



**CITY OF DELAND
REGULAR MEETING OF THE PLANNING BOARD
SEPTEMBER 16, 2026 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE**

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

VERBAL REPORT ON CITY COMMISSION MEETINGS

MINUTES

1. Approval of the August 12, 2026 Planning Board minutes.

VARIANCE OLD BUSINESS

1. *CONTINUED FROM AUGUST 12, 2026 MEETING*
Applicant Name: Leigh E. Matusick
Project Number: V26-136 - Variance
Project Location: 300 Edgewood Boulevard
Project Description: Variance request to allow an accessory structure to encroach into the required 20-foot street-side setback area by 11-feet, and to allow a maximum accessory structure height of 17-feet where 15-feet is allowed
Project Planner: Sam Nelson

VARIANCE NEW BUSINESS

PLANNING - OLD BUSINESS

PLANNING - NEW BUSINESS

1. Applicant Name: Owen Trepanier
Project Number: Z26-078 – Rezoning
Project Location: 140 W. Michigan Avenue
Project Description: Rezone ± 0.39 acres from R-1A (Single-Family) to C-2A (Downtown Commercial)
Project Planner: Kendall Story
2. Applicant Name: Michael Woods, Esq. - Cobb Cole
Project Number: Z26-135 – Taylor Ridge PD
Project Location: ±26.059 acres located at 1298 S. Blue Lake Avenue
Project Description: Second Amendment to Taylor Ridge Planned Development to revise lot size standards for corner lots
Project Planner: Kendall Story

3. Applicant Name: Matt Dowst
Project Number: SE26-109 – Special Exception
Project Location: ± 3.76 acres located at 1960 S. Woodland Blvd.
Project Description: Special exception request to a ± 16,500 sf expansion of the existing vehicle sales and rental facility located at 1960 S. Woodland Avenue.
Project Planner: Chris Carson
4. Applicant Name: Mark Watts, Esq. - Cobb Cole
Project Number: Z26-126 – PD Amendment
Project Location: ± 59.65 acres located at 1512 Sugarwood Loop
Project Description: Request to amend the Amended & Restated Summit Place Planned Development to provide an option to replace 114 townhome units with 90 detached single-family units and reduce the single-family parking requirement from 4 spaces to 3 spaces.
Project Planner: Rachel Booth

OTHER BUSINESS

ADJOURNMENT



**CITY OF DELAND
PLANNING BOARD REGULAR MEETING
MINUTES
WEDNESDAY, AUGUST 12, 2026 - 5:00 P.M.
CITY HALL**

CALL TO ORDER

The meeting began at 5:00 p.m.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance – Mr. Owens, Chairperson

ROLL CALL

Henry Thiry	Present
Nora Lewis	Present
Aaron Preston	Present
Don Liska	Present
Troy Baumgartner	Present
Harper Hill, <i>Vice Chairperson</i>	Present
Jeremy Owens, <i>Chairperson</i>	Present

Quorum: Yes

Present – Aerial McCann, Associate City Attorney; Carol Kuhn, Planning Director; Rachel Booth, Deputy Planning Director; Kendall Story, Senior Planner; Chris Carson, Interim Principal Planner; Samuel Nelson, Planner II; Analee Monrreal, Planner I; Vivian Ford, Administrative Coordinator; applicants; and members of the public.

MINUTES

1. Approval of the June 10, 2026 Planning Board meeting minutes.

The board unanimously voted to approve the June 10, 2026 meeting minutes.

VERBAL REPORT ON CITY COMMISSION MEETINGS

Ms. Kuhn provided a verbal report.

VARIANCE OLD BUSINESS

None.

VARIANCE NEW BUSINESS

1. CONTINUED TO SEPTEMBER 16, 2026 MEETING

Applicant Name: Leigh E. Matusick

Project Number: V26-136 - Variance

Project Location: 300 Edgewood Boulevard

Project Description: Variance request to allow an accessory structure to encroach into the required 20-foot street-side setback area by 11-feet, and to allow a maximum accessory structure height of 17-feet where 15-feet is allowed

Project Planner: Sam Nelson

The Applicant was not present and therefore has submitted a request to continue this item to the September 16, 2026 Planning Board meeting.

Mr. Hill moved to continue this item to the September 16, 2026 Planning Board meeting. Mr. Liska seconded the motion. The motion to continue passed unanimously.

2. Applicant Name: Natasia Lunceford – KPM Franklin

Project Number: V26-131 - Variance

Project Location: Two lots located in the Moroz Subdivision, generally located southwest of the intersection of E New York Avenue and S Amelia Avenue

Project Description: Variance request to reduce: (1) the required minimum lot size from 9,000 square feet to 4,500 square feet; (2) the required minimum lot width from 75 feet to 37.5 feet; (3) the required front yard setback from 20 feet to 3 feet; (4) the required rear yard setback from 10 feet to 3 feet; (5) the required side yard setback from 10 feet to 5 feet; and (6) reduce the minimum width for tree protection area from 20 feet to 18 feet.

Project Planner: Rachel Booth

Mark Watts, Esq., as representative for the applicant, was present and available to answer questions from the board.

Public Participation: Genine Mejia, Esq., whose office neighbors the subject property, spoke about her concerns after speaking with the property owner, who stated they would be converting it into commercial space. Her concerns include parking, as there is currently a limited amount of 24 spaces, and the runoff on the property, which has created a divot.

Mr. Thiry moved to approve this item. Mr. Baumgartner seconded the motion. The motion to approve passed unanimously.

PUBLIC PARTICIPATION PROCEEDINGS

Mr. Owens read the Public Participation procedures.

OLD BUSINESS

None.

PLANNING – NEW BUSINESS

None.

OTHER BUSINESS

1. Introduction of Analee Monrreal, Planner I.

ADJOURNMENT

The meeting ended at 5:35 p.m.



**PLANNING DIVISION STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD**

A. DATE: September 16, 2026
APPLICATION NO.: V26-136
STAFF PLANNER: Sam Nelson, *Planner I*
APPLICANT: Leigh Matusick, Owner
REQUEST: To allow an accessory structure to encroach into the required 20-foot street-side setback area by 11-feet, and to allow a maximum accessory structure height of 17-feet where 15-feet is allowed.

B. APPLICABLE REGULATIONS:

Article II **Primary Uses**
 Sec. 33-17.03. – R-1AA Single-Family Dwelling District

Article III **Accessory Uses and Structures**
 Sec. 33-28.01. – Accessory Structures

Article VIII **Development Design and Improvement Standards**
 Sec. 33-91.022 – Parking Restrictions for RVs

C. SITE FACTORS:

Location: 300 Edgewood Blvd
Parcel Size: ± 1.02 acres
Existing Zoning: R-1AA Single-Family Dwelling District
Existing Land Use: Low Density Residential

	SURROUNDING USE:	SURROUNDING ZONING:
North:	Low Density Residential	R-1A Single-Family Dwelling District
South:	Low Density Residential	R-1AA Single-Family Dwelling District
East:	Low Density Residential	R-1AA Single-Family Dwelling District
West:	Low Density Residential	R-1AA Single-Family Dwelling District

Accessory Structure Setbacks (Feet):	Required	Proposed
Front (East)	30'	30'
Rear (West)	7.5'	25'
Side (South)	7.5'	15'
Street Side (North)	20'	9'

D. BACKGROUND: The subject property is a corner lot located at 300 Edgewood Blvd and is part of the Forest Hills subdivision, which was platted in 1926. The predominant development in this subdivision is single-family residential and lots are typically 50 to 70-feet- wide. The property is zoned R-1AA Single-Family Dwelling and the future land use designation is Low Density Residential. The surrounding area consists primarily of similar single-family residences within the same zoning district. The property was developed in 1951, with a $\pm$ 3,000 sq. ft. single-family residence. Both the property and residence comply with all dimensional and setback standards of the R-1AA district.

In 2018 the applicant obtained permit approval to significantly expand their driveway, on which they later stored their recreational vehicle (RV). Now, the applicant desires to construct a carport for their RV on the expanded driveway to provide additional protection from the elements. In order to construct a carport at this location, the applicant is requesting variance approval to allow an accessory structure to encroach into the required 20-foot street-side setback area by 11-feet, and to allow a maximum accessory structure height of 17-feet where 15-feet is allowed.

E. ANALYSIS: The applicant is proposing to construct a 20-ft by 50-ft carport over an existing portion of driveway, constructed in 2018, where an RV is stored. Within single-family zoning districts, driveways are permitted to be setback up to one-foot (1') from a property line, which is what allowed the driveway to be constructed nine feet (9') from the Voorhis Ave street-side property line. While driveways are permitted to be setback one-foot (1') from a property line, other accessory structures must meet the standards of Sec. 33-28.01., which requires said structures to observe the zoning district's street-side setback requirement. In the R-1AA zoning district, the street-side setback is 20-feet, thereby causing the proposed RV carport to encroach into the required setback area by 11-feet.

The storage of RVs is regulated subject to Sec. 33-91.022, which requires them to be in compliance with all yard requirements for accessory structures. The applicant's current storage of the RV on the expanded driveway is not in compliance with the street-side setback requirement, and encroaches into the street-side setback area by +/- 10-feet. This variance request to allow an accessory structure to encroach into the street-side setback area is required to permit the continued storage of the RV at this location.

Due to the size of the applicant's RV, a carport of at least 16.5-feet in height is required. This exceeds the 15-foot maximum height allowed for accessory structures in residential zoning districts by 1.5-feet, thus also necessitating variance approval.

The prohibition of placing accessory structures in the street-side yard is intended to promote safety and community aesthetics. If a structure is placed too close to a street-side property line, a visibility issue could be created for motorists when traversing an intersection. As the proposed carport will be setback approximately 200-feet from the intersection of Edgewood Blvd and W Voorhis Ave, motorist visibility will not be impacted.

To screen the RV currently stored at this location, the applicant maintains a row of hedges approximately 100-feet in length and 10-feet in height. These hedges provide significant

screening from public view. Additionally, the surrounding neighborhood contains other large garage/carport buildings that are similar to what the applicant is proposing and are not screened. As such, the applicant's proposal will be consistent with other approved development in the neighborhood.

While the property is compliant with R-1AA dimensional and size standards, some hardship may be present for the applicant in the way of property shape. The property is shaped similarly to a triangle, with the residence being located towards the northeastern corner. As a result of this unique shape, a street (W Voorhis Ave) runs behind the applicant's residence. As structures are not permitted to be located within the street-side setback area, this significantly reduces the property's buildable area.

There are options available to the applicant to construct an RV carport without the need for a variance. The applicant has a large property, so they could expand the driveway further within their backyard, and then construct a carport which complies with the Land Development Regulations (LDRs). They also have the option of constructing a new driveway on Edgewood Blvd, where they could construct a carport which complies with the LDRs. The applicant does not wish do this due to the additional cost associated with expanding or constructing a new driveway. Also, there is an existing irrigation line which is adjacent to the existing expanded driveway, which is used to clean the RV.

F. VARIANCE CRITERIA: Per Section 33-103.03, as amended, the Planning Board will consider the following criteria in making a determination concerning the granting or denial of the requested variance:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;

The property has an unusual triangular configuration, with a road running along the rear and side of the residence. This creates some restriction on the applicant's ability to construct in the side and rear of their property. The property is otherwise compliant in size with the requirements of the R-1AA zoning district, and the applicant could construct a carport elsewhere without the need for a variance.

2. Literal interpretation and enforcement of these Land Development Regulations will deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these Land Development Regulations, and work unnecessary and undue hardship on the applicant such as natural site conditions, size or shape of lot or existing structure(s);

Literal interpretation and enforcement of these Land Development Regulations will not prohibit the applicant from the construction of a carport compliant with the standards of the code elsewhere on their property. However, due to the irregular shape of the property, placement of a carport would be restricted to a more limited area when compared to typical corner lots as the two street frontages limit the ability to construct.

3. Granting of the variance request will not confer on the applicant any special privilege that is denied by these Land Development Regulations to other lands, buildings or structures in the same zoning district;

Granting of the variance will confer special privileges when compared with other corner properties in the R-1AA zoning district as it would allow the applicant to construct an accessory structure within the required street side-yard setback area, which all other properties in the district must observe.

4. The granting of the variance will be in harmony with the general intent and purpose of these Land Development Regulations and the Comprehensive Plan, as amended, and will not be injurious to the surrounding properties or detrimental to the public welfare;

The granting of this variance will likely not be in harmony with the general intent and purpose of these Land Development Regulations as it would allow the applicant to construct a carport within the street-side area, which is otherwise not permitted. The applicant does have the ability to construct a carport which complies with the Land Development Regulations on their property.

While the applicant could construct a compliant carport elsewhere on their property, the placement at the proposed location will be similar to other development in the neighborhood, be screened by way of hedges, and not be injurious to surrounding properties or detrimental to public welfare.

5. The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure; and

The requests are the minimum necessary to allow the proposed carport to be constructed at the intended location. Also, due to the RV storage requirements of Sec. 33-91.022, this request is required to permit the continued storage of the RV on the expanded portion of driveway, where it is screened by the existing hedge.

6. The special conditions or circumstances are not the result of actions of the applicant or owner.

The unique configuration of the property was established in 1926, with the original Forest Hills Plat, well before purchase by the current owner. The applicant constructed the relevant portion of driveway in 2018, where a carport is not permitted.

G. STAFF SUMMARY: The applicant is requesting a variance to allow an accessory structure to encroach into the required 20-foot street-side setback area by 11-feet, and to allow a maximum accessory structure height of 17-feet where 15-feet is allowed. The subject property meets all dimensional standards of the R-1AA zoning district; however, it is irregularly shaped with a street running behind the residence. This irregular shape limits the applicant's placement of structures, such as RV carports, on the property.

Staff finds the request meets some of the hardship criteria as defined in Sec. 33-103.03 of the Land Development Regulations, specifically in regards to special conditions peculiar to the land due to the triangular shape of the property. However, the applicant could construct the RV carport elsewhere on their property without needing a variance.

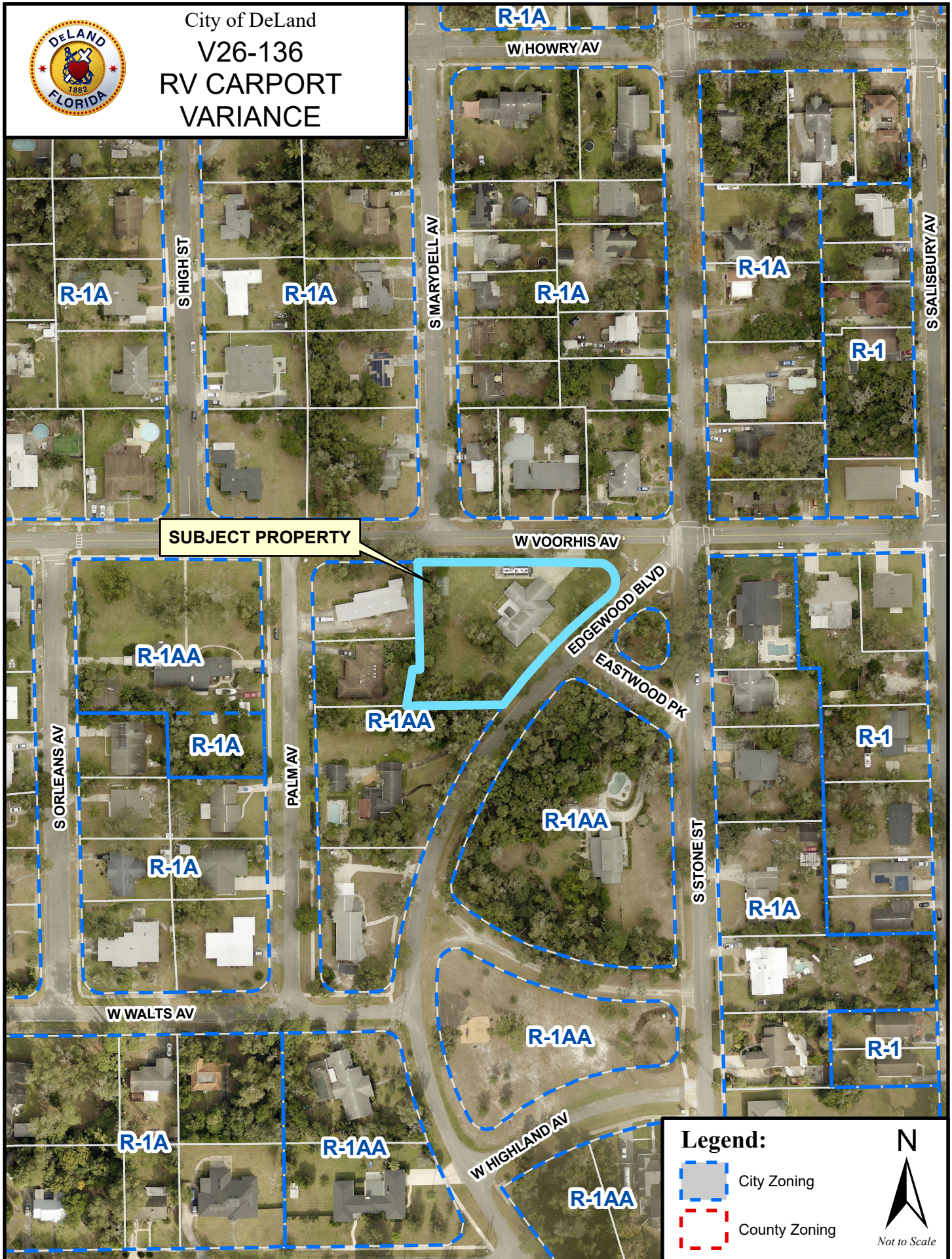
The Planning Board may choose to grant this variance request, grant this variance request with conditions, or deny this variance request.

ATTACHMENTS:

- Aerial
- Zoning Map
- Driveway Plan
- Setback Plan
- Carport Rendering
- Property Images
- Similar Neighboring Structure Images

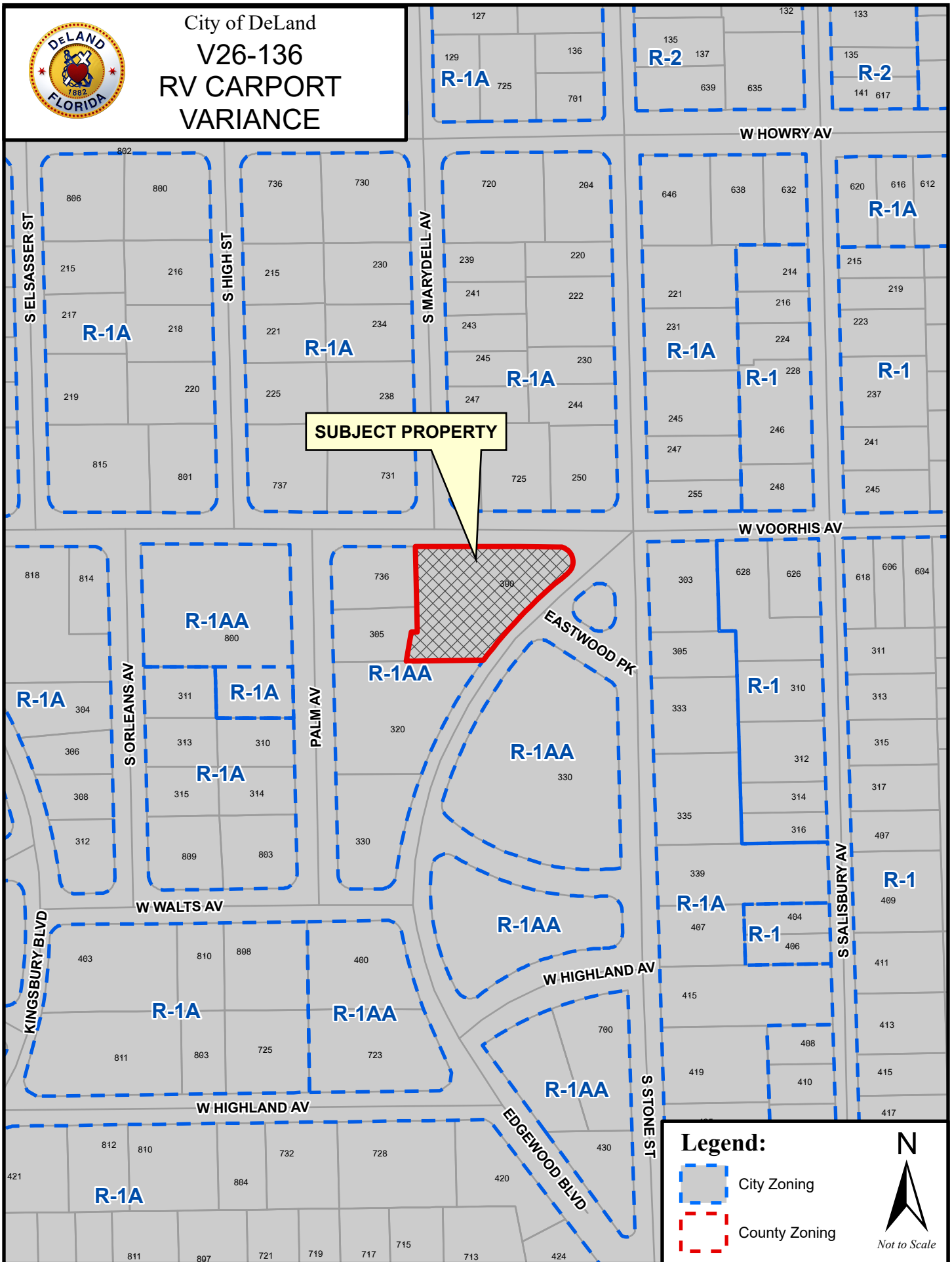


City of DeLand
V26-136
RV CARPORT
VARIANCE





City of DeLand
V26-136
RV CARPORT
VARIANCE



LEIGH MATUSICK

DATE :	06/30/2014
W/O. NO.	06-169-14
DRAWN BY :	D.O.P.
FIELD BOOK :	665-33
CADD FILE :	06-169-14

LEIGH MATUSIOK

NOTES:

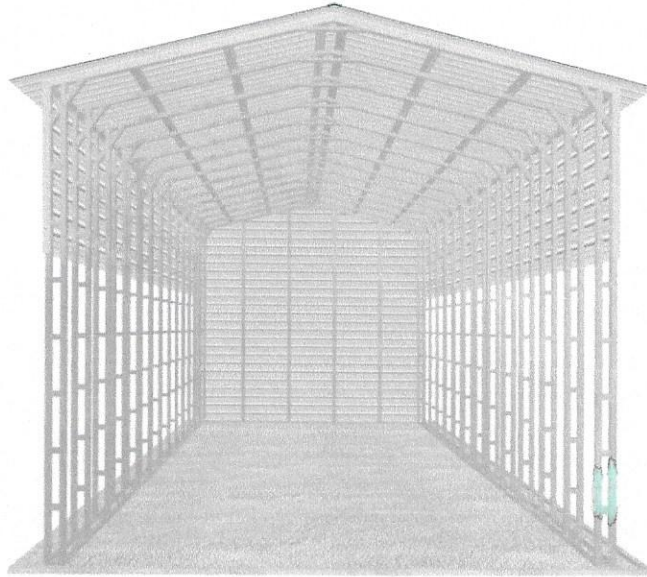
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BLOCK 1, FORREST HILLS SUBDIVISION AS BEING A BEARING OF S 89°48'00" E (PLAT).

THE FLOODPLAIN BOUNDARY, IF SHOWN HEREON, WAS SCALED FROM A LARGE SCALE FEMA FLOOD INSURANCE MAP AND AS SUCH HAS AN INHERENT ERROR OF 10% OF THE FEMA MAP SCALE.

UNDERGROUND UTILITIES AND FOUNDATION MAY EXIST AND HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN.

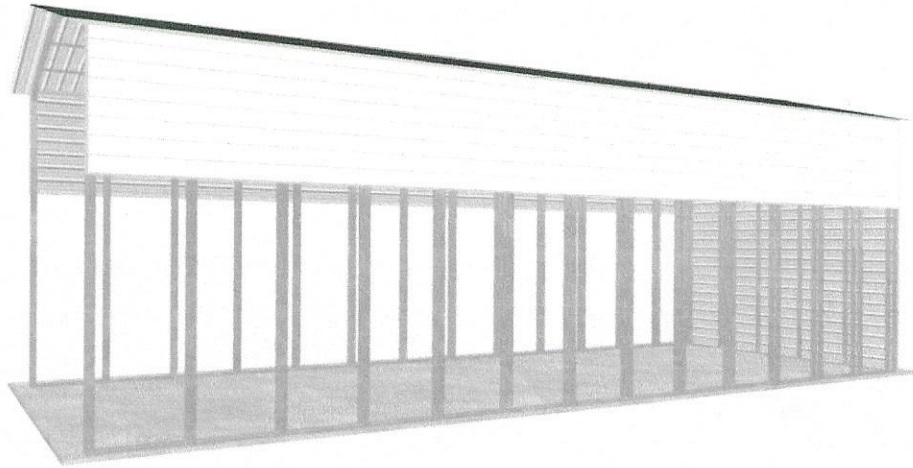
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE (MINIMUM TECHNICAL STANDARDS) AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, OF THE FLORIDA ADMINISTRATIVE CODE, SECTION 472.027, FLORIDA STATUTES.

BUILDING VIEW



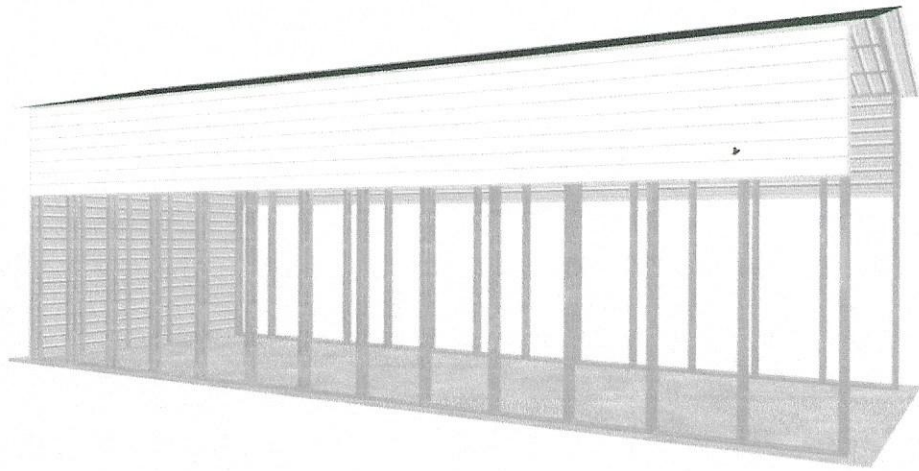
FRONT

BUILDING VIEW



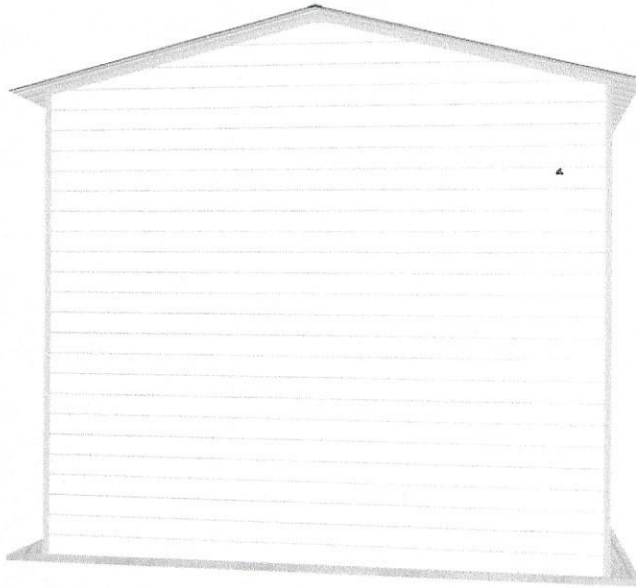
RIGHT

BUILDING VIEW

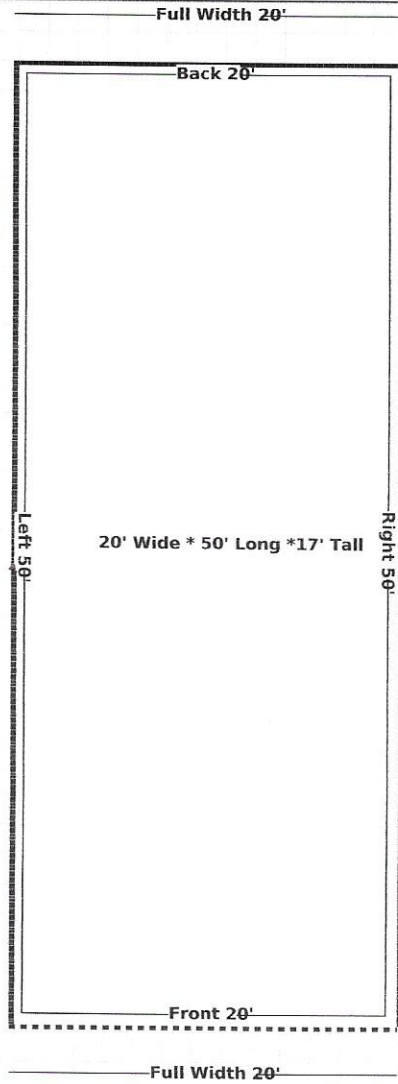


LEFT

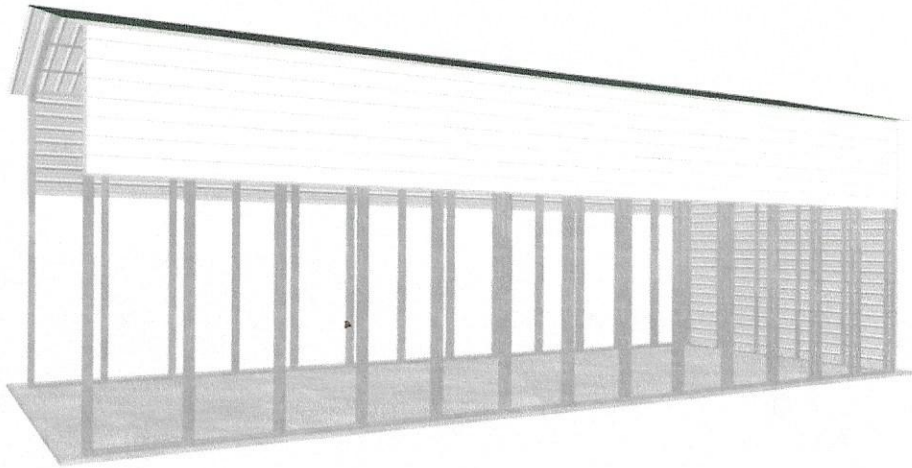
BUILDING VIEW



BACK

**LEGENDS**

- | | | | | | | |
|----------------|-------------------------|------------------------------|--------------------------|------------|---------------------|--------------|
| C1 Garage Door | C2 Garage Door Frameout | C3 Walk in Door | C4 Walk in Door Frameout | C5 Windows | C6 Windows Frameout | C7 Open Wall |
| C8 Close Wall | C9 Distance | C10 Storage Length (Utility) | C Cupola | | | |



RIGHT













**PLANNING DIVISION STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD**

September 16, 2026

A. APPLICATION NO.: Z26-078 140 W. Michigan Ave.
APPLICANT: Owen Trepanier
OWNER: Key Land, LLC
STAFF PLANNER: Kendall Story, Senior Planner
REQUEST: Request for a rezone from R-1A (Single-family Residential) to C-2A (Downtown Commercial)

B. APPLICABLE REGULATIONS:

Article XII

ADMINISTRATION AND ENFORCEMENT

Sec. 33-135 – Procedure for text amendments & rezoning.

C. SITE FACTORS:

PARCEL NUMBER: 700901100090

LOCATION: 140 W. Michigan Ave.

SIZE OF PROPERTY: ±0.39 acres

D. LAND USE DESIGNATION & ZONING OF SUBJECT PROPERTY:

Future Land Use: DC (Downtown Commercial)

Existing Zoning: R-1A (Single-family Residential)

Existing Use: Multi-family

E. SURROUNDING LAND USE & ZONING:

	LAND USE	ZONING
North:	EDU (Educational)	E-1 (Educational)
South:	DC (Downtown Commercial)	C-2A (Downtown Commercial)
East:	DC (Downtown Commercial)	R-1A (Single-family)
West:	DC (Downtown Commercial)	R-1A (Single-family)

F. BACKGROUND: The subject property is ± 0.39 acres, with a 6-unit multi-family home on the property. The house was originally constructed in 1925 and known as the Ida Erhart Apartments, owned by the Erhart sisters. The apartments served many seasonal customers and provided temporary housing for war-time renters and for those preferring more intimate lodging than what other local, larger hotels, such as The Putnam, could offer.

The current zoning is R-1A (Single-family), which allows for single-family residential homes on a minimum of 8,250 SF lots. However, R-1A does not allow for the existing use, which is multi-family. The applicant is requesting to rezone the property to C-2A (Downtown Commercial) and has indicated that the property will be used for a small hotel. Staff has concerns with converting the property into a hotel, such as the need for adequate parking, fire code requirements and ADA standards.

It is important to note that per Section 33-132.03(a)2, a change in the use of property may require a Class II site plan. Per this section, a site plan would be triggered if 4 or more required or provided parking spaces are added, or if any additional impervious area greater than 600 sq. ft. is added.

The C-2A zoning district allows for uses such as professional offices, personal services, hotels, and as a conditional use, multi-family residential uses are permitted on the first floor, per Section 33-19.13. Per the Land Development Regulations, it is the intent of Section 33-19.13 to provide standards for the location and development of residential dwelling units, which includes two- and multiple-family units, on the first floor in the downtown commercial area. Those standards are outlined below. However, some are not applicable, as this is an existing structure.

1. Street side of development shall include amenities that encourages pedestrian activities and will be of the same design as the rest of downtown. – *The subject property provides a pedestrian sidewalk along Michigan Ave. which connects to the adjacent properties.*
2. Building should be located adjacent to street or slight setback (less than 20 feet) to allow for a small, landscaped area. – *The subject property has an existing building that is set back 34.8' from the right of way, but has mature landscaping along the street frontage.*
3. For town home style units, parking should be located in the rear or inside the structure. If outside parking is utilized in the front of the building, it shall be screened by a three-foot wall. If individual garages are to be used the entry must be located at rear to prevent the garage door from being the focal point of the building. – *The parking area is located behind the building.*
4. Sidewalk or trail width shall be the same as adjacent sidewalk or trail up to a maximum of 12 feet, with a minimum of five feet. – *The existing sidewalk connects to the adjacent properties, with a 4' wide sidewalk, matching the rest of the sidewalk along Michigan Ave.*
5. Parking garages for multifamily structures will be permitted on the first floor with entrance preferably parallel to street. The garage will be designed to resemble a residential building or commercial store frontage in order to maintain the character of downtown. – *The subject property does not contain a parking garage. One is not needed, as the parking is provided for behind the building, as required by code.*

- G. ANALYSIS:** Under the future land use designation of DC Downtown Commercial), the only zoning districts permitted are the C-2A (Downtown Commercial) zoning district and PD (Planned Development) zoning district.

Below is a table that compares the development standards of the existing zoning district (R-1A), compared to the proposed zoning district (C-2A).

SITE DATA	R-1A (SINGLE-FAMILY)	C-2A (DOWNTOWN COMMERCIAL)
Unit count (max)	2 (if subdivided)	7
Density	5.28 DU/ACRE	20
Maximum Height	35 ft.	80 ft.
Lot Width	75 ft.	N/A
Maximum impervious	40 %	100%
Minimum lot area	8,250 sq. ft.	N/A
Setbacks	Front: 30 ft. Rear: 25 ft. Side yard: 12.5 ft.	Front: 0 ft. Rear: 0 ft. Side yard: 0 ft.

Below is a table that compares the permitted uses of the existing zoning district (R-1A), compared to the proposed zoning district (C-2A).

ZONING DISTRICT	PERMITTED USES
R-1A (RESIDENTIAL)	Single-family residential homes; family day care; bed & breakfast.
C-2A (DOWNTOWN COM)	Offices; hotels; personal services; restaurants; retail; single & multi-family uses.

Section 33-135 of the Land Development Regulations provides the following criteria, which the City Commission shall utilize in reviewing any rezoning request:

- 1. Is the proposed rezoning consistent with the Comprehensive Land Use Plan, the land use, zoning pattern and character of the surrounding area?** The proposed zoning classification of C-2A (Downtown Commercial) is consistent with the Comprehensive Plan with a future land use designation of DC (Downtown Commercial) and the nearby zoning pattern, which is a mixture of residential, Downtown Commercial and Educational (Stetson) uses.
- 2. Will the proposed rezoning have an impact upon the environment or natural resources?** The subject property is already a developed site and will not have any additional impacts upon the environment or natural resources.
- 3. Will the proposed rezoning have an impact upon the economy of the affected area?** The subject property is currently operating as a multi-family home, but intends on operating as a small boutique-style hotel. This use is consistent with the historic use of the property, dating back to 1925. A small hotel would could fit with the neighborhood, due to the residential appearance and could have a positive effect upon the economy, as seasonal guests will be located near the shops and restaurants in the downtown.
- 4. Will the proposed rezoning have an impact upon governmental services?** Governmental services such as potable water, sewer, code enforcement, police, and fire are already being provided to the developed site.
- 5. Are there changes in the circumstances or conditions affecting the area since the original assignment of zoning that will support the proposed zoning?** There have not been any significant changes in the area surrounding the subject property. The immediate area is typified by low intensity downtown commercial uses, single-family and multi-family buildings. It is also across the street from property owned by Stetson University

(DeLand House Museum) and the City of DeLand (West Volusia Historical Society) and just down the road from Stetson University.

6. Was there a mistake in the original classification? There was no mistake in the original zoning classification. The current R-1A zoning district is inconsistent with the Downtown Commercial (DC) land use designation. A change in the zoning to C-2A would be compatible with the underlined land use of DC.

7. Will the proposed rezoning have any effect upon the use or value of the affected area? The subject property has operated as a multi-family home/boarding house or since its construction in 1925. The owner would like to operate the property as a small boutique hotel in the future, thus bringing in tourists that will frequent the local businesses of the downtown. A small boutique hotel would maintain the character of the area and bring back the historical use of the property.

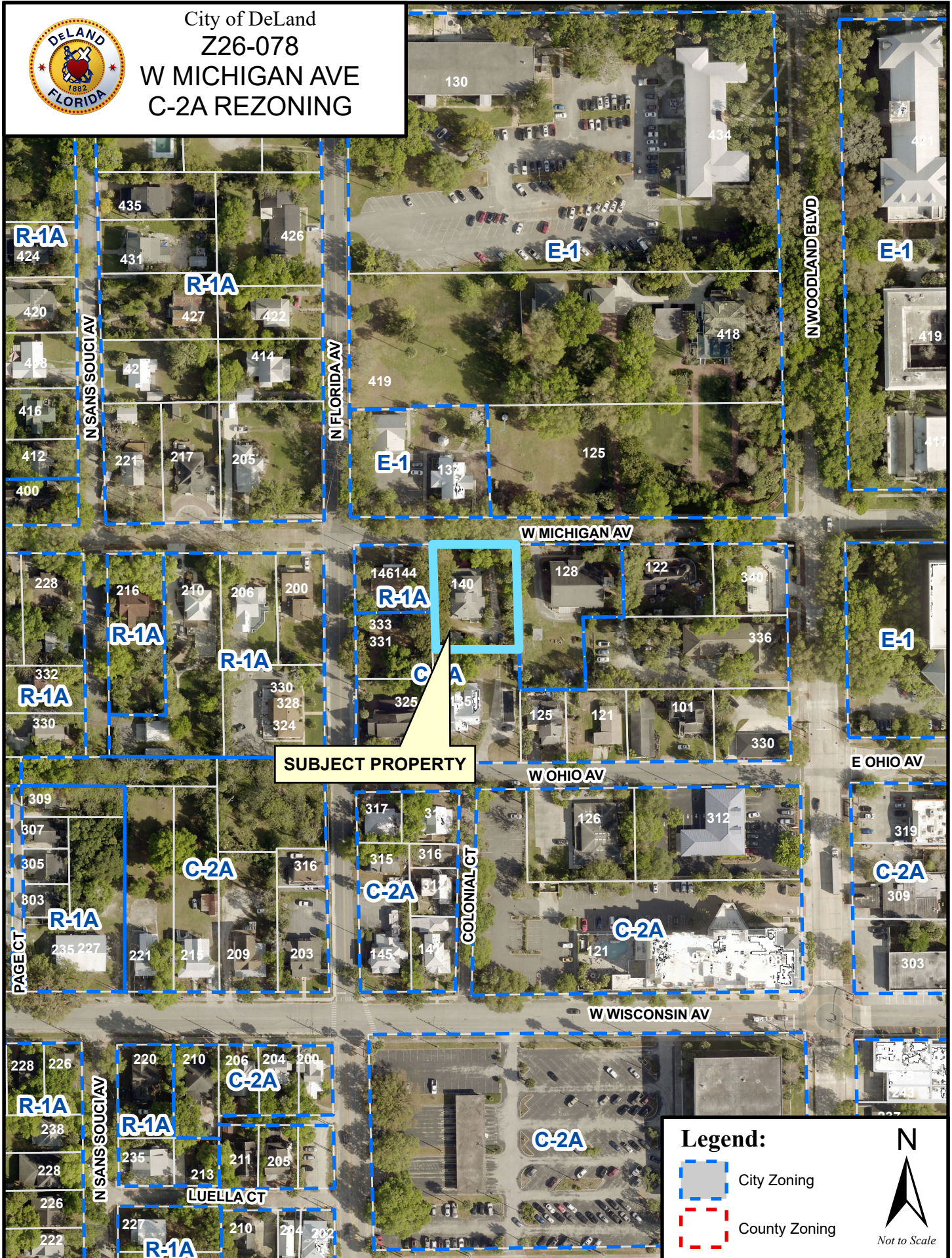
8. Will the proposed rezoning have an impact upon public health, safety and welfare? There is no indication at this time that the C-2A zoning district would create negative impacts upon public health, safety or welfare, as public services must be available to the subject property. The rezoning would be consistent and compatible with the uses of the surrounding area, including both single and multi-family residences. Any change in use from residential to commercial will need to comply with Building and Fire codes as well as meet the City's Land Development Regulations.

H. NEXT STEPS: The request for a rezoning will go before the City Commission on October 19, 2026, for first reading, with the second reading date to be determined.

I. 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 the subject property from R-1A (Single-family), to C-2A (Downtown Commercial).

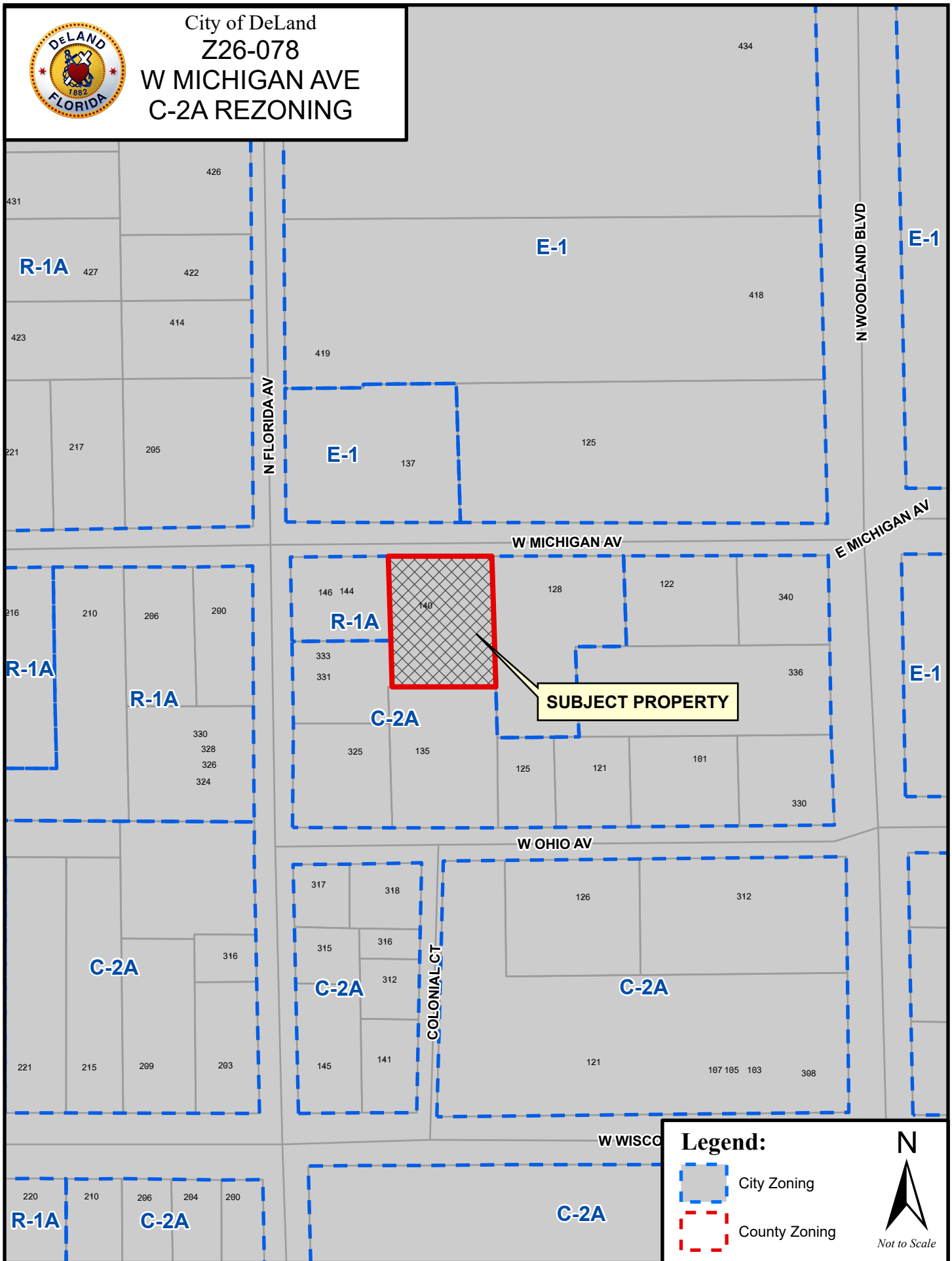


City of DeLand
Z26-078
W MICHIGAN AVE
C-2A REZONING





City of DeLand
Z26-078
W MICHIGAN AVE
C-2A REZONING



PARCEL A

The East 115 Feet of the North 1/2 of Lot 9, Block 10, Roger's Deland, according to the Plat thereof, recorded in Deed Book I, Page(s) 201 and Plat Book 14, Pages 15, 16 and 17, of the Public Records of Volusia County

17,078 +/- Square Feet

Consistency Analysis Proposed Rezoning from R-1A to C-2A

**140 W Michigan Avenue (RE No 700901100090),
Deland, Florida**



The proposed rezoning of the subject property from R-1A (Single-Family Dwelling District) to C-2A (Downtown Commercial District) is consistent with the City of DeLand Comprehensive Plan because it aligns the property's zoning with its adopted Downtown Commercial Future Land Use Map designation and advances the Plan's policies for downtown mixed-use, infill, and economic vitality.

Zoning and development approvals must be consistent with the adopted comprehensive plan. Section 163.3194(1)(a), Florida Statutes, provides that after a comprehensive plan has been adopted, all development undertaken by governmental agencies and all actions taken regarding development orders for land covered by the plan must be consistent with the plan as adopted. Section 163.3194(1)(b) further provides that all land development regulations enacted or amended, including zoning regulations, must be consistent with the adopted comprehensive plan, and inconsistent regulations must be amended to achieve conformity. Section 163.3194(3)(a) defines consistency to mean that the land uses, densities or intensities, and other aspects of development permitted by the development order or regulation are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan. In addition, the statutory definition of "development permit" includes rezoning, zoning permits, subdivision approvals, special exceptions, variances, and similar governmental approvals. Accordingly, the City must evaluate the requested rezoning for consistency with the Comprehensive Plan, and approval is appropriate where the proposed district is compatible with and furthers the Plan's adopted land use framework.

The subject property lies at the interface between the Downtown Commercial core and the West DeLand Residential District, which is listed on the National Register of

Historic Places as DeLand's oldest and largest historic residential neighborhood and is significant under Criterion C for Architecture and Community Planning for the period 1884-1942. While the National Register district is predominantly residential and of historic importance, the Comprehensive Plan also designates the subject property Downtown Commercial, recognizing its role at the edge of the commercial core. The requested C-2A zoning is intended to respect this historic context while implementing the Plan's direction for downtown infill and mixed use.

The Future Land Use Element requires zoning classifications to be compatible with the adopted future land use designation. Under Policy f1.6.1, the Comprehensive Plan's land use compatibility matrix identifies C-2A and PD as the compatible zoning districts for property designated Downtown Commercial, while R-1A is identified as a compatible district for Low Density Residential rather than Downtown Commercial. Consistency under section 163.3194, Florida Statutes, requires more than a single table match; the zoning action must also further the objectives and policies of the Comprehensive Plan as a whole. Here, the Downtown Commercial designation, Goal f-4, Goal f-2, Objective f2.5, and Policy f2.3.1 together identify this area for mixed-use, infill, and downtown-supportive development, while still requiring compatibility with adjacent areas. As a result, the requested rezoning to C-2A brings the zoning of the property into conformity with the adopted Future Land Use Map and the Plan's implementing framework.

The Downtown Commercial designation is intended to implement the Downtown DeLand Redevelopment Plan and related downtown planning documents, and its principal land use characteristics include retail, office, governmental, and residential uses. Within the Central Business District portion of the Downtown Commercial designation, the Plan contemplates principal commercial and retail uses, restaurants, offices, and free-standing multifamily residential or multifamily above first-floor nonresidential uses, with residential density up to 20 dwelling units per acre. The C-2A district directly implements that framework because its purpose is to provide for the residential, retail, and service needs of the Central Business District and it permits residential density up to 20 dwelling units per gross acre.

By contrast, the R-1A district is intended to preserve low-density single-family neighborhoods and allows a maximum density of 5.28 dwelling units per gross acre. That district purpose and density standard are not well matched to a parcel carrying a Downtown Commercial future land use designation, particularly where the Comprehensive Plan calls for the downtown area to function as a mixed-use center rather than a single-family residential district.

Historic Neighborhood Compatibility

The West DeLand Residential District is recognized as a National Register historic district and is described as an approximately 100-acre, predominantly single-family neighborhood located immediately northwest of the downtown commercial district. The national listing does not change the statutory requirement that local zoning decisions be consistent with the City's adopted Comprehensive Plan; rather, it highlights the need to ensure compatibility at the interface between Downtown and the historic neighborhood. The subject property is designated Downtown Commercial and is physically positioned at the edge of the commercial core where some degree of increased intensity is anticipated. The requested C-2A zoning allows the City to implement the Downtown Commercial designation while still applying its existing buffering, design, and historic-preservation standards at the site-plan and building-permit stages to protect the character of the adjacent historic residential blocks. Retaining low-density R-1A zoning on a Downtown-designated parcel would not provide a better preservation outcome; it would preserve a zoning mismatch and does not give the City the mixed-use and infill tools that the Comprehensive Plan calls for at this location.

The requested rezoning is also consistent with Goal f-4 and related downtown policies, which are directed toward enhancing the economic vitality of Downtown and promoting Downtown as a major commercial and residential center. Objective f4.1 and its implementing policies encourage residential, commercial, and office infill development within Downtown and support a diverse mix of uses that strengthens downtown business activity and reduces blighting influences. Rezoning the property to C-2A supports those policies by allowing a downtown-appropriate mix of uses and intensities that are inconsistent and nonconforming under the existing R-1A district.

The rezoning is further supported by Goal f-2 and related smart-growth policies, which encourage compact urban form, infill development, mixed-use patterns, and concentration of development where city services and multimodal access already exist. Policy f2.3.1 states that mixed-use and multimodal-supportive projects are the preferred style of development in the traditional city center and along major transportation corridors. Changing the zoning from R-1A to C-2A therefore advances the Comprehensive Plan's stated preference for downtown infill and mixed-use development in place of a lower-density, single-purpose zoning pattern.

The existing use of the property as a six-unit multifamily building also supports the requested rezoning. A six-unit multifamily property is not characteristic of the low-density single-family purpose of the R-1A district, whereas the Downtown Commercial designation expressly contemplates multifamily residential in the downtown area and the C-2A district permits residential densities up to 20 dwelling units per acre. The proposed rezoning therefore moves the property toward consistency not only with the adopted future land use designation, but also with the actual built form and residential intensity contemplated by the Comprehensive Plan for downtown properties.

Findings

1. **Consistency with the Comprehensive Plan, land use pattern, zoning pattern, and character of the surrounding area.** The proposed rezoning is consistent with the Comprehensive Plan because the subject property carries a Downtown Commercial Future Land Use designation and the Plan's compatibility matrix identifies C-2A as a compatible zoning district for that designation. The Downtown Commercial designation is intended for a mixed-use downtown pattern that includes retail, office, governmental, and residential uses, including multifamily residential, while the C-2A district is specifically designed to serve the residential, retail, and service needs of the Central Business District. Although the larger West DeLand Residential District is predominantly single-family, the subject property occupies a transitional location at the edge of both the historic district and the commercial core where the Comprehensive Plan anticipates higher intensities and mixed uses. C-2A at this interface, with appropriate design and buffering

controls, functions as a planned transition between core downtown uses and historic residential blocks rather than an intrusion into either district.

2. **Impact upon the environment or natural resources.** The subject property is an existing developed parcel within the established downtown area and is not an undeveloped greenfield site, agricultural area, or conservation area. Because the property is already urbanized and served by existing infrastructure, the rezoning to C-2A is not expected to create significant adverse impacts on natural resources and instead supports infill development in a location where the Comprehensive Plan contemplates urban intensities. The City also recognizes that the historic built environment, including the West DeLand Residential Historic District, is an important community resource. Because any future development in the proposed C-2A zoning will be implemented through subsequent site-specific approvals, the City retains the ability to require buffering, scale and massing controls, and architectural compatibility at the detailed design stage to ensure that any redevelopment does not adversely affect the integrity or setting of the historic district.
3. **Impact upon the economy of any affected area.** The rezoning supports Goal f-4 of the Future Land Use Element, which seeks to enhance the economic vitality of Downtown and promote it as a major commercial and residential center. Allowing C-2A zoning on a parcel designated Downtown Commercial encourages reinvestment, adaptive reuse, and downtown-oriented residential and commercial activity that supports nearby businesses and strengthens the local tax and customer base. By focusing mixed-use and limited commercial activity at the Downtown-designated edge, the rezoning enhances the economic health of the core while reducing pressure for ad hoc commercial encroachment deeper into the Historic district, thereby supporting both downtown and neighborhood property values.
4. **Impact upon governmental services.** The property is located within the existing downtown service area, where central water, sewer, transportation facilities, and public safety services are already available. The Comprehensive Plan

anticipates downtown intensities and mixed-use development in this area, meaning the requested rezoning does not introduce a development pattern outside the scope of the City's planned service framework. To the extent redevelopment occurs in the future, it will remain subject to concurrency and other development review requirements applicable at the time of site approval.

5. **Changes in circumstances or conditions affecting the area since the original assignment of zoning.** Conditions in the area have changed materially since the original assignment of R-1A zoning, including the continued implementation of the Downtown DeLand Redevelopment Plan, the City's emphasis on downtown revitalization, the adoption and retention of a Downtown Commercial future land use designation for the property, and the recognition of the nearby West DeLand Residential District as a historic resource of local significance. These changes support a carefully managed transition at the edge of Downtown rather than retention of a low-density district that does not align with the adopted Future Land Use Map.
6. **Any mistakes in the original classification.** The present R-1A classification appears inconsistent with both the existing six-unit multifamily use of the property and the adopted Downtown Commercial future land use designation. The National Register nomination documents the West DeLand Residential District as a historic residential neighborhood, but it also describes the district's historic relationship to Downtown and Stetson University and notes adaptive reuse of some residences for offices and institutional uses. In light of the Downtown Commercial FLUM designation for the subject property and the Plan's mixed-use and infill policies, the continued use of a purely low-density R-1A district at this edge location is better characterized as a vestigial mapping artifact than a deliberate preservation tool.
7. **Effect upon the use or value of the affected area.** Rezoning to C-2A is expected to improve the utility of the property by allowing uses and intensities that are compatible with the Downtown Commercial designation and surrounding downtown context. This added flexibility for residential, retail, service, and mixed-

use activity is likely to support appropriate reinvestment and enhance property value, while also supporting surrounding downtown uses through a more cohesive land use pattern. With appropriate design, buffering, and compliance with applicable development standards, the rezoning should not adversely affect nearby properties and instead should formalize a predictable transition between downtown and the historic residential neighborhood.

8. **Impact upon the public health, safety, and welfare.** The rezoning advances the public health, safety, and welfare by implementing the City's adopted Comprehensive Plan, promoting infill development where public services already exist, and supporting a more walkable, efficient, and economically active downtown development pattern. Protecting public welfare in this context includes both implementing the Comprehensive Plan's downtown and infill policies and respecting the integrity of the adjacent National Register district. The C-2A rezoning, applied at a mapped Downtown Commercial location with appropriate design and buffering controls, allows the City to accomplish both.

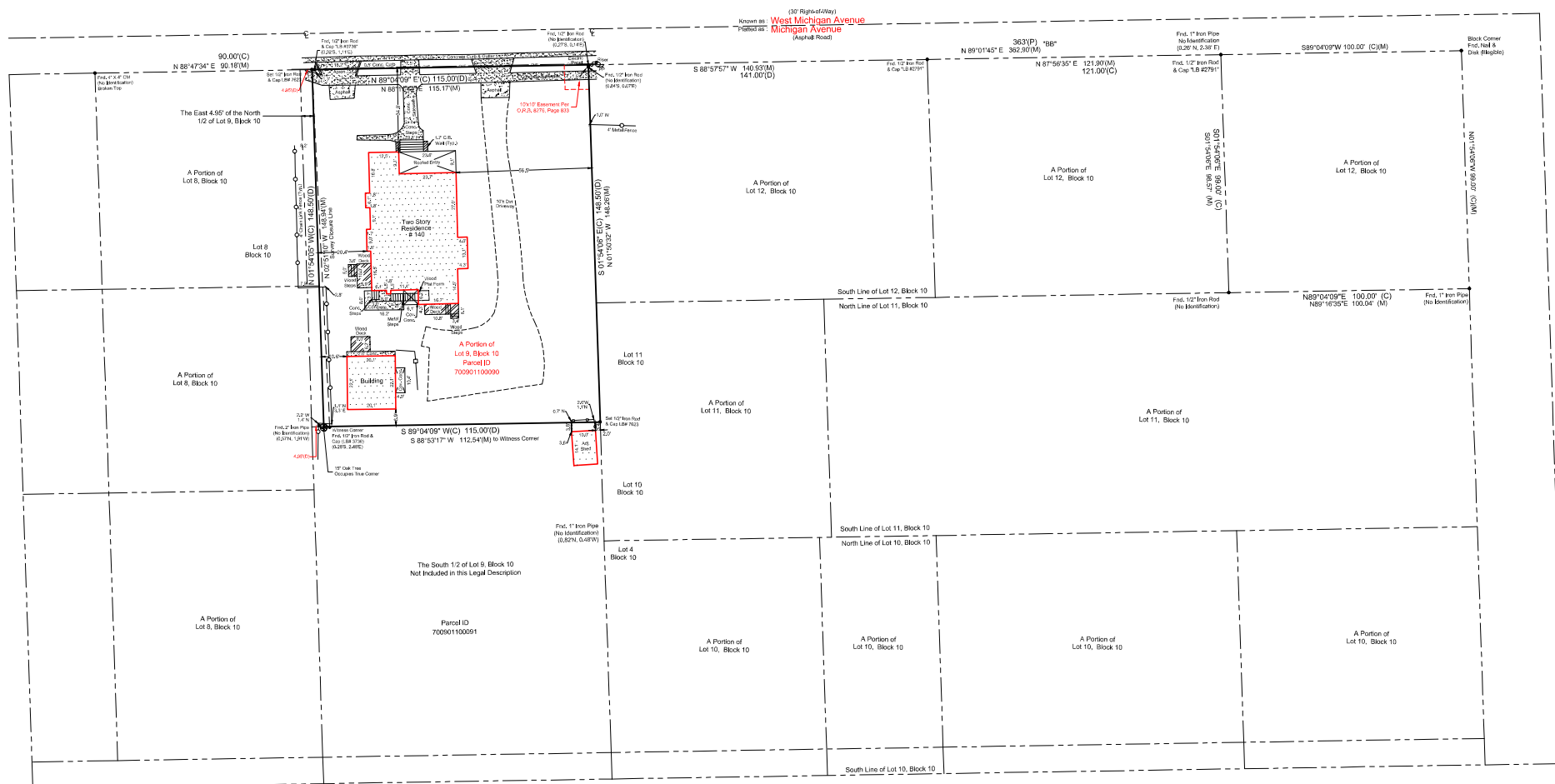
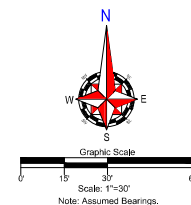
Legal Description:

Legal Description:

The East 115 Feet of the North 1/2 of Lot 9, Block 10, Roger's Deland, according to the Plat thereof, recorded in Deed Book I, Page(s) 201 and Plat Book 14, Pages 15, 16 and 17, of the Public Records of Volusia County, Florida.

Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE
LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF DELAND, COMMUNITY NUMBER 126307, DATED 2014-02-19.

CERTIFIED TO:
Key Land, LLC; New Beginnings Title Company; Westcoast Land Title
Insurance Company

[illegible]

To: The DeLand Planning Board
Re: Rezoning application: 140 West Michigan Ave.
Proposed new zoning from Residential (R1A) to Downtown Commercial

Joan D. Carter, resident, owner/life estate, 122 W. Michigan

I live in the Boathouse built around 1885 by Mr. Clarke, a builder who constructed several houses in the core area of DeLand before 1900.

Originally my house, built for the owner of the Monroe Adding Machine Company, was one of many large houses facing Woodland Blvd.

Around 1925 the Boathouse was turned a quarter turn and moved away from Woodland to its current location, 122 West Michigan Ave. The corner of Michigan and Woodland was sold to Gulf Oil and became a gas station.

I have lived at 122 West Michigan Ave. since 1965. During the entire time I have lived in it my house has been a single family residence. My house has been zoned commercial from since DeLand began zoning property, years before I began living there. I had no role in assigning the zoning category. I do not consider commercial zoning to be an asset.

Current land uses

Attached is a current land use map of the block where I live. The boundaries are Ohio Ave. to North Florida to the 100 block of West Michigan to Woodland Blvd. to Ohio. My map shows the current land uses of each parcel along the block.

- All lots facing Ohio are residential, single family, rental units and multi-unit rental. Some along Ohio are historic buildings.
- Rental units and apartments front on North Florida.
- Rental units and single residence units face Michigan along the south side.
- Institutional buildings, the Historical Society and Stetson property line the north side.
- Lots facing Woodland are commercial uses—low density offices.

Summary: All uses within the block are residential, single and multi-unit dwellings aside from commercial uses along Woodland Avenue,

Current uses	Number
Single family, owner or renter	-4- 3 in historic buildings
Single family with accessory rentals	-1- Historic house, accessory added later
Duplex, rental	-2- Total = 4 units
Rental apartments	-2- (each, 5[?] units in historic buildings, inc. 140 W.)
Apartment house, purpose-built	-1- (4 [?] units)
Commercial (all face 17-92), offices	-3- all contemporary construction

Future Land Use / Comp Plan objectives and policies

The 2024 Future Land Use map is guided by a series of objectives and goals. Among them are:

Objectives

Cherry-picking some objectives from the goals enumerated in the first chapter of the city's Future Land Use Element statement, (Ch.1):

f1.1.3..to protect existing neighborhoods from incompatible land uses and densities;

f1.1.4 ..discourage through traffic on (local) streets by concentrating development to major and minor arterials;

f1.1.5 ..maintain Historic Overlay Zoning in historic residential neighborhoods;

f3.1..safeguard residential neighborhoods from incompatible uses;

f 10..protect historical resources

Policy.

Compatibility with surrounding uses is mandatory. A compatibility analysis should be conducted.

The current R 1A zoning that was assigned to 140 West clearly is inappropriate, just as the commercial zoning for my house at 122 West is inappropriate. Those assignments took place long ago under different regulations. When they were assigned both properties were used pretty much as they are today.

Right now the 100 block of Michigan/Ohio is a textbook natural sample of the residential transition area between dense commercial use and historic neighborhoods.

We owners have the choice of letting sleeping dogs lie because our property is demonstrably used pretty much the same as it has been used for a century.

Or we can try to harmonize our zoning with the 2024 Future Land Use map and Comprehensive Plan. I would be fine with an administrative zoning adjustment to R 1A or similar. It would save my historic house. The applicants want to change their zoning to Downtown Commercial, a category that brings many potential conflicts with goals and objectives set out by the Comp Plan.

Relationship between Comp Plan and current land use.

The Comprehensive Plan was developed to guide how the City makes zoning changes that, in turn, affect future land use.

The best policy guidance is to treat zoning changes so they will harmoniously transition between historic neighborhoods and downtown. The 100 block of West Michigan is covered as part of the City's designated residential historic area. It is not included in the Downtown Historical Overlay district.

Some existing zoning assignments, like my antique house with its commercial zoning and old rooming house/apartment house at 140 W, zoned R1-A, are relics of the distant past. Ideally they would be brought into conformity with the 2024 Comp Plan.

Comparing the Comp Plan to the map of the block: Plan vs. reality

The Comp Plan (future) shows the entire Michigan/Ohio block as a Downtown Commercial unit.

On-the-ground conditions are very different. Look at the current land use map (attached). Every building within the block with the exception of 17-92 frontage is some type of residential use. Types of use vary from single family to multi-unit apartment. Most uses have been in place for more than 50 years.

Infrastructure—limits to what is practical to consider:

Michigan Ave. is 20' wide. There is no shoulder. When service or other vehicles park on the street, through traffic must use one lane.

A through sidewalk exists only on the Stetson side of Michigan (the north side).

Right-of-way on both Michigan and Ohio is constrained making widening for road capacity or sidewalk additions impractical.

Conclusion:

As currently zoned, at 140 West, property uses are limited to what is allowed in the relatively narrow permitted uses of the R1A residential zoning category. Use as an apartment house survives because it is grandfathered by customary use.

Changing to Downtown Commercial zoning significantly would broaden what can be done with the property. Commercial uses could be expanded to many activities (doggie day-care, beauty salon, pharmacy, clinic, mailbox, self-service laundry, craft beverage producer, coffee shop, furniture store) that are inconsistent with the surrounding residential-use neighborhood.

If being grandfathered since the day of construction is not satisfactory to the owners, then they may be advised to up-zone to a more permissive residential category that recognizes that: a) the neighborhood context is residential; b) the property is historically residential; c) use should and can continue as it has since it was built and d) the property is in a transitional location between a historic neighborhood and the downtown commercial strip.

To grant the zoning change request that is on the table would insert a non-conforming land use (Downtown Commercial) into the core of an existing stable residential block. No transitional objective would be satisfied. The block would be 'cracked'.

Point of information. Environmental element: drainage

Sometime around 1940 FDOT began a project to pave Woodland Blvd., U.S. 17-92, with concrete. Even then FDOT had a process that involved assessing drainage needs and coordinating with cities to settle responsibilities for future maintenance.

Attached is a detail from part of the drainage and sidewalk map for the eventual reconstruction of Woodland Blvd.

You will see that there is a drainage basin outline for the area around the ACL rail line that came into DeLand along Ohio Ave. A low spot is identified as something like a catchment basin.

I have outlined the drainage area in blue and shaded the catchment area in the Michigan/Ohio block. The basin outline cuts across the middle of the block between Michigan Ave. and Ohio/RR track.

It appears that DeLand has the responsibility to oversee functionality of the drainage area that is delineated by the map.

From personal experience, I have seen the entire drainage low area flooded enough to inundate the basement of the house at 136 West Michigan and extend to the pilings under my house. It is not unusual to have storm water overtop the curbs on Michigan as well as flood a low spot on Ohio.

The requested change property lies slightly upland and outside the low point on the map. Any impervious surface additions that a zoning change requires will entail containing water on site.

Attached:

Map: 100 Block of West Michigan—Existing Land Uses

Detail: FDOT Drainage Map for 17-92 reconstruction project, ca. 1940

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- APPROX. LOW SPOT

100 BLOCK OF WEST MICHIGAN
EXISTING LAND USES

NTS.

STETSON

HISTORICAL
SOCIETY &
DELAND HOUSE

STETSON

PRESIDENT'S
GARDEN

VACANT

US

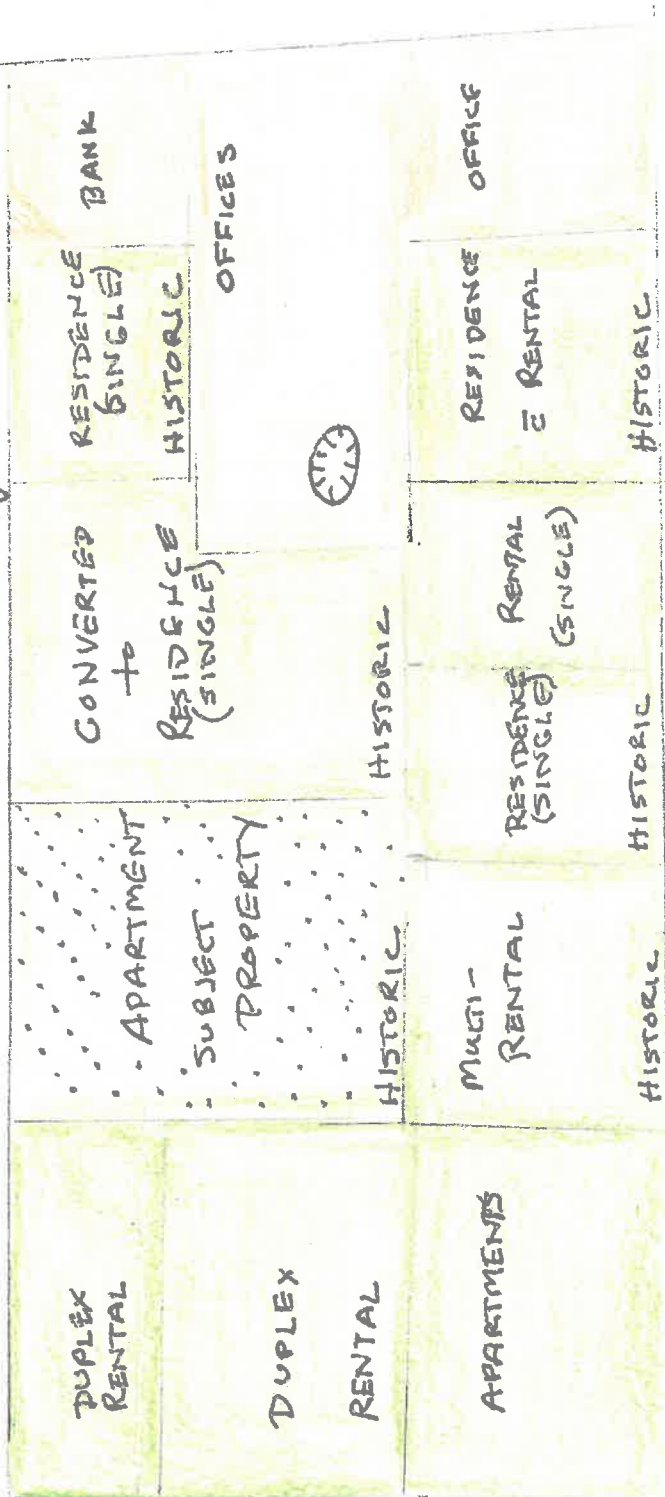
17-92

STETSON

STETSON

FLORIDA
AVE

MICHIGAN AVE. ↑ 20'



OHIO AVE ↑ 20'

**PLANNING DEPARTMENT STAFF REPORT
TO
PLANNING BOARD**

September 16, 2026

APPLICATION NO.: Z26-135

STAFF PLANNER: Kendall Story

APPLICANT: Mr. Michael Woods, Esq., Cobb Cole

REQUEST: Second Amendment to the Taylor Ridge PD Agreement to modify the lot width and size requirements for corner lots

APPLICABLE REGULATIONS:

Article IV	OVERLAY AND FLOATING ZONES
	Sec. 33-32 – Planned Development District.
Article XII	ADMINISTRATION AND ENFORCEMENT
	Sec. 33-135 – Procedure for text amendments & rezoning.

A. SITE FACTORS:

Location:	1298 S. Blue Lake Ave.
Parcel Size:	± 26.01 acres
Land Use:	Transitional Residential Development (TRD)
Existing Zoning:	Taylor Ridge PD
Existing Use:	Undeveloped

	SURROUNDING USE:	SURROUNDING ZONING:
North:	VC: Rural; LDR	VC: A-2; Saddlebrook PD
South:	VC: Rural; New Community Development	Bridle Oaks PD; Victoria Park PD
East:	VC: Rural	VC: A-3
West:	VC: Urban Low Intensity	VC: RA; VC: A-4

B. HISTORY:

The Taylor Ridge PD consists of ± 26.011 acres of vacant, wooded land, located on the northwest corner of S. Blue Lake Ave. & E. Taylor Rd. The PD was originally approved by the City Commission on February 5, 2024, for a 65-lot single-family residential subdivision. The property was also the first to apply the city's newest land use designation TRD (Transitional Residential Development).

On July 21, 2025, the first amendment to the Taylor Ridge PD was approved. The purpose of the first amendment was to modify the language regarding mitigation for poor and unable to be restored trees, as deemed so by the City Forester. At the same time, the conceptual plan was also updated to reflect a reduction in lots from 65 to 63 single-family lots.

The applicant is requesting a second amendment to the PD. The purpose of the second amendment is to strike and/or modify two terms related to measurement of lot width and area for corner lots fronting a curve. The PD currently has two statements taken directly from the city's code section 33-17 Zoning Districts. The first statement requires all corner lots to be 15% greater in width and area than the standard for an interior lot. The second statement requires all lots fronting a curve to be 50' wide at the street line. The applicant requests to strike through said language and replace it with a statement that requires all lots fronting a curve or on a cul-de-sac to have a minimum of 25' in width at the street line and must meet the minimum lot width at the building setback line.

At the platting stage, it was determined that lot 31 was not meeting the minimum width and size required for corner lots. All of the "corner" lots, except lot 31, have a small landscape tract between the side street property line and the right of way, therefore deeming them "interior lots". This approach inserts an intervening section of community landscaping tract between the side yard and the right of way.

C. ANALYSIS:

Approving the second amendment to the Taylor Ridge PD to modify standards for corner lots and to add clarifying language for lots fronting a curve or cul-de-sac will not adversely affect the intent of the original PD agreement. No other development standards will be changed and the property will be subdivided as originally intended.

D. CONCLUSION:

The Applicant is requesting a second amendment to the Taylor Ridge PD agreement to modify language regarding corner lots and lots fronting a cul-de-sac.

E. STAFF RECOMMENDATION:

Staff recommends that the Planning Board forward the requested amendment to the City Commission with a recommendation of approval.

EXHIBIT “A”

SECOND AMENDMENT TO TAYLOR RIDGE PLANNED DEVELOPMENT AGREEMENT

This Second Amendment to the Taylor Ridge Planned Development Agreement (the "Second Amendment") is made this ____ day of _____, 2026 between the **CITY OF DELAND**, a Florida municipal corporation (hereafter, the "City"), whose mailing address is 120 S. Florida Avenue, DeLand, FL 32720, **TLC BLUE LAKE, LLC**, a Florida limited liability company with a mailing address of 605 Commonwealth Ave., Orlando, FL 32803 (hereafter, "TLC").

WHEREAS, the City and TLC previously entered into that certain Planned Development Agreement dated on or about February 5, 2023, and recorded in Official Records Book 8526, Page 3905 of the Public Records of Volusia County, Florida in connection with the rezoning of 26.011 +/- acres known as the "Taylor Ridge PD" (the "Taylor Ridge PD Agreement"); and

WHEREAS, the Taylor Ridge PD Agreement was subsequently Amended on or about July 21, 2025, by that certain First Amendment to Taylor Ridge Planned Development Agreement, which was adopted by City of DeLand Ordinance No. 2025-09, which was recorded on July 25, 2025, in Official Records Book 8732, Page 4014 of the Public Records of Volusia County, Florida (the "First Amendment"); and

WHEREAS, Owners desire to further modify the language of the Taylor Ridge PD Agreement regarding the required Minimum lot area; and

WHEREAS, Owners also desire to further modify the language of the Taylor Ridge PD Agreement regarding the required Minimum lot width; and

WHEREAS, the application of Owners to amend the Taylor Ridge PD Agreement was duly and properly filed with the City on June ____, 2026 and the application was reviewed by the

City's Community Development Department and determined to be consistent with the City's Comprehensive Plan; and

WHEREAS, Public Hearings on this Second Amendment to the Taylor Ridge PD Agreement were held by the Planning Board on _____, 2026 and the City Commission on _____, 2026 and _____, 2026 after due public notice was provided in accordance with the City's Land Development Regulations Ordinance No. 2013-11, as amended.

NOW THEREFORE, the City and Owners acknowledge and agree that the Taylor Ridge PD Agreement is hereby amended to reflect the following revisions to the Taylor Ridge PD Agreement:

1. Paragraph H (1) a. of the Development Agreement for the Taylor Ridge PD is amended by deleting the ~~strikethrough~~ language and adding the underline language:

1. Single-Family Residences:

a. Maximum unit count: 65

	60' Lots
1. Minimum lot area:	6,900 sq. ft.
2. Minimum lot width: *+	60 ft.
3. Minimum lot length:	115 ft.
4. Minimum building setbacks:	
a. Front yard to garage face/door:	25 ft.
b. Front yard to structure:	15 ft.
c. Rear yard:	20 ft.
d. Side yard:	5 ft.

e. Side street	15 ft.
5. Min. screen enclosure setbacks:	
f. Rear yard screen enclosure	5 ft.
g. Side yard screen enclosure	5 ft.
Side street screen enclosure:	15 ft.
6. Min. pool and accessory structure setbacks:	
h. Side setback for pools and accessory structures:	5 ft.
i. Side street setback for pools and accessory structures:	15 ft.
j. Rear setback for pools and accessory structures:	5 ft.
7. Minimum floor area:	1300 sq. ft.
8. Maximum lot coverage:	65%
9. Maximum building height:	35 ft.
10. Maximum number of lots:	65

~~* The minimum lot width and area for corner lots must be 15% greater than the standard for an interior lot.~~

~~+ Lots fronting a curve must be at least 50 feet wide at the street line. Lots fronting on a curve or on a cul-de-sac must have a minimum 25 foot lot width at the street line and must meet the minimum lot width listed above at the building setback line.~~

2. In all other respects, the Taylor Ridge PD Agreement, as previously amended by the First Amendment shall remain the same.

IN WITNESS WHEREOF, the City and TLC have caused this Second Amendment to the Taylor Ridge Planned Development Agreement to be duly executed by their authorized representatives as of the last date entered below.

(Signatures on Following Pages)

ATTEST:

City Commission of DeLand Florida

Michael Pleus
City Manager

Christopher M. Cloudman
Mayor

STATE OF FLORIDA

CITY OF DELAND

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026 by Michael Pleus and Christopher M. Cloudman, as City Manager and Mayor, City of DeLand, respectively, on behalf of the City of DeLand, and who are personally known to me.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

Commission No.: _____

My Commission Expires: _____

WITNESSES

TLC BLUE LAKE, LLC,
a Florida limited liability company

Print Name

Sign Name

Print Name

Sign Name

By: _____

ANDREW J. OROSZ

Authorized Representative

Date: _____

STATE OF _____
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this ____ day of _____, 2026, by ANDREW J. OROSZ, as
Authorized Representative for and on behalf of **TLC BLUE LAKE, LLC**. He is personally
known to me or has produced _____ as identification.

Seal

Notary Public

Type or Print Name: _____

Commission No. _____

My Commission Expires: _____

**LEGAL DESCRIPTION
TAYLOR RIDGE PD AMENDMENT**

LEGAL DESCRIPTION:

A TRACT OF LAND, BEING THE LANDS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 8361, PAGE 4650 OF VOLUSIA COUNTY, FLORIDA, LIES IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

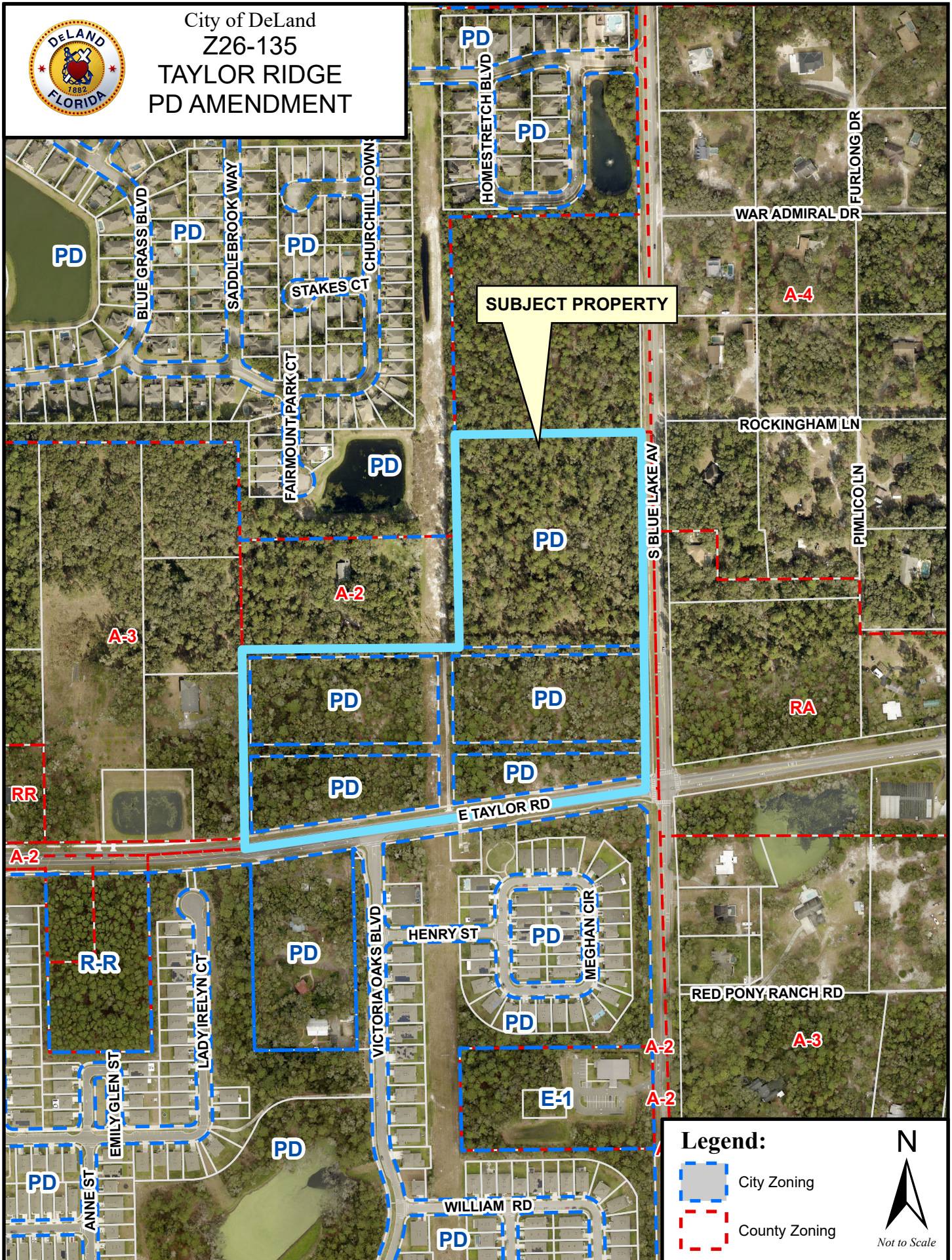
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 30 EAST FOR A POINT OF REFERENCE; THENCE RUN SOUTH 01°09'44" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 1357.86 FEET TO A POINT LYING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 88°58'16" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 29.81 FEET TO THE POINT OF BEGINNING, SAID POINT LIES ON THE WESTERLY RIGHT-OF-WAY LINE OF BLUE LAKE AVENUE, PER DEPARTMENT OF ENGINEERING OF VOLUSIA COUNTY, FLORIDA PARCEL MAP R/W 2054-1-5; THENCE RUN SOUTH 01°36'01" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 629.13 FEET; THENCE RUN SOUTH 01°09'44" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 501.69 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF TAYLOR ROAD, PER DEPARTMENT OF ENGINEERING OF VOLUSIA COUNTY, FLORIDA RIGHT-OF-WAY MAP, R/W 2130; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 81°19'28" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID TAYLOR ROAD, 1250.25 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 3481.24 FEET A CENTRAL ANGLE OF 01°01'02", AN ARC LENGTH OF 61.81 FEET, A CHORD LENGTH OF 61.80 FEET AND A CHORD BEARING OF SOUTH 81°49'59" WEST TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 01°06'54" WEST, ALONG SAID WEST LINE, 631.17 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE RUN NORTH 89°11'50" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 662.72 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE RUN NORTH 01°08'20" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 676.26 FEET TO AFORESAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE RUN NORTH 88°58'16" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 632.55 FEET TO THE POINT OF BEGINNING.

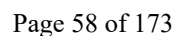
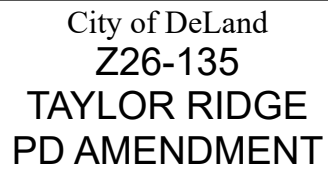
**LEGAL DESCRIPTION
TAYLOR RIDGE PD AMENDMENT**

THE ABOVE-DESCRIBED TRACT OF LAND LIES IN VOLUSIA COUNTY, FLORIDA AND CONTAINS
26.059 ACRES MORE OR LESS.

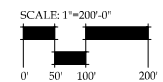
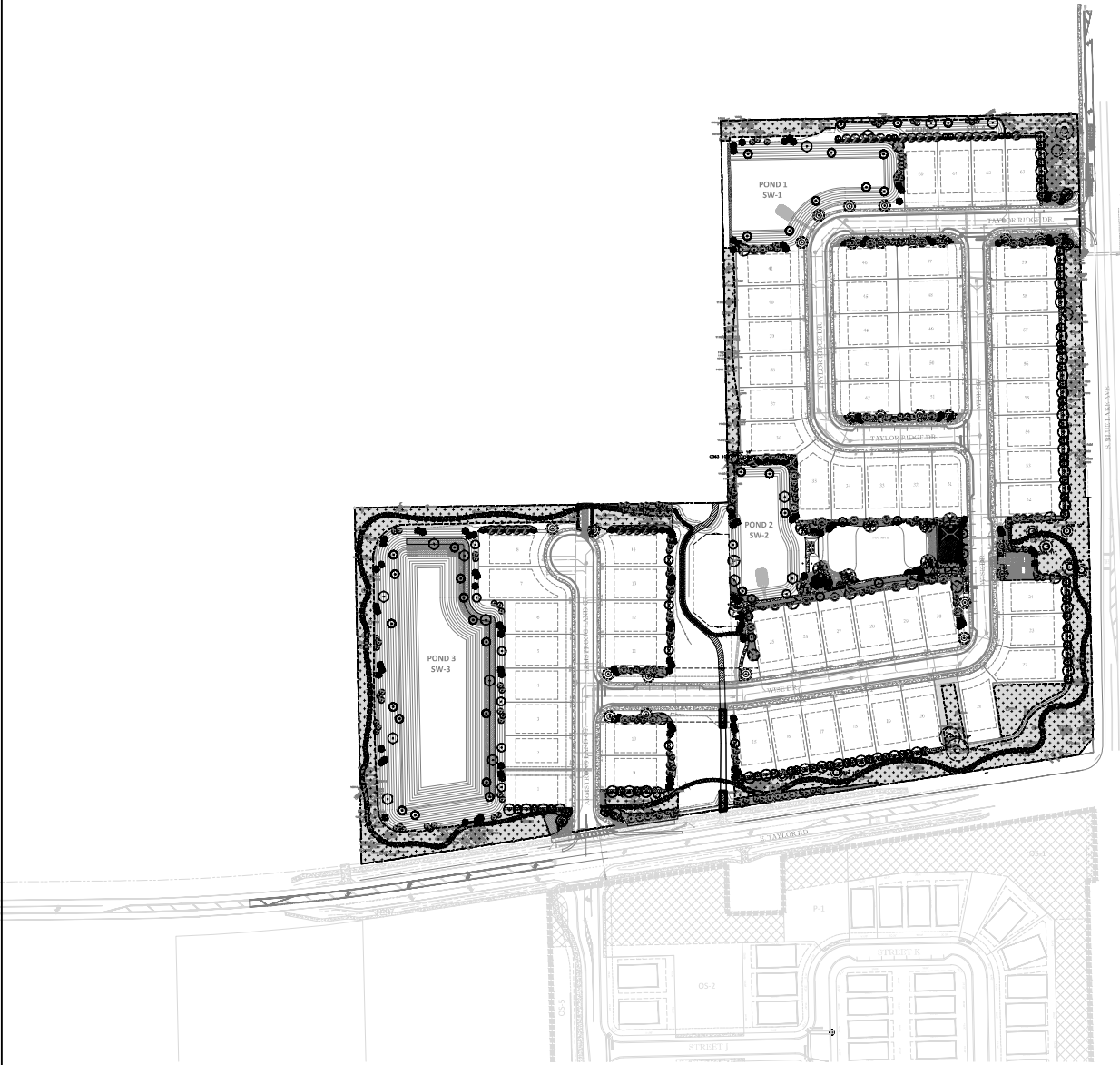


City of DeLand
Z26-135
TAYLOR RIDGE
PD AMENDMENT





Date: June 16, 2026, 4:09 PM - User ID: brett
File: Z:\Shared\Stormwater Design Group\2025\20251185_Harver - Taylor Ridge\Design\20251185_Harver - Taylor Ridge_Landscape - Exhibit.dwg



**TAYLOR RIDGE
LANDSCAPE EXHIBIT**

DELAND, FLORIDA

PAPE-DAWSON

400 S ORLANDO AVE, STE 201 | MAITLAND, FL 32751 | 407-622-1588
FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8894
LANDSCAPE ARCHITECTURE • COMMUNITY PLANNING

**TAYLOR RIDGE PD - 2ND AMENDMENT
NARRATIVE SUMMARY**

The purpose of this amendment to the Development Agreement is to strike and/or modify two terms related to the measurement of lot width impacting three specific parcels.

Corner Lots directly abutting two rights of way typically have two “front” yards, and so the default provisions within the City’s Land Development Code usually require a corner lot to be wider by 15% of the minimum lot width. This language was included within the Development Agreement. However, another approach which is utilized is to insert an intervening section of community landscaping between the side yard and one of the rights of way. This buffers the side yard without creating a handful of parcels that are slightly different in width. You can see this throughout this development project. However, at the platting stage, it was realized that Lot 31 did not have a landscape buffer extended north from the tot lot/amenity parcel to the south. Rather than request a variance, we thought we could amend the text to avoid any problems for any future owners of Lot 31 - making it consistent with the zoning rather than relying upon a variance.

We have also modified the text regarding lot widths for lots on curves. As it currently reads, there is language in the Development Agreement which states that lots fronting on a “*curve*” must be 50 feet wide at the street line. Typically, this kind of language is applied to cul-de-sacs and the City’s Land Development Code provides that lots on a *cul-de-sac* have a width at the street line of 25 feet and meet the minimum lot width at the front yard setback line. The lots located on the cul-de-sac in the NW corner of our project meets the existing language in the Development Agreement. HOWEVER, since the text of the Development Agreement used the term “*curve*” rather than “*cul-de-sac*”, there could be some confusion with how to apply the standard for lots 21 and 22 as well as lots 35 and 36, which sit on a curve. To simplify and avoid confusion, this amendment clarifies that lots located on curves or cul-de-sacs must be at least 25 feet wide at the street line, but must meet the minimum lot width at the front yard setback. This would conform with the concept plan and proposed plat.

Thank you for the opportunity to make these corrections.



PLANNING DIVISION STAFF REPORT TO PLANNING BOARD

A. DATE: September 16, 2026
APPLICATION: SE26-109
STAFF PLANNER: Chris Carson, AICP, *Senior Planner*
APPLICANT: Mark Dowst & Associates, Inc.
REQUEST: Special Exception request to allow a $\pm$ 16,500 SF expansion of the existing vehicle sales and repair facility located at 1960 S. Woodland Ave.

B. APPLICABLE REGULATIONS:

Article II **Primary Uses**
Sec. 33-18.2 – Special Exceptions (Automobile Repair), Sec. 33-18.29 – Special Exceptions (Vehicle Sales and Rental)

Article XII **Administration and Enforcement**
Sec. 33-134 – Procedures for obtaining a special exception

C. SITE FACTORS:

Location: 1960 S. Woodland Ave.
Parcel Size: $\pm$ 3.76 acres
Parcel ID: 702800000710, 702800000700
Existing Zoning: C-2 (General Commercial)
Existing Land Use: HC (Highway Commercial)

	SURROUNDING USE:	SURROUNDING ZONING:
North:	HC	C-2
South:	HC, County Urban Medium Intensity (UMI),	C-2, Volusia County R-4, B-9
East:	HC, Volusia County Commercial	C-2, Volusia County B-5C,
West:	Volusia County UMI,	Volusia County R-4

D. BACKGROUND & ANALYSIS: The applicant is requesting a Special Exception to allow a $\pm$ 16,500 SF expansion of an existing vehicle sales and repair facility located at 1960 S. Woodland Ave. The subject property comprises two parcels totaling $\pm$ 3.76 acres. The site currently features a $\pm$ 8,500 SF vehicle sales and repair facility constructed in 1981. To facilitate the proposed development, the applicant is in the process of submitting a lot consolidation application to combine both parcels.

The property is situated along a major commercial corridor, with a car wash to the south; residential properties to the west, north, and south; vacant commercial properties to the north; and commercial properties with similar intensity to the east.

The subject property is currently zoned C-2 (General Commercial) with a future land use of HC (Highway Commercial). Pursuant to the City's Land Development Regulations, vehicle sales and repair facilities are permissible within the C-2 zoning district through Special Exception. The proposed expansion is subject to compliance with the specific criteria outlined in Sec. 33-18.29, Sec 33-18.2, and Sec. 33-134, which are further outlined below. To demonstrate compliance with all Special Exception criteria, the applicant submitted a site plan (SP26-111). On June 18, 2026, the Technical Review Committee (TRC) granted conditional approval of the site plan subject to addressing all remaining staff comments and securing Special Exception approval.

E. CRITERIA FOR SPECIAL EXCEPTIONS: Per Section 33-134, as amended, the City Commission will consider the following criteria in making a determination concerning the requested special exception:

1. It is consistent with the findings and intent of Sec. 33-134;

The applicant submitted a site plan demonstrating compliance with technical requirements such as dimensions of the property, existing and proposed structures, vehicular accessways and circulation areas, off-street parking and loading areas, refuse and service areas, required yards, landscaping and buffer areas, setbacks, and other information necessary to demonstrate that granting the special exception will be in harmony with the general intent and purpose of the section. Therefore, the request is consistent with the findings and intent of Sec. 33-134.

2. It is consistent with any element of the Comprehensive Plan.

The subject property is located within the Urban Core and Redevelopment Area, as identified in the 2050 Vision Plan. The expansion and redevelopment of the established site is consistent with Smart Growth principles by concentrating urban growth along established, major commercial corridors. Additionally, the C-2 zoning district is compatible with the HC future land use; therefore, the special exception request is consistent with the Comprehensive Plan.

3. It will not adversely affect the public interest;

The proposal expands an existing use that has existed since 1981. No new access driveways are proposed. The project is anticipated to generate 97 new daily trips, which falls below the City's threshold of 1,000 daily trips required for a full traffic impact analysis. To mitigate impacts on adjacent properties, the applicant is providing a 30' landscape buffer to the west and a 20' landscape buffer to the south. These buffers maximize the preservation of existing trees within a dedicated tree protection area, supplemented by dense plantings of species primarily native to Florida. The stormwater management system is

designed to retain the 100-year, 24-hour storm event. Furthermore, the project complies with dark sky lighting standards and will utilize only low-intensity security lighting in the evening to prevent light pollution onto adjacent residences. Therefore, the request should not adversely affect the overall public interest.

4. It meets the requirements of the applicable special exception regulations;
The Land Development Regulations include specific standards for the requested uses:

Auto body shops shall be located only in areas where the predominant use of the surrounding property is automobile sales; provided however, that there shall be no outside storage of disassembled vehicles or auto parts, no auto salvage operations and no sandblasting; all auto body repair operations shall be conducted within an enclosed facility and have a minimum Class B* landscape buffer between itself and any street and residential land use. No vehicle shall remain on site for repair for more than four weeks.

Vehicle sales and rentals must meet the following requirements:

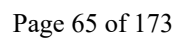
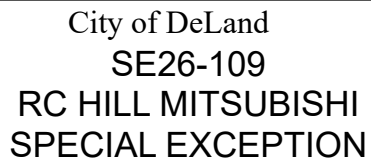
- (a) All vehicle use areas must be paved and landscaped per Article VIII and, where applicable, per Article IV.
- (b) Landscape buffers and interior landscaping must be provided consistent with Gateway Overlay.
- (c) Parking must be provided for employees and customers in addition to the display area.
- (d) Site must be at least one-half acre in size.

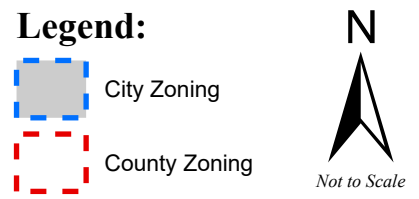
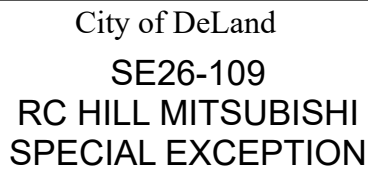
The applicant has demonstrated full compliance with these standards on the ± 3.76-acre site. The plan demonstrates that all applicable buffers are being met and has significantly increased the landscape buffer to the east despite the existing non-conforming conditions, while preserving a significant number of trees to the west. The plan also shows consistency with Sec. 33-94 Community Design Standards by providing a heavy vegetative screening between the single-family residential and the nonresidential uses, as well as providing building perimeter landscaping. Additionally, several areas of existing impervious area is being replaced with landscape islands. Parking is consistent with Sec. 33-91 off-street parking and loading. Therefore, the request meets the requirements of the applicable special exception regulations.

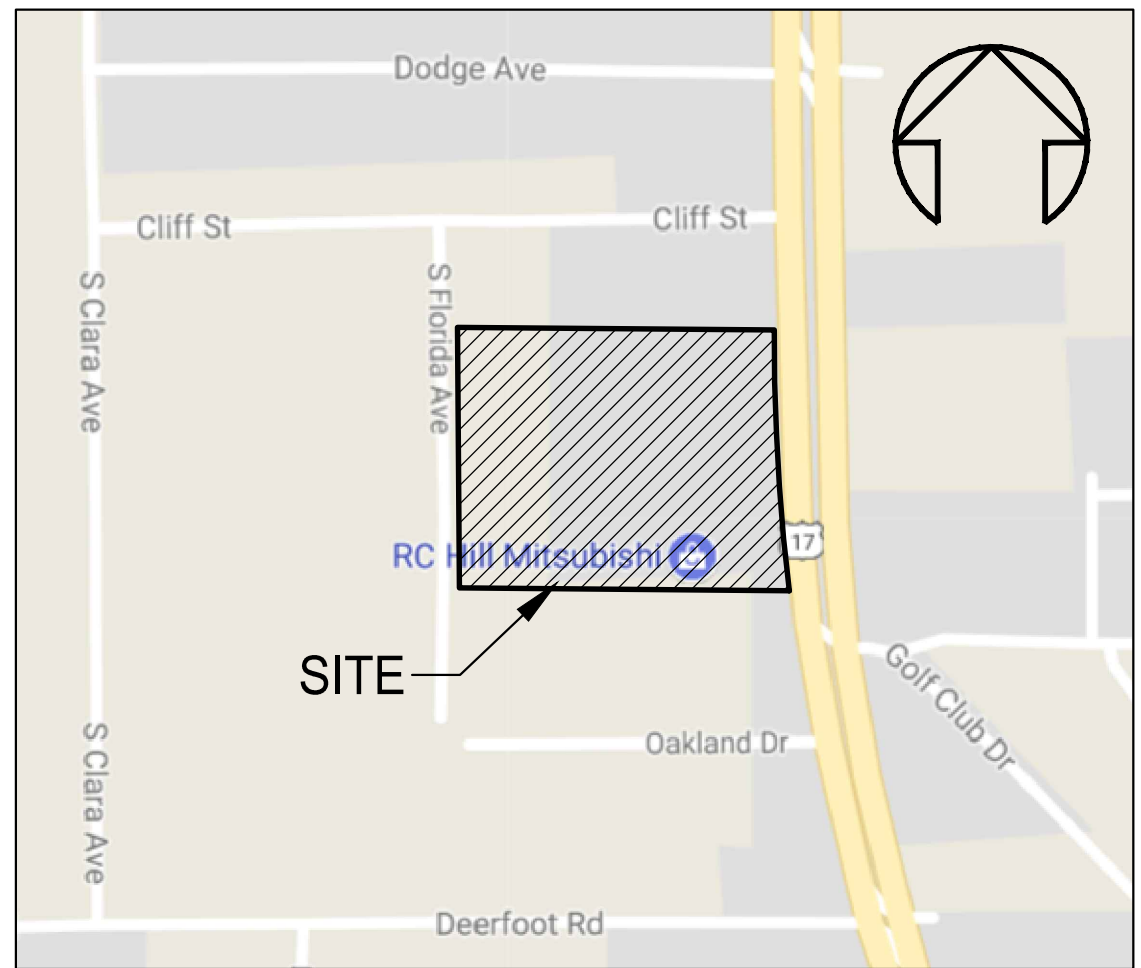
5. The applicant will be able to meet all requirements imposed by federal, state, or local government or by the city commission;
The request meets all applicable code requirements; a Class II Site Plan has been reviewed for consistency with the LDR's and conditionally approved pending approval of the Special Exception and addressing all outstanding comments.

6. It will not generate a volume or frequency of traffic which will substantially interfere with or disrupt the use or enjoyment of properties within 1,000 feet of the use;
The site is located along a commercial corridor with the capacity to handle commercial traffic volumes. No new access driveways are proposed. The project is anticipated to generate 97 new daily trips, which will not interfere with or disrupt the use of enjoyment of properties within a 1,000-foot radius.
7. It will not create a hazard, a public nuisance, or be dangerous to individuals or the public;
Expanding the long-standing use of the property as a vehicle sales and repair facility will not create a hazard or public nuisance, as it is located on a major commercial corridor surrounded by uses with similar intensities to the east. Potential nuisance to the west and south is mitigated by significant landscape buffering and compliance with dark sky lighting standards.
8. The proposed use is compatible with the predominant use of the surrounding property or will not materially alter, disrupt, or decrease the character or value of the neighborhood;
The property has been used as a vehicle sales and repair facility since 1981. The ;therefore, granting the special exception request is unlikely to alter, disrupt, or decrease the character or value of the neighborhood. The west landscape buffer will also mitigate the impacts of the expansion.
9. It will not adversely affect the natural environment, natural resources, or scenic beauty, or cause excessive pollution.
The proposal meets all applicable code requirements by providing fifteen percent tree protection area and prioritizing mostly native vegetation. Potential runoff and pollution are mitigated by a stormwater system that fully retains the 100-year, 24-hour storm event and adherence to dark sky lighting standards; therefore, it will not adversely affect the natural environment, natural resources, or scenic beauty, or cause excessive pollution.

F. STAFF RECOMMENDATION: Staff recommends that the Planning Board forward the application to the City Commission with a recommendation of approval of the Special Exception request to allow a $\pm$ 16,500 SF expansion of the existing vehicle sales and repair facility located at 1960 S. Woodland Ave.







LEGAL DESCRIPTION:
(AS SHOWN ON SURVEY PREPARED BY BLACKWELL & ASSOCIATES, INC, W.O.
#03-64-15, DATED 02/24/12)

THE NORTH 47.88 FEET OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE SW 1/4
OF THE NW 1/4 OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 30 EAST, EXCEPT
THAT PORTION TAKEN FOR STATE ROAD RIGHT-OF-WAY ON THE EAST, AND
EXCEPT A COUNTY ROAD ON THE WEST, VOLUSIA COUNTY, FLORIDA.

1. THIS IS NOT A BOUNDARY SURVEY, THIS IS A TREE LOCATION AND TOPOGRAPHIC SURVEY ONLY.
2. THE LEGAL DESCRIPTION AND BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM A SURVEY PREPARED BY BLACKWELL & ASSOCIATES LAND SURVEYORS, INC., WORK ORDER NO. 03-64-15, DATED 02/24/15.
3. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, AS BEING S89°32'14"E.
4. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NO. 12127C0610J, VOLUSIA COUNTY, FLORIDA, REVISED DATE OF FEBRUARY 19, 2014, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN).
5. UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM ABOVE GROUND EVIDENCE BY WAY OF PAINT AND FLAG MARKINGS BY OTHERS, AND BY EXISTING STRUCTURE DETAILS.
6. MARK DOWST & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON. ANY UNDERGROUND CONSTRUCTION SHOULD BE DONE BY VERIFYING THE LOCATIONS BY WAY OF SUNSHINE 811 AND SOFT DIG TECHNIQUES.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM FOOT BENCHMARK DESIGNATION "FDOT 797032", DESCRIBED AS A 4"x4" CONCRETE MONUMENT STAMPED "FDOT 797032 DS PNC", HAVING AN ELEVATION OF 43.737 FEET, NAVD 88.

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS SURVEY IS NOT VALID WITHOUT THE
ORIGINAL SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISIONS					 MARK DOWST & ASSOCIATES, INC. <i>* ENGINEERS PLANNERS SURVEYORS LB#4335 *</i> 536 NORTH HALIFAX AVENUE, SUITE 100, DAYTONA BEACH, FLORIDA 32118 PH: 386-258-7999					
F.B. / PG.	DATE	BY	DESCRIPTION	CKD	TREE LOCATION AND TOPOGRAPHIC SURVEY					PROJECT # 13
270/35	01/12/26	LAT	ADDED BORING LOCATIONS WITH GROUND ELEVATIONS.	LHD	DRAWN BY: LAT DRAW DATE: 10/19/17 CHECKED BY: KRJ SCALE: 1" = 30' FILE NAME: 1323_surbase2.dwg					
					CREW: CJ, DC		FIELD DATE: 10/18/17	F.B./PG.: 192/38-50	SHEET	1 OF 0

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RADIUS
RADIAL
RIGHT OF WAY
REINFORCED CONCRETE PIPE
SQUARE FEET
APPROXIMATE TOP OF BANK
APPROXIMATE TOE OF SLOPE
TEMPORARY BENCH MARK
TYPICAL
WATER VALVE
IRRIGATION CONTROL VALVE
SANITARY SEWER VALVE
CLEAN OUT
GAS VALVE
WATER SPIGOT
BACK FLOW PREVENTOR
FIRE HYDRANT
FIRE PLUG/CONNECTION
FLAG POLE

MAIL BOX
HANDI-CAP PARKING
SINGLE POLE SIGN
BOLLARD
CENTRAL ANGLE
BREAK LINE
SET 4"x4" CM (LB 4335)
FOUND 4"x4" CM (AS NOTED)
SET N/D (LB 4335)
FOUND N/D (AS NOTED)
SET 5/8" IRC (LB 4335)
FOUND IRON ROD (AS NOTED)
FOUND IRON PIPE (AS NOTED)
CABLE TELEVISION RISER BOX
ELECTRIC METER
ELECTRIC JUNCTION BOX
FIBER-OPTIC JUNCTION BOX
GAS METER
RECLAIMED WATER METER

TELEPHONE JUNCTION BOX
WATER METER
WIRE PULL BOX
WOOD UTILITY POLE
CONCRETE UTILITY POLE
GUY ANCHOR
CONCRETE LIGHT POLE
SANITARY MANHOLE
TELEPHONE MANHOLE
MONITORING WELL
WELL
FIBER-OPTIC CABLE MARKER
GAS LINE MARKER
MITERED END SECTION
BENCHMARK (AS NOTED)
BURIED FIBER-OPTIC LINE
BURIED GAS LINE
BURIED RECLAIMED WATER LINE
BURIED POTABLE WATER LINE

○	TREE LOCATION WITH TYPE & SIZE IN INCHES AT 4.5' ABOVE GROUND
○	SPECIMEN TREE
CAM	CAMPORH TREE
CED	CEDAR TREE
CHE	CHERRY TREE
OALA	LAUREL OAK TREE
OALI	LIVE OAK TREE
OAWA	WATER OAK TREE
PA	PALM TREE
PILL	LONG LEAF PINE TREE
RAIN	RAIN TREE

CONSTRUCTION PLANS
FOR
RC HILL MITSUBISHI
DELAND, FLORIDA
JANUARY 2026

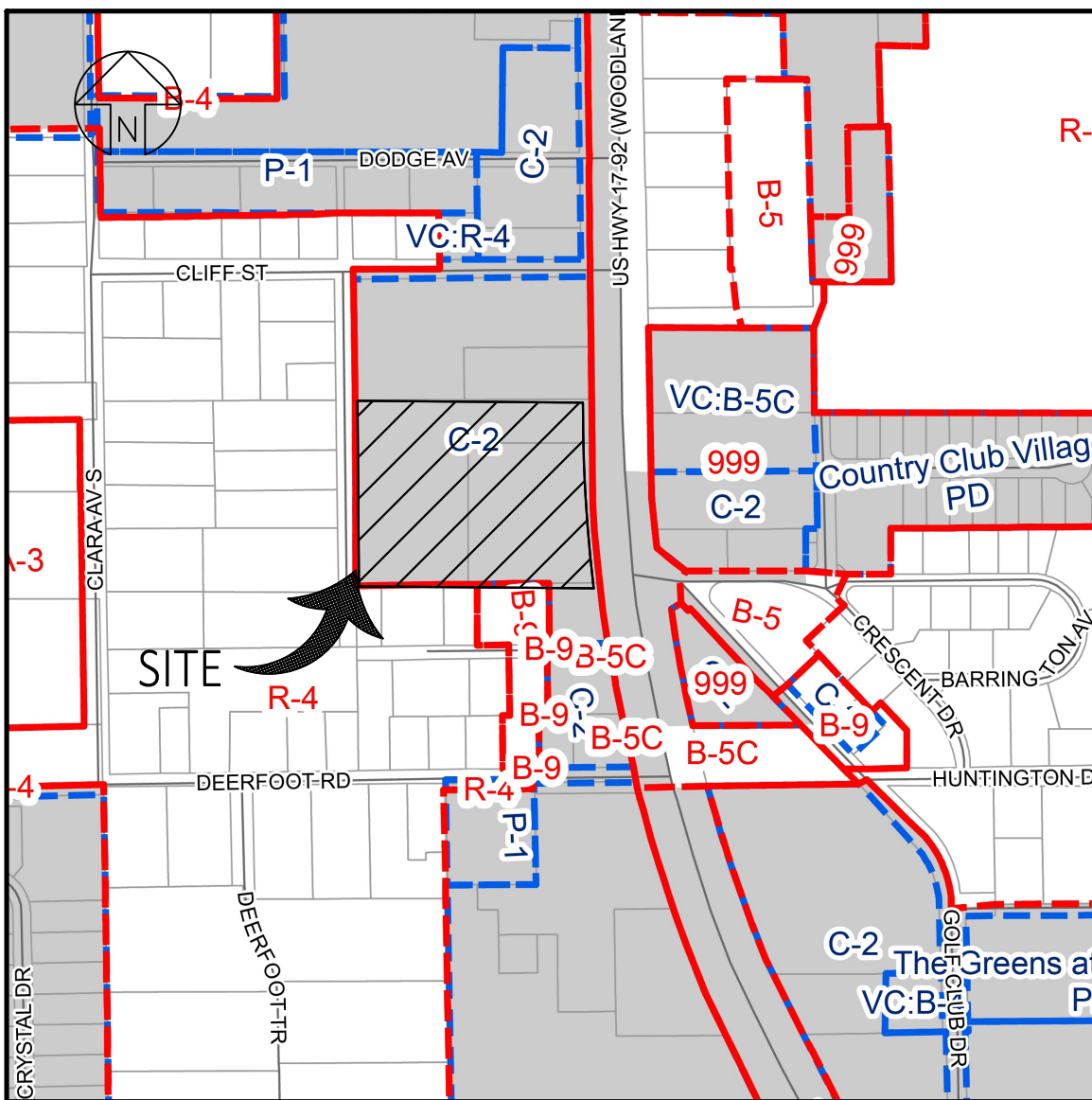
PREPARED BY:



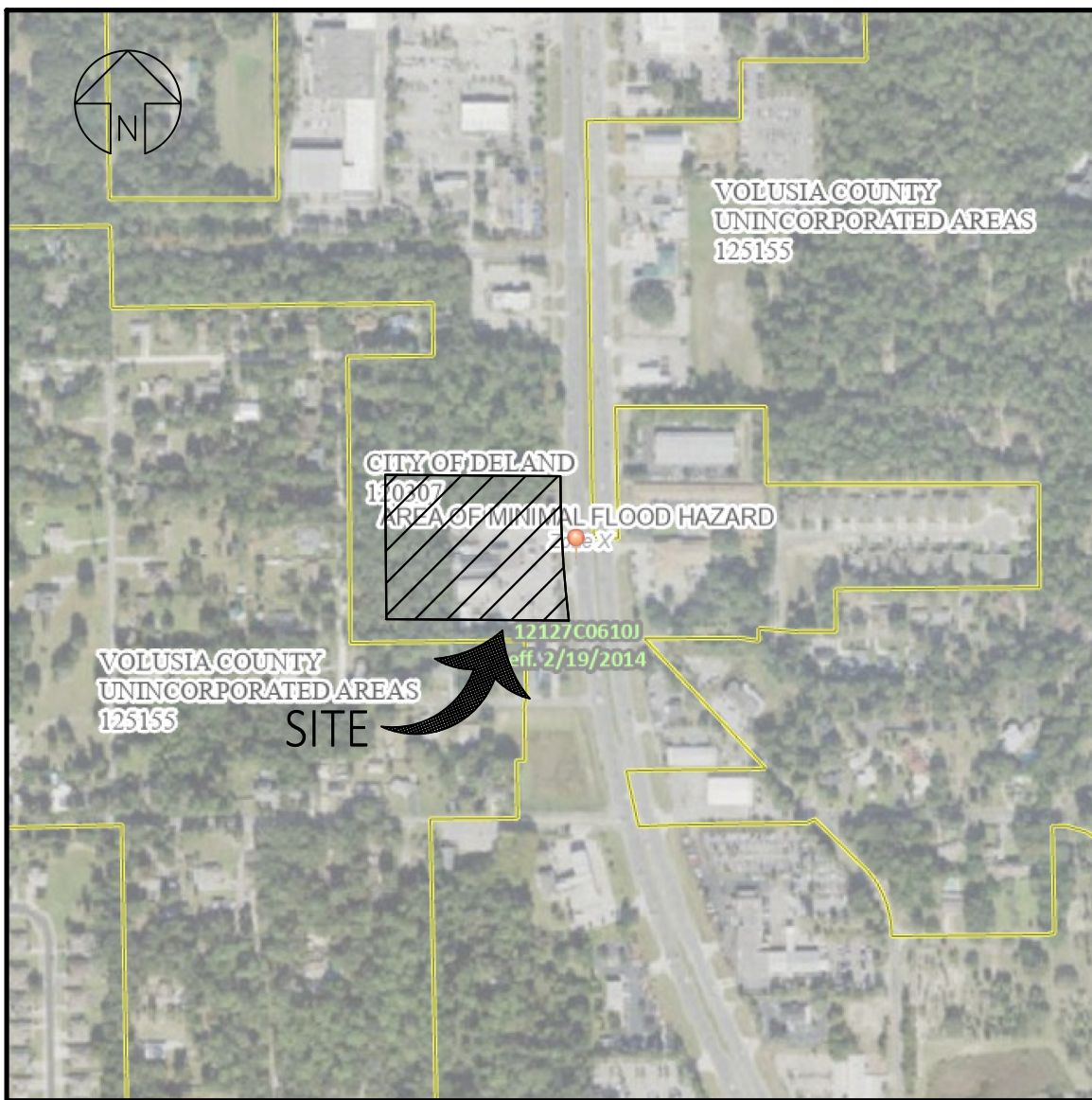
INTENDED USE STATEMENT

AUTOMOBILE DEALERSHIP EXPANSION WITH INVENTORY PARKING AND
STORMWATER TREATMENT

ZONING MAP



FLOOD MAP



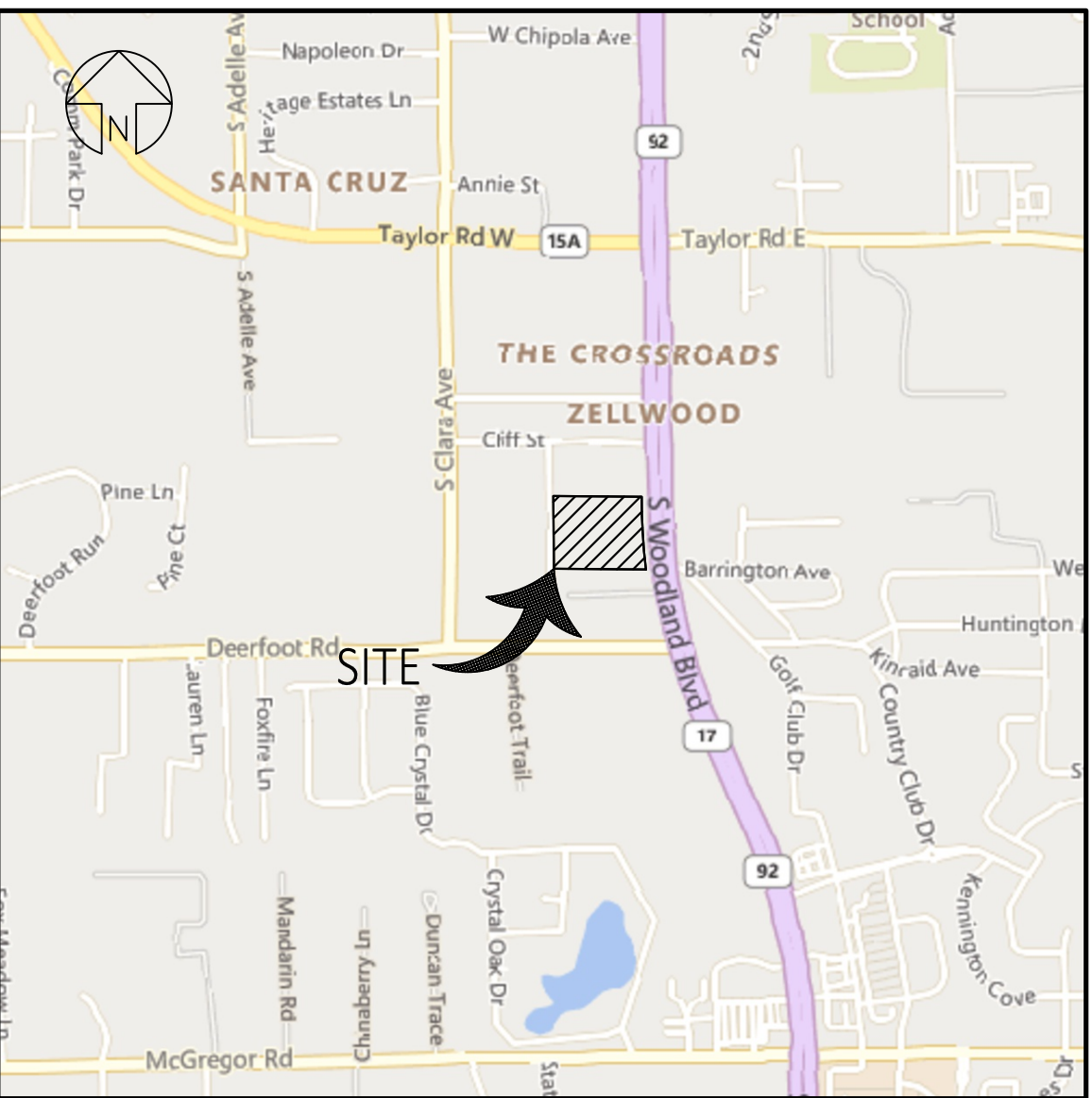
OWNER AND DEVELOPER
RC HILL MITSUBISHI
CONTACT: RC HILL
1960 S WOODLAND BOULEVARD
DELAND, FLORIDA 32720
PHONE: (386) 736-3638
E-MAIL: RCHILL@RCHILLCORP.COM

ENGINEER AND SURVEYOR
MARK DOWST AND ASSOCIATES, INC.
536 N. HALIFAX AVENUE, SUITE 100
DAYTONA BEACH, FLORIDA 32118
PHONE: (386) 258-7999
FAX: (386) 257-4310
E-MAIL: MDOWST@MDAENG.COM

ARCHITECT
BPF DESIGN, INC.
CONTACT: BRIAN P. FREDLEY
207 FAIRVIEW AVENUE
DAYTONA BEACH, FLORIDA 32114
PHONE: (386) 257-0502
FAX: (386) 257-1050
E-MAIL: BFREDLEY@BPFDESIGN.COM

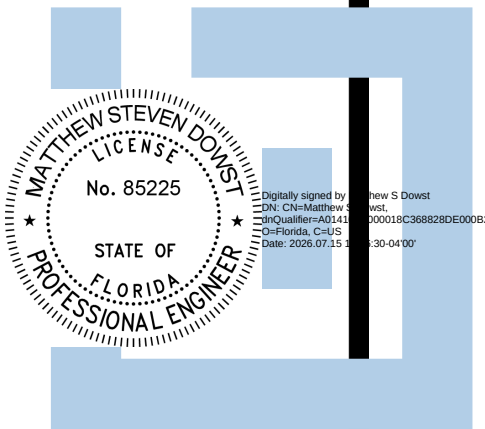
LANDSCAPE ARCHITECT
THE STERN DESIGN GROUP, PA.
CONTACT: JAN STERN
1685 PROMENADE CIRCLE
POT ORANGE, FLORIDA 32129
PHONE: (386) 788-3788
E-MAIL: STERNDESIGNGROUP@ATT.NET

VICINITY MAP



SHEET INDEX

NO.	DESCRIPTION
C1	COVER SHEET
C2	EXISTING SITE CONDITIONS
C3	CLEARING AND DEMOLITION PLAN
C4	TREE REMOVAL PLAN
C5	DIMENSION PLAN
C6	PAVING AND GRADING PLAN
C7	PAVEMENT PLAN
C8	UTILITY PLAN
C9	SWPPP NOTES
C10	CONSTRUCTION DETAILS
C11	LIFT STATION DETAIL
C12	CITY DETAILS
C13	CITY DETAILS
C14	CITY DETAILS
C15	TRUCK TURN PLAN
L1	LANDSCAPE PLAN
L2	IRRIGATION PLAN
L3	LANDSCAPE DETAILS
L4	IRRIGATION DETAILS



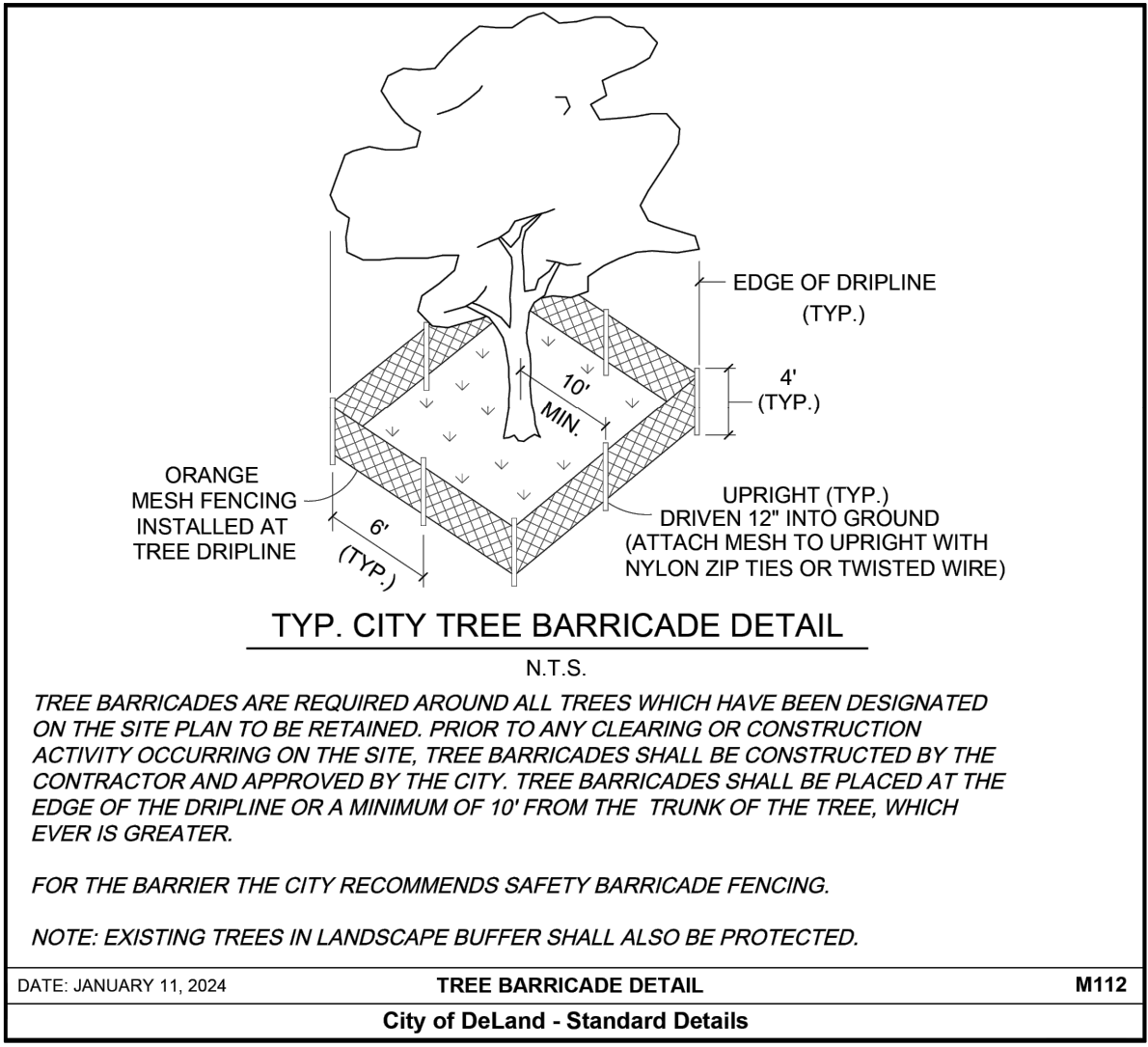


DEMOLITION NOTES

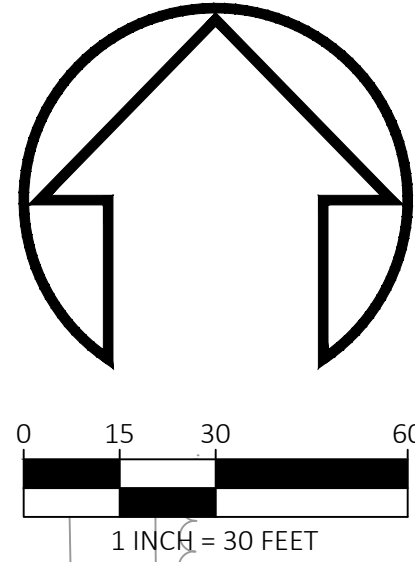
- DEMOLITION CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD WITH CIVIL ENGINEER.
- ALL PORTIONS OF WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES (ORDINANCES AND STANDARDS).
- DEMOLITION CONTRACTOR TO ACQUIRE ALL NECESSARY PERMITS TO COMPLETE DEMOLITION. VERIFY WITH THE COUNTY'S BUILDING DEPARTMENT, ZONING, RIGHT OF WAY, AND ALL OTHER GOVERNING AUTHORITIES.
- ALL PLUMBING SANITARY, GAS, CABLE T.V., ELECTRICAL, AND TELEPHONE LINES SERVING THIS SITE TO BE CAPPED IN ACCORDANCE WITH LOCAL CODES.
- DEMOLITION CONTRACTOR TO NOTIFY UTILITY NOTIFICATION CENTER NO LESS THAN 48 HOURS OR MORE THAN (5) WORKING DAYS PRIOR TO DEMOLITION OF EXISTING UTILITIES AS REQUIRED BY LOCAL UTILITIES, CONTRACTOR TO VERIFY.
- DEMOLITION CONTRACTOR TO PROVIDE ALL BARRICADES, SCAFFOLDING, AND OTHER MEANS OF PROTECTION REQUIRED TO COMPLY WITH ALL STATE LAWS, AND LOCAL MUNICIPAL ORDINANCES TO SAFE GUARD PERSONS.
- REMOVAL OF ASBESTOS CONTAINING MATERIALS, IF ANY, SHALL BE IN ACCORDANCE WITH REGULATORY STANDARDS AND IN ACCORDANCE OUTLINED IN THE LIMITED ASBESTOS SURVEY REPORT, AS APPLICABLE, PERFORMED FOR THIS PROJECT.
- TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION AND CONSTRUCTION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARDS.

EROSION & SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL MINIMIZE DISTURBANCE OF NATURAL VEGETATION TO THE MAXIMUM EXTENT PRACTICAL DURING CONSTRUCTION PROCESS.
- FILTER FABRIC INLET PROTECTION AND SILT FENCE TO BE INSTALLED PRIOR TO CONSTRUCTION ON SITE. INLET PROTECTION AND SILT FENCE TO BE INSPECTED WEEKLY AND CORRECTIVE ACTION TAKEN AS NECESSARY.
- STORMWATER RETENTION AND DETENTION STORAGE MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA SERVED BY THOSE SYSTEMS. ADEQUATE MEASURES MUST BE TAKEN TO PREVENT SILTATION OF THESE TREATMENT SYSTEMS AND CONTROL STRUCTURES DURING CONSTRUCTION OR SILTATION MUST BE REMOVED PRIOR TO FINAL GRADING AND STABILIZATION.
- DURING ANY CONSTRUCTION OF THE PERMITTED SYSTEM INCLUDING STABILIZATION AND REVEGETATION OF DISTURBED SURFACES, CONTRACTOR IS RESPONSIBLE FOR THE SELECTION, IMPLEMENTATION, AND OPERATION OF ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ONSITE AND PREVENT VIOLATIONS OF THE WATER QUALITY STANDARDS IN CHAPTERS 17-3 AND 17-4, F.A.C.
- THE CONTRACTOR MUST CONSTRUCT AND MAINTAIN A PROTECTIVE COVER (VEGETATIVE OR SUITABLE ALTERNATIVE) FOR EROSION AND SEDIMENT CONTROL ON ALL LAND SURFACES EXPOSED OR DISTURBED BY CONSTRUCTION OF THE PERMITTED PROJECT. UNLESS MODIFIED BY ANOTHER CONDITION OF THIS PERMIT OR OTHERWISE SPECIFIED ON A DISTRICT-APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE PROTECTIVE COVER MUST BE INSTALLED WITHIN FOURTEEN (14) DAYS AFTER FINAL GRADING OF THE AFFECTED LAND SURFACE. A PERMANENT VEGETATIVE COVER MUST BE ESTABLISHED WITHIN 60 DAYS OF ITS INSTALLATION. THE PERMITTEE'S REQUIREMENT TO MAINTAIN COVER ON OFFSITE SURFACES SHALL NOT BE COMPLETE UNTIL AFTER THE DISTRICT RECEIVES THE PERMITTEE'S STATEMENT OF COMPLIANCE.
- AT A MINIMUM, SILT FENCES SHALL BE INSTALLED PER PLAN. ADDITIONAL MEASURES MUST BE TAKEN TO MINIMIZE IMPACTS TO RECEIVING WATERS SUCH AS THE USE OF ADDITIONAL SILT FENCING, AND SOODINGS.
- THESE MEASURES ARE THE MINIMUM REQUIRED. ADDITIONAL CONTROLS SHALL BE UTILIZED AS REQUIRED.



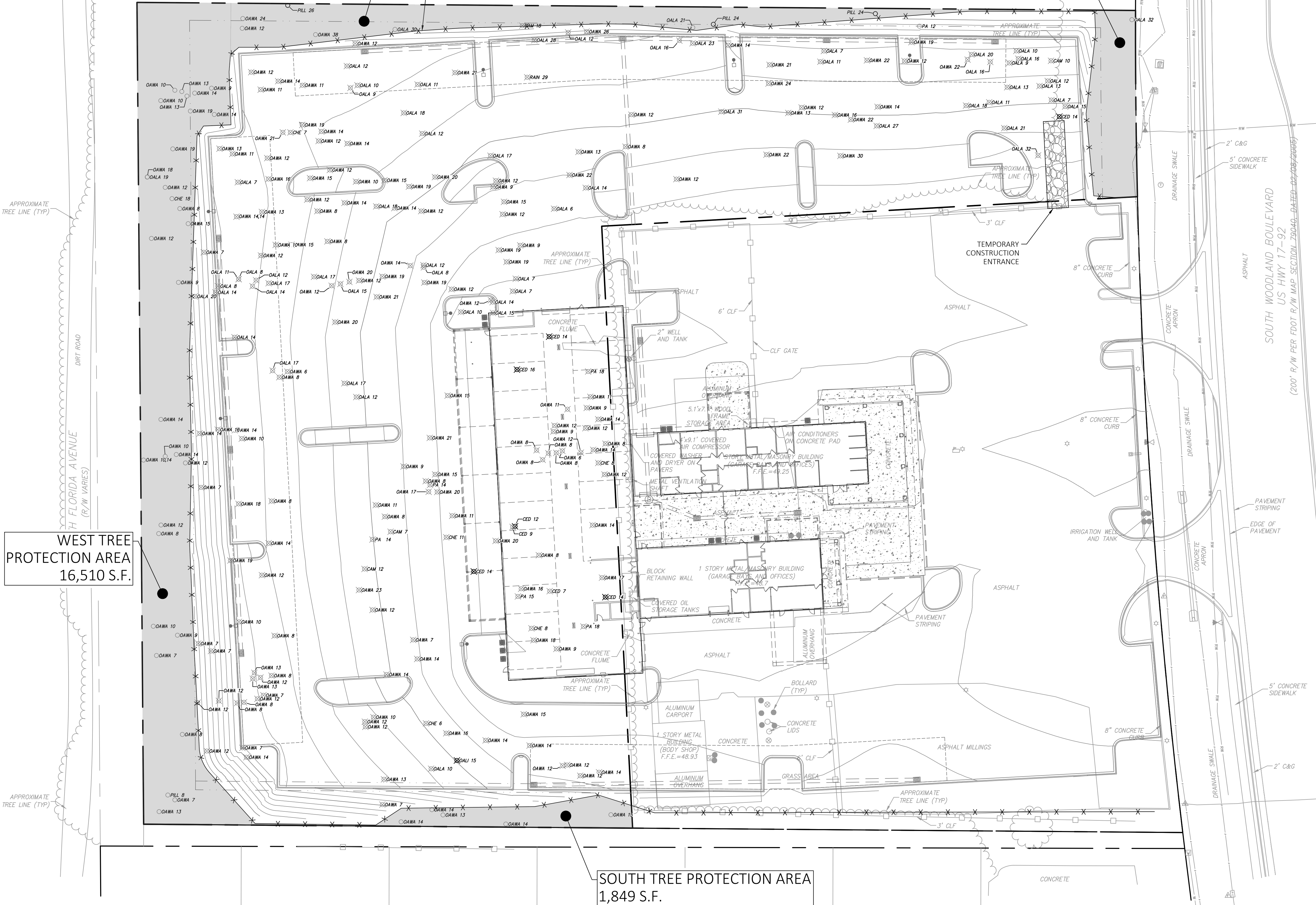
CLEARING AND DEMOLITION PLAN		PROJECT NO.										REVISION									
		1323																			
RC HILL MITSUBISHI		C3										</									



NORTH TREE PROTECTION AREA
5,443 S.F.

EAST TREE PROTECTION AREA
2,777 S.F.

SILT FENCE AND TREE BARRICADE
LOCATION (TYPICAL)
TYPE III SILT FENCE AROUND PERIMETER
OF CONSTRUCTION SITE (REMOVE AND
REPLACE FENCE AS NEEDED TO ALLOW
ACCESS FOR CONSTRUCTION EQUIPMENT)



WEST TREE PROTECTION AREA
16,510 S.F.

SOUTH TREE PROTECTION AREA
1,849 S.F.

LEGEND

- ⊗ SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE TO REMAIN
- ⊗ COMMON TREE TO BE REMOVED
- COMMON TREE TO REMAIN

TREE LEGEND

- | | |
|------|---------------------|
| BAY | BAY TREE |
| CAM | CAMPOR TREE |
| CED | CEDAR TREE |
| CHB | CHINA BERRY TREE |
| CHE | CHERRY TREE |
| CIT | CITRUS TREE |
| CML | CREPE MYRTLE |
| CYP | CYPRESS TREE |
| DWD | DOGWOOD TREE |
| EAR | EAR TREE |
| ELM | ELM TREE |
| GUM | GUM TREE |
| HBV | HACKBERRY TREE |
| HIC | HICKORY TREE |
| HLY | HOLLY TREE |
| MAG | MAGNOLIA TREE |
| MPL | MAPLE TREE |
| OA | OAK TREE |
| OAL | LAUREL OAK TREE |
| OLU | LIVE OAK TREE |
| OATK | TURKEY OAK TREE |
| OAWA | WATER OAK TREE |
| PA | PALM TREE |
| PAC | CABBAGE PALM |
| PAK | KING PALM |
| PAM | MAJESTY PALM |
| PAQ | QUEEN PALM |
| PAS | SAGO PALM |
| PCV | PECAN TREE |
| PILL | LONG LEAF PINE TREE |
| PINE | PINE TREE |
| PISA | SAND PINE TREE |
| PISL | SLASH PINE TREE |
| RAIN | RAIN TREE |
| SYG | SYCAMORE TREE |
| UNK | UNKNOWN TREE TYPE |
| TUP | TUPELO TREE |
| WCH | WILD CHERRY TREE |
| WIL | WILLOW TREE |
| WML | WAX MYRTLE TREE |

TREE REPLACEMENT CALCULATIONS

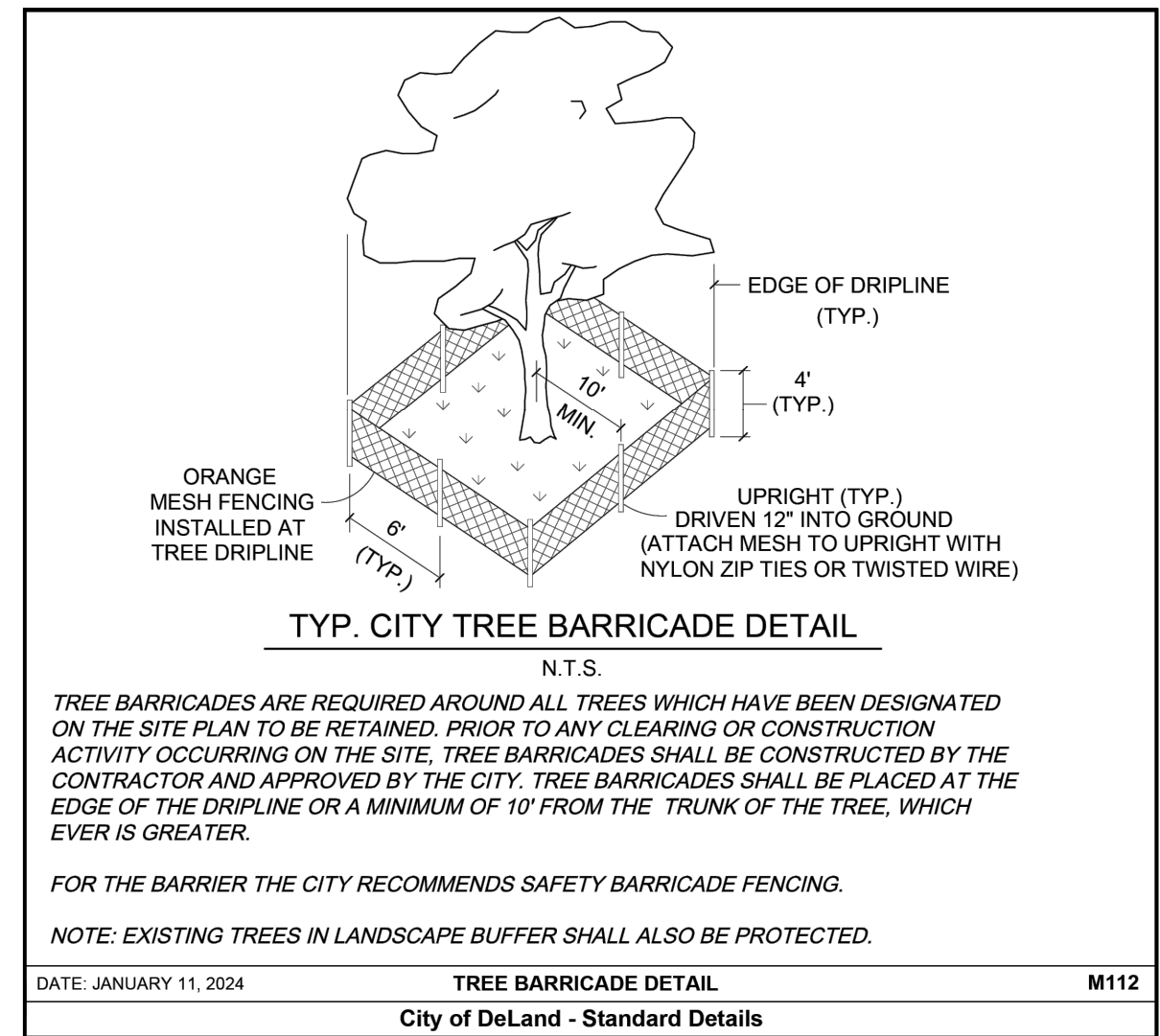
TREE PROTECTION AREA:
PROJECT AREA (163,942 S.F.) x 0.15 = 24,591 S.F. REQUIRED TREE PROTECTION AREA
26,579 S.F. PROVIDED TREE PROTECTION AREA

COVERAGE TREE REQUIREMENTS:
PROJECT AREA (163,942 S.F.) / 2,500 = 66 REQUIRED TREES
66 TREES x 6" = 396" MINIMUM DBH REQUIRED
74" DBH SPECIMEN TREES RETAINED + 627" DBH NON-SPECIMEN TREES RETAINED =
701" DBH TREE CREDIT

SPECIMEN TREE REQUIREMENTS:
10 TOTAL SPECIMEN TREES ON SITE = 2.66/ACRE
<3/ACRE REQUIRES 100% SPECIMEN TREE PROTECTION
TOTAL SPECIMEN TREES TO BE REMOVED = 7

HISTORIC TREE REQUIREMENTS:
0 TOTAL HISTORIC TREES ON SITE

TREE REPLACEMENT REQUIREMENTS:
HISTORIC TREE REMOVAL = 0
TOTAL DBH SPECIMEN TREES REMOVED = 3,045
TOTAL DBH TREE REPLACEMENT REQUIRED =



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ENGINEERS * PLANNERS * SURVEYORS
EB 4335
536 N. HALIFAX AVENUE, SUITE # 100 • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7999

TREE REMOVAL PLAN

RC HILL MITSUBISHI

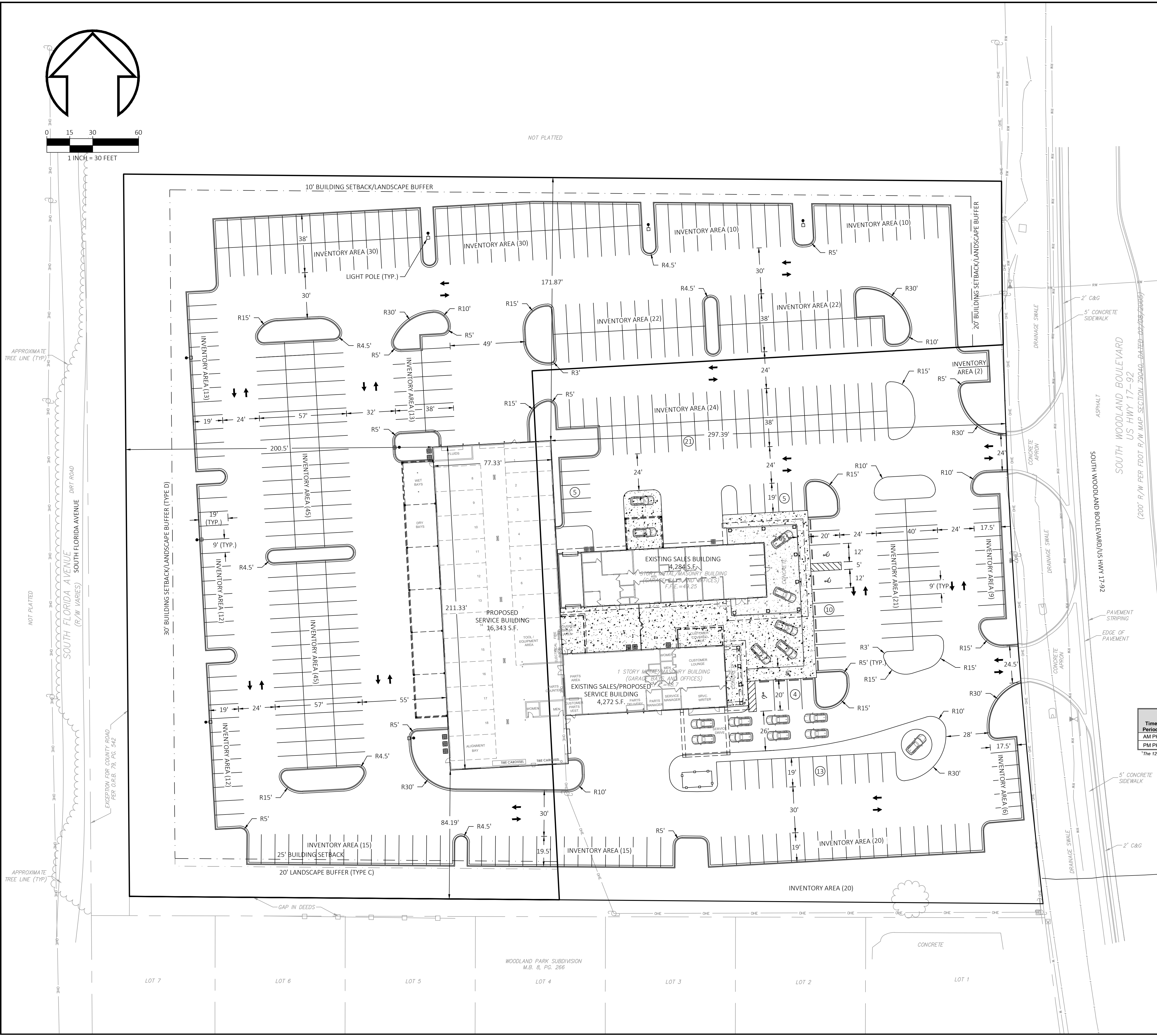
DELAND, FLORIDA

PROJECT NO.

1323

C4

1323-DEMO



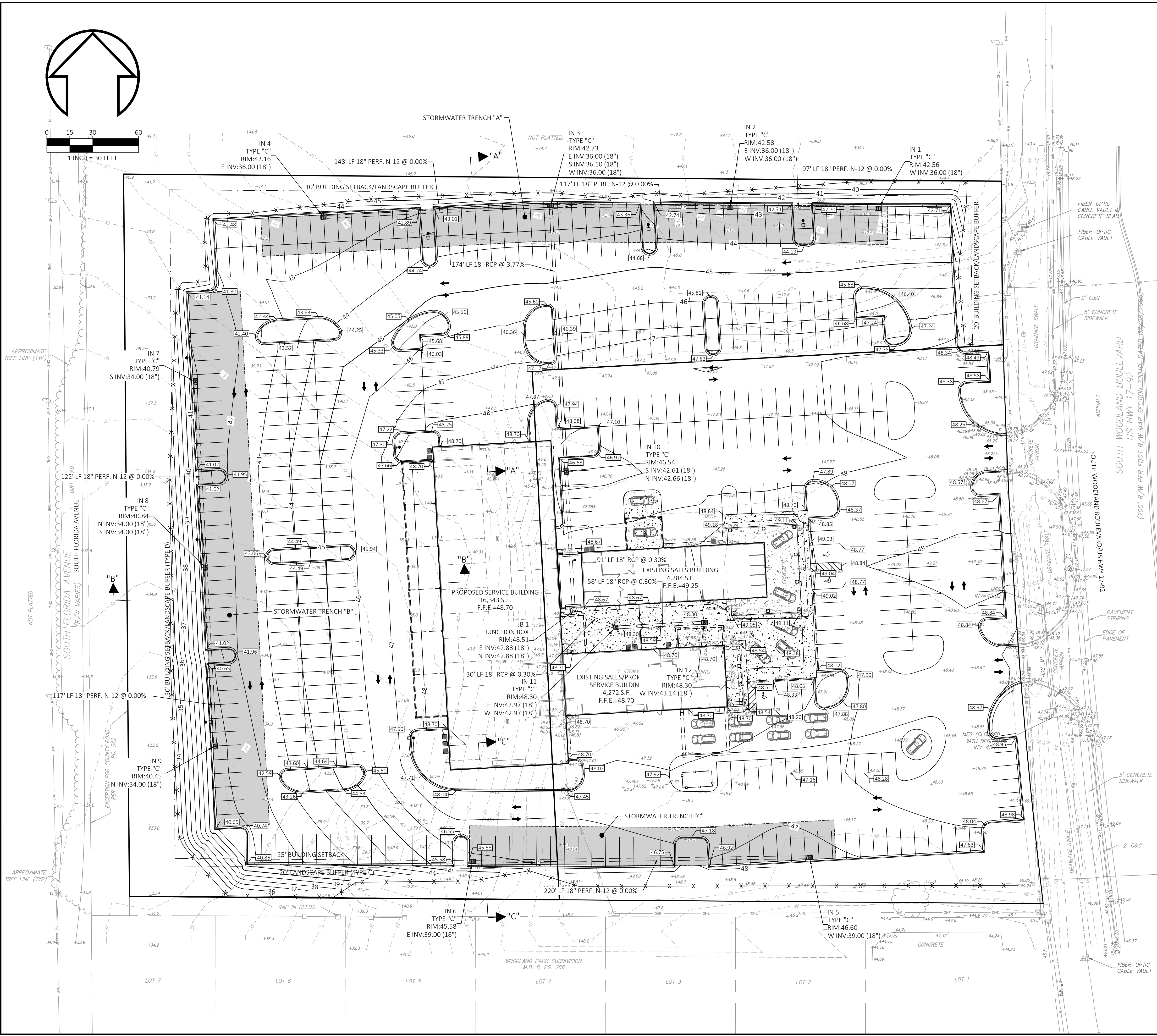
SITE DATA			
EXISTING ZONING: C-2 GENERAL COMMERCIAL FLU: HIGHWAY COMMERCIAL			
PROPOSED USE: AUTO SALES TOTAL PROJECT AREA: 163,942 S.F./3.76 ACRES			
ZONING SUMMARY:			
MINIMUM LANDSCAPE BUFFERS:			
FRONT:	30'		
REAR:	30'		
SIDE:	10'		
SIDE (RESIDENTIAL):	20'		
MAX. FAR: 1.0			
MAX. IMPERVIOUS SURFACE AREA:	70%		
MAX. BUILDING HEIGHT:	80 FT		
MINIMUM BUILDING SETBACKS:			
FRONT:	MIN. 20'		
REAR:	MIN. 30'		
SIDE:	MIN. 10'		
SIDE (RESIDENTIAL):	MIN. 25'		
SIDE (STREET):	MIN. 20'		
SITE STATISTICS:			
DESCRIPTION	S.F.	ACRES	%
TOTAL SITE AREA:	163,942	3.76	100
PROPOSED BUILDING:	16,343	0.38	10
PROPOSED ASPHALT AND CONCRETE:	99,043	2.27	60
TOTAL IMPERVIOUS AREA:	115,386	2.65	70
TOTAL PERVIOUS AREA:	48,556	1.11	30
CUSTOMER PARKING REQUIRED:			
CAR WASH AREA:	2 SPACES		
SERVICE BUILDING (2 + 2/ SERVICE BAY):	40 SPACES		
SALES BUILDING (1/400 S.F. FLOOR AREA):	11 SPACES		
50 SPACES + 3 ADA = 53 TOTAL			
PARKING PROVIDED:	55 SPACES + 3 ADA = 58 TOTAL		

- ### GENERAL NOTES
- SCS SOIL TYPE: 5-ASTATULA FINE SAND - HYDROLOGIC GROUP A, 63-TAVARES FINE SAND - HYDROLOGIC GROUP A.
 - THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE(S) "X" (AREAS OF MINIMAL FLOODING), AS SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NO. 12127C06101, VOLUSIA COUNTY, FLORIDA, REVISED DATE OF FEBRUARY 19, 2014.
 - BOUNDARY, TOPOGRAPHIC AND TREE SURVEY PREPARED BY MARK DOWST & ASSOCIATES, INC., PROJECT No. 1323, DATED 03-14-25.
 - VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), AS DERIVED FROM BENCHMARK DESIGNATION "FDOT 797032", DESCRIBED AS A 4"x4" CONCRETE MONUMENT STAMPED "FDOT 797032 DS PNC", HAVING AN ELEVATION OF 43.74, NAVD 88.
 - PAVEMENT SHALL BE PAINT STRIPED AND WHEEL STOPPED AS SHOWN.
 - ALL TRAFFIC CONTROL DEVICES, INCLUDING SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 - THE LOCATION OF ALL EXISTING UTILITIES AND SITE CONDITIONS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM BEST INFORMATION AVAILABLE, AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES, AND TO MAKE THE NECESSARY ARRANGEMENTS. FOR ANY RELOCATION OF UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE CONTRACTOR. THE CONTRACTOR SHALL COOPERATE WITH THE RESPECTIVE UTILITY COMPANIES DURING RELOCATION OPERATIONS.
 - AREAS WITHIN THE PUBLIC RIGHT OF WAY AND OFFSITE WHICH HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE CLEARED OF ALL DEBRIS, REGRADED, AND SODDED SO AS TO RESTORE THE AREA TO A STABILIZED AND PLANTED STATE.
 - ALL SITEWORK MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA D.O.T. STANDARD SPECIFICATIONS AND SOUTHERN STANDARD BUILDING CODES.
 - THE CONTRACTOR SHALL TAKE REASONABLE STEPS TO PREVENT ONSITE EROSION AND SEDIMENT FROM LEAVING SITE DURING CONSTRUCTION. AT COMPLETION OF CONSTRUCTION, ALL NON-PAVED AREAS SHALL BE SODDED.
 - PERIMETER LOT LIGHTING WILL BE DIMMABLE AT NIGHT TO MINIMIZE DISRUPTION TO NEIGHBORING RESIDENTIAL PROPERTIES.

Project Trip Generation RC Hill Mitsubishi									
Time Period	Land Use	Land Use Code	Trip Rate Equation	Quantity (X)	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips (T)
AM PH	Automobile Sales (New)	840	T=1.03(X) + 28.73	19	67%	33%	32	16	48
PM PH			T=1.41(X) + 22.58		44%	56%	22	27	49

The 12th Edition of the ITE Trip Generation Manual does not provide trips rates to estimate daily total trips for LUC 840.

REVISION		APPR.		DATE		NO.	



LEGEND

	EXISTING GRADE
	PROPOSED GRADE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SILT FENCE LOCATION
	PROPOSED STORMWATER RUNOFF
	PROPOSED TRAFFIC FLOW

PAVING AND DRAINAGE NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PREVENT TURBIDITY/ SILTRATION FROM LEAVING SITE DURING SITEWORK CONSTRUCTION BY UTILIZING HAY BALES, SILT FENCES, AND SILTATION BASINS WHERE APPROPRIATE. PARTIALLY EXCAVATED RETENTION BASINS SHALL BE USED TO CONTROL SITE RUNOFF DURING CONSTRUCTION.
2. ALL STORM DRAIN PIPE 15" AND LARGER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.
3. CONCRETE CURBS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 PSI. CURBS SHALL BE SAW CUT AT 10 FOOT INTERVALS WITH EXPANSION JOINTS AT 60 FOOT INTERVALS.
4. ALL SITEWORK MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS, THE LATEST EDITION OF THE FLORIDA DOT STANDARD SPECIFICATIONS AND SOUTHERN STANDARD BUILDING CODES.
5. ALL UNDERGROUND UTILITIES MUST BE INSTALLED, TESTED, AND APPROVED FOR ACCEPTANCE BY THE UTILITY PRIOR TO PREPARATION AND COMPLETION OF SUBGRADE FOR ROADWAYS AND PAVING AREAS.
6. FOR BUILDING FOUNDATION SITE PREPARATION REQUIREMENTS, SEE GEOTECHNICAL REPORT AND ARCHITECTURAL SPECIFICATIONS BY OTHERS.
7. FOR FENCE AND DUMPSTER ENCLOSURE DETAILS, REFER TO ARCHITECTURAL PLANS.
8. ALL SURFACES OF PARKING LOT SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO PREVENT PONDING.
9. ALL ROOF DRAIN / YARD DRAIN PIPING SHALL BE PVC SDR 35 WITH MINIMUM 1.00% SLOPE. YARD DRAINS SHALL BE NDS NO. 1221 LOW PROFILE ADAPTER WITH ADA COMPLIANT NDS NO. 1212 12" SQUARE STRUCTURAL FOAM POLYOLEFIN GRATE. TOP OF GRATES SHALL BE ADJUSTED TO FINISH GRADE TO PROVIDE 1.0% MINIMUM SLOPE FOR GRASS AREAS.

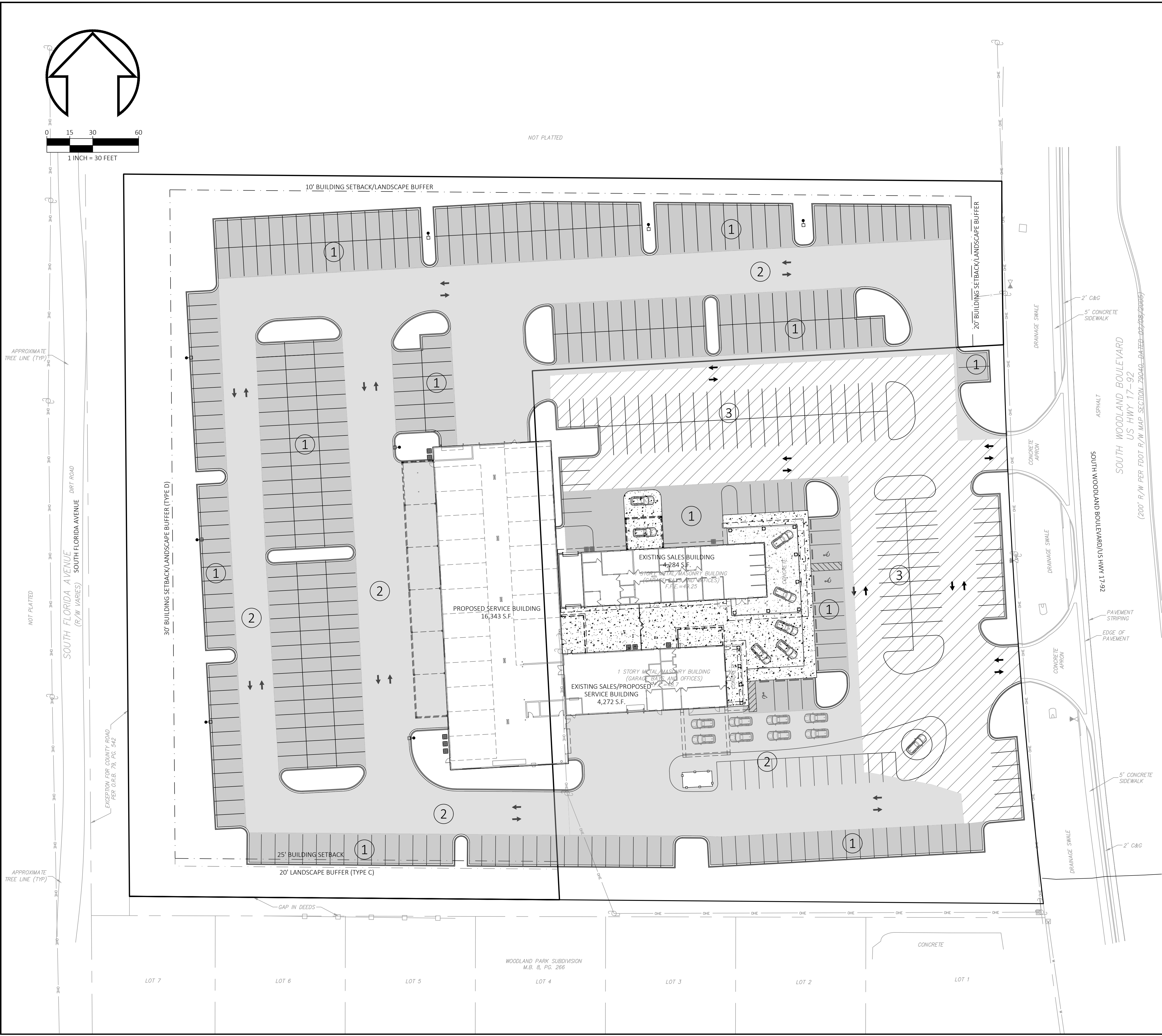
MARK DOWST & ASSOCIATES, INC.
ENGINEERS * PLANNERS * SURVEYORS
EB 4335
536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999

REVISION
NO. DATE APPR.

PAVING AND GRADING PLAN
RC HILL MITSUBISHI
DELAND, FLORIDA

PROJECT NO.
1323
C6
1323-GRADE

SCALE
1"=30'
DESIGNED
MSD
DRAWN
JTA
CHECKED
MSD
DATE
01/07/25
BY
DATE



PAVING SPECIFICATIONS

- ① PARKING LOT LIGHT DUTY :
1.5" FDOT TYPE SP 9.5 ASPHALTIC CONCRETE
6" LIMEROCK BASE
(COMPACTED TO 98% MAX. DRY DENSITY PER AASHTO T-180) (MIN. LBR = 100)
12" STABILIZED SUBGRADE
(COMPACTED TO 98% MAX. DRY DENSITY PER AASHTO T-180) (MIN. LBR = 40)
- ② PARKING LOT HEAVY DUTY :
2" FDOT TYPE SP 12.5 ASPHALTIC CONCRETE
8" LIMEROCK BASE
(COMPACTED TO 98% MAX. DRY DENSITY PER AASHTO T-180) (MIN. LBR = 100)
12" STABILIZED SUBGRADE
(COMPACTED TO 98% MAX. DRY DENSITY PER AASHTO T-180) (MIN. LBR = 40)
- ③ MILL & OVERLAY EXISTING PARKING LOT:
1.5" MILL & 1.5" FDOT TYPE SP 9.5 ASPHALTIC CONCRETE

PAVING AND DRAINAGE NOTES

- THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PREVENT TURBIDITY/ SILTRATION FROM LEAVING SITE DURING SITEWORK CONSTRUCTION BY UTILIZING HAY BALES, SILT FENCES, AND SILTATION BASINS WHERE APPROPRIATE. PARTIALLY EXCAVATED RETENTION BASINS SHALL BE USED TO CONTROL SITE RUNOFF DURING CONSTRUCTION.
- ALL STORM DRAIN PIPE 15" AND LARGER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.
- CONCRETE CURBS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3000 PSI. CURBS SHALL BE SAW CUT AT 10 FOOT INTERVALS WITH EXPANSION JOINTS AT 60 FOOT INTERVALS.
- ALL SITEWORK MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS, THE LATEST EDITION OF THE FLORIDA DOT STANDARD SPECIFICATIONS AND SOUTHERN STANDARD BUILDING CODES.
- ALL UNDERGROUND UTILITIES MUST BE INSTALLED, TESTED, AND APPROVED FOR ACCEPTANCE BY THE UTILITY PRIOR TO PREPARATION AND COMPLETION OF SUBGRADE FOR ROADWAYS AND PAVING AREAS.
- FOR BUILDING FOUNDATION SITE PREPARATION REQUIREMENTS, SEE GEOTECHNICAL REPORT AND ARCHITECTURAL SPECIFICATIONS BY OTHERS.
- FOR FENCE AND DUMPSTER ENCLOSURE DETAILS, REFER TO ARCHITECTURAL PLANS.
- ALL SURFACES OF PARKING LOT SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO PREVENT PONDING.
- ALL ROOF DRAIN / YARD DRAIN PIPING SHALL BE PVC SDR 35 WITH MINIMUM 1.00% SLOPE. YARD DRAINS SHALL BE NDS No. 1221 LOW PROFILE ADAPTER WITH ADA COMPLIANT NDS No. 1212 12" SQUARE STRUCTURAL FOAM POLYOLEFIN GRATE. TOP OF GRATES SHALL BE ADJUSTED TO FINISH GRADE TO PROVIDE 1.0% MINIMUM SLOPE FOR GRASS AREAS.

PAVEMENT PLAN

RC HILL MITSUBISHI

DELAND, FLORIDA

PROJECT NO.

1323

C7

1323-PAVE

MARK DOWST & ASSOCIATES, INC.

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EB 4335

536 N. HALIFAX AVENUE, SUITE # 100 • DAYTONA BEACH, FLORIDA 32118 • (386) 258-7999

SCALE

1"=30'

DESIGNED

MSD

DRAWN

JTA

CHECKED

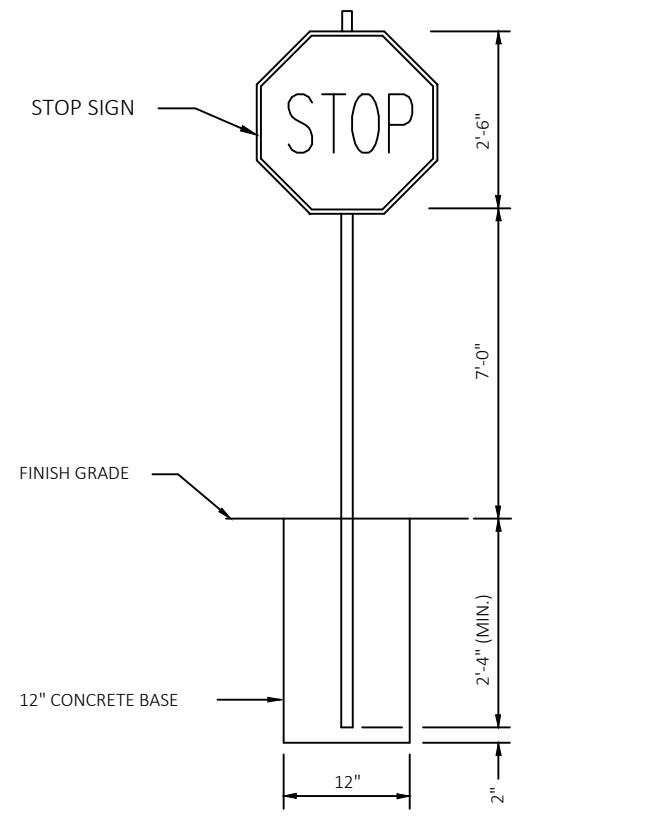
MSD

DATE

01/07/25

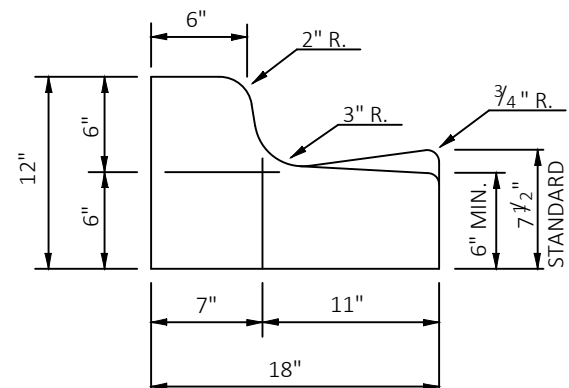
BY

NO.	DATE	APPR.	REVISION



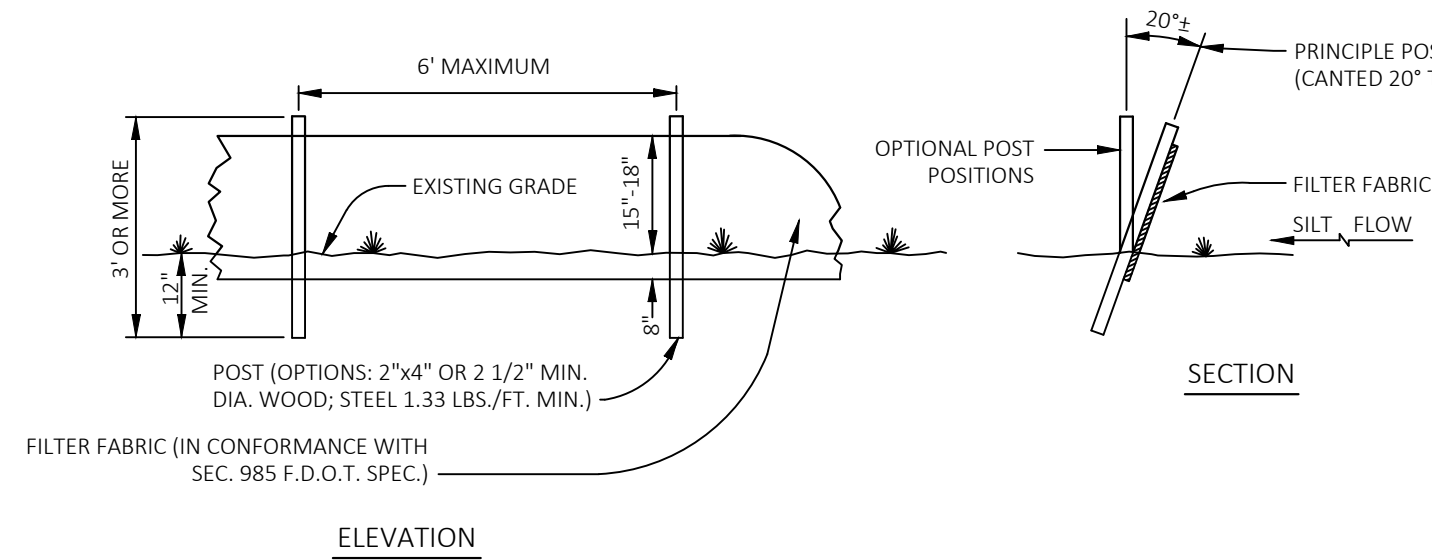
STOP SIGNS SHALL BE FABRICATED USING 3M BRAND "SCOTCHLITE" SHEETING (ENGINEER GRADE) ON MINIMUM 0.80 GAUGE ALUMINUM BLANKS. THE STOP SIGN SHALL BE 30" OCTAGONAL INSTALLED ON EITHER A 12" LONG, 3 LBS/FT "U" CHANNEL POST (RAIL STEEL), OR A 3" DIAMETER X 12' LONG ROUND ALUMINUM POST.

STOP SIGN DETAIL

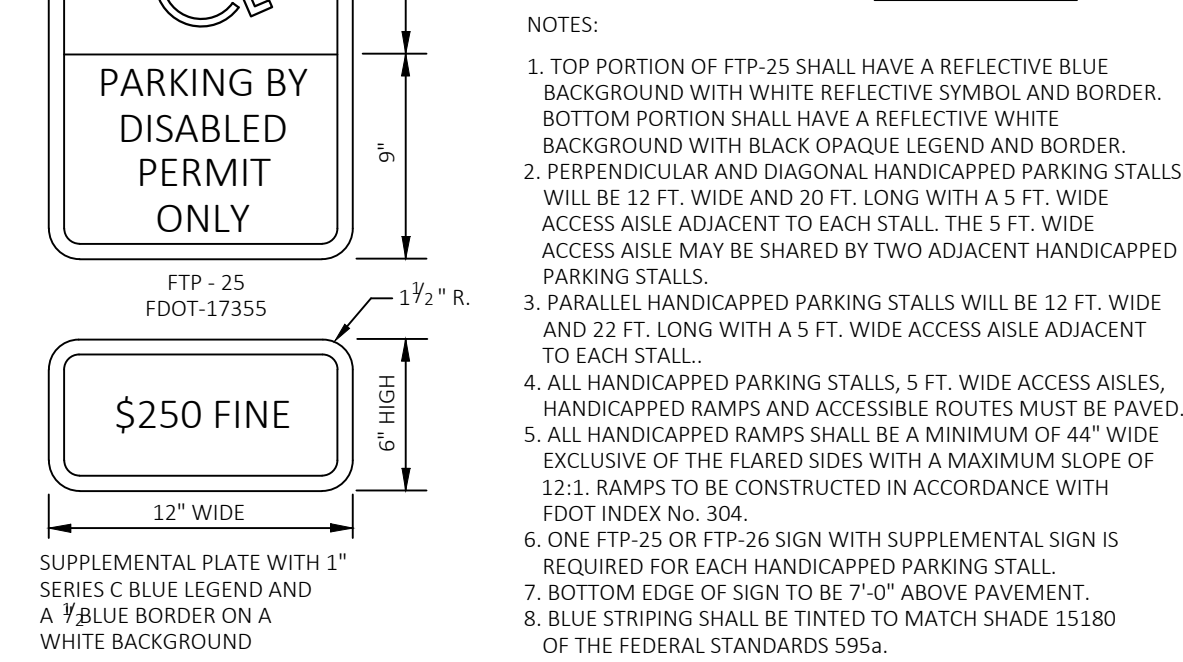
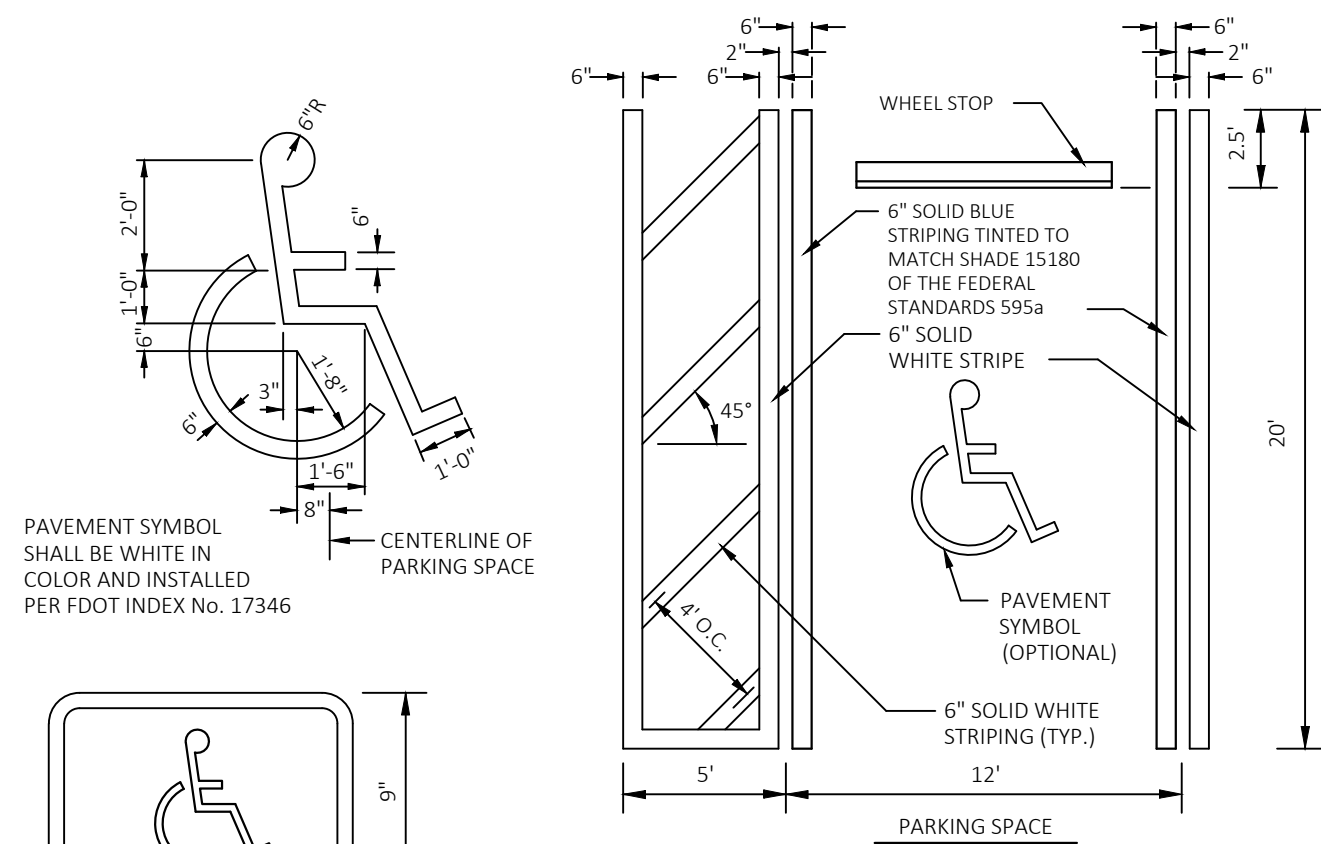


NOTE:
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON THE PLANS.

18" CURB AND GUTTER DETAIL

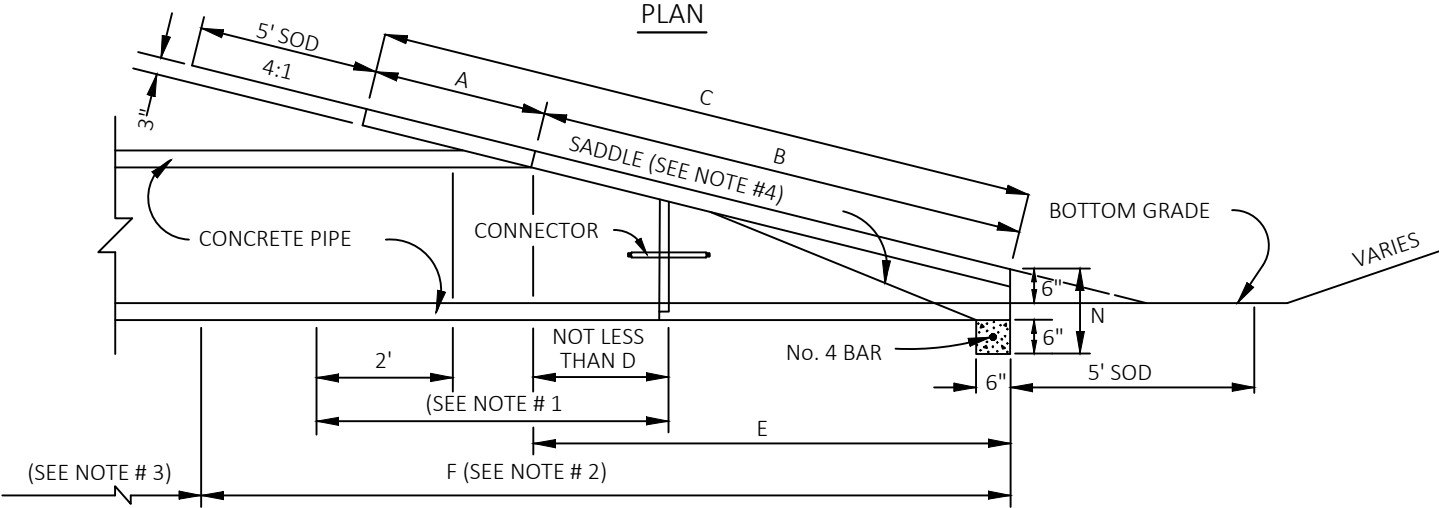
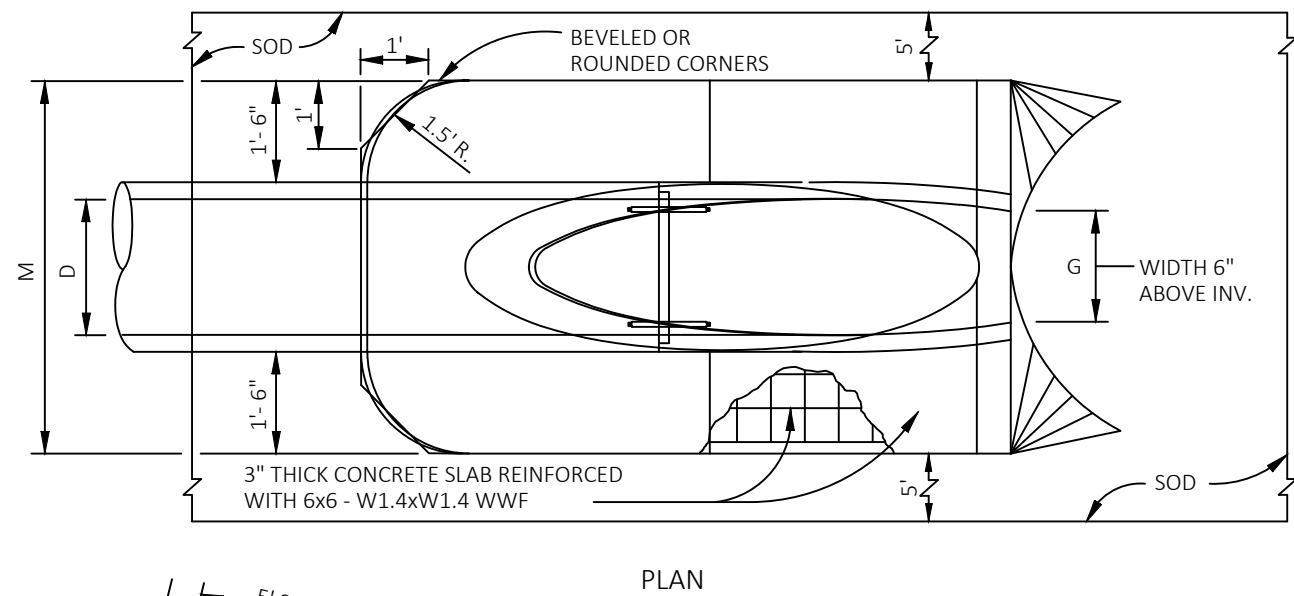


SILT FENCE DETAIL



HANDICAPPED PARKING DETAIL

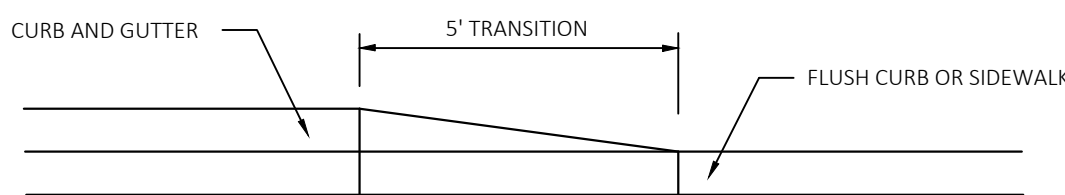
D	A	B	C	E	F	G	M	N
15"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.63'	1.19'
18"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.92'	1.21'
24"	2.53'	7.18'	9.71'	7.03'	11'	1.73'	5.50'	1.35'
30"	2.70'	9.25'	11.95'	9.03'	13'	2.00'	6.08'	1.29'
36"	2.87'	11.31'	14.18'	11.03'	15'	2.24'	6.67'	1.33'
42"	3.05'	13.37'	16.42'	13.03'	17'	2.45'	7.25'	1.38'



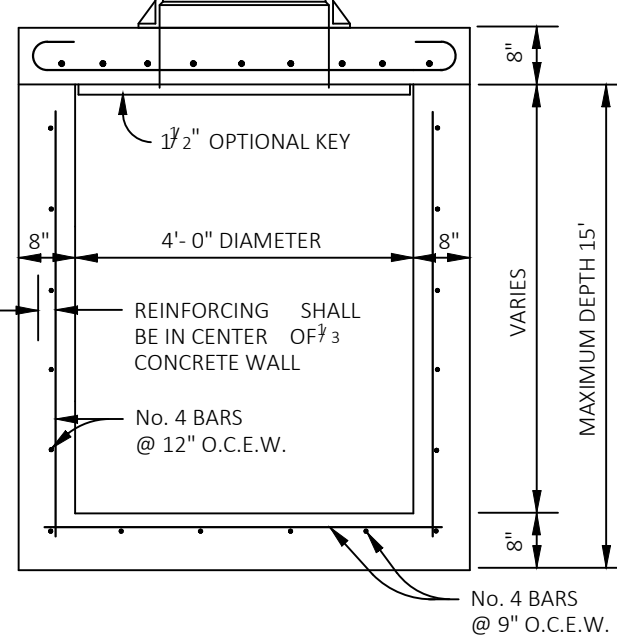
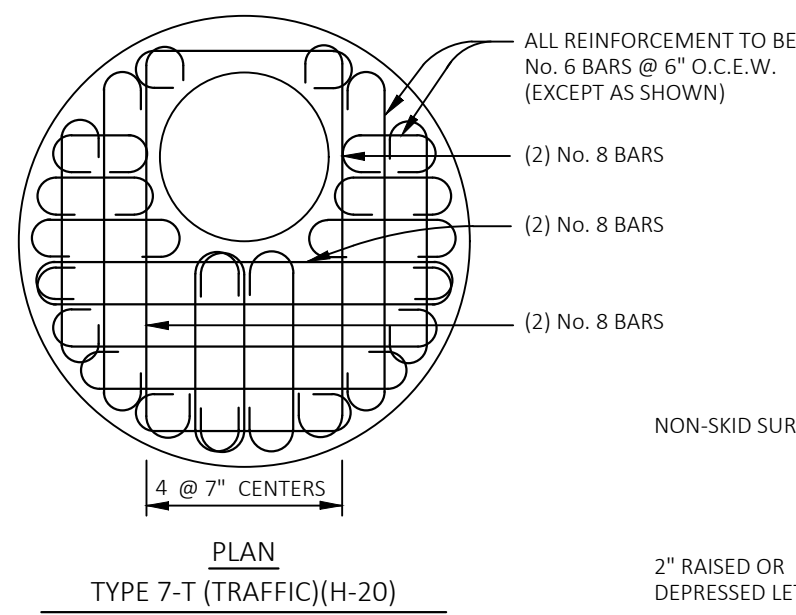
NOTES:
1. NO PIPE JOINT PERMITTED UNLESS APPROVED BY THE ENGINEER.
2. PIPE TO BE INCLUDED UNDER UNIT PRICE FOR MITERED END SECTION.
3. PAID FOR AS CROSS DRAIN PIPE CULVERT.
4. SLOPE 4:1 MITER TO C PIPE FOR PIPES 18" AND SMALLER, 2:1 FOR PIPES 24" AND LARGER.

MITERED END SECTION DETAIL

F.D.O.T. INDEX No. 272

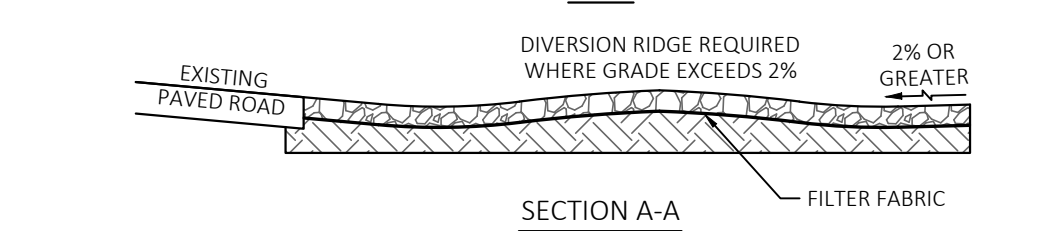
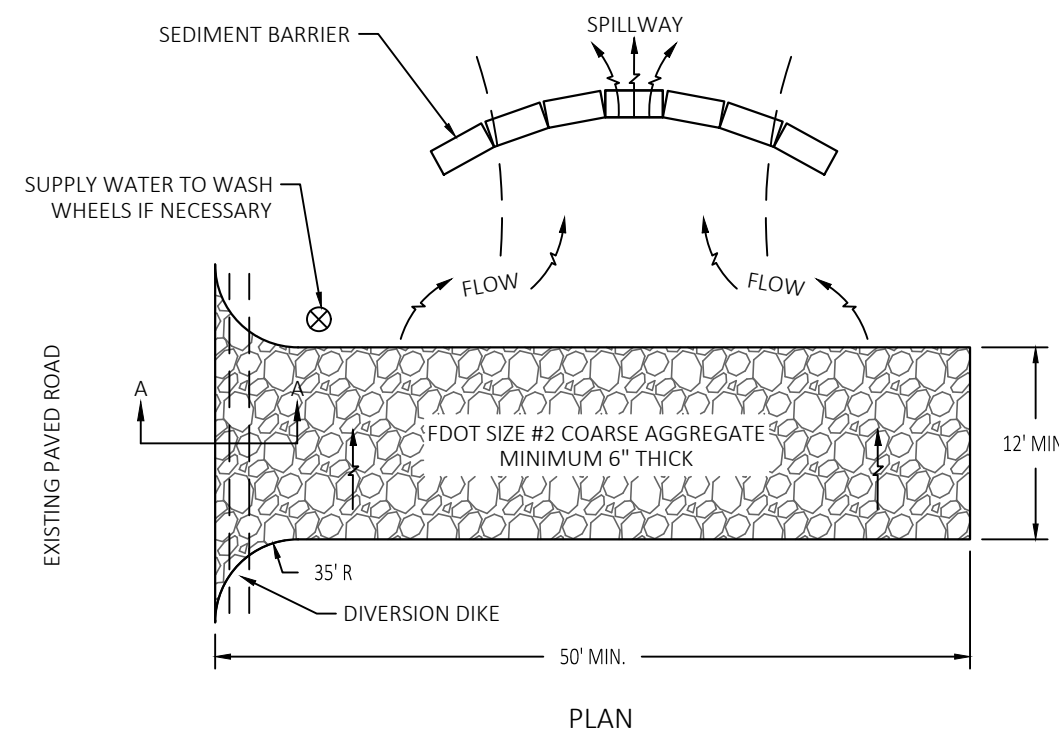


CURB TRANSITION DETAIL



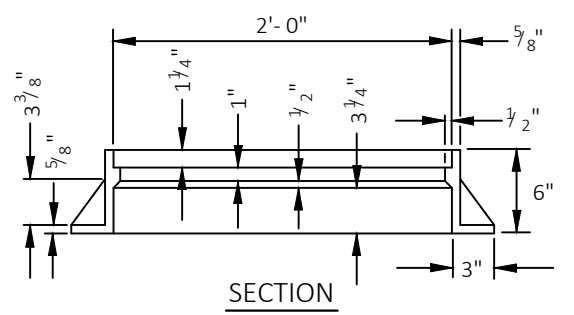
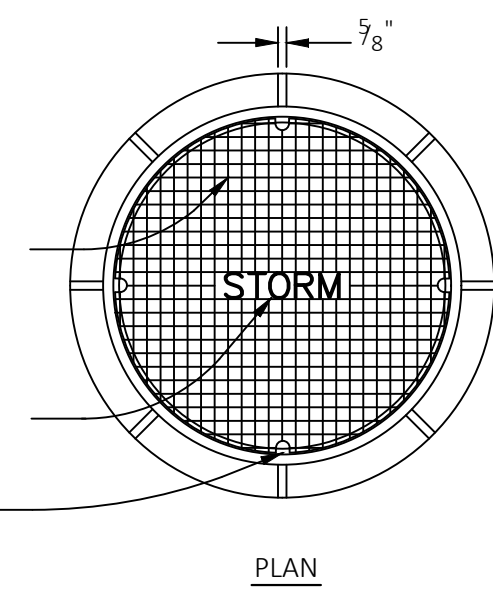
JUNCTION BOX DETAIL

F.D.O.T. INDEX No. 201

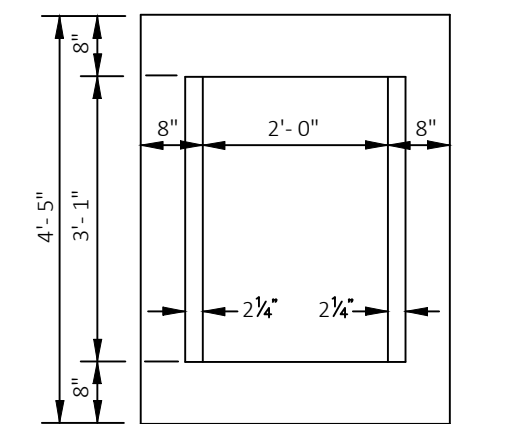


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN PASSIVE MEANS FAIL TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY, WHEELS SHALL BE CLEANED PRIOR TO ENTERING ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. ALL MATERIALS SPILLED, DROPPED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY (INCLUDING T.G.C.E. AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY, IF SO DIRECTED.
5. A SOIL TRACKING PREVENTION DEVICE IS AN ACCEPTABLE ALTERNATIVE TO THIS DETAIL. REFERENCE FDOT INDEX 106 FOR DETAILS.

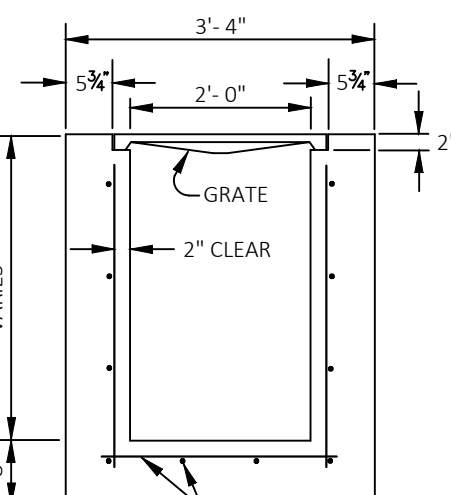
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



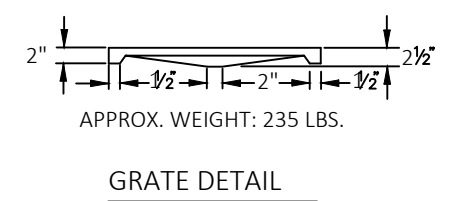
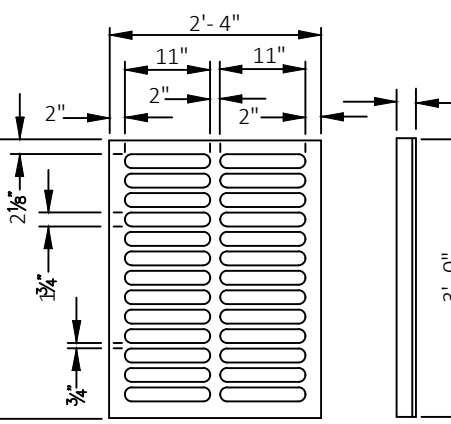
TYPE 1 - CAST IRON FRAME AND COVER



PLAN

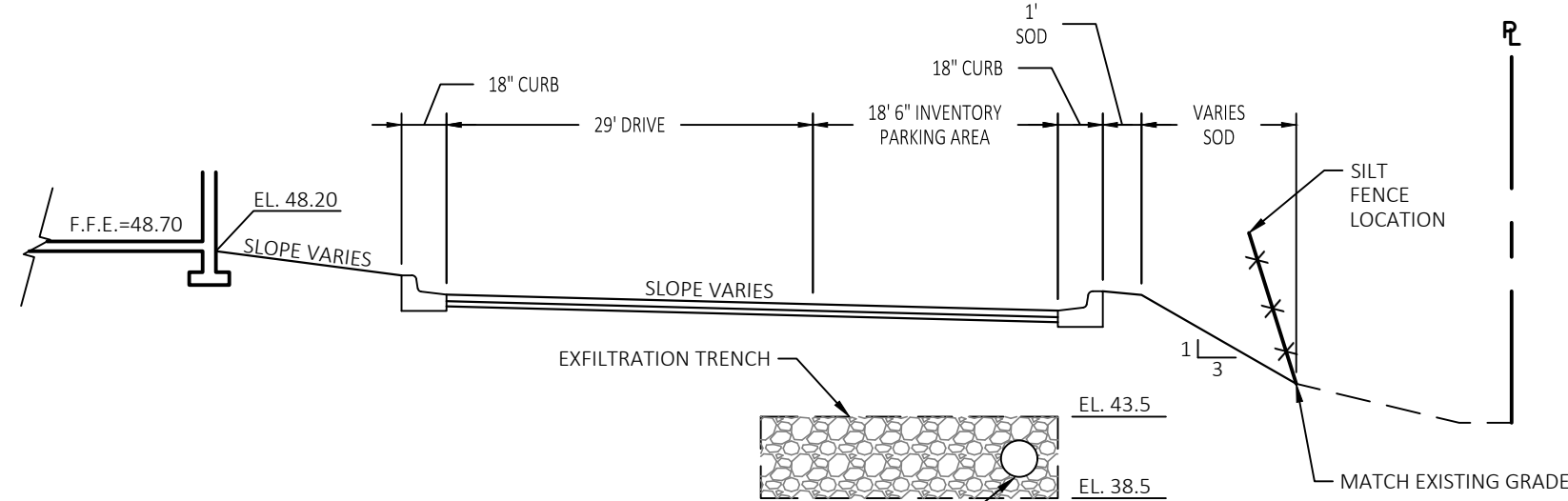


RECOMMENDED MAXIMUM PIPE SIZE:
2'-0" WALL - 18" PIPE
3'-1" WALL - 24" PIPE

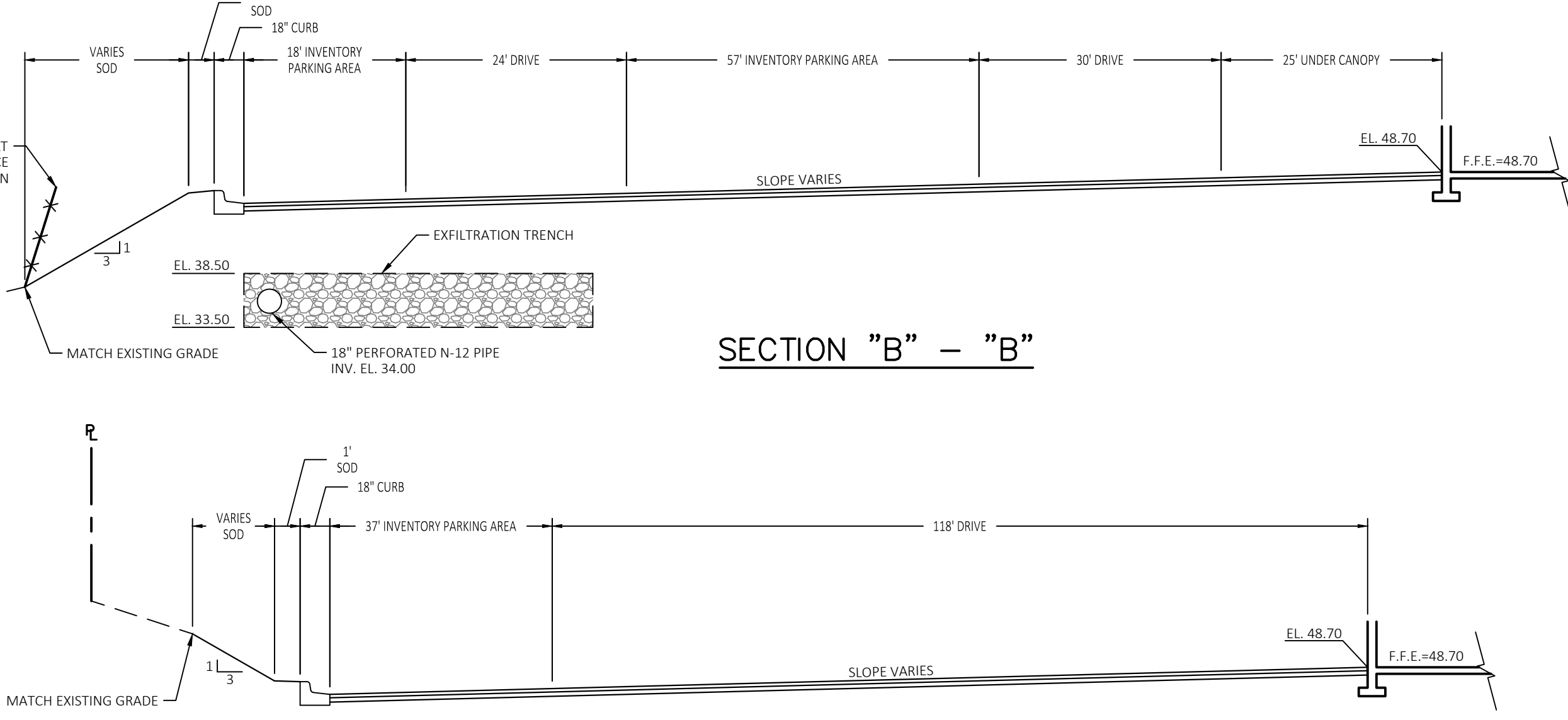


TYPE "C" INLET DETAIL

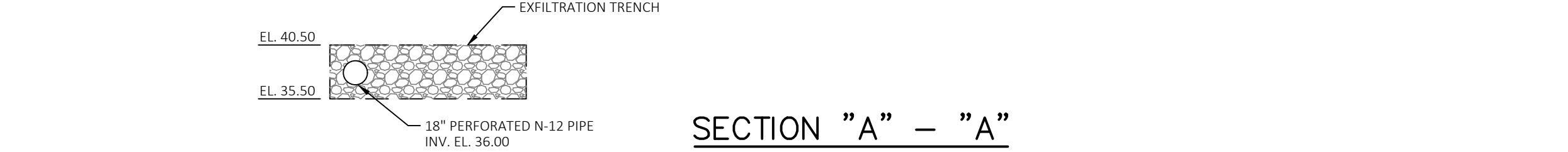
F.D.O.T. INDEX No. 232



SECTION "C" - "C"



SECTION "B" - "B"



SECTION "A" - "A"

MARK DOWST & ASSOCIATES, INC.
ENGINEERS * PLANNERS * SURVEYORS
LB 4335
5316 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999

CONSTRUCTION DETAILS
RC HILL MITSUBISHI
DELAND, FLORIDA

PROJECT NO.
1323

C10

1323-CS

(No Substitutions - No Alternates)

GUARD PRO IV offers a remote control and maintenance solution which allows you to create a decentralized system to monitor and control devices. Up to eight (8) different lift station inputs can be monitored and up to eight (8) outputs can be controlled remotely. The GUARD PRO IV can also notify up to eight (8) different recipients via sms text and/or email.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with a magnetic contactor coil in the control panel. If the winding temperature exceeds 140° C, the motor shall shut off but shall automatically reset when the temperature drops below the threshold. Two heat sensors shall be used on 3 phase motors. Upper & lower mechanical seals shall have Silicon Carbide vs Silicon Carbide.



THIS IS A COPYRIGHTED DRAWING. ANY
CHANGES OR MODIFICATIONS WITHOUT
WRITTEN APPROVAL FROM RILEY &
COMPANY IS STRICTLY PROHIBITED.

REVISIONS	BY	DATE
DRAWN BY		
CHECKED BY		
DATE		
SCALE		
JOB NO.		
DRAWING NO.		
SHEET NO.		

PROJECT NO.		LIFT STATION DETAIL									
1323		RC HILL MITSUBISHI									
C11		DELAND, FLORIDA									
		SCALE 1"=30'									
		DESIGNED MSD		DRAWN JTA		CHECKED MSD		DATE 01/07/25			
</											

1. THE CITY OF DeLand's UTILITIES DEPARTMENT (386--626--7250) SHALL BE GIVEN A MINIMUM OF 48 HOURS ADVANCE NOTICE (NOT INCLUDING HOLIDAYS OR WEEKENDS) PRIOR TO THE BEGINNING OF ANY RECLAIMED WATER SYSTEM CONSTRUCTION. 2. DEWATERING SHALL BE PROVIDED TO KEEP GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW PROPOSED RECLAIMED WATER MAIN. 3. ALL RECLAIMED WATER MAINS SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL. 4. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE CITY WITH A MINIMUM COMPACTION OF 95% IN UNPAVED AREAS AND 98% IN PAVED AREAS IN ACCORDANCE WITH AASHTO T-180. 5. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS ARE PROVIDED AT POINTS 1 FOOT ABOVE THE PIPE AND AT 1 FOOT VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET 6. 3" METALLIZED PIPE LOCATION TAPE SHALL BE LOCATED BETWEEN 15" AND 24" BELOW FINISHED GRADE OR AS SPECIFIED BY MANUFACTURER FOR ALL PVC LINES. MARKER TAPE SHALL BE PROVIDED ON ALL DIPS AS WELL. 7. ALL SINGLE RESIDENTIAL RECLAIMED WATER SERVICES SHALL BE 1" AND DOUBLE RESIDENTIAL SERVICES SHALL BE 1-1/2". SERVICES SHALL BE CTS 3408 HIGH DENSITY POLYETHYLENE TUBING RATED FOR A MINIMUM OF 200 PSI WITH SDR 9 (CTS). THE TUBING SHALL HAVE A VIRGIN HIGH DENSITY POLYETHYLENE CENTER FOR WHICH THE MANUFACTURER SHALL FURNISH A CERTIFICATE OF PURITY. THE TUBING SHALL BE "PURPLE" (PANTONE) IN COLOR AND SHALL HAVE THE WORDS "RECLAIMED WATER" PERMANENTLY PRINTED ON THE OUTSIDE. THE TUBING SHALL HAVE U.V. PROTECTION AND SHALL NOT BE AFFECTED BY DIRECT SUNLIGHT. THE TUBING SHALL COMPLY WITH OR EXCEED THE APPLICABLE STANDARDS OF A.S.D.M. D1248, D3350, D2239, D2737, N.S.F.-14 AND A.W.W.A. C901 AND SHALL COME WITH A LIFETIME WARRANTY. APPROVED SIZES: 1", 1-1/2" AND 2" DIAMETERS. ACCEPTABLE MANUFACTURERS: ENDOT ENDCORE RWT OR APPROVED EQUAL 8. REFER TO "NEW POTABLE AND REUSE SERVICE WHIP" R426. 9. RECLAIMED WATER VALVES SHALL BE PLACED AT ALL STREET INTERSECTIONS AND AT MAXIMUM SPACING OF 1,000 FEET. 10. AT ALL RECLAIMED WATER MAIN TEES AND CROSSES, VALVES SHALL BE INSTALLED ON ALL LEGS EXCEPT ONE. 11. APPROVED WATER VALVE TYPES MUELLER OR CLOW: A. STANDARD GATE VALVES EQUAL TO OR LESS THAN 24" DIAMETER (AWWA C-500) OR RESILIENT SEAT GATE VALVES (AWWA C-509) B. TAPPING VALVES WITH MECHANICAL OR STAINLESS STEEL TAPPING SLEEVE. 12. ALL RECLAIMED WATER VALVES SHALL BE ADJUSTED TO FINISH GRADE AND THE CAPS SHALL BE PAINTED PURPLE (PANTONE 522C) TO MAKE THEM PLAINLY DISTINGUISHABLE. 13. AS STANDARD PRACTICE RECLAIMED WATER MAINS SHALL BE INSTALLED 4 FEET OFF THE BACK OF THE CURB ON THE OPPOSITE SIDE OF THE POTABLE WATER LINES OR AS APPROVED BY THE CITY.	14. ALL RECLAIMED WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES. IN SPECIAL CASES WHERE IT IS IMPOSSIBLE OR INAPPROPRIATE TO PROVIDE ADEQUATE COVER, DUCTILE IRON PRESSURE CLASS 350 OR CONCRETE ENCASEMENT MAY BE USED AS APPROVED BY THE CITY. 15. THE CONTRACTOR SHALL NOTIFY THE CITY'S DESIGNATED INSPECTOR PRIOR TO ATTEMPTING TO CLEAR ANY RECLAIMED WATER MAIN FOR USE. THE INSPECTOR SHALL COORDINATE WITH CITY PERSONNEL AT THE RECLAIMED WATER PLANT 48 HOURS PRIOR TO BEGINNING OF ANY FULL-DIAMETER FLUSH OF MAINS. THE CONTRACTOR WILL CONDUCT A STANDARD WATER PRESSURE TEST, 150 PSI STATIC PRESSURE FOR A PERIOD OF 2 HOURS PER AWWA POTABLE WATER STANDARDS. THE RECLAIMED LINES WILL THEN BE DISINFECTED WITH CHLORINE, FLUSHED CLEAR AGAIN. 16. THE CONTRACTOR SHALL BE REQUIRED TO PIG ALL RECLAIMED MAINS IN EXCESS OF 4" IN DIAMETER AND PRIMARY DISTRIBUTION MAINS LOCATED ON COLLECTOR AND ARTERIAL ROADWAYS. LAUNCHING AND EXTRACTION POINTS SHALL BE DETERMINED BY THE CONTRACTOR. ALL PIGGING OPERATIONS SHALL BE WITNESSED BY A PUBLIC UTILITIES REPRESENTATIVE OR CITY UTILITY INSPECTOR. 17. RECLAIMED WATER MAINS SHALL BE PVC AWWA CLASS C-900 OR C-905, CL 150 (COLOR: "PURPLE" PANTONE 522C) OR DIP PRESSURE CLASS 350, STANDARD CEMENT LINED UNLESS APPROVED OTHERWISE BY THE CITY. 18. ALL RECLAIMED WATER MAINS SHALL USE A THRUST RESTRAINED JOINT METHOD IN COMPLIANCE WITH THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) GUIDELINES. IN THE EVENT THAT PVC FITTINGS ARE SPECIFIED, THE RESTRAINED JOINT SHALL BE MODIFIED IN ACCORDANCE WITH THE RECOMMENDED ADDITIONAL RESTRAINED LENGTH REQUIRED FOR PIPE WRAPPED WITH POLYETHYLENE. <u>IN NO INSTANCE SHALL THRUST BLOCKS BE PERMITTED.</u> 19. MEGALUGS, BOLTLESS RESTRAINED JOINTS, OR GRIPPER GASKETS SHALL BE USED ON ALL RESTRAINED JOINT INSTALLATIONS. MINIMUM DEPTH OF BURY ON PIPES NOT MEETING REQUIRED COVER REQUIREMENTS SHALL FOLLOW THE MOST RECENT DIPRA THRUST RESTRAINT DESIGN GUIDELINES. SEE DETAILS W408 AND W409. 20. GRIPPER RING GASKETS BY ROMAC MAY BE USED AS APPROPRIATE FOR RESTRAINING PRESSURE PIPE TO FITTINGS, VALVES, ETC. 21. UPON CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE SYSTEM, IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO INSURE THAT THE SYSTEM IS PROPERLY CERTIFIED AND ACCEPTED BY THE CITY OF DeLand UTILITIES AND "AS-BUILT'S" ARE PROVIDED TO THE CITY, PRIOR TO ANY USE OF THIS SYSTEM. 22. ALL RECLAIMED WATER MAINS AND SERVICE LINES SHALL BE READILY DISTINGUISHABLE BY THEIR "PURPLE" (PANTONE 522C) COLOR OR TAPE MARKINGS. DUCTILE IRON PIPE SHALL BE WRAPPED WITH PURPLE PANTONE 522C POLYETHYLENE. 23. ALL RECLAIMED WATER SERVICES SHALL BE MARKED ALONG THE OUTSIDE EDGE OF CURB WITH AN "R". VALVES AND BLOW-OFFS FOR RECLAIMED WATER MAINS SHALL BE MARKED BY AN "X" SET INTO THE CURB. 24. RECLAIM WATER SERVICES SHALL BE NORMALLY DOUBLE 1-1/2" SERVICES LOCATED AT SIDE LOT LINES ALTERNATING WITH POTABLE WATER SERVICE LOCATIONS. IN INSTANCES WHERE RECLAIMED WATER SERVICES NEED TO BE OFFSET, DUE TO SEWER LATERAL CONNECTION. 1" SINGLE SERVICES SHALL BE SPECIFIED, THESE SERVICES MAY BE OFFSET FROM THE LOT LINE A MAXIMUM DISTANCE OF 4.0'.
DATE: 01/07/26RECLAIMED WATER NOTES - 1 OF 3R460City of DeLand - Standard Details	DATE: 01/07/26RECLAIMED WATER NOTES - 2 OF 3R461City of DeLand - Standard Details

25. MAXIMUM OBTAINABLE SEPARATION OF PUBLIC RECLAIMED WATER MAINS, STORMWATER MAINS, AND SANITARY SEWER MAINS SHALL BE MAINTAINED. A MINIMUM HORIZONTAL SEPARATION OF THREE (3) FEET (OUTSIDE TO OUTSIDE), TEN (10) FEET PREFERRED. A MINIMUM VERTICAL SEPARATION OF SIX (6) INCHES, IF WATER MAIN IS ABOVE STORM, SAN. SEW. & RECLAIMED MAINS. A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18) INCHES, IF WATER MAIN IS BELOW STORM, SAN. SEW. & RECLAIMED MAINS. (Ref Detail W420)
26. NO RECLAIMED WATER HOSE BIBBS ARE PERMITTED.
27. A 75-FOOT SETBACK DISTANCE SHALL BE PROVIDED FROM PUBLIC ACCESS REUSE WETTED AREAS TO ANY PUBLIC AND ANY PRIVATE POTABLE WATER SUPPLY WELLS.
28. LOW TRAJECTORY NOZZLES ARE REQUIRED WITHIN 100 FEET OF PUBLIC EATING, DRINKING OR BATHING FACILITIES.
29. ALL TAPPING OF MAINS SHALL BE PERFORMED BY THE CONTRACTOR AND WITNESSED BY THE CITY INSPECTOR. SCHEDULING OF THESE CONNECTIONS SHALL REQUIRED A MINIMUM 48 HOUR NOTIFICATION (MEASURED ON NORMAL WORK DAYS) DIRECTED TO THE CITY'S DESIGNATED SITE INSPECTOR WHO SHALL COORDINATE THE WORK DIRECTLY WITH THE CITY'S UTILITIES DEPARTMENT. SUBSEQUENTLY, THE CONNECTION SHALL BE SCHEDULED TO COMMENCE BETWEEN 7:00 A.M. AND NOON ON THE APPROPRIATE DAY, UNLESS ALTERNATE TIMES HAVE BEEN APPROVED BY THE CITY.
30. WITH RESPECT TO TIE-IN CONNECTIONS, THE CITY RESERVES THE RIGHT TO REQUIRE CONNECTIONS TO BE PERFORMED DURING PERIODS OF LOW FLOW IN ORDER TO MINIMIZE SERVICE DISRUPTION TO EXISTING CUSTOMERS.
31. ALL WORK PERFORMED UPON RECLAIMED WATER FACILITIES OWNED OR PROPOSED TO BE OWNED BY THE CITY, SHALL BE CONSTRUCTED BY AN UNDERGROUND UTILITY OR GENERAL CONTRACTOR LICENSED IN THE STATE OF FLORIDA AND REGISTERED WITH THE CITY.
32. FOR CONSTRUCTION PURPOSES, THE PLANS SHALL PROVIDE DIMENSION OF THE PROPOSED LOCATIONS OF ALL RECLAIMED WATER MAINS MEASURED FROM THE BACK OF CURB (OR EDGE OF PAVEMENT IF NO CURB EXISTS).
33. ALL HOPE PIPE RECLAIMED WATER MAINS SHALL BE SDR 11 UNLESS SPECIFICALLY NOTED OTHERWISE. THE HOPE PIPE SHALL BE SIZED TO MATCH THE EXTERNAL DIAMETER OF THE PVC OR DIP TO WHICH IT IS ATTACHED.
34. ALL P.V.C. PIPE SHALL BE STORED IN SUCH A WAY AS TO PREVENT WARPING, DEFLECTION, OR ANY DEFORMATION.
35. RECLAIMED WATER HYDRANTS ARE NOT ALLOWED BY THE CITY.
36. NO USED, RE-USED, RUSTED, SECOND HAND, OR ANY MATERIAL THAT IS NOT "NEW" SHALL BE USED IN ANY UTILITY IMPROVEMENT PROJECTS WITHIN THE CITIES SERVICE AREA.
37. LARGE RECLAIMED WATER METERS GREATER THAN 2" TAKES A MINIMUM OF 6 WEEKS FOR DELIVERY. IN ADDITION, ALL METERS AND VAULTS GREATER THAN 2" SHALL BE INSTALLED BY THE OWNER/ DEVELOPER OR CONTRACTOR. THE FEE COLLECTED BY THE CITY IS FOR MATERIALS ONLY. ALL METERS, 2" AND LESS, SHALL BE INSTALLED BY THE CITY, AFTER ALL FEES HAVE BEEN PAID.
38. TYPICALLY, THE CITY PREFERS DOUBLE SERVICE INSTALLATIONS WHEREVER FEASIBLE. WHEN DESIGN CONFLICTS EXIST, SINGLE SERVICES MAY BE ALLOWED. THIS MAY APPLY AT STORMWATER INLETS, FIRE HYDRANTS, FPL TRANSFORMERS, ETC. AND OTHER LOCATIONS DEEMED APPROPRIATE BY THE CITY.
39. ALL RECLAIMED WATER VALVE BOXES SHALL HAVE RECTANGULAR SHAPED COVERS, AND SHALL BE PAINTED "PURPLE" (PANTONE 522C) AND LABELED REUSE OR RECLAIM.
40. NO DIRECTIONAL BORES ON FRIDAYS, WEEKENDS OR HOLIDAYS. PULL BACKS ARE ALLOWED.
- NOTE: DIP = DUCTILE IRON PIPE

DATE: 01/07/26RECLAIMED WATER NOTES - 3 OF 3R462City of DeLand - Standard Details

CITY DETAILS RC HILL MITSUBISHI DELAND, FLORIDA		PROJECT NO.		1323 C14	
		1323			
		1323-CS			
MARK DOWST & ASSOCIATES, INC. ENGINEERS * PLANNERS * SURVEYORS EB 4335 536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999		SCALE		DATE	
		1"=30'		01/07/25	
		DESIGNED		CHECKED	
		DRAWN		DATE	
		MSD		JTA	
		MSD		BY	

NO.	DATE	APPR.	REVISION

LANDSCAPING, EXCEPT GRASS AND GROUND COVER, SHALL NOT BE PLACED CLOSER THAN THREE-FEET (3') FROM THE EDGE OF ANY ACCESSWAY PAVEMENT. ALL LANDSCAPING WITHIN THE TRIANGULAR TEN-FOOT (10') AREA SHALL PROVIDE A MAINTAINED UNOBSTRUCTED CROSS-VISIBILITY AT A LEVEL BETWEEN TWO-FEET (2') AND TEN-FEET (10') AND/OR LIMBED UP SO THAT THE CROSS-VISIBILITY IS NOT COMPROMISED.

NORTHERN BUFFER PLANTING REQUIREMENTS (573.68 LF)

TEN-FOOT (10') MINIMUM WIDTH BUFFER PLANTING REQUIREMENTS PER 100LF

TWO (2) SHADE TREES, MIN 3" DBH TWELVE (12) TREES REQUIRED AND PROVIDED FIVE (5) TREES EXISTING SIXTENTHS (0.6) UNDERSTORY TREES, MIN 3" DBH, FOUR (4) TREES REQUIRED SEVEN (7) TREES PROVIDED SIX (6) SHRUBS, MIN 2' HT, 3' OC THIRTY-FIVE (35) SHRUBS REQUIRED SIXTY (60) SHRUBS PROVIDED

ALL EXISTING TREES AND NATURAL VEGETATION IN THE TREE PRESERVATION AREA IS TO REMAIN IN ITS' NATURAL STATE AND BE COUNTED TOWARDS THE SITES' BUFFER REQUIREMENTS.

NORTH TREE PROTECTION AREA 5,443 SF

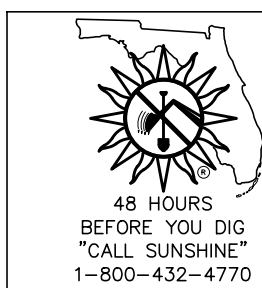
TOTAL TREE PROTECTION AREA 26,579 SF
SEE CIVIL SHTS FOR ALL TREE REMOVAL AND TREE WORKSHEETS.

SHADE/UNDERSTORY TREES

KEY	QTY	BOTANICAL/COMMON NAMES	HT.	SPR.	REMARKS
IL	64	Ilex x attenuata 'Eagleston'	10'	3'	100 Gal Cont 3" DBH
LI	7	Eagleston Holly	9'	5'	100 Gal Cont 3" DBH
		Laegerstroemia indica 'STD'			Min Five (5) Branch Canopy
QV	44	Quercus virginiana Live Oak	10'	6'	100 Gal Cont 3" DBH
QV	* 30	Quercus virginiana Live Oak	17'	10	200 Gal Cont 5" DBH
UP	60	Ulmus parvifolia 'Alee'	10'	6'	100 Gal Cont 3" DBH
		Alee Elm			
3		(175) 3" DBH TREES TOTAL 525"			(205) DBH TREES TOTAL 675"
		(30) 5" DBH TREES TOTAL 150"			

SHRUBS/GROUND COVERS

KEY	QTY	BOTANICAL/COMMON NAMES	HT.	SPR.	REMARKS
ARC	585	Archis glabrata	4"	8"	1 Gal Cont 18" O.C.
PHY	300	Ornamental Peanut Grass	4"	8"	1 Gal Cont 18" O.C.
		Phyla moenchiflora			1 Gal Cont 18" O.C.
VIB	419	Viburnum odoratissimum	26"	12"	3 Gal Cont 36" O.C.
		Sweet Viburnum			
WAL	94	Viburnum obovatum	26"	12"	3 Gal Cont 36" O.C.
		Walters Viburnum			
ZAM	102	Zamia pumila	20"	12"	3 Gal Cont 36" O.C.
		Coontie Fern			



DEV #

CITY OF DELAND
STAMP OF APPROVAL

GENERAL NOTES

ALL PLANT MATERIAL THAT IS INSTALLED MUST BE FLORIDA NO.1 GRADE OR BETTER ACCORDING TO THE CURRENT GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

ANY VARIATIONS AND DEVIATIONS FROM THE APPROVED LANDSCAPE PLAN MUST RECEIVE APPROVAL FROM THE CITY OF DELAND CITY FORESTER. FAILURE TO COMPLY WITH THIS PROCEDURE WILL RESULT IN REQUIRED MITIGATION AND/OR DELAY OF THIS PROJECT.

ALL EXISTING SHRUBS, GROUND COVERS AND TREES NOT SHOWN TO REMAIN ARE TO BE REMOVED ALONG WITH THEIR ROOT SYSTEM. ALL UNDERBUSH, STUMPS AND DEAD BRANCHES ARE TO BE REMOVED ON ALL EXISTING REMAINING TREES AND PALMS. ALL WORK AROUND SPECIMEN TREES WILL BE LIMITED TO HAND LABOR AND TOOLS.

ALL EXISTING HARDSCAPE SURFACES WHICH ARE SHOWN TO BE REMOVED, SHALL HAVE THEIR LIMEROCK AND/OR COMPACTED BASES REMOVED DOWN TO THE NATIVE SOIL BASE.

THE LOCATION OF ALL REQUIRED TREES MUST NOT CONFLICT WITH THE LIGHTING FIXTURES, SIGNS, UNDERGROUND AND OVERHEAD UTILITIES, FIRE HYDRANTS, ETC.

ALL TREES NOT LOCATED WITHIN A MULCHED PLANTING BED SHALL HAVE A MINIMUM FIVE-FOOT (5') MULCH RING INSTALLED AROUND THE TRUNK AREA. TREES SHALL BE PLANTED A MINIMUM OF FIVE-FEET (5') FROM BACK OF CURB OR SIDEWALK (TYP).

SEE ENGINEERS PLAN FOR ALL EXISTING AND PROPOSED EASEMENTS, COVENANTS, R.O.W., BUFFER DIMENSIONS, AND ALL SITE LAYOUT DIMENSIONING.

THE IRRIGATION SYSTEM SHALL MEET SECTION 72-284(6) OF THE VOLUSIA COUNTY ZONING ORDINANCE. ALSO, REFER TO THE CITY LDR SECTION.

REMOVE ALL NON-BIODEGRADABLE NYLON TREE BALL STRAPPING AND REMOVE THE BURLAP FROM THE TOPS OF ALL ROOTBALLS THAT ARE B&B (BURLAPPED AND BALLED) IF CONTAINER TREES ARE NOT INSTALLED. ALSO, REMOVE THE TREE BALL HOISTING BASKET HOOKS. SEE TREE PLANTING DETAIL.

ALL IRRIGATION BACK-FLOW DEVICES WILL BE VISUALLY SCREENED WITH LANDSCAPING AND PAINTED BLACK AND/OR BLUE GREEN. MODIFY ALL SHRUB PLANTINGS AND IRRIGATION HEAD LAYOUT FOR EXISTING TREE AND PALMS ON SITE DESIGNED TO REMAIN.

A MINIMUM FIVE-FOOT (5') GRASS RING SHALL BE INSTALLED AROUND EACH CATCH BASIN LOCATED WITHIN ANY LANDSCAPE AREA. THE CONTRACTOR IS TO BE SURE THAT NO MULCH CAN FLOW INTO THESE BASINS.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PROPOSED TREES AND SHRUBS TO BE PRESERVED. SEE TREE BARRICADE DETAIL. NO VEHICLES OR MATERIALS SHALL BE PLACED UNDER OR AROUND THESE TREES TO REMAIN.

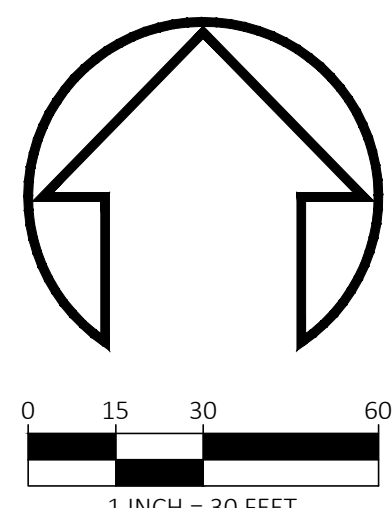
ALL FILL DIRT TO BE PLACED IN THE PROPOSED LANDSCAPE AREAS AND/OR BERMS, MUST HAVE A pH RANGE BETWEEN 5.5 AND 7.5, BE ORGANIC IN NATURE, FREE OF ROCKS AND DEBRIS, AND MATCH NATIVE EXISTING SOILS.

CURVILINEAR LANDSCAPE BEDS ARE TO BE EDGED WITH SMOOTH FLOWING CURVES. STRAIGHT-LINE LANDSCAPE BEDS ARE TO BE EDGED IN A STRAIGHT LINE AND MUST BE PARALLEL TO PARKING LOTS, WALKWAYS, AND/OR STRUCTURES UNLESS INTENTIONALLY DESIGNED TO MEANDER.

BAHIA 'AUGUSTINE' SOLID SOD IS TO BE USED IN ALL OPEN SOODED AREAS AS SHOWN ON THIS PLAN AND THE LANDSCAPE IRRIGATION PLAN. ALL OPEN SPACE AREAS, INCLUDING BUT NOT LIMITED TO ALL DISTURBED AREAS, RETENTION AREAS, ARE SUBJECT TO POSSIBLE EROSION, RIGHT-OF-WAYS (R.O.W.), ETC, SHALL BE SOODED WITH BAHIA SOLID SOD. SOLID BERMUDA SOD OR EXISTING SOD ALSO, REFERENCE AND SEE CIVIL ENGINEERING DWGS FOR SOODING LIMITATIONS OF SOD AT WET AND/OR DRY RETENTION AREAS, AND THE EDGE OF PAVEMENTS AND

ALL VEGETATION CATEGORIZED AS EVASIVE EXOTIC IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE PLANT SPECIES AND DEBRIS, WITHIN THE NORTH AND SOUTH LANDSCAPE BUFFERS IF ANY WILL BE REMOVED. REMOVAL IS REQUIRED PRIOR TO PASSING FINAL INSPECTION FOR THE PHASE.

PROJECT MULCH SHALL BE FINE BARK NUGGETS AND BE INSTALLED A MINIMUM OF THREE-INCHES (3") THICK AND A MINIMUM OF TWELVE-INCHES (12") FROM ANY PLANTED TREE TRUNK.



THE STERN DESIGN GROUP, P.A.

LANDSCAPE ARCHITECTS • LAND PLANNERS • CONSULTANTS

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(386) 788-3788 VOICE (386)290-6411 CELL

SternDesignGroup@att.net

SITE LANDSCAPE PLANTING PLAN

R C HILL MITSUBISHI

CITY OF DELAND, FLORIDA

MARK DOWST & ASSOCIATES, INC.

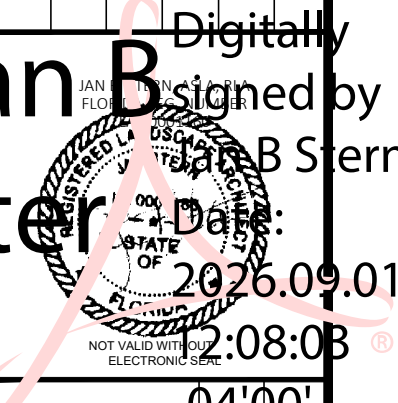
ENGINEERS * PLANNERS * SURVEYORS

EB 4335 536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999

SCALE 1"=30'-0"

DESIGNED MSD DRAWN JTA CHECKED JBS BY DATE 01/07/25

Digitally Signed by Jan B. Stern Date: 2026.09.01 12:08:08 PM



NO.	DATE	APPR.	REVISION
1	06/17/2026	JS	REV CALCS AND ADD TREES
2	07/10/2026	JS	ADD FRONT PLANTERS
3	09/01/2026	JS	CHANGE TREE CALCS & SPELLING

PROJECT NO. 1323

L-1

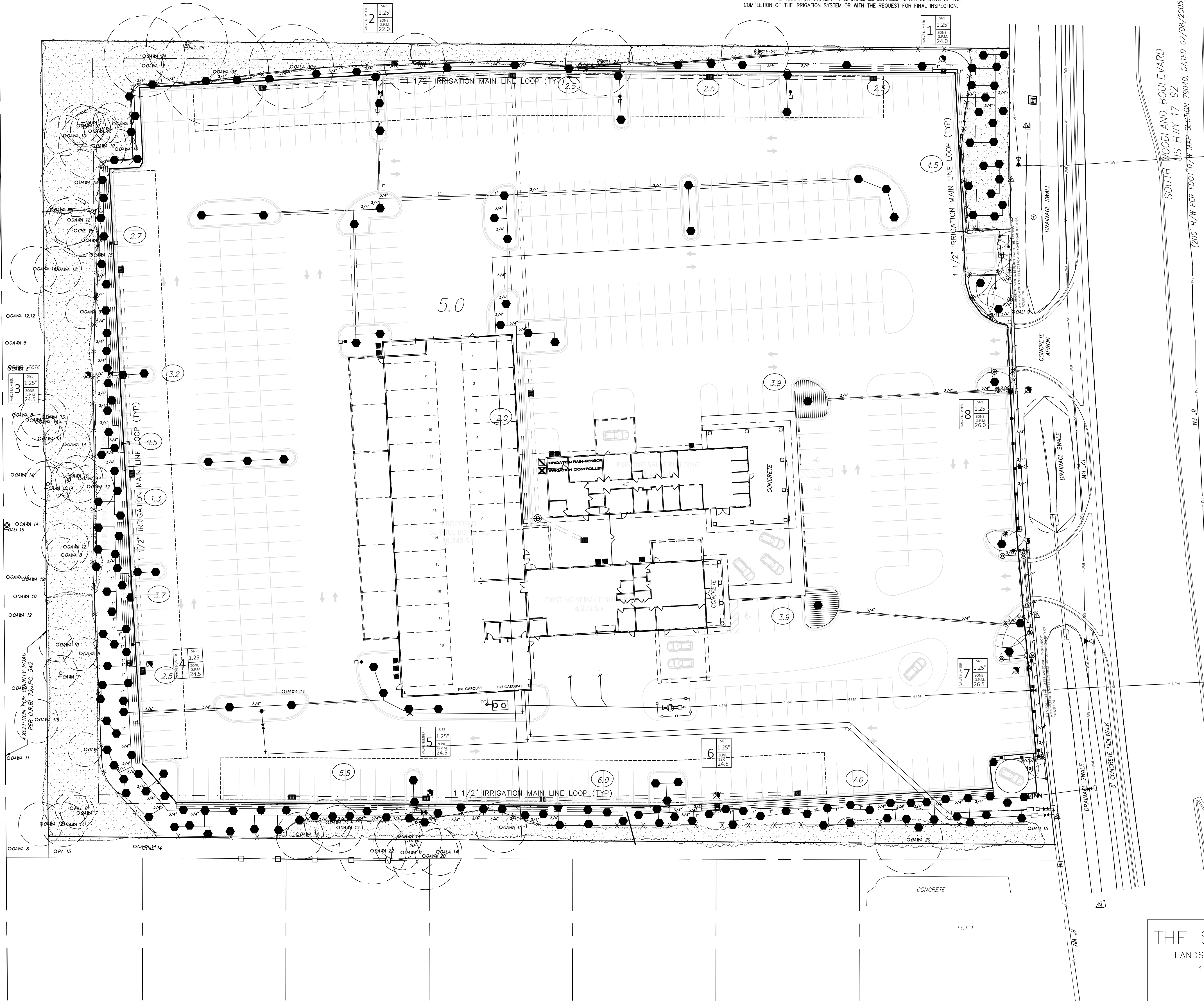
1 REV 090126 LND PLANTING

Planning name: C:\DWGSS\DWG\RCH\RC Hill Mitsubishi, City of Deland\1 REV 090126 LND Planting.dwg Model Sep 01, 2026 12:07pm By: Owner

THIRTY FOOT (30') MINIMUM WIDTH

NOT PLATTED

SOUTH FLORIDA AVENUE
DIRT ROAD (R/W VARIES)



LEGEND

DESCRIPTION	
WATER SOURCE	1.5" City Re-Use Irrigation Meter To Produce Min 35gpm@45psi
IRRIGATION BACKFLOW	1.5" Backflow Preventer Double Check or Reduced Pressure if required
MAIN LINE	1 1/2" Sch 40 PVC Loop

TOTAL SITE AREA: 6.35 ACRES (276,733.83 S.F.)
ENTIRE LANDSCAPED AREA PROVIDED RE-USE IRRIGATED WATER AREA (100%)

WATERING SCHEDULE -CLOCK A

PROGRAM	ZONE	G.P.M.	MINUTES	DAYS/WEEK	WATER USAGE
A	1	24.00	35	2	L
A	2	22.00	35	2	L
A	3	24.50	35	2	L
A	4	24.50	35	2	L
A	5	24.50	35	2	L
A	6	24.50	35	2	L
A	7	26.00	25	2	L
A	8	26.00	25	2	M

IRRIGATION RUN TIMES WILL VARY MONTHLY DUE TO TEMPERATURE AND RAINFALL. CHECK WEEKLY FOR BREAKS IN PIPES, CLOGGED HEADS, AND DRY/WET SOIL CONDITIONS.

A HIGH VOLUME AREA IS ANY ZONE USING ROTARY HEADS OR REQUIRING 1" OF WATER PER WEEK. THE RUN TIME ON THESE AREAS SHALL BE SET TO NOT APPLY MORE THAN 1" OF WATER PER WEEK. ALL ST. AUGUSTINE SOD ZONES SHALL BE CONSIDERED HIGH VOLUME.

A MEDIUM VOLUME AREA IS ANY ZONE OF SPRAY HEADS. THE RUN TIME ON THESE AREAS SHALL BE SET TO APPLY 0.5" OF WATER PER WEEK. ALL SHRUB AREAS SHALL BE CONSIDERED MEDIUM VOLUME IRRIGATION.

A LOW VOLUME AREA IS ANY ZONE OF BUBBLER OR DRIP SPRAY HEADS. THE RUN TIME ON THESE AREAS SHALL BE SET TO APPLY 0.25" OF WATER PER WEEK. ALL DRIP OR TREE BUBBLER AREAS SHALL BE CONSIDERED LOW VOLUME IRRIGATION.

ALL HEADS SHALL HAVE CHECK VALVES AND BE PRESSURE COMPENSATING.

A MAINTENANCE CHECKLIST SHALL BE PROVIDED TO THE OWNER BY THE IRRIGATION CONTRACTOR. IT SHALL HAVE A MAINTENANCE SCHEDULE, PROPER IRRIGATION SETTINGS ACCORDING TO SEASON, RECOMMENDATIONS FOR CHECKING THE RAIN SENSOR DEVICE, FILTER CLEANING RECOMMENDATIONS AND INFORMATION ON CURRENT WATER RESTRICTIONS.

THE IRRIGATION CONTRACTOR SHALL SUBMIT A COMPLETED AND ENCLOSED CHECKLIST ON A FORM PROVIDED BY THE PERMITTING AUTHORITY. IT SHALL BE ACCOMPANIED BY AN AS-BUILT SKETCH OF THE IRRIGATION SYSTEM. THIS SHALL BE SUPPLIED WITHIN 30 DAYS OF THE COMPLETION OF THE IRRIGATION SYSTEM OR WITH THE REQUEST FOR FINAL INSPECTION.

THE IRRIGATION SYSTEM AND INSTALLATION SHALL FULLY COMPLY WITH THE VOLUSIA COUNTY WATERWISE ORDINANCE AND THE CITY OF DELAND IRRIGATION ORDINANCE.

KEEP ALL MAIN AND LATERAL LINES AWAY FROM ALL EXISTING TREE ROOTS AND DRIP LINES. HAND EXCAVATE WHEREVER NECESSARY. THE IRRIGATION PIPES AND SLEEVES SHALL BE TUNNELED UNDER ROOTS WHERE THEY MAY IMPACT THE ROOTBALLS AND/OR DRIP LINES OF EXISTING TREES. EXTREME CARE SHOULD BE TAKEN TO NOT CUT THROUGH ROOTS OF EXISTING TREES.

TREE PROTECTION AREA

PURPLE COLORED EQUIPMENT FOR RE-USE WATER TORO, or equal manufacturer, 500 MPR Plus Spray Nozzles, at 30 p.s.i., with pressure compensating nozzles, installed where shown (Adjust for Site Compensation)

8' Radius Series - Quarter Head @ 0.25 G.P.M.
120 Head @ 0.35 G.P.M.
Half Head @ 0.50 G.P.M.
240 Head @ 0.75 G.P.M.
Three-quarter Head @ 0.75 G.P.M.
Full Head @ 1.00 G.P.M.

10' Radius Series - Quarter Head @ 0.50 G.P.M.
120 Head @ 0.75 G.P.M.
Half Head @ 1.00 G.P.M.
240 Head @ 1.25 G.P.M.
Three-quarter Head @ 1.25 G.P.M.
Full Head @ 1.50 G.P.M.

12' Radius Series - Quarter Head @ 0.50 G.P.M.
120 Head @ 0.75 G.P.M.
Half Head @ 1.25 G.P.M.
240 Head @ 1.75 G.P.M.
Three-quarter Head @ 1.75 G.P.M.
Full Head @ 2.50 G.P.M.

15' Radius Series - Quarter Head @ 1.00 G.P.M.
120 Head @ 1.50 G.P.M.
Half Head @ 1.50 G.P.M.
240 Head @ 2.25 G.P.M.
Three-quarter Head @ 3.00 G.P.M.
Full Head @ 4.00 G.P.M.

End Strip Series, 4' x 15' @ 0.50 G.P.M.
Side Strip Series, 4' x 30' @ 1.50 G.P.M.

Flood Bubbler @ 0.50 G.P.M.

Hunter, or equal manufacturer, Netafim Drip Irrigation REUSE line with 12" spacing for dropper and dripperline @ 1 gph (Hunter PLD-10-112-1000R)

HUNTER, or equal manufacturer, Automatic Filter Kit, and all necessary Pressure Regulators and connectionst

"Rainbird", or equal manufacturer, plastic solenoid valves, EP Series, sized as shown on Landscape Irrigation Plans, with flow control and bleed screw installed in a "meter" plastic valve box (green cover for potable water; purple cover for non-potable water), square 8"x12" top installed in ground. Keep all valves a minimum of four-feet (4') from all walkways, driveways, etc. QTY=8

"Rainbird", or equal manufacturer, plastic solenoid valve, EP Series, sized to fit main line as shown with a 24v. Solenoid for master installed at meter (IF METER IS USED) QTY=1

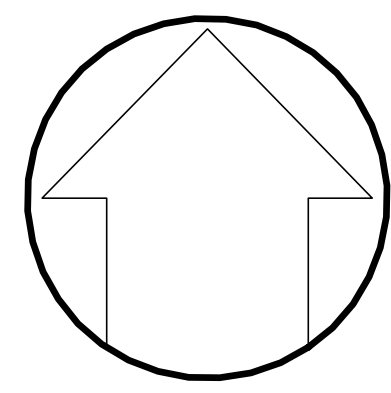
"Hunter", ICC-1600 or equal manufacturer, Electro-Mechanical Station Time Clock, wall mounted inside appropriate building, or where shown on Landscape Irrigation Plans, or as per Owner with 117v/24v. With LPP-K primary and valve lightning surge protection respectively controller master circuit connected to 110v. Master valve solenoid. QTY= One @ (1) Eight-Zone (8)

"Rainbird", or equal manufacturer, PVB Series Dual Check Valve and Backflow Preventer, sized as required, mounted above ground as per local City and/or County Codes. QTY=1

"Hunter", or equal manufacturer, RAIN-CLIK (Rain Shut-Off Device) installed as per manufacturer's instructions where shown on Landscape Irrigation Plans. QTY= 1

Pipe Connected
Pipe NOT Connected
Pipe in Sleeve
Sleeve Only

Shows connection point of solenoid valve lateral to project main-line



0 15 30 60
1" = 30' FEET

THE STERN DESIGN GROUP, P.A.
LANDSCAPE ARCHITECTS • LAND PLANNERS • CONSULTANTS
1685 Promenade Circle, Port Orange, Florida 32129
(386) 788-3788 VOICE (386)290-6411 CELL
SternDesignGroup@att.net

DEV #

CITY OF DELAND
STAMP OF APPROVAL

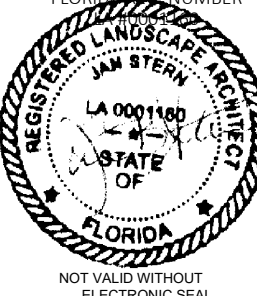
REVISION

APPL

DATE

NO.

JAN 8 STERN ASLA RIA
FLORIDA LANDSCAPE ARCHITECT NUMBER



MARK DOWST & ASSOCIATES, INC.
ENGINEERS * PLANNERS * SURVEYORS
EB 4335
536N. HALIFAX AVENUE, SUITE #100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7999

DESIGNED

MSD

DRAWN

ITA

CHECKED

JBS

DATE

BY

DATE

SCALE

1"=30'-0"

PROJECT NO.

1323

L-2

SITE LANDSCAPE IRRIGATION PLAN

R C HILL MITSUBISHI

CITY OF DELAND, FLORIDA

Drawing name: C:\DWG\MSD\065\MarkDowst\RC Hill Mitsubishi, City of Deland\L-2 REV 071026 IRR1323 (2)dwg Model Jul 13, 2026 11:11am By: Owner

Page 84 of 173

Irrigation Contractor shall be responsible for all applicable fees and permits.

All Pipe and Wire under paving shall be placed in Schedule 40 P.V.C. Sleeves for the full pavement coverage length and shall be at least 24" below grade.

Mainlines shall be buried to provide a minimum cover of 18", while all Lateral lines shall have a minimum of 12". Dripperline to be 12" spacing with 4" burial depth.

The Contractor should take care to reroute piping as necessary to avoid plant or tree drip-lines and roots.

All Sprinklers shall be site adjusted to prevent water overthrow onto building surfaces and walkways.

All Piping downstream of Solenoid Valve to be PR-160 P.V.C.

All Control Wiring to be 14/1 U.F. direct burial.

Install a Hunter RainClik, or equal, rain sensor device. Verify location with Owners Representative.

Shrub body sprinklers may be substituted for Hi-Pops against building(s) at owners discretion.

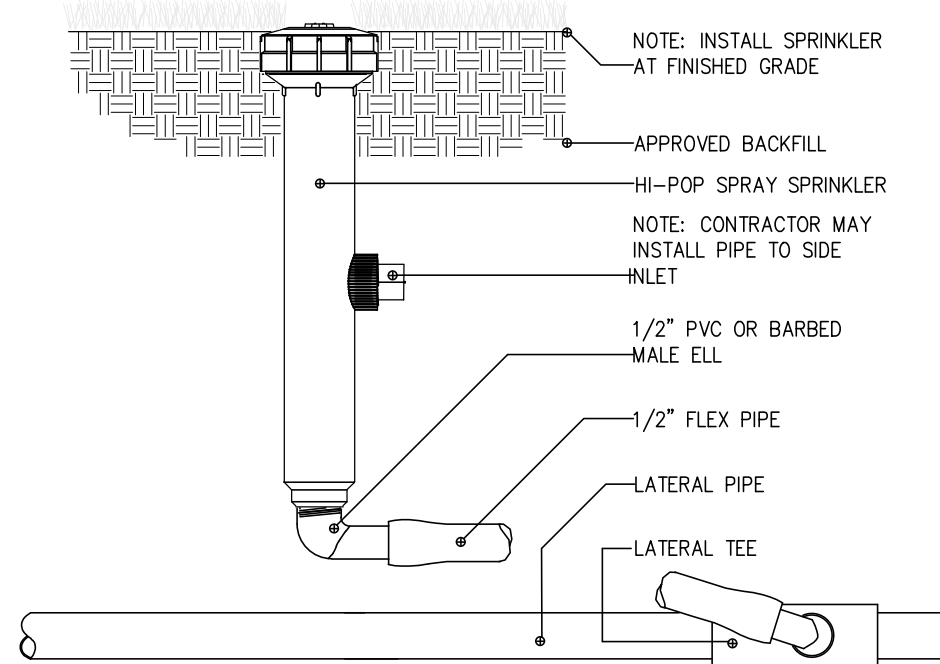
No irrigation heads may be installed closer than twelve-inches (12") to any building.

All pop-up spray heads located in parking lot areas shall be twelve-inches (12") in height.

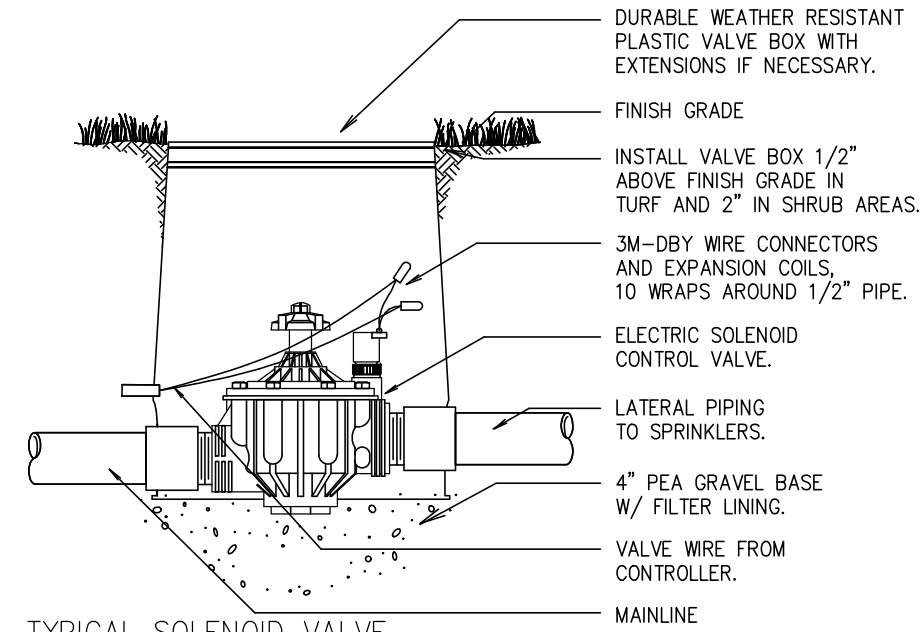
Contractor will connect project irrigation main-line to Proposed One and one half-inch (1.5") Irrigation Meter (location shown and on Civil Dwgs).

IRRIGATION NOTES

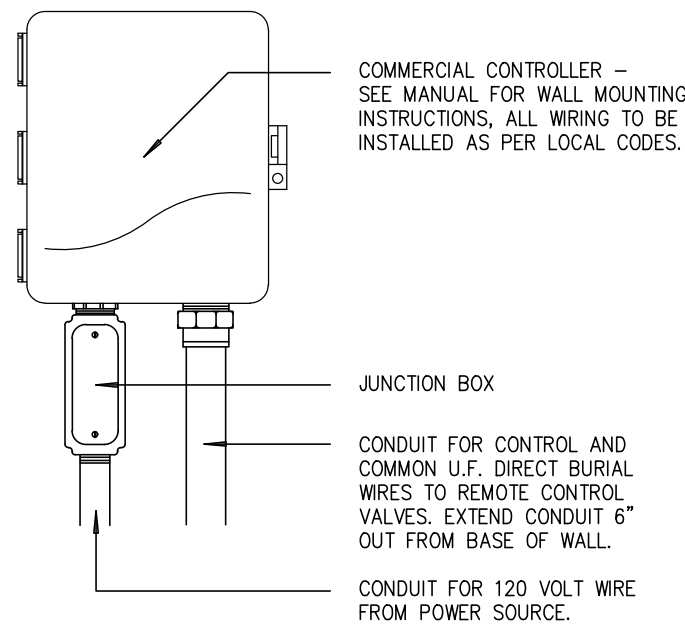
- ALL PIPE NOT SIZED TO BE 1/2" CLASS 1120-160 P.S.I. P.V.C.
- ALL SLEEVES AND MAIN LINE TO BE SCHEDULE 40 P.V.C. PIPE.
- THE ENTIRE SYSTEM TO BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES. CONTRACTOR TO SUPPLY AND INSTALL ALL CHECK VALVES, BACKFLOW PREVENTORS, PERMITS, ETC. AS REQUIRED BY THESE CODES EVEN IF THOSE ITEMS ARE NOT SHOWN ON DRAWINGS.
- ALL SLEEVES UNDER ASPHALT PAVEMENT TO BE BURIED 24" BELOW PAVEMENT SURFACE. ALL SLEEVES UNDER SIDEWALKS TO BE BURIED 6"-12" BELOW WALK SURFACE.
- MAIN LINE LOCATION IS SHOWN SHEMATICALLY. WEHREVER POSSIBLE LATERAL LINES ARE TO BE BURRIED IN COMMON TRENCH WITH MAIN LINE.
- ALL LOW VOLTAGE WIRING TO BE #14 DIRECT BURIAL WIRE.
- ALL SPRAY HEADS OR NOZZLES IN PLATNING BEDS TO BE PLACED ON RISERS (SCHEDULE 40) OF APPROPRIATE HEIGHT TO PLANTING AND RISERS TO BE PAINTED COLOR TO MATCH HEAD OR NOZZLE COLOR.
- ALL HEADS IN OPEN LAWN AREAS TO BE MOUNTED ON SWING JOINTS.
- ALL WORK TO BE DONE IN GOOD WORKMAN LIKE MANNER AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR TO ADJUST TRENCHING IN FIELD FOR EXISTING CONDITIONS, PLANTINGS AND STRUCTURES.
- HEAD LOCATIONS ARE APPROXIMATE. CONTRACTOR TO MAINTAIN 100% COVERAGE WITH APPROXIMATELY 50% OVERLAP WHEN MINOR HEAD LOCATIN CHANGES ARE NECESSARY DUE TO FIELD CONDITIONS.
- ALL ELECTRICAL WORK NOT LOW VOLTAGE IN NATURE IS NOT PART OF THE IRRIGATION CONTRACT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HTE LOCATION AND EXISTENCE OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY UTILITIES IN THE FILED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE AND ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES.
- THERE SHALL BE A ONE (1) YEAR GUARANTEE ON ALL PARTS AND A NINETY (90) DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE.
- AT THE END OF 90 DAYS FORM THE DATE OF ACCEPTANCE, THE CONTRACTOR SHALL CHECK AND ADJUST (IF NECESSARY) THE ENTIRE SYSTEM.
- CONTRACTOR SHALL MARK STATIONS ON THE CONTROLLER PANEL TO CORRESPOND WITH THE ZONE NUMBERS ON THIS PLAN AND SET OPERATING SEQUENCE TO CORRESPOND TO THE NUMBERING.
- ALL SLEEVES UNDER ASPHALT OR WALKS TO BE INSTALLED PRIOR TO PAVING INSTALLATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUMP(S) AND WELL(S) SIZES.
- IRRIGATION CONTRACTOR IS TO VERIFY ALL DRAWINGS AND CHECK FOR DISCREPANCIES AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH THE WORK.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR A FINAL FINISHED WORKING IRRIGATION SYSTEM.



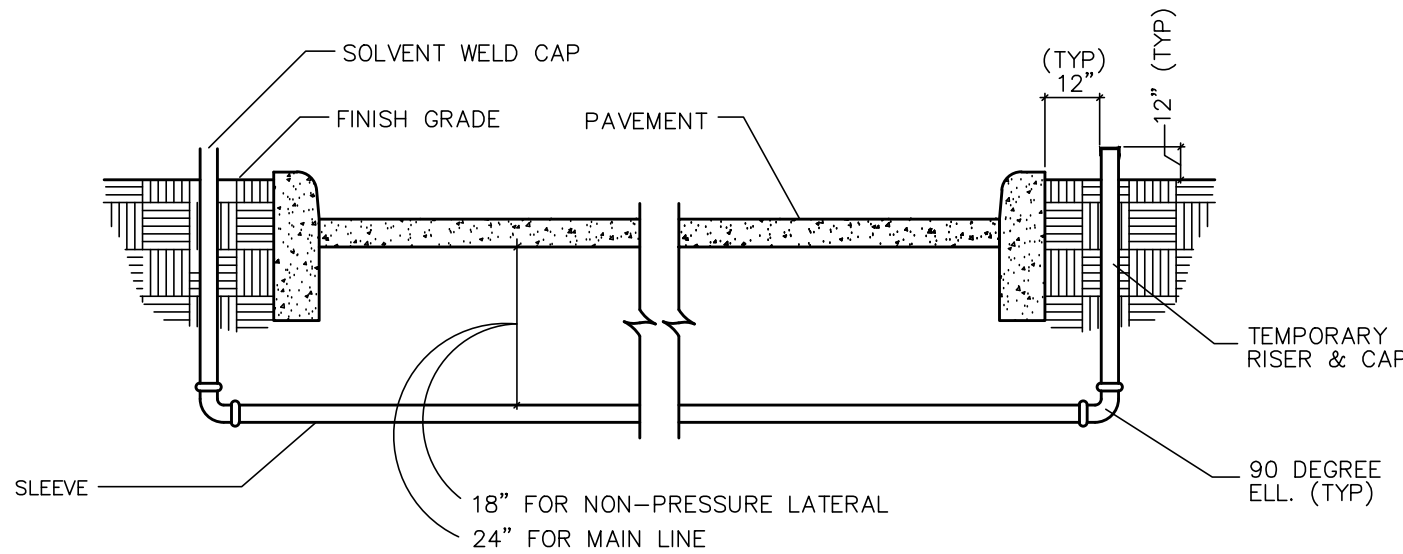
TYPICAL HI-POP SPRAY SPRINKLER
NOT TO SCALE



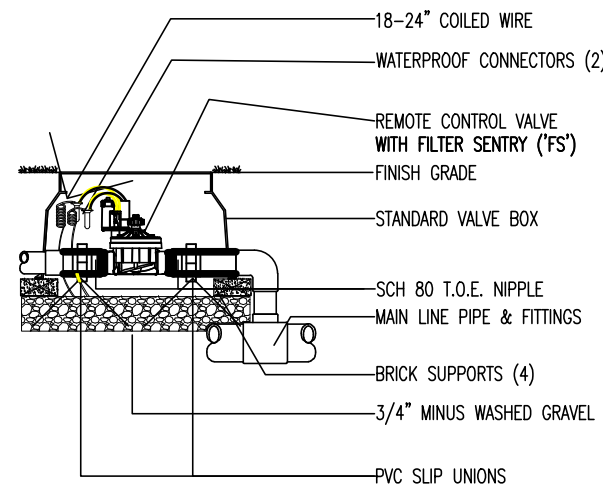
TYPICAL SOLENOID VALVE
NOT TO SCALE



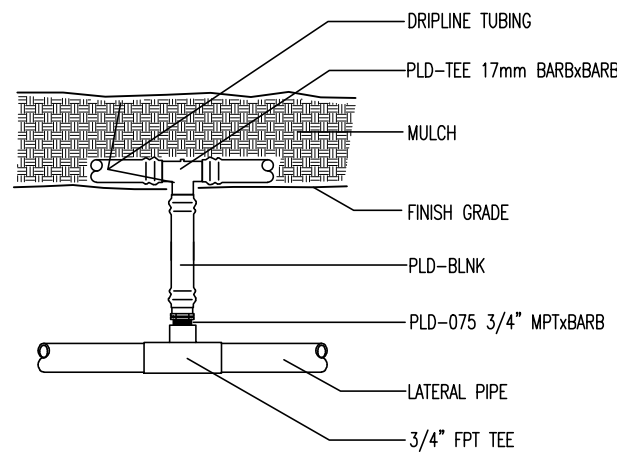
TYPICAL WALL MOUNT CONTROLLER
NOT TO SCALE



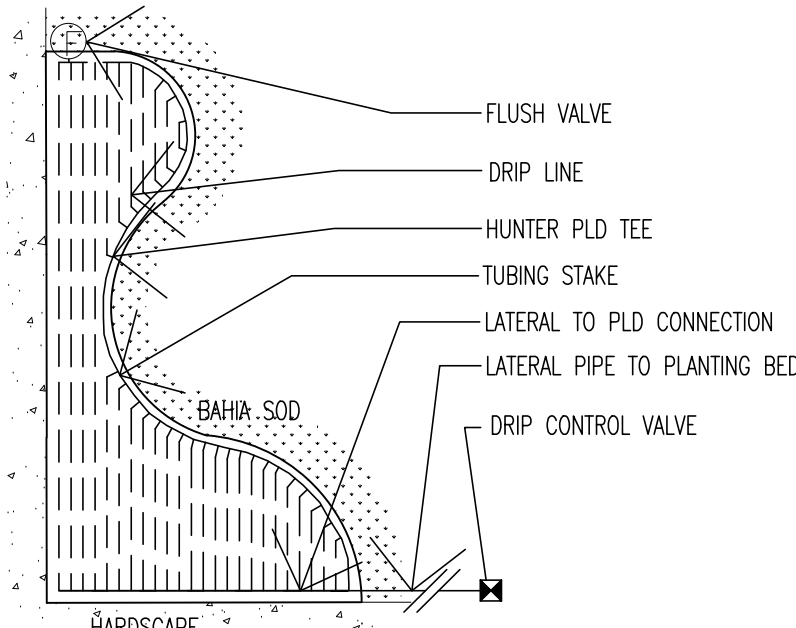
TYPICAL SLEEVE INSTALLATION DETAIL
NOT TO SCALE



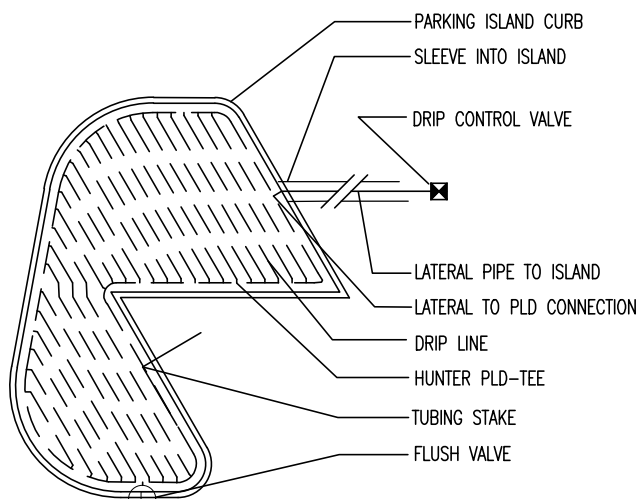
ICV GLOBE VALVE



START CONNECTION ABOVE GRADE
NOT TO SCALE



PLANTING BED



PARKING ISLAND
NOT TO SCALE

CITY OF DELAND

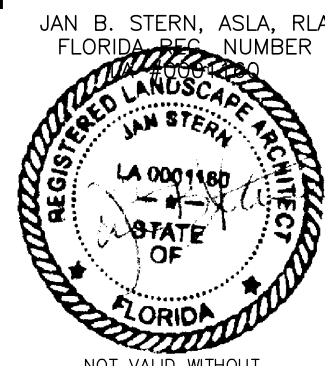
STAMP OF APPROVAL

REVISION

APPR.

DATE

NO.



MARK DOWST & ASSOCIATES, INC.
ENGINEERS * PLANNERS * SURVEYORS
536 N. HALIFAX AVENUE, SUITE # 100 * DAYTONA BEACH, FLORIDA 32118 * (386) 258-7998
SCALE AS SHOWN

DESIGNED	AS SHOWN	CHECKED	DATE	05-07-26
DRAWN	DATE	05-07-26	BY	

LANDSCAPE IRRIGATION NOTES/DETAILS

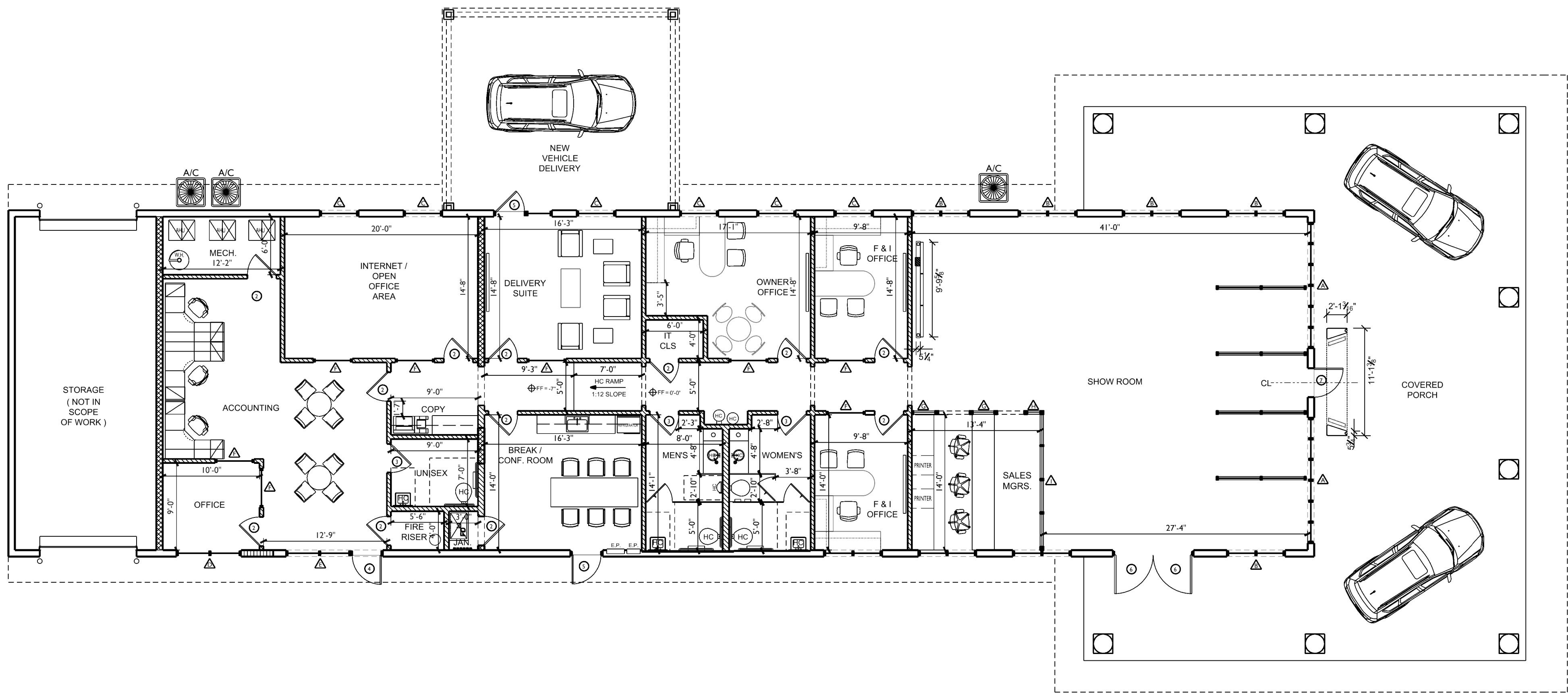
RC HILL MITSUBISHI
CITY OF DELAND, FLORIDA

PROJECT NO.
1323

L-4

THE STERN DESIGN GROUP, P.A.
LANDSCAPE ARCHITECTS LAND PLANNERS
1685 PROMENADE CIRCLE PORT ORANGE, FLORIDA 32129
(386) 788-3788 CELL (386) 290-6411
SternDesignGroup@att.net

NTS.



CONCEPT FLOOR PLAN #1
SALES BUILDING
SCALE: 1/8"=1'-0"

PROPOSED PLUMBING FIXTURE SCHEDULE			
FIXTURE	MEN	WOMEN	UNISEX
WATER CLOSET	1	2	1
URINAL	1	0	0
LAV.	2	2	1
MOP SINK	0	0	1
WATER FOUNTAIN	0	0	2
HAND SINK	0	0	1

WALL LEGEND	
	EXIST. INTERIOR FRAME WALL (CONFIRM)
	EXIST. EXT. CMU BLOCK WALL (CONFIRM)
	EXIST. INT. 1 HOUR RATED CMU BEARING BLOCK WALL (CONFIRM)
	NEW INTERIOR 3 5/8" - 6" METAL 25 G. STUDS @ 24" O.C. W/ 5/8" DRYWALL ON EAC SIDE
	NEW EXTERIOR CMU BLOCK INFILL

AREA CALC.	
OPEN SALES AREA (A/C) :	1,300 SF GROSS
OFFICE AREA (A/C) :	2,947 SF GROSS
COVERED PORCH / CANOPY AREAS (NON A/C) :	3,135 SF GROSS
STORAGE AREA (NOT IN SCOPE)	560 SF GROSS
TOTAL UNDER ROOF (A/C):	7,942 SF GROSS

AHJ APPROVAL STAMP	
REVISIONS	
GENERAL NOTES	
- ALL WORK MUST COMPLY WITH REQUIREMENTS OF FBC-ACCESSIBILITY (8TH EDITION 2023)	
- ALL DIMENSIONS ARE TO FINISH FACE UN.O.	
- ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS.ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS.	
- ALL WORK MUST COMPLY WITH SECT 1609 OF FBC-BUILDING (8TH EDITION 2023) FOR THE FOLLOWING CONDITIONS:	
EXPOSURE:	
DESIGN WIND SPEED:	140
RISK CATEGORY:	II
CONSTRUCTION TYPE:	
- BUILDING IS CLASSIFIED AS ENCLOSED PER ASCE 7-22 WITH AN INTERNAL PRESSURE COEFFICIENT OF +1.0 IS	
- BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS ZONE	
- EXT. GLAZING IS NOT REQUIRED TO BE IMPACT RESISTANT UN.O.	

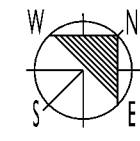
RC HILL MITSUBISHI AUTO DEALERSHIP - DELAND - SALES BUILDING
OWNER: RC HILL POWERHOUSE 1960 S. WOODLAND BOULEVARD, DELAND, FL 32720, PH:386/736-4638
PROJECT LOCATION: 1960 WOODLAND BLVD., DELAND, FL 32720
GENERAL CONTRACTOR: R/H CONSTRUCTION, PHILL WHITEHILL, RICHARD HAINES, LIC.#GCC1511696, VICE PRESIDENT, 5700 DOT COM CT, STE. OVIEDO, FL 32765, PH:407/394-1988

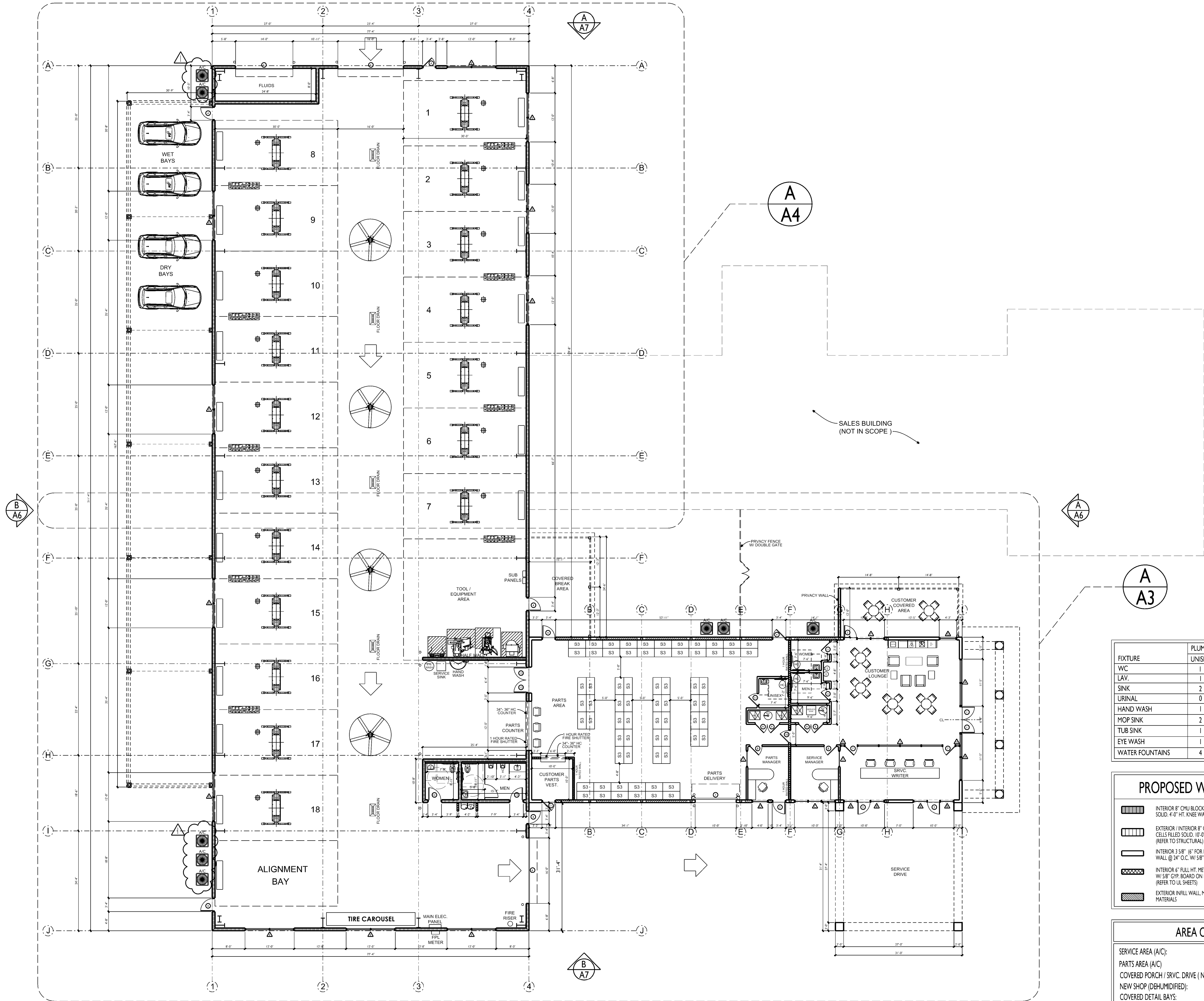
BPE DESIGN INCORPORATED
Building Design and Architecture
BRIAN P. FREDLEY, ASSOCIATE AIA, PROJECT MANAGER
THOMAS E. MAKOWSKI, ARCHITECT
#AR 100350
207 FAIRVIEW AVENUE
DAYTONA BEACH, FL 32114
PH: (386) 257-4502 FX: (386) 257-1050
EMAIL: BPFREDLEY@BPPDESIGN.COM WEBSITE: BPPDESIGN.COM

PROPOSED FLOOR PLAN	
DRAWN BY: RJR	CHECKED BY: TEM & BPP
DATE: APRIL 1, 2026	SHT NO. A2
SCALE: 1/8"=1'-0"	0 2' 6' 14' 20'

ARCHITECT'S / ENGINEER'S SEAL

Digitally signed by Thomas E Makowski
Date: 2026.05.11 16:51:54-04'00'
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PROPOSED FLOOR PLAN
SCALE: 1/12"=1'-0"

FIXTURE	PLUMBING FIXTURE TABLE:			
	UNISEX	MENS	WOMENS	TOTAL
WC	1	2	4	8
LAV.	1	3	4	6
SINK	2	0	0	2
URINAL	0	2	0	2
HAND WASH	1	0	0	1
MOP SINK	2	0	0	2
TUB SINK	1	0	0	0
EYE WASH	1	0	0	1
WATER FOUNTAINS	4	0	0	4

PROPOSED WALL LEGEND	
	INTERIOR 8" CMU BLOCK WALL W/ POURED CELLS FILLED SOLID, 4'-0" HT. KNEE WALL (REFER TO STRUCTURAL)
	EXTERIOR / INTERIOR 8" CMU BLOCK WALL W/ POURED CELLS FILLED SOLID, 10'-0" AFF W/ REINB WALLS ABOVE (REFER TO STRUCTURAL)
	INTERIOR 3'-0" (6" FOR PLUMBING WALL) METAL FRAME WALL @ 3'-0" O.C. W/ 3/8" GYP BOARD ON EACH SIDE (UL U419) 1 HOUR RATED (REFER TO UL SHEETS)
	INTERIOR 4" FULL HT. METAL FRAME WALL @ 3'-0" O.C. W/ 3/8" GYP BOARD ON EACH SIDE (UL U419) 1 HOUR RATED (REFER TO UL SHEETS)
	EXTERIOR INRFL WALL MATCH EXISTING BUILDING MATERIALS

AREA CALC.	
SERVICE AREA (A/C):	1,670 SF GROSS
PARTS AREA (A/C):	2,573 SF GROSS
COVERED PORCH / SRVC. DRIVE (NON A/C):	1,596 SF GROSS
NEW SHOP (DEHUMIDIFIED):	16,350 SF GROSS
COVERED DETAIL BAYS:	3,455 SF GROSS
TOTAL UNDER ROOF (A/C):	25,644 SF GROSS

AHJ APPROVAL STAMP

REVISIONS

SITE COMMENTS #1 (6.18.26)

GENERAL NOTES

- ALL WORK MUST COMPLY WITH REQUIREMENTS OF FBC-ACCESSIBILITY (8TH EDITION 2023)
- ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE
- ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS, ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS
- ALL WORK MUST COMPLY WITH SECT 1609 OF FBC-BUILDING (8TH EDITION 2023) FOR THE FOLLOWING CONDITIONS

EXPOSURE:	1
DESIGN WIND SPEED:	140 MPH
RISK CATEGORY:	II
CONSTRUCTION TYPE:	III
BUILDING IS CLASSIFIED AS ENCLOSED PER ASCE 7-22 WITH AN INTERNAL PRESSURE COEFFICIENT OF +0.18	
BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS ZONE	
EXT. GLAZING IS NOT REQUIRED TO BE IMPACT RESISTANT UNLESS NOTED OTHERWISE	

RC HILL MITSUBISHI AUTO DEALERSHIP - DELAND - SERVICE BUILDINGS

OWNER: RC HILL POWERHOUSE, 1960 S. WOODLAND BOULEVARD, DELAND, FL 32720, PH: 386-736-3638

PROJECT LOCATION: 1960 WOODLAND BLVD., DELAND, FL 32720

GENERAL CONTRACTOR: RH CONSTRUCTION, PHILL WHITEHILL, RICHARD HAINES, LLC#GCC121696, VICE PRESIDENT, 5700 DOT COM CT, EVIDO, FL 32765, PH: 407-894-1908

BPE DESIGN INCORPORATED

Building Design and Architecture

BRIAN P. FREDLEY, ASSOCIATE AIA, PROJECT MANAGER

THOMAS E. MAKOWSKI, ARCHITECT

#AR 100350

207 FAIRVIEW AVENUE

DAYTONA BEACH, FL 32114

PH: (386) 257-4502 FAX: (386) 257-1150

EMAIL: BPFREDLEY@BPEDESIGN.COM WEBSITE: BPEDESIGN.COM

PROPOSED FLOOR PLAN

DRAWN BY: BJR

CHECKED BY: TEM & BPF

DATE: JUNE 18, 2026

SCALE: 1/12"=1'-0"

SHT NO. A2

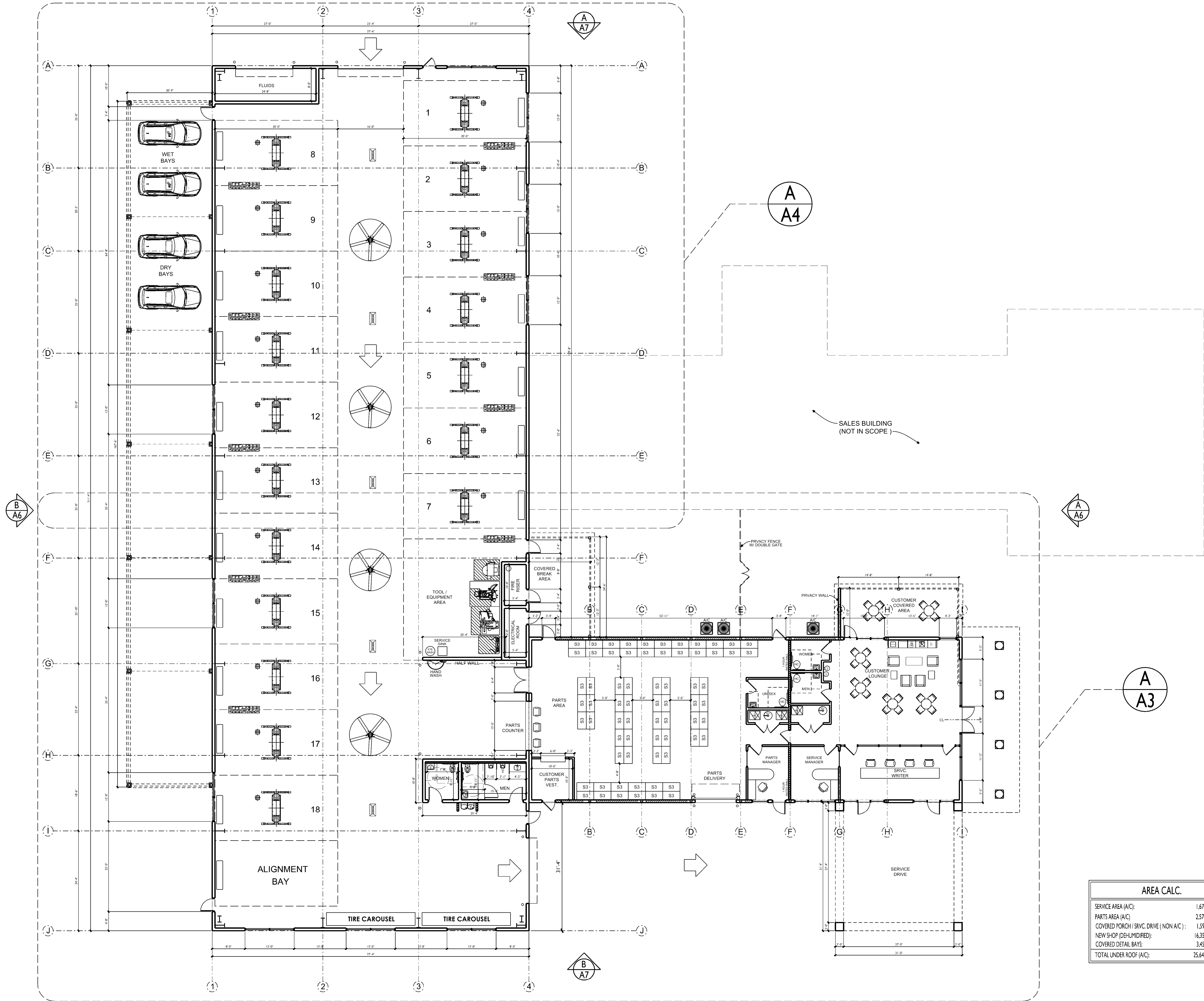
0 3' 9' 21' 30'

ARCHITECT'S / ENGINEER'S SEAL

Digitally signed by Thomas E Makowski

Date: 2026.06.18 13:26:23-04'00'

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AREA CALC.	
SERVICE AREA (A/C):	1,670 SF GROSS
PARTS AREA (A/C):	2,573 SF GROSS
COVERED PORCH / SRVC. DRIVE (NON A/C):	1,596 SF GROSS
NEW SHOP (DEHUMIDIFIED):	16,350 SF GROSS
COVERED DETAIL BAYS:	3,455 SF GROSS
TOTAL UNDER ROOF (A/C):	25,644 SF GROSS

PROPOSED FLOOR PLAN
SCALE: 1/12"=1'-0"

AHJ APPROVAL STAMP

REVISIONS

GENERAL NOTES

RC HILL MITSUBISHI AUTO DEALERSHIP -
DELAND - SERVICE BUILDING

OWNER: RC HILL POWERHOUSE, 1960 S. WOODLAND BOULEVARD, DELAND, FL 32720, PH:386/736-3638
PROJECT LOCATION: 1960 WOODLAND BLVD., DELAND, FL 32720
GENERAL CONTRACTOR: R/H CONSTRUCTION, PHILL WHITEHILL, RICHARD HAINES, LIC#GCC1521696,
VICE PRESIDENT, 5700 DOT COM CT STE. OVIEDO, FL 32765, PH:407/894-1908

BPE
DESIGN INCORPORATED
Building Design and Architecture

BRIAN P. FREDLEY, ASSOCIATE AIA, PROJECT MANAGER
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#AR 100350
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DAYTONA BEACH, FL 32114
PH: (386) 257-4502 FAX: (386) 257-1150
EMAIL: BPFREDLEY@BPPDESIGN.COM WEBSITE: BPPDESIGN.COM

PROPOSED FLOOR PLAN

DRAWN BY: RJR
DATE: APRIL 1, 2026
SCALE: 1/12"=1'-0"

CHECKED BY: TEM & BPP
SHT NO. A2

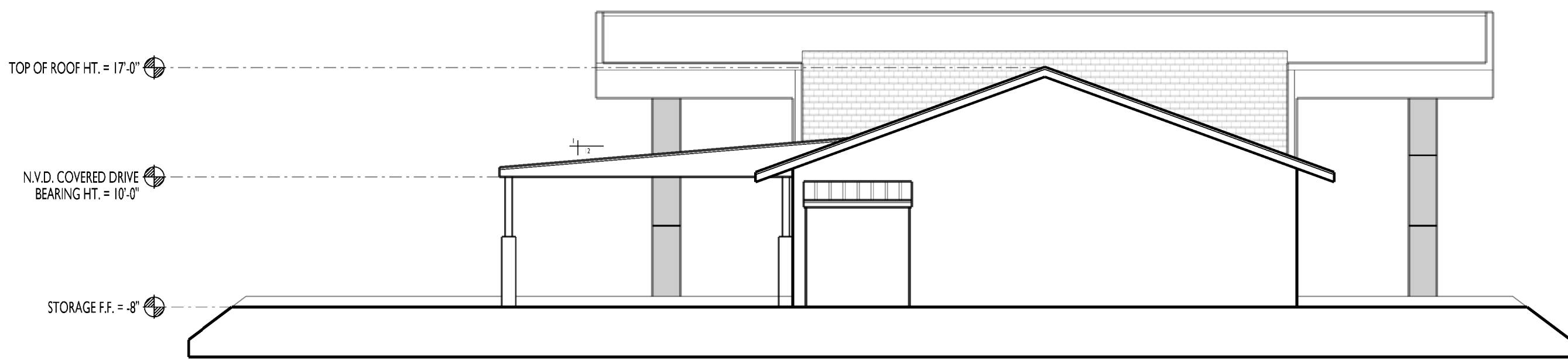
ARCHITECT'S / ENGINEER'S SEAL

STATE OF FLORIDA
THOMAS E. MAKOWSKI
REGISTERED ARCHITECT
AR100350

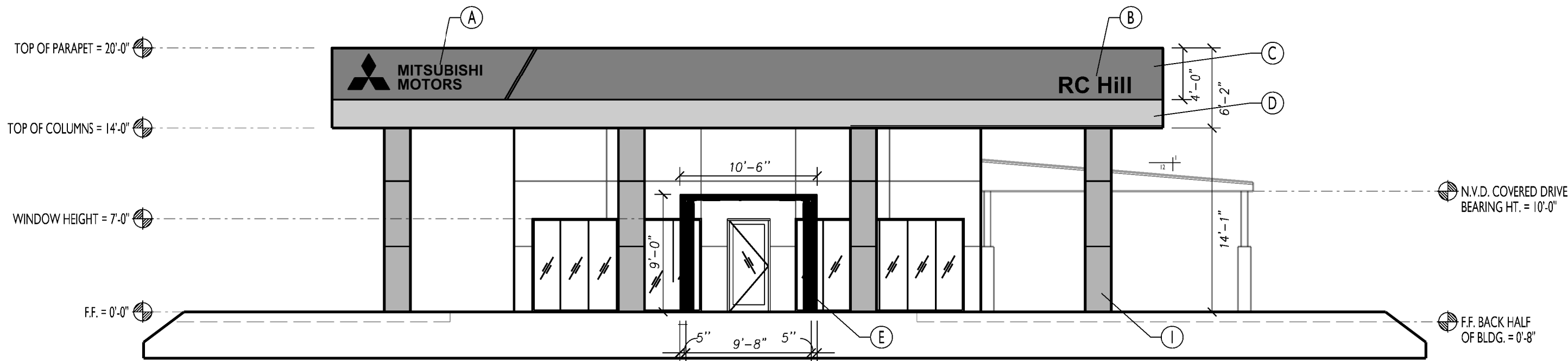
Digitally signed
by Thomas E
Makowski
Date:
2026.05.11
16:52:04-04'00'

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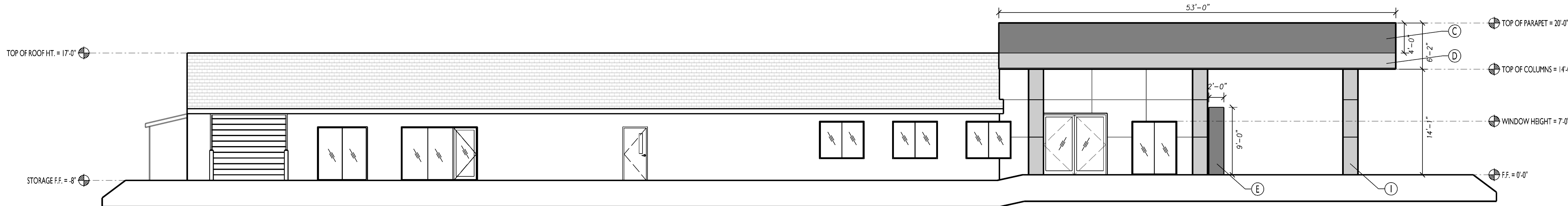
Page 89 of 173



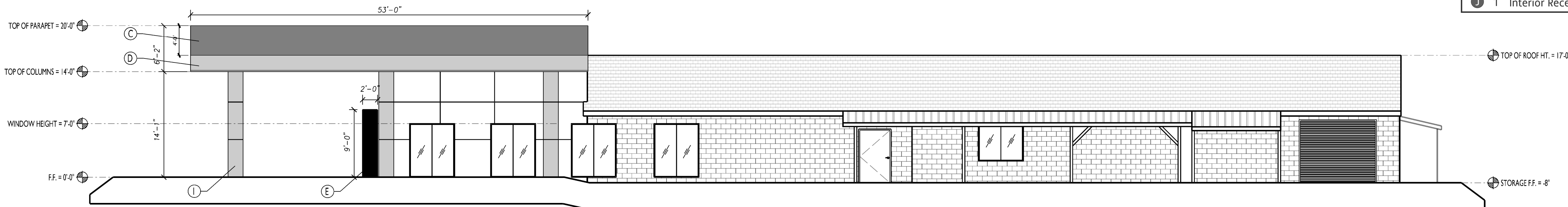
D
A3 **PROPOSED BUILDING ELEVATION**
WEST FACADE
SCALE: 1/8"=1'-0"



C
A3 **PROPOSED BUILDING ELEVATION**
EAST FACADE
SCALE: 1/8"=1'-0"



B
A3 **PROPOSED BUILDING ELEVATION**
SOUTH FACADE
SCALE: 1/8"=1'-0"



A
A3 **PROPOSED BUILDING ELEVATION**
NORTH FACADE
SCALE: 1/8"=1'-0"

Qty	Description
A 2	33" Corporate Mark
B 1	15" Dealer Name Letters
C 6	4' Black ACM/Parapet Cap w/ Light Band
D 6	2' CAG Gray ACM
E 1	Entrance Gate Element
F 1	15" Service Letters
G 2	4' Gray ACM/Parapet Cap w/ Light Band
H 2	4' Gray ACM/Parapet Cap
I 18	2' Gray ACM Column Wraps
J 1	Interior Reception Wall

AHJ APPROVAL STAMP

REVISIONS

GENERAL NOTES

- ALL WORK MUST COMPLY WITH REQUIREMENTS OF FBC-ACCESSIBILITY (8TH EDITION 2023)
- ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE
- ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS, ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS
- ALL WORK MUST COMPLY WITH SECT 1609 OF FBC-BUILDING (8TH EDITION 2023) FOR THE FOLLOWING CONDITIONS:
 - EXPOSURE: **1**
 - DESIGN WIND SPEED: **135**
 - RISK CATEGORY: **II**
- CONSTRUCTION TYPE: **1**
- BUILDING IS CLASSIFIED AS ENCLOSED PER ASCE 7-22 WITH AN INTERNAL PRESSURE COEFFICIENT OF +1.0 IS
- BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS ZONE
- EXT. GLAZING IS NOT REQUIRED TO BE IMPACT RESISTANT UNLESS NOTED OTHERWISE

RC HILL MITSUBISHI AUTO DEALERSHIP -

DELAND - SALES BUILDING

OWNER: RC HILL POWERHOUSE 1960 S. WOODLAND BOULEVARD, DELAND, FL 32720, PH: 386/736-4538

PROJECT LOCATION: 1960 WOODLAND BLVD., DELAND, FL 32720

GENERAL CONTRACTOR: RH CONSTRUCTION, PHILL WHITEHILL, RICHARD HAINES, LIC.#CC1511696,

VICE PRESIDENT, 5700 DOT COM CT, STE. OVIEDO, FL 32765, PH: 407/394-1988

BPE
DESIGN INCORPORATED

Building Design and Architecture

BRIAN P. FREDLEY, ASSOCIATE AIA, PROJECT MANAGER

THOMAS E. MAKOWSKI, ARCHITECT

#AR 100350

207 FAIRVIEW AVENUE

DAYTONA BEACH, FL 32114

PH: (386) 257-4502 FX: (386) 257-1150

EMAIL: BPFREDLEY@BPPDESIGN.COM WEBSITE: BPPDESIGN.COM

PROPOSED BUILDING ELEVATIONS

DRAWN BY: RJR

CHECKED BY: TEM & BPP

DATE: APRIL 1, 2026

SCALE: 1/8"=1'-0"

SHT NO. A3

0 2' 6' 14' 20'

ARCHITECT'S / ENGINEER'S SEAL

Digitally signed by Thomas E Makowski

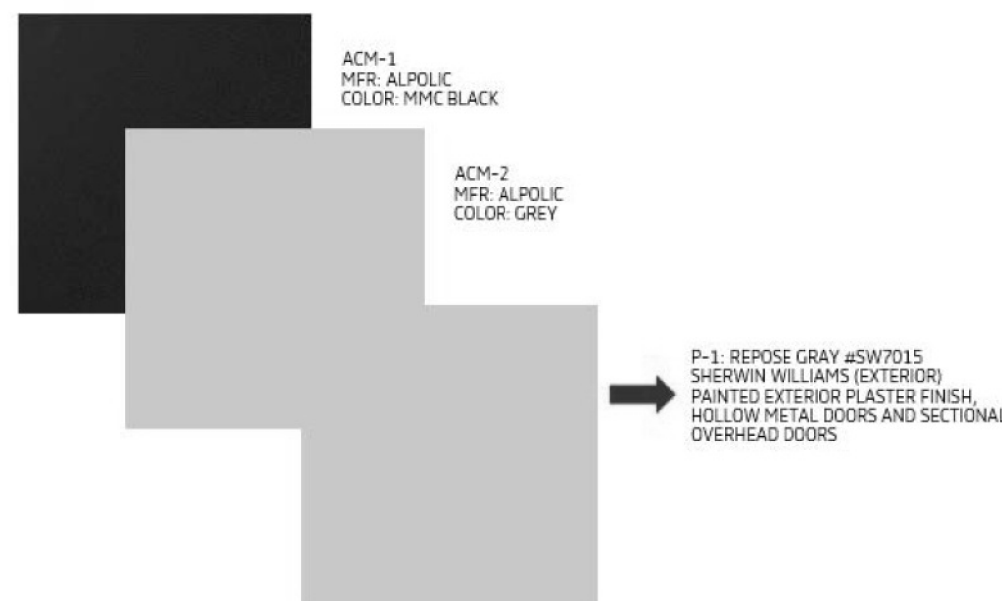
Date: 2026.05.11

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Exterior Paint and Finishing Guideline

Please reference, full product details in the Mitsubishi Dealer Visual Identity Manual



TYPICAL BUILDING COLOR SCHEDULE

NO.	BUILDING ELEMENT:	MATERIAL	COLOR
1.	ROOF	METAL ROOF SYSTEM	WHITE OR SILVER
2.	WALLS UP TO 10'-0" A.F.F.	CMU BLOCK W/ STUCCO	SW 7015 REPOSE GRAY
3.	WALLS 10'-0" A.F.F. & ABOVE	METAL BUILDING PANELS	SW 7015 REPOSE GRAY
4.	MAN DOORS	METAL (PAINTED)	SW 7015 REPOSE GRAY
5.	6" X 6" DOWNSPOUTS	METAL	SW 7015 REPOSE GRAY
6.	STUCCO JOINTS	STUCCO	SW 7015 REPOSE GRAY
7.	STOREFRONT FRAMES	ALUMINUM	BLACK

AHJ APPROVAL STAMP

REVISIONS

△ SITE COMMENTS #1 (6.18.26)

GENERAL NOTES

- ALL WORK MUST COMPLY WITH REQUIREMENTS OF FBC-ACCESSIBILITY (8TH EDITION 2023)
- ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE
- ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS, ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS
- ALL WORK MUST COMPLY WITH SECT 1609 OF FBC-BUILDING (8TH EDITION 2023) FOR THE FOLLOWING CONDITIONS:
 - EXPOSURE: 1
 - DESIGN WIND SPEED: 140
 - RISK CATEGORY: II
 - CONSTRUCTION TYPE: II
 - BUILDING IS CLASSIFIED AS ENCLOSED PER ASCE 7-22 WITH AN INTERNAL PRESSURE COEFFICIENT OF +1.0 (B)
 - BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS ZONE
 - EXT. GLAZING IS NOT REQUIRED TO BE IMPACT RESISTANT UNLESS NOTED OTHERWISE

RC HILL MITSUBISHI AUTO DEALERSHIP -
DELAND - SERVICE BUILDINGS

OWNER: RC HILL POWERHOUSE, 1960 S. WOODLAND BOULEVARD, DELAND, FL 32720, PH: 386/736-3638

PROJECT LOCATION: 1960 WOODLAND BLVD., DELAND, FL 32720

GENERAL CONTRACTOR: R/H CONSTRUCTION, PHILL WHITEHILL, RICHARD HAINES, LLC #GCC121096,
VICE PRESIDENT, 5700 DOT COM CT STE. OVIEDO, FL 32765, PH: 407/384-1908

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Building Design and Architecture

BRIAN P. FREDLEY, ASSOCIATE AIA, PROJECT MANAGER

THOMAS E. MAKOWSKI, ARCHITECT

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DAYTONA BEACH, FL 32114

PH: (386) 257-4502 FAX: (386) 257-1150

EMAIL: BPFREDLEY@BPFDESIGN.COM WEBSITE: BPFDESIGN.COM

EXTERIOR BUILDING ELEVATIONS

DRAWN BY: RJR CHECKED BY: TEM & BPF

DATE: AUGUST 26, 2026

SCALE: 1/8"=1'-0"

SHT NO. A4.1

0 2' 6' 14' 20'

ARCHITECT'S / ENGINEER'S SEAL

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EXTERIOR BUILDING ELEVATION

WEST FACADE

SCALE: 1/8"=1'-0"

EXTERIOR BUILDING ELEVATION

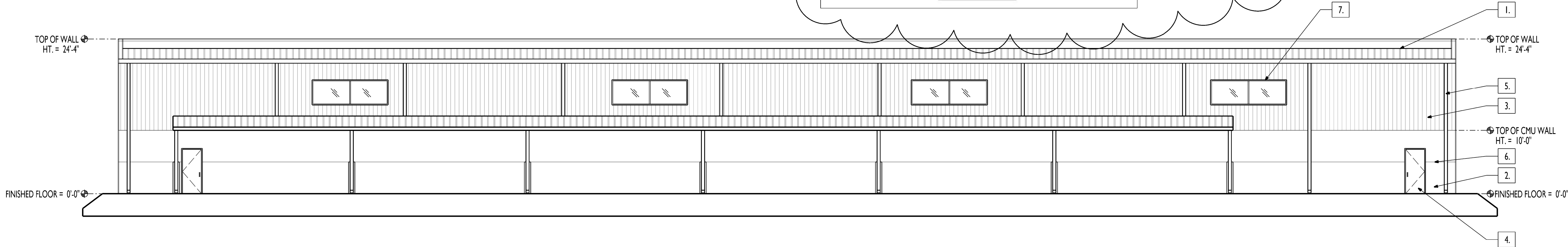
EAST FACADE

SCALE: 1/8"=1'-0"

Qty	Description
2	33" Corporate Mark
1	15" Dealer Name Letters
6	4' Black ACM/Parapet Cap w/ Light Band
2	2' CAG Gray ACM
1	Entrance Gate Element
1	15" Service Letters
2	4' Gray ACM/Parapet Cap w/ Light Band
2	4' Gray ACM/Parapet Cap
18	2' Gray ACM Column Wraps
1	Interior Reception Wall

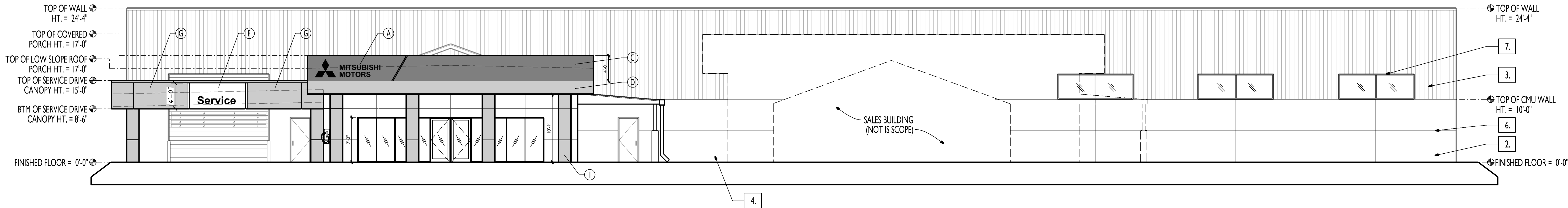
NOTES:

1. THERE WILL BE NO ROOF TOP EQUIPMENT ON ANY OF THE BUILDINGS SHOWN ON THIS DRAWING
2. ALL GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED



Qty	Description
A	2 33" Corporate Mark
B	1 15" Dealer Name Letters
C	6 4' Black ACM/Parapet Cap w/ Light Band
D	6 2' CAG Gray ACM
E	1 Entrance Gate Element
F	1 15" Service Letters
G	2 4' Gray ACM/Parapet Cap w/ Light Band
H	2 4' Gray ACM/Parapet Cap
I	18 2' Gray ACM Column Wraps
J	1 Interior Reception Wall

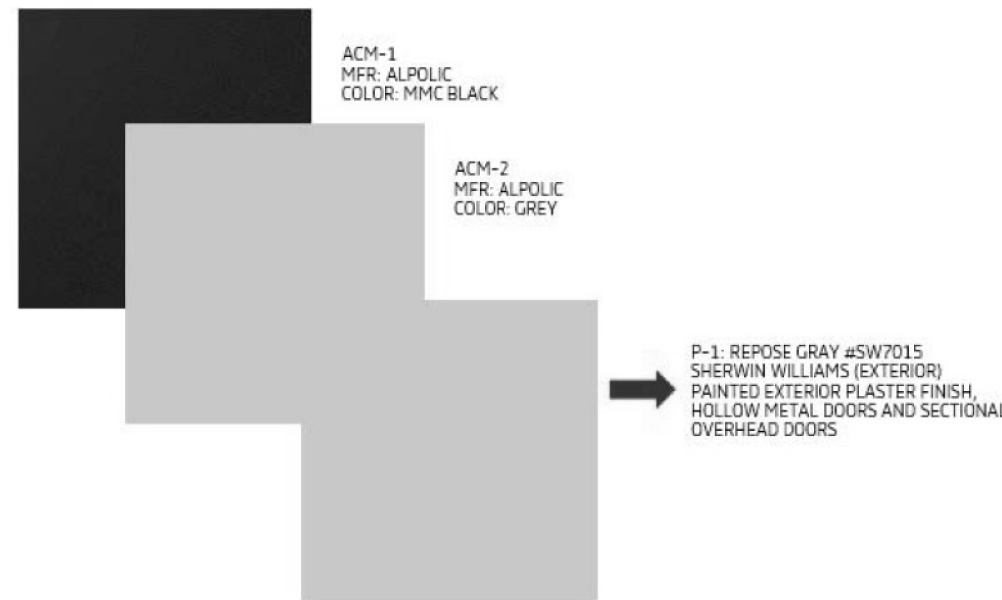
B
A6
EXTERIOR BUILDING ELEVATION
WEST FACADE
SCALE: 1/8"=1'-0"



A
A6
EXTERIOR BUILDING ELEVATION
EAST FACADE
SCALE: 1/8"=1'-0"

Exterior Paint and Finishing Guideline

Please reference, full product details in the Mitsubishi Dealer Visual Identity Manual



TYPICAL BUILDING COLOR SCHEDULE

NO.	BUILDING ELEMENT:	MATERIAL	COLOR
1.	ROOF	METAL ROOF SYSTEM	WHITE OR SILVER
2.	WALLS UP TO 10'-0" A.F.F.	CMU BLOCK W/ STUCCO	SW 7015 REPOSE GRAY
3.	WALLS 10'-0" A.F.F. & ABOVE	METAL BUILDING PANELS	SW 7015 REPOSE GRAY
4.	MAN DOORS	METAL (PAINTED)	SW 7015 REPOSE GRAY
5.	6" X 6" DOWNSPOUTS	METAL	SW 7015 REPOSE GRAY
6.	STUCCO JOINTS	STUCCO	SW 7015 REPOSE GRAY
7.	STOREFRONT FRAMES	ALUMINUM	BLACK

AHJ APPROVAL STAMP

REVISIONS

1. SITE COMMENTS #1 (6.18.26)

GENERAL NOTES

- ALL WORK MUST COMPLY WITH REQUIREMENTS OF FBC-ACCESSIBILITY (8TH EDITION 2023)
- ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE
- ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS, ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS
- ALL WORK MUST COMPLY WITH SECT 1609 OF FBC-BUILDING (8TH EDITION 2023) FOR THE FOLLOWING CONDITIONS:
 - EXPOSURE: DESIGN WIND SPEED: 140 MPH
 - RISK CATEGORY: II
 - CONSTRUCTION TYPE: II
 - BUILDING IS CLASSIFIED AS ENCLOSED PER ASCE 7-22 WITH AN INTERNAL PRESSURE COEFFICIENT OF +0.18
 - BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS ZONE
 - EXT. GLAZING IS NOT REQUIRED TO BE IMPACT RESISTANT UNLESS NOTED OTHERWISE

RC HILL MITSUBISHI AUTO DEALERSHIP -
DELAND - SERVICE BUILDINGS

OWNER: RC HILL POWERHOUSE, 1960 S. WOODLAND BOULEVARD, DELAND, FL 32720, PH: 386/736-3638
PROJECT LOCATION: 1960 WOODLAND BLVD., DELAND, FL 32720
GENERAL CONTRACTOR: R/H CONSTRUCTION, PHILL WHITEHILL, RICHARD HAINES, LLC, 121146,
VICE PRESIDENT, 5700 DOT COM CT STE, OVIEDO, FL 32765, PH: 407/384-1908

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Building Design and Architecture

BRIAN P. FREDLEY, ASSOCIATE AIA, PROJECT MANAGER
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DAYTONA BEACH, FL 32114
PH: (386) 257-4502 FAX: (386) 257-1150
EMAIL: BPF@BPEDESIGN.COM WEBSITE: BPEDESIGN.COM

EXTERIOR BUILDING ELEVATIONS

DRAWN BY: BPF CHECKED BY: TEM & BPF

DATE: JUNE 18, 2026

SCALE: 1/8"=1'-0"

0 2' 6' 14' 20'

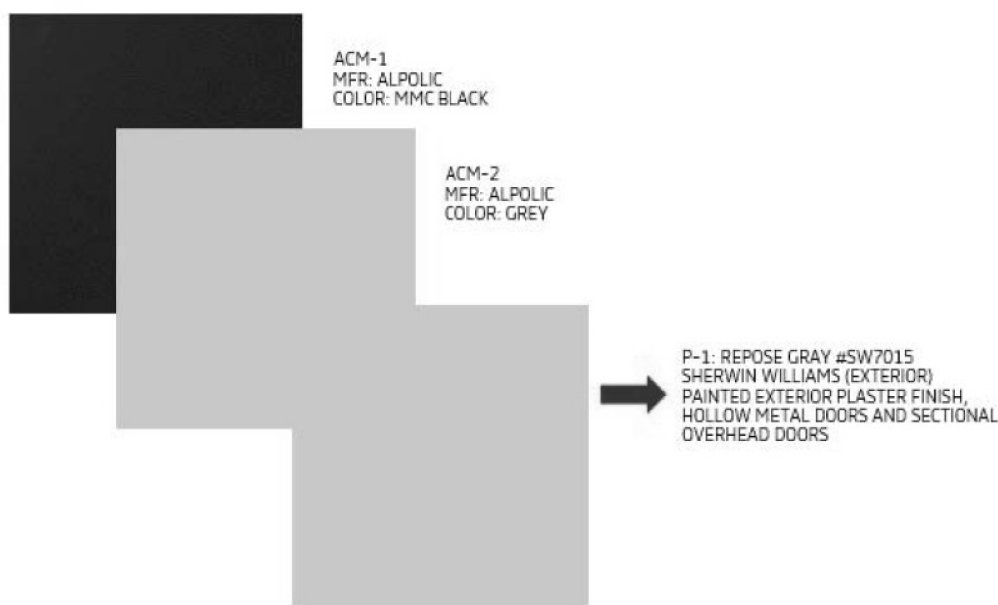
ARCHITECT'S / ENGINEER'S SEAL

Digitally signed
by Thomas E
Makowski
Date:
2026.06.18
13:26:26-04'00'

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Exterior Paint and Finishing Guideline

**Please reference, full product details in the Mitsubishi Dealer Visual Identity Manual **



TYPICAL BUILDING COLOR SCHEDULE

NO.	BUILDING ELEMENT:	MATERIAL	COLOR
1.	ROOF	METAL ROOF SYSTEM	WHITE OR SILVER
2.	WALLS UP TO 10'-0" A.F.F.	CMU BLOCK W/ STUCCO	SW 7015 REPOSE GRAY
3.	WALLS 10'-0" A.F.F. & ABOVE	METAL BUILDING PANELS	SW 7015 REPOSE GRAY
4.	MAN DOORS	METAL (PAINTED)	SW 7015 REPOSE GRAY
5.	6" X 6" DOWNSPOUTS	METAL	SW 7015 REPOSE GRAY
6.	STUCCO JOINTS	STUCCO	SW 7015 REPOSE GRAY
7.	STOREFRONT FRAMES	ALUMINUM	BLACK

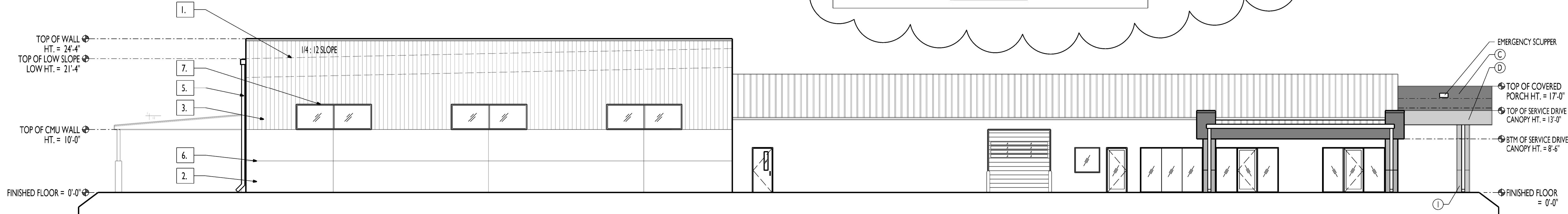
AHJ APPROVAL STAMP

REVISIONS

SITE COMMENTS #1 (6.18.26)

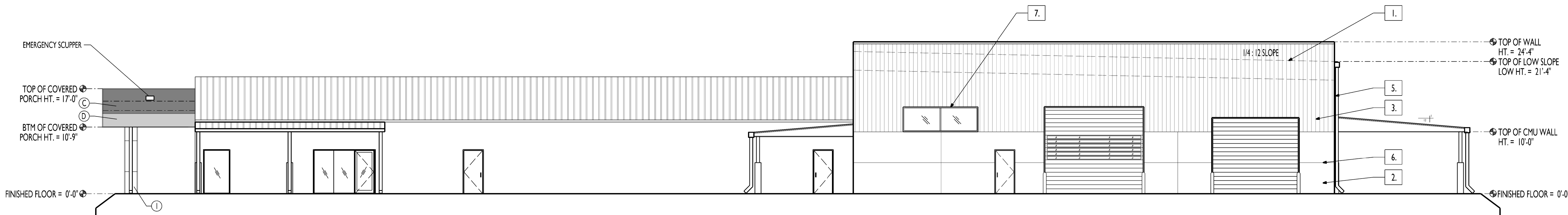
GENERAL NOTES

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 - BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS ZONE
 - EXT. GLAZING IS NOT REQUIRED TO BE IMPACT RESISTANT U.N.O.



B EXTERIOR BUILDING ELEVATION
A7 SOUTH FACADE
SCALE: 1/8"=1'-0"

Qty	Description
2	33" Corporate Mark
1	15" Dealer Name Letters
6	4' Black ACM/Parapet Cap w/ Light Band
6	2' CAG Gray ACM
1	Entrance Gate Element
1	15" Service Letters
2	4' Gray ACM/Parapet Cap w/ Light Band
2	4' Gray ACM/Parapet Cap
18	2' Gray ACM Column Wraps
1	Interior Reception Wall



A EXTERIOR BUILDING ELEVATION
A7 NORTH FACADE
SCALE: 1/8"=1'-0"

RC HILL MITSUBISHI AUTO DEALERSHIP -
DELAND - SERVICE BUILDINGS

OWNER: RC HILL POWERHOUSE, 1960 S. WOODLAND BOULEVARD, DELAND, FL 32720, PH:386/736-3638
PROJECT LOCATION: 1960 WOODLAND BLVD., DELAND, FL 32720
GENERAL CONTRACTOR: R/H CONSTRUCTION, PHILL WHITEHILL, RICHARD HAINES, LLC#GCC121166,
VICE PRESIDENT, 5700 DOT COM CT STE, OVIEDO, FL 32765, PH:407/894-1908

BPE
DESIGN INCORPORATED
Building Design and Architecture
BRIAN P. FREDLEY, ASSOCIATE AIA, PROJECT MANAGER
THOMAS E. MAKOWSKI, ARCHITECT
#AR 100350
207 FAIRVIEW AVENUE
DAYTONA BEACH, FL 32114
PH: (386) 257-8502 FAX: (386) 257-1150
EMAIL: BPFREDLEY@BPEDESIGN.COM WEBSITE: BPEDESIGN.COM

EXTERIOR BUILDING ELEVATIONS

DRAWN BY: RJR CHECKED BY: TEM & BPF

DATE: JUNE 18, 2026

SCALE: 1/8"=1'-0"

0 2' 6' 14' 20'

ARCHITECT'S / ENGINEER'S SEAL



Digitally signed
by Thomas E
Makowski
Date:
2026.06.18
13:26:29-04'00'

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ELECTRICAL GENERAL PROVISION

PART 1 - GENERAL

A. GENERAL CONDITIONS AND REQUIREMENTS:

THIS WORK IS SUBJECT TO THE GENERAL CONDITIONS AND THE GENERAL REQUIREMENTS BOUND THEREIN. THE FOLLOWING CODES AND REGULATIONS (LATEST VERSION) SHALL GOVERN THE EXTENT AND INSTALLATION OF ELECTRICAL WORK UNLESS MORE STRINGENT REQUIREMENTS ARE SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN:

- A) 2020 N.E.C. , F.B.C. 8th EDITION 2023.
B) NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS (LATEST EDITION)
C) UNDERWRITERS LABORATORIES, INC (UL)
D) NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
E) APPLICABLE LOCAL AND STATE BUILDING CODES
F) ASHRE STANDARDS 90.1 (2022)

B. SCOPE:

1. THE WORK OF THIS DIVISION CONSISTS OF FURNISHING ALL PLANT LABOR, EQUIPMENT, SUPERVISION, APPLIANCE, MATERIALS AND PERFORMING ALL OPERATIONS REQUIRED TO COMPLETE ALL ITEMS OF WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPLICABLE DRAWINGS AND ALL OTHER APPLICABLE PORTIONS OF THE COMPLETE CONTRACT DOCUMENTS.
2. THE WORK PROVIDED UNDER THIS DIVISION SHALL INCLUDE ALL LABOR, MATERIALS, PERMITS, INSPECTIONS AND RE-INSPECTION FEES, TOOLS, EQUIPMENT, TRANSPORTATION, INSURANCE, TEMPORARY PROTECTION, TEMPORARY LIGHTING, SUPERVISION AND INCIDENTAL ITEMS ESSENTIAL FOR PROPER INSTALLATION AND OPERATION, EVEN THOUGH NOT SPECIFICALLY MENTIONED OR INDICATED BUT WHICH ARE USUALLY PROVIDED OR ARE ESSENTIAL FOR PROPER INSTALLATION AND OPERATION OF ALL ELECTRICAL SYSTEMS AS INDICATED IN THE CONTRACT DOCUMENTS.

C. SUBSTITUTIONS/APPROVED EQUAL:

1. PROVIDE ONLY UL LABELED PRODUCTS (WHERE APPLICABLE) OF TYPES INDICATED. ALL MATERIALS SHALL BE NEW AND IN PERFECT CONDITION. NOTWITHSTANDING ANY REFERENCE IN THESE DRAWINGS TO ANY ARTICLE, DEVICE, PRODUCT, MATERIAL, FORM OR TYPE OF CONSTRUCTION BY NAME, MAKE OR CATALOG NUMBER, SUCH REFERENCES SHALL BE INTERPRETED AS ESTABLISHING A STANDARD OF QUALITY AND SHALL NOT BE CONSTRUED AS LIMITING CONDITION. THE CONTRACTOR IN SUCH CASES MAY AT HIS OPTION USE ANY ARTICLE, DEVICE, PRODUCT, MATERIAL, FORM OR TYPE OF CONSTRUCTION WHICH IN THE JUDGMENT OF THE ARCHITECT/ENGINEER, EXPRESSED IN WRITING, IS EQUAL TO THAT SPECIFIED.
2. COST SAVINGS SHALL BE FORWARDED TO THE OWNER.

D. FEES, PERMITS AND REGULATIONS:

1. CONFORM TO ALL GOVERNING CODES, ORDINANCES OR REGULATIONS OF CITY, COUNTY, AND STATE HAVING JURISDICTION, WHERE LOCAL CODES ARE NOT APPLICABLE, CONFORM TO NATIONAL ELECTRIC CODE, LATEST REVISION.
2. BID WORK TO CONFORM TO CODE AT NO ADDITIONAL EXPENSE TO OWNER.

E. CONTRACTOR'S RESPONSIBILITIES:

1. COORDINATE WORK WITH OTHER TRADES, POWER AND TELEPHONE COMPANIES
2. COORDINATE WORK SCHEDULE AND MATERIAL DELIVERY.
3. PROVIDE A COMPETENT SUPERINTENDENT IN CHARGE OF WORK AT ALL TIME. REPLACE SUPERINTENDENT NOT DEEMED COMPETENT BY ARCHITECT. DO NOT WITHDRAW OR CHANGE SUPERINTENDENT WITHOUT PRIOR APPROVAL OF ARCHITECT.
4. PROVIDE QUALIFIED MECHANICS. INSTALL MATERIALS AND EQUIPMENT IN NEAT, WORKMANLIKE MANNER. REMOVE AND REPLACE ANY MATERIAL OR EQUIPMENT WHICH IS IMPROPERLY INSTALLED, OR DAMAGED IN THE OPINION OF THE ARCHITECT, AT CONTRACTOR'S EXPENSE.
5. EXAMINE WORK PREPARED BY ARCHITECT IMMEDIATELY IN WRITING IF ANY CONDITION EXISTS WHICH WILL PREVENT SATISFACTORY INSTALLATION OF MATERIALS OR EQUIPMENT. STARTING OF WORK WITHOUT NOTIFICATION INDICATES ACCEPTANCE AND SUBSEQUENT CHANGES REQUIRED WILL BE AT CONTRACTOR'S EXPENSE.
6. THE INTEGRITY OF FIRE-RATED PARTITIONS SHALL BE MAINTAINED AROUND PENETRATING ELECTRICAL ELEMENTS. FIRE-RATED SEALANT, SLEEVES, ESCUTCHEONS AND SIMILAR UNITS SHALL BE PROVIDED WHERE REQUIRED BY REFERENCED CODES AND AUTHORITIES HAVING JURISDICTION. ALL PENETRATIONS IN RATED ASSEMBLIES SHALL BE PROTECTED IN ACCORDANCE TO SECTION 714 OF FBCE.

F. INTERPRETATION OF DRAWINGS:

1. THE DRAWINGS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EXACT LOCATIONS OF CONDUIT RUNS, OUTLET BOXES, JUNCTION BOXES, PULL BOXES, ETC. THE LOCATIONS OF EQUIPMENT, APPLIANCES, FIXTURES, CONDUIT, OUTLETS, BOXES AND SIMILAR DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. EXACT LOCATIONS SHALL BE AS ACCEPTED BY THE ENGINEER DURING CONSTRUCTION. OBTAIN IN THE FIELD ALL INFORMATION RELEVANT TO THE PLACING OF ELECTRICAL WORK AND IN CASE OF INTERFERENCE WITH OTHER WORK, PROCEED AS DIRECTED BY THE ENGINEER AND PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK IN AN ACCEPTABLE MANNER.
2. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES FOUND DURING CONSTRUCTION OF THE PROJECT AND DO NOT PROCEED WITH THAT PORTION OF THE PROJECT, UNTIL A WRITTEN DEFINITIVE STATEMENT IS RECEIVED PROVIDING CLEAR DIRECTION. IF A CONFLICT EXISTS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODE OR STANDARD, THE MOST STRINGENT REQUIREMENT SHALL BE INCLUDED FOR THIS PROJECT. THE ENGINEER SHALL MAKE THE DECISION REGARDING QUESTIONABLE AREAS OF CONFLICT.
3. COMPARE ALL DRAWINGS AND VERIFY FIGURES BEFORE LAYING OUT WORK AND BE RESPONSIBLE FOR ANY ERRORS WHICH MIGHT HAVE BEEN AVOIDED THEREBY. SPECIAL NOTICE SHALL BE TAKEN OF CODE REQUIRED ELECTRICAL CLEARANCE AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF DISCREPANCIES.
4. WHEN MEASUREMENTS ARE AFFECTED BY CONDITIONS ALREADY ESTABLISHED, CONTRACTOR TO TAKE MEASUREMENTS NOTWITHSTANDING GIVE SCALE OR FIGURE DIMENSIONS ON DRAWINGS.

G. SERVICE AND METERING:

1. COMPANY, THE UTILITY COMPANY SERVING THIS PROJECT, WHICH WILL BE REFERRED TO AS THE UTILITY COMPANY HEREIN.
2. SERVEY ALL ARRANGEMENTS WITH THE UTILITY COMPANY FOR OBTAINING A COMPLETE SERVICE. PAY ALL CHARGES AND PROVIDE ALL LABOR AND MATERIAL FOR THE SERVICE. SERVICE SHALL BE OBTAINED AT 120/208 OR 277/480 VOLTS FROM THE UTILITY COMPANY. PROVIDE UNDERGROUND CABLES AND CONDUITS FOR INCOMING SERVICES FROM THE UTILITY'S PAD MOUNTED TRANSFORMER TO DISTRIBUTION EQUIPMENT. INSTALL METER SOCKET, AND PROVIDE CT CABINET AND WIRING. CONTRACTOR SHALL ALSO INCLUDE INSTALLATION COST OF UTILITY REQUIRED CONDUITS FROM THE UTILITY POLE TO PAD MOUNTED TRANSFORMER.
3. FEES: CONTACT THE UTILITY COMPANY TO DETERMINE IF ANY FEES, CHARGES OR COSTS WILL BE DUE THE COMPANY, AS REQUIRED FOR TEMPORARY POWER, PERMANENT POWER, INSTALLATIONS, HOOK-UPS, ETC. THIS FEE, CHARGE OR COST SHALL BE INCLUDED IN THE BID PRICE.
4. PAYMENT: PAY FOR ALL REQUIRED LICENSES, FEES AND INSPECTIONS. INCLUDE ALL COSTS IN THE PROPOSED CONSTRUCTION COST SUBMISSION. THESE COSTS SHALL INCLUDE BUT NOT BE LIMITED TO ALL APPLICABLE TAXES, PERMITS, NECESSARY NOTICES, CERTIFICATES AND ALL COSTS REQUIRED TO OBTAIN IT.

H. CUTTING AND PATCHING:

THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL OPENING REQUIREMENTS WITH THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE ALL OPENINGS AND CLOSE IT. IF GENERAL CONTRACTOR IS NOT PROPERTY INFORMED THIS DIVISION WILL PROVIDE OPENINGS AT HIS OWN EXPENSE. CUTTING OF STEEL, WOOD OR OTHER MAIN STRUCTURAL PARTS MUST BE APPROVED BY ARCHITECT PRIOR TO CUTTING.

I. HANDLING OF MATERIALS AND EQUIPMENT:

1. RECEIVE, HOUSE, HANDLE AND DELIVER TO PROPER LOCATION, MATERIALS AND EQUIPMENT.
2. PROTECT FROM DAMAGE, MOISTURE, DIRT, DEBRIS AND WORK OF OTHER TRADES. USE OF PAPER, CARDBOARD, OTHER FLIMSY MATERIAL WILL NOT BE PERMITTED. REPLACE OR REFINISH MARKED OR DAMAGED SURFACES TO SATISFACTION OF ARCHITECT/ENGINEER.

J. CLEAN UP:

1. KEEP PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIAL OR RUBBISH.
A) LEAVE PREMISES AND WORK IN CLEAN, ORDERLY CONDITION ACCEPTABLE TO ARCHITECT/ENGINEER.
B) CLEAN ALL MATERIALS AND EQUIPMENT OF DIRT, DUST, PAINT, SPOTS, STAINS, SOIL, MARKS, ETC. ANY MATERIAL IN LESS THAN NEW CONDITION WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

K. LABELS:

1. PROVIDE FOR ALL EQUIPMENT, APPARATUS, DISCONNECT AND REMOTE CONTROL SWITCHES, ETC., RIGID, LAMINATED, PHONEMIC LABELS, BLACK WITH WHITE LETTERS SELF ADHESIVE BACK. TAPE LABELS OR ADHESIVE NOT PERMITTED.
2. SPECIFIC EQUIPMENT (I.E. ELECTRICAL PANELS AND EQUIPMENT) SHALL BE IDENTIFIED WITH ONE INCH HIGH, 3-INCHES LONG, 1/16-INCH THICK LABEL WITH 1/4-INCH LETTERS.

L. AS BUILT DRAWINGS:

1. DURING PROGRESS OF WORK, KEEP ONE SET OF PRINTS OR JOB SHOWING ANY CHANGES FROM ORIGINAL PLANS.
2. UPON COMPLETION OF WORK, FURNISH ARCHITECT/ENGINEER WITH CLEAN SET OF LEGIBLE AND ACCURATELY MARKED PRINTS INDICATING ALL CHANGES FROM ORIGINAL PLANS.

M. GUARANTEE AND SERVICE:

1. CONTRACTOR AND MANUFACTURER TO GUARANTEE EQUIPMENT FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.
2. CONTRACTOR TO GRANTTEE MATERIAL AND WORKMANSHIP FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE AND REPLACE ANY DEFECTS WITHOUT EXPENSE TO OWNER. FURNISH SERVICE FOR ONE (1) YEAR AFTER ACCEPTANCE. SERVICE TO INCLUDE LUBRICATION, CLEANING NECESSARY ADJUSTMENTS AND/OR REPLACEMENTS, PREVENTATIVE MAINTENANCE, ETC.

N. SUBMITTALS:

1. WITHIN FIVE (5) DAYS AFTER AWARD OF CONTRACT THE CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF ALL MATERIALS AND EQUIPMENT CONCERNED WITH THIS PORTION OF THE WORK, WITHIN TEN (10) DAYS AFTER AWARD OF CONTRACT SUBMIT TO ENGINEER, IN QUADRUPPLICATE, A STATEMENT OF CONFIRMATION LISTING EQUIPMENT SUPPLIER, DATE ORDERED AND DELIVERY DATE. WHERE CHOICE OF MANUFACTURER IS GIVEN TO THE CONTRACTOR, LIST THE ONE ORDERED. THE FOLLOWING ITEMS MUST BE INCLUDED IN SUBMITTAL LETTER: PANELS, SWITCHBOARD, DISCONNECTS, STARTERS, WIRE, CONDUIT, ELECTRIC METALLIC TUBING, OUTLET BOXES, DEVICES, PLATES, PLASTIC NAME PLATES, SPECIAL PURPOSE EQUIPMENT AND LIGHTING FIXTURES.
2. SHOP DRAWINGS TO BE SUBMITTED NO LATER THAN FORTY-FIVE (45) DAYS AFTER AWARD OF CONTRACT AND PRIOR TO INSTALLATION OF MATERIAL REQUIRING APPROVAL. SHOP DRAWINGS ARE TO BE SUBMITTED COMPLETE THROUGH THE GENERAL CONTRACTOR AT ONE TIME. INTERMITTENT OR INCOMPLETE SUBMITTALS WILL NOT BE CONSIDERED. MATERIAL OR EQUIPMENT REQUIRING SHOPS DRAWINGS APPROVAL IS NOT TO BE INSTALLED ON PROJECT UNTIL APPROVED SHOP DRAWINGS HAVE BEEN RETURNED BY THE ARCHITECT/ENGINEER.

O. INSPECTIONS:

1. DURING THE PROGRESS OF THE WORK, THE ENGINEER, OR OWNER'S REPRESENTATIVE, WILL MAKE OBSERVATIONS AT THE SITE TO DETERMINE CONFORMATION OF WORK WITH PLANS, SPECIFICATIONS AND INTENT THEREOF. DEFICIENCIES, VIOLATIONS AND INCORRECT WORKMANSHIP OR MATERIALS AND EQUIPMENT AND CORRECTIVE ACTION THEREFORE WILL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR, FOR HIS IMMEDIATE REMEDIAL ACTION.

P. INTERRUPTION OF EXISTING SERVICE:

1. 48 HOURS ADVANCE NOTICE IS REQUIRED FOR OUTAGES ON FEEDER AND BRANCH CIRCUIT CONSIDERED VITAL TO OPERATION BY OWNER. CONTRACTOR SHALL REQUEST SUCH OUTAGE, WITH ANTICIPATED DURATION THEREOF, IN WRITING FROM OWNER AND SHALL OBTAIN OWNER'S PERMISSION THEREFORE.

Q. SAMPLES:

1. PHYSICAL SAMPLES OF MATERIAL AND EQUIPMENT PROPOSED FOR INSTALLATION ON THIS PROJECT SHALL BE SUBMITTED TO ARCHITECT/ENGINEER UPON REQUEST.
2. SAMPLES SHALL BE SUBMITTED THROUGH THE GENERAL CONTRACTOR WITH ALL SHIPPING AND HANDLING CHARGES PREPAID. ANY EXPENSE INCURRED IN SECURING, DELIVERY AND RETURN OF SAMPLES IS RESPONSIBILITY OF CONTRACTOR. SAMPLES SHALL BE DELIVERED TO LOCATION DESIGNATED BY ARCHITECT/ENGINEER. IDENTIFY SAMPLE WITH SHIPPING TAG, WIRED IN PLACE, CONTAINING THE FOLLOWING INFORMATION:
A) NAME OF PROJECT
B) NAME OF CONTRACTOR
C) SPECIFICATION SECTION NUMBER COVERING SAMPLE.
D) MANUFACTURER'S NAME AND CATALOG NUMBER.
E) DATE SUBMITTED.
3. SAMPLES SHALL REMAIN THE POSSESSION OF CONTRACTOR EXCEPT AS FOLLOWS:
A) APPROVED SAMPLES, WITHOUT PHYSICAL DAMAGE, MAY BE INSTALLED ON THE PROJECT.
B) SAMPLES NOT CALLED FOR WITHIN 14 DAYS AFTER NOTIFICATION WILL BE DISPOSED OF BY THE ARCHITECT/ENGINEER.

R. SPARE PARTS AND TOOLS:

1. FURNISH TO THE OWNER, AND OBTAIN RECEIPT FOR IT, THE FOLLOWING:
A) ONE SET OF FUSES FOR EACH SIZE AND TYPES INSTALLED ON PROJECT, INCLUDING RELAYS FOR MAGNETIC STARTERS.
B) TWO KEYS EACH FOR PANEL LOCKS, WEATHERPROOF OUTLETS, PADLOCKS, TERMINAL CABINETS, ETC. (NAME OF THE BREAKER, PANELS, FIRE ALARM SYSTEM, TAMPERPROOF SCREWS, ETC. ALL ITEMS TO BE IDENTIFIED.
3. SAMPLES SHALL REMAIN THE POSSESSION OF CONTRACTOR EXCEPT AS FOLLOWS:
A) APPROVED SAMPLES, WITHOUT PHYSICAL DAMAGE, MAY BE INSTALLED ON THE PROJECT.
B) SAMPLES NOT CALLED FOR WITHIN 14 DAYS AFTER NOTIFICATION WILL BE DISPOSED OF BY THE ARCHITECT/ENGINEER.

S. FINAL INSPECTION AND TESTS:

1. AS PRECEDENT TO FINAL INSPECTION AND ACCEPTANCE THE CONTRACTOR SHALL:
A) HAVE ALL PREVIOUSLY LISTED DEFECTS CORRECTED.
B) COMPLETE ALL WORK
C) TEST ALL SYSTEMS AND HAVE DATA ON SUCH TEST
D) HAVE ALL DIRECTORIES, LABELS AND INSTRUCTIONS.
E) COMPLIED WITH APPLICABLE PARAGRAPHS OF THIS SECTION.
2. FURNISH QUALITY MECHANICS AND PERSONNEL TO OPERATE SYSTEMS, MAKE ADJUSTMENTS, AND ASSIST WITH FINAL INSPECTION AS DIRECTED BY ARCHITECT/ENGINEER.

ELECTRICAL WORK

PART 1 - PRODUCTS

A. CONDUIT:

CONDUIT SHALL BE PROVIDED AS FOLLO, UNLESS OTHERWISE NOTED:
ELECTRICAL METALLIC TUBING (EMT): PROVIDE IN STUD AND HOLLOW MASONRY WALLS, ABOVE SUSPENDED AND PENETRATED CEILING, AND EXPOSED IN DRY LOCATIONS. MAXIMUM ID SHALL BE 2". ALL FITTING SHALL BE STEEL. COMPRESSION TYPE, RIGID CONDUIT AND ELECTRIC METALLIC TUBING AS MANUFACTURED BY ONE OF THE FOLLOWING (OR APPROVED EQUAL): A) ARMC, B) REPUBLIC STEEL, C) TRIANGLE CONDUIT AND WIRE COMPANY, D)K. PORTER COMPANY, E) STEEL CITY, F) WHEATLAND TUBE.
FLEXIBLE METAL CONDUIT: PROVIDE FOR CONNECTIONS FROM JUNCTION BOX TO LIGHT FIXTURE IN ACCESSIBLE CEILINGS, (MAXIMUM RUN LENGTH OF 8' 0") AND ALL TERMINATION TO EQUIPMENT SUBJECT TO VIBRATION, (MAXIMUM RUN LENGTH OF 4' 0"). ALL FITTINGS SHALL BE APPLETON AST SERIES OR APPROVED EQUAL. LIQUID-TIGHT SHALL BE USED IN DAMP OR WET LOCATIONS AND FOR EQUIPMENT CONTAINING LIQUIDS. ALL FITTINGS SHALL BE O.Z. GEDNEY AKC SERIES OR APPROVED EQUAL.
PLASTIC CONDUIT AS MANUFACTURED BY ONE OF THE FOLLOWING: A. CARLON PLASTIC PRODUCTS CORP. B) CANTEX PLASTIC PRODUCTS C) HATFIELD WIRE AND CABLE COMPANY.
A. NYLON PULL WIRE SHALL BE INSTALLED IN ALL EMPTY CONDUITS. IDENTIFY INTENDED USE AT BOTH ENDS.

B. COUPLINGS AND CONNECTORS:

1. COUPLINGS AND CONNECTOR MANUFACTURED BY ONE OF THE FOLLOWING (OR APPROVED EQUAL): A) APPLETON ELECTRIC COMPANY, B) RACO C), STEEL CITY

C. OUTLET BOXES:

1. GALVANIZED, STAMPED STEEL, 4-INCHES SQUARE BY 1-1/2 INCHES DEEP MINIMUM SIZE FOR WALL OUTLETS.MANUFACTURED BY, A) APPLETON ELECTRIC COMPANY, B) RACE ALL STEEL EQUIPMENT, C) STEEL CITY
2. FLOOR BOXES: HUBBELL #8-2536 WITH S-3182 BRASS CARPET FLANGE AND S-3925 FLAP TYPE COVER FOR DUPLEX RECEPTACLE.

D. PANELBOARDS:

1. EATON, SQUARE-D, GENERAL ELECTRIC, SIEMENS OR EATON.

E. WIRE:

1. WIRE FOR THIS PROJECT AS MANUFACTURED BY ONE OF THE FOLLOWING: A) ANACONDA, B) GENERAL CABLE COMPANY, C) HATFIELD WIRE AND CABLE, D) REYNOLDS METAL COMPANY, E) SIMPLEX WIRE AND CABLE, F) TRIANGLE CONDUIT AND WIRE COMPANY OR APPROVED EQUAL.

F. WIRING DEVICES:

1. SINGLE OR THREE WAY DIGITAL SWITCH SHALL BE RAISE-LOWER SWITCHES WITH LOCAL CONTROL OF LIGHTING ZONE. SWITCH MAY BE PROGRAMMED TO CONTROL ANY RELAY, DIMMER OR PANEL.
2. RECEPTACLE, DUPLEX (HUBBELL #5262, ARROW HART #5262)
3. RECEPTACLE GFI (ARROW HART GF5242-1 WITH 4501 COVER, HUBBELL GF5262-1 WITH WP-26 COVER)

G. SURGE PROTECTION DEVICE:

1. PO PROTECTION "PO SERIES"
2. CURRENT TECHNOLOGY "TG SERIES"
3. INNOVATIVE TECHNOLOGY "PTX SERIES"
4. SQUARE D SURGELOGIC "EMA SERIES"
5. GENERAL ELECTRIC "TRANQUILL SERIES"

PART 2 EXECUTION

A. GROUNDING:

1. PROVIDE EQUIPMENT GROUND SYSTEM IN ACCORDANCE WITH NATIONAL ELECTRIC CODE ARTICLE 250.
A) ALL BRANCH CIRCUIT RACEWAY CONTAIN MINIMUM ONE NO. 12 AWG, TYPE TW, GREEN CODED GROUND WIRE.
B) GROUND CONDUCTOR FOR PANEL FEEDER AND BRANCH CIRCUITS WITH OVER CURRENT PROTECTION RATED MORE THEN 20 AMPERES SIZE.
C) ALL FIXTURES, RECEPTABLES, SWITCHES BONDED TO GROUNDING SYSTEM.
D) GREEN CODED GROUND CONTINUOUS FROM SERVICE ENTRANCE AND IN ADDITION TO NEUTRAL (1) NEUTRAL NOT USED AS GROUND FOR EQUIPMENT. EQUIPMENT GROUND BONDED TO NEUTRAL AT MAIN SERVICE ENTRANCE ONLY. (2) GREEN CODED GROUND CONDUCTORS TERMINATED UNDER EQUIPMENT GROUND BAR OF PANELS.

B. RACEWAYS:

1. PROVIDE ALL RACEWAYS FOR ALL SYSTEMS, RACEWAY LOCATIONS SHOWN ARE DIAGRAMMATIC, UNLESS SPECIFICALLY NOTED, AND GOVERN OBSTRUCTIONS. EXPOSED RACEWAYS RUN IN NEAT MANNER ACCEPTABLE TO ARCHITECT. RACEWAYS SUPPORTED USING CONDUIT CLAMPS SUPPORT OR HOLD RACEWAYS IN PLACE.
A) RACEWAYS IMBEDDED IN EARTH, IN CONCRETE, IN DAMP OR WET LOCATIONS: HOT DIPPED GALVANIZED RIGID, HEAVY WALL, THREADED NON-METALLIC, HIGH IMPACT DIRECT BURIAL TYPE II, PVC, WHERE PERMITTED BY CODES.
B) RACEWAYS IN WALL OR FURRED CEMENT TO BE ELECTRIC METALLIC TUBING
C) RIGID STEEL CONDUIT USED FOR EXPOSED EXTERIOR RACEWAYS.
2. RACEWAYS REAMED SMOOTH AFTER CUTTING AND/OR THREADING.
3. RIGID STEEL, THREADED CONDUITS AND SCHEDULE 40 PVC TO HAVE DOUBLE LOCKNUTS AND O.Z. TYPE B BUSHING.
4. ELECTRIC METALLIC TUBING COUPLING AND CONNECTORS MACHINED STEEL, SET SCREW TYPE.
5. CONNECTIONS TO MOTORS AND VIBRATING EQUIPMENT MADE WITH SUFFICIENT FLEXIBLE CONDUIT SO VIBRATION IS NOT TRANSMITTED TO.
A) USE FLEXIBLE, NON-ARMED, LIQUID-TIGHT CONDUIT, UL APPROVED, FOR MOTOR CONNECTIONS.
B) FLEXIBLE CONDUIT NOT USED FOR FIXTURE CONNECTIONS, EXCEPT RECESSED OR LAY-IN TYPE FIXTURES.
C) MINIMUM SIZE 1/2-INCH.
6. MINIMUM 24" RADIUS ELBOWS AND CONDUITS TO BE USED WHEN RISING FROM BELOW FLOOR ON SURFACE OF WALLS EXCEPT FOR LOW VOLTAGE RACEWAYS.
7. LOW VOLTAGE RACEWAYS (SYSTEMS OPERATING AT 70 VOLTS OR BELOW) TYPE 4 POLYVINYL CHLORIDE, UL FORMULA NON-METALLIC.
A) LOW VOLTAGE RACEWAYS TO HAVE BUSHING AT ALL TERMINALS.
B) NYLON PULL CORD, 5W POUND TEST MINIMUM, LEFT IN ALL RACEWAYS, IN WHICH CONDUCTORS ARE NOT INSTALLED.

C. OUTLET BOXES:

1. EXCEPT AS NOTED OTHERWISE, ALL OUTLETS LOCATED AS FOLLOWS: (MEASURED FROM FINISHED FLOOR LEVEL TO BOTTOM OF BOX :
A) SWITCHES-----14" TO OPERABLE PART
B) RECEPTABLES-----19"
C) WALL TELEPHONES-----48"
2. PROVIDE REQUIRED OUTLETS, SWITCH, PULL AND JUNCTION BOXES OF SUITABLE TYPE FOR MOUNTING INDICATED. BOXES SHALL BE GALVANIZED STEEL, NOT LESS THEN 4" SQUARE AND 1-1/2" DEEP UNLESS OTHERWISE INDICATED. BOXES SHALL BE SECURE TO STRUCTURE INDEPENDENT OF CONDUIT SUPPORTS. PLASTER RINGS SHALL BE PROVIDED FOR RECESSED UNITS.
3. CONTRACTOR SHALL COORDINATE LOCATIONS OF UNITS INDICATED ON ELECTRICAL DRAWINGS WITH ACTUAL LOCATIONS ESTABLISHED BY ARCHITECT OR MECHANICAL CONTRACTOR FOR CLARIFICATION BEFORE PRECEDING WITH INSTALLATION.

D. PANEL BOARDS (SHOP DRAWINGS REQUIRED):

1. BRANCH CIRCUIT PANEL BOARDS CIRCUIT BREAKER TYPE WITH BOLT-ON BREAKERS DEAD FRONT, LOCKING DOOR, FLUSH LOCK MASTER KEYED.
2. BREAKERS CLEARLY NUMBERED. WHERE SPACES ARE CALLED FOR, PROVIDE HARDWARE REQUIRED FOR FUTURE INSTALLATION OF BREAKERS. BUS AND HARD WARE BRACED FOR INTERRUPTING CAPACITY OF LARGEST BREAKER IN PANEL. INTERRUPTING RATING AS SHOWN ON DRAWINGS.
3. PROVIDE TYPE CIRCUIT DIRECTORY UNDER TRANSPARENT SHIELD, ON INSIDE OF COVER. OF EACH PANEL BOARD DIRECTORY TO ACCURATELY LIST CIRCUIT NUMBER, LOCATION, TYPE OF OUTLETS INDICATE CONTROLLED AND CONNECTED LOAD ON CIRCUIT.
4. PROVIDE LAMINATED, RIGID PLASTIC LABEL BELOW DIRECTORY WORDED AS FOLLOWS: INSTALLED BY (NAME OF THE CONTRACTOR) (YEAR)
5. PROVIDE EACH PANEL BOARD WITH GREEN CODED GROUND BAR, NOT CONNECTED TO NEUTRAL, FOR GREEN EQUIPMENT GROUND WIRES. BACK BAR TO HAVE MINIMUM CAPACITY OF 11 TERMINAL WITH SOLDERLESS BOX LUGS FOR WIRE SIZE #12 MINIMUM TO #4 MAXIMUM. LOCATE BAR ADJACENT TO NEUTRAL BAR, BOLT OR WELD TO PANEL CAN.
6. PROVIDE PLASTIC LABEL LISTING PANEL DESIGNATION, VOLTAGE AND PHASE ON INSIDE OF PANEL COVER ABOVE DIRECTORY.

E. DISCONNECT SWITCHES (SHOP DRAWINGS REQUIRED):

1. PROVIDE DISCONNECT SWITCHES, FUSED AND NON-FUSED AS REQUIRED BY CODES.
A) SWITCHES NEMA RATED DUTY, FED. SPEC. W-5-8865
B) RATED 240 VOLTS FOR 208 VOLT SYSTEM, AND 600 VOLTS FOR 480 VOLT SYSTEM
2. EACH MOTOR, REMOTE FROM PANEL LOCATION, TO HAVE NON-FUSED DISCONNECT SWITCH OR BREAKER WITHIN SIGHT OF MOTOR LOCATION. SAFETY SWITCHES SAME MANUFACTURER AS BRANCH CIRCUIT PANEL BOARDS. EXTERIOR SWITCH NEMA 3R,

F. BRANCH CIRCUIT WIRING:

1. CONDUCTORS TO BE COPPER, NO WIRE SMALLER THAN NUMBER # L2 AWG ANY BRANCH CIRCUIT.
2. CONDUCTOR INSULATION, UNLESS OTHERWISE NOTED, TYPE THHN, INSULATION CODED AS FOLLOWS:
A) 120/208 VOLT SYSTEM:
(1) PHASE A, BLACK
(2) PHASE B, RED
(3) NEUTRAL, WHITE
(4) TRAVELERS, PURPLE
(5) GROUND, GREEN
B) 277/480 VOLT SYSTEM
(1) PHASE A, YELLOW
(2) PHASE B, ORANGE
(3) PHASE C, BROWN
(4) NEUTRAL, GRAY
(5) TRAVELERS, 3 WAY, PINK
(6) GROUND, GREEN

3. SAME COLOR INSULATION FOR PARTICULAR PHASE OR PART OF CIRCUIT RUN WITH SAME COLOR THROUGHOUT JOB. COLOR CODE INTEGRAL PART OF INSULATION. PAINTED OR TAPED CONDUCTORS NOT ACCEPTED EXCEPT AS FOLLOWS:
A) WIRE SIZED NO. 1 AND LARGER MAY BE COLOR CODED BY WRAPPING WITH 3M TAPE (NO. 35) FOR ENTIRE LENGTH OF EXPOSED AREA IN GUTTERS, PANEL CANS, SWITCHBOARDS, OR WIREWAYS.
B) SPLICES OR JOINTS IN CONDUCTORS MECHANICALLY AND ELECTRICALLY SOUND, MADE IN OUTLET BOXES ONLY, EXCEPT BALLAST CONNECTION. ALL JOINT MADE USING TYPE Y, G, R, B SCOTCH-LOCK CONNECTORS ONLY.
A) AT EACH OUTLET, LOOP OF WIRE 8-INCHES LONG LEFT FOR CONNECTION TO DEVICE.
5. OUTLETS CONNECTED AS INDICATED ON PLANS, ALTERING CIRCUITS NOT PERMITTED WITHOUT WRITTEN APPROVAL OF ENGINEER.
6. ALL BRANCH CIRCUIT AND FEEDER RACEWAYS CONTAIN GREEN CODED, TW, GROUND WIRE IN ADDITION TO OTHER CONDUCTORS.

G. WIRING DEVICES (SHOP DRAWINGS REQUIRED):

1. PROVIDE ALL WIRING DEVICES INDICATED ON PLANS. COLOR OF DEVICE SELECTED BY ARCHITECT AT TIME OF SUBMITTAL.

H. DEVICE PLATES (SHOP DRAWINGS REQUIRED):

1. WIRING DEVICES TO HAVE PLASTIC TYPE PLATE AS REQUIRED BY DEVICE. COLOR BY ARCHITECT.
OUTLET WITHOUT DEVICES, EXCEPT TELEPHONE, TO HAVE BLANK PLATE. PLATES HOLD IN PLACE BY OVAL HEAD, STAINLESS STEEL SCREWS, MATCHING PLATE BY COLOR.

I. FIXTURES (SHOP DRAWINGS REQUIRED):

1. PROVIDE FIXTURES AS LISTED ON FIXTURE SCHEDULE, COMPLETELY WIRED AND LAMPED WHERE DESIGNATED ON DRAWINGS. CORRELATE SUPPORT AND MOUNTING METHOD WITH ALL SUBCONTRACTORS INVOLVED WITH SURROUNDING SURFACE.
A) FIXTURE SUPPORT BOLTED OR WELDED TO SUPPORTING SURFACE.

J. LAMPS:

- PROVIDE NEW LAMPS IN ACCORDANCE WITH THE FOLLOWING:
A) LED LIGHT.

K. EXIT LIGHTS (SHOP DRAWINGS REQUIRED):

PROVIDE EXIT LIGHT UNITS WHERE INDICATED ON DRAWINGS AND IN ACCORDANCE WITH ALL LOCAL CODE REQUIREMENT, INCLUDING FIRE DEPARTMENT.

L. POWER AND CONTROL WIRING TO EQUIPMENT:

1. PROVIDE ALL ELECTRICAL POWER CONNECTIONS TO EQUIPMENT INDICATED ON PLANS UNLESS OTHERWISE DIRECTED.
A) PROVIDE ALL CONDUITS AND WIRING FROM PANEL TO MOTOR TERMINAL.
B) PROVIDE ALL DISCONNECTS REQUIRED AND MAKE ALL POWER CONNECTIONS IN THESE CIRCUITS.
2. CONTROL EQUIPMENT, MOTOR STARTERS, RELAYS, LINE VOLTAGE CONTROLS, TRANSFORMER, LOW VOLTAGE CONTROLS AND DEVICES NECESSARY FOR THE OPERATION OF HEATING, AIR CONDITIONING, VENTILATION AND PLUMBING SYSTEM FURNISHED AND SET IN PLACE BY RESPECTIVE SUBCONTRACTOR.
3. ALL CONTROL WIRINGS UNDER DIVISION 15 OF SPECIFICATIONS.

M. MOTOR STARTER:

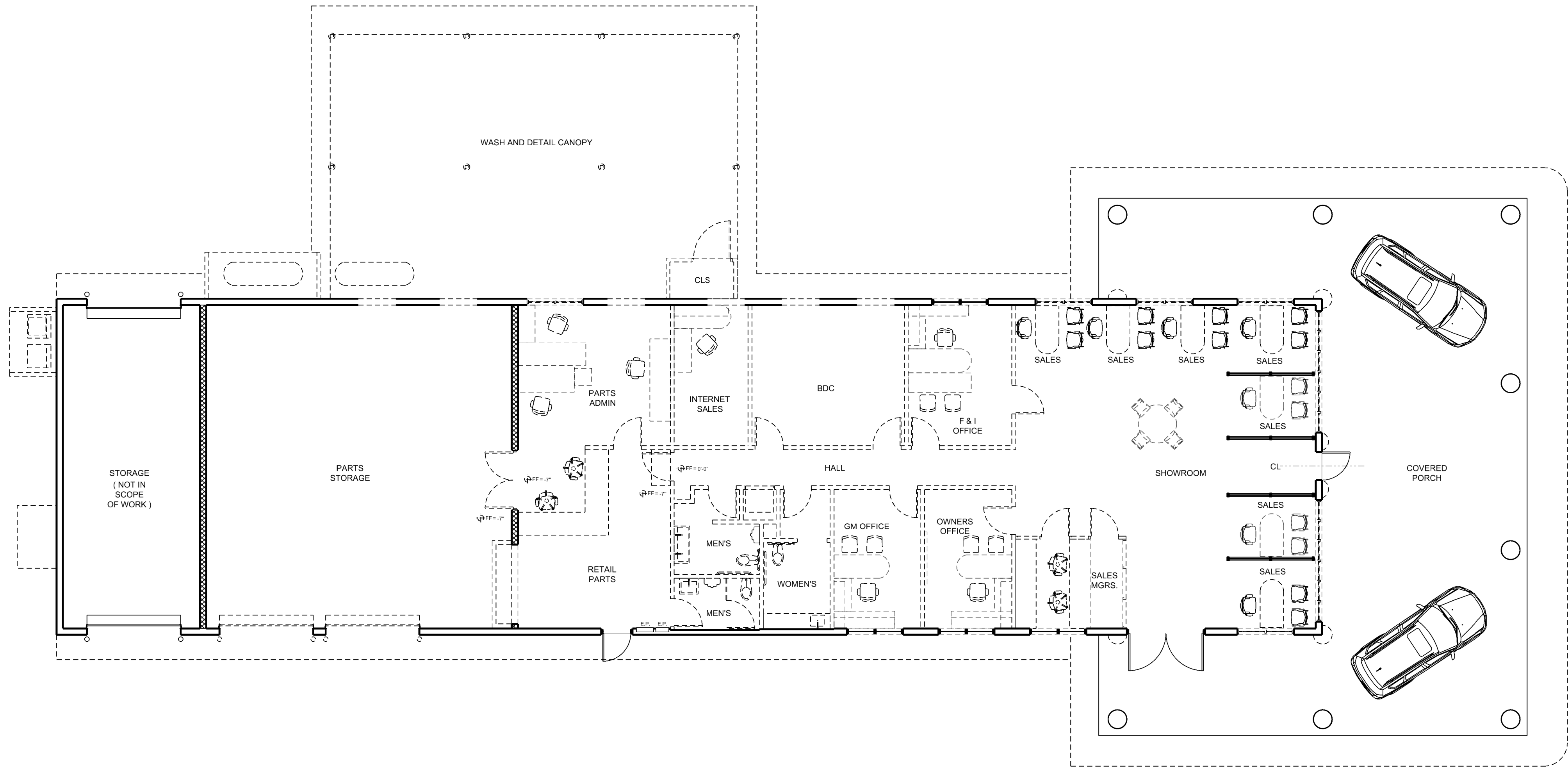
1. ALL MOTORS SHALL BE FURNISHED AND INSTALLED BY MECHANICAL AND CONNECTED BY ELECTRICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL MOTORS STARTER NOT FURNISHED WITH EQUIPMENT.

N. TELEPHONE SYSTEM:

1. PROVIDE ALL RACEWAYS, PULL BOXES, OUTLETS AND TERMINAL BOARDS REQUIRED FOR SYSTEM SHOWN.
A) TERMINATE RACEWAYS IN MANNER SUITABLE TO TELEPHONE COMPANY, IN LOCATIONS SHOWN.
B) COORDINATE ENTIRE SYSTEM WITH TELEPHONE COMPANY PRIOR TO INSTALLATION.
C) GROUNDING AS INDICATED AND/OR DIRECTED BY LOCAL TELEPHONE COMPANY.
D) ALL TELEPHONE SYSTEM, INCLUDING EQUIPMENT, SWITCHES, AND WIRING TO BE PROVIDED BY OWNER/REPRESENTATIVE.

GENERAL NOTES:

1. CONCRETE WORK REQUIRED FOR THE INSTALLATION OR CONSTRUCTION OF ANY OF THE ELECTRICAL WORK SPECIFIED HEREIN SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE SPECIFICATIONS.
2. CONDUITS RUN EXPOSED AND VULNERABLE TO MECHANICAL INJURY SHALL BE RIGID, HEAVY-WALL, GALVANIZED STEEL OR ALUMINUM. ALUMINUM CONDUITS MAY NOT BE USED BELOW GRADE OR EMBEDDED IN CONCRETE.
3. CONDUITS RUN EXPOSED OUTSIDE OR IN FLOOR SLABS SHALL BE RIGID, HEAVY-WALL, GALVANIZED OR SHERADIZED STEEL OR SCHEDULE 80 PVC.
4. CONDUITS RUN BELOW GRADE, EXTERIOR TO THE BUILDING SHALL BE SCHEDULE 40 HEAVY-WALL, HIGH IMPACT POLYVINYL CHLORIDE ELECTRICAL CONDUIT.
5. OUTLET BOXES AND COVERS SHALL BE GALVANIZED OR SHERADIZED, ONE-PIECE PRESSED STEEL, KNOCKOUT TYPE, AND OF AN APPROVED MAKE.
6. OUTLET BOXES SHALL BE EQUIPPED WITH PLASTER RING, EXTENSION RINGS OR FIXTURE STUDS AS MAY BE REQUIRED. DO NOT INSTALL BOXES BACK TO BACK.
7. BOXES EXPOSED TO RAIN OR OTHER MOISTURE SHALL BE CROUSE-HINDS TYPE FS, FD CONDULET BOXES WITH APPROPRIATE INUSE COVERS AND GASKETS.
8. DUPLEX 20 AMP CONVENIENCE RECEPTABLES (COLOR AS SELECTED BY ARCHITECT.) 120 VOLT GROUNDING TYPE, SHALL HAVE TWO CURRENT-CARRYING CONTACTS AND ONE GROUNDING CONTACT WHICH IS INTENTIONALLY CONNECTED TO THE FRAME. (ONLY P&S OR HUBBELL #5242 OR LEVITON #5014 ARE APPROVED).
9. GROUND FAULT RECEPTACLE SHALL BE DUPLEX TYPE.
10. WEATHERPROOF DEVICES: ALL RECEPTABLES, SWITCHES AND JUNCTION BOXES ON THE EXTERIOR OF THE BUILDING, ON THE ROOF, OR IN LANDSCAPED AREAS SHALL HAVE A WATERPROOF LIFT COVER PLATE.
11. FURNISH & INSTALL CONDUCTORS OF THE SIZE AND TYPE SHOWN ON THIS DRAWING. ALL CONDUCTORS SHALL BE COPPER, TYPE THHN AND RATED AT 600 VOLTS. ALL SIZES ARE THE MINIMUM ACCEPTABLE TO SATISFY AMPACITY REQUIREMENT. CONSIDERATION SHALL BE GIVEN TO VOLTAGE DROP AND INSULATION. 20A CIRCUITS GREATER THAN 75 FT IN LENGTH SHALL BE #14 AWG MINIMUM. 20A CIRCUITS GREATER THAN 130 FT IN LENGTH SHALL BE #8 AWG MINIMUM, CHANGE TO #12 AT J-BOX AHEAD OF FIRST RECEPTACLE.
12. CONTRACTOR IS RESPONSIBLE TO IDENTIFY ALL UNDERGROUND UTILITIES PRIOR TO START OF EXCAVATION. THE ENGINEER'S DRAWING SHALL ONLY BE USED AS A GUIDE, BASED ON EXISTING INFORMATION THAT WAS AVAILABLE. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL CONDUITS.
13. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE FIXTURE CATALOG NUMBERS TO ENSURE COMPLIANCE WITH THE OTHER FACILITIES. IF THERE IS ANY DISCREPANCY, OR THE EXISTING MATERIAL IS NO LONGER AVAILABLE, THEN CONTRACTOR SHALL SPECIFY THAT IN HIS BID AND SUBMIT AN EQUIVALENT SUBSTITUTE FOR APPROVAL BY THE OWNER.
14. CONNECT ALL EMERGENCY LIGHTING (EXIT LIGHTS) ON THE SAME CIRCUIT AS THE NORMAL LIGHTING IN THE AREA AHEAD OF ANY SWITCHES AND/OR COMPLY WITH NEC 700-12.
15. PROVIDE ALL EQUIPMENT, MATERIAL AND LABOR REQUIRED BY POWER COMPANY TO CONNECT THIS SERVICE TO THE UTILITY POINT OF CONNECTION.
16. PROVIDE #10 INSULATION AT COPPER GROUND WIRE FROM GROUND ROD TO BUILDING STEEL JOISTS (TYP. OF 2 LOCATIONS) CONCEAL GROUND WIRE ON PERIMETER WALL. CLAMP GROUND WIRE TO STEEL JOIST WITH COMPRESSION TYPE CONNECTORS AND CLAMPS. BOND GROUND WIRE TO SERVICE ENTRANCE GROUND LOOP.
17. THE CONTRACTOR SHALL ASSUME UP TO 100' SETS OF SECONDARY CABLES AND CONDUITS TO BE INSTALLED TO THE UTILTY POINT OF CONNECTION.
18. USE OF "MCP" SYSTEM SHALL BE REQUIRED IN BRANCH CIRCUITS WHERE PERMITTED BY LOCAL CODE.
19. EXISTING RACEWAY AND CABLING MAY BE REUSED PROVIDED THAT THEY MEET NEC AND THE PROJECT SPECIFICATIONS.
20. ALL PANELS SHALL BE U.L. LISTED AND OF THE SAME MANUFACTURER. PROVIDE SIZE AND TYPE AS INDICATED ON DRAWINGS. PANELS SHALL HAVE MINIMUM FULL SIZE NEUTRAL BUS AND 1/2 SIZE GROUND BUS.
21. OPERATING AND MAINTENANCE MANUALS WILL BE PROVIDE TO OWNER BY ELECTRICAL CONTRACTOR AS REQUIRED PER SECTION C405.5.4 IN FBC-ENERGY CONSERVATION 8th EDITION (2023).
22. ALL EQUIPMENT INSTALLED SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) AND/OR LISTED AND LABELED AS AN ASSEMBLY BY AN NRTL PER NEC ARTICLE 90.7.
23. ELECTRICAL SIGNS(S) TO BE IN COMPLIANCE WITH 2020 NEC ARTICLE 600.
24. ELECTRICAL SIGN(S) TO BE IN COMPLIANCE WITH 2020 NEC ARTICLE 600.3 FOR LISTING.
25. ELECTRICAL SIGN(S) TO BE IN COMPLIANCE WITH 2020 NEC ARTICLE 600.4(A) FOR MARKINGS.
26. ELECTRICAL SIGN(S) SHALL HAVE A COPY OF MANUFACTURER'S INSTALLATION INSTRUCTIONS ON SITE AS PER NEC ARTICLE 600.4 (E) FOR INSPECTION. F) ASHRAE STANDARDS 90.1 (2022)
27. A FUNCTIONAL TEST OF THE LIGHTING CONTROL SYSTEM SHALL BE REQUIRED PER FBC ENERGY CONSERVATION SECTION 408.3. PRIOR TO PASSING FINAL INSPECTION, THE DESIGN PROFESSIONAL SHALL PROVIDE EVIDENCE THAT THE LIGHTING CONTROL SYSTEMS HAVE BEEN TESTED TO ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND IN PROPER WORKING CONDITION IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURER'S INSTRUCTIONS. TESTING SHALL BE IN ACCORDANCE WITH SECTIONS C408.3.1.1 AND C408.3.1.3 FOR APPLICATION CONTROL TYPE.
28. THE PLANS REFLECT SYSTEM VOLTAGES DROP AS PER FBC ENERGY CONSERVATION 2023 8th EDITION C405.5.3. FEEDER CONDUCTORS AND BRANCH CIRCUITS ARE SIZED FOR A MAXIMUM VOLTAGE DROP OF 5 PERCENT AT DESIGN LOAD.
29. IF ANY CONDITION IS EXISTING, CONTRACTOR SHALL HAVE SITE VISIT, INSPECT THE EXISTING SERVICE, ELECTRICAL CONDITIONS AND MATCH WITH ELECTRICAL PLANS. IF THERE IS ANY DISCREPANCY, NOTIFY ENGINEER BEFORE PLACING THE BID FOR THE JOB.
30. ELECTRICAL PANEL SCHEDULE AND RISERS PROVIDED TO ESTABLISH THE QUALITY OF DESIGN. CHANGING TO MANUFACTURE COULD RESULT DIFFERENT DIMENSION OR LOCATION OF ELECTRICAL PANELS. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR FINAL DIMENSION AND MANUFACTURE BEFORE PLACING THE ORDER.
31. PROVIDE SEA COAST PROTECTION FOR ELECTRICAL EQUIPMENTS LOCATED NEAR SEA COAST. SHALL BE MARINE GRADE STAINLESS STEEL FOR ALL PROJECT AT LEAST 1 MILE OR LESS NEAR SEA COAST. NEMA 4X.
32. CONTRACTOR SHALL PROVIDE DRAIN PAN WITH PROPER DISPOSAL DRAIN UNDER PIPING/DUCTWORK LOCATED ON TOP OF ELECTRICAL PANEL.
33. ELECTRICAL CONTRACTOR SHALL COORDINATE DISCONNECT AND FUSE REQUIREMENTS FOR MECHANICAL UNIT WITH MECHANICAL CONTRACTOR AND EQUIPMENTS MANUFACTURER PRIOR TO ROUGH-IN AND PROVIDE AS REQUIRED. COORDINATE LOCATION OF DISCONNECT WITH OWNER AND MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN. LOCATE AS REQUIRED TO MAINTAIN NEC CLEARANCES.
34. CONTRACTOR SHALL PROVIDE TAMPER RESISTANT RECEPTABLES PER NEC 406.12 ALL 15 AND 20 AMPERE, 125 AND 250 VOLT NON-LOCKING-TYPE RECEPTACLE IN THE AREAS SPECIFIED IN 406.12(1) THROUGH (8) & 518.2 SHALL BE LISTED TAMPER RESISTANT RECEPTABLES.
35. PER FBC 2023 SECTION 917, FIRE CODE, NFPA 72, NFPA 1221 AND UL2524, REQUIRE ALL BUILDINGS TO HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED ON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. OWNER SHALL ANTICIPATE TO PAY FOR TESTING AND IMPLEMENTATION OF A SOLUTION AT THE CONCLUSION OF CONSTRUCTION.
36. PROVIDE THE FOLLOWING WARNING NOTES & INSPECTION REQUIREMENTS FOR SITE ELECTRICAL DESIGN: KNOW WHAT'S BELOW. CALL SUNSHINE BEFORE YOU DIG. -DIAL 811 OR 800-432-4770 OR GO ONLINE TO HYPERLINK "HTTP://WWW.SUNSHINE811.COM/" WWW.SUNSHINE811.COM TO FILL OUT A UTILITY MARKING REQUEST TICKET. CALL OR GO ONLINE AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING TO HAVE UTILITIES LOCATED & MARKED.
37. WARNING RIBBON PLACEMENT & DEPTH INSPECTION REQUIRED UNDERGROUND SERVICE CONDUCTORS THAT ARE NOT ENCASED IN CONCRETE AND THAT ARE BURIED 18 INCHES OR MORE BELOW GRADE SHALL HAVE THEIR LOCATION IDENTIFIED BY A WARNING RIBBON THAT IS PLACED IN THE TRENCH AT LEAST 12 INCHES ABOVE THE UNDERGROUND INSTALLATION. THE ELECTRICAL CONTRACTOR IS REQUIRED TO CALL



A
XI **EXISTING FLOOR PLAN**
W/ SELECTIVE DEMOLITION SCALE: 1/8"=1'-0"

MIN. REQUIRED PLUMBING FIXTURE CALCULATIONS PER FBCP 403.1:

GROUP B: BUSINESS			FLORIDA BUILDING CODE - 2023 - CHAPTER 8			
			SECTION	REQUIRED	REQUIRED	REQUIRED
TOTAL SF: 2,486 SF / 150 SF/PERSON = 17 PERSONS			FBC 1004.1.2			
OCCUPANT LOAD / 2: 17 / 2 = 8.5			SECTION 403	MEN	WOMEN	UNSEX
OCCUPANT LOAD / 2 = 8.5 MEN & 8.5 WOMEN			SECTION 403.1.1			
WATER CLOSETS: 8.5 / 25 (MEN) 8.5 / 25 (WOMEN)			TABLE 403.1	0.34	0.34	--
LAVATOIRES: 8.5 / 40 (MEN) 8.5 / 40 (WOMEN)			TABLE 403.1	0.22	0.22	--
BATHTUBS/SHOWERS: NR			TABLE 403.1	NR	NR	--
DRINKING FOUNTAIN: 17 / 100			TABLE 403.1	--	--	0.17
OTHER (SERVICE SINK)			TABLE 403.1	--	--	1
TOTAL REQUIRED						
TOTAL SUPPLIED						
			FLORIDA BUILDING CODE - 2023 - CHAPTER 8			
			SECTION	REQUIRED	REQUIRED	REQUIRED
TOTAL SF: 1,780 / 300 SF/PERSON = 6 PERSONS			FBC 1004.1.2			
OCCUPANT LOAD / 2: 6 / 2 = 3			SECTION 403	MEN	WOMEN	UNSEX
OCCUPANT LOAD = 3 MEN & 3 WOMEN			SECTION 403.1.1			
WATER CLOSETS: 3/100			TABLE 403.1	0.03	0.03	--
LAVATOIRES: 3/100			TABLE 403.1	0.03	0.03	--
BATHTUBS/SHOWERS: NR			TABLE 403.1	NR	NR	--
DRINKING FOUNTAIN: 3 / 1000			TABLE 403.1	--	--	.0003
OTHER (SERVICE SINK)			TABLE 403.1	--	--	1
TOTAL REQUIRED						
TOTAL SUPPLIED						
MEN	WOMEN	UNSEX	MEN	WOMEN	UNSEX	
0.37	0.37	--	3 W.C. 3 URINAL	1	0	
0.25	0.25	--	3	1	0	
NR	NR	1	--	--	0	
--	--	0.0073	--	--	0	
--	--	--	--	--	--	

EXISTING PLUMBING FIXTURE SCHEDULE

FIXTURE	MEN	WOMEN	UNISEX
WATER CLOSET	2	1	0
URINAL	2	0	0
LAV.	3	1	0
MOP SINK	0	0	0
WATER FOUNTAIN	0	0	0
HAND SINK	0	0	0

WALL LEGEND

	EXIST. INTERIOR FRAME WALL (CONFIRM)
	EXIST. EXT. CMU BLOCK WALL (CONFIRM)
	EXIST. INT. 1 HOUR RATED CMU BEARING BLOCK WALL (CONFIRM)
	AREA OF SELECTIVE DEMOLITION

AREA CALC.

SALES AREA (A/C):	2,486 SF GROSS
PARTS AREA (A/C):	1,730 SF GROSS
COVERED PORCH / CANOPY AREAS (NON A/C):	3,384 SF GROSS
TOTAL UNDER ROOF (A/C):	7,832 SF GROSS

AHJ APPROVAL STAMP

REVISIONS

GENERAL NOTES

- ALL WORK MUST COMPLY WITH REQUIREMENTS OF FBC-ACCESSIBILITY (8TH EDITION 2023)
- ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE
- ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS, ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS
- ALL WORK MUST COMPLY WITH SECT 1609 OF FBC-BUILDING (8TH EDITION 2023) FOR THE FOLLOWING CONDITIONS:
 - EXPOSURE: --
 - DESIGN WIND SPEED: --
 - RISK CATEGORY: --
 - CONSTRUCTION TYPE: --
 - BUILDING IS CLASSIFIED AS ENCLOSED PER ASCE 7-22 WITH AN INTERNAL PRESSURE COEFFICIENT OF +0.18
 - BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS ZONE
 - EXT. GLAZING IS NOT REQUIRED TO BE IMPACT RESISTANT UNLESS NOTED OTHERWISE

RC HILL MITSUBISHI AUTO DEALERSHIP -

DELAND - SALES BUILDING

OWNER: RC HILL POWERHOUSE 1960 S. WOODLAND BOULEVARD, DELAND, FL 32720, PH: 386/736-6538
PROJECT LOCATION: 1960 WOODLAND BLVD., DELAND, FL 32720
GENERAL CONTRACTOR: RH CONSTRUCTION, PHILL WHITEHILL, RICHARD HAINES, LIC #GCC1511696,
VICE PRESIDENT, 5700 DOT COM CT STE. OVIEDO, FL 32765, PH: 407/394-1988

BPE
DESIGN INCORPORATED
Building Design and Architecture
BRIAN P. FREDLEY, ASSOCIATE AIA, PROJECT MANAGER
THOMAS E. MAKOWSKI, ARCHITECT
#AR 100350
207 FAIRVIEW AVENUE
DAYTONA BEACH, FL 32114
PH: (386) 257-8502 FAX: (386) 257-1050
EMAIL: BPFREDLEY@BPPDESIGN.COM WEBSITE: BPPDESIGN.COM

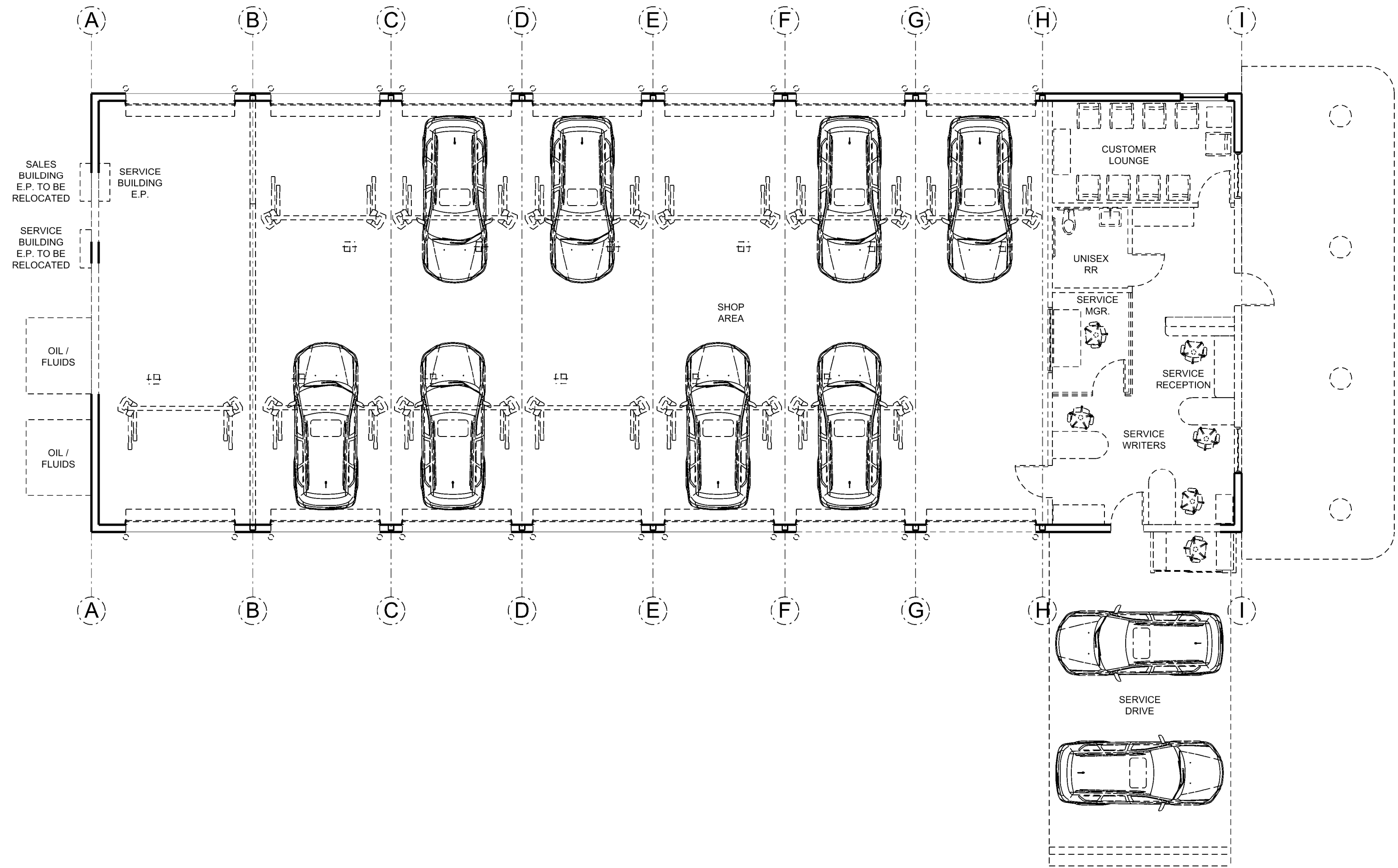
EXISTING FLOOR PLAN

DRAWN BY: BJR	CHECKED BY: TEM & BPP
DATE: APRIL 11, 2026	SHT NO. XI
SCALE: 1/8"=1'-0"	



ARCHITECT'S / ENGINEER'S SEAL

Digitally signed by Thomas E Makowski
Date: 2026.05.11 16:51:48-04'00'



A
XI **EXISTING FLOOR PLAN**
W/ SELECTIVE DEMOLITION SCALE: 1/8"=1'-0"

MIN. REQUIRED PLUMBING FIXTURE CALCULATIONS PER FBCP 403.1:

GROUP B: BUSINESS		FLORIDA BUILDING CODE - 2023 - CHAPTER 8			
		SECTION	REQUIRED	REQUIRED	REQUIRED
TOTAL SF: 800 SF / 150 SF/PERSON = 5.33 PERSONS		FBC 1004.1.2			
OCCUPANT LOAD / 2 : 5.33 / 2 = 2.66		SECTION 403	MEN	WOMEN	UNISEX
OCCUPANCY LOAD / 2 = 2.66 MEN & 2.66 WOMEN		SECTION 403.1.1			
WATER CLOSETS: 2.66 / 25 (MEN) 2.66 / 25 (WOMEN)		TABLE 403.1	0.11	0.11	--
LAVATORIES: 2.66 / 40 (MEN) 2.66 / 40 (WOMEN)		TABLE 403.1	0.065	0.065	--
BATHUBS/SHOWERS: NR		TABLE 403.1	NR	NR	--
DRINKING FOUNTAIN: 5.33 / 100		TABLE 403.1	--	--	0.053
OTHER (SERVICE SINK)		TABLE 403.1	--	--	1
GROUP S-1: STORAGE		FLORIDA BUILDING CODE - 2023 - CHAPTER 8			
		SECTION	REQUIRED	REQUIRED	REQUIRED
TOTAL SF: 3,560 / 300 SF/PERSON = 11.86 PERSONS		FBC 1004.1.2			
OCCUPANT LOAD / 2 : 11.86 / 2 = 5.93		SECTION 403	MEN	WOMEN	UNISEX
OCCUPANCY LOAD / 2 = 5.93 MEN & 5.93 WOMEN		SECTION 403.1.1			
WATER CLOSETS: 5.93 / 100		TABLE 403.1	0.059	0.059	--
LAVATORIES: 5.93 / 100		TABLE 403.1	0.059	0.059	--
BATHUBS/SHOWERS: NR		TABLE 403.1	NR	NR	--
DRINKING FOUNTAIN: 11.86 / 1000		TABLE 403.1	--	--	0.0118
OTHER (SERVICE SINK)		TABLE 403.1	--	--	1
TOTAL REQUIRED		TOTAL SUPPLIED			
MEN	WOMEN	UNISEX	MEN	WOMEN	UNISEX
0.169	0.169	--	0	0	1
0.124	0.124	--	0	0	1
NR	NR	1	--	--	0
--	--	0.0118	--	--	0
--	--	--	--	--	--

EXISTING PLUMBING FIXTURE SCHEDULE			
FIXTURE	MEN	WOMEN	UNISEX
WATER CLOSET	0	0	1
URINAL	0	0	1
LAV.	0	0	0
MOP SINK	0	0	0
WATER FOUNTAIN	0	0	0
HAND SINK	0	0	0

WALL LEGEND	
	EXIST. INTERIOR FRAME WALL (CONFIRM)
	EXIST. EXT. CMU BLOCK WALL (CONFIRM)
	AREA OF SELECTIVE DEMOLITION

AREA CALC.	
OFFICE AREA (A/C) :	800 SF GROSS
SHOP AREA (NON A/C) :	3,560 SF GROSS
COVERED PORCH / CANOPY AREAS (NON A/C) :	1,060 SF GROSS
TOTAL UNDER ROOF (A/C):	5,420 SF GROSS

AHJ APPROVAL STAMP

REVISIONS

SITE COMMENTS #1 (6.18.26)

GENERAL NOTES

- ALL WORK MUST COMPLY WITH REQUIREMENTS OF FBC-ACCESSIBILITY (8TH EDITION 2023)
- ALL DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE
- ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS/ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS
- ALL WORK MUST COMPLY WITH SECT 1609 OF FBC-BUILDING (8TH EDITION 2023) FOR THE FOLLOWING CONDITIONS:
 - EXPOSURE: NR
 - DESIGN WIND SPEED: 115
 - RISK CATEGORY: I
- CONSTRUCTION TYPE: I
- BUILDING IS CLASSIFIED AS ENCLOSED PER ASCE 7-22 WITH AN INTERNAL PRESSURE COEFFICIENT OF +0.18
- BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS ZONE
- EXT. GLAZING IS NOT REQUIRED TO BE IMPACT RESISTANT UNLESS NOTED OTHERWISE

RC HILL MITSUBISHI AUTO DEALERSHIP - DELAND - SERVICE BUILDINGS

OWNER: RC HILL POWERHOUSE, 1960 S. WOODLAND BOULEVARD, DELAND, FL 32720, PH:386-736-3638

PROJECT LOCATION: 1960 WOODLAND BLVD., DELAND, FL 32720

GENERAL CONTRACTOR: R/H CONSTRUCTION, PHILL WHITEHILL, RICHARD HAINES, LIC#GCC1521096, VICE PRESIDENT, 5700 DOT COM CT STE, OVIEDO, FL 32765, PH:407-384-1908

BPE DESIGN INCORPORATED

Building Design and Architecture

BRIAN P. FREDLEY, ASSOCIATE AIA, PROJECT MANAGER

THOMAS E. MAKOWSKI, ARCHITECT

#AR 100350

207 FAIRVIEW AVENUE

DAYTONA BEACH, FL 32114

PH: (386) 257-4502 FAX: (386) 257-1050

EMAIL: BFREDLEY@BPPDESIGN.COM WEBSITE: BPPDESIGN.COM

EXISTING FLOOR PLAN

DRAWN BY: BJR

CHECKED BY: TEM & BPP

DATE: JUNE 18, 2026

SCALE: 1/8"=1'-0"

SHT NO. XI

0 2' 6' 14' 20'

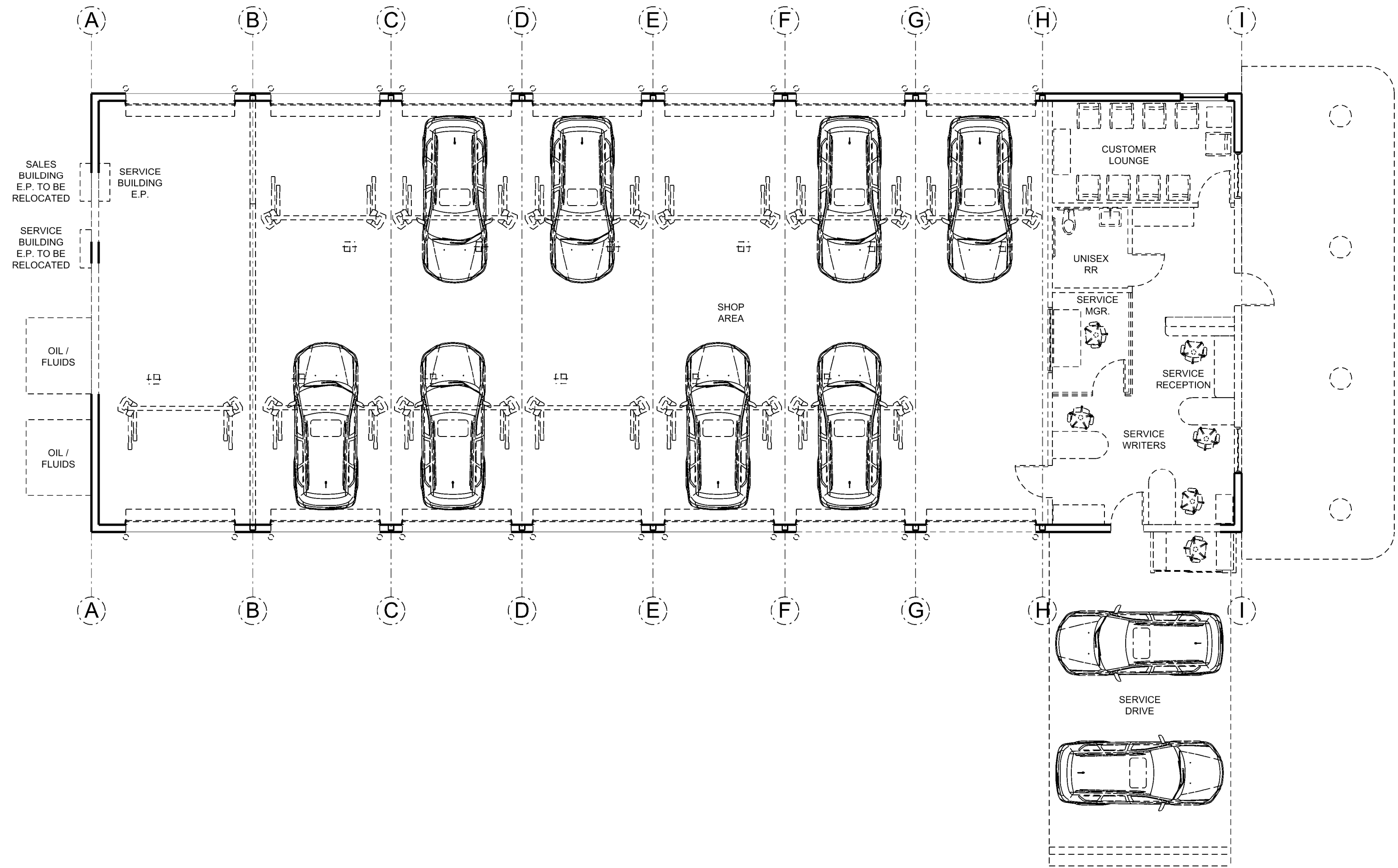
ARCHITECT'S / ENGINEER'S SEAL

Digitally signed by Thomas E Makowski

Date: 2026.06.18 13:26:13-04'00'

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EXISTING FLOOR PLAN
W/ SELECTIVE DEMOLITION SCALE: 1/8"=1'-0"

MIN. REQUIRED PLUMBING FIXTURE CALCULATIONS PER FBCP 403.1:

GROUP B: BUSINESS	FLORIDA BUILDING CODE - 2023 - CHAPTER 8				
	SECTION	REQUIRED	REQUIRED	REQUIRED	
TOTAL SF: 800 SF / 150 SF/PERSON = 5.33 PERSONS	FBC 1004.1.2				
OCCUPANT LOAD / 2 : 5.33 / 2 = 2.66	SECTION 403	MEN	WOMEN	UNSEX	
OCCUPANCY LOAD / 2 = 2.66 MEN & 2.66 WOMEN	SECTION 403.1.1				
WATER CLOSETS: 2.66 / 32 (MEN) 2.66 / 32 (WOMEN)	TABLE 403.1	0.11	0.11	--	
LAVATORIES: 2.66 / 40 (MEN) 2.66 / 40 (WOMEN)	TABLE 403.1	0.065	0.065	--	
BATHTUBS/SHOWERS: NR	TABLE 403.1	NR	NR	--	
DRINKING FOUNTAIN: 5.33 / 100	TABLE 403.1	--	--	0.053	
OTHER (SERVICE SINK)	TABLE 403.1	--	--	1	
GROUP S-1: STORAGE	FLORIDA BUILDING CODE - 2023 - CHAPTER 8				
	SECTION	REQUIRED	REQUIRED	REQUIRED	
TOTAL SF: 3,560 / 300 SF/PERSON = 11.86 PERSONS	FBC 1004.1.2				
OCCUPANT LOAD / 2 : 11.86 / 2 = 5.93	SECTION 403	MEN	WOMEN	UNSEX	
OCCUPANCY LOAD = 5.93 MEN & 5.93 WOMEN	SECTION 403.1.1				
WATER CLOSETS: 5.93 / 100	TABLE 403.1	0.059	0.059	--	
LAVATORIES: 5.93 / 100	TABLE 403.1	0.059	0.059	--	
BATHTUBS/SHOWERS: NR	TABLE 403.1	NR	NR	--	
DRINKING FOUNTAIN: 11.86 / 1000	TABLE 403.1	--	--	0.0118	
OTHER (SERVICE SINK)	TABLE 403.1	--	--	1	
TOTAL REQUIRED		TOTAL SUPPLIED			
MEN	WOMEN	UNSEX	MEN	WOMEN	UNSEX
0.169	0.169	--	0	0	1
0.124	0.124	--	0	0	1
NR	NR	1	--	--	0
--	--	0.0118	--	--	0
--	--	--	--	--	--

EXISTING PLUMBING FIXTURE SCHEDULE			
FIXTURE	MEN	WOMEN	UNISEX
WATER CLOSET	0	0	1
URINAL	0	0	1
LAV.	0	0	0
MOP SINK	0	0	0
WATER FOUNTAIN	0	0	0
HAND SINK	0	0	0

WALL LEGEND	
	EXIST. INTERIOR FRAME WALL (CONFIRM)
	EXIST. EXT. CMU BLOCK WALL (CONFIRM)
	AREA OF SELECTIVE DEMOLITION

AREA CALC.	
OFFICE AREA (A/C) :	800 SF GROSS
SHOP AREA (NON A/C) :	3,560 SF GROSS
COVERED PORCH / CANOPY AREAS (NON A/C) :	1,060 SF GROSS
TOTAL UNDER ROOF (A/C):	5,420 SF GROSS

AHJ APPROVAL STAMP

REVISIONS

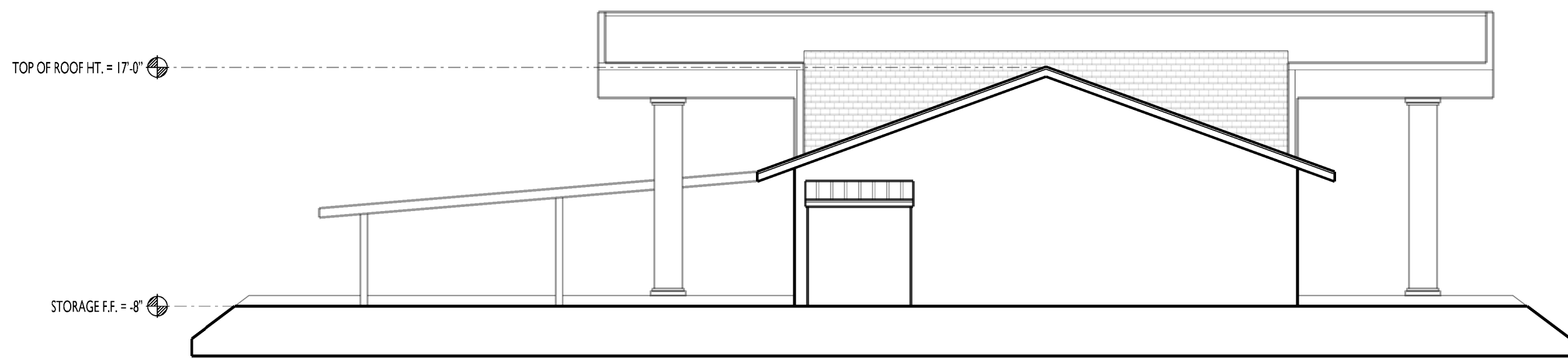
GENERAL NOTES

RC HILL MITSUBISHI AUTO DEALERSHIP -
DELAND - SERVICE BUILDING

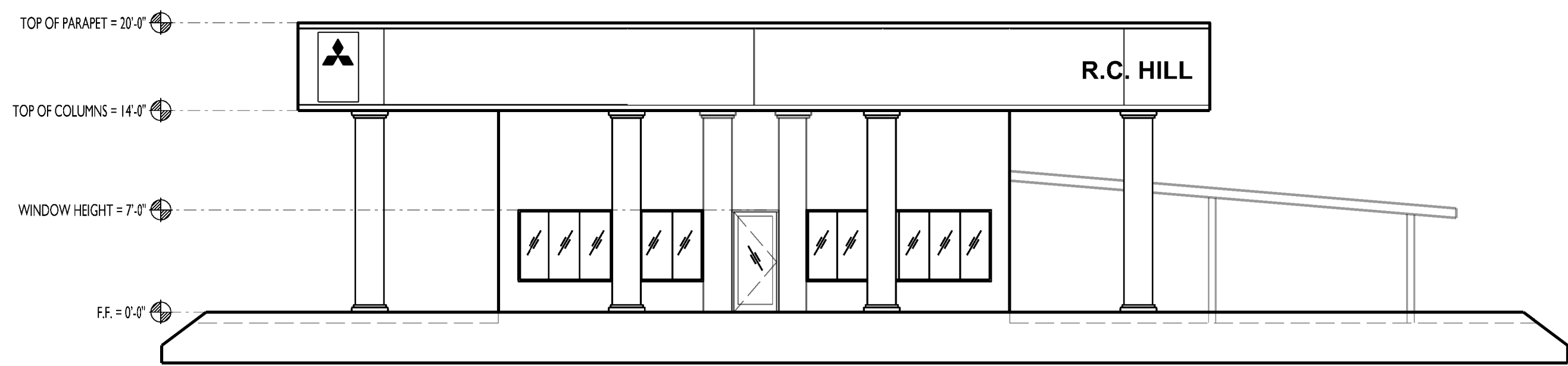
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Building Design and Architecture

EXISTING FLOOR PLAN

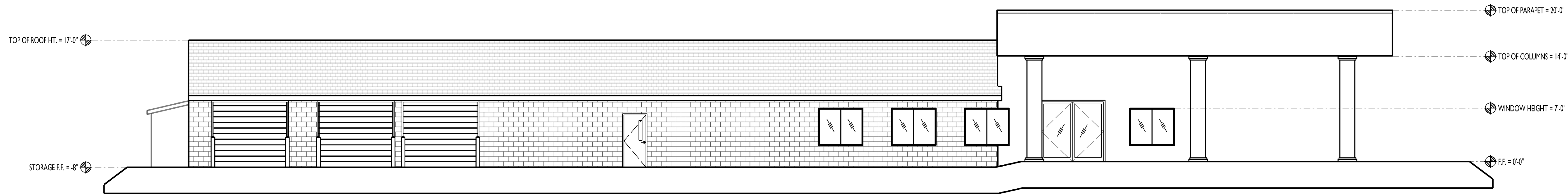
ARCHITECT'S / ENGINEER'S SEAL



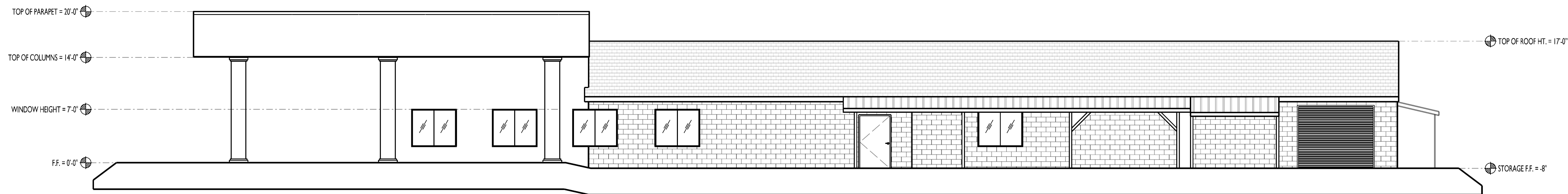
D
X2
EXISTING BUILDING ELEVATION
WEST FACADE
SCALE: 1/8"=1'-0"



C
X2
EXISTING BUILDING ELEVATION
EAST FACADE
SCALE: 1/8"=1'-0"



B
X2
EXISTING BUILDING ELEVATION
SOUTH FACADE
SCALE: 1/8"=1'-0"



A
X2
EXISTING BUILDING ELEVATION
NORTH FACADE
SCALE: 1/8"=1'-0"

AHJ APPROVAL STAMP

REVISIONS

GENERAL NOTES

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- ALL GENERAL & SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS, ELECTRICAL, WATER, SEWER AND GAS SERVICE LOCATIONS
- ALL WORK MUST COMPLY WITH SECT 1609 OF FBC-BUILDING (8TH EDITION 2023) FOR THE FOLLOWING CONDITIONS:
 - EXPOSURE: I
 - DESIGN WIND SPEED: 140 MPH
 - RISK CATEGORY: II
 - CONSTRUCTION TYPE: II
 - BUILDING IS CLASSIFIED AS ENCLOSED PER ASCE 7-22 WITH AN INTERNAL PRESSURE COEFFICIENT OF +0.18
 - BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS ZONE
 - EXT. GLAZING IS NOT REQUIRED TO BE IMPACT RESISTANT U.N.O.

RC HILL MITSUBISHI AUTO DEALERSHIP -

DELAND - SALES BUILDING

OWNER: RC HILL POWERHOUSE 1960 S. WOODLAND BOULEVARD, DELAND, FL 32720, PH:386/736-4538

PROJECT LOCATION: 1960 WOODLAND BLVD., DELAND, FL 32720

GENERAL CONTRACTOR: R/H CONSTRUCTION, PHILL WHITEHILL, RICHARD HAINES, LIC.#GCC1511696, VICE PRESIDENT, 5700 DOT COM CT, STE. OVIEDO, FL 32765, PH:407/394-1988

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BRIAN P. FREDLEY, ASSOCIATE AIA, PROJECT MANAGER
THOMAS E. MAKOWSKI, ARCHITECT
#AR 100350
207 FAIRVIEW AVENUE
DAYTONA BEACH, FL 32114
PH: (386) 257-8502 FAX: (386) 257-1050
EMAIL: BPFREDLEY@BPFDIGN.COM WEBSITE: BPFDIGN.COM

EXISTING BUILDING ELEVATIONS

DRAWN BY: RJR CHECKED BY: TEM & BPF

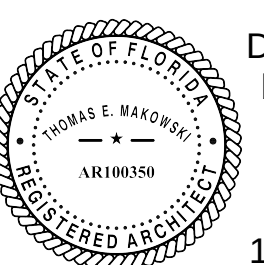
DATE: APRIL 11, 2026

SCALE: 1/8"=1'-0"

SHT NO. X2

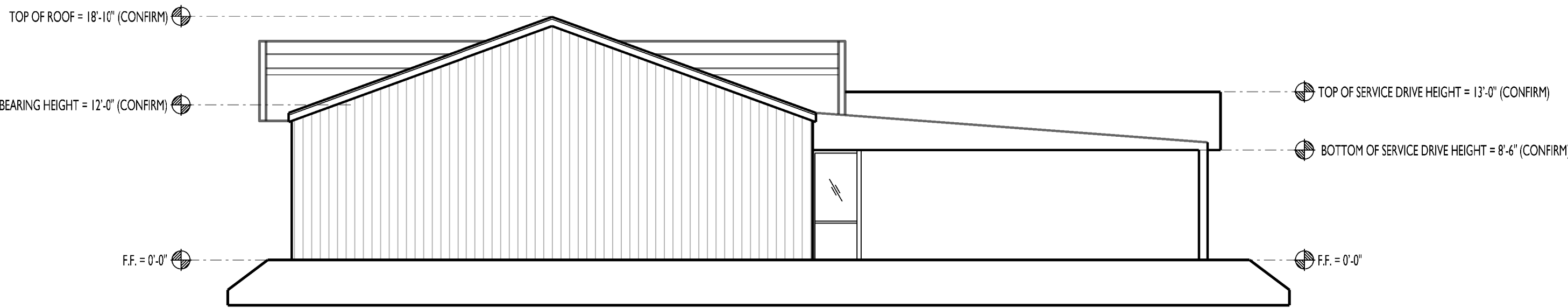
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ARCHITECT'S / ENGINEER'S SEAL

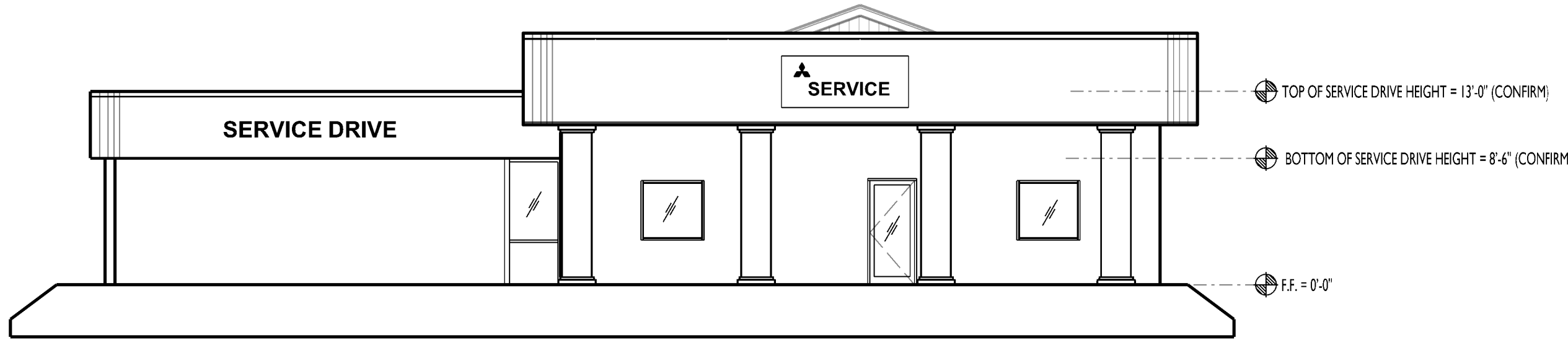


Digitally signed
by Thomas E
Makowski
Date:
2026.05.11
16:51:51-04'00'

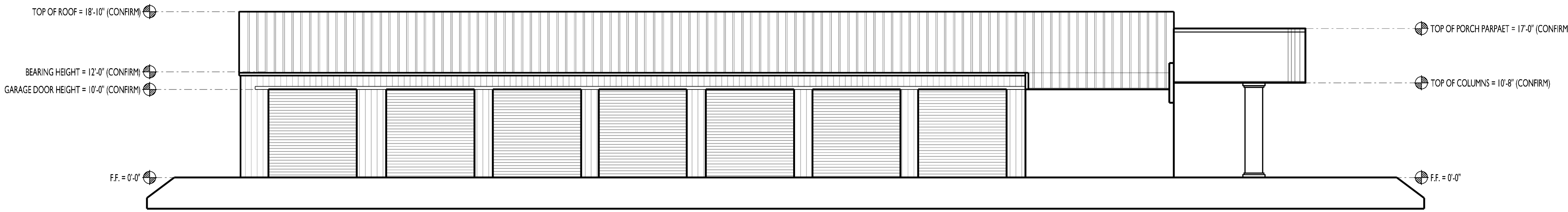
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D
X2 **EXISTING BUILDING ELEVATION**
SOUTH FACADE SCALE: 1/8"=1'-0"



C
X2 **EXISTING BUILDING ELEVATION**
NORTH FACADE SCALE: 1/8"=1'-0"



B
X2 **EXISTING BUILDING ELEVATION**
SOUTH FACADE SCALE: 1/8"=1'-0"



A
X2 **EXISTING BUILDING ELEVATION**
NORTH FACADE SCALE: 1/8"=1'-0"

AHJ APPROVAL STAMP

REVISIONS

△ SITE COMMENTS #1 (6.18.26)

GENERAL NOTES

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 - DESIGN WIND SPEED: 140
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**RC HILL MITSUBISHI AUTO DEALERSHIP -
DELAND - SERVICE BUILDINGS**

OWNER: RC HILL POWERHOUSE, 1960 S. WOODLAND BOULEVARD, DELAND, FL 32720, PH:386/736-3638
PROJECT LOCATION: 1960 WOODLAND BLVD., DELAND, FL 32720
GENERAL CONTRACTOR: R/H CONSTRUCTION, PHILL WHITEHILL, RICHARD HAINES, LIC.#GCC1521096,
VICE PRESIDENT, 5700 DOT COM CT STE. OVIEDO, FL 32765, PH:407/894-1908

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DESIGN INCORPORATED

Building Design and Architecture

BRIAN P. FREDLEY, ASSOCIATE AIA, PROJECT MANAGER

THOMAS E. MAKOWSKI, ARCHITECT

#AR 100350

207 FAIRVIEW AVENUE

DAYTONA BEACH, FL 32114

PH: (386) 257-8502 FAX: (386) 257-1850

EMAIL: BPFREDLEY@BPPDESIGN.COM WEBSITE: BPPDESIGN.COM

EXISTING BUILDING ELEVATIONS

DRAWN BY: RJR CHECKED BY: TEM & BPP

DATE: JUNE 18, 2026

SCALE: 1/8"=1'-0"

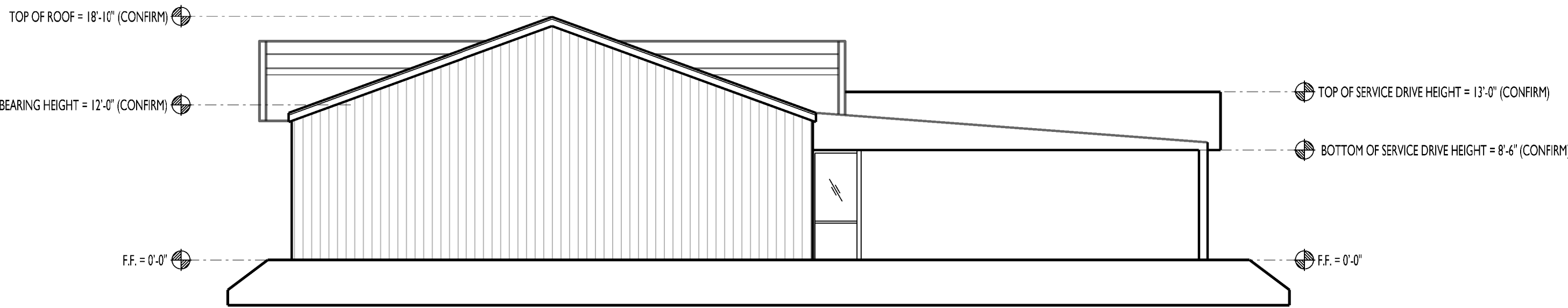
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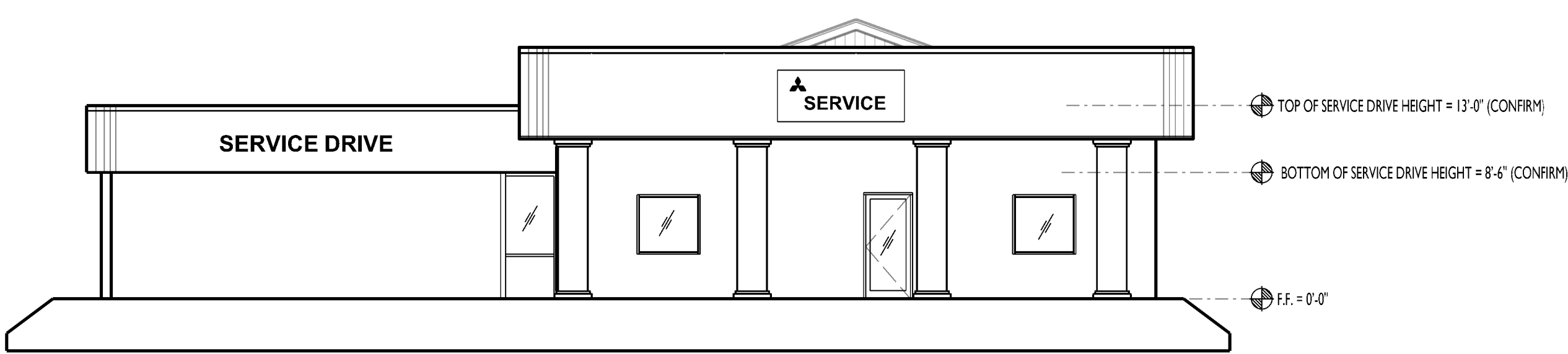
ARCHITECT'S / ENGINEER'S SEAL

Digitally signed
by Thomas E
Makowski
Date:
2026.06.18
13:26:21-04'00'

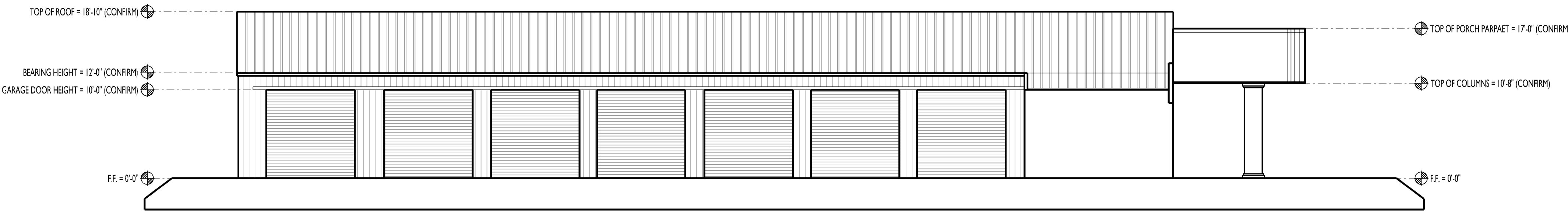
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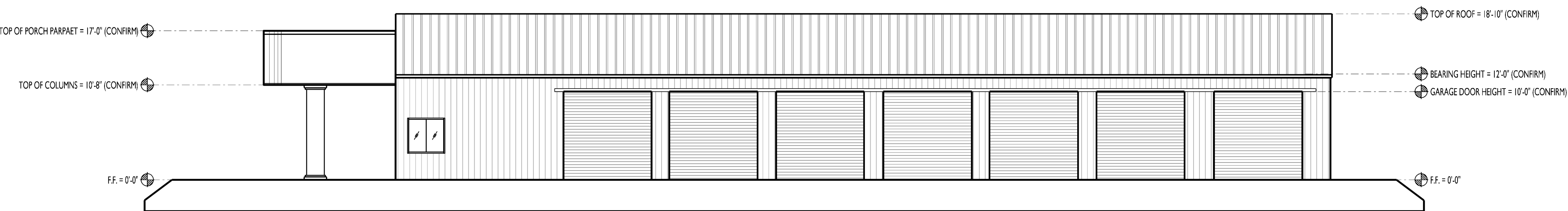
D
X2 **EXISTING BUILDING ELEVATION**
SOUTH FACADE SCALE: 1/8"=1'-0"



C
X2 **EXISTING BUILDING ELEVATION**
NORTH FACADE SCALE: 1/8"=1'-0"



B
X2 **EXISTING BUILDING ELEVATION**
SOUTH FACADE SCALE: 1/8"=1'-0"



A
X2 **EXISTING BUILDING ELEVATION**
NORTH FACADE SCALE: 1/8"=1'-0"

AHJ APPROVAL STAMP

REVISIONS

GENERAL NOTES

RC HILL MITSUBISHI AUTO DEALERSHIP -
DELAND - SERVICE BUILDING

OWNER: RC HILL POWERHOUSE, 1960 S. WOODLAND BOULEVARD, DELAND, FL 32720, PH:386-736-3638
PROJECT LOCATION: 1960 WOODLAND BLVD., DELAND, FL 32720
GENERAL CONTRACTOR: R/H CONSTRUCTION, PHILL WHITEHILL, RICHARD HAINES, LIC.#GCC1521696,
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EXISTING BUILDING ELEVATIONS

DRAWN BY: RJR

DATE: APRIL 1, 2026

SCALE: 1/8"=1'-0"

CHECKED BY: TEM & BPP

SHT NO. X2

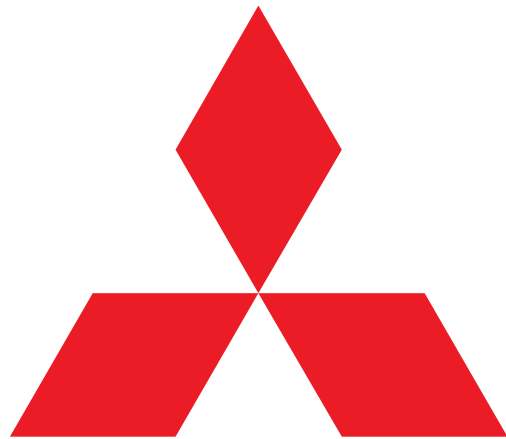
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ARCHITECT'S / ENGINEER'S SEAL

Digitally signed
by Thomas E
Makowski
Date:
2026.05.11
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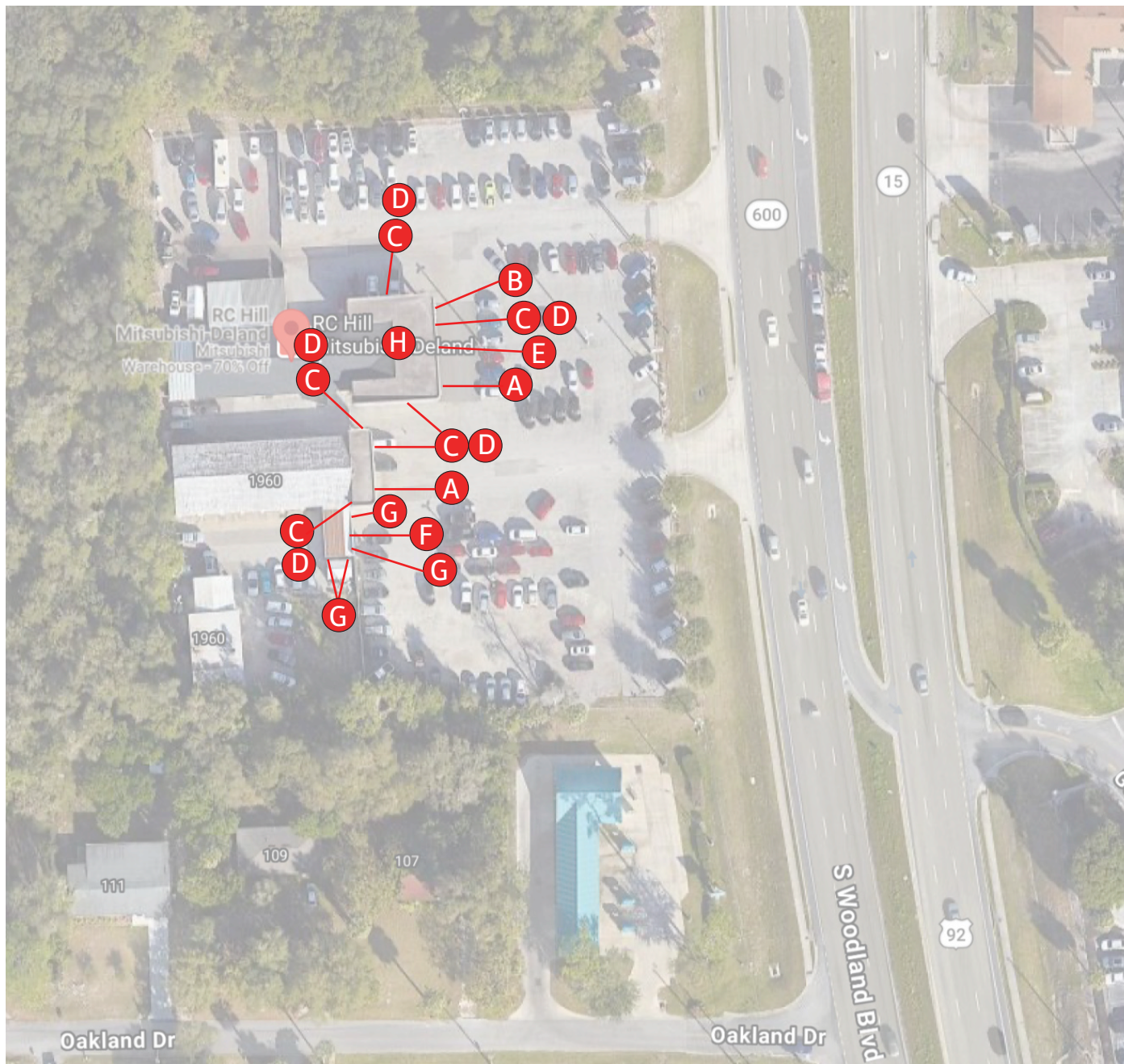
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Page 101 of 173



**MITSUBISHI
MOTORS**

SITE PLAN



Qty	Description
A 2	33" Corporate Mark
B 1	15" Dealer Name Letters
C 6	4' Black ACM/Parapet Cap w/ Light Band
D 6	2' CAG Gray ACM
E 1	Entrance Gate Element
F 1	15" Service Letters
G 4	4' Gray ACM/Parapet Cap
H 1	Interior Reception Wall

NOTES:

Dealer is responsible for verifying that site plan shown matches final architectural plans.

Exact location of signage to be determined. Final location of signage subject to municipality approval.

Copy on and placement of any directional signs to be verified by dealer.

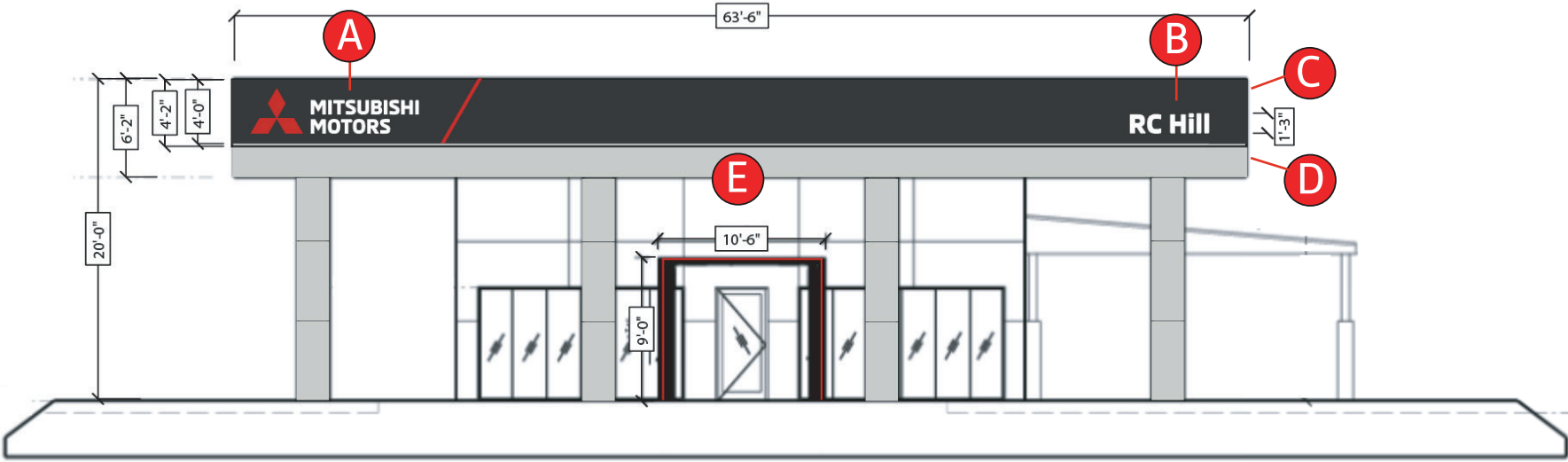


RC Hill Mitsubishi
1960 S Woodland Blvd.
DeLand, FL 32720



ELEVATIONS

Qty	Description
A 2	33" Corporate Mark
B 1	15" Dealer Name Letters
C 6	4' Black ACM/Parapet Cap w/ Light Band
D 6	2' CAG Gray ACM
E 1	Entrance Gate Element
F 1	15" Service Letters
G 4	4' Gray ACM/Parapet Cap
H 1	Interior Reception Wall



Front Elevation- Sales Building

Scale: 3/32"=1'-0"

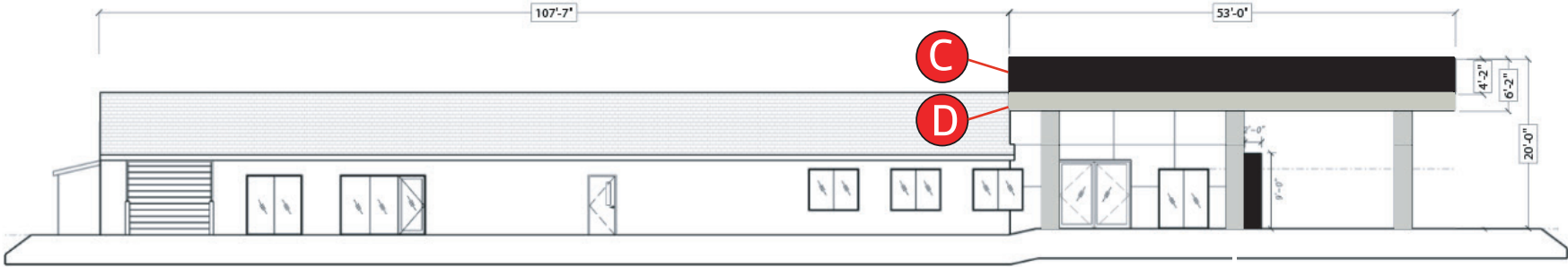


RC Hill Mitsubishi
1960 S Woodland Blvd.
DeLand, FL 32720



ELEVATIONS

Qty	Description
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F 1	15" Service Letters
G 4	4' Gray ACM/Parapet Cap
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Left Elevation Sales Building

Scale: 1"=20'-0"

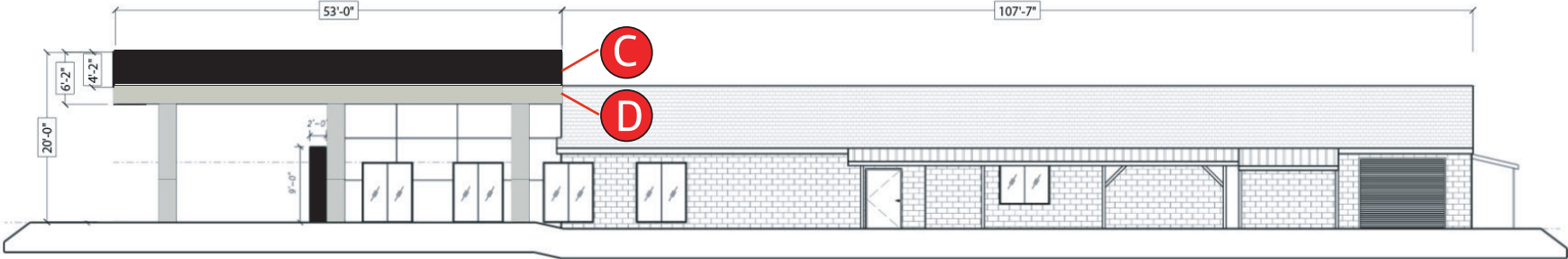


RC Hill Mitsubishi
1960 S Woodland Blvd.
DeLand, FL 32720



ELEVATIONS

Qty	Description
A 2	33" Corporate Mark
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F 1	15" Service Letters
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Right Elevation Sales Building

Scale: 1"=20'-0"

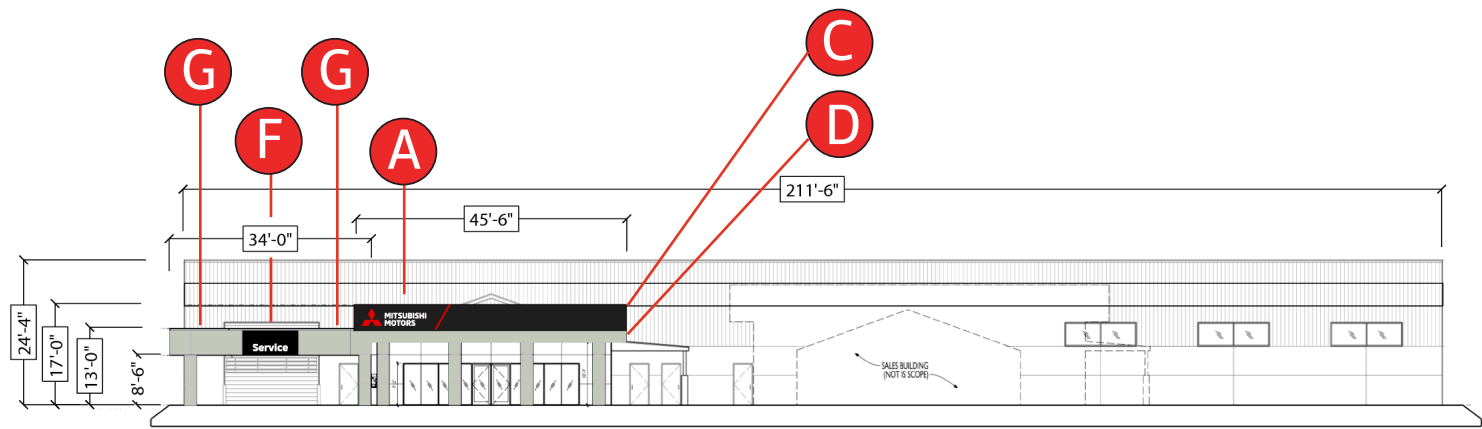


RC Hill Mitsubishi
1960 S Woodland Blvd.
DeLand, FL 32720



ELEVATIONS

Qty	Description
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C 6	4' Black ACM/Parapet Cap w/ Light Band
D 6	2' CAG Gray ACM
E 1	Entrance Gate Element
F 1	15" Service Letters
G 4	4' Gray ACM/Parapet Cap
H 1	Interior Reception Wall



Front Elevation Service Building

Scale: 1/32"=1'-0"

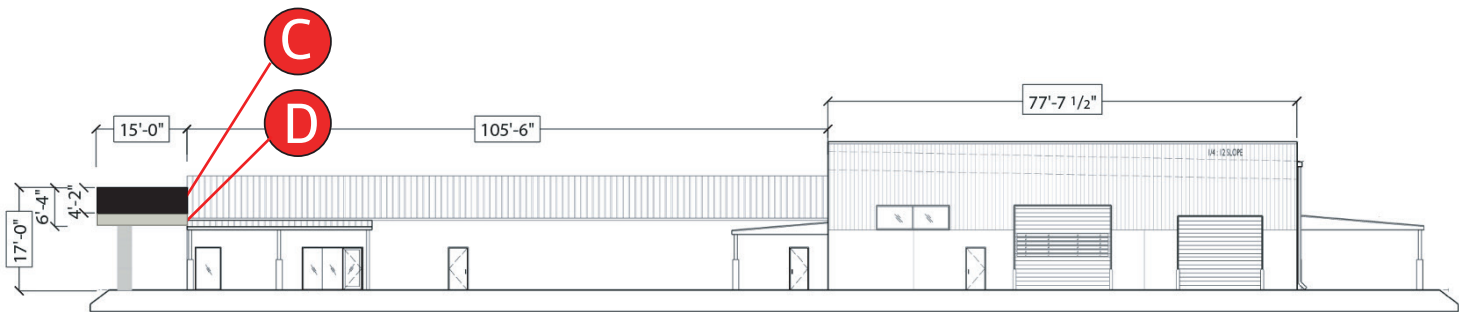


RC Hill Mitsubishi
1960 S Woodland Blvd.
DeLand, FL 32720



ELEVATIONS

Qty	Description
A 2	33" Corporate Mark
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D 6	2' CAG Gray ACM
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Right Elevation Service Building

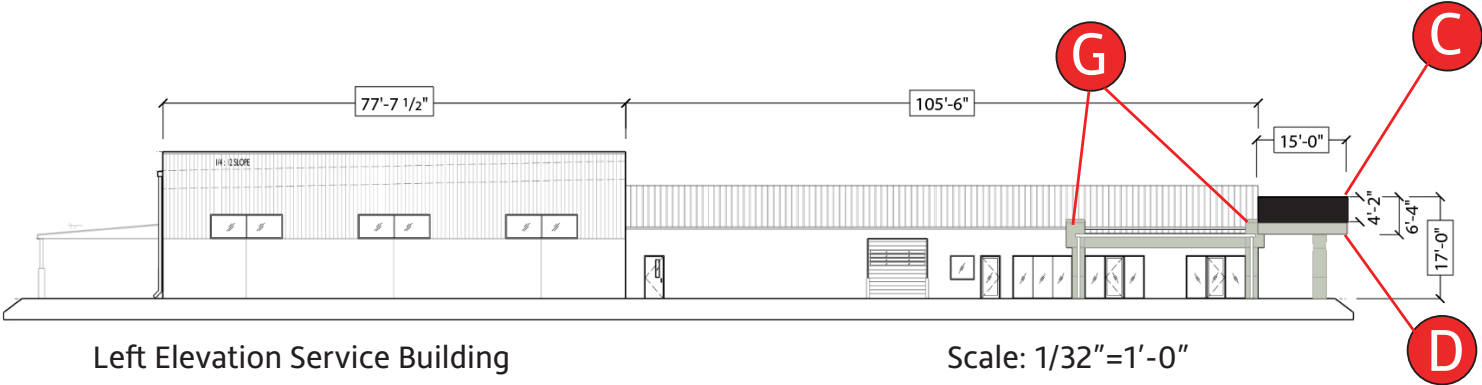
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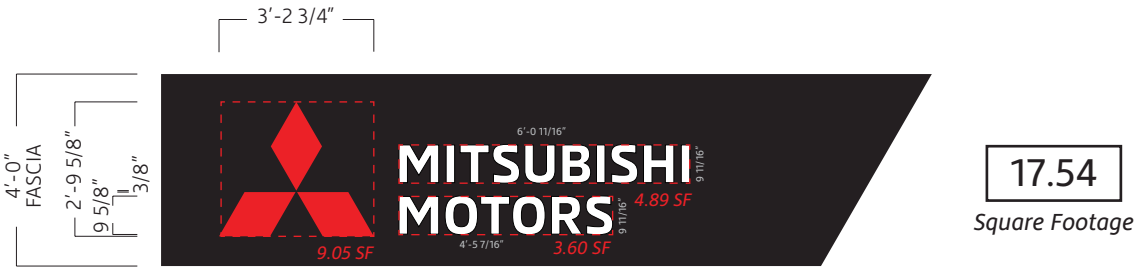
RC Hill Mitsubishi
1960 S Woodland Blvd.
DeLand, FL 32720



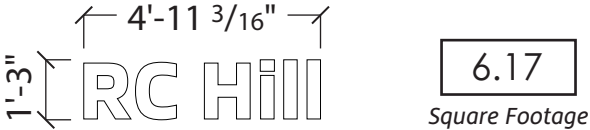
Qty	Description
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A 33" CORPORATE MARK



B 15" DEALER NAME LETTERS



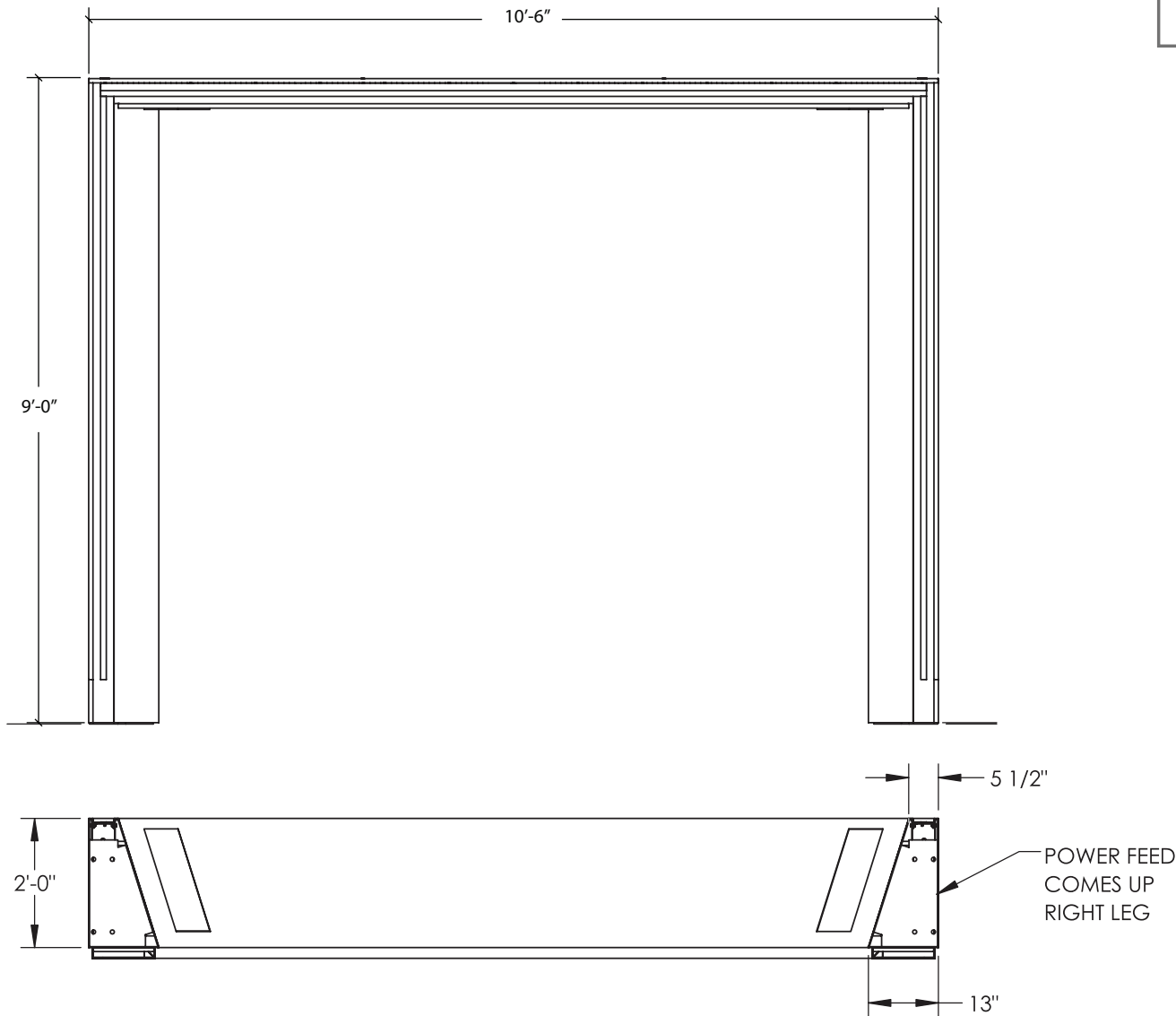
C 15" SERVICE LETTERS/INSTALLED WITH 4' FASCIA



RC Hill Mitsubishi
1960 S Woodland Blvd.
DeLand, FL 32720

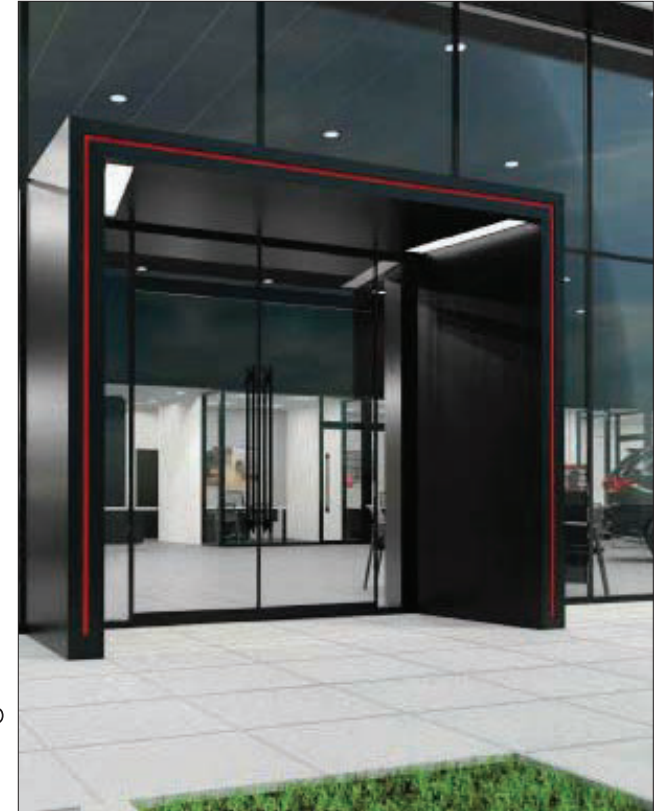


E ENTRANCE GATE

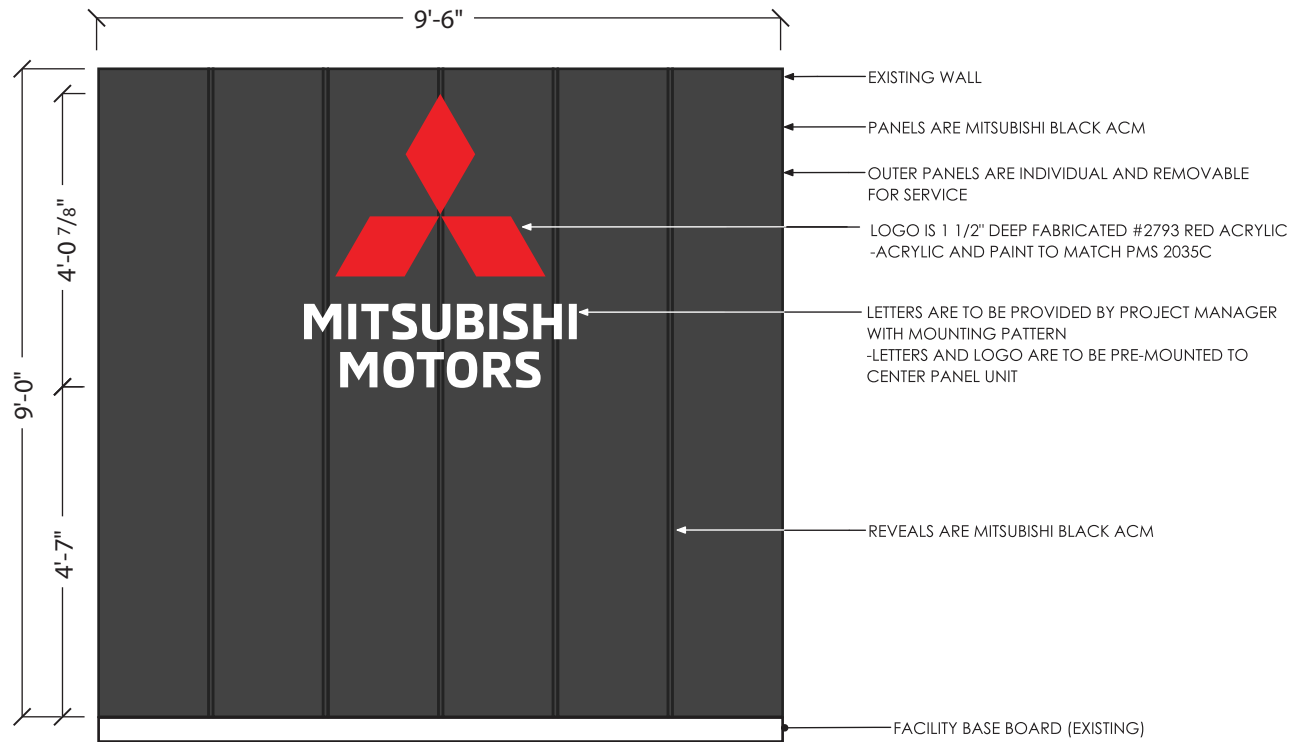


NOTES:

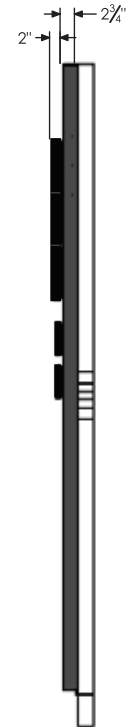
Entrance Gate proposal assumes installation in existing concrete.
 For installation of exterior branding elements, dealer to provide require
 access and electric as described in Terms & Conditions
 Dealer to locate private utilities, and identify location.
 If an engineer alters quoted signage, a change order will be provided to the dealer



Scale: NTS



FRONT VIEW



SIDE VIEW



RC Hill Mitsubishi
1960 S Woodland Blvd.
DeLand, FL 32720



Estimated VI Program Timeline

	Initiation	1 Week	Varies	24 Hours	Varies	2 weeks	4-6 Weeks/Varies	6 weeks	2 Weeks
Ground Sign Approx. 16 Weeks from Coordination Call (pending permit timeframe)	Signed DPF Received by Signage Company Deposit Received by Signage Company	Code Check Complete Ground Sign Proposal Options Sent to MMNA	Ground Sign Options Provided to Dealership Ground Sign Order Approved Approved Ground Sign Order Sent to Signage Company from MMNA	Ground Sign Coordination Call E-mail Sent to Dealer Contact	Coordination Call conducted to review sign placement, permitting timeline, available and required documents, plans, etc. as needed for permitting	(Timeline Begins) Site Survey conducted by local installer Stamped Engineering (if required) obtained Brand Book Put Together	Permit application submitted. Approval dependent on local municipal process Timeframe excludes variance process, if required.	Signs Manufactured	Sign Installation Complete

	Initiation	3 Weeks	6 Weeks	Varies	2 weeks	Varies	2 Weeks	7 Weeks	4-6 Weeks	Varies
Full VI Approx. 15 weeks from building available to survey to install complete.	Phase 2 Implementation Authorized	Initial On Site FBS Survey Dealer Approved Initial Survey/Sketch Up	MMNA/MMC Approves Pre-Application Package DVI Presentation Package Prepared Return Presentation Completed	75% Drawing Submittal by Dealer to Signage Company for Approval Final Construction Drawings To Signage Company	Proposal Updated/Finalized based on Final Construction Drawings	Full Contract with Deposit Received by Signage Company Signage Company Coordination Call with Dealer, Architect and GC Dealership Sends Pictures Confirming Walls Survey Ready (as defined in coordination call)	(Timeline Begins) Laser Scan	Fascia product, Dynamic Slope and Entry Gate Site Specific Manufacture Design Complete All Product Manufactured Product Ships	Installation	Final Compliance Review Complete 2 Weeks from Confirming All Required DVI Works Complete and Brand Compliant Certification of Occupancy

	Initiation	3 Weeks	6 Weeks	Varies	2 weeks	Varies	2 Weeks	7 Weeks	2 Weeks	Varies
DVI 2.0 / Soft Approx. 11 weeks from building available to survey to install complete.	Phase 2 Implementation Authorized	Initial On Site FBS Survey Dealer Approved Initial Survey/Sketch Up	MMNA/MMC Approves Pre-Application Package DVI Presentation Package Prepared Return Presentation Completed	75% Drawing Submittal by Dealer to Signage Company for Approval Final Construction Drawings To Signage Company	Proposal Updated/Finalized based on Final Construction Drawings	Full Contract with Deposit Received by Signage Company Signage Company Coordination Call with Dealer, Architect and GC Dealership Sends Pictures Confirming Walls Survey Ready (as defined in coordination call)	(Timeline Begins) Laser Scan	Fascia product, Dynamic Slope and Entry Gate Site Specific Manufacture Design Complete All Product Manufactured Product Ships	Installation	Final Compliance Review Complete 2 Weeks from Confirming All Required DVI Works Complete and Brand Compliant Certification of Occupancy



RC Hill Mitsubishi
 1960 S Woodland Blvd.
 DeLand, FL 32720



Exterior Paint Finishes

****Please reference full product details in the Mitsubishi Dealer Visual Identity Manual****



ACM-1
MFR: ALPOLIC
COLOR: MMCB LACK

ACM-2
MFR: ALPOLIC
COLOR: GREY



P-1: REPOSE GRAY #SW7015
SHERWIN WILLIAMS (EXTERIOR)
PAINTED EXTERIOR PLASTER FINISH,
HOLLOW METAL DOORS AND SECTIONAL
OVERHEAD DOORS

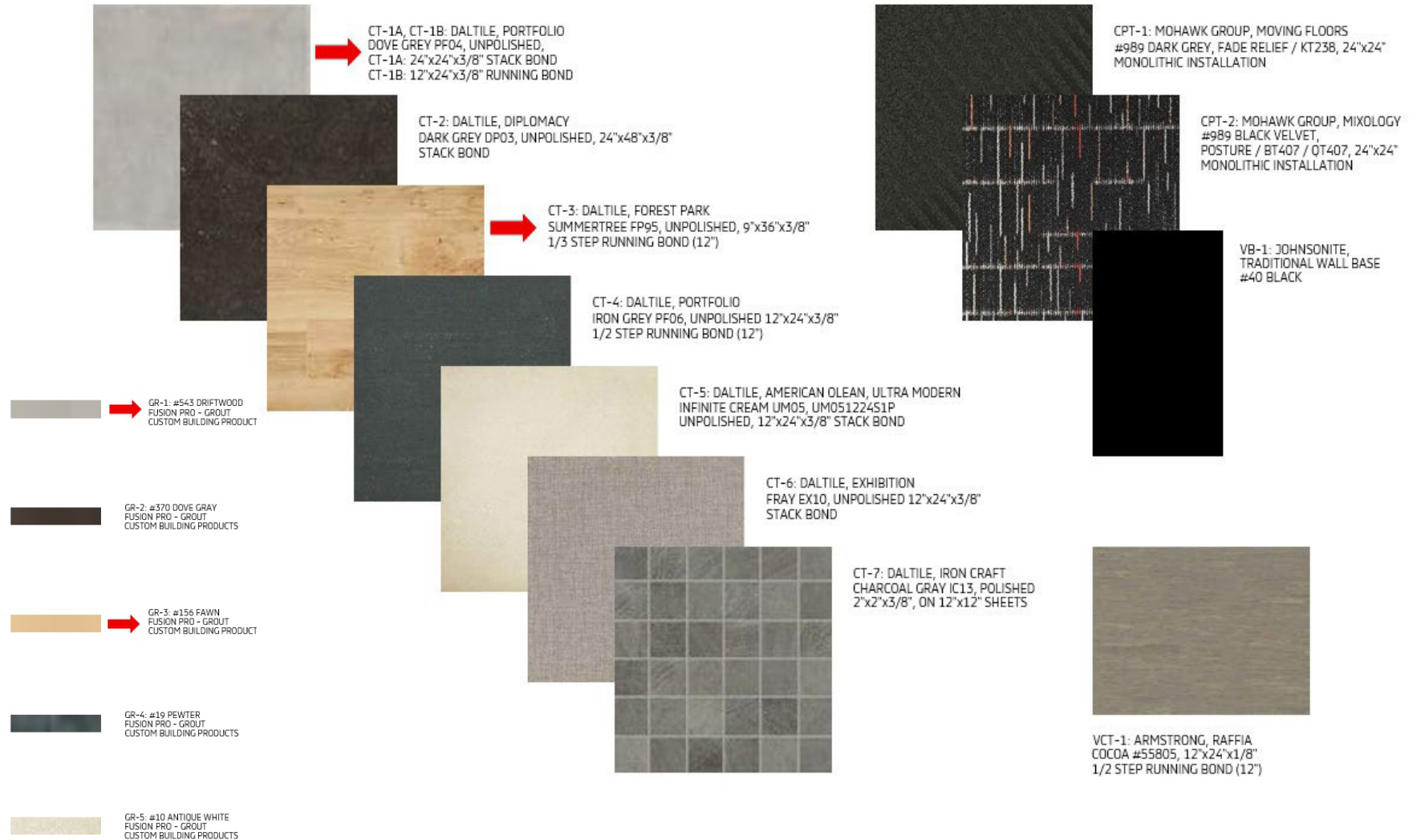
Interior Paint Finishes

****Please reference full product details in the Mitsubishi Dealer Visual Identity Manual****



Interior Flooring Finishes

****Please reference full product details in the Mitsubishi Dealer Visual Identity Manual****



Christopher Carson

From: djohn139@aol.com
Sent: Monday, July 27, 2026 10:56 AM
To: Christopher Carson
Subject: Re: Rc Hill Expansion

Thank you so much for your prompt response. I truly appreciate you taking the time to reply.

I also want to sincerely thank you for requesting the enhanced landscape buffer between the existing residential properties and the proposed expansion. We really appreciate that consideration, and it means a great deal to those of us who live directly behind the dealership.

There are a few additional concerns I hope can be considered during the site plan review. One is the potential for bright lighting at night. We would appreciate lighting that is directed downward and designed to minimize light spilling into the neighboring homes.

Another concern is stormwater and drainage. Our street is a dirt road, so we hope careful consideration will be given to ensuring the project does not contribute to flooding or drainage issues in our neighborhood.

Thank you again for your willingness to consider our comments. We truly appreciate the opportunity to provide input and look forward to a project that is a good fit for both the dealership and the surrounding neighborhood.

Kind regards,

Kim Anderson

djohn139@aol.com

On Monday, July 27, 2026 at 09:53:52 AM EDT, Christopher Carson <carsonc@delandfl.gov> wrote:

Good morning Kim,

Thank for your email. The project is currently under site plan review. If there is anything specifically you would like incorporated into the project, please let me know, and I can be sure the applicant considers the suggestions. We have already asked for an enhanced landscape buffer between the existing residential and the proposed expansion.

Kind regards,



Chris Carson, AICP
Interim Principal Planner
City of DeLand - Planning Division
120 South Florida Ave, DeLand, FL 32720
P: 386-626-7011

| E: carsonc@DeLand.org

HELPFUL LINKS:

[NEW: Interactive Zoning and Land Use Maps](#)

Citizen Portal for online applications: <https://aca-prod.accela.com/deland/Default.aspx>

Land Development Regulations: https://library.municode.com/fl/deland/codes/code_of_ordinances?nodeId=COOR_CH33LADERE

....

From: djohn139@aol.com <djohn139@aol.com>

Sent: Sunday, July 26, 2026 4:55 PM

To: building <building@delandfl.gov>

Subject: Rc Hill Expansion

Dear Building Division,

We wanted to make you aware that we recently sent an email to RC Hill Mitsubishi regarding the construction and expansion of their dealership.

We are not opposed to growth or improvements, but we hope there can be consideration for the homeowners who have lived directly behind the dealership for many years. Three of us have lived here for more than 30 years, and we have always appreciated our quiet street, privacy, and neighborhood.

As construction continues, we hope the City will keep nearby residents in mind and encourage open communication between the project and the surrounding homeowners. If there are opportunities to preserve privacy, reduce impacts, or discuss any concerns, we would sincerely appreciate that.

We also let RC Hill know that we would welcome the opportunity to meet and speak with them in person if they are willing.

Thank you for your time and for everything you do for our community.

Sincerely,

Kim Anderson
386-490-6670

djohn139@aol.com

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Verification: This message was sent by authenticated City of DeLand user Christopher Carson from a City email account.

Christopher Carson

From: Planning
Sent: Thursday, September 3, 2026 2:46 PM
To: Christopher Carson
Subject: FW: SE-26-109

FYI



Sam Nelson

Planner II

City of DeLand - Planning Division
120 South Florida Ave, DeLand, FL 32720

P: 386-626-7004

E: nelsonsa@delandfl.gov

HELPFUL LINKS:

Citizen Portal for online applications: [City of DeLand Services Portal](#)

Land Development Regulations: [Code of Ordinances | DeLand, FL | Municode Library](#)

Planning & Zoning Information: <https://www.deland.org/330/Planning-Division>

From: Joe Stegman <joestegman@rocketmail.com>

Sent: Thursday, September 3, 2026 2:43 PM

To: Planning <planning@delandfl.gov>

Subject: SE-26-109

I am a resident at 1732 S. Florida Ave. A sign has been erected at the end of our lane regarding the impending above subject project. My wife and I have many concerns that this impending project will have on our neighborhood. To include but not limited to: this massive parking lot with super close proximity to our lane, the height of the parking lot above the grade of S. Florida Ave., The noise the dealership generates now with substantial foliage between the dealership and us and how that will increase with the removal of all those trees, The light pollution that is generated by the parking lot lights that are left on all night long., Where will the water drainage from this large impervious surface go?

With yet another piece of green space vanishing from DeLand, has there been any consideration as to where the animals and birds will be relocated to? In our neighborhood there is a pair of nesting Bard owls, many deer, hawks and a host of native birds, just to name a few.

On top of all of this, our property value will plummet.

I will plan on attending the meeting on the 16th at 5:00. Please advise as to the format of the meeting and who will be in attendance, I.E., City Engineers, Planners, the owner, Engineer of the proposed plans, etc.

Regards,
Joseph and Christina Stegman
1732 S. Florida Ave.
DeLand, FL 32720
386.747.7877

DISCLAIMER: The information contained in this electronic message is legally privileged and confidential and is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient you are hereby notified that any dissemination of this e-mail or any of its attachments or components may constitute a violation of Florida Statute 119. If you have received this e-mail in error, immediately destroy the document, and please contact the sender. Please note that Florida has a broad public records law, and that all correspondence with us via email may be subject to disclosure.



**PLANNING DIVISION STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD**

September 16, 2026

- A. APPLICATION NO.:** Z26-126
APPLICANT/OWNER: KBC Summit Place LLC/ Mr. Mark Watts, Esq., Cobb Cole
STAFF PLANNER: Rachel Booth, CNU-A, Deputy Planning Director
REQUEST: Request for an amendment to the First Amended & Restated Summit Place Planned Development (PD) to allow single-family lots as an alternative development option for Phase 2 and reduce the required 4 spaces per unit to 3 per unit.

B. APPLICABLE REGULATIONS:

- | | |
|--------------------|--|
| Article IV | OVERLAY AND FLOATING ZONES
Sec. 33-32 – Planned Development District. |
| Article XII | ADMINISTRATION AND ENFORCEMENT
Sec. 33-135 – Procedure for text amendments & rezoning. |

C. SITE FACTORS:

- Location:** 1512 Sugarwood Loop
Parcel size: ±59.65 acres
Existing Zoning: Summit Place PD
Existing Use: Vacant/Undeveloped

	Surrounding use	Surrounding zoning
North:	LWGC: Lake Winnemissett Gateway Corridor, LDR, Low Density Residential	Park Lake Estates PD, Unincorporated Volusia County
South:	VC: Rural	VC: A-2 & VC: A-3
East:	LWGC: Lake Winnemissett Gateway Corridor; VC: Public/Semi Public (NE) & VC: Rural (SE)	Summit Place PD, VC: P (NE) & VC: A-1 (SE)
West:	LDR: Low Density Residential; Low Density Residential	R-1A

- D. BACKGROUND:** The subject property is located southwest of Daytona State College, generally at the northwest corner of the intersection of I-4 and North Summit Avenue (CR 4139), with a portion located at the northeast corner of the intersection. The City Commission approved the original Summit Place Planned Development (PD) on October 3, 2022. The City Commission subsequently approved the First Amended & Restated Summit Place PD in 2024.

The intent of the First Amended & Restated Summit Place PD was to provide for a two-phase development with a maximum of 300 townhome units and commercial/mixed-use development. This amendment adds single-family lots as an alternative development option for Phase 2 and reduces the residential parking requirement. The amendment would

allow the existing Phase 2 townhome plan to proceed or permit Phase 2 to be developed with detached single-family units on cottage lots. If the cottage alternative is selected, 114 townhome units would be replaced with 90 detached single-family units, resulting in a total of 276 residential units.

- E. ANALYSIS:** The purpose of the PD zoning district is to provide flexibility for mixed-use development and accommodate alternative housing types. The proposed amendment is consistent with this intent, as it maintains the overall mixed-use character of the Summit Place PD while providing an alternative housing type within Phase 2.

The existing PD provides for a two-phase development consisting of up to 300 multi-family townhome units together with commercial/mixed-use development. The requested amendment does not modify Phase 1, which is currently under construction, or the PD's commercial/mixed-use component. Rather, it applies to Phase 2 and provides the property owner the option to develop Phase 2 with the previously approved townhomes or with detached single-family units on cottage lots.

Residential Development Standards		
	Townhome Lots	Cottage Single-Family Lots
Minimum lot area	1,886 SF (Interior TH unit) 3,000 SF (Exterior TH unit)	2,850 SF
Minimum lot width	20.0 ft. (Interior TH unit)	30.0 ft. ²
Minimum lot depth	95 ft.	95 ft.
Minimum building setbacks	Front: 25 ft. Back: 10 ft. Side Yard: • Interior side yard: 0 ft. • Exterior side yard: 7.5 ft.	Front: 25 ft. Back: 10 ft. Side Yard: 5 ft.
Minimum floor area	900 SF	900 SF
Maximum building coverage for individual TH or SF lots	85%	40%
Maximum building height	35 ft.	35 ft.
Maximum building width	165 ft.	N/A
Maximum number of lots with townhome option	300	N/A
Number of lots with Cottage Alternative	186	90
Total lots with cottage alternative	276 ¹	
Maximum impervious surface coverage for overall PD	70%	

¹ If the cottage alternative is selected for Phase 2, the development will contain 24 fewer residential lots and units than the townhome option.

² Lot width shall be measured at the building setback.

Under the proposed cottage alternative, the development would include 276 residential units, compared with the maximum 300 units permitted under the existing PD. Accordingly, Option 2 would result in 24 fewer residential units and a lower overall residential density of 4.63 du/acre than the currently permitted density of 5.03 du/acre.

In addition to reducing the overall number of units, the cottage alternative would create a less concentrated residential development pattern within the eastern portion of the overall site. Replacing 114 attached townhome units with 90 detached single-family units, along with reduced building coverage and greater separation between structures, would break up the continuous building mass associated with the townhome product and create a smaller-scale residential form while maintaining the development's overall residential character. The 40% maximum building coverage applies to individual cottage lots and is distinct from the 70% maximum impervious surface coverage applicable to the overall PD. With each site plan or plat submittal, the applicant must provide an updated calculation of the overall impervious surface coverage and identify the calculation on the applicable plans to demonstrate continued compliance with the 70% maximum.

The Land Development Regulations require four off-street parking spaces per single-family dwelling, while the applicant proposes three off-street parking spaces per cottage unit. The proposed reduction provides greater flexibility in the design and configuration of the cottage lots by reducing the amount of each lot devoted to parking and driveway area.

Parking standards		
	Required	Proposed
Single-Family	4 spaces/unit	3 spaces/unit

The preliminary plat for the development was approved through a Development Order issued on May 30, 2025. Because the cottage alternative modifies the lot configuration reflected in the approved preliminary plat, approval of the amendment will require the applicant to replat the applicable portion of the development and submit updated construction plans reflecting the revised layout and associated improvements.

The subject property is located at the interchange of I-4 and North Summit Avenue, proximate to Daytona State College. Adding the cottage alternative provides a housing type distinct from, but complementary to, the townhome and commercial/mixed-use components already approved within the PD.

Per Section 33-32 of the Land Development Regulations, in return for flexibility in site design and development, Planned Developments (PDs) are expected to include exceptional design that preserves critical environmental resources and incorporates creative design in the layout of buildings. All development of the property shall comply with the standards established by the Planned Development Plan.

F. LAND DEVELOPMENT REGULATIONS:

Sec. 33-32 – Planned Development District of the Land Development Regulations is intended to provide a method for consideration and approval of unique zoning districts for individual Planned Developments (PD) which are not provided for or allowed in the zoning districts otherwise established by this chapter.

Per Section 33-32 of the Land Development Regulations, in return for flexibility in site design and development, Planned Developments (PDs) are expected to incorporate development standards that preserve critical environmental resources and promote

compatibility within the development. The cottage units will utilize building materials consistent with those approved for the existing PD, helping maintain a cohesive residential character. All development of the property shall comply with the standards established by the Planned Development Plan.

Section 33-135 of the Land Development Regulations provides the following criteria, which the City Commission shall utilize in reviewing any rezoning request:

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

The proposed amendment is not anticipated to adversely impact the environment or natural resources, as it does not expand the development area or increase the maximum residential density permitted by the existing PD. Under the proposed cottage alternative, the development would consist of 276 residential units, 24 fewer than the 300-unit maximum currently permitted.

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

The proposed amendment would allow detached single-family units as an alternative to the approved townhomes, expanding the mix of housing types within Summit Place and supporting continued residential development and investment in the area.

3. Will the proposed amendment have an impact upon governmental services?

Governmental services, including potable water, sewer, code enforcement, police, and fire, are available to serve the subject property. The amendment does not increase the maximum number of residential units permitted within the PD. Under the proposed cottage alternative, the development would consist of 276 residential units, compared with the currently permitted maximum of 300 units. Therefore, increased demand for governmental services beyond what the existing PD contemplates is not anticipated.

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

The proposed amendment provides additional flexibility for the continued development of Summit Place by allowing an alternative housing type within Phase 2. The proposed cottage alternative remains compatible with the residential character and overall development framework established by the existing PD.

5. Was there a mistake in the original classification?

There was no mistake in the existing PD. The applicant would like to have additional flexibility in housing types.

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

The proposed amendment is not anticipated to adversely affect the use or value of the surrounding area. The cottage alternative remains residential in character, does not increase the maximum residential density permitted by the existing PD, and does not modify the commercial/mixed-use component of the PD. The reduced unit count and detached development pattern would create a less concentrated, smaller-scale residential form in the eastern portion of the site while maintaining the overall character and development framework of the PD.

- G. STAFF RECOMMENDATION:** Staff recommends that the Planning Board forward the application to the City Commission with a recommendation to approve the request to amend the First Amended & Restated Summit Place Planned Development (PD) to provide a cottage alternative for Phase 2, replacing 114 townhome units with 90 detached single-family units, and to reduce the single-family parking requirement from four spaces to three spaces per unit.

The Planning Board may choose to grant this amendment request, grant this amendment request with conditions, or deny this amendment request.

- H. NEXT STEPS:** The request for a rezoning will go before the City Commission on October 19, 2026, for first reading and will subsequently be scheduled for a second reading.

ATTACHMENTS:

- Project Narrative
- Aerial Map
- Zoning Map
- Proposed Site Plan
- Approved First Amended and Restated Summit Place PD
- First Amendment to the First Amended and Restated Summit Place PD
- Legal Description

PROJECT NARRATIVE

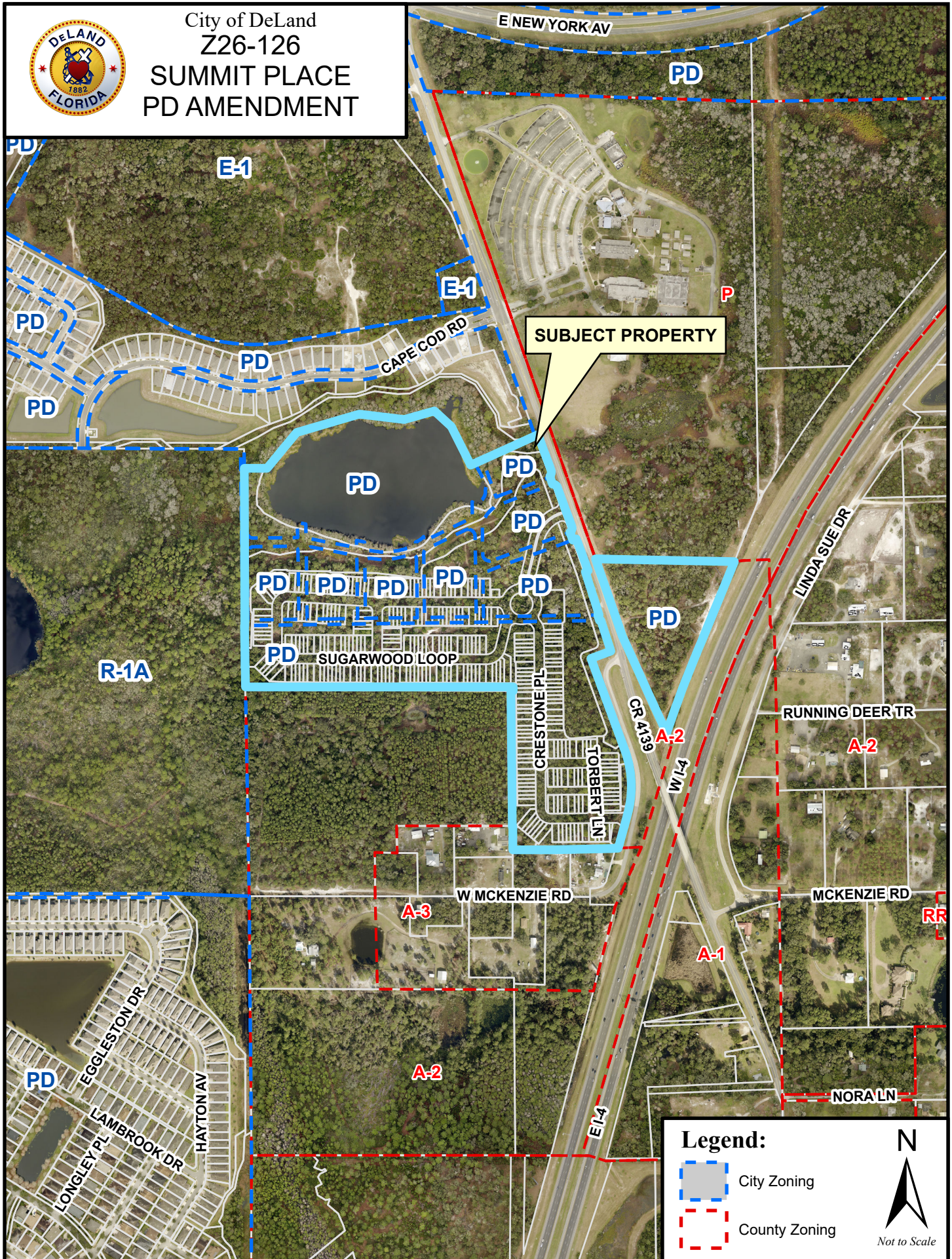
FIRST AMENDMENT TO THE FIRST AMENDED & RESTATED

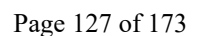
SUMMIT PLACE PD AGREEMENT

We are submitting the First Amendment to the First Amended & Restated Summit Place PD Agreement to add single-family lots as an option for Phase 2 of the Summit Place project, as depicted on the revised Planned Development Plan. The proposed First Amendment will allow the existing Phase 2 townhome plan to proceed or permit Phase 2 to be developed with detached single-family cottages. If the cottage alternative for Phase 2 is chosen, the total number of planned units will be reduced by approximately 24 units. The amendment also requests a reduction in the required off-street parking for the single-family cottage option from four spaces to three spaces per dwelling unit.



City of DeLand
Z26-126
SUMMIT PLACE
PD AMENDMENT







MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

PD SKETCH PLAN OVERALL
FOR
SUMMIT PLACE
CITY OF DELAND
FLORIDA

KBC SUMMIT PLACE, LLC
1590 BOBBY LEE POINT
SANFORD, FL 32771
(407) 484-4420

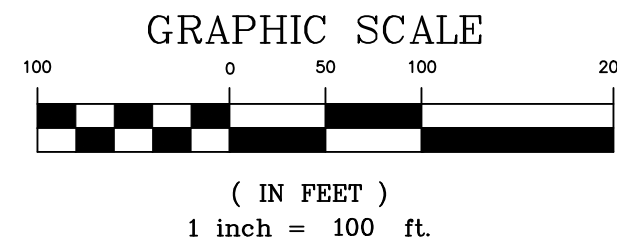
ENGINEER IN CHARGE:

BENJAMIN S. BECKHAM, P.E. #79452
DATE: JULY 23, 2026
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NO.	DATE	DESCRIPTION	BY	CHKD.
1	5/13/26	PD MODIFICATION		
2	7/23/26	PER CITY COMMENTS		
3				
4				
5				
6				
7				
8				
9				
10				
11				

JOB # 21086
DATE: 05 / 19 / 2026
SCALE: 1" = 100'
DESIGNED BY: BSB
DRAWN BY: RAS
APPROVED BY: BSB

C-1



HATCH LEGEND

	NATURAL TREE SAVE AREA 40' WIDE OR GREATER
	TREE SAVE AREA LESS THAN 40' IN WIDTH

SITE DATA:

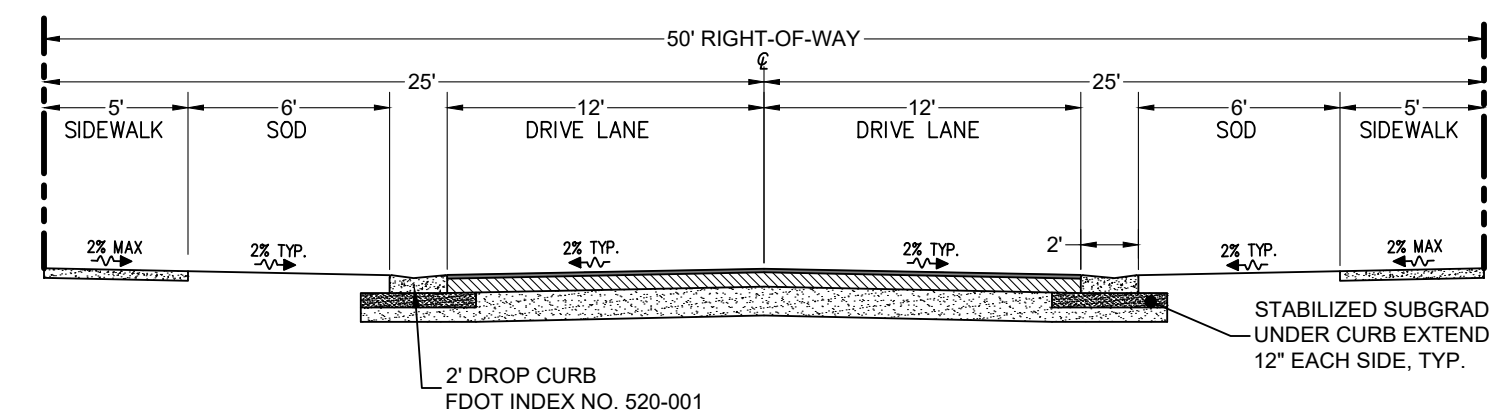
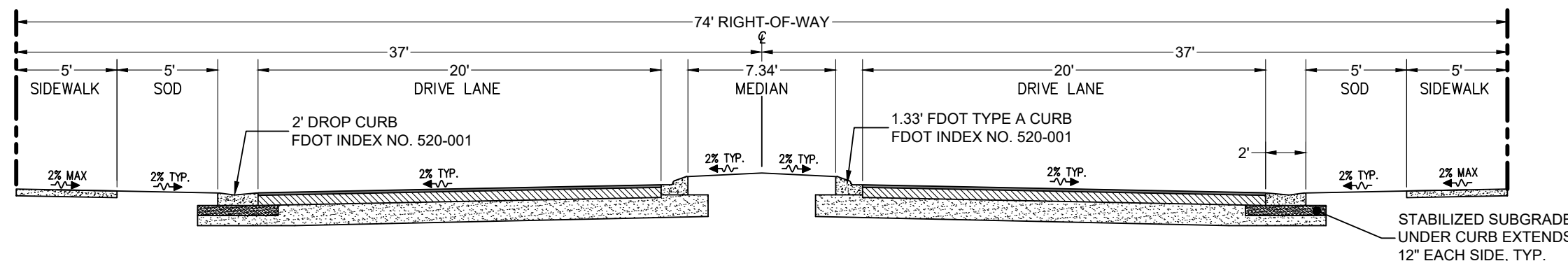
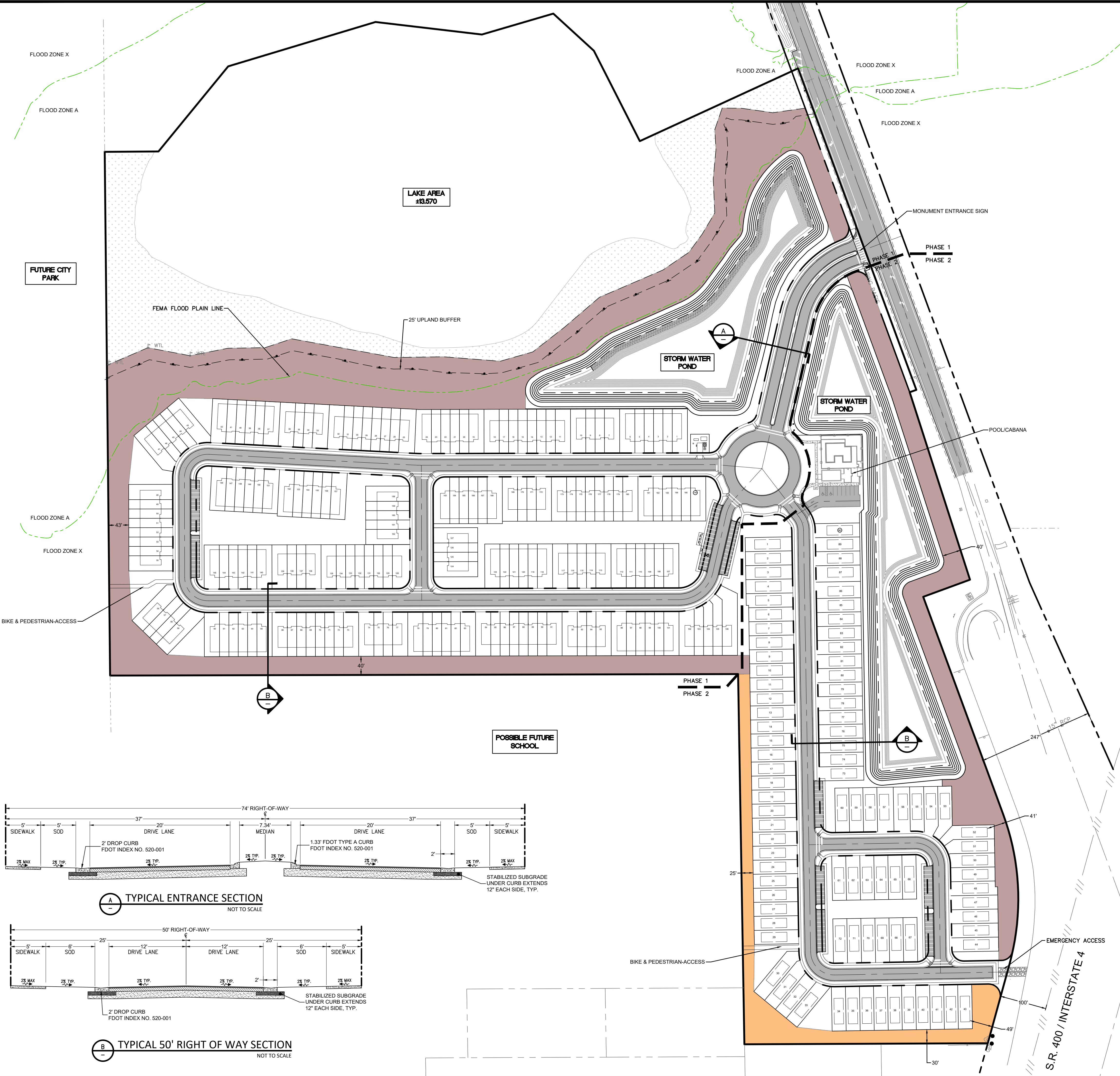
- PROJECT AREA:
OVERALL BOUNDARY: 59.90 AC
LAKE AREA: 13.59 AC
WETLAND AREA: 3.56 AC
UPLAND AREA: 42.75 AC
- TOTAL NUMBER OF UNITS:
PHASE 1 (TOWNHOMES) 186 UNITS
PHASE 2 (SINGLE FAMILY) 90 UNITS
TOTAL: 276 UNITS
- DENSITY:
GROSS: 276 DU / 59.90 AC = 4.61 DU/AC
NET: 276 DU / 42.75 AC = 6.46 DU/AC
- MINIMUM TREE SAVE AREA: 42.75 AC x 15% = 6.41 AC
- IMPERVIOUS SURFACE: 70% MAXIMUM
* CALCULATED OVER ENTIRE PD, EXCLUDING LAKE TATUM

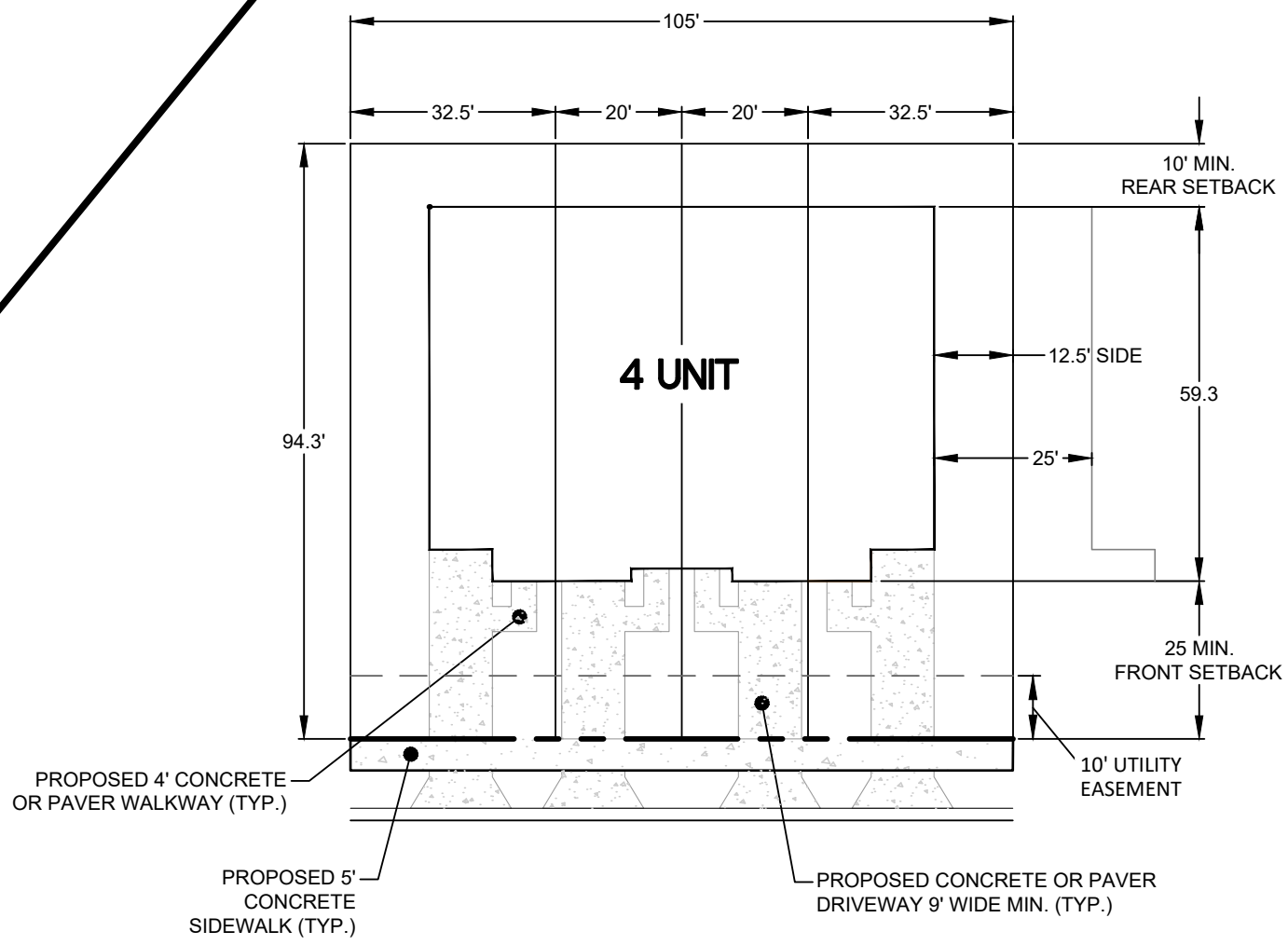
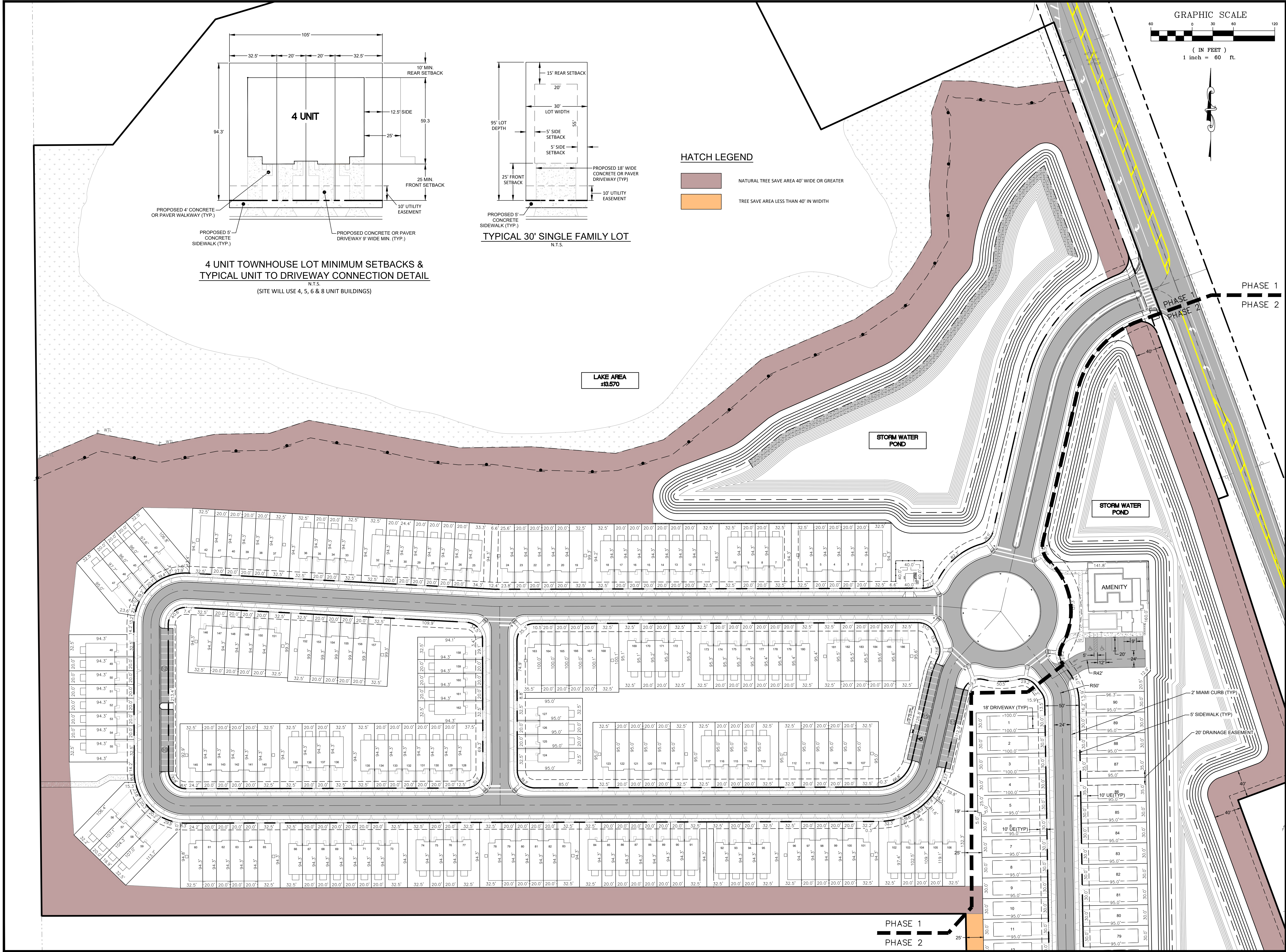
MULTI-FAMILY USE STANDARDS:

- MINIMUM LOT AREA: 1,886 SF (INTERIOR TOWNHOME UNIT)
3,000 SF (EXTERIOR TOWNHOME UNIT)
- MINIMUM LOT WIDTH: 20.0 FT (INTERIOR TOWNHOME UNIT)
- MINIMUM BUILDING SETBACKS:
FRONT YARD: 25 FT
REAR YARD: 10 FT
SIDE YARD: 0 FT
INTERIOR: 7.5 FT
EXTERIOR:
- MINIMUM FLOOR AREA: 900 SF
- MAXIMUM BUILDING COVERAGE: 85% PER LOT
- MAXIMUM BUILDING HEIGHT: 35 FT
- MINIMUM PARKING: 2 SPACES PER UNIT ON LOT
0.33 SPACES PER UNIT GUEST PARKING

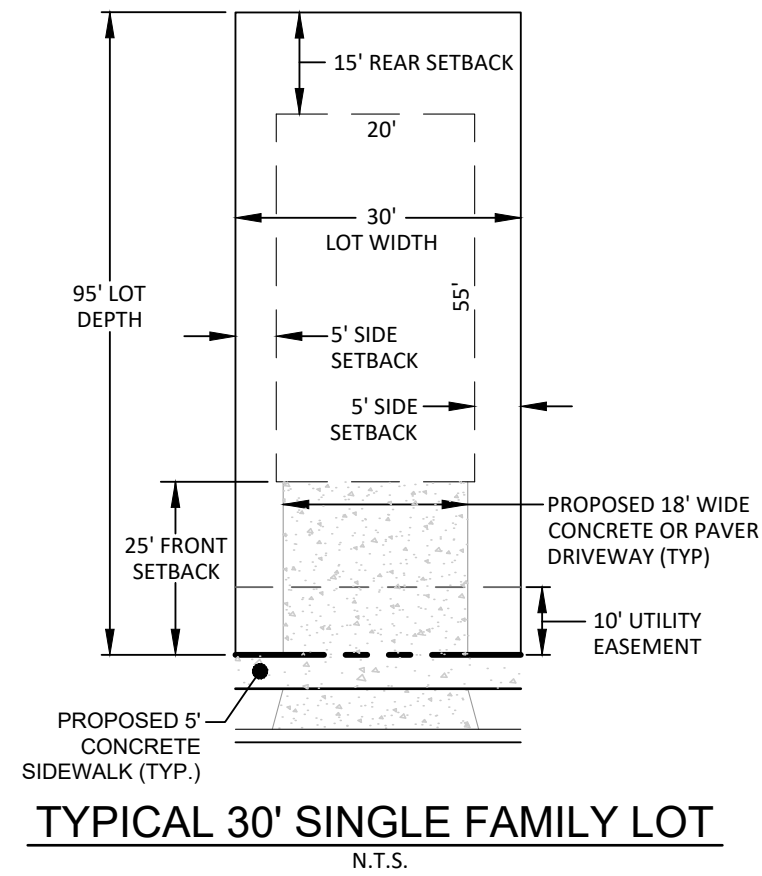
SINGLE-FAMILY USE STANDARDS:

- MINIMUM LOT AREA: 2,850 SF
- MINIMUM LOT WIDTH: 30.0 FT
* LOT WIDTH SHALL BE MEASURED AT THE BUILDING SETBACK
- MINIMUM BUILDING SETBACKS:
FRONT YARD: 25 FT
REAR YARD: 15 FT
SIDE YARD: 5 FT
- MINIMUM FLOOR AREA: 900 SF
- MAXIMUM BUILDING COVERAGE: 40% PER LOT
- MAXIMUM BUILDING HEIGHT: 35 FT
- MINIMUM PARKING: 3 SPACES PER UNIT ON LOT





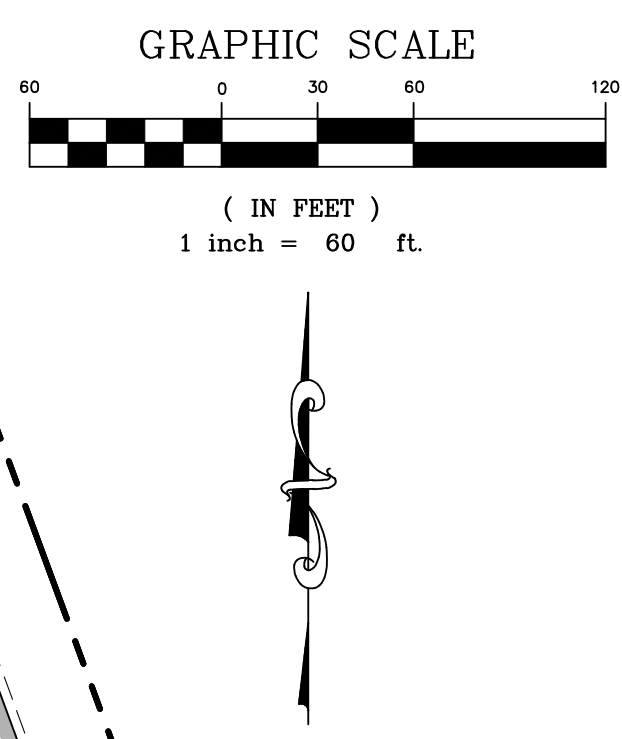
4 UNIT TOWNHOUSE LOT MINIMUM SETBACKS & TYPICAL UNIT TO DRIVEWAY CONNECTION DETAIL
N.T.S.
(SITE WILL USE 4, 5, 6 & 8 UNIT BUILDINGS)



TYPICAL 30' SINGLE FAMILY LOT
N.T.S.

HATCH LEGEND

- NATURAL TREE SAVE AREA 40' WIDE OR GREATER
- TREE SAVE AREA LESS THAN 40' IN WIDTH



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

PD SKETCH DIMENSION PLAN
FOR
SUMMIT PLACE
CITY OF BELAND
FLORIDA

KBC SUMMIT PLACE, LLC
1590 BOBBY LEE POINT
SANFORD, FL 32771
(407) 484-4420

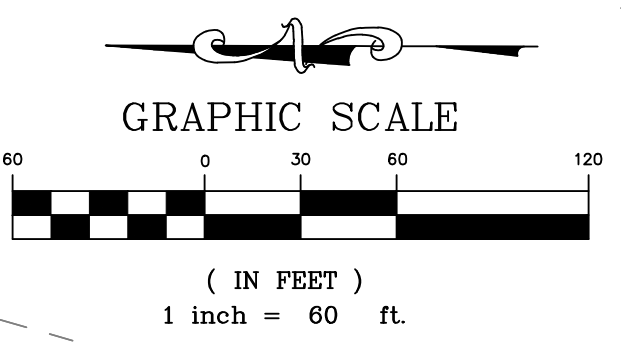
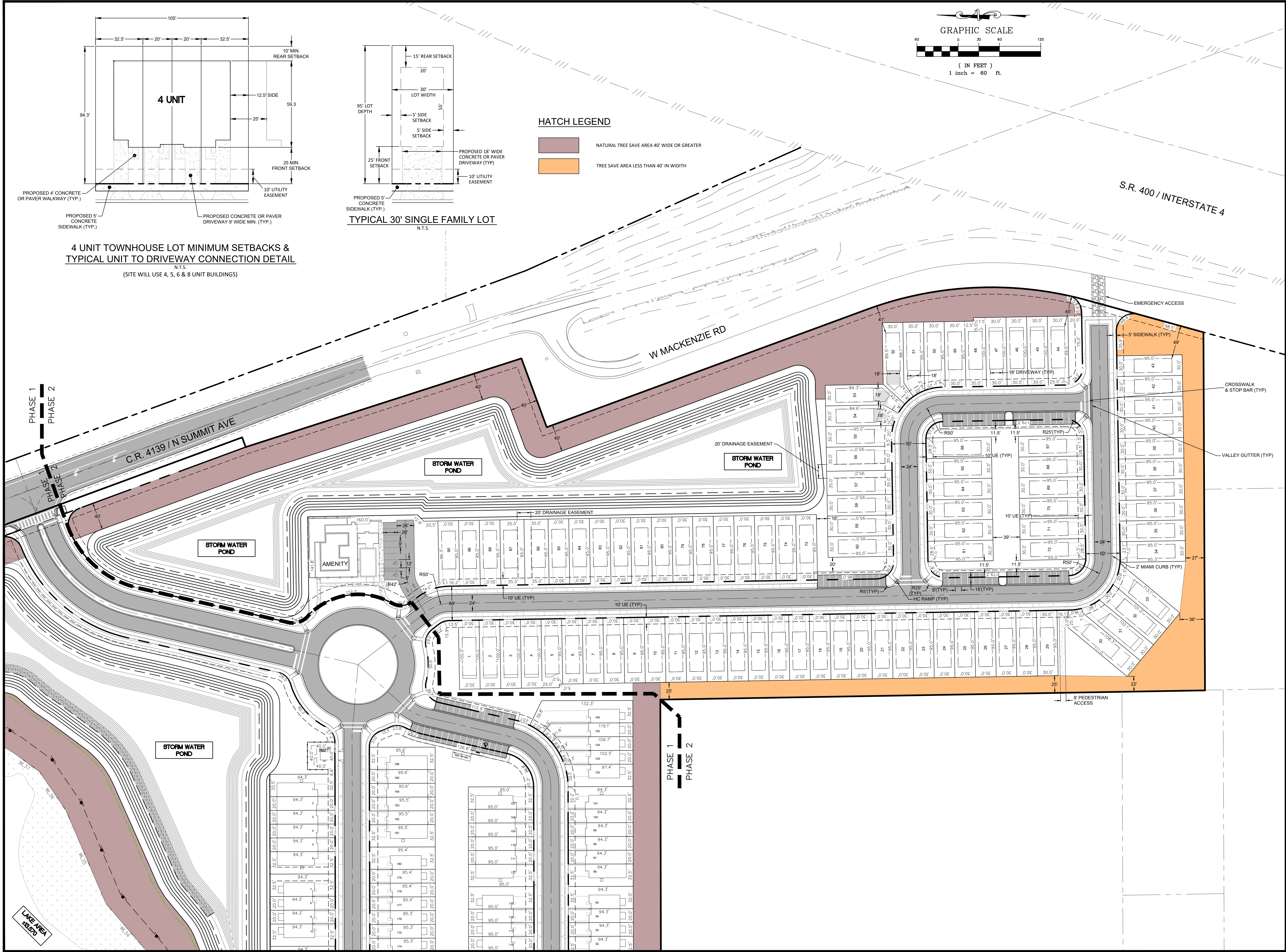
ENGINEER IN CHARGE:
BENJAMIN S. BECKHAM, P.E. #79452
DATE: JULY 23, 2026
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

NO.	DATE	DESCRIPTION	BY	DATE	REVISIONS
1	5/13/26	PD MODIFICATION			
2	7/23/26	PER CITY COMMENTS			
3					
4					
5					
6					
7					
8					
9					
10					
11					

JOB # 21086
DATE: 05 / 19 / 2026
SCALE: 1"=60'
DESIGNED BY: BSB
DRAWN BY: RAS
APPROVED BY: BSB

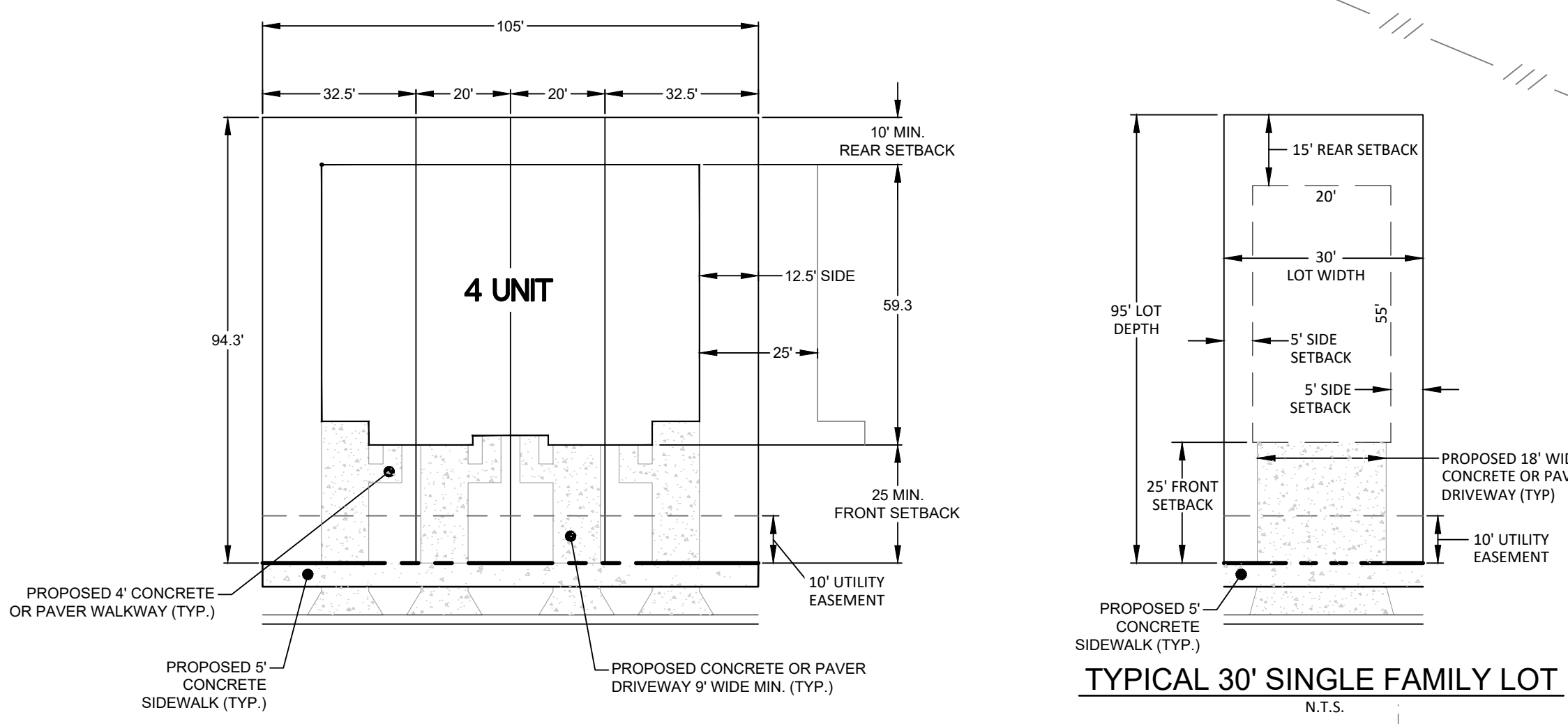
C-2

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HATCH LEGEND

- NATURAL TREE SAVE AREA 40' WIDE OR GREATER
- TREE SAVE AREA LESS THAN 40' IN WIDTH



4 UNIT TOWNHOUSE LOT MINIMUM SETBACKS & TYPICAL UNIT TO DRIVEWAY CONNECTION DETAIL
N.T.S.
(SITE WILL USE 4, 5, 6 & 8 UNIT BUILDINGS)

TYPICAL 30' SINGLE FAMILY LOT
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NO.	DATE	DESCRIPTION
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DATE: 05 / 19 / 2026
SCALE: 1"=60'
DESIGNED BY: BSB
DRAWN BY: RAS
APPROVED BY: BSB

C-3

ORDINANCE NO. 2024 - 25

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM SUMMIT PLACE PLANNED DEVELOPMENT TO FIRST AMENDED AND RESTATED SUMMIT PLACE PLANNED DEVELOPMENT ON PROPERTY LOCATED SOUTHWEST OF DAYTONA STATE COLLEGE, NORTHWEST CORNER OF INTERSTATE 4 AND NORTH SUMMIT AVENUE (COUNTY ROAD 4139) AND A PORTION OF NORTH EAST CORNER OF INTERSTATE 4 AND NORTH SUMMIT AVENUE (COUNTY ROAD 4139); APPROVING AN AMENDMENT TO A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY +/- 66.46 ACRES OF PROPERTY; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Applicant, Mark Watts, Esq., agent for the owner, of approximately +/- 66.46 acres of land located southwest of Daytona State College, northwest corner of Interstate 4 and North Summit Avenue (County Road 4139) and a portion of northeast corner of Interstate 4 and North Summit Avenue (County Road 4139), which is more particularly described in the legal description attached hereto as Exhibit "A" and by this reference made a part hereof;

WHEREAS, the Applicant has applied for a change of zoning designation from Summit Place Planned Development to First Amended and Restated Summit Place Planned Development; and

WHEREAS, said rezoning is consistent with both the Comprehensive Plan and the purpose and intent of Section 33-32 of the Code of Ordinances of the City of DeLand (the "Code"); and

WHEREAS, the Applicant has submitted an application for the approval of a development plan in order to amend the current PD so as to change certain development standards for the property described in Exhibit "A" (hereinafter the "Property" or the "Project"); and

WHEREAS, the proposed development plan meets or exceeds the minimum conditions and standards for the PD District with respect to minimum development size, perimeter setbacks, comprehensive plan consistency, internal compatibility, external compatibility, open spaces, sidewalks, environmental constraints, internal access and circulation, external transportation access, off-street parking, public facilities and unified control; and

WHEREAS, the proposed development plan is consistent with the Gateway/Activity Center land use designation.

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

Section 1. The City Commission has held a public hearing to approve the change of zoning from Summit Place Planned Development to First Amended and Restated Summit Place Planned Development of approximately +/- 66.46 acres of land, located southwest of Daytona State College, northwest corner of Interstate 4 and North Summit Avenue (County Road 4139) and a portion of northeast corner of Interstate 4 and North Summit Avenue (County Road 4139).

Section 2. Pursuant to the determination made at public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City to include the land described in Exhibit "A" as First Amended and Restated Summit Place PD, Planned Development District.

Section 3. The zoning of the Property as PD, Planned Development District, is made pursuant to Section 33-32 of the Code and the development of the Property shall take place in accordance with that Section and in substantial compliance with the Development Plan Agreement, Maps and other supporting documentation submitted by Applicant which shall be filed and retained for public inspection in the office of the City Planning Department and constitute a supplement to the official Zoning Map of the City.

Section 4. The approved Development Plan for First Amended and Restated Summit Place PD, Planned Development District, including the Development Plan Agreement, Map and other supporting documentation (on file with the City Planning Department), are attached hereto as Exhibit "B" and by this reference made a part hereof.

Section 5. The failure of the approved Development Plan to address a particular permit, condition, term or restriction shall not relieve the Applicant of the necessity of complying with any law governing said permitting requirements, conditions, terms or restrictions, as same may be amended or enacted from time to time in the future. All current land development regulations of the City are applicable to the PD District except to the extent that they conflict with a specific provision of the approved Development Plan.

Section 6. At the time of development, the Applicant shall comply with all relevant building codes and development standards contained in the City's Code of Ordinances or in the Development Plan; provided, however, that the development standards contained in the adopted Development Plan shall supersede comparable standards contained in the Code of Ordinances.

Section 7. The City Commission may rezone any portion of the Project which has not obtained a site plan approval within five years from the date of adoption of this Ordinance.

Section 8. Prior to the issuance of a building permit, Applicant shall submit an easement document, acceptable to the City of DeLand, permitting additions to shared access, parking, utilities, and stormwater.

Section 9. Pursuant to Article 5 of the City's Land Development Regulations, the Applicant shall comply with all applicable infrastructure regulations.

Section 10. The City Engineer, Planning Director, and Building Department are hereby directed to change the Comprehensive Zoning Map of the City of DeLand to conform with the change of zoning enacted in this Ordinance.

Section 11. 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 12. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 20th day of May, 2024.

ATTEST:

 Julie A. Hennessy
 City Clerk - Auditor


 Christopher M. Cloudman
 Mayor - Commissioner

Passed on first reading: May 06, 2024
 Adopted on second reading: May 20, 2024

APPROVED AS TO FORM AND LEGALITY:

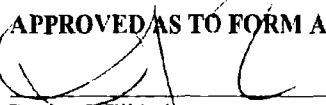

 Darren J. Elkind
 City Attorney

EXHIBIT "A"

Legal Description

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT SOUTHEAST CORNER OF THE NORTH 7 CHAINS OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 17 SOUTH, RANGE 30 EAST, AND RUN SOUTH 00°22'01" EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 17 SOUTH, RANGE 30 EAST, A DISTANCE OF 97.23 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89° 34'48" EAST, A DISTANCE OF 115.05 FEET; THENCE RUN NORTH 39°30'34" EAST, A DISTANCE OF 234.81 FEET; THENCE RUN NORTH 73°26'58" EAST, A DISTANCE OF 328.99 FEET; THENCE RUN SOUTH 83°07'08" EAST, A DISTANCE OF 228.92 FEET; THENCE RUN NORTH 73°54'21" EAST, A DISTANCE OF 159.10 FEET; THENCE RUN SOUTH 47°20'56" EAST, A DISTANCE OF 117.55 FEET; THENCE RUN SOUTH 26°45'29" EAST, A DISTANCE OF 216.76 FEET; THENCE RUN NORTH 65°29'38" EAST, A DISTANCE OF 327.31 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 4139 AS RECORDED ON RIGHT OF WAY MAP SECTIONS 79070-2505 AND 79110 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN THE FOLLOWING 6 COURSES ALONG SAID WESTERLY RIGHT OF WAY: SOUTH 19°57'26" EAST, A DISTANCE OF 1100.55 FEET; SOUTH 70°04'49" WEST, A DISTANCE OF 14.60 FEET; SOUTH 19°57'36" EAST, A DISTANCE OF 50.00 FEET; SOUTH 70°02'24" WEST; A DISTANCE OF 124.00 FEET; SOUTH 19°57'36" EAST, A DISTANCE OF 495.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 522.96 FEET AND A CENTRAL ANGLE OF 35°32'20", THENCE RUN SOUTHEAST ALONG THE ARC OF SAID CURVE A DISTANCE OF 324.38 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN SOUTH 89°59'28" WEST ALONG THE NORTH LINE OF THE SOUTH 235.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 24, A DISTANCE OF 517.99 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE RUN NORTH 00°45'20" WEST ALONG SAID EAST LINE, A DISTANCE OF 791.90 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°53'53" WEST, A DISTANCE OF 1342.71 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 24, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE RUN NORTH 00°22'01" WEST ALONG SAID WEST LINE, A DISTANCE OF 1119.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY LAND CONTAINED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5551, PAGE 2688, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOGETHER WITH

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

FOR A POINT OF REFERENCE, BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF WAY LINE OF INTERSTATE HIGHWAY 4, AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 4139, AND RUN NORTH 24°27'12" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 434.81 FEET; THENCE RUN NORTH 19°05'23" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 99.02 FEET; THENCE RUN NORTH 20°00'50" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 371.26 FEET; THENCE RUN SOUTH 89°00'48" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 671.24 FEET, TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 4 AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5879.65 FEET AND A CHORD WHICH BEARS SOUTH 21°51'47"

- 1 WEST, FOR A DISTANCE OF 890.73 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A
- 2 CENTRAL ANGLE OF 08°41'18" FOR A LENGTH OF 891.59 FEET TO THE POINT OF BEGINNING.

1 PLANNED DEVELOPMENT AGREEMENT

2 IN THE CITY COMMISSION OF THE

3 CITY OF DELAND, FLORIDA

4 IN RE: Z23-250, Application of

5 D.R. Horton, Inc.

6 ORDINANCE # 2024-25

7
8 ORDER AND RESOLUTION

9 GRANTING A REQUEST FOR CHANGE OF ZONING FROM SUMMIT PLACE PD

10 TO

11 THE FIRST AMENDED AND RESTATED SUMMIT PLACE PD (PLANNED

12 DEVELOPMENT)

13
14 The application of D.R. Horton, Inc., hereinafter, "Applicant," for rezoning was heard by
15 and before the City Commission, DeLand Florida, on May 20, 2024. Based upon the verified
16 Application and other supporting documents, maps, charts, overlays, other evidence and
17 instruments; the advice, report, and recommendations of the Community Development, and other
18 Departments and agencies of DeLand, Florida; and the testimony adduced and evidence received
19 at the Public Hearing on this Application by the Planning Board on March 13, 2024, and otherwise
20 being fully advised, the City Commission does hereby find and determine as follows:
21

"EXHIBIT B"

GENERAL FINDINGS

A. That the application of D.R. Horton, Inc. was duly and properly filed herein on November 20, 2023, as required by law.

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

C. This application concerns land totaling 66.46 +/- acres of land which is situated in DeLand, Florida. This land is described more particularly in the survey and legal description attached hereto as Exhibit "A".

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

E. That the owner of the property, DEPROP, LLC agrees with the provisions of the Development Agreement.

FINDINGS REGARDING REZONING

A. That the Applicant has applied for a change of zoning from the present zoning classification of the land described in Exhibit "A" from Summit Place PD to First Amended and Restated Summit Place PD (Planned Development).

B. That the said rezoning to First Amended and Restated Summit Place PD is consistent with both the City of DeLand Comprehensive Plan Ordinance #1990-04, as amended, and the intent and purpose of the City of DeLand Land Development Regulations Ordinance #2013-11, as amended, and does promote the public health, safety, morals, general welfare and orderly growth of the area affected by the rezoning request.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY OF DELAND, FLORIDA, IN OPEN MEETING DULY ASSEMBLED IN THE CITY COMMISSION CHAMBERS, 120 SOUTH FLORIDA AVENUE, DELAND, FLORIDA, THIS 20th DAY OF May, A.D., 2024 AS FOLLOWS:

A. That the Application of D.R. Horton, Inc. for the rezoning of the subject parcel is hereby granted.

B. That the zoning classification of the subject parcel described in Exhibit A is hereby amended from Summit Place PD to First Amended and Restated Summit Place PD as described in Article VII of the City of DeLand, Land Development Regulations Ordinance #2013-11, as amended.

1 C. That the Official Zoning Map of the City of DeLand is hereby amended to show
2 the rezoning of said parcel to First Amended and Restated Summit Place PD.

3
4 D. That the City of DeLand Land Development Regulations Ordinance #2013-11, as
5 amended, is consistent with the provisions of the "Development Agreement" as hereinafter set
6 forth in this Ordinance and with respect to any conflict between Land Development Regulations
7 Ordinance #2013-11, as amended, and the "Development Agreement", the provisions of the
8 "Development Agreement" shall govern. Ordinance #2013-11, as amended, shall govern with
9 respect to any matter not covered by the "Development Agreement." The City of DeLand, the
10 Applicant or Unified Owner(s) will ensure overall compliance with this Ordinance.

11
12 E. Unless otherwise provided for herein, the City of DeLand's Land Development
13 Regulations, Ordinance # 2013-11, as amended, shall apply to the First Amended and Restated
14 Summit Place PD in the same manner as the R-16 (with respect to any residential development)
15 and C-2 (with respect to any non-residential development) zoning classifications.

16
17 F. Nothing in this Ordinance shall abridge the requirements of any City of DeLand
18 Ordinance other than Ordinance #2013-11, as amended. Timing and review procedures contained
19 in this Order and Resolution may be modified to comply with the City of DeLand Land
20 Development Regulations, Ordinance #2013-11, as amended. Further, nothing in the
21 Development Agreement is intended to abridge the requirements of Ordinance #2013-11, as
22 amended, and any other City Ordinances.

23

24

DEVELOPMENT AGREEMENT

A. Development Concept The property shall be developed as a PD substantially in accordance with the Planned Development Plan as defined below. The Planned Development Plan shall govern the development of the property as a PD and shall regulate the future land use of this parcel.

The purpose and intent of the First Amended and Restated Summit Place PD is to create a scenic entryway to the City of DeLand along CR 4139 with a balanced mixture of urban land uses to protect and enhance the natural and built environment. The goal is to attract a mix of high-quality office, retail, residential and ancillary support commercial uses so that complementary uses can be located in close proximity to facilitate walking, bicycling and the use of local roads for trips from home to work or school and shopping. This First Amended and Restated Summit Place PD severs the previously connected two development agreements known as the "Summit Place PD" and the "Gateway East PD"

1. Planned Development Plan The Planned Development Plan shall consist of the Development Plan Map prepared by Zev Cohen & Associates, Inc. bearing a final revision date of August 23, 2023 and this Development Agreement. The Development Plan Map is hereby approved and incorporated in this Ordinance by reference as Exhibit B. The Planned Development Plan shall be filed and retained for public inspection in the Planning Department, and it shall constitute a supplement to the Official Zoning Map of the City of DeLand.

2. Amendments. All amendments of the Planned Development Plan shall require the review and recommendation of the Planning Board and action by the City Commission in the same manner as a rezoning of the parcel. The foregoing notwithstanding, minor amendments not altering the intent and purpose of the Planned Development Plan may be approved by the

1 Planning Director after such departmental comment as he or she deems appropriate. The Planning
2 Director may not authorize administrative amendments which change approved land uses or
3 location thereof, the development standards set forth in Section E of this Development Agreement,
4 or any special condition or specific requirement of this Development Agreement. In the event the
5 City adopts a minor amendment process in its land development code, then the adopted code
6 provisions for such process shall control the process for minor amendments to this Planned
7 Development Plan.

8 3. Subdivision Approval. After the Planned Development Plan is recorded,
9 and prior to any construction, including clearing and landfill, a preliminary and/or a combined
10 preliminary and final plat of the area to be subdivided shall be submitted for review and approval
11 in the manner required by Article 13 of the City of DeLand Land Development Regulations,
12 Ordinance #2013-11, as amended.

13 4. Final Site Plan Approval. For development activity that requires site plan
14 review and approval in addition to subdivision, a Final Site Plan shall be prepared and submitted
15 for review and approval in the manner required by Article 12 of the City of DeLand, Land
16 Development Regulations Ordinance #2013-11, as amended, prior to any construction, including
17 clearing and grading.

18 5. Easements for Public and Private Facilities. Planning, design and
19 construction of all connections and extensions to potable water, sanitary sewer and electrical power
20 lines shall be the responsibility of the Developer and shall be reviewed and approved by the City
21 as part of the subdivision or site plan application process. Consistent with the applicable standards
22 from the City of DeLand, all subdivisions or site plans shall make accommodations for the
23 provision of easements to the applicable maintenance agency. Private systems, such as stormwater
24 management areas and facilities, shall be maintained by the property owner or a property owners

1 association. Stormwater management areas and facilities may be subject to easements required by
2 the City of DeLand and/or the St. Johns River Water Management District.

3
4 B. Unified Ownership. The Applicant or his successors shall maintain unified
5 ownership of the subject property until after issuance of a Final Plat or Final Site Plan Development
6 Order for any portion of the property proposed for development.

7
8 C. Phases of Development. Development of the Property may be accomplished in
9 multiple phases consistent with the conceptual phasing plan attached as Exhibit C. As part of the
10 subdivision process for a particular phase of development, the Applicant shall ensure that all future
11 phases for the Property will be serviced with public utilities and right-of-way access necessary to
12 stand alone for development. The Applicant shall provide all necessary easements for development
13 and infrastructure servicing a particular phase proposed for subdivision, including identifying any
14 shared facilities such as stormwater systems and internal driveways, if proposed. Notwithstanding
15 the forgoing, phasing boundaries identified on the conceptual phasing plan attached as Exhibit C
16 may be reconfigured during the subdivision process, and individual phases may be developed and
17 constructed simultaneously and/or in any order, however, subdivision approval shall be required
18 for each phase and the restrictions of this Agreement shall apply to each phase of development.

19
20 D. Uses Allowed Within the PD. The following uses shall be allowed as permitted
21 principal uses and structures along with their customary accessory uses and structures:

22 **Residential Area:**

- 23 ○ Family day care home.
24 ○ Mini and neighborhood parks.
25 ○ Multiple-family dwellings.

- 1 ○ Private clubs and lodges.
- 2 ○ Other uses approved by the city commission after review and recommendation by
- 3 the planning board, which are unquestionably similar to those uses permitted
- 4 herein.
- 5 ○ Community residential homes, single-family.
- 6 ○ Community residential homes, multifamily.
- 7 ○ Community and regional parks.
- 8 ○ Community gardens.
- 9 ○ Governmental and public building and land uses.
- 10 ○ Nursing (convalescent) homes, adult congregate-living facilities.
- 11 ○ Private parks.
- 12

13 **Commercial Area:**

- 14 ○ General/Professional Offices.
- 15 ○ Financial Institutions.
- 16 ○ Medical office.
- 17 ○ Drugstores and pharmacies.
- 18 ○ Laboratories, hospitals and clinics.
- 19 ○ Medical clinics.
- 20 ○ Nursing homes and adult congregate living facilities.
- 21 ○ Mailbox and shipping shops.
- 22 ○ Office equipment sales and service.
- 23 ○ Copying, printing and lithography.
- 24 ○ Beauty salons, barbershops and day spas.
- 25 ○ Day care facilities, adult or child.
- 26 ○ Dry cleaning and laundry, retail.
- 27 ○ Tailor shops and shoe repair.
- 28 ○ Banquet facilities.
- 29 ○ Bed and breakfast inn.
- 30 ○ Catering services.
- 31 ○ Craft Food and Beverage Producer.
- 32 ○ Hotels or motels and associated accessory uses including restaurant and
- 33 conference facilities.
- 34 ○ Restaurants including fast food and/or drive through facilities.
- 35 ○ Virtual kitchen.
- 36 ○ Bakery, pastry, gourmet, coffee and specialty beverage shops (retail).
- 37 ○ Convenience stores without gas pumps.
- 38 ○ Retail sales.
- 39 ○ Museums.
- 40 ○ Music, dance, gymnasium, art school or studio, excluding discotheques.
- 41 ○ Parks, mini and neighborhood.
- 42 ○ Research and development facilities.
- 43 ○ Corporate headquarters.
- 44 ○ Veterinary clinics allowing inside overnight boarding for clinical care.
- 45 ○ Veterinary clinics and pet grooming shops with overnight and/or outdoor

- 1 boarding facilities and runs.
- 2 ○ Uses requiring a DBPR 3PS liquor license (package sales) or 4COP liquor license
- 3 (bars, lounges, etc.).
- 4 ○ Restaurants and establishments serving alcohol requiring a DBPR 2COP, 3PS or
- 5 4COP license with special class.
- 6 ○ Convenience stores with gas pumps (but truck stops and travel centers, etc. are
- 7 not permitted).
- 8 ○ Multiple-family dwellings compliant with R-16 standards.
- 9 ○ Residential dwelling units above the first floor or one residential unit on the first-
- 10 floor accessory to an office or commercial use.
- 11 ○ Parks, community and regional.
- 12 ○ Manufacturing – Craftsman shop.
- 13 ○ Manufacturing – Limited.
- 14

15 E. Development Standards. Unless otherwise provided herein, all definitions,
16 development standards or dimensional criteria shall be as set forth in the City of DeLand Land
17 Development Regulations, Ordinance #2013-11, as amended. Where this Development
18 Agreement is silent on any particular development standard, the provisions of the R-16 (with
19 respect to any residential development) and C-2 (with respect to any non-residential development)
20 zoning classifications shall control. In addition, unless otherwise stated herein, the development
21 shall meet the applicable City of DeLand Land Development Regulations and the Lake
22 Winnemissett Gateway Corridor standards.

23 The following shall apply to all development within the First Amended and Restated
24 Summit Place PD:

25 **Residential Structures:**

- | | | |
|----|-------------------------------|--|
| 27 | 1. Minimum lot area: | 1,886 SF (interior townhome (TH) unit) |
| 28 | | 3,000 SF (exterior townhome (TH) unit) |
| 29 | 2. Minimum lot width: | 20.0 FT (interior TH unit) |
| 30 | 3. Minimum building setbacks: | |
| 31 | a. Front yard: | 25 FT |
| 32 | b. Rear yard: | 10 FT |

- 1

c. Side yard:
- 2

i.

Interior side yard:

0 FT
- 3

ii.

Exterior side yard:

7.5 FT
- 4

4.

Minimum floor area:

900 SF
- 5

5.

Maximum building coverage for individual townhome lots:

85%*
- 6

6.

Maximum building height:

35 FT
- 7

7.

Maximum building length

165 FT
- 8

8.

Maximum number of units:

300
- 9

9.

Off-Street Parking: Parking shall adhere to the City of DeLand Land Development
- 10

Regulations Ordinance #2013-11, as amended, except, guest parking shall be at a
- 11

rate of 0.33 parking spaces per unit. Enforcement of parking and maintenance of
- 12

the access road shall be the responsibility of the property owners' association.
- 13

*Any build to rent or residential project that requires a site plan shall not exceed 70% impervious
- 14

surface.

15

Commercial Structures:

16

- 17

1.

Minimum lot area:

9,000 s.f.
- 18

2.

Minimum lot width:

75 feet
- 19

3.

Minimum building setbacks:
- 20

a.

Front yard:

20 ft.
- 21

b.

Rear yard
- 22

- abutting residential zoning:

25 ft.
- 23

-not abutting residential zoning:

10 ft.
- 24

c.

Side yard
- 25

- abutting residential zoning:

25 ft.

1 -not abutting residential zoning:10 ft.

2 d. Between buildings

3 (side to side): 15 ft.

4 e. Between buildings 40 ft.

5 (front to front or rear to rear):

6 g. Maximum building coverage for commercial: 70 %

7 h. Maximum building height: 80 ft.

8 4. Off-Street Parking: Parking shall adhere to the City of DeLand Land
9 Development Regulations Ordinance #2013-11, as amended.

10 **DEVELOPMENT STANDARDS FOR ENTIRE SITE:**

11 1. Landscaping and buffer requirements: The development shall comply with
12 the requirements for preservation of environmental resources as set forth in
13 the Land Development Regulations Ordinance No. 2013-11, as amended.
14 The development has been laid out in a manner to best accommodate the
15 existing topography and drainage conditions identified on the property.
16 However, the actual location and layout of the developed areas within the
17 development shall be determined during subdivision and site plan review.
18 In addition, all landscaping, including buffers, shall predominantly utilize
19 Florida-Friendly Landscaping, as defined by the University of
20 Florida/Institute of Food and Agricultural Sciences (“UF/IFAS”) Center for
21 Landscape Conservation and Ecology, native, or low-water plant material.
22 All mulching will be conducted in accordance with the most current version
23 of the Florida Green Industries Best Management Practices (BMPs)
24 handbook guidelines. Mowing in common areas shall be done in accordance

with the most current version of the Florida Green Industries BMPs handbook and by certified landscaping contractors. Mowing adjacent to swales shall be performed such that no clippings are deposited into any swales or water bodies. All clippings that may have been deposited on impervious surfaces will be swept back into the vegetated area. All pesticide applications in common areas shall be done by a certified professional in accordance with the most current version of the Florida Green Industries BMPs handbook.

A buffer standard "C" as per the City of DeLand Land Development Regulations shall apply to the perimeter of the First Amended and Restated Summit Place PD at a width of 40-foot average with a minimum of 25 feet on W. McKenzie Road, except along the interstate where there shall be a 15-foot buffer at a buffer standard of "B". No decorative wall or screen shall be required along stormwater facilities, where such stormwater facilities abut the emerging corridor within the gateway overlay district.

2. Community Design Standards. The community design standards within the City of DeLand Land Development Regulations, Ordinance No. 2013-11, as amended shall apply to the First Amended and Restated Summit Place PD.

3. Signage: Signage for the First Amended and Restated Summit Place PD shall be provided per the City of DeLand Land Development Regulations, Ordinance No. 2013-11, as amended, except as provided herein. The entry signage for the development shall be located at the northern and southern entrances for the residential portion of the development. The signage for

both the residential area and the commercial area shall primarily consist of one or more, or a mix, of the following materials and colors: wood, stucco, metal, stone and white, grey, black, brown, or beige.

4. Impervious surface: Impervious surface for the **entire** First Amended and Restated Summit Place PD shall not exceed 70%. With each site plan or plat submittal, applicant shall provide a calculation of the impervious surface amount and note the same on the applicable plans. The impervious surface calculation shall not include Lake Tatum. Common green space and a pedestrian walking trail, as depicted on the Development Plan Map, shall be provided throughout the subdivision. The following are permitted, but not required uses for the green space and amenity areas: clubhouse, pool, cabana, pedestrian trail system.

F. Environmental Considerations.

1. The development shall comply with the requirements for preservation of environmental resources as set forth in the Land Development Regulations Ordinance # 2013-11, as amended. The actual location and layout of the developed areas within the First Amended and Restated Summit Place PD property shall be determined during subdivision or site plan review. All required environmental and ecological studies shall be completed for the entirety of the First Amended and Restated Summit Place PD property as described in Exhibit "A", even if development is proposed for only a portion of the property, prior to subdivision review or site plan approval, if no subdivision review is required.

2. Tree Protection Areas preserving a minimum of 15% of the overall site, excluding any required right-of-way dedication areas, shall be maintained as shown on Exhibit

1 "B".

2 3. All Tree Protection Areas shall be maintained by the property owners'
3 association.

4 4. The protection of Tatum Lake as a valuable asset shall be accomplished
5 through wetland protection, wetland buffers, and stormwater runoff filtration. Development shall
6 integrate wetlands and other environmentally sensitive lands into the open space network. This
7 network should be linked to similar systems on the same property or adjacent properties.

8 5. Property adjacent to the First Amended and Restated Summit Place PD has
9 been acquired by the City for conservation land. The applicant or its successors or assigns shall
10 dedicate or otherwise provide any access or secondary access to such conservation area as may be
11 required or deemed appropriate by the City during subdivision and / or site plan review. However,
12 any such dedication or provision of land by the applicant or its successors or assigns shall be
13 limited to such area or that is necessary to provide connectivity to such conservation area and the
14 applicant agrees that any such dedication or provision of land is not an exaction by the City and is
15 proportionate to the impact being created by the rezoning to the First Amended and Restated
16 Summit Place PD.

17 6. The development of this Property shall be clustered such that it avoids and
18 minimizes impacts to wetlands and other environmentally sensitive areas.

19 7. All master lighting on the Property shall utilize DarkSky compliant light fixtures,
20 to the degree feasible. This type of lighting is specifically designed to reduce light pollution by
21 restricting the amount of upward-directed light, avoiding glare, avoiding over-lighting, utilizing
22 dimming and other appropriate lighting controls, and minimizing short-wavelength (bluish) light
23 in the nighttime environment.

24 8. Low Impact Design Elements: The following Low Impact Development

1 elements shall be provided:

2 a. Stormwater Plantings. All stormwater ponds shall utilize supplemental
3 plantings to enhance the functionality and/or aesthetics of the stormwater system.

4 Littoral plantings shall be utilized if viability is likely – i.e. if a stormwater pond is
5 designed to remain wet. If a pond is designed to remain dry and littoral plantings
6 are unlikely to survive, the supplemental plantings shall be Florida Friendly plants.

7 b. Swales. If through review by the project engineer and the City engineer, it
8 is determined and agreed to that it is practicable to incorporate swales into the
9 development, then bioswales will be provided which utilize Florida friendly plants
10 that require no fertilizers or irrigation and rocks to help control erosion.

11 c. Maintenance Requirements. The property owners association for the
12 project shall be responsible for the maintenance of Low Impact Design Elements,
13 and in no event shall they be the responsibility of the City of DeLand.

14

15 G. Sewage Disposal and Potable Water. Provision for sewage disposal and potable
16 water needs of the First Amended and Restated Summit Place PD will be provided in accordance
17 with the Comprehensive Plan, Ordinance #1990-04, as amended, the Land Development
18 Regulations Ordinance #2009-09, as amended, and State of Florida Administrative Code 64E-6.

19

20 H. Stormwater Drainage. Other than as specifically provided for herein, provision for
21 stormwater retention shall be in accordance with the Land Development Regulations Ordinance
22 #2013-11, as amended and any applicable governmental regulations, and shall otherwise comply
23 with the Low Impact Design elements otherwise set forth herein.

24

1 I. Access and Transportation System Improvements. All access and transportation
2 system improvements shall be provided in accordance with the Land Development Regulations,
3 Ordinance #2013-11, as amended. The property shall be developed in substantial accordance with
4 the following access and transportation system improvements:

5 1. Access. Specific points of ingress and egress to the site are generally
6 described on Exhibit B.

7 2. Transportation System Improvements. Transportation system
8 improvements will be provided as required by permitting agencies. The Traffic Impact Analysis
9 will include projected trips from the Lake Winnemissett Gateway Corridor land not included
10 within this development agreement.

11

12 J. Building or Property Owners Association. The Applicant shall create one or more
13 building or property owner's association(s) for both the residential and non-residential portions of
14 the development. The charter and by-laws of said association(s) and any other agreements,
15 covenants, easements or restrictions shall be furnished to the City of DeLand at the time of
16 creation. The Applicant shall be responsible for recording said information in the Public Records
17 of Volusia County, Florida. Also, the Applicant shall bear and pay all costs for recording all of
18 the aforementioned documents.

19 With respect to the enforcement of said agreements, covenants, easements or restrictions
20 entered into between the applicant and the owners or occupiers of property within the First
21 Amended and Restated Summit Place PD, the City of DeLand shall only enforce the provisions of
22 the "Development Agreement" and City of DeLand Land Development Regulations Ordinance
23 #2013-11, as amended, whichever is applicable, and not the private agreements entered into
24 between the aforementioned parties.

1 K. Reverter Provision: The development rights granted herein shall vest as to any
2 portion of the property that has received a development order upon issuance of such development
3 order. As to any portion of the property that has not received a final development order (final plat
4 or site plan) within ten (10) years of approval of this Development Agreement the Planned
5 Development Plan shall expire and will be of no further force or effect and no development shall
6 occur on such portions of the property until rezoned. The City Commission may rezone the any
7 portion of the property as to which the Planned Development Plan has expired as may be necessary
8 or appropriate to protect adjoining properties or the public health, safety and welfare.

9
10 L. Binding Effect of Plans: Recording; and Effective Date. The Planned Development
11 Plan, including any and all amendments shall bind and inure to the benefit of the Applicant and
12 his successor in title or interest. The First Amended and Restated Summit Place PD zoning,
13 provisions of the "Development Agreement," and all approved plans shall run with the land and
14 shall be administered in a manner consistent with Article 12 of the City of DeLand Land
15 Development Regulations Ordinance #2013-11, as amended.

16 This Ordinance and all subsequent amendments shall be filed with the Clerk of the Court
17 and recorded within forty-five (45) days following execution of the document by the City
18 Commission, in the Official Records of Volusia County, Florida. One copy of the document,
19 bearing the book and page number of the Official Record in which the document was recorded,
20 shall be submitted to the Planning Department for placement in the public file. The date of
21 recording of this document shall constitute the effective date of the PD or its subsequent
22 amendments. The applicant shall pay all filing costs for recording documents.

1 DONE and ORDERED by the City Commission, City of DeLand, Florida, this 20th day
2 of May, 2024.

3 ATTEST:

City Commission of DeLand Florida

4
5
6 Michael Pleus Michael Krebsz
7 City Manager Acting City Manager


Christopher M. Cloudman
Mayor

ATTEST:

Julie A. Hennessy
Julie A. Hennessy, MMC
City Clerk - Auditor

9 STATE OF FLORIDA

10 CITY OF DELAND

11

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 20th day of May, 2024, by
Michael Pleus and Christopher M. Cloudman, as City Manager and Mayor, City of
DeLand, respectively, on behalf of the City of DeLand, and who are personally
known to me.

17

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21

22

IT
439240
28, 2027



NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

John W. Hewitt

Commission #:

My Commission Expires:

1 WITNESSES:

2 D.R. Horton, Inc.

3
4
5 Sandra Perez
6 Print Name Sandra Perez

By: Matthew Stolz, Manager ASST. sec.

7
8
9 Ganesh Shan.
10 Print Name GANESH SHAN.

11
12
13 STATE OF Florida
14 COUNTY OF Orange

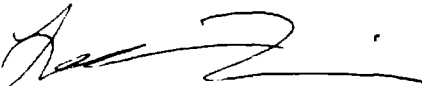
15
16 The foregoing instrument was acknowledged before me by means of ☒ physical
17 presence or ☐ online notarization this 22 day of MAY,
18 2024, by MATTHEW STOLZ, as Manager of D.R. Horton, Inc., who is
19 personally known to me or who has produced
20 as identification.



24 NOTARY PUBLIC, STATE OF Florida
25 Type or Print Name: CHRISTINE M. HURST
26 Christine M. Hurst
27 Commission #: HH 147229
28 My Commission Expires: 6/29/25
29
30
31
32
33
34
35
36

WITNESSES:

DEPROP, LLC


Print Name Lisa Tenisi

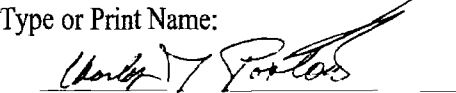
By: 
Aaron Samawi, Manager


Print Name Anna Hamblin

STATE OF OHIO
COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 25th day of May,
2024, by Abdel Samawi as Manager of DEPROP, LLC, who is personally
known to me or who has produced _____ as
identification.

NOTARY PUBLIC, STATE OF OHIO

Type or Print Name:


Commission Expires: _____

My Commission Expires: has no expiration date



CHARLES J. POSTOW
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date, Section 147.83 of the Ohio

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EXHIBIT "A"

Legal Description

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT SOUTHEAST CORNER OF THE NORTH 7 CHAINS OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 17 SOUTH, RANGE 30 EAST, AND RUN SOUTH 00°22'01" EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 17 SOUTH, RANGE 30 EAST, A DISTANCE OF 97.23 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89° 34'48" EAST, A DISTANCE OF 115.05 FEET; THENCE RUN NORTH 39°30'34" EAST, A DISTANCE OF 234.81 FEET; THENCE RUN NORTH 73°26'58" EAST, A DISTANCE OF 328.99 FEET; THENCE RUN SOUTH 83°07'08" EAST, A DISTANCE OF 228.92 FEET; THENCE RUN NORTH 73°54'21" EAST, A DISTANCE OF 159.10 FEET; THENCE RUN SOUTH 47°20'56" EAST, A DISTANCE OF 117.55 FEET; THENCE RUN SOUTH 26°45'29" EAST, A DISTANCE OF 216.76 FEET; THENCE RUN NORTH 65°29'38" EAST, A DISTANCE OF 327.31 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 4139 AS RECORDED ON RIGHT OF WAY MAP SECTIONS 79070-2505 AND 79110 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN THE FOLLOWING 6 COURSES ALONG SAID WESTERLY RIGHT OF WAY: SOUTH 19°57'26" EAST, A DISTANCE OF 1100.55 FEET; SOUTH 70°04'49" WEST, A DISTANCE OF 14.60 FEET; SOUTH 19°57'36" EAST, A DISTANCE OF 50.00 FEET; SOUTH 70°02'24" WEST, A DISTANCE OF 124.00 FEET; SOUTH 19°57'36" EAST, A DISTANCE OF 495.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 522.96 FEET AND A CENTRAL ANGLE OF 35°32'20", THENCE RUN SOUTHEAST ALONG THE ARC OF SAID CURVE A DISTANCE OF 324.38 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN SOUTH 89°59'28" WEST ALONG THE NORTH LINE OF THE SOUTH 235.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 24, A DISTANCE OF 517.99 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE RUN NORTH 00°45'20" WEST ALONG SAID EAST LINE, A DISTANCE OF 791.90 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°53'53" WEST, A DISTANCE OF 1342.71 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 24, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE RUN NORTH 00°22'01" WEST ALONG SAID WEST LINE, A DISTANCE OF 1119.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY LAND CONTAINED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5551, PAGE 2688, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

TOGETHER WITH

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

FOR A POINT OF REFERENCE, BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF WAY LINE OF INTERSTATE HIGHWAY 4, AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 4139, AND RUN NORTH 24°27'12" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 434.81 FEET; THENCE RUN NORTH 19°05'23" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 99.02 FEET; THENCE RUN NORTH 20°00'50" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 371.26 FEET; THENCE RUN SOUTH 89°00'48" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 671.24 FEET, TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY INE OF INTERSTATE HIGHWAY 4 AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5879.65 FEET AND A CHORD WHICH BEARS SOUTH 21°51'47"

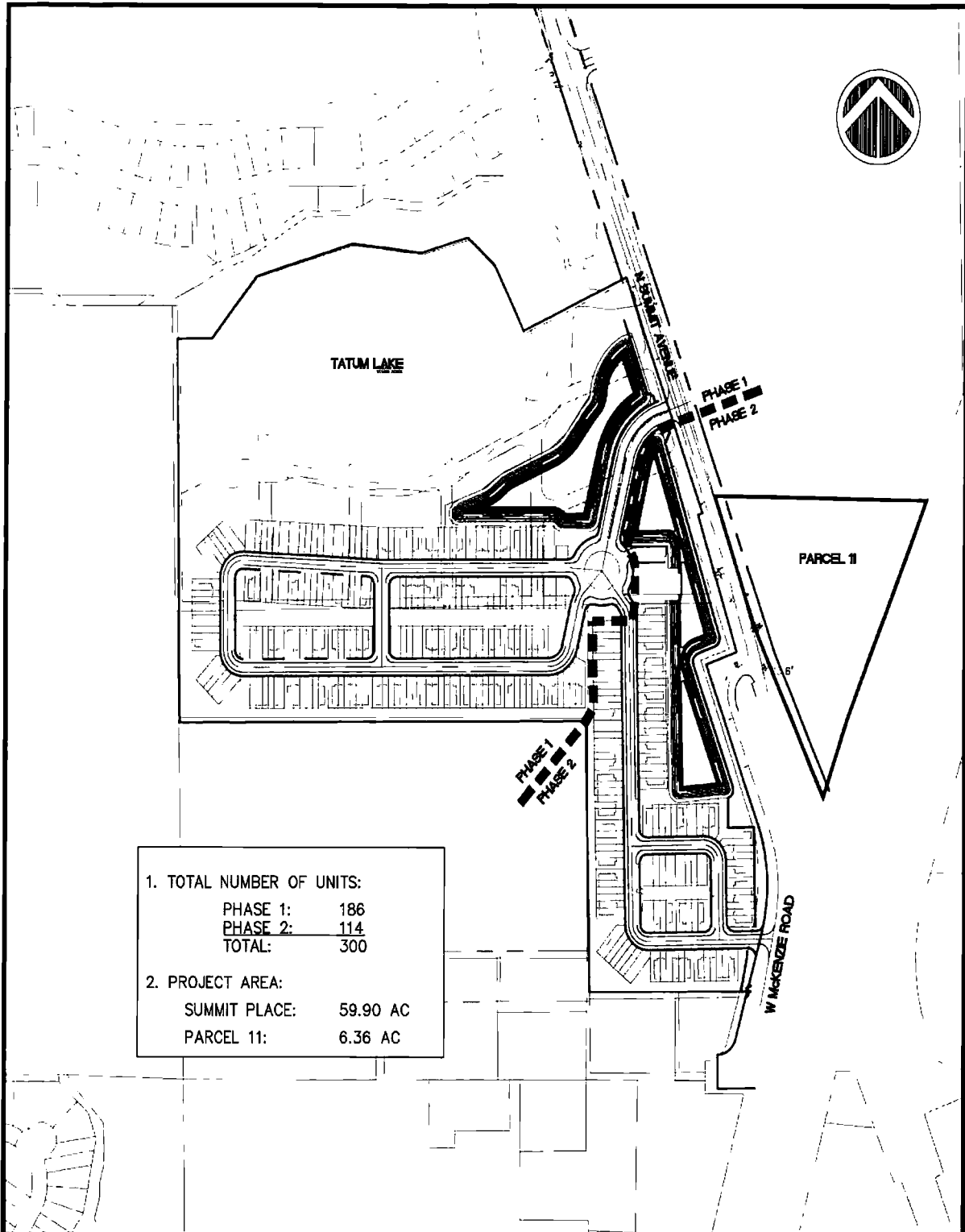
- 1 WEST, FOR A DISTANCE OF 890.73 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A
- 2 CENTRAL ANGLE OF 08°41'18" FOR A LENGTH OF 891.59 FEET TO THE POINT OF BEGINNING.
- 3

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EXHIBIT “B”
PD Plan

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EXHIBIT “C”
Phasing Plan



1. TOTAL NUMBER OF UNITS:	
PHASE 1:	186
PHASE 2:	114
TOTAL:	300
2. PROJECT AREA:	
SUMMIT PLACE:	59.90 AC
PARCEL 11:	6.36 AC



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. HORATIO AVE., STE. 260, MAITLAND, FL 32751 * (407) 629-8330

JOB NO.	21086
SEC. 24, TWP. 17S, RANGE 30E	
DRAWN BY:	BSB
APPROVED BY:	BSB
DATE:	11/10/2023
Scale:	1" = 400'

SUMMIT PLACE

PHASING MAP

1 **FIRST AMENDMENT TO FIRST AMENDED & RESTATED**

2 **SUMMIT PLACE PLANNED DEVELOPMENT AGREEMENT**

3

4 This First Amendment to the First Amended and Restated Summit Place Planned

5 Development Agreement (the “First Amendment”) is made this ____ day of _____,

6 2026 between the **CITY OF DELAND**, a Florida municipal corporation (hereafter, the “City”),

7 whose mailing address is 120 S. Florida Avenue, DeLand, FL 32720, **KBC SUMMIT PLACE,**

8 **LLC.**, a Florida limited liability company, with a mailing address of 1590 Bobby Lee Point,

9 Sanford, FL 32771, (hereafter, “KBC”) and **D.R. HORTON, INC.**, a Foreign for-profit

10 corporation, with a mailing address of 10192 Dowden Rd., Orlando East Division, Orlando,

11 Florida 32832 (hereafter, “D.R. Horton”) (collectively, the “Owner/Developer”). For purposes of

12 clarification, the term “Owner/Developer” shall refer solely to KBC and D.R. Horton and shall not

13 include the City of DeLand or any other party to this Agreement.

14 **WHEREAS**, the City and D.R. Horton previously entered into that certain First Amended

15 and Restated Summit Place Planned Development Agreement (the “First Amended & Restated PD

16 Agreement”) dated on or about July 8, 2024 and recorded in Official Records Book 8578, Page

17 4412 of the Public Records of Volusia County, Florida in connection with the rezoning of 66.46

18 +/- acres known as the “Summit Place PD”; and

19 **WHEREAS**, the Owner/Developer desire to modify the permitted uses to add standards

20 for an optional development plan for Phase 2; and

21 **WHEREAS**, the application of the Owner/Developer to amend the First Amended &

22 Restate Summit Place PD was duly and properly filed with the City on _____, 2026 and

23 the application was reviewed by the City’s Development Services Department and determined to

1 be consistent with the City's Comprehensive Plan; and

2 **WHEREAS**, Public Hearings on this First Amendment to the First Amended & Restated
3 Summit Place PD Agreement were held by the Planning Board on _____, 2026 and the City
4 Commission on _____, 20____ and _____, 20____ after due public notice was
5 provided in accordance with the City's Land Development Regulations Ordinance No. _____, as
6 amended.

7 **NOW THEREFORE**, the City, KBC, and D.R. Horton acknowledge and agree that the
8 Summit Place PD is hereby amended to reflect the following changes, revisions and amendments
9 to the Summit Place PD Agreement and supplement the Planned Development Plan to add the
10 single-family lot layout attached as **Exhibit "A-1"** as an optional plan for Phase 2:

11 1. Paragraph D of the Development Agreement for the First Amended & Restated
12 Summit Place PD is amended as follows (**changes shown in strikethrough/underline format**):

13 Uses Allowed Within the PD:

14 **Residential Area:**

- 15 ○ Family day care home.
- 16 ○ Mini and neighborhood parks.
- 17 ○ **Single-family dwellings.**
- 18 ○ Multiple-family dwellings.
- 19 ○ Private clubs and lodges.
- 20 ○ Other uses approved by the city commission after review and recommendation by
- 21 the planning board, which are unquestionably similar to those uses permitted
- 22 herein.
- 23 ○ Community residential homes, single-family.
- 24 ○ Community residential homes, multi-family.
- 25 ○ Community and regional parks.
- 26 ○ Community gardens.
- 27 ○ Governmental and public building and land uses.
- 28 ○ Nursing (convalescent) homes, adult congregate-living facilities.
- 29 ○ Private parks.

2. Paragraph E of the Development Agreement for the First Amended & Restated Summit Place PD is amended and restated in its entirety as follows (**changes shown in strikethrough/underline format**):

1. Single-Family Residences:

a. Maximum unit count: ~~300 TH~~ 300 TH or TH & SF units

	Townhome Lots	<u>30 ft. Cottage</u> <u>Single-Family Lots</u>
1. Minimum lot area:	1,886 SF (interior TH unit) 3,000 SF (exterior TH unit)	<u>2,800 SF</u>
2. Minimum lot width:	20.0 FT (interior TH unit)	<u>30.0 FT</u>
3. Minimum lot depth:	<u>95 FT</u>	<u>95 FT</u>
4. Minimum building setbacks:	a. Front: 25 FT b. Back: 10 FT c. Side Yard: i. Interior side yard: 0 FT ii. Exterior side yard: 7.5 FT	<u>a. Front: 25 FT</u> <u>b. Back: 10 FT</u> <u>c. Side Yard: 5 FT</u>
5. Minimum floor area:	900 SF	<u>1,100 SF</u>
6. Maximum building coverage for individual TH or SF lots:	85%	<u>50%</u>
7. Maximum building height:	35 FT	<u>35 FT</u>
8. Maximum building width:	165 FT	<u>N/A</u>
9. Maximum number of lots:	300*	<u>300*</u>

*300 TH or combination of 300 TH & SF units

9. Off-Street Parking: Parking shall adhere to the City of DeLand Land Development Regulations Ordinance #2013-11, as amended, except that Townhome units shall be required to provide a minimum of two (2) parking spaces per unit and single-family units shall be required to

1 provide a minimum of three (3) parking spaces per unit, and guest parking shall be at a rate of 0.33
2 parking spaces per unit for each unit type. Enforcement of parking and maintenance of the access
3 road shall be the responsibility of the property owners' association.

4 **IN WITNESS WHEREOF**, the City, KBC, and D.R. Horton have caused this Second
5 Amendment to the Summit Place Planned Development Agreement to be duly executed by their
6 authorized representatives as of the last date entered below.

7
8 **(Signatures on Following Pages)**
9

DONE and ORDERED by the City Commission, City of DeLand, Florida, this ____ day of _____, 20____.

ATTEST:

City Commission of DeLand Florida

Michael Pleus
City Manager

Christopher M. Cloudman
Mayor

STATE OF FLORIDA

CITY OF DELAND

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by Michael Pleus and Christopher M. Cloudman, as City Manager and Mayor, City of DeLand, respectively, on behalf of the City of DeLand, and who are personally known to me.

NOTARY PUBLIC, STATE OF FLORIDA

Type or Print Name:

Commission #:

My Commission Expires:

July 30, 2026

1 WITNESSES:

2 D.R. Horton, Inc.

3
4
5
6 Print Name _____

By: _____
_____, Manager

7
8
9
10 Print Name _____

11
12
13
14 The foregoing instrument was acknowledged before me by means of ☐ physical
15 presence or ☐ online notarization this _____ day of _____,
16 20____, by _____, as Manager of D.R. Horton, Inc., who is personally
17 known to me or who has produced _____ as
18 identification.

19
20
21
22 NOTARY PUBLIC, STATE OF _____

23 Type or Print Name:

24 _____
25 Commission #: _____

26 My Commission Expires: _____
27
28
29
30
31
32
33
34
35
36
37

1
2 WITNESSES:

3 KBC Summit Place, LLC

4
5
6 By: _____
7 Print Name _____, Manager

8
9
10 _____
11 Print Name _____
12
13
14

15 The foregoing instrument was acknowledged before me by means of ☐ physical
16 presence or ☐ online notarization this _____ day of _____,
17 20____, by _____, as Manager of KBC Summit Place, LLC., who is
18 personally known to me or who has produced _____
19 as identification.
20
21
22

23 NOTARY PUBLIC, STATE OF _____

24 Type or Print Name:

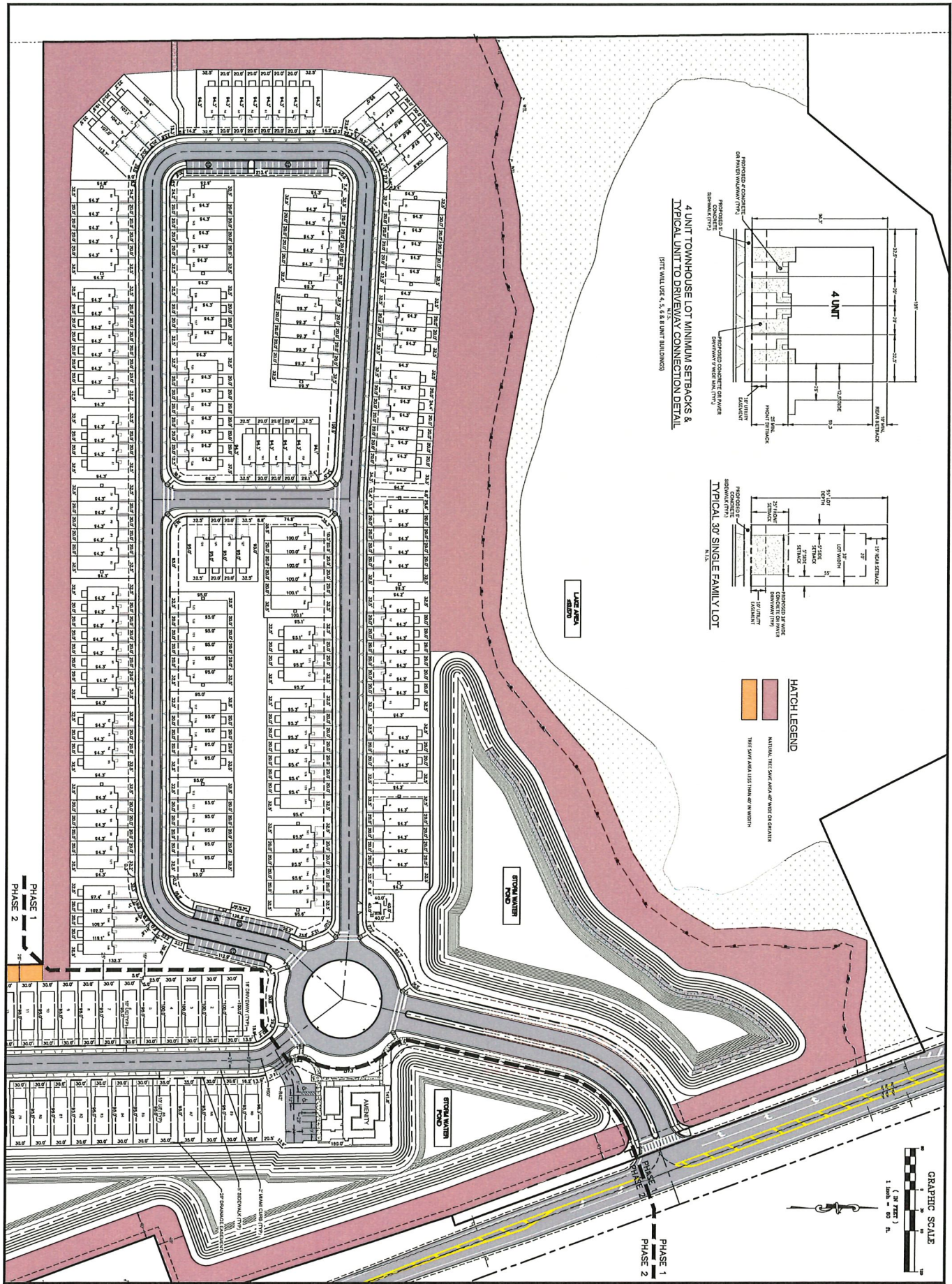
25 _____
26 Commission #: _____

27 My Commission Expires: _____
28
29
30
31

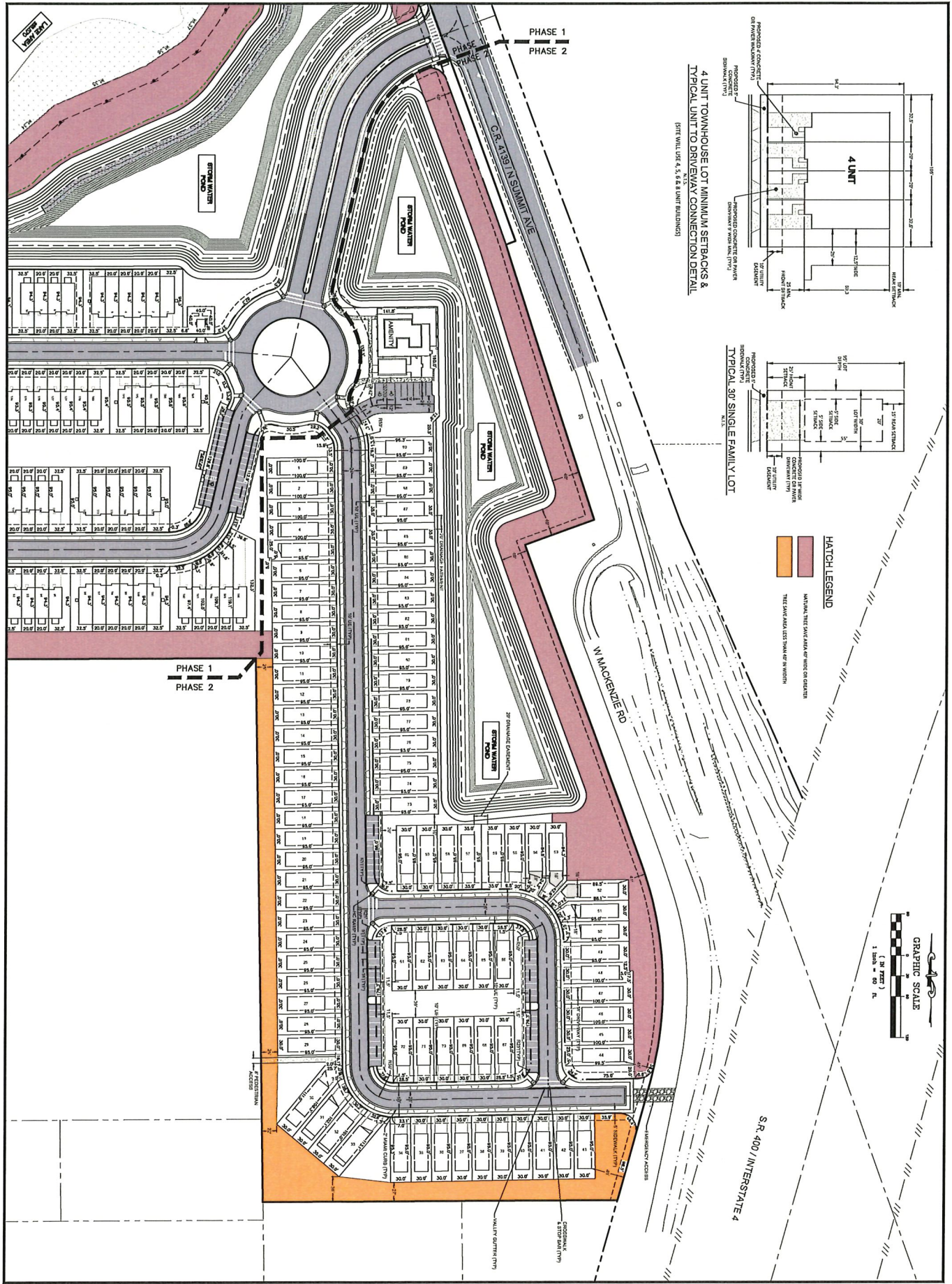
1
2
3
4

EXHIBIT “A-1”
Optional Development Plan for Phase 2

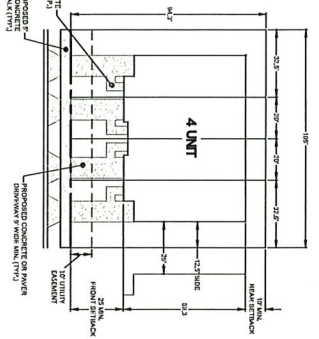




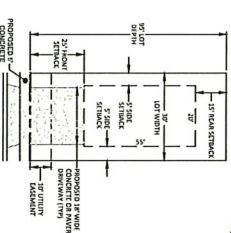
C-2	NO MODIFICATION FOR CITY COMMENTS DATE: 05/13/06 REVISIONS: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>05/13/06</td> <td>FOR CITY COMMENTS</td> </tr> </tbody> </table>	NO.	DATE	REVISIONS	1	05/13/06	FOR CITY COMMENTS	ENGINEER IN CHARGE: BORISLAV S. BECHTOLD, P.E. #7458 DATE: July 23, 2006 CERTIFICATE OF AUTHORIZATION NO. CA-0007713	KBC SUMMIT PLACE, LLC 1550 BOBBY LEE POINT SANFORD, FL 32771 (407) 464-4420	PD SKETCH DIMENSION PLAN FOR SUMMIT PLACE CITY OF DELAND FLORIDA	MADDEN CIVIL ENGINEERING 437 E. HUNTER AVE. ORLANDO, FL 32801 (407) 259-5320
NO.	DATE	REVISIONS									
1	05/13/06	FOR CITY COMMENTS									



4 UNIT TOWNHOUSE LOT MINIMUM SETBACKS & TYPICAL UNIT TO DRIVEWAY CONNECTION DETAIL



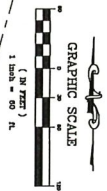
TYPICAL 30' SINGLE FAMILY LOT



HATCH LEGEND

UNPAVED, THE SAME AREA OF WORK OR EXISTING

THE SAME AREA LESS THAN 4' IN WIDTH



C-3	DATE: 05 / 18 / 2020 SCALE: 1"=40'-0" DESIGNED BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]	1. ADDRESS: 1500 BOBBY LEE POINT 2. CITY: SAN JOSE 3. COUNTY: SANTA CLARA 4. STATE: CA 5. ZIP: 95128	ENGINEER IN CHARGE: BENJAMIN B. BECHTOLD, P.E. #79452 DATE: July 23, 2020 CERTIFICATE OF AUTHORIZATION NO. CA-0007723	KBC SUMMIT PLACE, LLC 1500 BOBBY LEE POINT SAN JOSE, CA 95128 (408) 464-4430	PD SKETCH DIMENSION PLAN FOR SUMMIT PLACE CITY OF DELAND FLORIDA	MADDEN CIVIL ENGINEERING 431 E. HENRIETTA AVENUE MARIETTA, GA 30067 (404) 228-8330	
	DATE: 05 / 18 / 2020 SCALE: 1"=40'-0" DESIGNED BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]	1. ADDRESS: 1500 BOBBY LEE POINT 2. CITY: SAN JOSE 3. COUNTY: SANTA CLARA 4. STATE: CA 5. ZIP: 95128	ENGINEER IN CHARGE: BENJAMIN B. BECHTOLD, P.E. #79452 DATE: July 23, 2020 CERTIFICATE OF AUTHORIZATION NO. CA-0007723	KBC SUMMIT PLACE, LLC 1500 BOBBY LEE POINT SAN JOSE, CA 95128 (408) 464-4430	PD SKETCH DIMENSION PLAN FOR SUMMIT PLACE CITY OF DELAND FLORIDA	MADDEN CIVIL ENGINEERING 431 E. HENRIETTA AVENUE MARIETTA, GA 30067 (404) 228-8330	

**LEGAL DESCRIPTION
SUMMIT PLACE PD**

A REPLAT OF A PORTION OF LAKE TOWANDA, RECORDED IN MAP BOOK 10, PAGE 83 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SITUATED WITHIN SECTION 24, TOWNSHIP 17 SOUTH, RANGE 30 EAST, CITY OF DELAND, VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LAKEWOOD PARK VILLAGE PHASE 2, AS RECORDED IN MAP BOOK 64, PAGES 22 THROUGH 27; THENCE ALONG THE SOUTH LINE OF SAID LAKEWOOD PARK VILLAGE PHASE 2 RUN SOUTH 65°18'26" WEST A DISTANCE OF 15.05 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF C.R. 4139 PER OFFICIAL RECORDS BOOK 8618 PAGE 1414 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF C.R. 4139 RUN SOUTH 20°11'51" EAST A DISTANCE OF 731.08 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE PER RIGHT-OF-WAY MAP SECTIONS 79070-2505 AND 79110 RUN THE FOLLOWING COURSES AND DISTANCES: (1) RUN SOUTH 17°49'18" EAST A DISTANCE OF 420.88 FEET; (2) THENCE RUN SOUTH 69°48'09" WEST A DISTANCE OF 106.54 FEET; (3) THENCE RUN SOUTH 20°11'50" EAST A DISTANCE OF 496.17 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 522.96 FEET, A CENTRAL ANGLE OF 35°24'07", A CHORD DISTANCE OF 318.01 FEET WHICH BEARS SOUTH 02°27'54" EAST; (4) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 323.13 FEET TO A POINT OF TANGENCY WITH A LINE; (5) THENCE ALONG SAID TANGENT LINE RUN SOUTH 15°21'02" WEST A DISTANCE OF 177.31 FEET; THENCE RUN SOUTH 59°45'13" WEST A DISTANCE OF 520.33 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE ALONG SAID EAST LINE RUN NORTH 00°58'20" WEST A DISTANCE OF 791.66 FEET; THENCE RUN SOUTH 89°51'41" WEST A DISTANCE OF 1342.83 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 SOUTH, RANGE 30 EAST; THENCE ALONG SAID WEST LINE RUN NORTH 00°35'13" WEST A DISTANCE OF 1119.72 FEET TO A POINT ON THE SOUTH LINE OF THE PLAT OF LAKEWOOD PARK VILLAGE PHASE 2, AS RECORDED IN MAP BOOK 64, PAGES 22 THROUGH 27; THENCE ALONG SAID SOUTH LINE OF SAID PLAT OF LAKEWOOD PARK VILLAGE PHASE 2 RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: (1) RUN NORTH 59°34'45" EAST A DISTANCE OF 115.05 FEET; (2) THENCE RUN NORTH 39°17'47" EAST A DISTANCE OF 235.21 FEET; (3) THENCE RUN NORTH 73°15'46" EAST A DISTANCE OF 328.99 FEET; (4) THENCE RUN SOUTH 83°18'20" EAST A DISTANCE OF 228.92 FEET; (5) THENCE RUN NORTH 73°43'09" EAST A DISTANCE OF 159.10 FEET; (6) THENCE RUN SOUTH 47°32'08" EAST A DISTANCE OF 117.55 FEET; (7) THENCE RUN SOUTH 26°56'41" EAST

A DISTANCE OF 216.76 FEET; (8) THENCE RUN NORTH 65°18'26" EAST A DISTANCE OF 357.39 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 2,598,404 SQUARE FEET OR 59.651 ACRES, MORE OR LESS.