Police Services Impact Fee. This section includes the calculation of the proposed impact fee for the capital requirements associated with providing police services, the methodology for the proposed fees, assumptions utilized in the design of the fees, and other factors associated with the fee determination.

Section 4 – Fire/Rescue Impact Fee. This section discusses the calculation of the proposed impact fee for the capital requirements associated with providing fire/rescue services, the methodology for the proposed fees, assumptions utilized in the design of the fees, and other factors associated with the fee determination.

Section 5 – Parks and Recreation Impact Fee. This section discusses the development of the proposed impact fee for the capital requirements associated with providing parks and recreation, the methodology for the proposed fees, assumptions and other factors associated with the fee determination. Parks and recreation impact fees apply only to residential development.

Section 6 – General Government Impact Fee. This section includes the calculation of the proposed impact fee for the capital requirements associated with providing general government services, the methodology for the proposed fees, assumptions and other factors associated with the fee determination.

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Section 2 – Service Area and Functional Population

General

This section provides a general discussion of the current service area, population, and functional population factors.

Population and Development Forecast

Since impact fees are designed to recover the proportionate cost of new facilities attributed to growth, it is necessary to identify the existing population and future growth projections. Based upon recent demographic data published by the University of Florida, Bureau of Economic & Business Research (BEBR), the City's population is estimated at 45,515 as of 2025. Based on discussions with City staff, the City is expected to continue experiencing growth through 2035. The City had BEBR perform population projections and identified the population will be 54,206 by 2035, representing an average growth rate of 1.8% compounded annually over the next ten-years.

Property data, which was obtained from the Volusia County Property Appraiser and provides details on the number of parcels and square feet by land-use within City limits, was used in conjunction with five-year historic housing characteristics obtained from the U.S. Census Bureau. In total, there are an estimated 18,037 residential dwelling units (including single family and multi-family) developed in the City along with approximately 14,824,913 square feet (SF) of non-residential building space. Based on the 18,037 residential dwelling units estimated from the property appraiser along with the Census data and the 2025 population estimate of 45,515, there are on average 2.52 persons per residential dwelling unit, with single family homes having 2.68 people per housing unit (PPHU), and multi-family having 2.01 PPHU.

Functional Population Parameters

A goal of the impact fee study is to assign the capital costs associated with each service provided to new development. Two primary methods of allocating costs include 1) actual service calls based on historical records; and 2) population figures weighted and adjusted for time spent at various land uses based on traffic and other data, often referred to as "functional population". This study uses the functional population method that allocates costs using population figures weighted and adjusted for time spent at various land uses based on traffic and other data. The functional population analysis typically relies on trip data obtained through survey sources. Trip data is readily available from sources such as the Institute of Transportation Engineers (ITE) and is widely accepted for the purpose of identifying functional population by land use. This study uses the 11th Edition ITE trip generation manual. The trip data is applied to each land use along with other demographic data to establish a functional population by land use. This study uses the 11th Edition ITE trip generation manual. The trip data is applied to each land use along with other demographic data to establish a functional population by land use. Functional population measures the number of persons at a particular location measured over a 24-hour period. For example, for single family residential a typical functional population would reflect a person at home 100 hours per week (e.g. 10-14 hours per day during weekdays and 20 -30 hours during the weekend). Based on 168 hours per week, this equates to 60% occupancy or 0.6 functional population per resident. Applying this factor to the average household size throughout the City of 2.52 persons equates to 1.51 functional population per residential unit. For impact fee application purposes, the City currently charges single family, multi-family, and mobile homes a fee per unit/space. Mobile home spaces represent a factor greater than one single family unit and a multi-family unit represents approximately 73% of a single family unit. Based on a review of the U.S. Census data, it is recommended this fee application methodology be modified

and updated. The first modification is to eliminate the separate mobile home fee and incorporate it with the single family classification. The second modification is to adjust multi-family by slightly increasing the factor as compared to single family units to 75% based on the most recent housing trends. Table 1 summarizes the existing single family and multi-family residential functional population with details shown in Exhibit 1.

Table 1: Residential Functional Population

Housing Type	2025 Population [1]	2025 Housing Units [2]	Average Housing Unit Size	Occupancy Factor [3]	Functional Population/Unit	2025 Functional Population
		(a)	(b)	(c)	(b) x (c) = (d)	(a) x (d)
Single Family	37,305	13,945	2.68	60.00%	1.61	22,451
Multi-Family	8,210	4,092	2.01	60.00%	1.20	4,911
Total	45,515	18,037	2.52	60.00%	1.51	27,362

[1] Population comes from the 2025 BEBR estimates. The breakout between single family and multi-family is based on the Census Bureau Table B25032 5-Year Tenure by Units in Structure for years 2019 – 2023 and Census Bureau Table B25033 5-Year Total Population in Occupied Housing Units by Tenure by Units in Structure for years 2019 – 2023.
[2] 2025 housing units estimated using the Volusia County Property Appraiser data as obtained in January 2025 escalated 5.4% to account for 2025 housing unit growth.
[3] Amount assumes 100 hours spent at home out of a 168-hour week.

For non-residential land uses, the functional population is determined through the process of applying the following attributes to each land use, typically measured per 1,000 square feet (i.e., per unit): 1) trips per unit and employees staffed per unit; 2) trip end adjustment; 3) hours worked by employees; 4) occupants per trip; 5) number of visitors, visitor hours, and visitor hours per week. Trip and employee data are primarily obtained from the ITE manual (11th Edition, 2021), and visitors and other data is obtained from sources including the 2022 National Household Travel Survey (U.S. Department of Transportation). The City currently charges impact fees to non-residential development for police, fire, and general government services based on five land uses and a separate rate per 1,000 square feet of building space for each service. Based on a review of the City's composition of non-residential land uses, and considering industry trends, it is recommended that the non-residential land uses be updated to combine the land uses for industrial and warehousing and add an additional land use for assisted living facilities, which the fees are applied based on the number of beds. The details are shown in Exhibit 2 and are summarized on Table 2 below:

Table 2: Non-Residential Functional Population

Land Use	Building SF	2025 Functional Population
Retail/Commercial	4,915,173	10,231
Office	1,216,429	1,060
Industrial/Warehousing	3,316,433	1,368
Public/Institutional	4,306,533	3,230
Assisted Living Facilities	1,070,345	845
Total	14,824,913	16,734

At the end of this section there is a general description of each land use and examples of what types of developments would be recognized in each category.

Since impact fees are designed to recover the proportionate cost of new facilities attributed to growth, it is necessary to identify the existing and future development. The table below summarizes the expected residential

growth in the City by year 2035, which will serve as the primary basis for cost allocations, future functional population, and impact fee levels.

Table 3: Residential Functional Population Growth

Housing Type	2025 Functional Population [1]	Functional Population / Unit [1]	2035 Households [2]	2035 Functional Population
Single Family	22,451	1.61	16,356	26,333
Multi-Family	4,911	1.20	5,125	6,150
Total	27,362	1.51	21,481	32,483

[1] Amounts as shown in Table 1.
[2] Growth in household estimated using an annual growth rate of 1.8%, from the BEBR study performed for the City.

As seen above, the single family residential functional population increased by 3,882 from 22,451 to 26,333 and the multi-family residential functional population increased by 1,239 from 4,911 to 6,150 by 2035.

Table 4: Non-Residential Functional Population Growth

Year	Building Square Feet [1]	Functional Population [2]
2025	14,824,913	16,734
2035	17,655,537	19,929

[1] Growth in non-residential square footage is based on the same 1.8% annual growth rate as applied to residential development.
[2] Functional population as detailed in Exhibit 2.

As shown above, the 2025 non-residential functional population is 16,734 and is forecast to grow by 3,195 to 19,929 by 2035. The projected 2035 building square foot additions is based on the same 1.8% growth rate as used for residential development.

The following summarizes the existing and projected functional population:

Table 5: Summary of Functional Population

Land Use	2025 Functional Population	2035 Functional Population
Residential	27,362	32,483
Non-Residential	16,734	19,929
Total	44,096	52,412

The functional population assumptions used from ITE are representative of national averages. In order to localize the functional population estimates, the data is weighted using the 2022 Inflow/Outflow Report from the US Census that is specific to the City. The 2022 version of this report is the most current information available at the time of this study. The Census inflow/outflow report shows how many residents work inside and outside of the City daily as well as how many non-residents work inside the City.

According to the Inflow/Outflow Report, there are 16,492 residents from the City in the workforce. Of those, 3,509 work within the City and the other 12,983 work outside of the City. Using an estimated 2022 population of 39,282 from BEBR, it can be assumed that 22,790 residents are not working. It is assumed that a resident not

working would spend 20 hours at home and that residents working would spend 14 hours at home. This would give a total of 686,688 residential hours (hours spent at home).

Table 6: Functional Population Weighting Residential Hours

Description	Population	Demand Hours/Day	Person Hours
	(a)	*(b)*	*(c) = (a) x (b)*
2022 Population [1]	39,282		
Residential			
Residents Not Working [2]	22,790	20	455,800
Residential Work Force			
Works Inside City [3]	3,509	14	49,126
Works Outside City [3]	12,983	14	181,762
Total Residential Hours			686,688
Residential Share of Person Hours			**64.37%**
Non-Residential			
Residents Not Working [2]	22,790	4	91,160
Jobs Located in City			
Residents Working in City [3]	3,509	10	35,090
Non-resident Workers (inflow commuters) [3]	25,381	10	253,810
Total Non-Resident Hours			380,060
Non-Residential Share of Person Hours			**35.63%**
Total Person Hours Within the City			1,066,748

[1] Population estimate based on 2022 population estimates published by BEBR.
[2] Amount derived from subtracting the Residential Work Force from the 2022 population.
[3] Amount comes from US Census 2022 Inflow/Outflow Count for All Jobs Report.

As shown on the table above, Residential Hours account for 64.37% (686,688 / 1,066,748) of total daily hours spent within the City and the Non-Residential Hours accounts for 35.63% (380,060 / 1,066,748). These percentages are used to allocate the capital costs for police, fire, and general government impact fee calculations between residential and non-residential development for cost recovery purposes.

Some of the capital projects considered in this study are anticipated to serve growth beyond the next ten years. Using the BEBR population projections, it is anticipated that the City's population will be 58,624 by 2045. This would represent a growth in population of 4,418 beyond the 2035 population of 54,206. Using the population estimates at 2025, 2035, and 2045, approximately 7.5% (4,418 / 58,624) of the 2045 population would be added between 2035 and 2045. Using a conservative, rounded amount of 10.0% a portion of the relevant capital projects are allocated to future population growth beyond 2035.

Below is a list of the residential and non-residential land uses and general descriptions:

- Single Family – Generally includes single family detached housing, town houses, duplexes, and residential buildings with less than five (5) dwelling units and mobile home units.
- Multi-Family – This land use includes residential buildings with five (5) or more dwelling units.

- Retail / Commercial (ITE 820) – Generally includes all types of retail establishments such as shopping centers, stand-alone stores, grocery stores, department stores, banks, auto repair shops, and similar stores. Additionally, this land use includes various types of restaurants and dining establishments such as fast food restaurants, casual dining, fine dining, coffee shops, and fast casual dining.

- Office (ITE 710) – This land use consists of various types of office building including general and medical.

- Industrial / Warehousing (ITE 110) – This land use generally includes light industrial, heavy industrial, industrial parks, manufacturing, warehousing, and mini-warehousing.

- Public / Institutional (ITE 560) – Generally includes religious institutions, schools, daycares, hospitals, and medical facilities.

- Assisted Living Facilities – Generally consists of assisted living facilities including senior adult housing, congregate care facilities, nursing homes, and similar land uses.

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Section 3 – Police Impact Fee

Introduction

The City maintains a Police Department (Police Department) to provide law enforcement services and ensure the safety and well-being of the community and residents of the City of DeLand. The Police Department currently staffs 79.69 sworn officers, including the police chief, and 19.13 civilian support positions to serve the City's existing population of 45,515. The City has indicated plans to increase the staffing of the Police department and in a first step has budgeted an additional six (6) police officers to be hired within the next fiscal year, which were included as part of this study giving a total of 98.82 full-time equivalent (FTE) personnel.

As the City continues to growth, the demand for law enforcement services will increase, causing a need for additional sworn officers and vehicles. While actual staffing levels will be determined annually based on the number of calls and other level of service benchmarks, this analysis assumes that as development occurs, the number of officers will grow proportionately. This section provides an analysis for the City's consideration regarding the design of a police impact fee based on the costs to meet demands from growth.

Existing Impact Fees

The City currently charges police impact fees for new development within the City limits based on the three (3) residential land uses and five (5) non-residential land uses discussed in Section 2. The table below illustrates the fees charged by type of development.

Table 7: Existing Police Impact Fees

Description	Impact Unit	Existing
Residential		
Single Family Detached	Dwelling Unit	$753.00
Multi-Family	Dwelling Unit	546.00
Mobile Home/RV Park	Space	771.00
Non-Residential		
Retail/Commercial	1,000 Sq Ft	779.00
Office	1,000 Sq Ft	403.00
Industrial	1,000 Sq Ft	178.00
Warehouse	1,000 Sq Ft	74.00
Public/Institutional	1,000 Sq Ft	255.00

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Existing Resources and Level of Service

As mentioned previously, the City plans to have 83.69 sworn officers along with 19.13 necessary support personnel. The staffing is as follows:

Table 8: Current Sworn Officer Staffing

Position	Staffing
Sworn Officers	
Chief of Police	1.00
Deputy Chief	1.00
Captain	3.00
Police Lieutenant	7.00
Police Sergeant	9.00
Corporal	5.00
Police Officer [1]	56.00
Animal Control Officer	1.00
Reserve Police Officer	2.69
Total Sworn Officers	85.69
Total Civilian	19.13
Total Police Personnel	104.82

[1] Amount includes 6 planned police officers to be hired within the next year.

The City's Police Department consists of 102.82 full-time equivalent positions. With 83.69 full time police personnel after excluding the police chief, the deputy police chief, and civilian staff, the current level of staffing achieves a Level of Service (LOS) of 1.84 officers per 1,000 population within the City's limits based on the 2025 population of 45,515. Additionally, since the impact fee methodology is based on functional population, the calculated LOS is 1.90 officers per 1,000 functional population based on the existing 44,096 functional population. While the police staffing uses a much more complex methodology based on demand, types of calls, large events and gatherings, growth expectations, area densities, types of developments, etc. the LOS is used for impact fee purposes to identify equitable allocations of the capital assets between existing and future development. The calculated impact fee will be designed to maintain the ratio of 1.90 officers per 1,000 functional population. Therefore, based on the projected 2035 functional population of 52,412, an additional 15.78 officers would be added over the next ten years. The City has plans to increase the LOS in the Police department by hiring six additional officers each year for the next several years. In accordance with the Impact Fee Act (F.S. 163.31801), an impact fee cannot correct deficiencies in LOS. Therefore, no additional police officers beyond the six (6) additional budgeted officers were considered for this study. The table below illustrates the total need for police officers and the LOS achieved.

Table 9: Existing and Projected Sworn Officers

		Projected Through 2035	
Description	Existing	Additional	Total
Officers	83.69	15.78	99.47
Functional Population	44,096	8,316	52,412
LOS Achieved (Personnel per 1,000 FP)	1.90	1.90	1.90

Incremental Costs

Costs related to growth in the police force typically include a combination of equipping new officers with vehicles and providing the necessary facilities such as police stations. Since eligible impact fees costs are limited to capital items, certain costs are excluded from the impact fee analysis including other initial investments required such as field equipment and protective gear as well as ongoing operating and maintenance costs (salaries and benefits, etc.). Items included in the impact fee calculation have a minimum of a five-year life and are not replaced frequently.

The City must provide vehicles for existing and new officers. The City's fixed asset listing as of September 31, 2024, indicates that there are 98 patrol vehicles in service for the 77.69 total sworn officers. With the planned hiring of 6 additional officers, it was assumed the City would purchase an additional vehicle per officer, giving a total of 104 patrol vehicles in service for 83.69 officers. This gives a vehicles per officer ratio of 1.24 which allows for the Police Department to maintain their current spare vehicle ratio. The value of new fully equipped vehicles is based on the current acquisition cost of $80,000, as provided by the Police Department, and escalated annually by a five-year average of the Engineering News-Record (ENR) index. The value of the existing vehicles is based on the original purchase cost. The original cost of the existing vehicles is estimated at $4,672,000, which includes non-patrol vehicles such as cargo vans, UTVs, and others. The cost of providing vehicles to new officers is identified on the following table.

Table 10: Cost of Vehicles for New Officers

Year	Additional Officers Added	Additional Vehicles Added [1]	Vehicle Purchase Cost [2]	Total Vehicle Costs [3]
2025			$80,000	$0
2026	1.58	1.96	82,960	162,710
2027	1.58	1.96	86,030	168,730
2028	1.58	1.96	89,213	174,970
2029	1.58	1.96	92,514	181,450
2030	1.58	1.96	95,937	188,160
2031	1.58	1.96	99,486	195,120
2032	1.58	1.96	103,167	202,340
2033	1.58	1.96	106,984	209,830
2034	1.58	1.96	110,943	217,590
2035	1.58	1.96	115,048	225,650
Total	15.78	19.61		$1,926,550

[1] Amounts are reflective of the additional officers added multiplied by the vehicles per officer ratio of 1.24.
[2] Costs are escalated using a five-year average rate of change of the ENR index of 3.70%.
[3] Amounts shown are rounded to the nearest ten dollars.

As shown above, the total cost of additional vehicles over the next ten years is estimated at $1,926,550.

In addition to vehicles, the Police Department is responsible for providing adequate building space to house the officers and support staff. The Police Department currently has several facilities including the police complex, substation, and evidence building.

The original cost of the Police Department's facilities, including the land value, is $10,057,000. After discussions with staff, the City has plans to add a substation for a total of $293,203 within the next ten years.

Below is a summary of the costs used to calculate the police impact fee.

Table 11: Total Police Capital Costs

Description	Amount
Existing Vehicles	$4,672,000
Additional Vehicles	1,926,000
Existing Facilities and Land	10,057,000
Future Investments	293,203
Total	$16,948,203

Impact Fee Development

In order to develop the impact fees, it is necessary to calculate the cost per functional unit. First, the total capital costs are allocated between residential and non-residential using the functional population estimates in Section 2 (Table 6).

Table 12: Allocated Police Capital Costs

Description	Total Capital Costs	% Residential	% Non-residential	Residential Capital Costs [1]	Non-residential Capital Costs [1]
Capital Costs	$16,948,203	64.37%	35.63%	$10,909,900	$6,038,300

[1] Amounts rounded to nearest hundred dollars.

The allocated capital costs are divided by the functional population as identified in Section 2 to get a fee per functional population. Then, the residential amounts are translated back into fee per dwelling unit based on the land-use type.

Table 13: Police Residential Impact Fee Calculation

Description	Residential	Non-residential [1]
Capital Costs	$10,909,900	$6,038,300
2035 Functional Population	32,483	19,929
Fee per Functional Population [1]	$335.86	$302.99
Single Family FP per Unit	1.61	
Calculated Single Family Impact Fee per Unit	$540.74	
Single Family Impact Fee per Unit	$540.00	
Multi-Family FP per Unit	1.20	
Calculated Multi-Family Impact Fee per Unit	$403.04	
Multi-Family Impact Fee per Unit	$403.00	

[1] Non-residential Fee per Functional Population is the basis for the Non-residential fee, as shown on Table 14.

As shown on the table above, the maximum supportable impact fees for a single family and multi-family per unit are $540.00 and $403.00 respectively. The calculated single family impact fee of $540.00 represents a decrease of $213.00 or (28.3%) from the existing fee of $753.00 and the calculated multi-family residential impact fee of $403.00 represents a decrease of $143.00 or (26.2%) from the existing fee of $546.00.

In addition to the residential impact fees, a select number of non-residential land uses were identified in Section 2 with functional population factors. By applying these factors to the calculated police impact fee, the rate per unit of development for each land use is developed and provided on the table below.

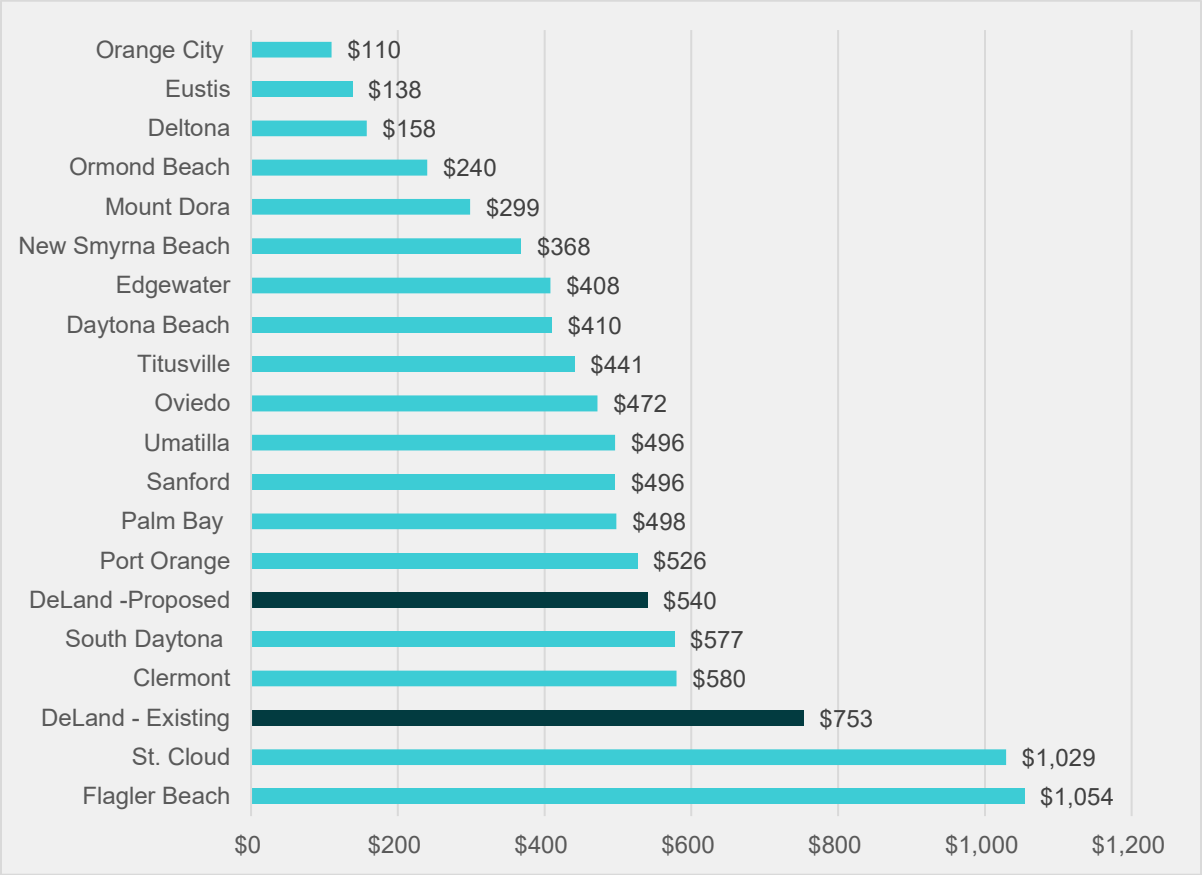
Table 14: Non-Residential Police Impact Fees

Description	Impact Unit	FP Factor	Impact Fee
Retail/Commercial	1,000 Sq Ft	2.08	$631.00
Office	1,000 Sq Ft	0.87	264.00
Industrial/Warehousing	1,000 Sq Ft	0.41	125.00
Public/Institutional	1,000 Sq Ft	0.26	227.00
Assisted Living Facilities	Beds	0.71	214.00

Police Impact Fee Comparisons

The following figure compares the City's existing and calculated police impact fees for residential land uses with those imposed in other nearby communities.

Figure 1: Police Impact Fee Comparison per Single Family Residential Unit



Section 4 – Fire Impact Fee

Introduction

The City's Fire Department (Fire Department) is responsible for responding to all fire and medical emergencies within the City and its surrounding areas. Currently, the Fire Department is comprised of 61.46 total full-time equivalent (FTE) employees, including 6.46 administrative positions.

The City's Fire Department is guided by standards published by the National Fire Protection Association (NFPA) in assessing its level of service needs. The Fire Department's primary intent is to maintain staffing levels to be able to respond to service calls within a specified time period to all developed areas within the City limits.

As the residential and commercial development within the City increases, the potential demand for fire safety services may also increase causing a need for additional fire personnel, equipment, and vehicles. This section provides an analysis for the City's consideration regarding the design of a fire impact fee based on the costs to meet demands from growth.

Existing Impact Fees

The City currently charges fire impact fees for new development within the City limits based on the classification of development: residential or non-residential. The City's existing fees are distinguished between residential and non-residential with three (3) residential land uses and five (5) non-residential land uses identified. The table below illustrates the fees charged by type of development.

Table 15: Existing Police Impact Fees

Description	Impact Unit	Existing
Residential		
Single Family Detached	Dwelling Unit	$364.00
Multi-Family	Dwelling Unit	263.00
Mobile Home/RV Park	Space	372.00
Non-Residential		
Retail/Commercial	1,000 Sq Ft	$376.00
Office	1,000 Sq Ft	194.00
Industrial	1,000 Sq Ft	86.00
Warehouse	1,000 Sq Ft	36.00
Public/Institutional	1,000 Sq Ft	123.00

Department Costs

Costs related to the growth in the Fire Department typically include a combination of providing the necessary apparatus and facilities. Since eligible impact fees costs are limited to capital items, certain costs are excluded from the impact fee analysis. The excluded costs are items such as uniforms, radios, and helmets. Items included in the impact fee calculation have a minimum of a five-year life.

The City's fixed asset listing as of September 31, 2024, indicates that the Fire Department currently owns and operates eleven (11) apparatus including seven (7) pumper trucks, two (2) aerial trucks, one (1) brush truck, and

one (1) ambulance along with several support vehicles. The follow table shows the original cost of the fire department's existing apparatus:

Table 16: Existing Fire Apparatus and Vehicles

Description	Amount
2019 Pierce Enforcer	$577,712
Pierce Impel Pumper	561,576
2016 Fire Pumper Truck	422,888
2007 Pierce Contender Pumper	337,778
2007 Pierce Enforcer	116,351
1988 Refurbished Pierce Pumper	79,590
1942 Chevrolet Fire Engine	9,048
2021 Pierce Arrow	1,361,808
2005 Pierce Enforcer Pumper/Aerial Ladder	474,151
2013 Ford F550 Rescue Truck	151,184
2000 Elite Brush Truck [1]	0
2023 Chevy Tahoe	47,557
2022 Ford Utility Interceptor 3.3L	40,965
2021 Chevrolet Silverado	37,074
2021 Chevrolet Silverado	37,074
2020 Ford F-250	44,711
2016 Ford F150	18,550
2016 Ford Escape	17,919
2014 Ford Explorer	28,258
2013 Chevy Tahoe 4WD	33,358
2011 Ford Escape 4X2 SUV	19,644
2009 Ford Escape 4X4 SUV	19,953
2006 Chevrolet Silverado Pickup	25,542
2024 Ford F250 Supercab-Bat80	87,513
Amge Military Style 4X4 6-Wheel Truck	7,000
2009 EZ-Go St350 All-Terrain Vehicle	5,495
Total Fire Vehicles	$4,562,698

[1] Amount shown as zero as there are plans to replace this brush truck with a new one on the CIP.

The Fire Department currently has three fire stations within the City strategically located to keep response times within target. Fire Station 81 is located in the center of the City near the historic garden district, Station 82 is located in the north of the City off of International Speedway, and Station 83 is located in the southeast corner of the City. The total original cost of the stations is $10,003,163.

With the anticipated growth within the City, the Fire Department has plans to expand an existing station and build a new station within the next ten years. Additionally, the City has plans to purchase additional apparatus for the stations including a fire engine and various vehicle refurbishments.

The new station is anticipated to serve growth beyond 2035, therefore, a portion of the costs associated with the station and apparatus have been allocated to future growth and excluded from the fire impact fee calculation. As discussed in Section 2, it is estimated that 10.0% of the total population in 2045 will materialize between

2035 and 2045. As a result, 10.0% or $1,200,000 of the new fire Station cost and $120,000 of the new fire truck have been allocated to future growth beyond 2035, which leaves a combined includable cost of $11,880,000.

The total costs associated with the additional facilities and vehicles are shown on the table below.

Table 17: Future Fire Facilities and Apparatus

Description	Amount
Fire Station Expansion	$6,000,000
Brush Truck Upgrade	200,000
New Fire Station	10,800,000
New Fire Engine	1,080,000
Total	$18,080,000

The table below summarizes all of the costs included in the impact fee calculation.

Table 18: Fire Capital Costs

Description	Amount [1]
Existing Vehicles	$4,562,700
Existing Facilities and Land	10,003,200
Future Investments	18,080,000
Total Capital Costs	$32,645,900

[1] Amounts are rounded to the nearest hundred dollars.

Impact Fee Development

In order to develop the impact fees, it is necessary to calculate the cost per functional unit. First, the total capital costs are allocated between residential and non-residential using the functional population estimates in Section 2 (Table 6).

Table 19: Allocated Fire Capital Costs

Description	Total Capital Costs	% Residential	% Non-residential	Residential Capital Costs [1]	Non-residential Capital Costs [1]
Capital Costs	$32,645,900	64.37%	35.63%	$21,014,800	$11,631,100

[1] Amounts rounded to nearest hundred dollars.

The allocated capital costs are divided by the functional population to get a fee per functional population. Then, these amounts are translated back into a cost per dwelling unit for single family and multi-family residential purposes using the functional population factors of 1.61 and 1.20 respectively per dwelling unit as identified in Section 2.

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Table 20: Residential Fire Impact Fee Calculation

Description	Residential	Non-residential [1]
Capital Costs	$21,014,800	$11,631,100
2035 Functional Population	32,483	19,929
Fee per Functional Population [1]	$646.95	$583.63
Single Family FP per Unit	1.61	
Calculated Single Family Impact Fee per Unit	$1,041.59	
Single Family Impact Fee per Unit	$1,041.00	
Multi-Family FP per Unit	1.20	
Calculated Multi-Family Impact Fee per Unit	$776.34	
Multi-Family Impact Fee per Unit	$776.00	

[1] Non-residential Fee per Functional Population is the basis for the Non-residential fee as shown on Table 21.

It is recommended that the City implement slightly rounded impact fees of $1,041.00 for single family residential units and $776.00 for multi-family residential units based on the analysis discussed above. The existing fire impact fee for single family per dwelling unit is $364.00 and the existing fee for multi-family is $263.00 per dwelling unit. The single family residential fee of $1,041.00 represents a $677.00 or 186.0% increase and the multi-family fee of $776.00 represents an increase of $513.00 or 195.1%.

In addition to the residential impact fee, a select number of non-residential land uses were identified in Section 2 with functional population factors. By applying these factors to the calculated fire impact fee, the rate per unit of development for each land use is developed and provided on the table below.

Table 21: Non-Residential Fire Impact Fees

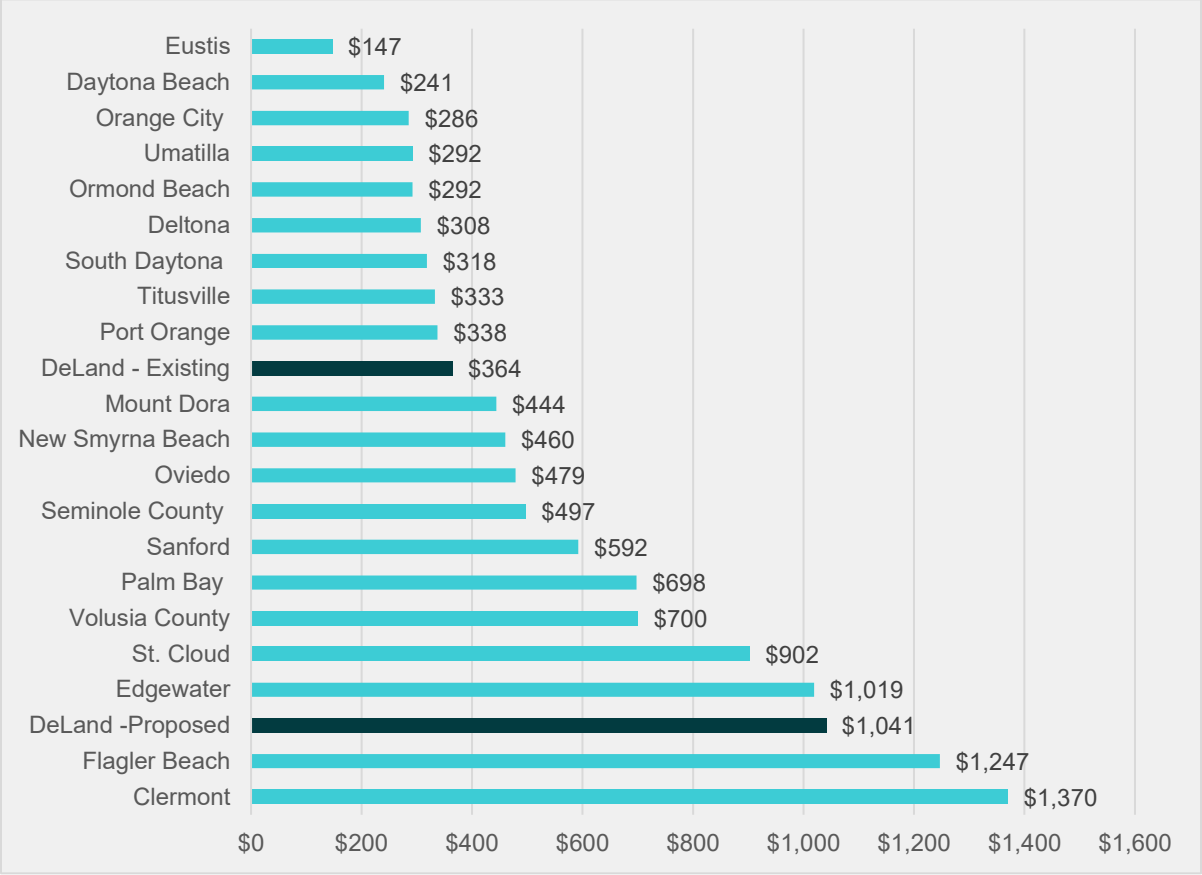
Description	Impact Unit	FP Factor	Impact Fee
Retail/Commercial	1,000 Sq Ft	2.08	$1,215.00
Office	1,000 Sq Ft	0.87	509.00
Industrial/Warehousing	1,000 Sq Ft	0.41	241.00
Public/Institutional	1,000 Sq Ft	0.26	438.00
Assisted Living Facilities	Beds	0.71	413.00

To meet the City's needs in terms of providing the necessary fire-related capital improvements, including expanding the existing facilities purchasing additional apparatus as required by growth, the City should increase the fees to the maximum calculated amount as demonstrated on the tables above. As discussed in the Executive Summary, there are several factors causing an extraordinary circumstance for the City including recent large inflationary cost increases, additional capital improvements based on rapid population growth experienced in recent years, and the geographic expansion of development resulting in the need for more facilities to continue providing high levels of service. Under the existing fire impact fees new development over the next five years would pay around $852,000 and under the proposed/calculated impact fees growth would pay around $2,588,000. If the City does not implement the maximum fees, then growth will be underpaying their share of the capital improvements by approximately $1,736,000 resulting in a funding shortfall to provide necessary improvements related to new growth.

Fire Impact Fee Comparisons

The following figure compares the City's existing and calculated fire impact fees for residential land uses with those imposed in other nearby communities.

Figure 2: Fire Impact Fee Comparison per Single Family Residential Unit



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Section 5 – Parks and Recreation Impact Fee

Introduction

The City owns and maintains parks and recreation facilities for the use and benefit of its residents and visitors. As the City grows, additional facilities along with improvements to existing recreation amenities are necessary. This section provides an analysis for the City's updated parks and recreation impact fee based on the costs to meet demands from growth. This section relies on growth in residential population/development only.

Existing Impact Fees

The City currently charges a parks and recreation impact fee to be used for the expansion of parks and recreation related services that may be necessitated by growth. These fees are charged based on residential land use. The following table provides the existing parks and recreation impact fees charged to new residential development:

Table 22: Existing Parks and Recreation Impact Fees

Description	Impact Unit	Existing Fee
Residential		
Single Family	Dwelling Unit	$1,688.00
Multi-Family	Dwelling Unit	1,232.00
Mobile Home	Space	1,739.00

Existing Recreational Facilities

City staff provided a parks inventory that indicates that the City currently has thirteen existing parks and recreation facilities encompassing approximately 222.90 acres. Additionally, the City owns the Sanborn Activity Center which has minimal space open for public use.

To determine the value of existing facilities that are available for use by existing and future residents, the City provided a copy of all the fixed assets assigned to the parks and recreation department as of September 30th, 2024. Each asset was reviewed and determined to be eligible for impact fees or not using several criteria including the life of the asset (minimum of 5-years), the park the asset is located at and whether that park is available for public use, and whether or not the asset is fully depreciated. For the eligible improvements, the original cost of the asset was used and in total the City has invested $37,404,400 into the existing parks and recreation facilities.

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The table below summarizes the City's existing park facilities.

Table 23: Existing Parks

Description [1]	Acres
Bill Dreggor's Park	9.4
Highland Park	1.5
Chisholm Community Center	6.8
Candlelight Oaks Playground	0.1
Earl Brown Park	24.0
Sanborn Activity Center	N/A
Greenway Trail	N/A
Spec Martin Stadium	10.0
Melching Field	8.0
Tra Thomas Park	2.5
Jackson Lane	3.6
Historical Museum	1.0
Sperling Sports Complex	30.0
Chipper Jones Little League Facility	6.0
Lake Moore	120.0
Total	222.90

Level of service (LOS) for parks and recreational services is typically measured in terms of recreational acreage available per 1,000 population. This figure indicates whether the City has a sufficient amount of recreational acreage to serve its current residents. The City's Comprehensive Plan 2040 outlines the existing LOS at 4.60 acres per 1,000 permanent residents. With a current population of 45,515, the LOS provided to existing residents is 4.90 acres per 1,000 population, based on the 222.90 acres. The projected increase in City population to 54,206 by 2035 will reduce the LOS to 4.11 acres per 1,000 population, assuming no additional land for parks is acquired over the next ten-years.

Growth-Related Capital Improvements

The City has provided a Capital Improvement Plan (CIP) that identifies a range of projects including expansion, upgrade, and replacement of park land and facilities. This CIP has been reviewed with staff and updated based on the most current information available. All projects associated with replacement or refurbishment of existing facilities have been excluded from the impact fee calculations to maintain a conservative approach. There are eight (8) primary projects on the CIP that have been identified as growth related and therefore eligible for impact fee funding. Those projects, along with the cost and a description are included below.

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Table 24: Park and Recreation Future Capital Costs

Description	Amount
Pickleball/Tennis Courts - Earl Brown Park	$3,189,000
Develop Vacant Field Space at Sperling Sports Complex	300,000
Upgrade Operations Tower at Sperling Sports Complex	350,000
Upgrade/Expand Skate Park	1,100,000
Construction of Recreation Center Complex	5,000,000
Upgrade Softball Fields #1, #2, & #3 At Sperling Sports Complex	200,000
Construct Restroom & Pavilion at Jackson Land Playground	250,000
Upgrade Three Little League Fields at Chipper Jones Complex	1,000,000
Total	$11,389,000

Calculated Parks and Recreation Impact Fees

As mentioned previously, approximately $37.40 million has been invested in the existing park facilities and an additional $11.39 million is planned to be invested over the next several years. Since both existing and future investments in the parks department benefit both existing and future residents, the total amount invested is divided by the 2035 projected population of 54,206. The table below provides the parks and recreation impact fee calculation:

Table 25: Parks and Recreation Impact Fee Calculation

Description	Amount
Existing Improvements and Facilities	$37,404,400
Future Investments	11,389,000
Total Cost Basis to Recover	$48,793,400
2035 Population	54,206
Fee per Population	$900.15
Single Family Persons per Unit	2.68
Calculated Single Family Impact Fee per Unit	$2,408.06
Single Family Impact Fee per Unit	$2,408.00
Multi-Family Persons per Unit	2.01
Calculated Multi-Family Impact Fee per Unit	$1,805.75
Multi-Family Impact Fee per Unit	$1,805.00

It is recommended that the City implement slightly rounded impact fees of $2,408.00 per dwelling unit for single family and $1,805.00 per dwelling unit for multi-family. The existing parks and recreation impact fee per dwelling unit is $1,688.00 for single family and $1,232.00 for multi-family. The proposed single family impact fee of $2,408.00 represents a $720.00 increase from the existing fee level or 42.7% and the proposed multi-family impact fee of $1,805.00 represents an increase of $573.00 or 46.5%.

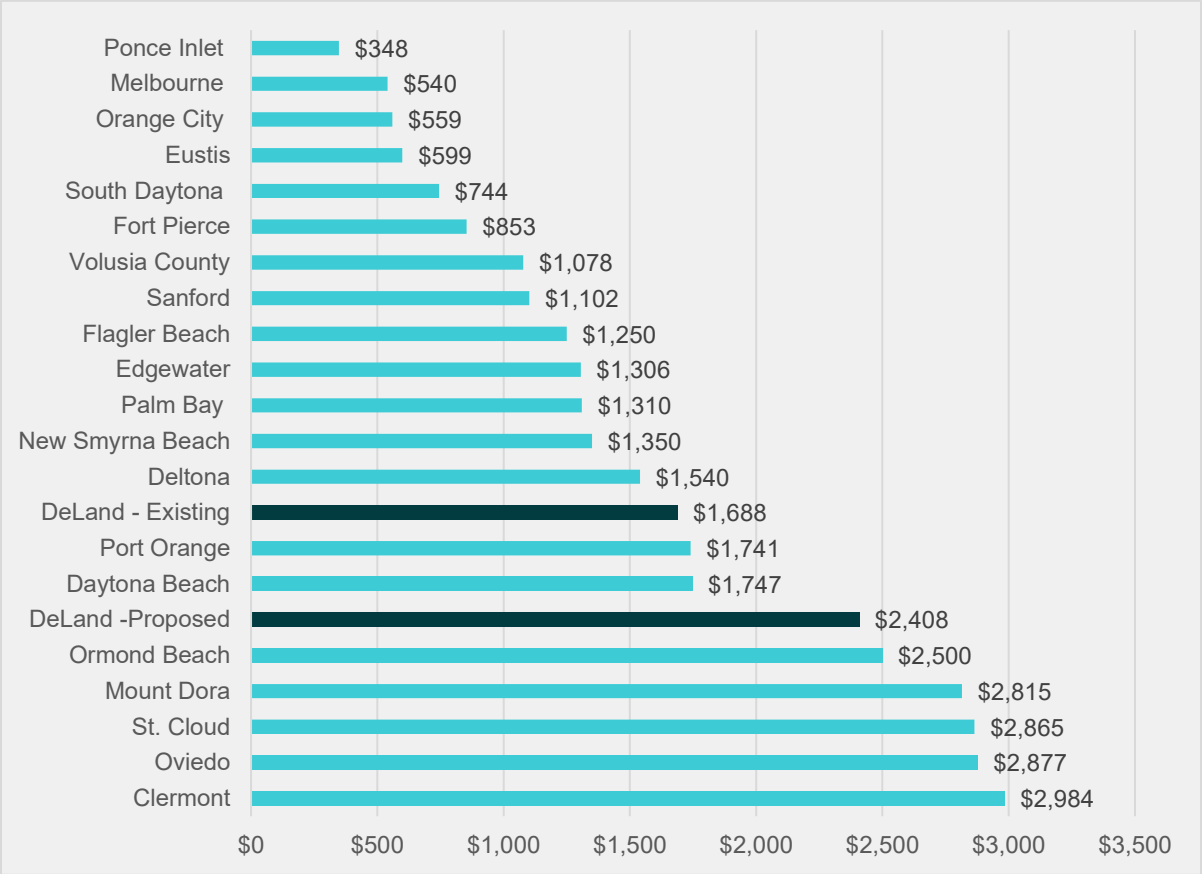
To meet the City's needs in terms of providing the necessary recreation-related capital improvements, including expanding/upgrading existing facilities as required by growth, the City should increase the fees to the maximum calculated amount as demonstrated on the tables above. As discussed in the Executive Summary, there are several factors causing an extraordinary circumstance for the City including recent large inflationary cost increases, additional capital improvements based on rapid population growth experienced in recent years, and the geographic expansion of development resulting in the need for more facilities to continue providing high levels of service. Under the existing parks and recreation impact fees new development over the next five years would pay around $2,671,000 and under the proposed/calculated impact fees growth would pay around

$3,835,000. If the City does not implement the maximum fees, then growth will be underpaying their share of the capital improvements by approximately $1,164,000 resulting in a funding shortfall to provide necessary improvements related to new growth.

Parks and Recreation Impact Fee Comparisons

The figure below provides the comparison to other local municipalities.

Figure 3: Parks and Recreational Impact Fee Comparison per Residential Unit



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Section 6 – General Government Impact Fee

Introduction

This section provides the development and design of general government impact fees. These impact fees support the funding and expansion of government buildings and other facilities necessitated by growth.

Existing Impact Fees

The City currently charges general government impact fees for new development within the City limits based on the classification of development: residential or non-residential. The City's existing fees are distinguished between residential and non-residential with three residential land uses and ten non-residential land uses identified. Single family, including duplexes and townhomes, are charged based on square footage. The table below illustrates the fees charged by type of development.

Table 26: Existing General Government Impact Fees

Description	Impact Unit	Existing
Residential		
Single Family Detached	Dwelling Unit	$653.00
Multi-Family	Dwelling Unit	473.00
Mobile Home/RV Park	Space	668.00
Non-Residential		
Retail/Commercial	1,000 Sq Ft	$675.00
Office	1,000 Sq Ft	349.00
Industrial	1,000 Sq Ft	154.00
Warehouse	1,000 Sq Ft	64.00
Public/Institutional	1,000 Sq Ft	221.00

General Government Facilities

The City provided the fixed asset schedule as of September 30, 2024. Through discussions with staff, the public facilities included in the calculation of the general government impact fee include city hall, public works, administrative services, the old jail, and the City's homeless shelter. A majority of the other facilities in the City are covered under the other impact fee categories or are revenue generating business departments and generally excluded from impact fee calculations. The table below shows a summary of the existing value of the general government facilities included in the fee calculation.

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Table 27: Existing General Government Investments

Description	Amount
Public Works	$3,461,037
City Hall	11,710,125
Old Jail	630,760
Administrative Services	1,210,996
Homeless Shelter	2,460,690
Total	$19,473,608

Through a review of the City's CIP and discussions with staff, the City identified the need for a new fleet building for the public works department. The cost estimate for this facility ranges between $6,000,000 to $11,750,000 and includes the cost of acquiring land, design, and construction of the fleet building. For the purpose of this study, the mid-point cost of $8,875,000 is used. With construction costs trending significantly higher over the past several years using the mid-point of the estimated range is believed to be conservative and will not overstate the ultimate cost of the facility. The fleet building is anticipated to serve growth beyond 2035, therefore, a portion of the costs have been allocated to future growth and excluded from the general government impact fee calculation. As discussed in Section 2, it is estimated that 10.0% of the total population in 2045 will materialize between 2035 and 2045. As a result, 10.0% or $887,500 of the new public works building cost have been allocated to future growth beyond 2035, which leaves an includable cost of $7,987,500.

The table below summarizes all of the costs included in the general government impact fee calculation

Table 28: General Government Capital Costs

Description	Amount
Existing Facilities	$19,473,608
Future Investments	7,987,500
Total	$27,461,108

Calculated General Government Impact Fees

Similarly to police and fire, the capital costs are allocated between residential and non-residential by using the functional population factors from Section 2 Table 5. The table below shows the allocation between residential and non-residential.

Table 29: Allocated General Government Capital Costs

Description	Total Capital Costs	% Residential	% Non-residential	Residential Capital Costs [1]	Non-residential Capital Costs [1]
Capital Costs	$27,461,108	64.37%	35.63%	$17,677,300	$9,783,800

[1] Amounts rounded to nearest hundred dollars.

The allocated capital costs are divided by the functional population to get a fee per functional population. Then, these amounts are translated back into a cost per dwelling unit for single family and multi-family residential purposes using the functional population factors of 1.61 and 1.20 respectively per dwelling unit as identified in Section 2.

Table 30: General Government Residential Fee Calculation

Description	Residential	Non-residential [1]
Capital Costs	$17,677,300	$9,783,800
2035 Functional Population	32,483	19,929
Fee per Functional Population [1]	$544.20	$490.93
Single Family FP per Unit	1.61	
Calculated Single Family Impact Fee per Unit	$876.16	
Single Family Impact Fee per Unit	$876.00	
Multi-Family FP per Unit	1.20	
Calculated Multi-Family Impact Fee per Unit	$653.04	
Multi-Family Impact Fee per Unit	$653.00	

[1] Non-residential Fee per Functional Population is the basis for the Non-residential fee as shown on Table 31.

It is recommended that the City implement slightly rounded impact fees of $876.00 for single family residential units and $653.00 for multi-family residential units based on the analysis discussed above. The existing general government impact fee per dwelling unit is $653.00 for single family and $473.00 for multi-family. The proposed single family impact fee of $876.00 represents a $223.00 increase from the existing fee level or 34.2% and the proposed multi-family impact fee of $463.00 represents an increase of $180.00 or 38.1%.

In addition to the residential impact fee, a select number of non-residential land uses were identified in Section 2 with functional population factors. By applying these factors to the calculated general government impact fee, the rate per unit of development for each land use is developed and provided on the table below.

Table 31: Non-Residential General Government Impact Fees

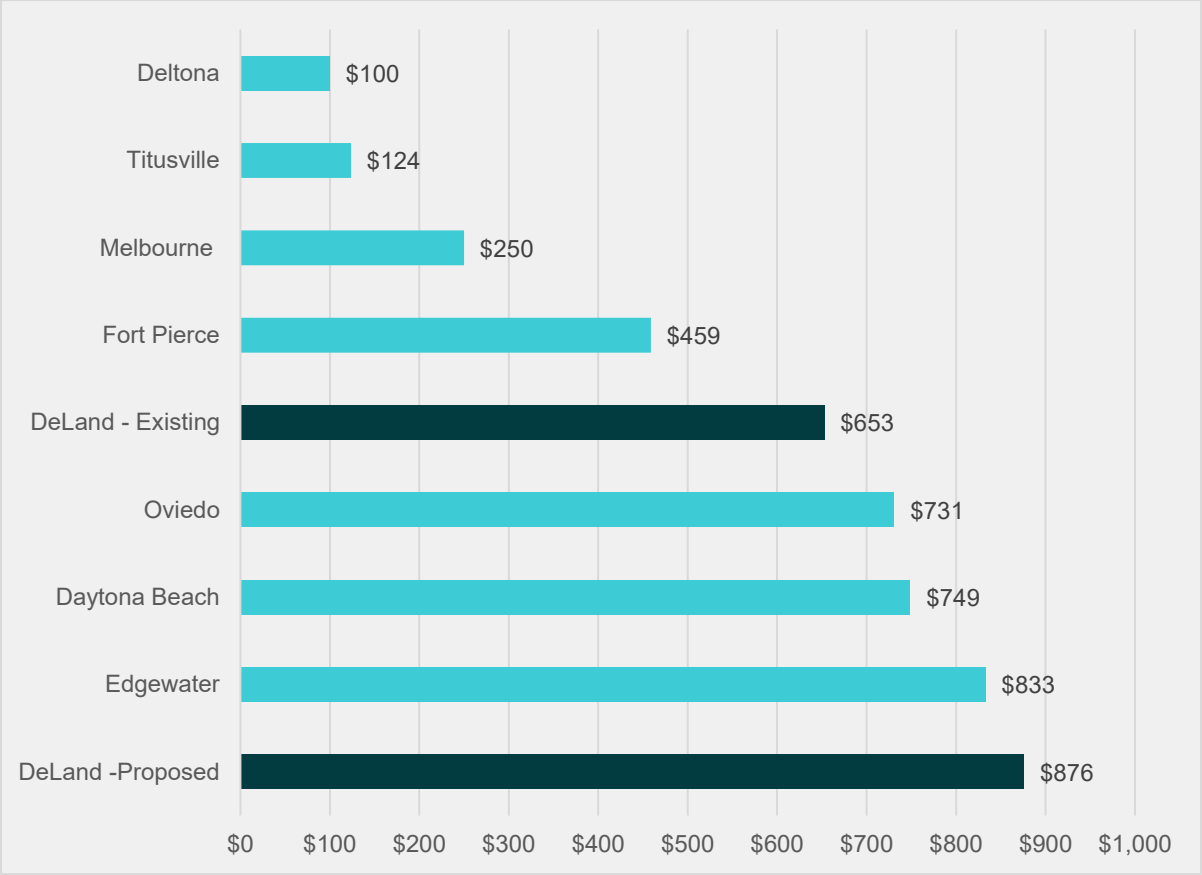
Description	Impact Unit	FP Factor	Impact Fee
Retail/Commercial	1,000 Sq Ft	2.08	$1,022.00
Office	1,000 Sq Ft	0.87	428.00
Industrial/Warehousing	1,000 Sq Ft	0.41	202.00
Public/Institutional	1,000 Sq Ft	0.26	368.00
Assisted Living Facilities	Beds	0.71	347.00

To meet the City's needs in terms of providing the necessary general government-related capital improvements, including expanding/upgrading existing facilities as required by growth, the City should increase the fees to the maximum calculated amount as demonstrated on the tables above. As discussed in the Executive Summary, there are several factors causing an extraordinary circumstance for the City including recent large inflationary cost increases, additional capital improvements based on rapid population growth experienced in recent years, and the geographic expansion of development resulting in the need for more facilities to continue providing high levels of service. Under the existing general government impact fees new development over the next five years would pay around $1,529,000 and under the proposed/calculated impact fees growth would pay around $2,178,000. If the City does not implement the maximum fees, then growth will be underpaying their share of the capital improvements by approximately $649,000 resulting in a funding shortfall to provide necessary improvements related to new growth.

General Government Impact Fee Comparisons

The figure below provides the comparison to other local municipalities.

Figure 4: General Government Impact Fee Comparison per Single Family Dwelling Unit



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City of DeLand
2025 Municipal Impact Study
Exhibit 1: Residential Functional Population

Description	2025 Population	2025 Housing Units [1]	Average Persons per Housing Unit [2]	Occupancy Factor [3]	Functional Population/Unit	2025 Functional Population	10 Yr Growth in Housing Units [4]	2035 Housing Units	2035 Functional Population
Single Family	37,305	13,945	2.68	60.0%	1.61	22,451	2,411	16,356	26,333
Multi-Family	8,210	4,092	2.01	60.0%	1.20	4,911	1,033	5,125	6,150
Total Residential	45,515	18,037	2.52	60.0%	1.51	27,362	3,444	21,481	32,483

Footnotes:

[1] Amounts come from the Volusia County Property Appraiser as obtained in January 2025.

[2] Average housing unit size by class is calculated using census data tables B25032 Tenure by Units in Structure 5-Year Estimates (2019-2025) and B25033 Total Population in Occupied Housing Units by Tenure by Units in Structure 5-Year Estimates (2019-2023).

Single Family Households	13,945
Multi-Family Households	4,092
Ratio of Multi-Family to Single Family	0.75
Single Family Equivalent Households	17,014
Total Residential Population	45,515
Single Family PPH	**2.68**
Multi-Family PPH	**2.01**

[3] Assumption based on a person being at home for 100 hours a week (10-14 hours per day during the weekdays and 20-30 hours during the weekend) giving an occupancy factor of 60% or 0.60 (100 / 168).

[4] Growth in housing units based on growth in population as provided by BEBR of 8,691 times the existing persons per hoursing unit of 2.52.

City of DeLand
2025 Municipal Impact Study
Exhibit 2: Non-Residential Functional Population

									Occupants per Trip per Day		People per Unit per Day					Weekly Hours per Unit				
ITE	ITE CODE	Number of Parcels	Number of Rooms/Beds [1]	2025 Bldg Sq Ft [2]	Impact Unit	Trips per Unit per Day	One Way Factor (50%)	Employees	Visitors	Employees	Visitors	Visitor hours per Trip	Business hours	Days per Week	Per Employee	Per Visitor	Total Hours	Functional Pop. Coefficient [3]	2025 Functional Population	2035 Square Feet [4]	2035 Functional Population
Retail/Commercial	820	607	N/A	4,915,173	1,000 Sq Ft	37.01	18.51	1.00	1.49	2.12	24.46	1.00	12.00	7.00	178.46	171.22	349.69	2.0815	10,231.00		
Office	710	213	N/A	1,216,429	1,000 Sq Ft	10.84	5.42	1.00	1.49	3.26	3.23	1.00	8.00	5.00	130.21	16.16	146.37	0.8713	1,060.00		
Industrial/Warehousing	110	121	N/A	3,316,433	1,000 Sq Ft	4.87	2.44	1.00	1.49	1.57	1.29	1.00	8.00	5.00	62.84	6.45	69.29	0.4124	1,368.00		
Public/Institutional [5]	610	165	N/A	4,306,533	1,000 Sq Ft	10.77	5.39	1.00	1.66	1.43	6.57	1.00	8.00	7.00	79.99	46.00	125.99	0.7500	3,230.00		
Assisted Living Facilities	253	16	1,195	1,070,345	Beds													0.7071	845.00		
Total		1,122		14,824,913															16,734	17,655,537	19,929

1.8%

Footnotes:

[a] Summarized from property data obtained from the Volusia County Property Appraiser.
[b] From 11th Edition ITE Manual
[c] This factor is used to divide the trip rate in half which provides the basis for estimating victors per day per impact unit
[d] Assumed one employee per trip
[e] From 2022 National Household Travel Survey, vehicle occupancy by trip purpose
[f] From 11th Edition ITE Manual per employee
[g] = ([c] -([f]/[d]))*[e]
[h] Time assumption per visitor
[i] Time assumption per employee
[j] Time assumption
[k] = [f] * [i] * [j]
[l] = [g] * [h] * [j]
[m] = [k] + [l]
[n] = [m] / (24*7)
[o] = [n] * [a] / 1000

[1] Number of Beds for ALFs comes from Florida Health Finder.

[2] 2025 estimated square footage was calculated using the 2024 square footage from the Volusia County Property Appraiser multiplied by the population growth from 2024 to 2025 (5.40%).

[3] The functional population was determined by multiplying the functional population coefficient by the existing number of beds.
The Assisted Living Facility functional population coefficient is calculated as follows:

Nursing Home	
Res per Unit	1.00
Occupancy Rate	70.0%
Adjusted Res/Unit	0.70
Hours at Place	20.00
Workers/Unit	0.33
Work/hrs/day	9.00
Days/week	7.00
Func. Pop/unit	0.71

[4] 2035 square feet estimated using the residential square footage growth of 5,609,682 multiplied by the existing non-residential to residential sq. ft. of 0.50

[5] Employees trip factor was adjusted down 50% to account for the variables in the land classes included such as churches, schools, and hospitals.

2024 Florida Statutes

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Title XI COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS

Chapter 163 INTERGOVERNMENTAL PROGRAMS

SECTION 31801 Impact fees; short title; intent; minimum requirements; audits; challenges.

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—
(1) This section may be cited as the “Florida Impact Fee Act.”
(2) The Legislature finds that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth. The Legislature further finds that impact fees are an outgrowth of the home rule power of a local government to provide certain services within its jurisdiction. Due to the growth of impact fee collections and local governments’ reliance on impact fees, it is the intent of the Legislature to ensure that, when a county or municipality adopts an impact fee by ordinance or a special district adopts an impact fee by resolution, the governing authority complies with this section.
(3) For purposes of this section, the term:
(a) “Infrastructure” means a fixed capital expenditure or fixed capital outlay, excluding the cost of repairs or maintenance, associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of at least 5 years; related land acquisition, land improvement, design, engineering, and permitting costs; and other related construction costs required to bring the public facility into service. The term also includes a fire department vehicle, an emergency medical service vehicle, a sheriff’s office vehicle, a police department vehicle, a school bus as defined in s. 1006.25, and the equipment necessary to outfit the vehicle or bus for its official use. For independent special fire control districts, the term includes new facilities as defined in s. 191.009(4).
(b) “Public facilities” has the same meaning as in s. 163.3164 and includes emergency medical, fire, and law enforcement facilities.
(4) At a minimum, each local government that adopts and collects an impact fee by ordinance and each special district that adopts, collects, and administers an impact fee by resolution must:
(a) Ensure that the calculation of the impact fee is based on a study using the most recent and localized data available within 4 years of the current impact fee update. The new study must be adopted by the local government within 12 months of the initiation of the new impact fee study if the local government increases the impact fee.
(b) Provide for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund.
(c) Limit administrative charges for the collection of impact fees to actual costs.
(d) Provide notice at least 90 days before the effective date of an ordinance or resolution imposing a new or increased impact fee. A local government is not required to wait 90 days to decrease, suspend, or eliminate an impact fee. Unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant, new or increased impact fees may not apply to current or pending permit applications submitted before the effective date of a new or increased impact fee.
(e) Ensure that collection of the impact fee may not be required to occur earlier than the date of issuance of the building permit for the property that is subject to the fee.
(f) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the need for additional capital facilities and the increased impact generated by the new residential or commercial construction.
(g) Ensure that the impact fee is proportional and reasonably connected to, or has a rational nexus with, the expenditures of the funds collected and the benefits accruing to the new residential or nonresidential construction.
(h) Specifically earmark funds collected under the impact fee for use in acquiring, constructing, or improving capital facilities to benefit new users.
(i) Ensure that revenues generated by the impact fee are not used, in whole or in part, to pay existing debt or for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential or nonresidential construction.
(5)(a) Notwithstanding any charter provision, comprehensive plan policy, ordinance, development order, development permit, or resolution, the local government or special district that requires any improvement or contribution must credit against the collection of the impact fee any contribution, whether identified in a development order, proportionate share agreement, or any form of exaction related to public facilities or infrastructure, including monetary contributions, land dedication, site planning and design, or construction. Any contribution must be applied on a dollar-for-dollar basis at fair market value to reduce any impact fee collected for the general category or class of public facilities or infrastructure for which the contribution was made.
(b) If a local government or special district does not charge and collect an impact fee for the general category or class of public facilities or infrastructure contributed, a credit may not be applied under paragraph (a).
(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.
(a) An impact fee may be increased only pursuant to a plan for the imposition, collection, and use of the increased impact fees which complies with this section.
(b) An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.
(c) An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.
(d) An impact fee increase may not exceed 50 percent of the current impact fee rate.
(e) An impact fee may not be increased more than once every 4 years.
(f) An impact fee may not be increased retroactively for a previous or current fiscal or calendar year.
(g) A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:
1. A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.
2. The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).
3. The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.
(h) This subsection operates retroactively to January 1, 2021.
(7) If an impact fee is increased, the holder of any impact fee credits, whether such credits are granted under s. 163.3180, s. 380.06, or otherwise, which were in existence before the increase, is entitled to the full benefit of the intensity or density prepaid by the credit balance as of the date it was first established. If a local government adopts an alternative transportation system pursuant to s. 163.3180(5)(i), the holder of any transportation or road impact fee credits granted under s. 163.3180 or s. 380.06 or otherwise that were in existence before the adoption of the alternative transportation system is entitled to the full benefit of the intensity and density prepaid by the credit balance as of the date the alternative transportation system was first established.
(8) A local government, school district, or special district must submit with its annual financial report required under s. 218.32 or its financial audit report required under s. 218.39 a separate affidavit signed by its chief financial officer or, if there is no chief financial officer, its executive officer attesting, to the best of his or her knowledge, that all impact fees were collected and expended by the local government, school district, or special district, or were collected and expended on its behalf, in full compliance with the spending period provision in the local ordinance or resolution, and that funds expended from each impact fee account were used only to acquire, construct, or improve specific infrastructure needs.
(9) In any action challenging an impact fee or the government’s failure to provide required dollar-for-dollar credits for the payment of impact fees as provided in s. 163.3180(6)(h)2.b., the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee or credit meets the requirements of state legal precedent and this section. The court may not use a deferential standard for the benefit of the government.
(10) Impact fee credits are assignable and transferable at any time after establishment from one development or parcel to any other that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or impact fee district within the same local government jurisdiction and which receives benefits from the improvement or contribution that generated the credits. This subsection applies to all impact fee credits regardless of whether the credits were established before or after June 4, 2021.
(11) A county, municipality, or special district may provide an exception or waiver for an impact fee for the development or construction of housing that is affordable, as defined in s. 420.9071. If a county, municipality, or special district provides such an exception or waiver, it is not required to use any revenues to offset the impact.
(12) This section does not apply to water and sewer connection fees.
(13) In addition to the items that must be reported in the annual financial reports under s. 218.32, a local government, school district, or special district must report all of the

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(c) The amount assessed for each purpose and for each type of dwelling.
(d) The total amount of impact fees charged by type of dwelling.
(e) Each exception and waiver provided for construction or development of housing that is affordable.
History.—s. 9, ch. 2006-218; s. 1, ch. 2009-49; s. 5, ch. 2009-96; s. 5, ch. 2011-14; s. 1, ch. 2011-149; s. 1, ch. 2019-106; s. 5, ch. 2019-165; s. 5, ch. 2020-27; s. 1, ch. 2020-58; ss. 1, 2, ch. 2021-63; s. 3, ch. 2024-266.

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